

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTHERLY OF THE SOUTH SKAGIT HIGHWAY AS CONVERTED TO SKAGIT COUNTY BY DEED RECORDED JULY 3, 1953, UNDER AUDITOR'S FILE NO. 490199, ALL IN SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD FILED UNDER AUDITOR'S FILE NOS. 792754, 9308040047, 9308240056, 9504190026, 9507210061, 9607300038, 9811200016, 9507170106 AND 200204010006.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS LONG CARD DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS LONG CARD WAS OUR FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS AND SEALS THIS 08 DAY OF August 2005

STATE BANK OF CONCRETE

BY: John SVP

GLENN K. NICKEL

Karen R. Nickel  
KAREN R. NICKEL

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GLENN K. NICKEL AND KAREN R. NICKEL, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 18, 2005  
SIGNATURE: Donna L. Crane  
RESIDING AT: Donna L. Crane  
TITLE: Notary Public  
MY APPOINTMENT EXPIRES: 12/19/05

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John SVP IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS SVP OF THE STATE BANK OF CONCRETE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 18, 2005

Donna L. Crane  
NOTARY PUBLIC FOR THE  
STATE OF WASHINGTON  
MY COMMISSION EXPIRES 12/19/05

APPROVALS

Don Mumb  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

THE WITHIN AND FOREGOING LONG CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY LONG CARD SUBDIVISION ORDINANCE ON THIS 13 DAY OF August 2005

PLANNING DIRECTOR

Steve Stille  
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING LONG CARD 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 August 2005

SKAGIT COUNTY HEALTH OFFICER

PLAT OF LEKCINTON ACRES  
SECTION 18, TWN 35N., RNG 8E., W.M.  
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 2006

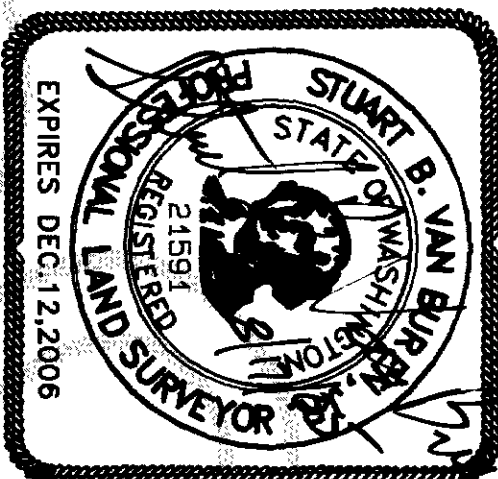
John SVP  
SKAGIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LONG CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HERON CORRECTLY AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE LONG CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332 - 120-WAC.

DATED: 8/17/05

STUART B. VAN BUREN, JR., PLS., NO. 21591  
AZIMUTH NORTHWEST, INC.  
17963 WOOD ROAD  
BOW, WA 98232  
PHONE (360) 724-7326



SURVEYOR'S NOTES:

- INDICATES REBAR SET WITH YELLOW CAP MARKED  
O. AZIMUTH NW 21591  
O. INDICATES IRON PIPE FOUND.
- BASIS OF BEARING: ASSUMED NORTH 89 DEGREES 37' 03" EAST ALONG THE MONUMENTED NORTH LINE OF N.W. QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.
- SURVEY DESCRIPTION IS FROM SUBDIVISION GUARANTEE NO. G 1578-43688, DATED SEPTEMBER 6, 2002.
- THIS SURVEY PERFORMED BY A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- PROCEDURE FOR THIS SURVEY IS FIELD TRAVERSE.

