

Survey in Gov't Lot 11, (the N1/2 of the SE1/4), of Section 1,
Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL04-0740

Legal Description

THOSE PORTIONS OF PARCEL E, SPECIAL WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 200309230093, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND PARCEL F, CORRECTION TO SPECIAL WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 200309230093, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALL IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CONCRETE MONUMENT AT THE INTERSECTION OF MILL STREET AND JACKSON STREET AS SHOWN ON THE SURVEY FOR RECORDED IN VOLUME 16 OF SURVEYS AT PAGE 35 AS AUDITOR'S FILE NO. 94080020, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 04°44'56" WEST ALONG THE CENTERLINE OF MILL STREET A DISTANCE OF 64.00 FEET; THENCE NORTH 85°17'54" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 85°17'54" EAST A DISTANCE OF 3.42 FEET TO THE CORNER OF THE CYCLOCOR FENCE DESCRIBED PARCEL E; THENCE NORTH 85°17'54" EAST ALONG SAID FENCE LINE, A DISTANCE OF 280.32 FEET; THENCE NORTH 04°42'06" WEST, A DISTANCE OF 168.33 FEET; THENCE NORTH 01°05'15" WEST ALONG THE EAST LINE OF SAID EASEMENT A DISTANCE OF 102.11 FEET; THENCE SOUTH 85°17'54" WEST ALONG THE NORTH LINE OF SAID EASEMENT A DISTANCE OF 80.00 FEET; THENCE NORTH 85°17'54" WEST, A DISTANCE OF 229.83 FEET TO THE NORTHWEST CORNER OF BLOCK 7, PLAT OF MODERN VIEW ON CLEAR LAKE RECORDED IN VOLUME 2 OF PLATS AT PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°19'23" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 7 AND THE NORTH LINE OF BLOCK 6 OF SAID PLAT, A DISTANCE OF 111.00 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF LOTS 5 THROUGH 8, BLOCK 6 OF SAID PLAT; THENCE SOUTH 04°07'57" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID LOTS 5 THROUGH 8 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 180.00 FEET TO THE SOUTH LINE OF THE UNIMPAVED MARSHALL STREET OF SAID PLAT (NOW KNOWN AS BARTL AVENUE); THENCE SOUTH 89°19'23" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 20.34 FEET TO THE EAST LINE OF MILL STREET; THENCE SOUTH 04°44'56" EAST ALONG THE EAST LINE OF MILL STREET, A DISTANCE OF 501.22 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH THAT PORTION OF MILL (SECOND) STREET AND BARTL AVENUE ADJACENT HERETO AND DESCRIBED IN DEGREE OF QUIET TITLE FILED ON AUGUST 24, 2004, IN SKAGIT COUNTY SUPERIOR COURT CASE NO. 04-2-01012-1.

