

DESCRIPTION

A PORTION OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M.,

EXCEPT THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M.;
THENCE SOUTH 84°34'46" EAST ALONG THE NORTH LINES OF SAID GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 4, FOR A DISTANCE OF 1526.82 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY MARGIN OF BEST ROAD (FORMERLY KNOWN AS CHILDERS ROAD) AS CONVERTED TO SKAGIT COUNTY BY RIGHT OF WAY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 675173 AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;
THENCE SOUTH 28°42'27" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN FOR A DISTANCE OF 45.84 FEET;
THENCE SOUTH 28°13'00" EAST FOR A DISTANCE OF 204.04 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY MARGIN OF BEST ROAD (FORMERLY CHILDERS ROAD) AS CONVERTED TO SKAGIT COUNTY BY RIGHT OF WAY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 254652;
THENCE SOUTH 25°10'46" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN AS DESCRIBED ON DOCUMENT RECORDED UNDER AUDITORS FILE NO. 254652 FOR A DISTANCE OF 405.02 FEET;
THENCE LEAVING SAID WESTERLY RIGHT OF WAY MARGIN SOUTH TO 1816" WEST FOR A DISTANCE OF 154.03 FEET;
THENCE SOUTH 25°10'46" EAST FOR A DISTANCE OF 178.00 FEET;
THENCE NORTH TO 1816" EAST FOR A DISTANCE OF 154.03 FEET, MORE OR LESS, TO SAID WESTERLY RIGHT OF WAY MARGIN OF BEST ROAD;
THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY MARGIN SOUTH 25°10'46" EAST FOR A DISTANCE OF 120.14 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2840.00 FEET, THROUGH A CENTRAL ANGLE OF 6°48'00", AN ARC DISTANCE OF 342.94 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 31°58'46" EAST FOR A DISTANCE OF 244.17 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3 AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

AND ALSO EXCEPT ANY PORTION THEREOF LYING EASTERLY OF DRAINAGE DISTRICT NO. 15 DITCH AS ACQUIRED IN COURT ACTION NO. 14854,

AND ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE NORTH LINE OF THAT CERTAIN PARCEL, CONVERTED TO THE STATE OF WASHINGTON, DEPARTMENT OF FISH AND WILDLIFE BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200011220042,

AND ALSO EXCEPT ROAD RIGHTS OF WAY.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT CARD SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

Joe F. Niderost, Jr.

