

LEGAL DESCRIPTION
FOR NORETEP SHORT PLAT

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE CENTERLINE OF WISEMAN CREEK;

EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SR-20, AS CONVEYED TO THE STATE OF WASHINGTON, UNDER AUDITOR'S FILE NOS. 414773 AND 414779, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION LYING SOUTH OF BACUS COUNTY ROAD, AS CONVEYED TO SKAGIT COUNTY, UNDER AUDITOR'S FILE NO. 503646, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO EXCEPT THAT PORTION AS CONVEYED TO SKAGIT COUNTY FOR BACUS ROAD AS RECORDED UNDER AUDITOR S FILE NO. 503646, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. SB-8378, DATED NOVEMBER 7, 1995.

BASIS OF BEARING AND SURVEY

NORTH 89° 49' 44" EAST, A DISTANCE OF 2754.92 FEET BETWEEN MONUMENTS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 9 OF SURVEYS, ON PAGES 51 AND 52, UNDER AUDITOR'S FILE NO. 8910230031, RECORDS OF SKAGIT COUNTY, WASHINGTON. ORIENTATION TO SAID LINE AND RECORD OF SURVEY ARE AS SHOWN IN LEONARD AND BOUDINOT, INC., SURVEY RECORDS.

APPROVALS

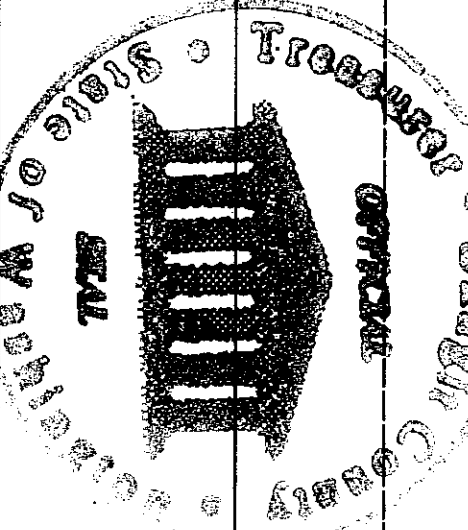
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE.

THIS 4th DAY OF May, 2005
Ann R. Stevenson
SKAGIT COUNTY ADMINISTRATOR
Steve Thiede
SKAGIT COUNTY ENGINEER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES, LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR OF 2005
and DAY OF May, 2005.

Paula Stevenson
SKAGIT COUNTY TREASURER



SURVEYOR'S CERTIFICATE

THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY AND MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN W.A.C. CH. 332-130.

JEFFREY A. SKODJE, P.L.S.
CERTIFICATE NO. 19645 DATE 4/19/05



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6 DAY OF May, 2005, AT 2:20 P.M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC., UNDER AUDITOR'S FILE NUMBER 200505060139

Anna Brumwell
SKAGIT COUNTY AUDITOR
BY Michael Davis

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

2. WATER: WATER WILL BE SUPPLIED BY BACUS RD. #1. (ID# 64327)

3. SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

4. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. ALSO SEE AUDITOR'S FILE NOS. 8902210090 AND 8910230016 FOR EXCEPTIONS, RESERVATIONS AND MAINTENANCE PROVISIONS. 200505060140

5. ZONING: RURAL DISTRICT (RU).

6. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING & PERMIT CENTER.

7. NO BUILDING PERMIT 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. DEVELOPER: NORETEP
19293 SMOKEY POINT BLVD.
ARLINGTON, WA 98223 (360) 662-8900

9. SOIL LOG LOCATIONS ARE AS SCALED FROM INFORMATION PROVIDED BY DEAN BANNISTER. SITES WERE NOT LOCATED BY THIS SURVEY.

10. 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.

CONSENT

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

Ronald Schultz
RONALD SCHULTZ
GENERAL PARTNER
Peter J. Poeschel
PETER J. POESCHEL
GENERAL PARTNER

200505060139
Skagit County Auditor
5/6/2005 Page 1 of 2 2:20PM

Notarized by Michael Davis
Auditor

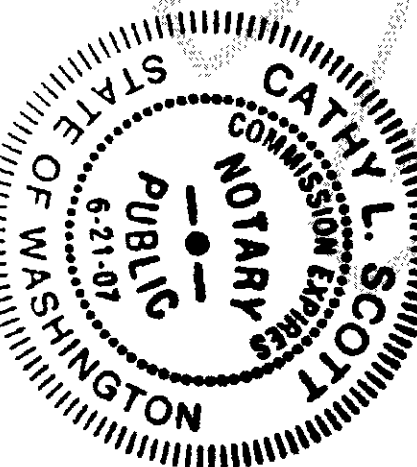
ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF ~~Skagit~~) SS.

