

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH HALF OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF COLONY ROAD.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT CARD AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED, AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

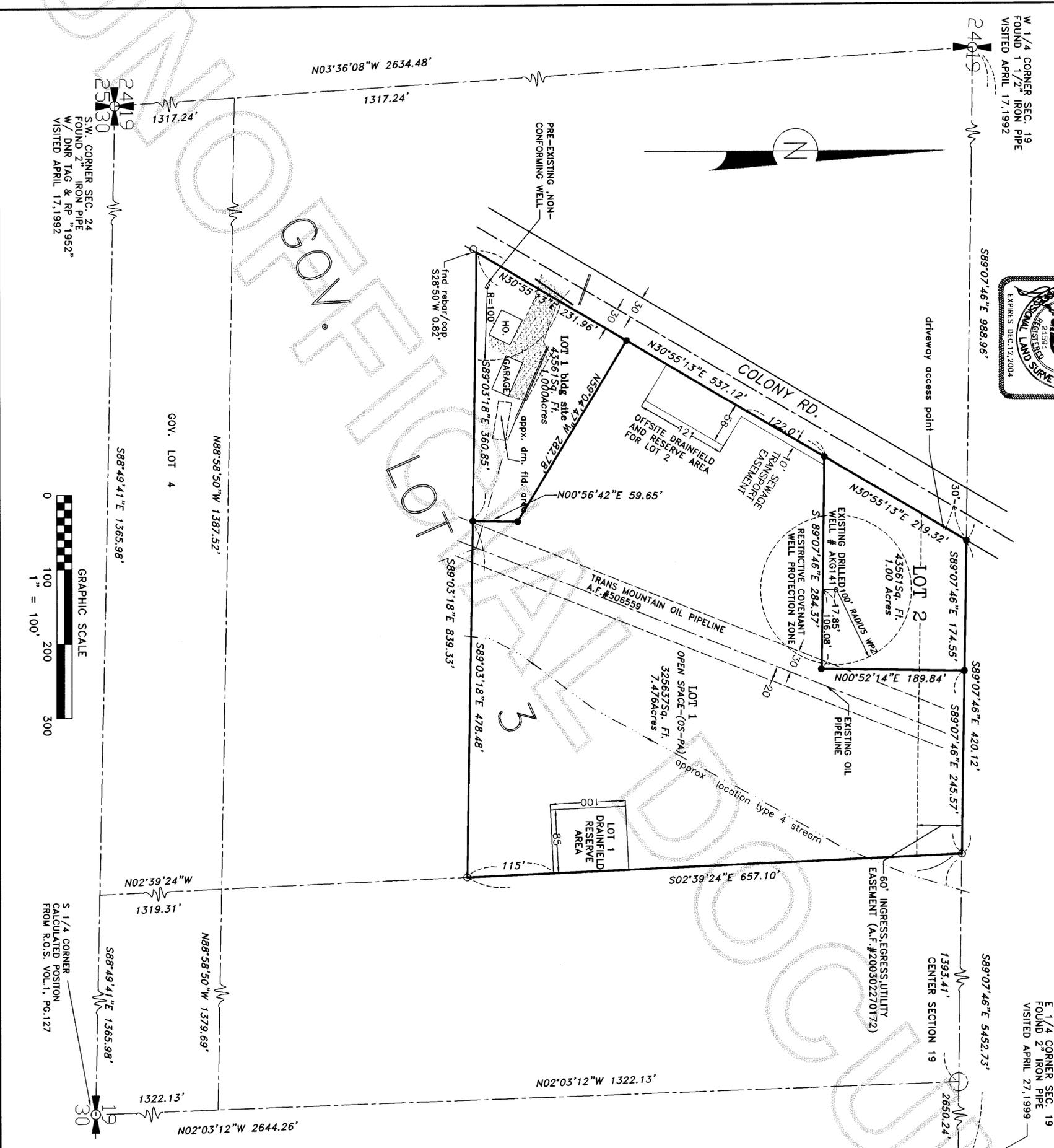
STUART B. VANBUREN, JR., P.L.S.  
 CERTIFICATE NO. 21591  
 DATE:



**LOT ADDRESS RANGE**  
 LOT 1 - 18078 COLONY RD.  
 LOT 2 - 18068 TO 18131 COLONY RD.

**PRIMARY STRUCTURE SETBACKS**

FRONT - 35 FEET  
 SIDE - 8 FEET  
 REAR - 25 FEET  
 OTHER STRUCTURE SETBACKS SHOWN IN S.C.# 14,16,320.  
 ALSO SEE NOTE #13



AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.  
 200411230133  
 Skagit County Auditor  
 11/29/2004 Page 1 of 2 2:29PM

