

LEGAL DESCRIPTION

PARCEL A:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THAT PORTION LYING SOUTH OF JACKSON ROAD, AND EXCEPT COUNTY ROADS;

PARCEL B:
A PORTION OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE WEST LINE OF THE EAST HALF OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, 386.37 FEET NORTHERLY
THENCE SOUTH 56°33'10" EAST 624.21 FEET;
THENCE SOUTH 33°28'50" WEST 495.67 FEET MORE OR LESS, TO THE POINT OF MEAN LINE OF TIDE;
THENCE NORTHWESTERLY ALONG THE MEAN HIGH TIDE LINE TO THE WEST LINE OF THE EAST HALF OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTHERLY ALONG THE WEST LINE OF SAID EAST HALF OF SECTIONS 16 AND 9, A DISTANCE OF 565.78 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING, LESS COUNTY ROAD AND LESS THE WEST 20 FEET OF THE EAST HALF OF SAID SECTION 9; AND LESS THE NORTH 20 FEET OF THE WEST 20 FEET OF SAID EAST HALF OF SAID SECTION 16;

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF JACKSON ROAD, LESS THE WEST 20 FEET THEREOF;
SITUATED IN SKAGIT COUNTY, WASHINGTON.

LOT ADDRESS INFORMATION

SKAGIT COUNTY HAS NO ADDRESSING FOR SINCLAIR ISLAND.

LOT AREA INFORMATION

TOTAL AREA - EXCLUDING ROAD TO BE DIVIDED = 1,742,520 SQ. FT. = 40.00 ACRES
INCLUDING ROAD = 1,793,550 SQ. FT. = 41.17 ACRES
LOT 1 - EXCLUDING ROAD = 197,270 SQ. FT. = 4.53 ACRES
INCLUDING ROAD = 213,370 SQ. FT. = 4.90 ACRES
LOT 2 - EXCLUDING ROAD = 423,250 SQ. FT. = 9.71 ACRES
INCLUDING ROAD = 435,610 SQ. FT. = 10.00 ACRES
LOT 3 - EXCLUDING ROAD = 1,122,000 SQ. FT. = 25.76 ACRES
INCLUDING ROAD = 1,144,570 SQ. FT. = 26.27 ACRES

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 OF 2005 THIS 13th DAY OF OCTOBER 20 05
Karla Patterson for Karla Patterson
SKAGIT COUNTY TREASURER
SHORT PLAT NO. PL 04-0915 DATE 10/13/2005

OWNER
FERDI BUSINGER
SINCLAIR ISLAND
ANACORTES, WA 98221
PHONE: 360-202-1601

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRANGABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 352-120 WAC.

