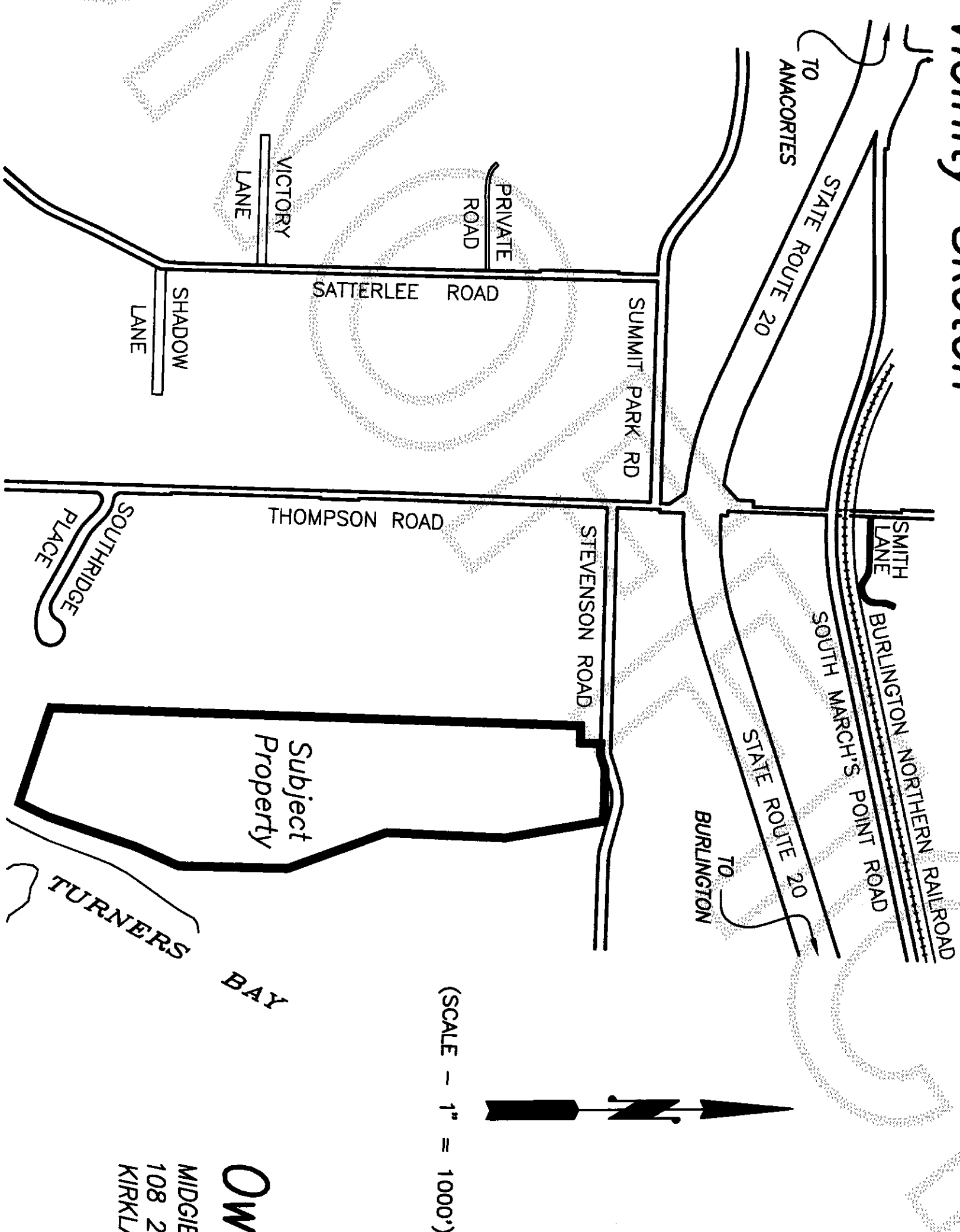


Survey in the SE1/4 of the Section 4, and in Gov't Lot 1, (the NE1/4 of the NE1/4), Short Plat No. PL04-0070 and Gov't Lot 2, (the SE1/4 of the NE1/4), of Section 9, Twp. 34 N., Rng. 2 E., W.M.

