

SW Sec Corner 32
1-1/4" Dia Axle in
Mon Case South of
Prairie Rd in the CL
of North Green Rd
4/1997

SE Sec Corner 32
2-1/4" Dia Iron East side
of Draining Ditch Down
0.7' Under Fence Line
4/1997

Scale 1" = 2000'

SE 1/4 of the NE 1/4 of Section 32
SW 1/4 of the NW 1/4 of Section 33
Township 36 North, Range 4 East, WM.

WELL EASEMENT COVENANT (LOTS 1 AND 2)
THE OWNERS OF LOTS 1 AND 2 HERIN KNOWN AS THE GRANTORS AGREE AND COVENANT THAT SAID GRANTORS, HIS HEIRS,
SUCCESSORS, AND ASSIGNS WILL NOT CONSTRUCT, MAINTAIN, OR SUPPORT TO BE CONSTRUCTED OR MAINTAINED UPON SAID
LAND OF THE GRANTORS AND WITHIN 100 FEET OF THE WELL, EITHER IN PLACE OR TO BE BUILT, SO LONG AS THE SAME
OPERATED TO FURNISH WATER FOR PUBLIC CONSUMPTION, ANY OF THE FOLLOWING: GROSS CULS, SEWERS, PRIVIES, SEPTIC
TANKS, DRAINAGE FIELDS, MANURE PILES, GARBAGE OR ANY KIND OF DESTRUCTION, BARRS, CHICKEN HOUSES, RABBIT HUTCHES,
PIPPENS, OR OTHER ENCLOSURES FOR THE KEEPING OR MAINTENANCE OF FOWLS OR ANIMALS, OR STORAGE OF LIQUID OR
DRY CHEMICALS, HERBICIDES OR INSECTICIDES.

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES HAVING OR ACQUIRING ANY RIGHT,
TITLE OR INTEREST IN THE LAND DESCRIBED HEREIN OR ANY PART THEREOF, AND SHALL INURE TO THE BENEFIT OF EACH
OWNER THEREOF.

NOTE:
Lot 4 cannot be divided along the zoning boundary without further
approval from Skagit County Planning and Permit Center.
Road Maintenance and Homeowner's Association Agreement
Auditor's File Numbers 200306170103 & 200306170102
Home owners to construct drainage detention and dispersion
facilities as noted in the drainage report dated Nov. 20, 2002 by
Northwest Datum and Design, Inc.

SE 1/4 of NE 1/4 of Section 32
and SW 1/4 of NW 1/4 of Section 33
Township 36 North, Range 4 East, WM.
Robin Hill LLC
P.O. Box 264
Medina, Washington 98039
(206) 455-2805

RECORDING CERTIFICATE

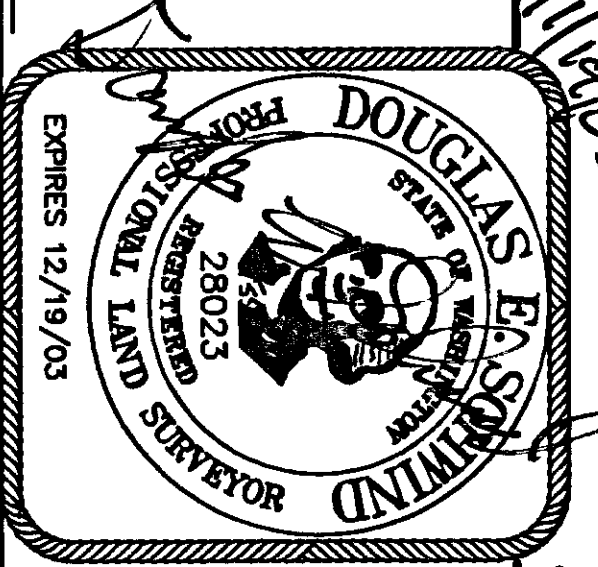
Filed for record at the request of Robin Hill LLC
this 14th day of Dec, 2003 at 2:40 am/pm
and recorded under Auditor's File No. 200321210106
Records of Skagit County, Washington.

N. Burmet
County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or
under my direction in conformance with the requirements
of the Survey Recording Act at the request of:
John Maxwell in Nov, 2003

Paula E. Burmet
Certificate No. 28023



Northwest Datum
& Design, Inc.
160 Cascade Place, Suite 102
Burlington, Washington 98233
(360) 404-2020

SURVEY OF: SHORT PLAT No. SP 97-0058
ROBIN HILL LLC SHORT PLAT
Drawn By JDW Date 05/15/1997 Job No. 98007
Checked By DES Scale 1" = 100' Sheet 1 OF 3

GRAPHIC SCALE
1 inch = 100 feet
0 50 100 200 400
(IN FEET)

Surveying Procedure
Field Traverse, Closure 1:214,000
Theodolite : Geodimeter 610
Serial 61010236, Std Dev. 3",
EDM ± (5mm + 5ppm).
The west line of the northwest quarter
of Section 33

SKAGIT COUNTY TREASURER'S CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2002.

deposit has been paid to cover anticipated taxes up to and including the year of 2003. This 2nd day of September, 2003.