John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE: (360) 424-9566

DATE: 9-29-05



NOTES

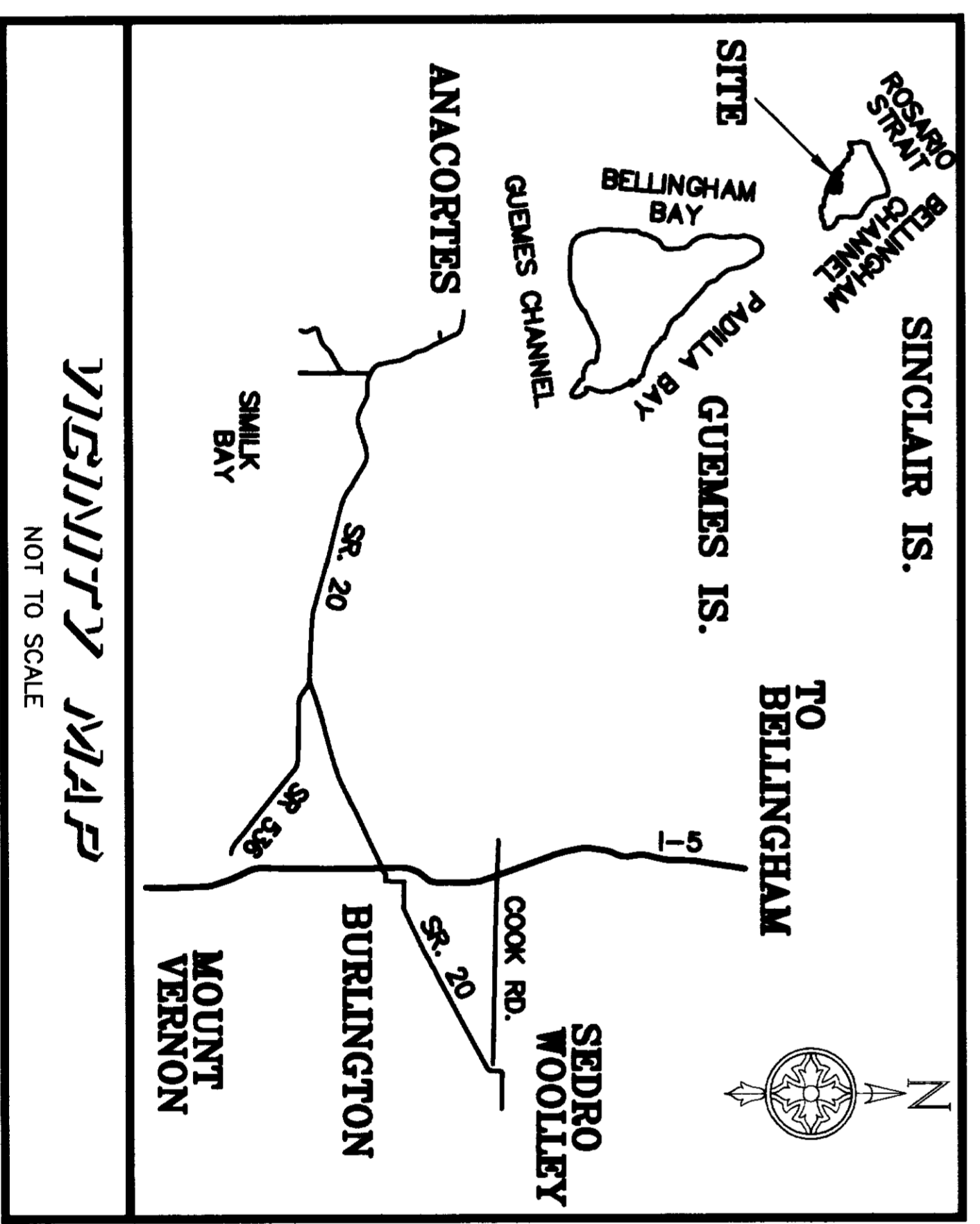
1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RURAL RESERVE
4. COMPREHENSIVE PLAN - RURAL RESERVE
5. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
6. WATER - WILL BE SUPPLIED FROM INDIVIDUAL WELL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OF QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
7. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9822.

- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- - MERIDIAN - ASSUMED.
- 8. BASIS OF BEARING - EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M. BEARING = NORTH 00°25'49" WEST.
- 9. SURVEY DESCRIPTION FROM TITLE INSURANCE PREPARED BY ISLAND TITLE COMPANY POLICY NO. A12145-A, DATED FEBRUARY 7, 2002.
- 10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200202060104, 323054 200409220127 AND 200303210241.
- 11. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- 12. SURVEY PROCEDURE: FIELD TRAVERSE.
- 13. A PORTION OF LOT 1 IS WITHIN ZONE A4, ELEVATION 9, FIRM 530151 025 C. ALL CURRENT BUILDINGS AND FUTURE BUILDING AREAS AS SHOWN ARE LOCATED IN ZONE C.
- 14. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- 15. THE COUNTY SHALL NOT ACCEPT DEDICATION OF ANY SHORT SUBDIVISION RURAL PRIVATE ROAD UNTIL SAID ROADWAY AND RIGHT-OF-WAY HAS BEEN BROUGHT UP TO FULL, CURRENT COUNTY ROAD STANDARDS AS PER SECTION 3.03.
- 16. SEE PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200510180054 FOR PCA EASEMENT AGREEMENTS.
- 17. NO FURTHER SUBDIVISIONS CAN OCCUR ON THESE THREE LOTS, PER CONDITION #2 OF VARIANCE PLO4-0145. FUTURE BOUNDARY LINE ADJUSTMENTS MAY BE ALLOWED PROVIDED THEY DO NOT VIOLATE THE INTENT OF THE RESTRICTION. VARIANCE WAS APPROVED OCTOBER 21, 2004.
- 18. A PORTION OF LOT 1 FALLS WITHIN SHORELINE JURISDICTION OF THE UNNAMED BAY OFF OF ROSARIO STRAIT. ANY DEVELOPMENT WITHIN 200 FEET WILL BE SUBJECT TO SKAGIT COUNTY SHORELINE MASTER MANAGEMENT PLAN.
- 19. A LOT OF RECORD CERTIFICATE 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 LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO 200510180054

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE 14.18 ON THIS 17th DAY OF October 2005
John H. Hilde
SKAGIT COUNTY PLANNING DIRECTOR
Steve Hilde
SKAGIT 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 6 DAY OF October 2005
Heather
SKAGIT COUNTY HEALTH OFFICER



AUDITOR'S CERTIFICATE

200510180053
Skagit County Auditor
10/18/2006 Page 1 of 2 9:39AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Verma Baunmet
SKAGIT COUNTY AUDITOR

William Sager
DEPUTY

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, AND DO HEREBY DECLARE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE JACKSON ROAD RIGHT-OF-WAY SHOWN HEREON.