SUBDIVISION NOTES:

- 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.
- LONG CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- COMPREHENSIVE PLAN/ZONING DESIGNATION: RURAL RESOURCE
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS. LOTS 1,2 AND 3 ARE LOCATED WITHIN THE WELHEAD PROTECTION ZONE FOR CAPE HORN WATER SYSTEM, AND SHALL HAVE ENHANCED TREATMENT ON-SITE SEPTIC SYSTEMS.
- WATER: INDIVIDUAL WELLS. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY REQUIRES A 100 FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED. IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
- 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.
- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
- NO BUILDING SETBACKS ARE REQUIRED IN A LONG CARD EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT. A 200-FOOT SETBACK FOR ALL BUILDINGS WITHIN THE DEVELOPMENT SHALL BE OBSERVED FROM ADJACENT NPL DESIGNATED PARCELS
- OWNER/DEVELOPER  
GLENN K. & KAREN R. NICKEL  
P. O. BOX 775  
CONCRETE WA 98237
- PROTECTED CRITICAL AREAS: CRITICAL AREAS HAVE BEEN IDENTIFIED AND ASSESSED BY EARTH SYSTEMS SCIENCE, INC. AND SAID REPORT IS ON FILE WITH THE SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE PROTECTED CRITICAL AREAS ARE LOCATED ON LOT 11 DESIGNATED AS OPEN SPACE PRESERVATION AREA, AND WERE NOT PRECISELY LOCATED. ALL OPEN SPACE DESIGNATED OS-PA 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 CHAPTER 14.24 IS SATISFIED.

FILED FOR RECORD AT THE REQUEST OF AZIMUTH NORTHWEST, INC.



9/19/2005 Page 1 of 3 11:02AM  
Name: Donna Mumb  
SKAGIT COUNTY AUDITOR

Donna Mumb  
DEPUTY

11. 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 COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

12. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

13. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LAND (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 THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

14. CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 200509190147

15. SKAGIT COUNTY TAX NO. 350518-1-0115. PARCEL ID#44031.

16. A PARK DONATION FEE OF \$100.00 WILL BE PAID BY LOT OWNERS AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

17. TOTAL PLATED ACREAGE: 111.43 ACRES

18. 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.

19. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF# 200509190139

20. LOTS 1 THROUGH 11 SHALL COMPLY WITH THE WELHEAD MITIGATION PLAN PER SCC 14.24.310(1)(O) FOR A WELHEAD PROTECTION AREA AS RECORDED IN AF# 200509190139

EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD

- EASEMENT GRANTED TO GEORGIA PACIFIC CORPORATION, DATED FEBRUARY 13, 1973, RECORDED OCTOBER 31, 1973 UNDER AUDITOR'S FILE NO. 792754.
- EASEMENT GRANTED TO DAVID G. CHAMBERLAIN AND RANDY R. BARTLETT, DATED JULY 26, 1993 AND RECORDED AUGUST 4, 1993 UNDER AUDITOR'S FILE NO. 9308040047.
- EASEMENT GRANTED TO THE STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES DATED AUGUST 16, 1993 AND RECORDED AUGUST 24, 1993 UNDER AUDITOR'S FILE NO. 9308240056.
- EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION DATED JUNE 20, 1995 AND RECORDED JULY 17, 1995 UNDER AUDITOR'S FILE NO. 9507170106.
- EASEMENT GRANTED TO SEATTLE SMSA LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS DATED JANUARY 28, 2002 AND RECORDED APRIL 1, 2002 UNDER AUDITOR'S FILE NO. 200204010006.

LONG CARD NO. <b>03-0319</b>		SHEET 1 OF 3	
FLD BK 82	AZIMUTH NORTHWEST INC.		
CHKD SVB	17963 WOOD RD.		
	BOW, WASHINGTON 98232		JOB NO.01.0599



PLAT OF LEKCINTON ACRES  
SECTION 18, TWN 35N., RNG 8E.,W.M.