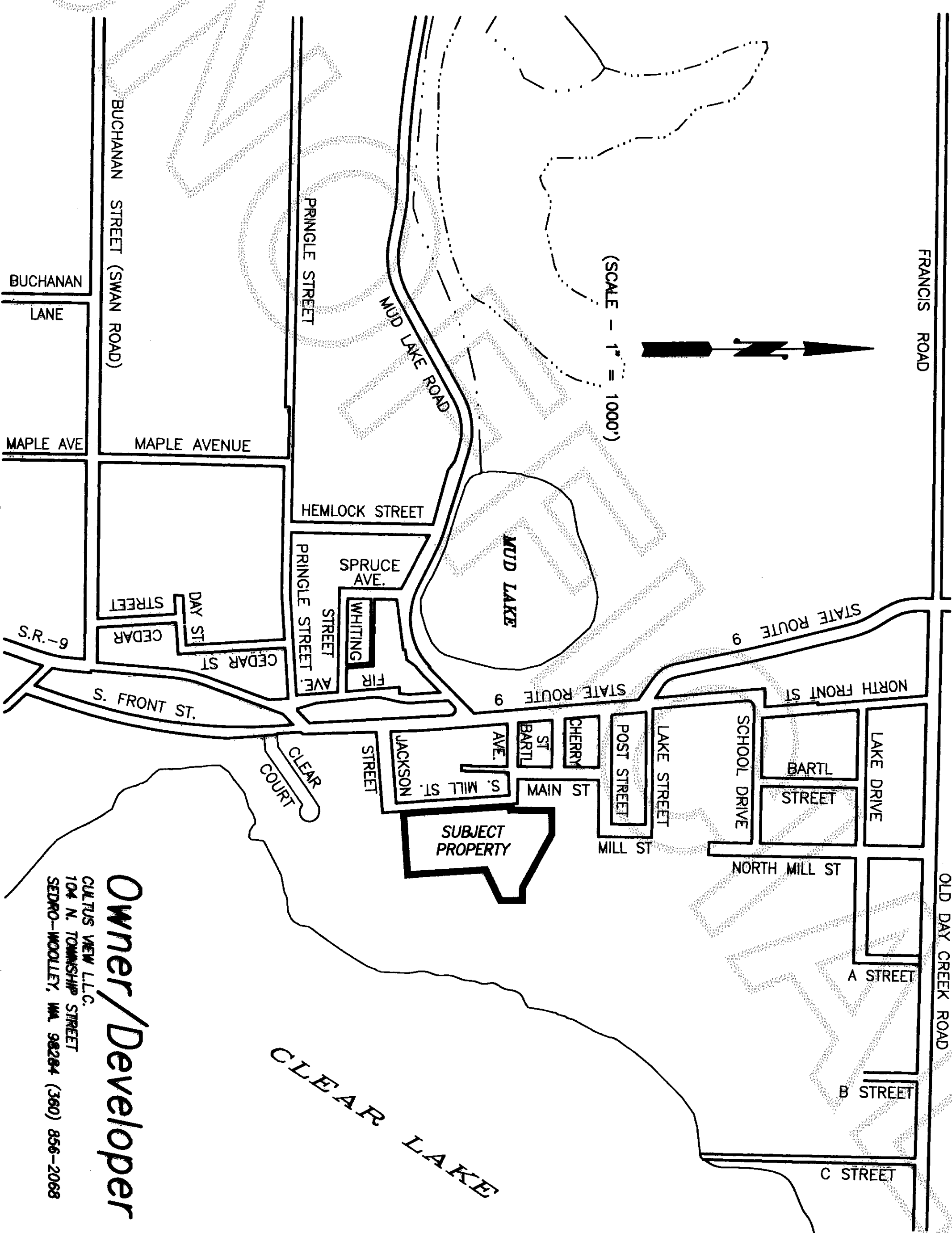
TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH THE FOLLOWING DESCRIBED PARCEL:

EASEMENT A BEGINNING AT THE CONCRETE MONUMENT AT THE INTERSECTION OF MILL STREET AND JACKSON STREET AS SHOWN ON THE SURVEY RECORDED IN VOLUME 16 OF SURVEYS AT PAGE 35 AS AUDITOR'S FILE NO. 94080020, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 04°44'56" WEST ALONG THE CENTERLINE OF MILL STREET, A DISTANCE OF 293.30 FEET; THENCE NORTH 85°17'54" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF A NON-EXCLUSIVE CLUME TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 85°17'54" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF A NON-EXCLUSIVE CLUME TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 85°17'54" EAST, A DISTANCE OF 44.49 FEET; THENCE NORTH 01°05'15" WEST, A DISTANCE OF 102.11 FEET; THENCE SOUTH 85°17'54" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 01°05'15" EAST, A DISTANCE OF 45.46 FEET TO THE POINT OF BEGINNING OF A CLUME TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CLUME THROUGH A CENTRAL ANGLE OF 64°22'04" AND AN ARC DISTANCE OF 33.70 FEET; THENCE SOUTH 85°16'49" WEST, A DISTANCE OF 339.54 FEET TO THE POINT OF BEGINNING OF A CLUME TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY NORTHWESTERLY ALONG SAID CLUME THROUGH A CENTRAL ANGLE OF 111°59'15" AND AN ARC DISTANCE OF 58.63 FEET; THENCE SOUTH 85°17'54" WEST, A DISTANCE OF 129.40 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION.

PUD Easement Note

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENJOYING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, IMPROVE, REMOVE, RESIDE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE ANY AND ALL PIPE OR PIPES LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE PROVISIONS OF WATER, GAS, TELEPHONE, CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTE A MENACE OR DANGER TO SAID LINES OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES OR TO PERSONS OR PROPERTY ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE UTILITY USE OF ANY FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT, OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

Vicinity Sketch



Owner/Developer
CULTUS VIEW L.L.C.
104 N. TOWNSHIP STREET
SEDOO-WOOLLEY, WA 98284 (360) 856-2088