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE MAINTENANCE AGREEMENT FILED IN A.F.#200409210127.
- IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
3. BASIS-OF-BEARINGS - ASSUMED N89°02'43"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9.
4. ZONING - RURAL RESERVE (RR)
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. ALTERNATIVE SYSTEMS ARE PROPOSED FOR ALL LOTS OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
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. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
10. WATER - PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. AT THE TIME OF RECORDING, THIS PLAT IS WITHIN THE SERVICE AREA OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. IF THERE IS ADDITIONAL SUBDIVISION OF PROPERTIES SHOWN ON THIS PLAT, THE PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY MAY REQUIRE EXTENSION OF THE WATER PIPELINE BEYOND THE END OF THE CUL-DE-SAC.
11. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESERVATIONS CONTAINED IN DOCUMENTS FILED IN A.F.#91418; A.F.#108593; A.F.#164186; A.F.#326619; A.F.#542444; A.F.#550862; A.F.#778477; A.F.#8907070037; A.F.#8907070047; A.F.#9801090065; A.F.#200101260086; A.F.#200305300007; A.F.#200306260144.
12. SEE PROTECTED CRITICAL AREA AGREEMENT FILED IN A.F.#200409210128.
13. THE TOTAL ACREAGE OF THIS SHORT SUBDIVISION IS 57.10 ACRES.
14. EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES LINE OR LINES OR RELATED FACILITIES ALONG WITH NECESSARY APERTURANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.
- GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.
15. IN NO CASE SHALL COUNTY ACCEPT DEDICATION OR ANY OBLIGATION AS TO ANY ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPT BY THE COUNTY.

Vicinity Sketch



Owner/Developer  
MIDGIE ENTERPRISES LLC  
108 2ND AVE. S. #403  
KIRKLAND, WA. 98033-6565

Legal Description

PARCEL "A":  
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., EXCEPT THAT CERTAIN 60 FOOT STRIP CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED MARCH 29, 1894, AND RECORDED MARCH 30, 1894, IN VOLUME 28 OF DEEDS, PAGE 515, AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACTS:  
1. COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH, 150 FEET ALONG THE WEST LINE THEREOF; THENCE EAST, 100 FEET PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH, 150 FEET TO SAID NORTH LINE TO THE POINT OF BEGINNING.  
2. THAT PORTION OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 02'43" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 672.32 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 02 DEGREES 57'37" EAST, A DISTANCE OF 702.16 FEET; THENCE NORTH 12 DEGREES 05'04" WEST, A DISTANCE OF 594.48 FEET TO THE NORTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE.

PARCEL "B":  
GOVERNMENT LOTS 1 AND 2, OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 02'43" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 672.32 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 21 DEGREES 44'42" EAST, A DISTANCE OF 619.22 FEET; THENCE SOUTH 00 DEGREES 34'41" EAST, A DISTANCE OF 644.17 FEET; THENCE SOUTH 22 DEGREES 12'49" WEST, A DISTANCE OF 283.19 FEET; THENCE SOUTH 16 DEGREES 49'38" WEST, A DISTANCE OF 530.00 FEET; THENCE SOUTH 23 DEGREES 24'46" WEST, A DISTANCE OF 1668.14 FEET TO THE LINE OF ORDINARY HIGH WATER OF SIMILK BAY, AND THE TERMINUS OF SAID LINE. AND EXCEPT THAT PORTION OF GOVERNMENT LOT 2, OF SAID SECTION 9, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 00 DEGREES 47'21" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 642.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 51'40" EAST, 585.98 FEET; THENCE SOUTH 24 DEGREES 02'12" WEST, 1486.49 FEET TO THE LINE OF ORDINARY HIGH WATER OF SIMILK BAY AND THE TERMINUS OF THE HEREIN DESCRIBED LINE. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS INCLUDED AND DESCRIBED BY INSTRUMENT RECORDED OCTOBER 9, 1995 UNDER AUDITOR'S FILE NO. 9510090036.