G.L. 2

G.L. 1



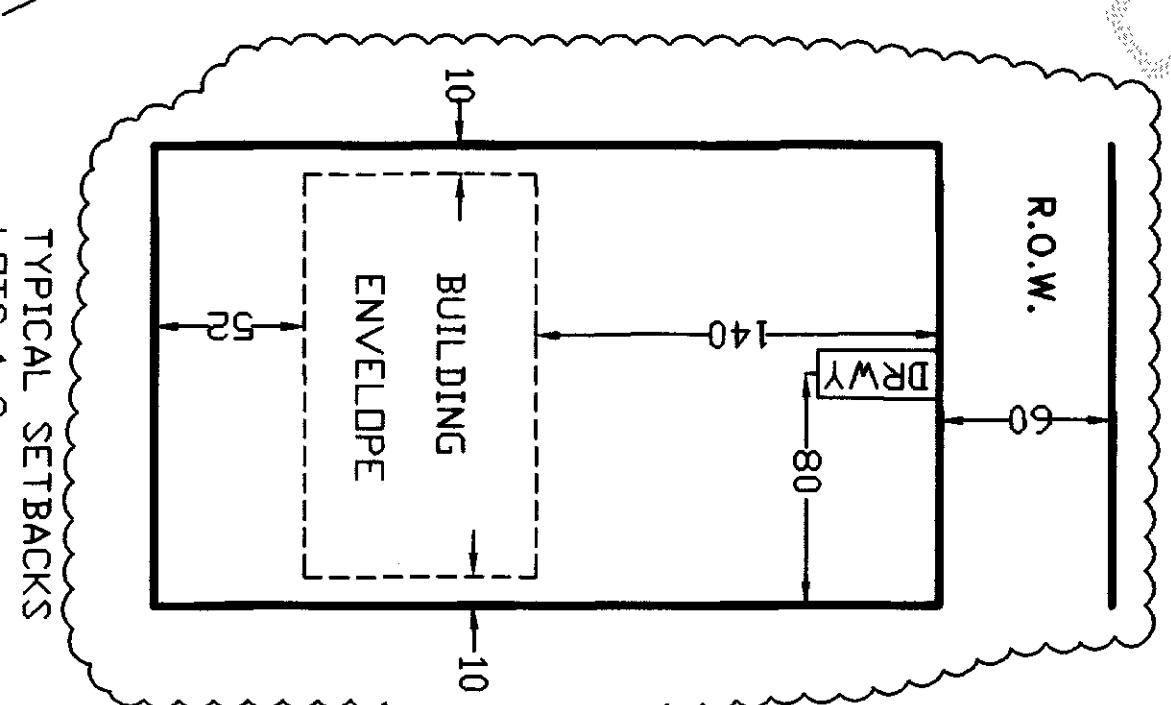
24'x24' EASEMENT FOR FIRE PROTECTION WATER STORAGE

10' EASEMENT FOR UNDERGROUND POWER, TELEPHONE, CABLE AND FIRE PROTECTION LINES

60' INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT

R=200.00  
Length=135.36  
Delta=39.46 44

R=100.00  
Length=11.87  
Delta=64.05 48



TYPICAL 100' RADIUS WELL PROTECTION ZONE

EXISTING DRILLED WELL # AGE 071 FOR EXCLUSIVE USE BY LOT 1

20'x15' EASEMENT APPURTENANT TO LOT 1 FOR ACCESS AND MAINTENANCE AND USE OF EXISTING WELL

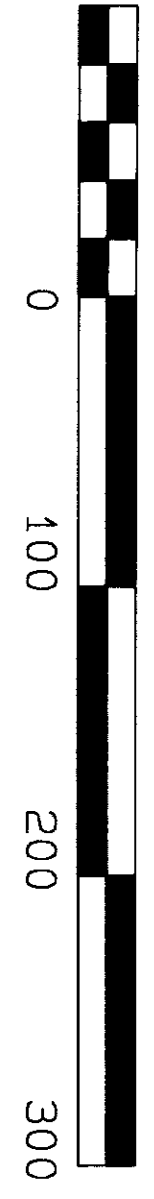
LOT 11  
4416316 SF  
101.39 ACRES

UNSUREVEYED PROTECTED CRITICAL AREA (SEE NOTE #10)

LOT 11 OPEN SPACE - PRESERVATION AREA  
(LOT 11 DESIGNATED OPEN SPACE-PRESERVATION AREA IN ITS ENTIRETY EXCEPT FOR ONE ACRE BUILDING SITE ADJACENT TO LOT 10 AND PRIVATE ROAD EASEMENT SHOWN AS LEKCIN LANE.)