Utility Easement

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: PUGET SOUND ENERGY, CASCADE NATURAL GAS, VERIZON, AT&T BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON SAWYER LANE (PVT) AND THE EXTERIOR TEN (10) FEET OF ALL LOTS WITHIN THE SUBDIVISION LING PARALLEL WITH AND ADJOINING ALL STREETS(S), AS SHOWN HEREIN, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND ADJACENT APPURTENANCES AND THEREFOR FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, GAS, TELEPHONE SERVICE, TELEVISION CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID SAWYER LANE (PVT) AND ALL LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE OWNERS AND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
3. BASIS-OF-BEARS - ASSUMED N64°49'04"E ON THE CENTERLINE OF JACKSON STREET BETWEEN THE FOUND MONUMENTS AS SHOWN HEREIN.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL VILLAGE RESIDENTIAL (RVR)
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. THIS SURVEY WAS ACCOMPISHED BY FIELD TRAVELER USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-150-090.
7. 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.
8. A SKAGIT COUNTY ADDRESS PLATE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION, AT THE TIME OF APPLICATION FOR BUILDING AND/OR LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. WATER - PUD, NO. 1 OF SKAGIT COUNTY
10. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#227403; A.F.#200312160124; A.F.#200312160127; A.F.#200404300124; A.F.#200408210120; A.F.#200408080131; A.F.#200501001033; A.F.#200503030016.
11. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 4.73 ACRES.
12. FLOODPLAIN - BUYER SHOULD BE AWARE THAT THIS ENTIRE SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN, FLOOD ZONE A7, PER F.I.R.M. PANEL 530151 (2750), AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION.
13. STORMWATER - SEE STORMWATER CONTROL PLAN AND TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN PREPARED FOR THIS PROJECT BY SKAGIT SURVEYORS AND ENGINEERS. ALL RUNOFF FROM IMPROVED SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES. OPERATION AND MAINTENANCE REQUIREMENTS FOR STORMWATER FACILITIES IN THIS SUBDIVISION ARE CONTAINED IN ROAD AND DRAINAGE FACILITIES MAINTENANCE COVENANT FILED IN A.F.#2005092300207.
14. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.#2005092300207.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVISIONS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

CULTUS VIEW L.L.C.

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT

I, CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT Robert Danicki SIGNED THE INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Attorney in Fact OF CULTUS VIEW L.L.C. TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE UNDERSIGNED.

NOTARY SIGNATURE: Robert Danicki TITLE: Attorney in Fact

DATE: 7-21-05 MY APPOINTMENT EXPIRES: July 1, 2006

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LOTS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2005.

SKAGIT COUNTY TREASURER

DATE: 9-23-05

Approvals

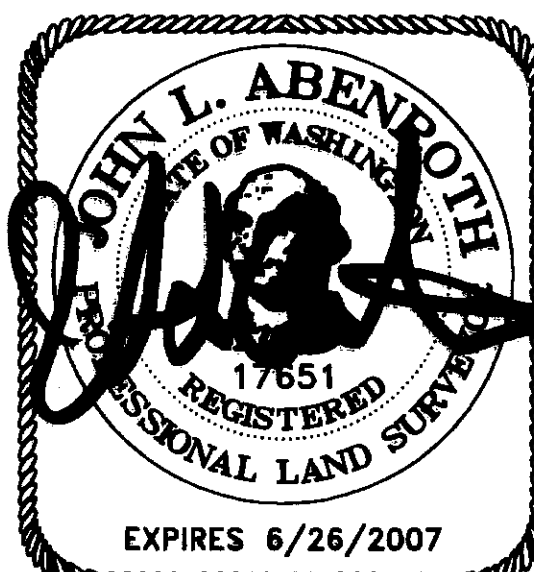
THE SHORT AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS DATE 9-23-05 BY Steve Pille COUNTY ENGINEER

SHORT PLAT ADMINISTRATOR

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.14 (SEWER) THIS DATE OF 9-29-2005

SKAGIT COUNTY HEALTH OFFICER

Short Plat for Cultus View L.L.C.



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2005 at the request of Cultus View L.L.C.

