

LEGEND

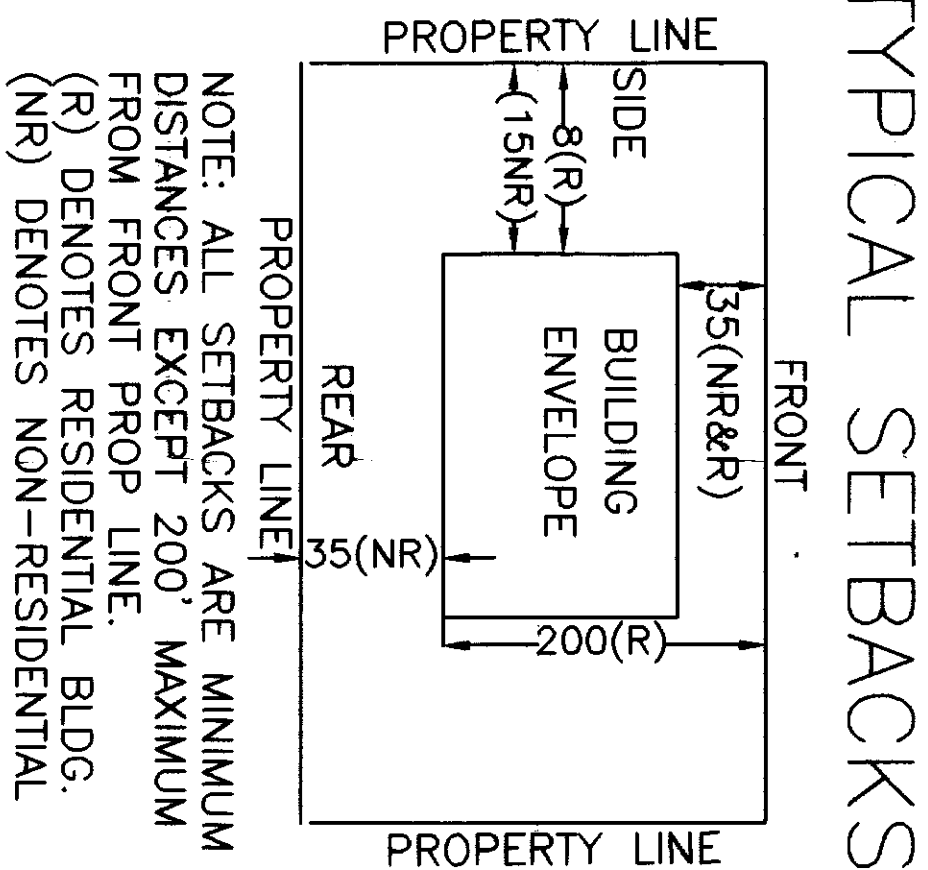
- DENOTES 5/8" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
- X — DENOTES EXISTING FENCE LINE.

FLOOD PLAIN NOTE

ENTIRE PARCEL WITHIN THIS SUBDIVISION IS IN FLOOD HAZARD ZONE #A7 WITH A BASE FLOOD ELEVATION AT 8.0 feet

LOT ADDRESSES

LOT 1- 14142 LaConner-Whitney Rd.
ADDRESS RANGE: 14028 to 14350



SHORT PLAT NO. **04-0690**

SURVEY IN NORTHEAST & NORTHWEST QUARTER SECTION 18, TWN 34N., RNG 3E., W.M.

FOR
ROGER NELSON

FLD BK 59	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232	SHEET 1 OF 2
CHKD SVB		JOB NO. 04.0723

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 PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION -AG--NRL AGRICULTURE NRL.THE SUBDIVIDER HAS ENTERED INTO A CONSERVATION EASEMENT AGREEMENT WITH SKAGIT COUNTY INVOLVING THE PROPERTY SHOWN IN THIS SHORT PLAT. SAID AGREEMENT PROVIDES FOR THE CREATION OF THESE LOTS THAT OTHERWISE WOULD BE SUBSTANDARD IN THE AGRICULTURAL ZONING.
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM.
5. WATER: LA CONNER WATER
6. BASIS OF BEARING: NORTH 89 DEGREES 57' 00" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, SECTION 18, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 7907300004.
7. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
8. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3--SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE
9. THIS SURVEY DEPICTS EXISTING FENCE AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAVE NOT BEEN RESOLVED BY THIS SURVEY.
10. LEGAL DESCRIPTION TAKEN FROM SUBDIVISION GUARANTEE OF LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO.114776--P
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. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
13. 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.
14. SKAGIT COUNTY TAX NUMBERS: PARCEL NUMBERS 99845 AND 22118.
15. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND 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 SCC 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

16. LOT 2 IS DEDICATED IN ITS ENTIRETY TO AN AGRICULTURAL CONSERVATION EASEMENT AND IS NOT FOR RESIDENTIAL BUILDING PURPOSES. SEE INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200505130188

17. THE RIGHT OF WAY DEED SHOWN IN AUDITOR'S FILE NO. 529297 INDICATES SKAGIT COUNTY HAS BEEN GRANTED A TOTAL OF 25 FEET ALONG THE EAST MARGIN OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, THE OF LOCATION OF OLD FENCES, ROAD USE, AND MAINTENANCE, INDICATES THE PARTIES UNDERSTOOD THE SECTION LINE TO BE IN THE CENTER OF EXISTING ROAD. SINCE THE SECTION LINE IS SIGNIFICANTLY WEST OF THE ROAD CENTERLINE, THIS SURVEY DEPICTS A RIGHT OF WAY HALF WIDTH OF 25 FEET, BASED ON THE EXISTING ROAD CENTERLINE.

