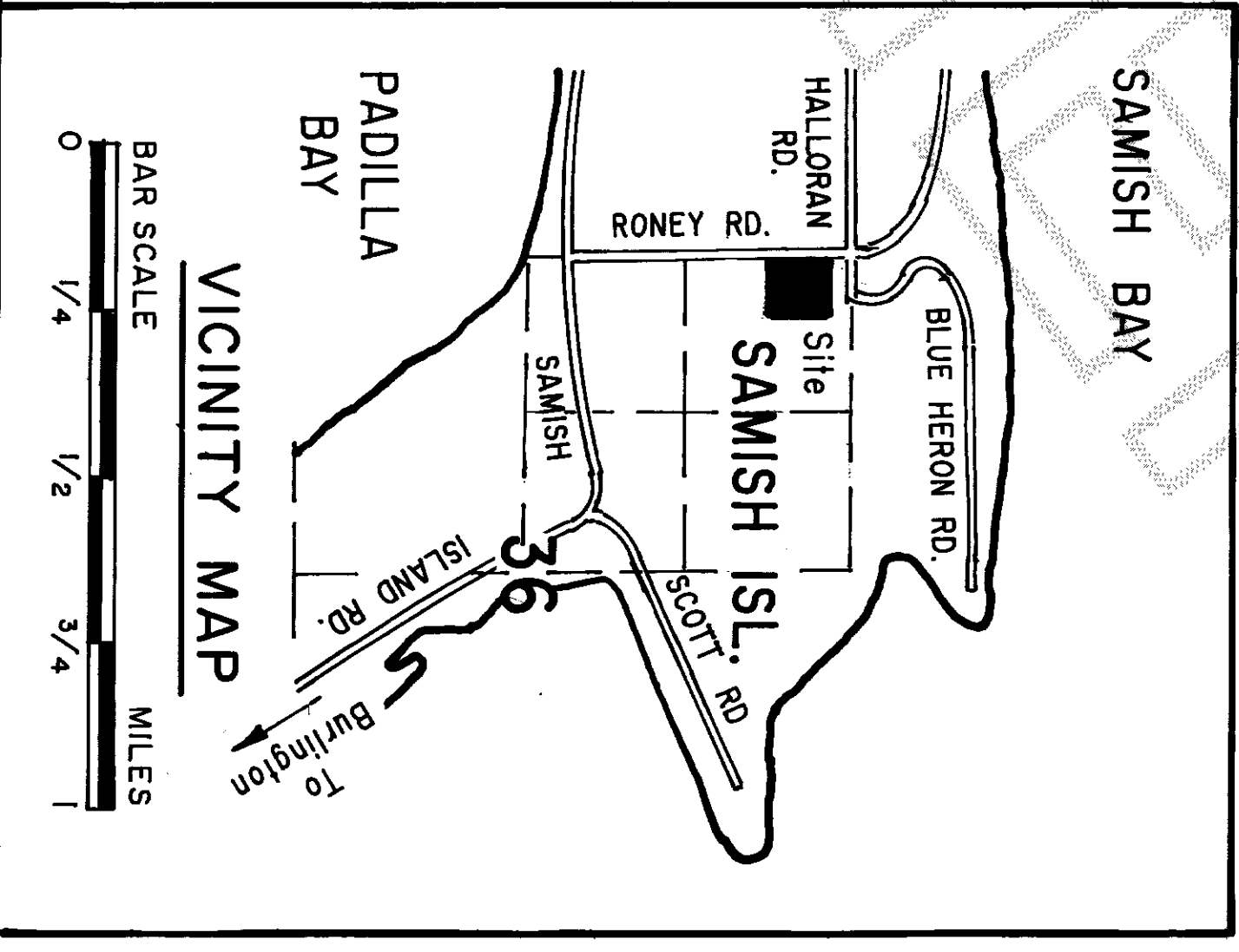
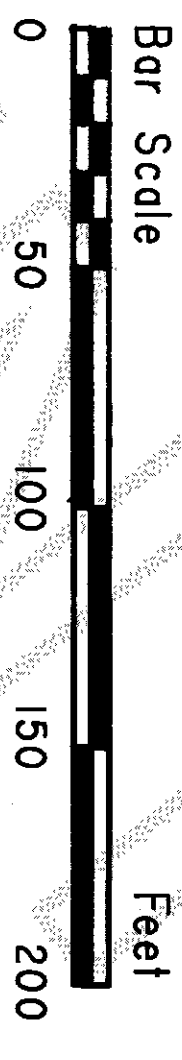