Robert J. ... Skagit County Treasurer



SKAGIT COUNTY APPROVAL The within and foregoing short plat is approved in accordance with the provisions of Skagit County short plat ordinance on this 12 day of September 2003.

Max R. ... Skagit County Engineer

The short plat number and date of approval shall be included in all deeds and contracts.

All maintenance and construction of roads is the responsibility of the homeowners association with the lot owners as members.

No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an officially designated boundary of a Skagit County Fire District.

Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.

Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals.

Sewage disposal - "Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details."

OWNER'S CERTIFICATION

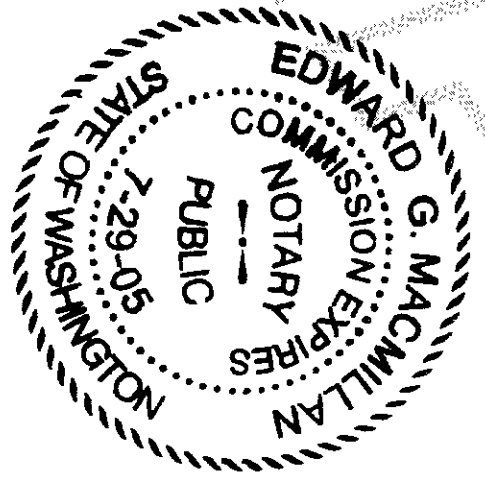
Know All Men by these Presents that we, the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land within this short plat, do hereby certify that the decision to make this short plat was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 26th day of September 2003.

Robin Hill LLC John Maxwell, Manager

ACKNOWLEDGMENT

State of WASHINGTON County of SKAGIT This is to certify that on this 26th day of September 2003, before me, the undersigned, a Notary Public, personally appeared JOHN A. MAXWELL and ... to me known to be the individuals who executed the within and foregoing instruments, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public in and for the State of Washington, residing at ...



My commission expires 7/29/05

NOTES:

Side Yard set backs: 8' minimum on interior lot and 20' minimum on street right-of-way Front Yard set backs: 35' minimum Back Yard set backs: 25' minimum

Zoning Rural and Agricultural Water Supplied by On Site Wells Power Supplied by Puget Sound Power & Light Company Telephone Supplied by GTE

Water will be supplied from individual water systems. Contact the Skagit County Planning and Permit Center to determine if additional water quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall provide a 100 foot radius well protection zone for existing well improvement or replacement. An aquifer demonstration well is located on Lot 2.

LEGAL DESCRIPTION:

PARCEL "A":

The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 32, Township 36 North, Range 4 East, W.M., and the South 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 33, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width through the East 1/2 of Section 32, Township 36 North, Range 4 East, W.M., as described in Declaration of Easements, Covenants and Road Maintenance Agreement recorded under Auditor's File No. 8109140012.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities, over, across and through the North 60 feet of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED:

Executed by: J. A. (Hugh) Wear and Mary Wear, husband and wife

Recorded: May 15, 1979

Auditor's No.: 7905150064

As Follows:

Reservation and retention by Grantors, their heirs and assigns of a right to a one-half interest in any oil and gas contained within the premises with adequate convenient access rights across the premises in connection therewith, which reservation of these oil rights is for a term and period only so long as the Grantors or either of them live and so long as any child of Grantors lives, upon the last such death, only and all retained interest in the oil and gas or oil and gas rights by the Grantors shall terminate and total ownership thereof vests in the Grantees, their heirs, executors, administrators and assigns automatically, and without further conveyance for a period of ten years.

B. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT:

Declaration Dated: September --, 1981

Recorded: September 14, 1981

Auditor's No.: 8109140012

Executed By: Park Lane Resources, Inc., a Washington Corporation

C. CONDITION CONTAINED IN DEED:

In Favor of: John A. Maxwell

Recorded: March 27, 1986

Auditor's No.: 8603270021

As Follows:

Grantor's Agreement to move, at his expense, any required fencing to the South line of easement Parcel B, should grantee build a road through said easement.

This property lies within 300 feet of land designated natural resources lands by Skagit County. A variety of natural resources activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying or extractions, which occasionally generate dust, smoke, noise and odor. Skagit County has established resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural land operations when performed in compliance with best management practices and local, state, and federal law.

This parcel lies within an area designated as agricultural in Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; or from spraying, pruning, and harvesting, which occasionally generate dust, smoke, noise, and odor. Skagit County has established agricultural use on designated agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state, and federal law.

