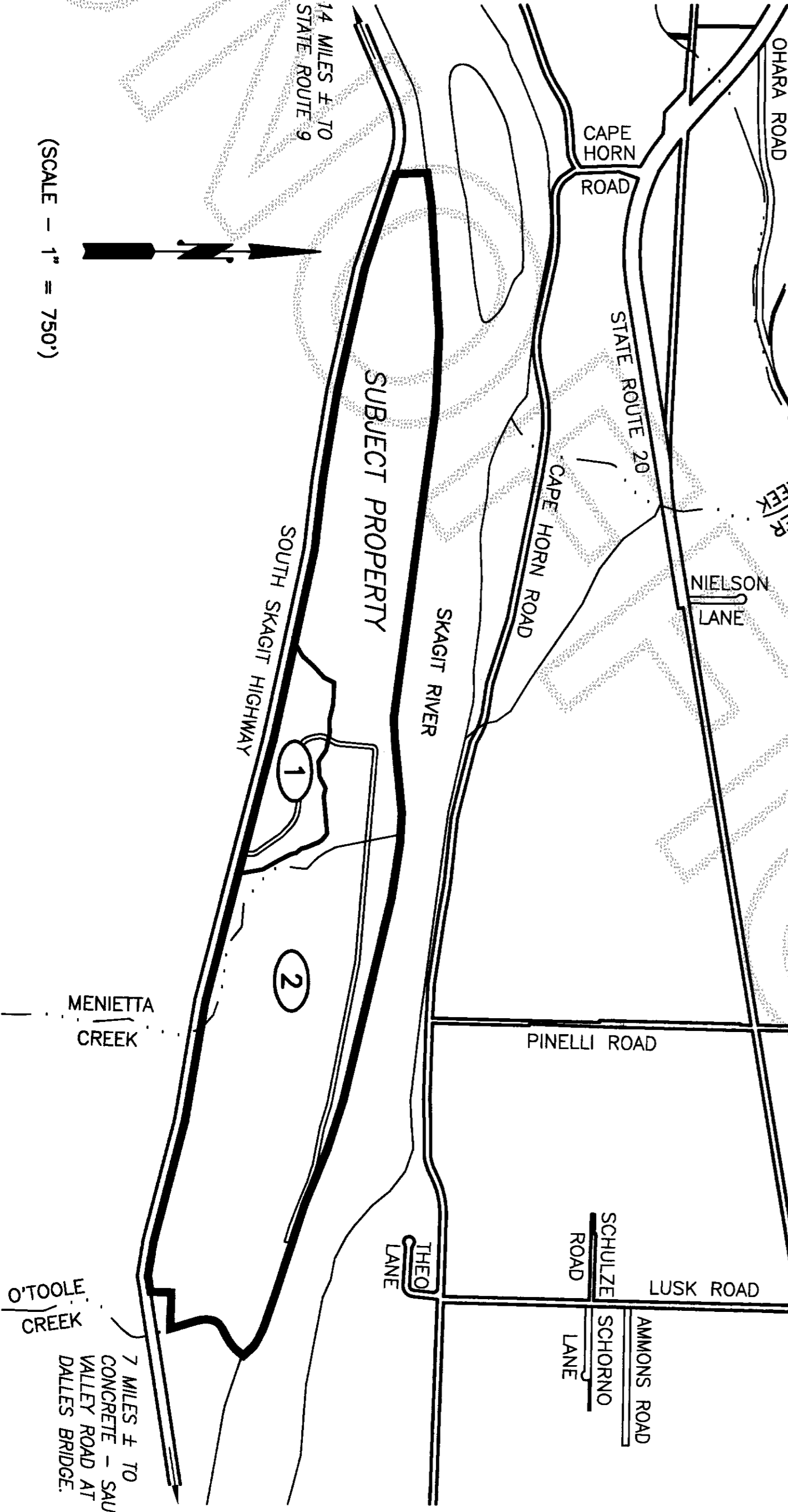


Survey in Gov't Lot 5, (the SW1/4 of the SW1/4 of Section 17, in Gov't Lot 9, (the SE1/4 of the SE1/4), of Section 18, in the NE1/4 of the NE1/4 of Section 19, and in the NW1/4 of the NW1/4 of Section 20, all in Twp. 35 N., Rng. 7 E., W.M.