*Norma Burnette*  
 DEPUTY  
*Debra J. Garcia*  
 DEPUTY

**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 PLAN/ZONING DESIGNATION - RURAL RESERVE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.
5. WATER: WATER IS SUPPLIED BY AN INDIVIDUAL WATER SYSTEM. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL. THE 100' W/PZ FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. SEE SCC #12,48,240-3B
6. BASIS OF BEARING: NORTH 3 DEGREES 36' 08" WEST ALONG THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
7. ● INDICATES 5/8" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.  
 ○ INDICATES FOUND CORNER AS NOTED.
8. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
10. LEGAL DESCRIPTION TAKEN FROM SUBDIVISION GUARANTEE OF LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NUMBER
11. 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.
12. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING PERMIT AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
13. NO BUILDING SETBACKS ARE REQUIRED IN A SHORT CARD EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANTS. SETBACK DIMENSIONS AS SHOWN APPLY TO EXTERIOR (PARENT) PARCEL LINES ONLY.
14. SKAGIT COUNTY TAX PARCEL NO. P#49450 AND 49451.
15. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES. SEE DRAINAGE REPORT ON FILE WITH THE SKAGIT COUNTY PERMIT CENTER.
16. SEE HYDROGEOLOGIST REPORT ON FILE WITH THE SKAGIT COUNTY PERMIT CENTER.
17. OWNERS OF RECORD: DAVID P. GARCIA and DEBRA J. GARCIA, HUSBAND AND WIFE: 18078 COLONY RD., BOW, WA.
18. A PORTION OF LOT 1 IS DESIGNATED OPEN SPACE PRESERVATION (OSP) AND SHALL BE MAINTAINED BY THE OWNERS. HEIRS AND ASSIGNS OF LOT 1 AND SHALL BE PRESERVED PURSUANT TO SCC 14.24.160 AND 14.24.170 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND SCC 14.24 IS SATISFIED.

SHORT PLAT NO. PLO4-0519

SURVEY IN NORTHEAST QUARTER SECTION 19, TWN 36N., RNG 4E., W.M.

DAVID P. GARCIA FOR

FLD BK 49	AZIMUTH NORTHWEST INC.	SHEET 1 OF 2
CHKD SVB	17963 WOOD RD. BOW, WASHINGTON 98232	JOB NO. 03.0698

200411230133  
 Skagit County Auditor  
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 11/23/2004 Page

**APPROVALS**

THE WITHIN AND FOREGOING SHORT CORD APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CORD ORDINANCE THIS DAY OF NOVEMBER 23, 2004

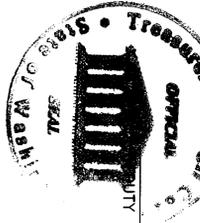
*Steve Bluck*  
 COUNTY ENGINEER

SHORT PLAT ADMINISTRATOR  
 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 2004. THIS 23rd DAY OF November 2004

SKAGIT COUNTY TREASURER  
 BY: *Karen Jones*



**CONSENT**

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBVIDERS HEREBY CERTIFY THAT THIS SHORT CORD IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

*David P. Garcia*  
 DAVID P. GARCIA

*Debra J. Garcia*  
 DEBRA J. GARCIA

NATIONAL CITY MORTGAGE

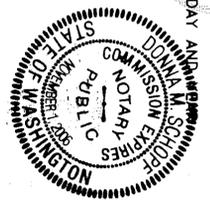
BY: *David M. Harkgrave*  
 DAVID M. HARKGRAVE, Vice President

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON }  
 COUNTY OF SKAGIT } SS:

ON THIS 15th DAY OF November 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID P. GARCIA AND DEBRA J. GARCIA, HUSBAND AND WIFE, KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.



BY: *Donna M. Schopf*  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT 1872 Eagle Drive Burlington  
 MY COMMISSION EXPIRES November 1, 2006

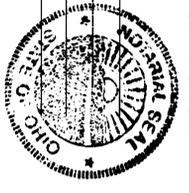
VICINITY MAP  
 NO SCALE



STATE OF Ohio  
 COUNTY OF Montgomery

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHE/HIS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE/HIS SIGNED THIS INSTRUMENT ON OATH STATING THAT SHE/HIS WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President AND OF NATIONAL CITY MORTGAGE TO BE THE FREE AND VOLUNTARY ACT AND DEED OR SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.



*David P. Garcia*  
 NOTARY PUBLIC IN AND FOR THE STATE OF Ohio  
 RESIDING AT Montgomery County Ohio  
 MY COMMISSION EXPIRES: May 8, 2005



SHORT PLAT NO. <b>04-0519</b>		SHEET 2 OF 2	
SURVEY IN NORTHEAST QUARTER SECTION 19, TWN 36N., RNG 4E., W.M.		JOB NO. 03.0698	
FLD BK 49	AZMUTH NORTHWEST INC.		
CHKD SVB	17963 WOOD RD. BOW, WASHINGTON 98232		