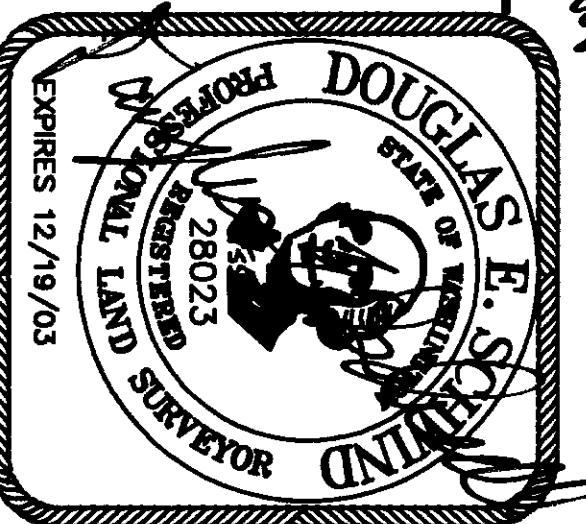
Robin Hill LLC Short Plat

in the

SE 1/4 of NE 1/4 of Section 32 and SW 1/4 of NW 1/4 of Section 33 Township 36 North, Range 4 East, W.M.

Robin Hill LLC

P.O. Box 264 Medina, Washington 98039 (206) 455-2805



98007.dwg 10-9-02 9:11:05 am EST

Northwest Datum & Design, Inc. 160 Cascade Place, Suite 102 Burlington, Washington 98233 (360) 404-2020

SURVEY OF: SHORT PLAT No. SP 97-0058

ROBIN HILL LLC SHORT PLAT

Table with columns: Drawn By (JDW), Date (05/15/1997), Job No. (98007), Checked By (DES), Scale (N/A), Sheet (2 OF 3)



INDIVIDUAL WATER SYSTEM NOTE

Water will be supplied from individual water system. Contact Health Department to determine if additional water quality testing will be required for building permit approval.

LOW FLOW AREA NOTE

Aquifer Recharge Area Mitigation
14.24.350(5)(a)(i)

(i) Interim Wells: In low-flow stream watersheds, within 1/2 mile of the designated waterway, the source of potable and irrigation water for development may be either a public water system with its source outside of the low-flow watershed or, under the following conditions, an interim drilled well. A property may be allowed use of an interim well(s) with the condition that the property shall be subject to mandatory participation in a Local Utility District (LUD) or Special Improvement District that will provide potable water service to the property. The property owner shall sign written agreement with the County agreeing not to protest the LUD or Special Improvement District, and have it recorded on the property title before a County permit or land division is approved. The property owner shall also agree through the above written agreement to connect all water fixtures to this public water system as soon as it is available and to decommission the well(s) in accordance with applicable State and County rules and regulations immediately upon connection to the public system. The interim well shall be limited to 400 gallons per day (gpd) per connection. Projects that can demonstrate compliance with SCC 14.24.350(5)(c) may be exempt from this provision with the exception that a mitigation report referencing the hydrological determination shall be recorded on the plat and/or title.

(ii) Imperious Surfaces: The total imperious surface of the proposed shall be limited to 5% of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect public water quality and discharge that collected runoff into a groundwater infiltration system on site. If a project is connected to a public water system, whose source of water is outside of the watershed and if the project uses an approved septic system for sewage disposal, the County may approve an increase in the imperious surface limits of this Subsection, if it is determined that the septic system is providing acceptable compensating recharge to the aquifer.

(iv) Lawn Watering: No lawn watering shall be permitted between June 1st and September 30th, provided if the proposed development connects to an existing public water supply as described in Subsection (i) of this Section, or if the proposed development is drawing water from an aquifer that meets the demonstration standard as specified in SCC 14.24.350(5)(c), then this landscape watering restriction shall not apply.

Skagit County Health Officer

W. Standrup

12/11/03

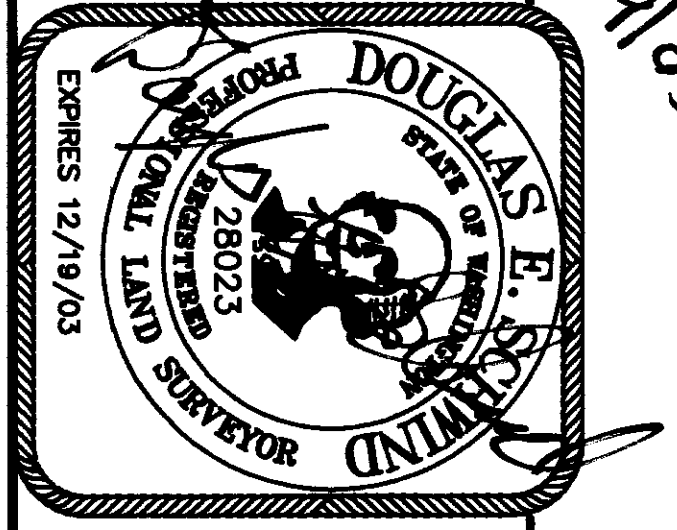
200312160116
Skagit County Auditor



DRAFT

Robin Hill LLC
Short Plat
in the
SE 1/4 of NE 1/4 of Section 32
and SW 1/4 of NW 1/4 of Section 33
Township 36 North, Range 4 East, WM.
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SURVEY OF: SHORT PLAT No. SP 97-0058

ROBIN HILL LLC SHORT PLAT

Drawn By	JDW	Date	05/15/1997	Job No.	98007
Checked By	DES	Scale	N/A	Sheet	3 OF 3