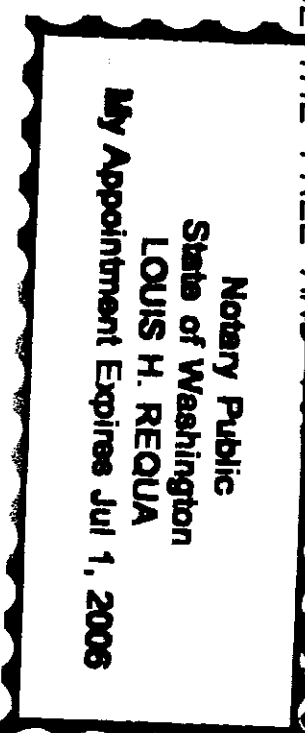
Consent

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.

*Midgie Enterprises LLC*  
MIDGIE ENTERPRISES LLC

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FRANK T. Brown SIGNED THIS INSTRUMENT ON DATE STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF MIDGIE ENTERPRISES LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE DEEDS AND PURPOSES MENTIONED IN THE INSTRUMENT.  
NOTARY SIGNATURE Shirley Y. Brown TITLE Notary Public  
DATE 8/24/04 MY APPOINTMENT EXPIRES July 1, 2006



Treasurer's Certificate

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

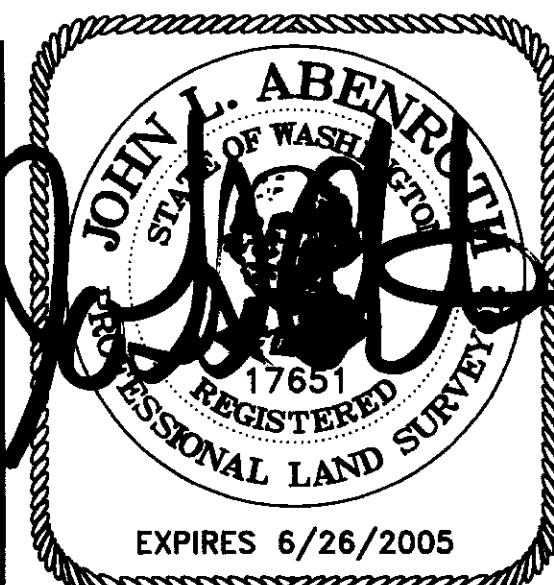
*Frank T. Brown*  
SKAGIT COUNTY TREASURER  
DATE 9-17-04

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 20th DAY OF Sept 2004  
*Shirley Y. Brown*  
SHORT PLAT ADMINISTRATOR  
*Steve Shuck*  
COUNTY ENGINEER

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 9 DAY OF Sept 2004  
*John L. Abenroth*  
SKAGIT COUNTY HEALTH OFFICER