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LAND (AGRICULTURE, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND AND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SOC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
3. BASIS-OF-BEARINGS - ASSUMED N01°38'23"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18.
4. ZONING - AGRICULTURE-NRL (AG-NRL)
5. SEWER - INDIVIDUAL, ON-SITE SEWAGE DISPOSAL SYSTEM.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
7. 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 OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
8. 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.
9. WATER - INDIVIDUAL WELLS: WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
10. ADDITIONAL WATER QUALITY OR 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 PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
12. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F. # 200408110098.
13. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F. #233223; A.F. #780972; A.F. #862602; A.F. #200307230022.
14. A VARIANCE, (FILE NO. PLO2-0744), ALLOWING THE CREATION OF A 25 ACRE LOT WAS APPROVED ON JULY 14, 2003. IT WAS MODIFIED BY THE BOARD OF COUNTY COMMISSIONERS IN RESOLUTION # R20030317 DATED SEPTEMBER 22, 2003.
15. FLOODWAY/FLOODPLAIN - BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND ALL OF LOT 2 AND A PORTION OF LOT 1 ARE LOCATED IN A DESIGNATED FLOODWAY. THERE SHALL BE NO CONSTRUCTION IN DESIGNATED FLOODWAYS EXCEPT AS PERMITTED BY CHAPTER 15.20 OF SKAGIT COUNTY CODE, AND RESIDENTIAL CONSTRUCTION IN FLOODPLAIN MAY REQUIRE SIGNIFICANT ELEVATION OF THE FIRST LIVING FLOOR.
16. FLOOD ZONE LINES SHOWN HEREIN ARE PER F.I.R.M. PANEL 530151 0280 C.
17. FLOODWAY LINES SHOWN HEREIN ARE PER FLOODWAY MAP PANEL 530151 0011.
18. THE TOTAL ACREAGE OF THIS SHORT SUBDIVISION IS 280+ ACRES. (LOT 2 NOT MEASURED).
19. A PERMANENT RESTRICTION IS PLACED ON LOT 2 PROHIBITING ANY FUTURE DEVELOPMENT UNLESS SO SPECIFIED IN AN AGRICULTURAL USE COVENANT GRANTED TO SKAGIT COUNTY, OR A SUBSTANTIALLY SIMILAR CONSERVATION EASEMENT TO A NONPROFIT SKAGIT COUNTY BASED LAND TRUST OR OTHER QUALIFIED CONSERVATION ORGANIZATION AS DEFINED IN RCW 84.34.250. (CONSISTENT WITH SKAGIT COUNTY CODE 14.16.860), APPROVED BY SKAGIT COUNTY AND RECORDED WITH THE SKAGIT COUNTY AUDITOR.
20. ALL DEVELOPMENT WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OR THE FLOODWAY LINE OF THE SKAGIT RIVER SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.

Vicinity Sketch



Legal Description

A TRACT OF LAND IN SECTIONS 17, 18, 19, 20 AND 21, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., BOUNDED AS FOLLOWS:
ON THE WEST BY THE WEST LINE OF SAID TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., ON THE NORTH BY THE SKAGIT RIVER, ON THE EAST BY THE WEST MARGIN OF O'TOOLE CREEK WHICH RUNS FROM THE COUNTY ROAD HEREINAFTER MENTIONED, INTO THE SKAGIT RIVER, AND BOUNDED ON THE SOUTH BY THE PRESENT COUNTY ROAD, WHICH ROAD IS NOW LOCATED UPON THE FORMER RIGHT OF WAY OF PUGET SOUND AND CASCADE RAILWAY COMPANY, EXCEPT FROM THE ABOVE DESCRIPTION THE FOLLOWING:
ANY PORTION THEREOF, IF ANY THERE BE, LYING WITHIN GOVERNMENT LOT 11, SECTION 21, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