PLAN

Scale: 1" = 60'



LEGEND

- o Prop. Cor. Set Rebar
- o Found Rebar 8992
- o Mon.
- o FH
- o SL-1
- Property Corner Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475."
- Found Steel Rebar with Yellow Plastic Cap Imprinted: "LEONARD 8992"
- Monument
- 4" Fire Hydrant (Approx. Loc.)
- Septic Drainfield Soil Log Test Hole No.1-Loc. by GUDMUNSON SEPTIC
- 4" Water Main (Approx. Loc.)
- Proposed Future Driveway Access Loc. at (Center) of each Lot.
- Refer to Note 7. on Sheet 2 of this Short Plat.

OWNER-DEVELOPER

Donald D. Schesser
935 N. Beach Road
(Samish Isl.)
Bow, WA. 98232

ZONING CLASSIFICATION

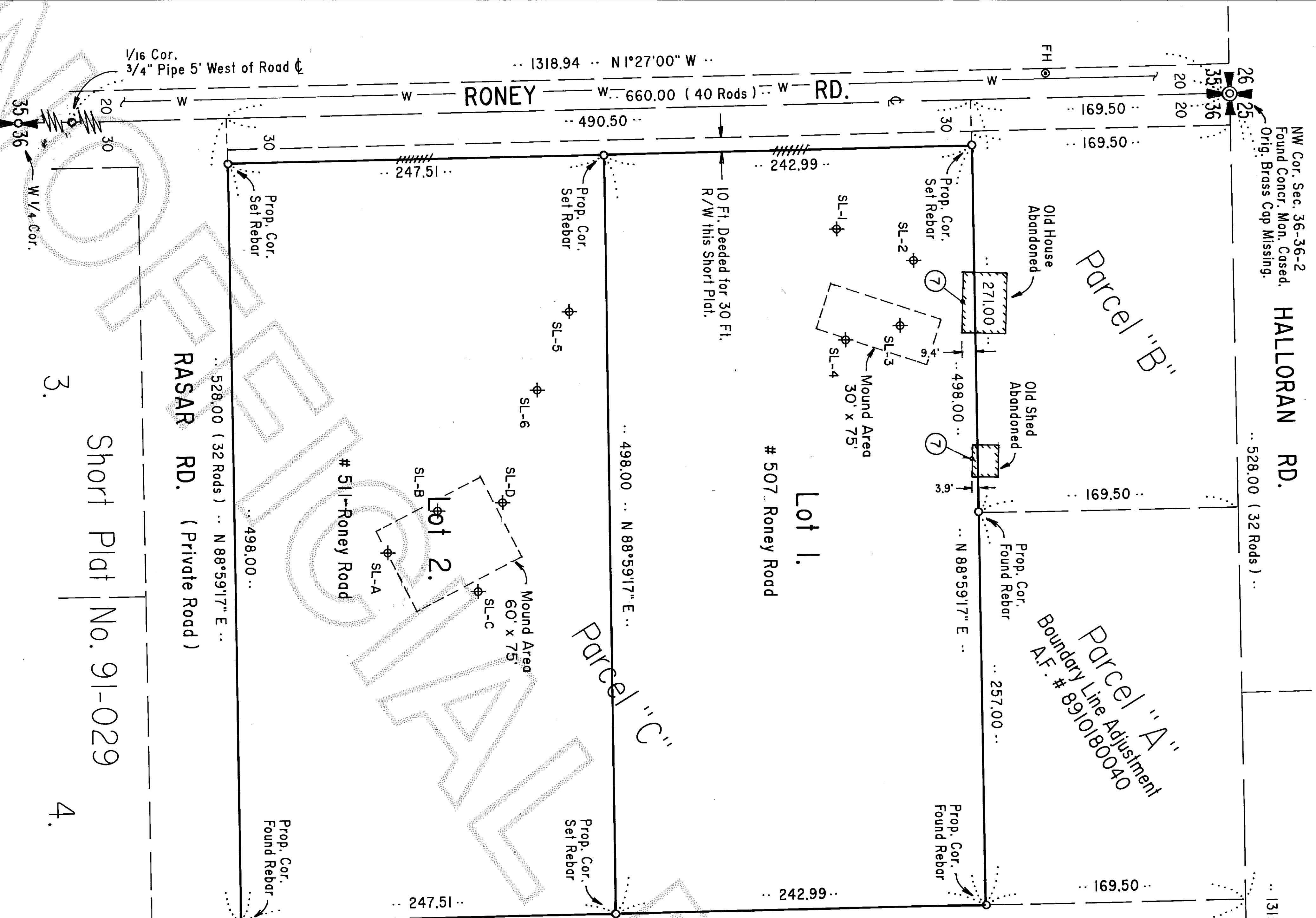
RESIDENTIAL

LOT AREAS

- Lot 1, = 128,295.90 Sq. Ft.
= 2,945 Acres (Gross-to Rd. ϕ)
- Lot 1, = 121,006.36 Sq. Ft.
= 2,778 Acres (Net-to 30' R/W)
- Lot 2, = 130,680.52 Sq. Ft.
= 3,000 Acres (Gross-to Rd. ϕ)
- Lot 2, = 123,255.49 Sq. Ft.
= 2,830 Acres (Net-to 30' R/W)

COMPREHENSIVE PLAN DESIGNATION

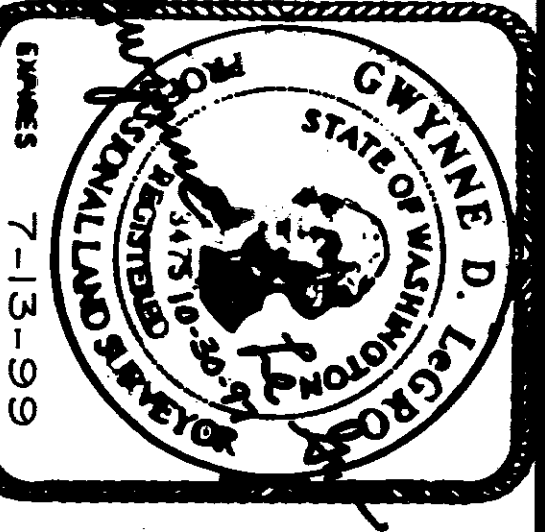
RURAL INTERMEDIATE



AUDITOR'S CERTIFICATE

Filed for the record this 14th day of June, 2006, at _____ minutes past _____ o'clock _____ M., in Volume _____ of Short Plats at Pages _____ and _____ of Auditor's File Number _____, at the request of Denny D. Legro.

KATHY HILL
Auditor, Skagit County
Witnessed by: X. K. Hill



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Code 14.08 Short Subdivision Ordinance, at the request of Donald D. Schesser, LEGRO & ASSOCIATES, Engineer & Surveyor, 815 Cleveland Avenue Mount Vernon, WA. 98273 Phone: (360) 336-3220

DONALD D. LEGRO
Registered Professional Engineer & Land Surveyor
Date: 10-30-97 Lic. # 3475

SHORT PLAT NO. 97-0062

DONALD D. SCHESSER ETAL.
PROPERTY SURVEY
PTN. NW 1/4 NW 1/4
SEC. 36, T.36N., R.2 E., W.M.
SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of said Section 36; thence South along the West line of said Section a distance of 40 rods; thence East parallel with the North line of said Section a distance of 32 rods; thence North a distance of 40 rods, to a point 32 rods East from the point of beginning; thence West 32 rods to the point of beginning;

EXCEPT the North 169.50 feet thereof;

AND EXCEPT that portion conveyed to Skagit County for Roney Road by deed recorded June 24, 1921 in Volume 122 of deeds, page 326, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

RESTRICTIONS

1. This short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.
3. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
4. In accordance with Short Subdivision Ordinance No. 14.08.090 (1)(c): "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."

