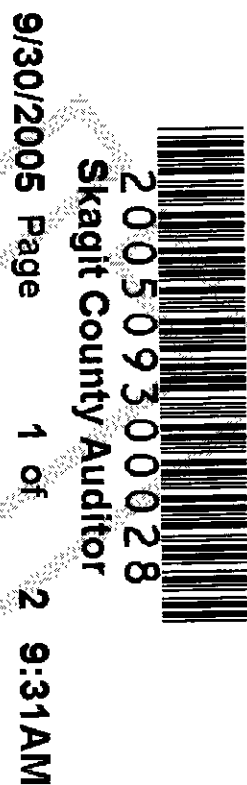


OWNER-DEVELOPER

DOUGLAS J. PLOEG
4728 G. Loop Road
Bow, WA 98232
Phone: (360) 766-6564

AUDITOR'S CERTIFICATE

Filed for the record at the request of LeGro & Associates.



ZONING/COMPREHENSIVE
PLAN DESIGNATION

RI - RURAL INTERMEDIATE

TOTAL SITE AREA

Total Site Area =
7.159 Ac.
311839 Sq. Ft.

Nanna Bunnell
Skagit County Auditor
Deputy
Wendy J. Zarda

LEGAL DESCRIPTION

Lot 2, Revised Short Plat No. 18-78, approved May 11, 1978, recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's File No. 879338, being a portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M.,

EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Lot 2; thence N 0°00'00" East, along the East line thereof, a distance of 500.00 feet to an angle point in said Lot 2; Thence N 89°44'30" W, along the lot line and the lot line extended of said Lot 2, a distance of 217.80 feet; thence S 0°00'00" W, parallel to the East line of said Lot 2, a distance of 500.00 feet to the South line of said Lot 2; thence S 89°44'30" E, along said South line, 217.80 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