John L. Abenroth CERT#17651
Date 9/1/05

AUDITOR'S CERTIFICATE



9/28/2005 Page 1 of 2 3:04PM

Jane Fraser, Deputy
County Auditor or Deputy Auditor

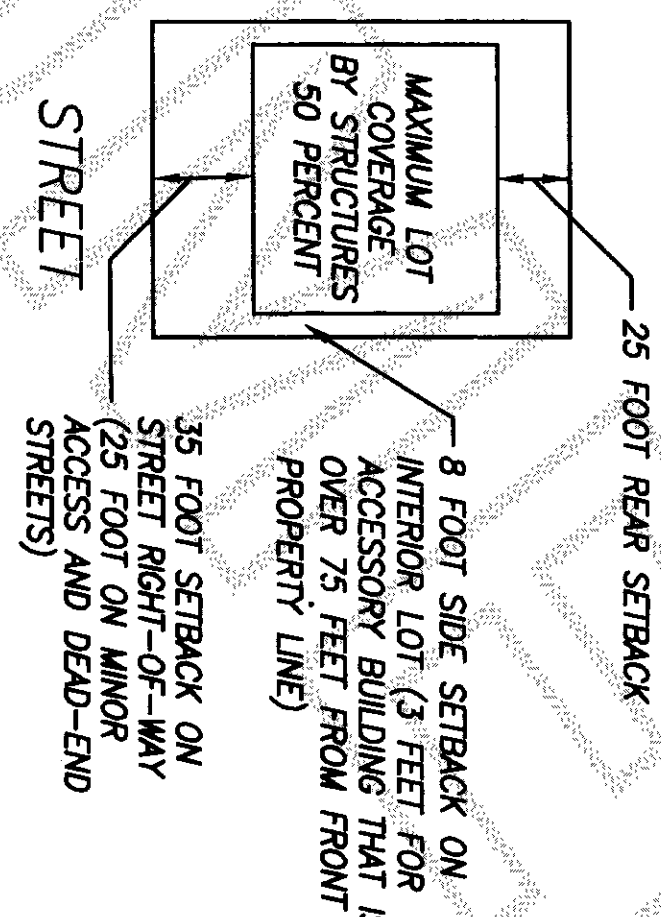
Survey in Gov't Lot 11, (the N1/2 of the SE1/4), of Section 1,
Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL04-0740

Dedication

KNOW ALL PERSONS BY THESE PRESENTS THAT CULTUS VIEW L.L.C., THE OWNERS, IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED UNDER SHORT PLAT NUMBER PL04-0740, HEREBY DECLARES THIS SHORT PLAT AND DEDICATES TO THE PUBLIC FOREVER AN ADDITIONAL 10 FEET OF RIGHT OF WAY ALONG THE EAST LINE OF THE EXISTING MILL STREET RIGHT OF WAY AS SHOWN HEREON.

Minimum Setback Requirements



AUDITOR'S CERTIFICATE

200509260210
Skagit County Auditor

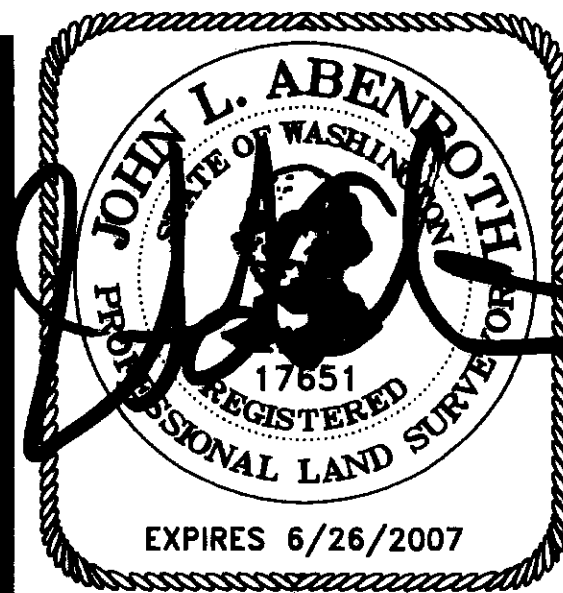
9/26/2005 Page 2 of 2 3:04PM

Jane Fraser Deputy
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2005 at the request of Cultus View L.L.C.

John L. Abenroth CERT#17651
Date 9/1/05



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CLEAR LAKE

CURVE TABLE		
#	RADIUS	LENGTH
C1	30.00'	58.63'
C2	30.00'	33.70'
C3	20.00'	31.42'
C4	20.00'	31.42'
C5	30.00'	42.10'
C6	30.00'	16.55'
C7	30.00'	35.62'

LINE TABLE		
#	BEARING	DISTANCE
L1	N85°15'04"E	30.00'
L2	S04°42'06"E	7.95'
L3	N85°17'54"E	10.00'
L4	S04°42'06"E	30.00'
L5	S85°17'54"W	10.00'
L6	S04°42'06"E	10.00'

Legend

- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- PROPOSED ACCESS LOCATIONS.
- SOIL LOG HOLE

JACKSON STREET
366.85'
N84°49'04"E

FOUND CONCRETE MONUMENT WITH WIRE POINT IN TOP IN THE SHOULDER OF STREET 2.0 FEET DEEP. FOUND MONUMENT COVER (NO CASE) ON 3/29/94.