ON THIS 5th DAY OF April, 2005.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Ronald Schultz

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN 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.

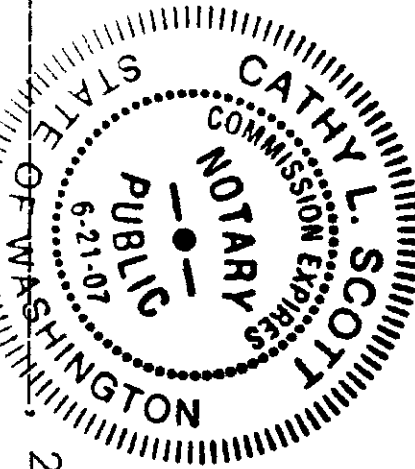
Cathy L. Scott
NOTARY PUBLIC, RESIDING AT Barr, WA.

STATE OF WASHINGTON
COUNTY OF ~~Skagit~~) SS.

ON THIS 19th DAY OF April, 2005.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Peter J. Poeschel

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN 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.

Cathy L. Scott
NOTARY PUBLIC, RESIDING AT Barr, WA.

SHORT PLAT NO. 96-048

DATE: JANUARY 2003

SHEET 1 OF 2

NORETEP SHORT PLAT

SW1/4 SW1/4 & SE1/4 SW1/4 SECTION 11, TWP. 35 N., RGE. 5E, W.M.

DWN BY: PRH DATE: MARCH 2005
LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751
FIELD BOOK: 626, PGS 9-11 & 25-30
SCALE: NONE
JOB NO: 96231-A

LOT LINE TABLE

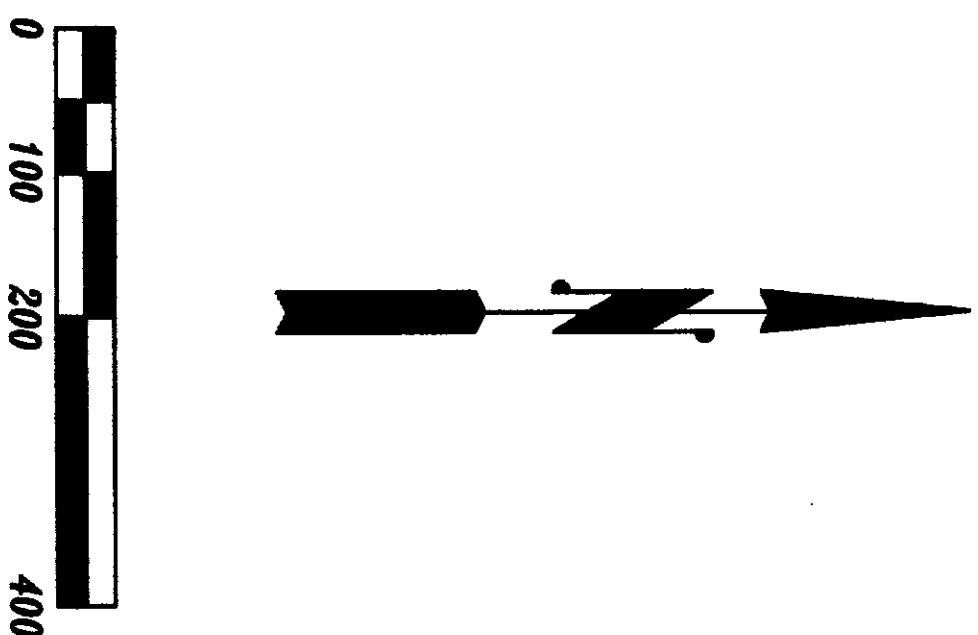
1	N 31°07'56" E	133.43'
2	N 32°35'56" E	95.10'
3	N 61°46'55" E	63.40'
4	N 01°20'32" W	73.42'
5	N 27°47'40" E	70.33'
6	N 26°22'53" E	116.98'
7	N 59°03'41" E	98.94'
8	N 53°22'28" E	47.10'
9	N 30°15'20" E	95.46'
10	N 55°09'58" E	20.51'
11	N 53°09'58" E	58.91'
12	N 76°54'53" E	71.71'
13	N 83°31'39" E	36.23'
14	N 39°27'19" E	43.15'
15	N 06°37'56" E	31.82'
16	N 25°25'22" E	26.60'
17	N 39°13'02" W	51.95'
18	N 35°42'08" W	53.25'
19	N 67°42'48" W	62.48'
20	N 30°30'42" W	59.91'
21	N 08°14'50" E	53.56'
22	N 02°34'02" E	34.19'
23	N 22°29'53" E	22.49'
24	N 03°24'14" W	27.89'
25	N 00°10'16" W	42.91'
26	S 42°26'01" E	24.12'