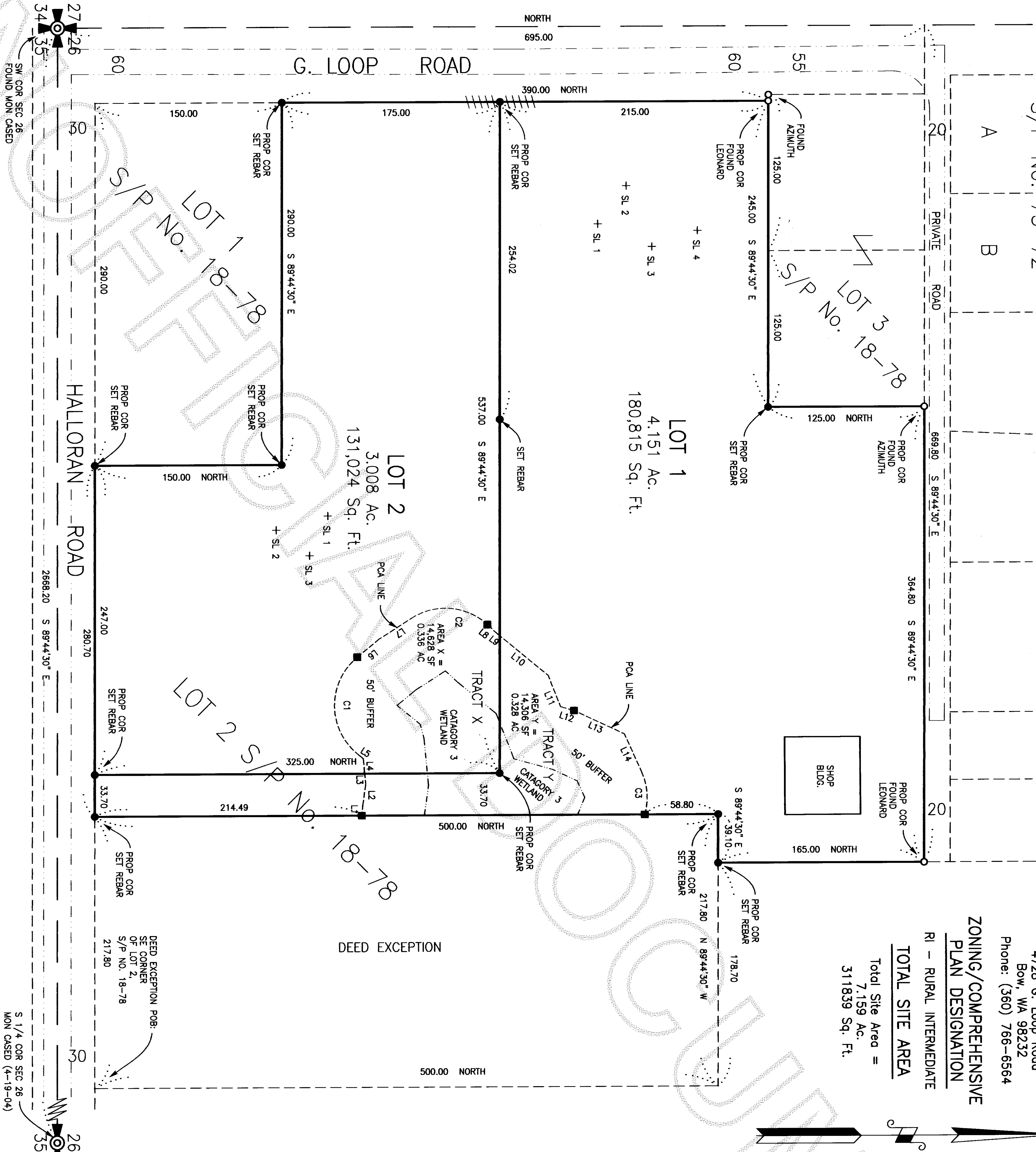
NOTES

- Certificate for Short Plat furnished by Land Title Company, Subdivision Guarantee Order No. 115629-P, Policy No. G-1103-6159, Dated March 8, 2005 at 8:00 A.M.
- Survey Method: Top Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horitz. Circle Reading of 20"
E.D.M.: Accuracy \pm (5mm + 5ppm)
- Basis of Bearing - The South line of Government Lot 4 of Section 26, based upon existing monumentation, as being S 89°44'30" E.

LEGEND

- PROP COR SET REBAR
Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
- FOUND LEONARD
Found Rebar w/ Yellow Plastic Cap Imprinted: "LEONARD 8992"
- FOUND AZIMUTH
Found Rebar w/ Yellow Plastic Cap Imprinted: "Azimuth NW 21591"
- ⊙ FOUND MON
Found Brass Disk in Concrete Monument - Punched and Cased
30' Wide Driveway Access Location
- ▣
Set Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532" and Wetland Marker Post
- + SL 1
Soil Log Test Hole No. 1
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

Sheet 1 of 2 Sheets



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in SEET 05 at the request of Doug Ploeg.

LEGR0 & ASSOCIATES
Engineer & Land Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

DENNY D. LEGR0
Registered Professional
Land Surveyor
Lic. # 37532 Date: 9-21-05

SHORT PLAT No.: PLO5-0132

DOUGLAS J. PLOEG PROPERTY SURVEY

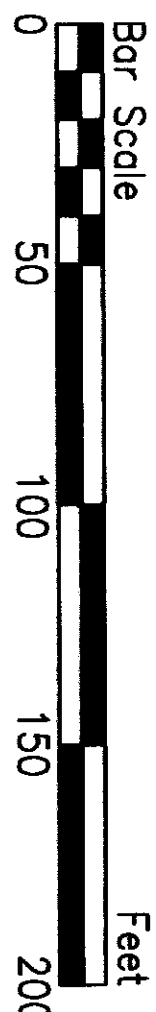
PTN. LOT 2, SHORT PLAT No. 18-78

PTN. GOV'T. LOT 4
SEC. 26, T. 36 N., R. 2 E.W.M.

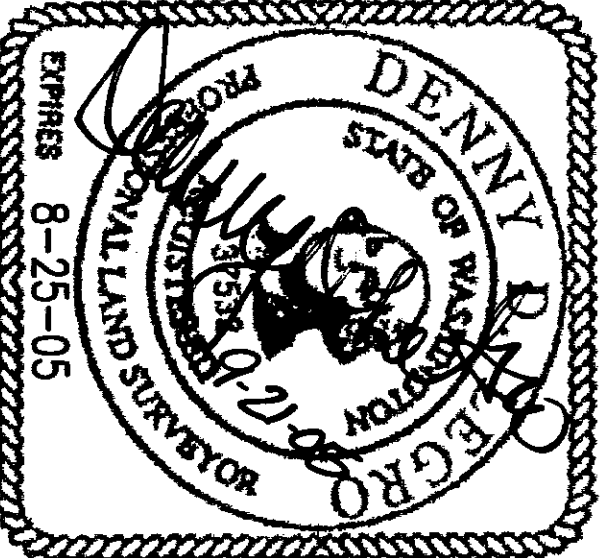
SKAGIT COUNTY, WASHINGTON

PLAN

Scale: 1" = 60'