Short Plat for Midgie Enterprises LLC



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

John L. Abenroth CERT#17651  
Date 8/24/04

AUDITOR'S CERTIFICATE



9/21/2004 Page 1 of 2 2:49PM

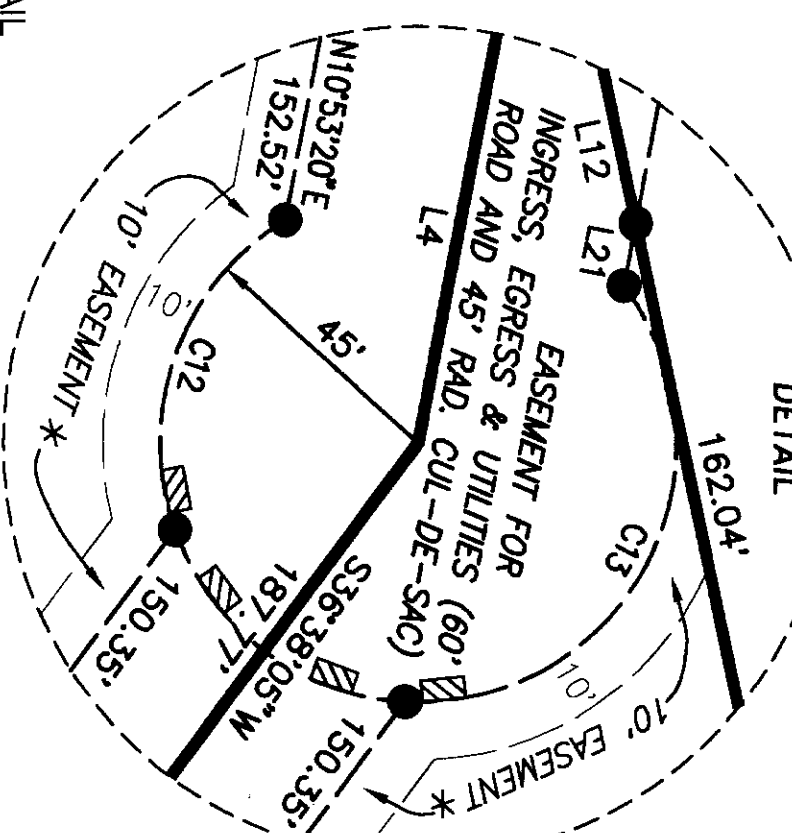
*Norma Brummett*  
County Auditor or Deputy Auditor



FOUND CONCRETE  
MONUMENT IN MIDDLE OF  
HWY. 20 ON 1/25/80.


S00°21'18"W 2556.61'


FOUND CONCRETE MONUMENT  
WITH BROKEN TOP IN CASE  
AND COVER ON 10/14/93.



CURVE	TABLE	DELTA	LENGTH	#	LINE	BEARING
1	367.00'	2256.51'	155.00'	L1	N89°28'53"E	
2	150.00'	2423.15'	63.85'	L2	N00°23'15"E	
3	200.00'	2720.58'	96.47'	L3	S1°06.04"E	
4	200.00'	2321.104'	81.51'	L4	S10°53.20"W	
5	200.00'	0637.19'	22.43'	L5	S00°08.20"W	
6	200.00'	3246.50'	114.43'	L6	S60°36.28"W	
7	225.00'	1308.59'	51.64'	L7	N79°01.27"E	
8	175.00'	2609.50'	79.90'	L8	S73°45.16"E	
9	175.00'	2958.25'	91.55'	L9	N77°01.55"E	
0	225.00'	2720.58'	107.40'	L10	N77°01.55"E	
1	175.00'	2423.15'	74.49'	L11	N77°01.55"E	
2	45.00'	7841.41'	61.81'	L12	N12°05.04"W	
3	45.00'	1301.112'	102.25'	L13	N89°03.58"E	
4	125.00'	2423.15'	53.21'	L14	S3°22.36"W	
5	175.00'	2720.58'	83.53'	L15	S25.1600"W	
6	225.00'	5346.36'	211.51'	L16	S107°04.7"W	
7	50.00'	11619.10'	101.15'	L17	S08.3634"E	
8	50.00'	2931.48'	25.77'	L18	S06°52.27"W	
9	50.00'	10825.35'	94.62'	L19	S75°05.18"E	
0	50.00'	7135.06'	62.47'	L20	S75°45.35"E	
				L21	S10°53.20"W	
				L22	N37°17.45"W	
				L23	N79°01.27"E	
				L24	S01°37.33"E	
				L25	N89°25.19"E	
				L26	S34°16.42"W	

A vertical scale bar with alternating black and white segments. The segments are labeled 200, 400, and 600, indicating the scale in feet.