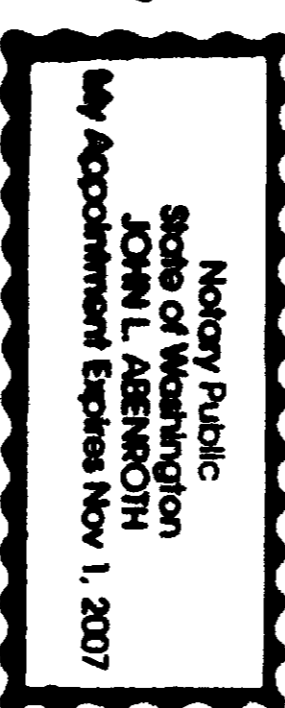
Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.
Cari A. Schlade *for the State of Richard C. Hoy*
CARI A. SCHLADE, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD C. HOY

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CARRI A. SCHLADE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT, AND THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD C. HOY, TO BE THE FREE AND VOLUNTARY ACT OF THE ESTATE OF RICHARD C. HOY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *[Signature]* TITLE **NOTARY**
DATE **Aug. 4, 2004** MY APPOINTMENT EXPIRES **Nov. 1, 2007**



Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH WERE PAID BY THE LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2004.

[Signature] DATE **8-11-04**
SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS **5th** DAY OF **August** 2004.
[Signature] **Will Beardon** for Steve Fudtz
SKAGIT COUNTY HEALTH OFFICER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS **5** DAY OF **August** 2004.
[Signature]
SKAGIT COUNTY HEALTH OFFICER

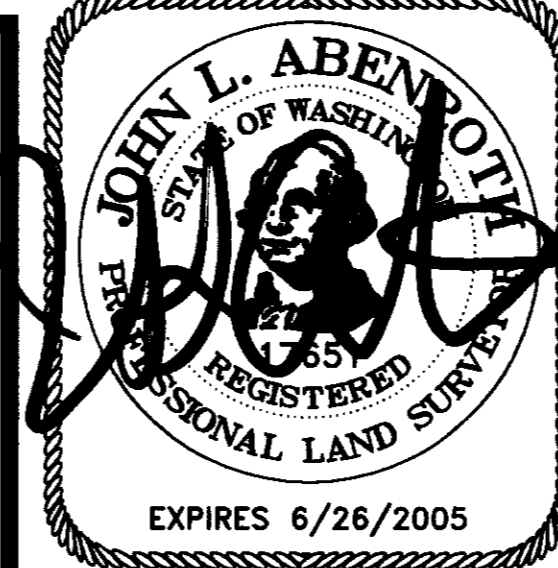
Owner

ESTATE OF RICHARD C. HOY
C/O CARRI A. SCHLADE, PERSONAL REPRESENTATIVE
OF THE ESTATE OF RICHARD C. HOY
7922 77TH STREET NE,
MARYSVILLE, WA. 98270

Developer

SEATTLE CITY LIGHT PACIFIC DIV.
C/O DENISE KRONMUELL
P.O. BOX 34023
SEATTLE, WA. 98124-4023

Short Plat for Seattle City Light



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2004 at the request of Seattle City Light.
John L. Abenroth CERT#17651
Date **8/3/04**

AUDITOR'S CERTIFICATE



200408110097
Skagit County Auditor
8/11/2004 Page 1 of 2 2:33PM
[Signature]
County Auditor or Deputy Auditor

Survey in Gov't Lot 5, (the SW1/4 of the SW1/4 of Section 17, in Gov't Lot 9, (the SE1/4 of the SE1/4), of Section 18, in the NE1/4 of the NE1/4 of Section 19, and in the NW1/4 of the NW1/4 of Section 20, all in Twp. 35 N., Rng. 7 E., W.M.

Short Plat No. PL04-0479

Details (N.T.S.)

FOUND 1.5" IRON
PIPE WITH PLUG AND
TACK ON 3/20/91.