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

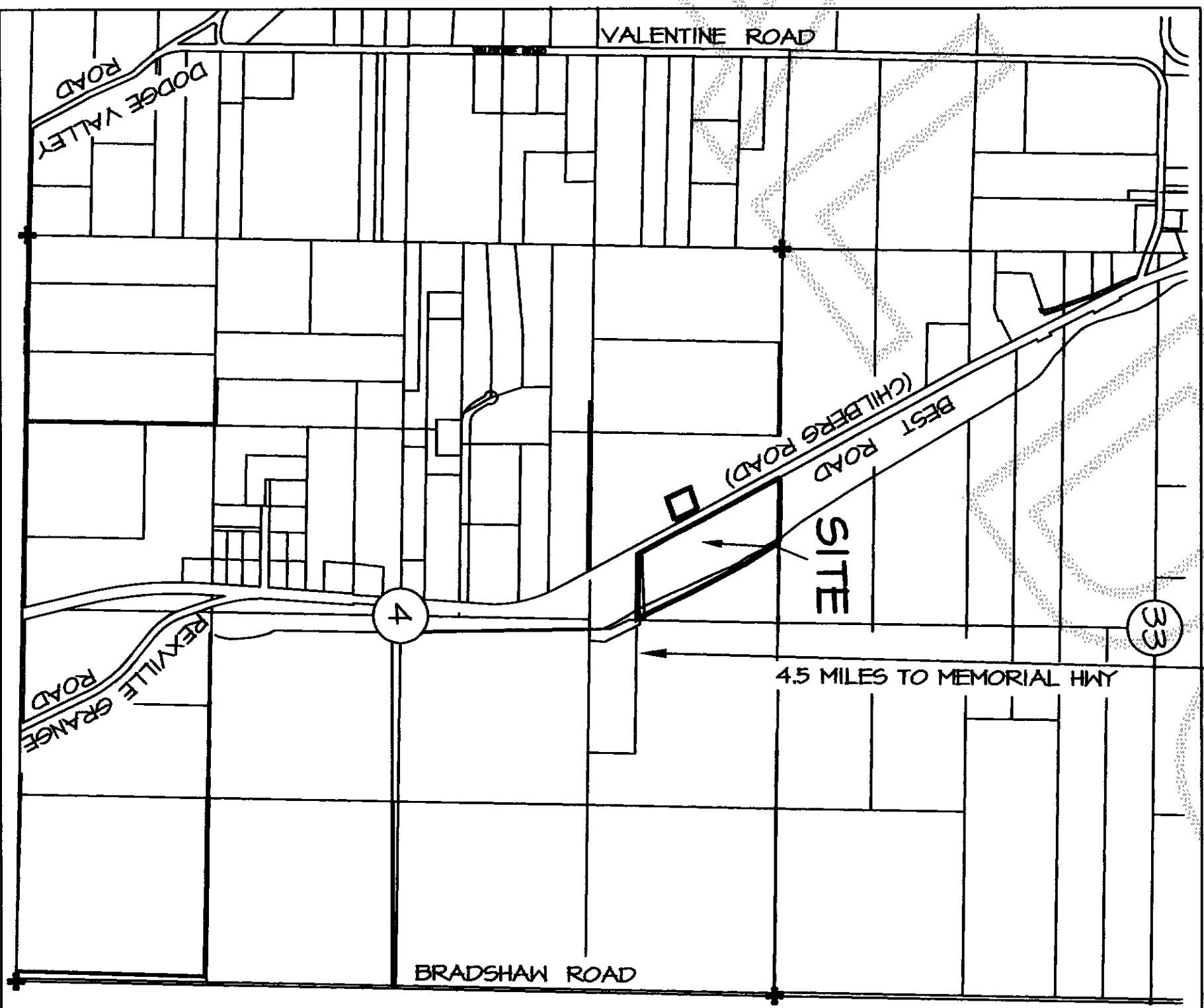
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, JOE F. NIDEROST, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, May 19, 2004

SIGNATURE
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08
RESIDING AT 1411 Westview

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2008



VICINITY MAP
SCALE 1" = 1320' +/-

AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

200406080082
Skagit County Auditor
6/8/2004 Page 1 of 3 2:15PM

N. Brummett
SKAGIT COUNTY AUDITOR

Aimee Foad
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT-COUNTY SHORT CARD SUBDIVISION ORDINANCE ON THIS 4th DAY OF June, 2004.

James F. Brummett
SHORT CARD ADMINISTRATOR

Steve Hilde
SKAGIT COUNTY ENGINEER

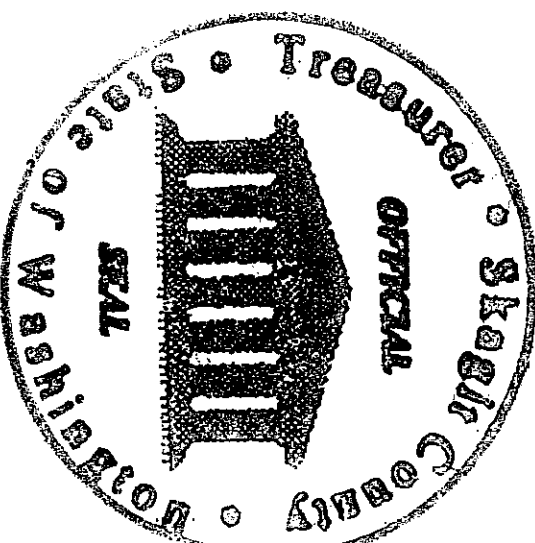
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 20 DAY OF May, 2004.

William W. Wainwright
SKAGIT COUNTY HEALTH OFFICER

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 2004.