EASEMENT CURVE TABLE

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH
C1	06°35'39"		132.31'	16.00'
C2	53°37'06"		40.58'	37.97'
C3	33°34'46"		170.00'	99.63'

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 80°36'55" W	32.71'
L2	S 74°48'08" W	66.65'
L3	N 49°16'42" W	227.62'



NOTES

- THIS SURVEY WAS PERFORMED IN THE FIELD USING LEITZ SET 4A AND LEICA TCA 1105 ELECTRONIC DISTANCE MEASURING THEODOLITES.
- AREAS OF LOTS 1 AND 4 ARE SHOWN AS APPROXIMATE DUE TO INHERENT INACCURACIES IN DETERMINATION AND LOCATION OF WATER BOUNDARIES.
- S.R. 20 ALIGNMENT IS FROM SHEETS 8 AND 9 FOR R. OF W. SR 20, SEDRO WOOLLEY EASTERLY, AS SHOWN ON THAT CERTAIN MAP OF DEFINITE LOCATION NOW OF RECORD AND ON FILE IN THE OFFICE OF THE DIRECTOR OF HIGHWAYS AT OLYMPIA AND BEARING DATE OF APPROVAL DECEMBER 2, 1947, REVISED MAY 7, 1976.
- SHORT PLAT IS SUBJECT TO A 20 FOOT RIGHT OF WAY EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY AS NOTED IN INSTRUMENT DATED OCTOBER 31, 1956 AND RECORDED NOVEMBER 2, 1956, UNDER AUDITOR'S FILE NO. 543593. LOCATION AND EXTENT NOT DISCLOSED BY INSTRUMENT AND NOT LOCATED BY THIS SURVEY.
- EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 8611180008 AS SHOWN HEREON ALSO INCLUDES AS CONSTRUCTED AND AS TO BE CONSTRUCTED, EXTENDED OR RELOCATED FACILITIES, SAID FACILITIES, IF ANY, ARE NOT SHOWN HEREON.
- SEE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 475091 AND 8810110042 FOR EXCEPTIONS AND RESERVATIONS OF MINERAL RIGHTS AND ACCESS THERETO.
- POTENTIAL BUYERS SHOULD RECOGNIZE THAT WISEMAN CREEK MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED UPON CREEK CHANNEL LOCATION.
- ROOF RUNOFF FROM HOUSES AND OTHER OUTBUILDINGS SHOULD BE DIVERSED TO INDIVIDUAL INFILTRATION SYSTEMS TO MINIMIZE STORM WATER RUNOFF FROM THIS SHORT PLAT.
- A 60' EASEMENT IS HEREBY ESTABLISHED ACROSS LOT 3 AND A PORTION OF LOT 2 FOR THE USE OF LOTS 1 THROUGH 4. IT IS TO BE USED FOR INGRESS, EGRESS AND UTILITIES.

DETAIL

ADDRESS INFORMATION
AN ADDRESS RANGE HAS BEEN RESERVED FOR LOTS 1 THROUGH 3, BEGINNING AT 28320 RANAE LANE AND ENDING AT 28431 RANAE LANE. A FINAL DETERMINATION OF THE LOT 4 ADDRESS (28415 BACUS ROAD) WILL BE MADE UPON PLAT APPROVAL.

LOT 3 EXISTING WELL NOTE

THE EXISTING NON-USABLE WELL ON LOT 3 WAS COMPLETED ON 09/14/1995 BY:
S.R. STALEY WELL DRILLING
P.O. BOX 687, STANWOOD, WA.
START CARD - W18089
TAG I.D. - ABW 074
DRAINFIELD MUST BE OVER 100 FEET AWAY AND SEPTIC TANKS/TIGHTLINES MUST BE OVER 50 FEET FROM THIS WELL.
THIS WELL WAS LOCATED BY SURVEY ON MARCH 14, 2005.

LEGEND

- DENOTES SOIL LOG LOCATION (LOCATION INFORMATION FROM DEAN BANNISTER)
- DENOTES REBAR WITH YELLOW CAP MARKED "SKODJE 19645" SET THIS SURVEY, MAY 17 AND MAY 20, AND JULY 16-18, 2002, AND APRIL 29, 2004
- DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992" SET PREVIOUS SURVEY
- ××× EXISTING FENCE LINE

SEC. 11, T 35 N, R 5 E, W.M.

SHORT PLAT NO. 96-048

DATE: JANUARY 2003

SHEET 2 OF 2

NORETEP SHORT PLAT

SW1/4 SW1/4 & SE1/4 SW1/4 SECTION 11, TWP. 35 N., RGE. 5E, W.M.

DWN BY: PRH DATE: MARCH 2005
FIELD BOOK: 626, PGS 9-11 & 25-30

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 200'
JOB NO: 96231-A