18. THE SUBJECT PROPERTY IS LOCATED WITHIN AN A-7 FLOOD HAZARD ZONE, BASE FLOOD ELEVATION 8 FEET, PER FIRM MAP 530151 0250C DATED JANUARY 3, 1985. ANY FUTURE DEVELOPMENT SHALL COMPLY WITH SCC 14.34 FLOOD DAMAGE PREVENTION.

19. DEVELOPERS: ROGER F. NELSON AND ROBERTA NELSON, 14142 LA CONNER WHITNEY ROAD, MOUNT VERNON, WA 98273

CONSENT

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

Roger F. Nelson
ROGER F. NELSON

Roberta Nelson
ROBERTA NELSON

SKAGIT STATE BANK

BY: crayk B. Bishop

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS:

ON THIS 21st DAY OF June, 2005
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROGER F. NELSON AND ROBERTA NELSON, 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.

Colleen Van Buren
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 2001 1st St, Bellingham
MY COMMISSION EXPIRES Oct 9, 2006

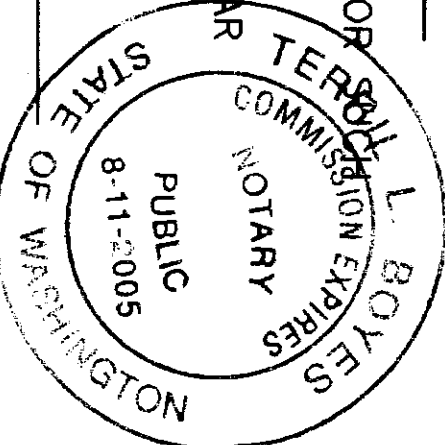


STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS:

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHE/HIS IS 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

OF SKAGIT STATE BANK, A UNITED STATES CORPORATION, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

James B. Bishop
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellingham
MY COMMISSION EXPIRES: 8-11-05



LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, SHOWN AS TRACT 2 ON THAT SURVEY RECORDED IN VOLUME 2 OF SURVEYS, PAGE 169, UNDER AUDITOR'S FILE NO. 7907300004, RECORDS OF SKAGIT COUNTY, WASHINGTON:

EXCEPT FROM SAID TRACT 2, THAT PORTION THEREOF LYING WITHIN THE EAST 25 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER FOR COUNTY ROAD RIGHT-OF-WAY, A PORTION OF WHICH WAS CONVEYED TO SKAGIT COUNTY, BY DEED RECORDED DECEMBER 29, 1955, UNDER AUDITOR'S FILE NO. 529297, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES, HERETOFORE LEVIED AND WHICH HAVE ECOME 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 2005 THIS 17th DAY OF MAY

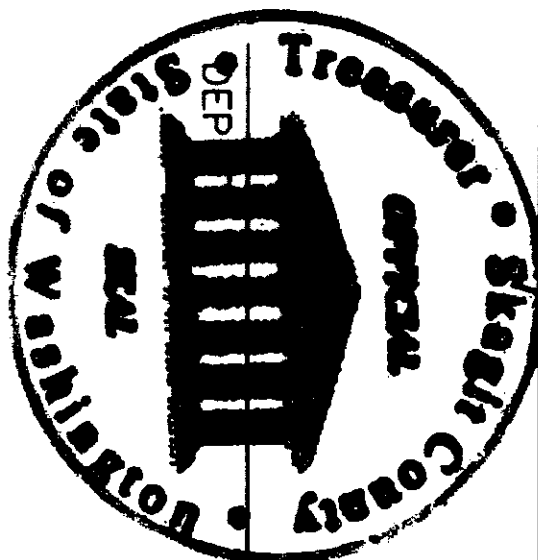
SKAGIT COUNTY TREASURER

James B. Bishop

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17th DAY OF May 2005.

AT THE REQUEST OF AZIMUTH NORTHWEST, INC., UNDER AUDITOR'S FILE NO. 100009150187



N. Van Murt
SKAGIT COUNTY AUDITOR

Paul Frank
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SUBDIVISION ORDINANCE THIS 12th DAY OF May, 2005

James R. Bishop
SHORT PLAT ADMINISTRATOR

Steve Blum
COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 12 DAY OF May, 2005

David Van
SKAGIT COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT 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



SHORT PLAT NO. 04-0690			
SURVEY IN NORTHEAST & NORTHWEST QUARTER SECTION 18, TWN 34N., RNG 3E., W.M.			
FOR ROGER NELSON			
FLD BK 59	AZIMUTH NORTHWEST INC.		SHEET 2 OF 2
CHKD SVB	17963 WOOD RD. BOW, WASHINGTON 98232		JOB NO. 04.0723