DRAWN BY: TTH



- Meridian - Assumed.
- The Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- 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.
- All maintenance and construction of roads is the responsibility of the lot owners and shall be in direct relationship to usage of road.
- In accordance with SCC 14.32, an Engineered Drainage Plan for residential construction upon Lots 1 and 2 of this short subdivision has been prepared by LeGro & Associates and is currently on file with the Skagit County Planning and Development Services Department. Any future construction must comply with the requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.
- Lots are served by overhead power and telephone via utility poles along the North side of Holloran Road and the West side of G. Loop Road.
- The method of sewage disposal shall be by individual on-site septic drainfield systems. The required soil logs for this short plat are on file with the Skagit County Planning and Development Services Department. Lots will require an alternate sewage disposal system. Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- Water of sufficient quantity and quality for normal domestic purposes is currently available to Lots 1 and 2 of this Short Plat by Samish Farms Water Association (#75645) from individual services.
- All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely effect adjacent properties
- 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 up to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
- 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 therein shall be considered Lot of Record for conveyance and development purposes unless otherwise restricted. See AF# 200509300029
- Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
- Wetland delineation for this subdivision has been performed by Robert P. Bailey, P.E. Wetland Scientist/Biologist of Edison Engineering by that report dated August 25, 2005, a copy of which shall be on file with Skagit County Planning and Development Services. The Category III Wetland has been mapped based upon the survey location of the boundary as flagged by Edison Engineering.
- Access to Lots 1 and 2 of this Short Plat shall be from G. Loop Road as depicted upon the face of the plat map. No access shall be permitted on Holloran Road without further review and approval by Skagit County Public Works.

APPROVALS

Examined and approved this 29th day of September, 2005 by the Planning Department of Skagit County, Washington.

Examined and approved this 22nd day of September, 2005 by the County Engineer of Skagit County, Washington.

HEALTH OFFICER APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) & 12.48 (Water) this 26th day of September, 2005

Skagit County Health Officer

TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2005.

This 28th day of September, 2005
Skagit County Treasurer

PCA EASEMENT

For responsibilities, rights and/or restrictions of the Protected Critical Area Easement (PCA) for those Category 3 Wetlands delineated hereinabove as Tracts X and Y upon Lots 1 and 2 of this Short Plat, refer to instrument recorded under A.F. No. 200509300030.

OWNERSHIP CERTIFICATE

Know all men by these present that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT, do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 21st day of SEPTEMBER, 2005

INDIVIDUALS:

Douglas J. Ploeg Lynn A. Ploeg
DOUGLAS J. PLOEG LYNN A. PLOEG

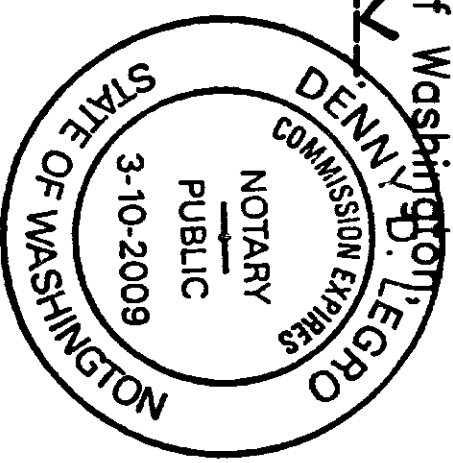
ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

On this day personally appeared before me DOUGLAS J. PLOEG and LYNN A. PLOEG, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 21st day of SEPTEMBER, 2005

Douglas J. Ploeg
Notary Public in and for the State of Washington
residing at Mount Vernon