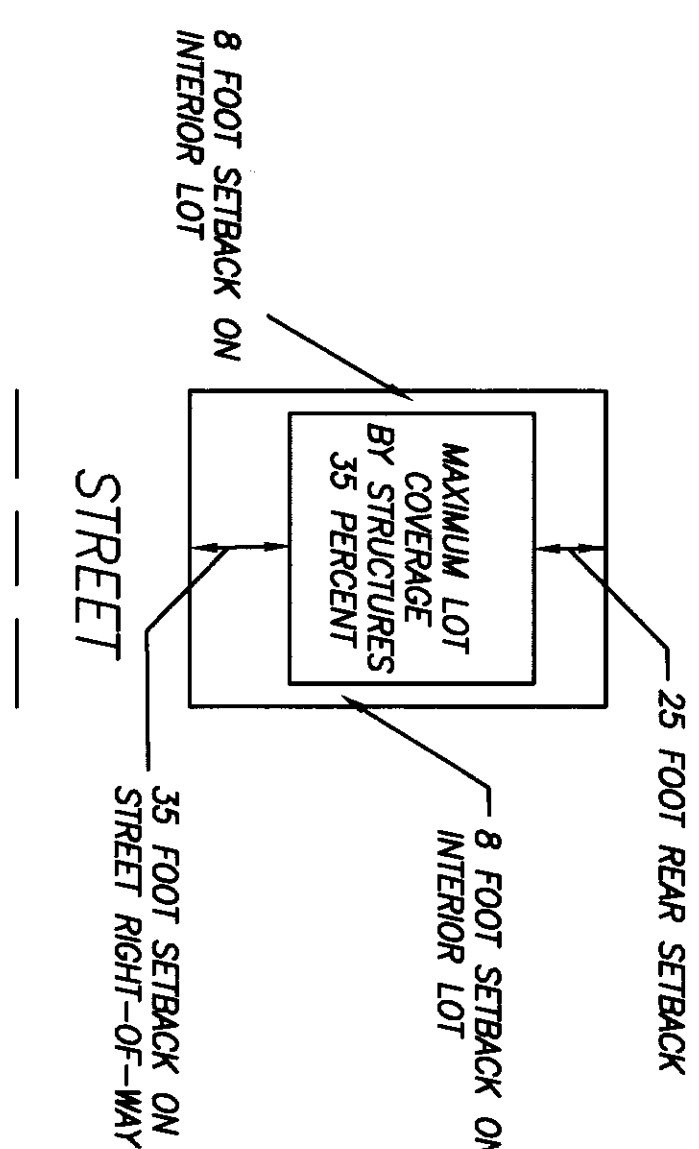
 *Proposed Access Locations.*

 *Proposed sewage disposal area locations. See note 5 on sheet 1.*

**Address Range**  
From 12784 to 12999 Summit Trail  
(See note 8 on sheet 1)

## Legend

## Minimum Setback Requirements



### SURVEYOR'S CERTIFICATE

*This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2004 at the request of Midgie Enterprises LLC.*

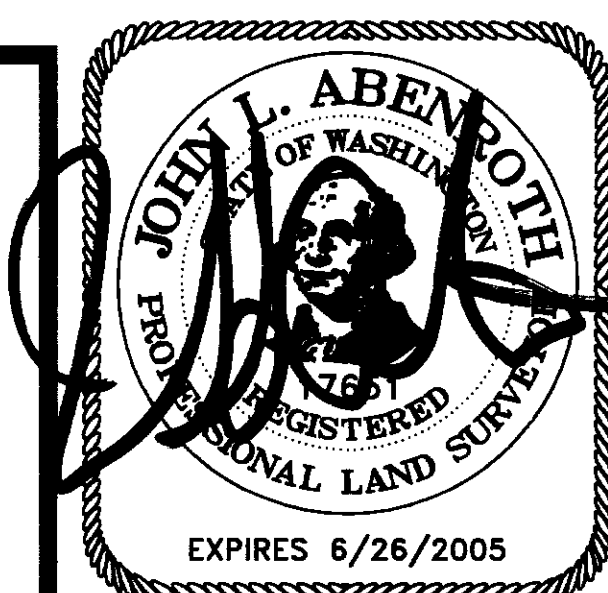
John L. Abenroth CERT#17651  
Date **8/24/04**

## AUDITOR'S CERTIFICATE



200409210129  
Skagit County Auditor  
9/21/2004 Page 2 of 2 2:49PM

County Auditor or Deputy Auditor



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

## Short Plat for Midgie Enterprises LLC