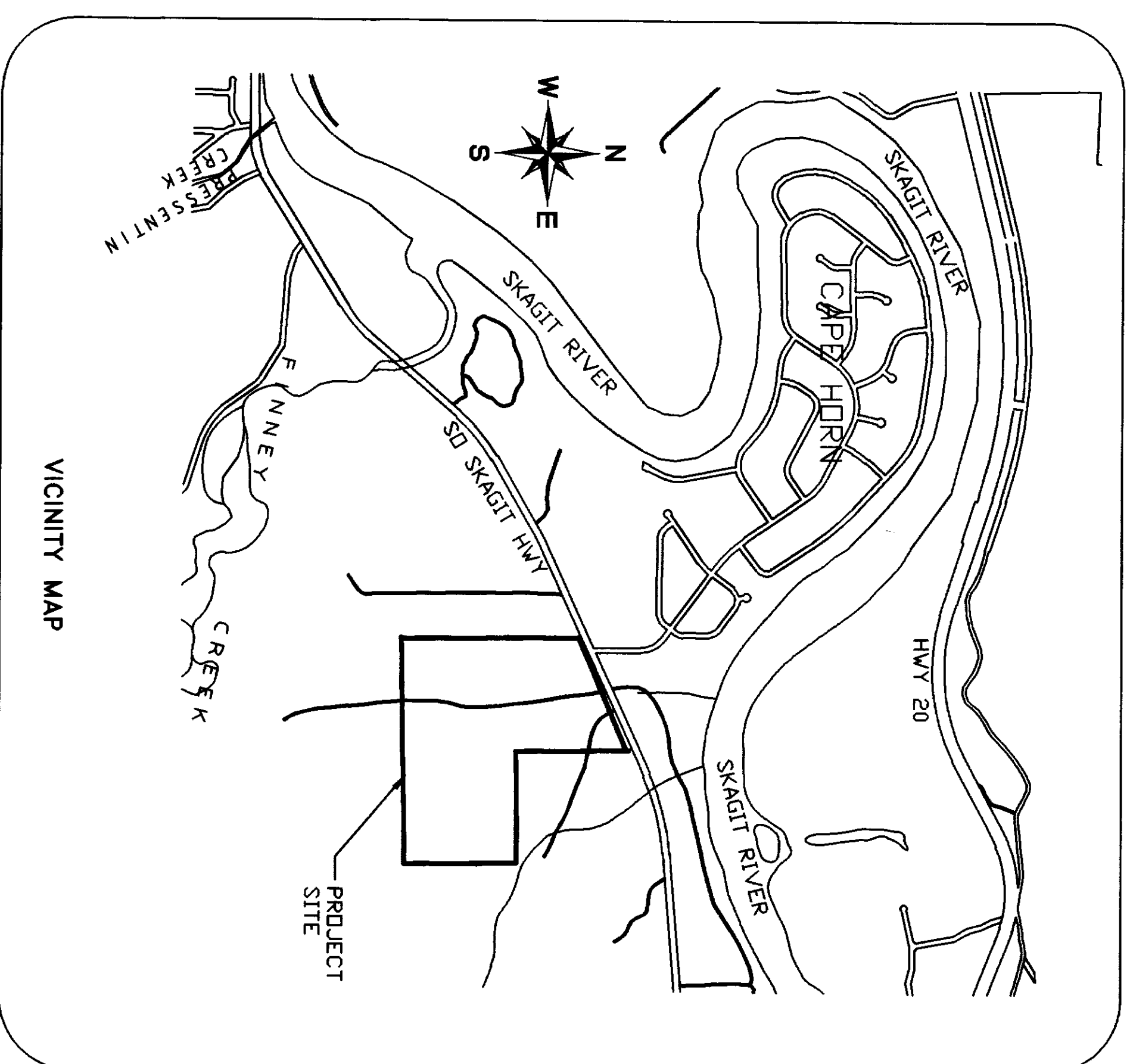
LOT 11 AREAS:  
OPEN SPACE-PA=97.80 ACRES (4260200 SQ. FT.)  
BLDG SITE- 1.00 ACRES (43565 SQ. FT.)  
LEKCIN LANE- 2.63 ACRES (114718 SQ. FT.)  
TOTAL- 101.43 ACRES (4418483 SQ. FT.)