Line Table

#	BEARING	DISTANCE
L1	N60°11'32"E	12.36'
L2	N60°11'32"E	83'
L3	N59°32'44"E	133.86'
L4	N43°49'55"E	146.92'
L5	N48°47'45"E	135.38'
L6	N27°30'47"E	65.65'
L7	N27°30'47"E	39.99'
L8	S86°11'47"E	203.40'
L9	S76°12'38"E	162.31'
L10	N86°55'31"E	102.83'
L11	S76°39'52"E	173.76'
L12	S55°05'30"E	129.54'
L13	N86°55'43"E	21.72'
L14	S78°32'29"W	59.11'
L15	N63°05'52"W	182.45'
L16	N76°38'53"W	50.20'
L17	N89°27'39"W	115.69'
L18	N79°08'25"W	128.48'
L19	N73°56'45"W	131.23'
L20	S82°03'12"W	142.63'
L21	N86°55'43"E	118.26'
L22	N63°44'58"E	124.23'
L23	S78°27'44"E	79.03'
L24	N85°37'42"E	187.61'
L25	N85°45'36"E	73.21'
L26	N85°45'36"E	89.04'
L27	S49°50'16"E	70.47'
L28	S34°04'36"E	44.35'
L29	S21°15'50"E	120.63'
L30	S12°25'37"E	22.11'
L31	N58°14'02"W	5.15'
L32	N21°44'39"W	70.67'
L33	N35°55'01"W	131.58'
L34	N72°13'43"W	113.88'
L35	S12°25'37"E	28.65'
L36	S39°17'55"E	61.38'
L37	S11°03'01"E	55.66'
L38	S26°47'39"E	108.43'
L39	S26°47'39"E	31.17'
L40	S26°05'33"E	155.39'
L41	S08°07'36"E	47.94'
L42	N31°53'31"W	55.04'
L43	N36°28'55"W	104.67'
L44	N07°28'28"W	81.43'
L45	S09°07'36"E	189.67'