Robert J. Wainwright
SKAGIT COUNTY TREASURER

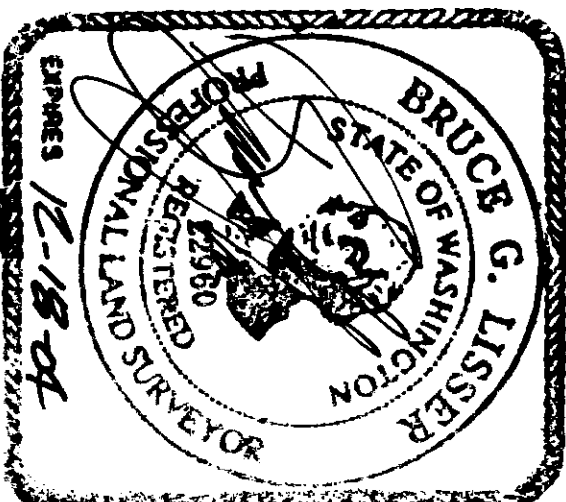


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN SKAGIT COUNTY CODE 14.18.100 (XXI-XXI) AND CHAPTER 352-120-WAC.

BRUCE G. LISSER, PLLC, CERTIFICATE NO. 22460
DATE May 19, 2004

LISSER & ASSOCIATES, PLLC
310 MILLWAUKEE ST., PO BOX 104
MOUNT VERNON, WA 98273
PHONE (360) 414-7442
FAX (360) 414-0581
E-MAIL BRUCE@LISSER.COM



SHORT CARD NO. PL-03-0446

SHEET 1 OF 3

DATE: 4/1/04

SHORT PLAT IN A PORTION OF GOVERNMENT LOT 3
SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M.,
SKAGIT COUNTY, WASHINGTON
FOR: JOE F. NIDEROST, JR.

FB 244	Pg 21	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	SCALE: N/A
MERIDIAN: ASSUMED			DRAWING: 03-044

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL RESERVE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL PRESSURE SYSTEMS
5. WATER: P.U.D. NO. 1
WATER WILL BE SUPPLIED FROM P.U.D. NO. 1. AN EXISTING NON-CONFORMING WELL IS LOCATED ON LOT NO. 2, WHICH IS INTENDED TO BE USED FOR IRRIGATION PURPOSES ONLY. IF THE WELL IS TO BE UTILIZED FOR DOMESTIC PURPOSES THE WATER MUST BE TESTED FOR QUANTITY AND QUALITY PRIOR TO BEING APPROVED FOR USE. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR 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 PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.