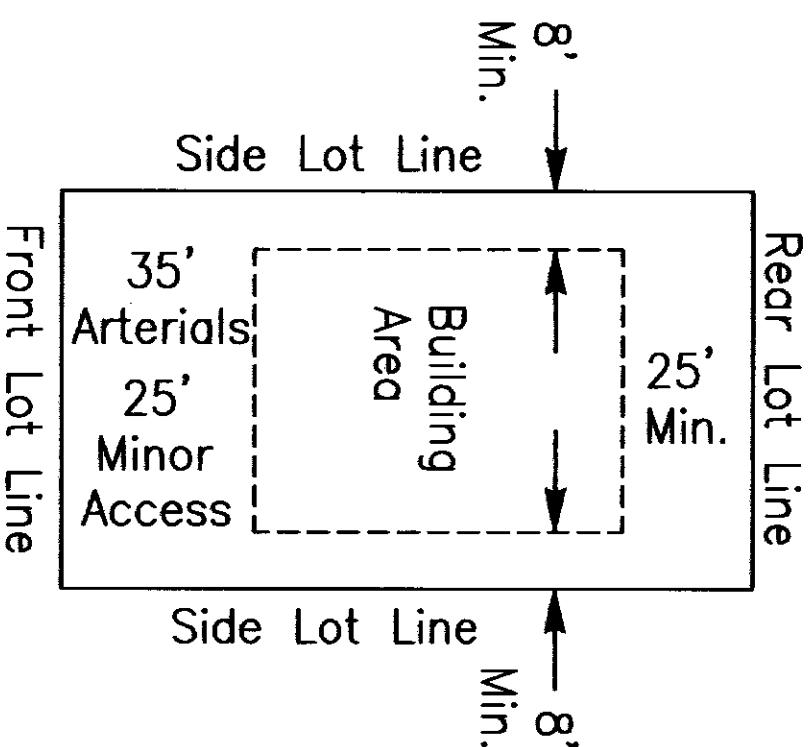


WETLAND BUFFER BOUNDARY LINE TABLE

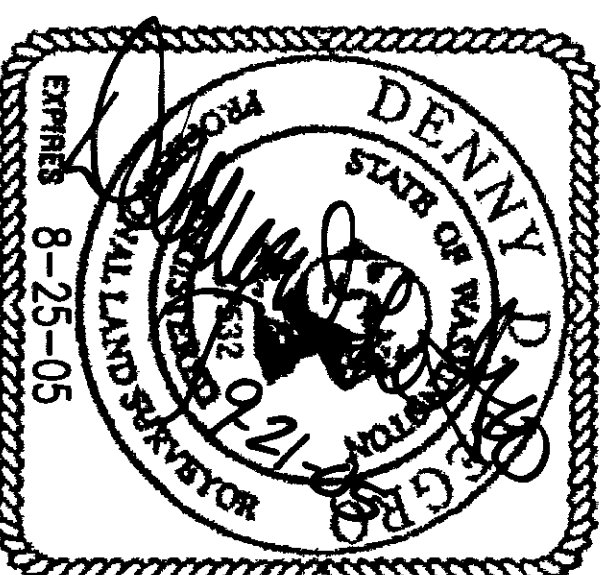
LINE	BEARING	DISTANCE
L1	N 85°17'07" W	7.92
L2	N 81°46'59" W	17.50
L3	S 84°39'05" W	8.53
L4	S 84°39'05" W	12.20
L5	S 38°55'28" W	5.48
L6	N 39°12'13" W	22.54
L7	N 32°16'22" W	31.37
L8	N 42°36'15" E	11.70
L9	N 39°27'43" E	1.60
L10	N 39°27'43" E	50.05
L11	N 68°41'19" E	26.99
L12	N 15°38'44" E	11.18
L13	N 25°03'04" E	44.44
L14	N 65°46'43" E	33.25

WETLAND BUFFER BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS
C1	L = 88.89	R = 50.00
C2	L = 65.34	R = 50.00
C3	L = 35.21	R = 50.00