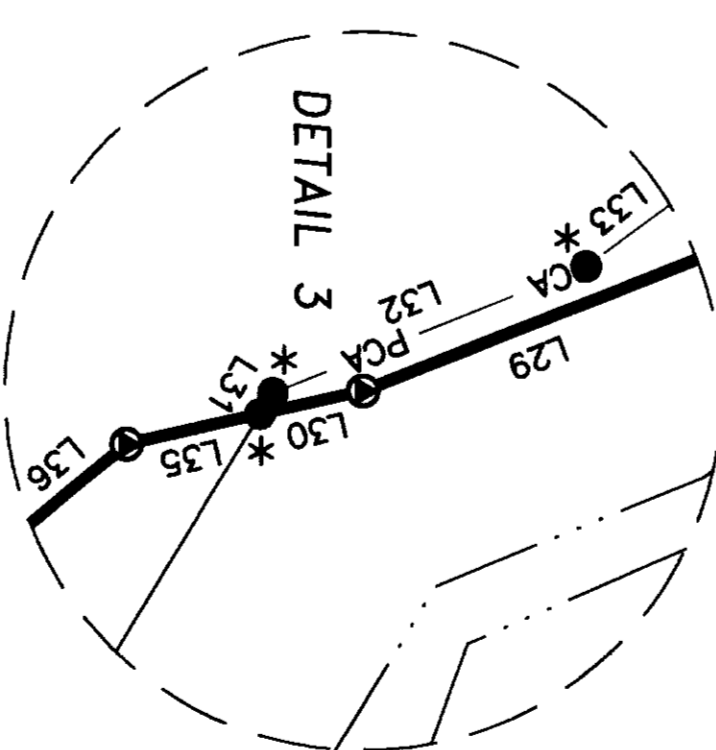
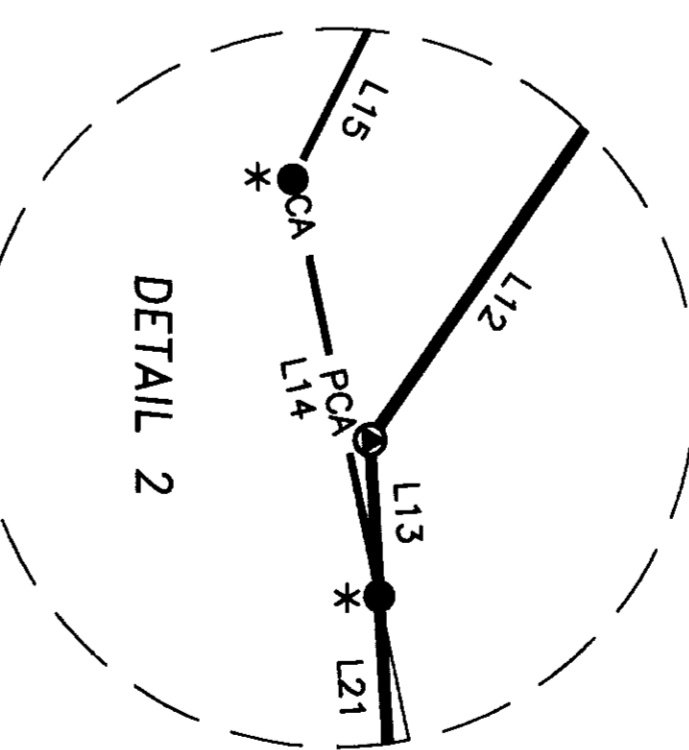
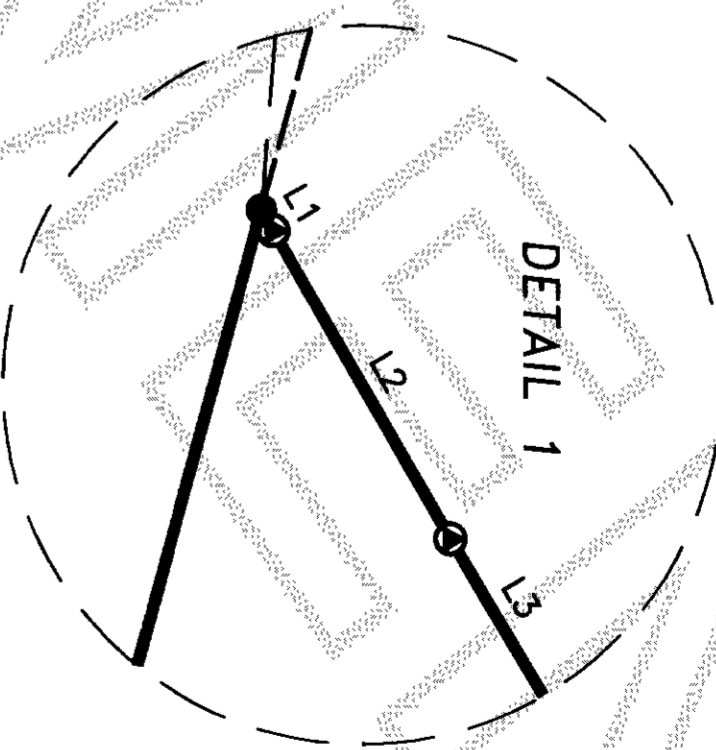
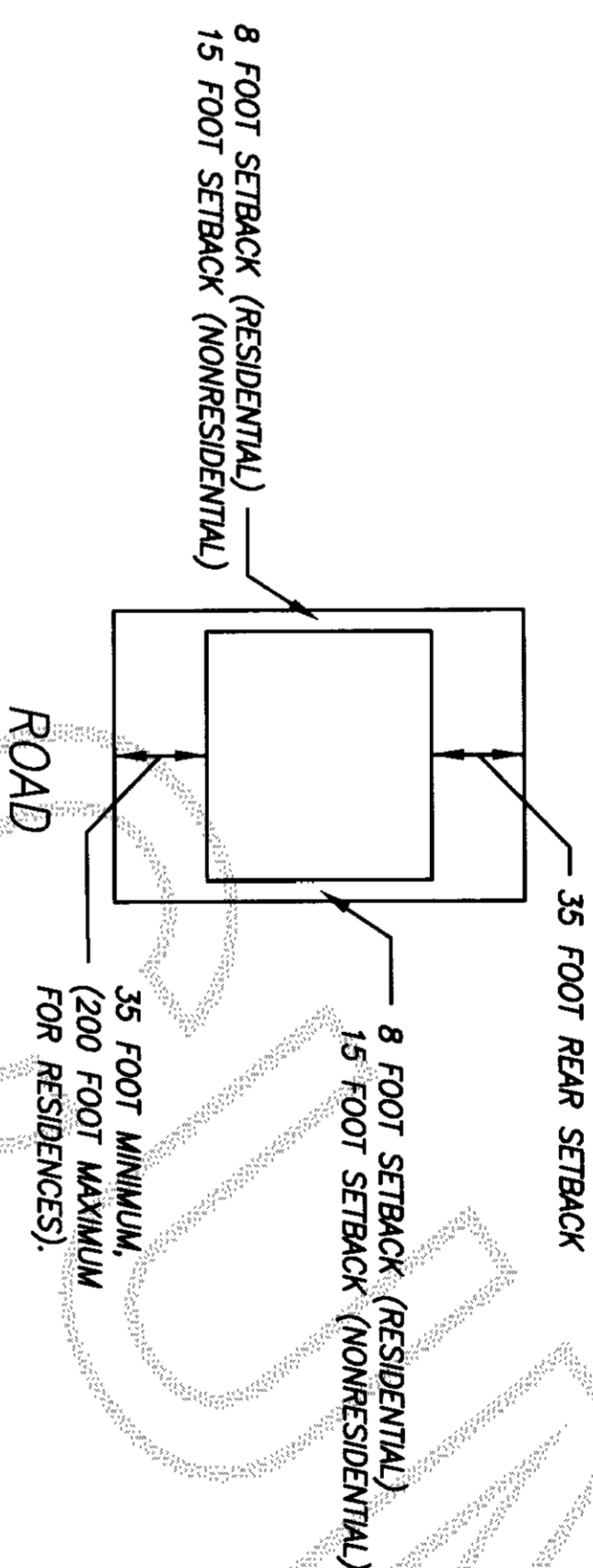
Legend