GRAPHIC SCALE 1"=100'

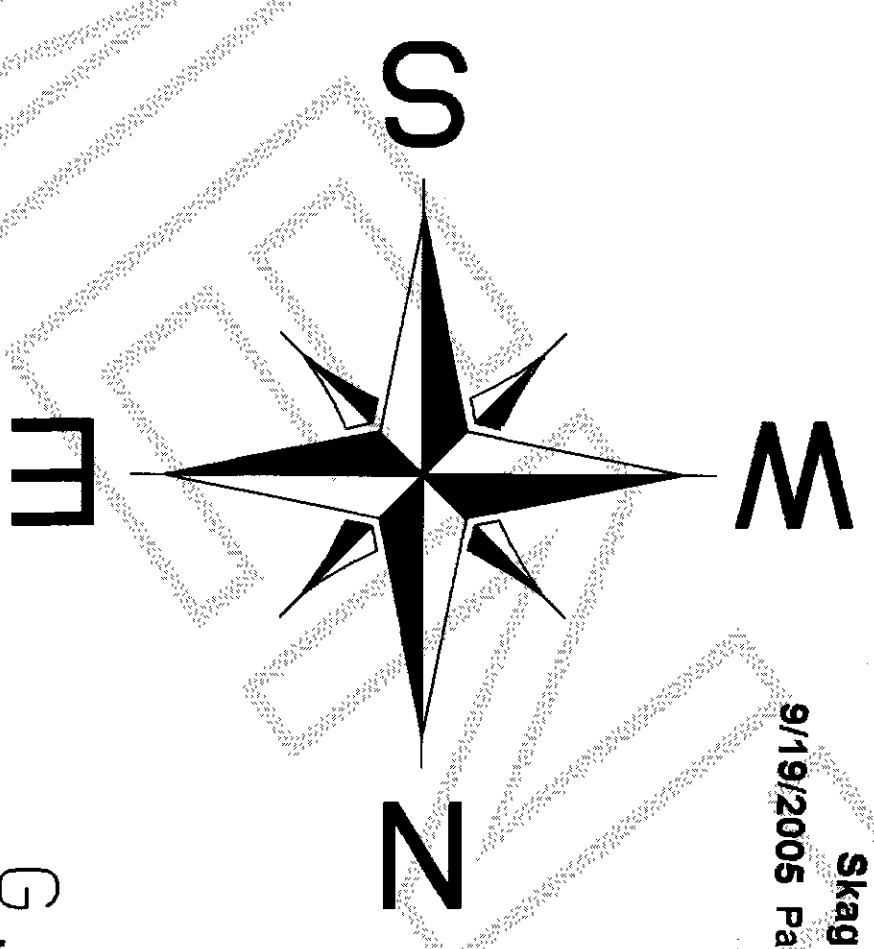


ADDRESS RANGE:  
BEGINNING- 8094 LEKCIN LANE  
ENDING- 8441 LEKCIN LANE  
SEE NOTE #18

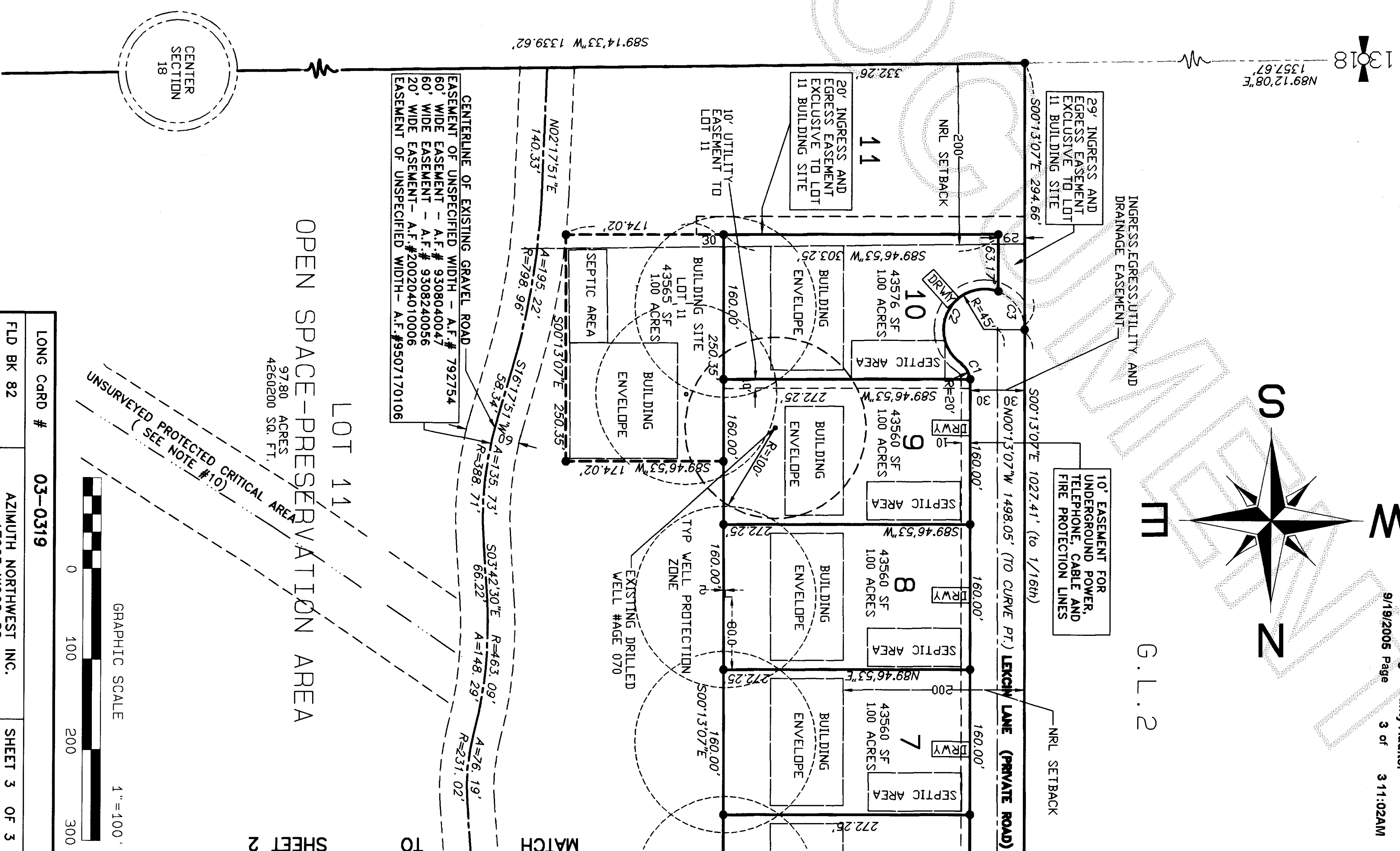
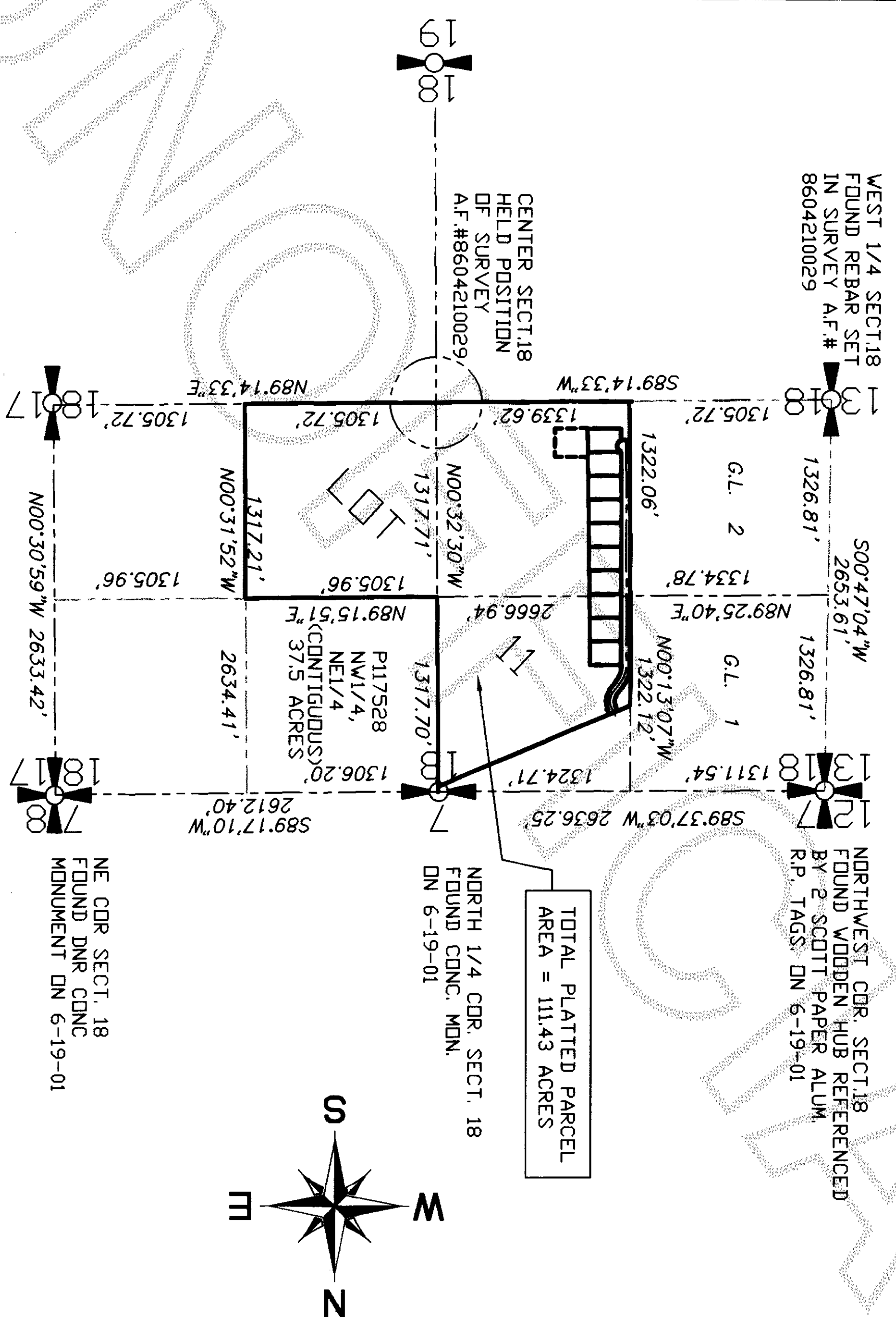
LONG CARD NO. 03-0319		AZIMUTH NORTHWEST INC.		SHEET 2 OF 3	
FLD BK 82		17963 WOOD RD.		JOB NO.01.0599	
CHKD SVB		BOW, WASHINGTON 98232			



**PLAT OF LEKINTON ACRES  
SECTION 18, TWN 35N., RNG 8E., W.M.**



200509190141  
Skagit County Auditor  
9/19/2005 Page 3 of 3 3:11:02AM



LONG CARD #		03-0319	
FLD BK 82	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232		SHEET 3 OF 3
CHKD SVB			JOB NO. 01.05939