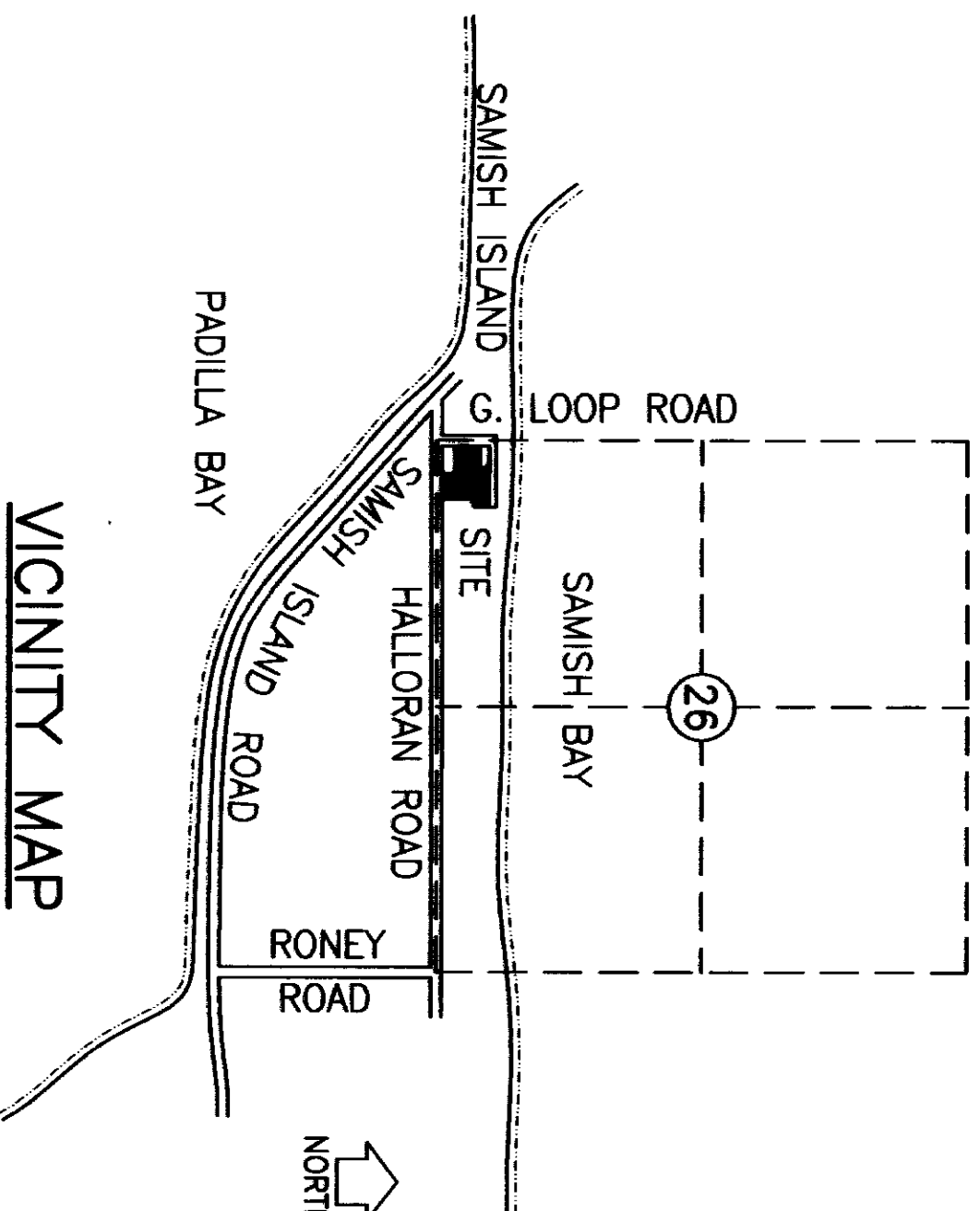
TYPICAL BUILDING SETBACK DIAGRAM



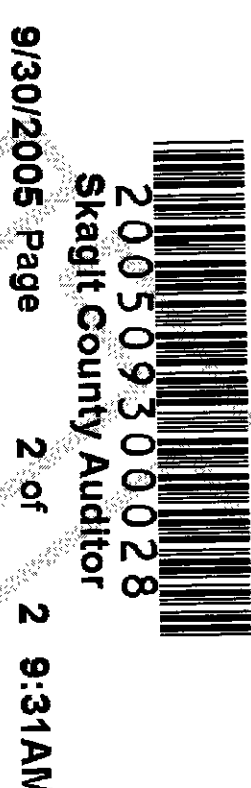
SHORT PLAT No.: PLO5-0132

DOUGLAS J. PLOEG PROPERTY SURVEY
PTN. LOT 2, SHORT PLAT No. 18-78

PTN. GOV'T LOT 4
SEC. 26, T. 36 N., R. 2 E.W.M.
SKAGIT COUNTY, WASHINGTON



VICINITY MAP
(Not to Scale)
Sec. 26, T. 36 N., R. 2 E.



200509300028
Skagit County Auditor
9/30/2005 Page 2 of 2 9:31AM

ADDRESS RANGES

Road Name	Beginning Range	Ending Range
G. Loop Road	4700	5001
Holloran Road	10000	11001

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building permit and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.

A new address was recently assigned to P47138 (Lot 2) for a home; address shall remain 4919 G. Loop Road as long as the access does not change.