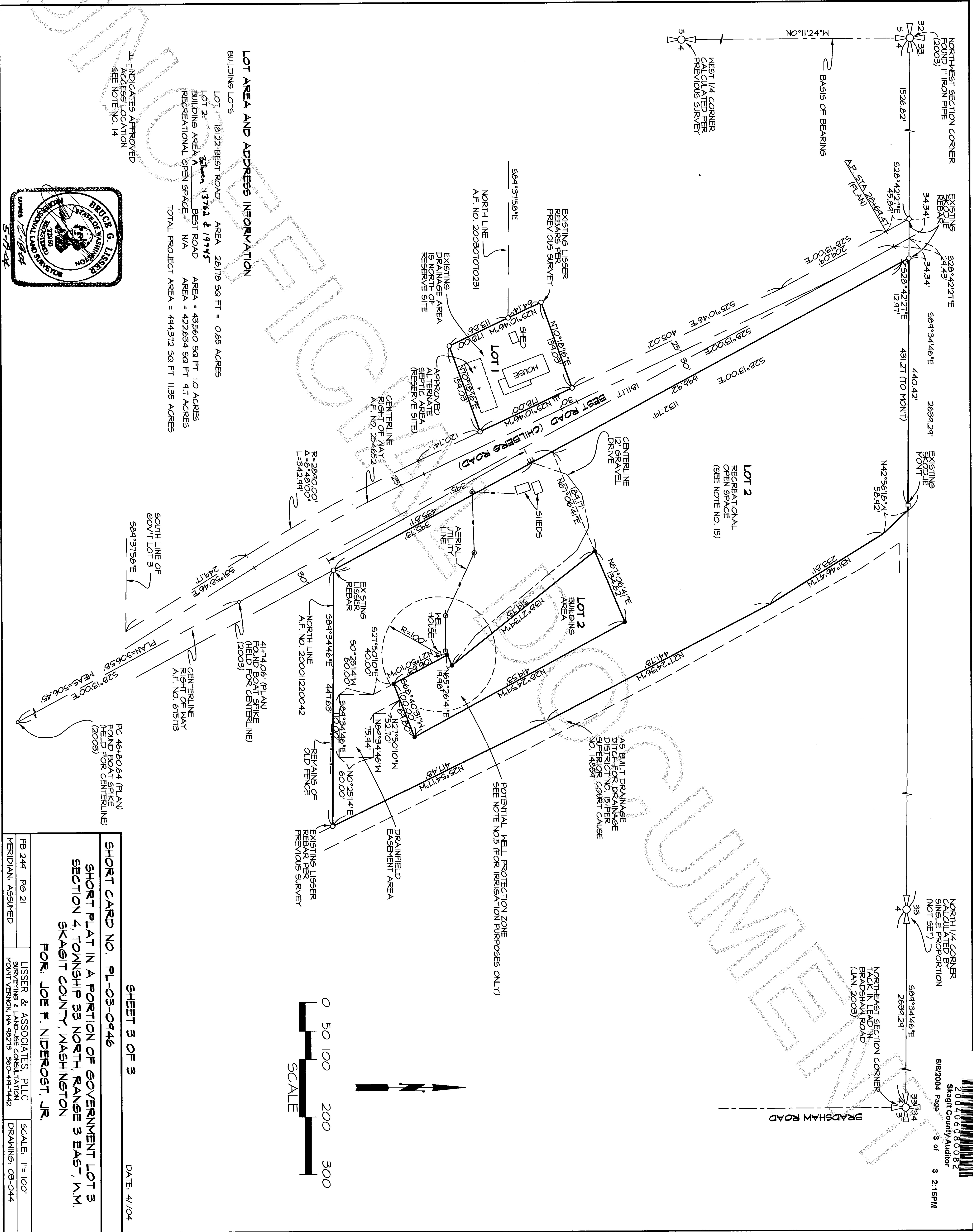
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22460
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1/4 M. PER RECORD OF SURVEY RECORDED UNDER AUDITOR FILE NO. 200307180023, BEARING = NORTH 0°11'24" WEST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. 18526-D, DATED JULY 18, 2003, AMENDED NOVEMBER 26, 2003.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200307180023, RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. 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.
14. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
15. LOT 2 OPEN SPACE DESIGNATED (OS-RA) REPRESENTS AREA SET ASIDE FOR OPEN SPACE - RECREATIONAL AMENITIES. ALL OPEN SPACE DESIGNATED OS-RA MAY BE USED FOR ANY RECREATIONAL USES OUTLINED IN THE UNDERLYING ZONING (INCLUDING RECREATIONAL SPECIAL USES, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED) AND FOR COMMON SPACE FACILITIES WHICH SERVE ONLY THE CARD. THE APPLICABLE OPEN SPACE DESIGNATION, WHICH SHALL BE MAINTAINED THROUGH A PLAT RESTRICTION, SHALL CONTINUE UNTIL THE OPEN SPACE AREA IS RE-DESIGNATED THROUGH A COMPREHENSIVE PLAN AMENDMENT AND ALL OWNERS OF PROPERTY IN THE OPEN SPACE AGREE TO THE RE-DESIGNATION.
16. NO BUILDING SETBACKS ARE REQUIRED FOR LOT 2 BUILDING AREA SHOWN HEREON EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. BUILDING SETBACKS FOR LOT 1 AND LOT 2 OPEN SPACE, SHALL COMPLY WITH THE REQUIREMENTS OF THE RURAL RESERVE ZONE AS FOLLOWS:
FRONT: 20 FEET
SIDE: 8 FEET
REAR: 25 FEET