- FOUND 3/4" ALUMINUM ROD WITH 3" ALUMINUM U.S.D.A./FOREST SERVICE CAP.
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651", AND 5/16" X 48" STEEL POST PAINTED WHITE WITH LABEL MARKED "PCA".
- PROTECTED CRITICAL AREA BOUNDARY.
- LIMITS OF TYPE 5 WATER.
- PROPOSED ACCESS LOCATIONS.
- APPROXIMATE LOCATION OF EXISTING SEWAGE DISPOSAL SYSTEM AND REPLACEMENT AREA.

PCA Information

- TRACT A
PROTECTED CRITICAL AREA - (PCA)
FISH AND WILDLIFE HABITAT AREA
(TYPE 5 WATER 50' BUFFER)
PART LOT 1 - 0.46 ACRES
- TRACT B
PROTECTED CRITICAL AREA - (PCA)
FISH AND WILDLIFE HABITAT AREA
(TYPE 5 WATER 50' BUFFER)
PART LOT 1 - 0.13 ACRES
- TRACT C
PROTECTED CRITICAL AREA - (PCA)
FISH AND WILDLIFE HABITAT AREA
(TYPE 5 WATER 50' BUFFER)
PART LOT 1 - 0.11 ACRES

Minimum Setback Requirements



Address Range

FROM 37259 TO 36811 SOUTH SKAGIT HIGHWAY

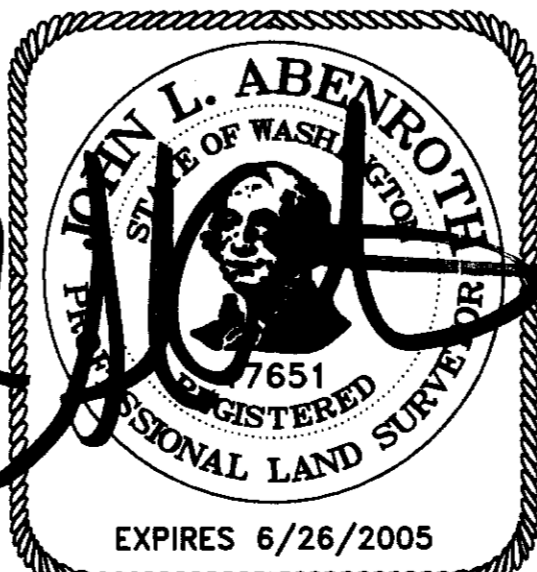
South Skagit Highway

Short Plat for Seattle City Light

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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2004 at the request of Seattle City.

John L. Abenroth CERT#17651
Date 8/31/04

AUDITOR'S CERTIFICATE



200408110097
Skagit County Auditor

8/11/2004 Page 2 of 2 2:33PM

County Auditor or Deputy Auditor