NOTES

1. Certificate for Short Plat furnished by Land Title Company of Skagit County, Subdivision Guarantee Policy No.: 6 1578-16531, Order No.: 5-82653 dated September 10, 1997 at 8:00 A.M.
2. Instrumentation: TOPCON GTS-2B (20") Theodolite; Min. Horiz. Circle Reading of 20" E.D.M. Accuracy $\pm (5mm + 5ppm)$
3. Change in location of lot access, may necessitate a change of address, contact Skagit County Permit Center.
4. Survey Procedure - Field Traverse
5. Basis of Bearing - The West line of the NW 1/4 of the NW 1/4 of Section 36, T. 36N., R. 2 E., W.M. based upon existing monumentation as being North 1° 27' 00" West.
6. The Section Subdivision shown hereon is based upon that Boundary Line Adjustment Survey for Carol Schesser by Leonard & Boudinot Inc., Engineers and Surveyors, by that instrument dated 10-15-89 and recorded in Book 9 of Surveys at Page 49 under Auditor's File No. 8910180040, records of Skagit County, Washington. For additional information see also Short Plat No. 21-77 and 91-029.
7. It is hereby agreed that the old abandoned structures located upon the South property line of the corner lot lying North of and adjacent this subdivision and as annotated hereon shall NOT be rehabilitated in their present location and shall not acquire adverse possession rights against Lot 1 of this Short Plat while under current ownership. Said corner tract being in the ownership of Donald D. Schesser.
8. Meridian - Assumed
9. Utilities currently available to this site via Roney Road are Water (see "WATER SUPPLY" note), Power and Telephone.
10. A lot of Record Certificate P105 has been issued for all lots included in this land division. By virtue of the recording of this land division and the issuance of the lot Certificate in all lots therein shall be considered lots of Record for convenience and development purposes unless otherwise restricted.

AP# 100900100137

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, in witness whereof we have caused our names to be hereunto subscribed this 16th day of OCTOBER, 1997.

Donald D. Schesser Carol A. Schesser
Donald D. Schesser Carol A. Schesser

Mildred Schesser

APPROVALS

Examined and approved this 6th day of June 1995, by the Planning Department of Skagit County Washington.

Donna R. Riddle

Examined and approved this 27th day of May 1995, by the County Engineer of Skagit County Washington.

Steve Thiele

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-for 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 of 1995.

June 1995

Donald D. Schesser
Skagit County Treasurer

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. Lots 1 and 2 of this Short Plat are undeveloped at this time, i.e. there are no existing residences thereon.

The required soil logs for said Lots 1 and 2 have been previously submitted to the Skagit County Permit Center by Gudmunson Septic on August 29, 1997. Permit No. S 97-0572 and S 97-0573 and currently remain on file therewith. (Refer also to Note 3. of RESTRICTIONS listed hereinabove.)

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is currently available to Lots 1 and 2 of this Short Plat by that existing 4" water main along the West side of Roney Road as provided and maintained by the Samish Farms Water Assoc. Inc.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT

On this day personally appeared before me DONALD D. SCHESSER, with an undivided 1/2 interest, to me known to be the individual who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 16th day of OCTOBER, 1997.

Donald D. Schesser
Notary Public in and for the State of Washington,
residing at Mount Vernon

ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT

On this day personally appeared before me CAROL A. SCHESSER, formerly CAROL A. BISSELL, with an undivided 1/2 interest, to me known to be the individual who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 16th day of OCTOBER, 1997.

Donald D. Schesser
Notary Public in and for the State of Washington,
residing at Mount Vernon

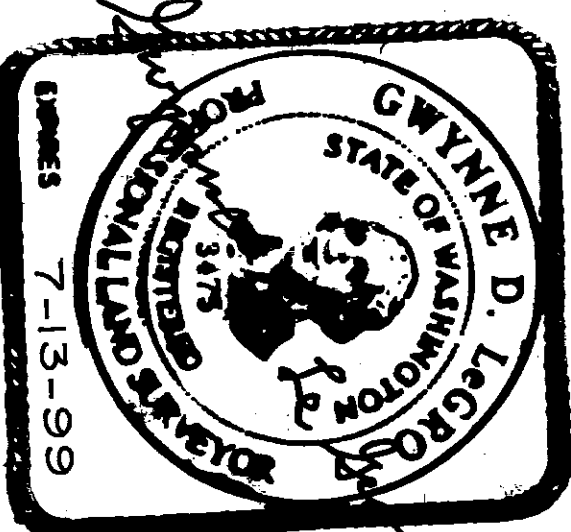
ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT

On this day personally appeared before me MILDRED SCHESSER, with a life estate interest, to me known to be the individual who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 16th day of OCTOBER, 1997.

Donald D. Schesser
Notary Public in and for the State of Washington,
residing at Mount Vernon



SHORT PLAT NO. 97-0062

DONALD D. SCHESSER ETAL.

PROPERTY SURVEY

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