17. OWNER/DEVELOPER:
JOE F. NIDEROST, JR.
18122 BEST ROAD
MOUNT VERNON WA 98273
18. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY SUMMIT ENGINEERS & SURVEYORS, DATED DECEMBER 29, 2003. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING. THE REPORT RECOMMENDS ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
19. A PORTION OF LOT 2 IS LOCATED IN FLOOD ZONE AT AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 53015 0425 C DATED JANUARY 3, 1985. SEE SKAGIT COUNTY PLANNING DEPARTMENT FOR MINIMUM BUILDING REQUIREMENTS. A BENCHMARK MAY BE REQUIRED WITH THE FUTURE DEVELOPMENT ON LOT 2.
20. BUYER SHOULD BE AWARE THAT A PORTION OF LOT 2 OF THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.
21. THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE BY 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 GENERATES DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED AGRICULTURE AS A PRIORITY 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.
22. A GEOTECHNICAL EVALUATION WAS PREPARED FOR THE PROPERTY BY J.B. SCOTT & ASSOCIATES, DATED APRIL 21, 2004. A COPY IS AVAILABLE AT SKAGIT COUNTY PLANNING. THE REPORT STATES "IN SUMMARY AND ALLOWING FOR AT LEAST A 10-FOOT SET BACK FROM THE TOE OF THE ROAD FILL, THIS SITE IS NOT CONSIDERED TO HAVE POTENTIAL SLOPE STABILITY PROBLEMS." PRIOR TO ANY CONSTRUCTION ON LOT 2 THE REPORT SHOULD BE UTILIZED FOR BUILDING SITE LAYOUT PURPOSES.



5-19-04

SHORT CARD NO. PL-03-0446			
SHORT PLAT IN A PORTION OF GOVERNMENT LOT 3 SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1/4 M. SKAGIT COUNTY, WASHINGTON			
FOR: JOE F. NIDEROST, JR.			
FB 244 Pg 21	LISSER & ASSOCIATES, PLLC SURVEYING & LANDUSE CONSULTATION MOUNT VERNON, WA 98273 360-418-7442		SCALE: N/A
MERIDIAN: ASSUMED		DRAWING: 03-044	



LOT AREA AND ADDRESS INFORMATION

BUILDING LOTS

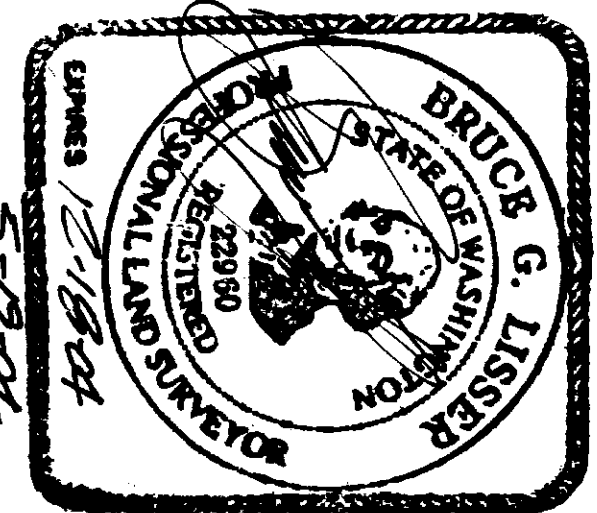
LOT 1 18122 BEST ROAD AREA 28,178 SQ FT = 0.65 ACRES

LOT 2 35111 13762 & 19745 BEST ROAD AREA = 43560 SQ FT 1.0 ACRES

RECREATIONAL OPEN SPACE N/A AREA = 422634 SQ FT 9.7 ACRES

TOTAL PROJECT AREA = 444372 SQ FT 11.35 ACRES

III - INDICATES APPROVED ACCESS LOCATION SEE NOTE NO. 14



SHORT CARD NO. PL-03-0446				DATE: 4/1/04	
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SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M.				DATE: 4/1/04	
SKAGIT COUNTY, WASHINGTON				DATE: 4/1/04	
FOR: JOE F. NIDEROST, JR.				DATE: 4/1/04	
FB 244 Pg 21		LISSE & ASSOCIATES, PLLC		SCALE: 1" = 100'	
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION		DRAWING: 03-044	
		MOUNT VERNON, WA 98273 360-419-7442			