Address Ranges

SAWYER LANE - 23668 TO 23747
S. MILL STREET - 12634 TO 12745

Septic System Note

PER SITE ASSESSMENT REPORT PREPARED BY SKAGIT WETLANDS & CRITICAL AREAS, INC. DATED 4/4/05 AND REVISED 8/22/05
SEPTIC TANK DESIGN FOR THE SUBJECT PROPERTY SHOULD USE ONE OF THREE PROCESSES TO ENHANCE DENITRIFICATION:
A. RECIRCULATING SAND FILTERS WORK VERY HAND AT THE INTRODUCTION-DENITRIFICATION PROCESS, RECYCLING BETWEEN THE AEROBIC ENVIRONMENT OF THE SAND FILTER AND THE ANAEROBIC ONE OF THE RECIRCULATION TANK AS MANY AS FOUR OR FIVE TIMES.
B. IT IS ALSO POSSIBLE TO ACCOMPLISH THIS WITH AN AEROBIC TREATMENT SYSTEM WHERE THE EFFLUENT IS RECYCLED BACK TO THE CHAMBER CONTAINING TANK EFFLUENT AHEAD OF AERATION UNIT.
C. ANOTHER METHOD IS TO OPERATE THE AERATOR ON A TIMER SO THAT IT CONTINUOUSLY SWITCHES BETWEEN AEROBIC-ANAEROBIC ENVIRONMENTS.

CONTIGUOUS PROPERTY IN WHICH THE DEVELOPER HAS AN INTEREST.
TRACT 1 OF BOUNDARY LINE ADJUSTMENT FILED IN A.F.#200404300123.

CONTIGUOUS PROPERTY IN WHICH THE DEVELOPER HAS AN INTEREST.
LOT 1 OF SHORT PLAT #PL04-0355

CONTIGUOUS PROPERTY IN WHICH THE DEVELOPER HAS AN INTEREST.
LOT 2 OF SHORT PLAT #PL04-0355

CONTIGUOUS PROPERTY IN WHICH THE DEVELOPER HAS AN INTEREST.
LOT 3 OF SHORT PLAT #PL04-0355

CONTIGUOUS PROPERTY IN WHICH THE DEVELOPER HAS AN INTEREST.
LOT 4 OF SHORT PLAT #PL04-0355

CONTIGUOUS PROPERTY IN WHICH THE DEVELOPER HAS AN INTEREST.
TRACT 4 OF BOUNDARY LINE ADJUSTMENT FILED IN A.F.#200404300123.

25' ADDITIONAL EASEMENT COMBINED WITH EASEMENT B FOR A TOTAL OF 75' OF EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND DRAINAGE.

SAWYER COURT (PVT.)

COURT (PVT.)

EASEMENT A, EGRESS, FOR UTILITIES, PER A.F.#200404300122, 0.75 ACRES

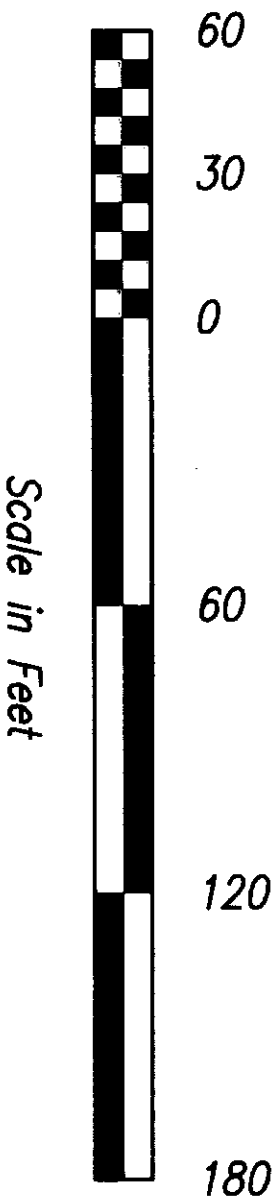
43,589 S.F.
1.00 ACRES

43,597 S.F.
1.00 ACRES

43,560 S.F.
1.00 ACRES

43,560 S.F.
1.00 ACRES

FOUND MONUMENT WITH CAP IN CASE AND COVER 0.5' DEEP AT THE CENTERLINE OF JACKSON STREET ON 3/29/94.



Short Plat for Cultus View L.L.C.

Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658