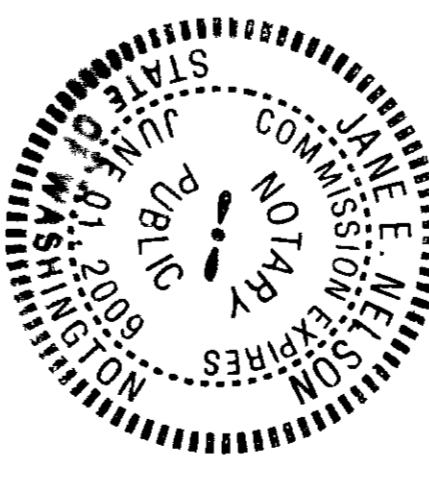
Ferd Businger
FERDI BUSINGER
Charles J. Hallingstad V.P.
HERITAGE BANK OF GREAT FALLS MONTANA

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **FERDI L. BUSINGER** A SINGLE PERSON, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9/29/05
SIGNATURE Ferd Businger
TITLE Notary Public
MY APPOINTMENT EXPIRES 6-1-09



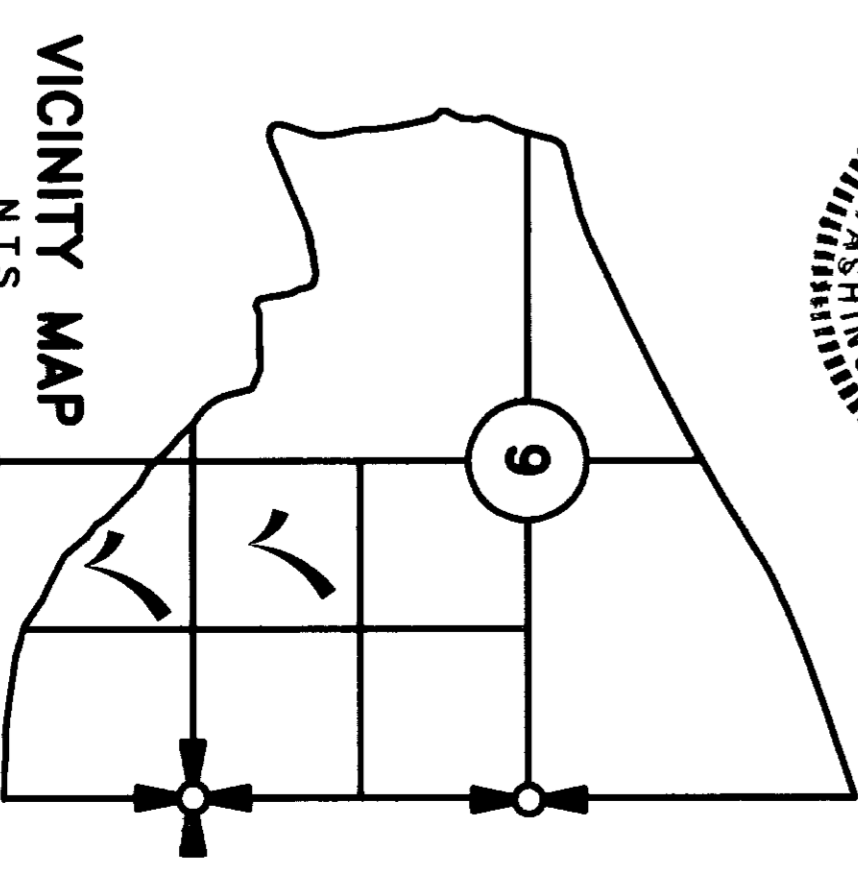
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Charles J. Hallingstad
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice-President

OF HERITAGE BANK OF GREAT FALLS MONTANA, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9-29-05
SIGNATURE Jan E. Nelson
TITLE Notary Public
MY APPOINTMENT EXPIRES 6-1-09



SHORT PLAT NO. PL 04-0915
SHEET 1 OF 2

SURVEY IN A PORTION OF SECTION 9 AND 16, T. 36 N., R. 1 E., W.M.
FOR: FERDI BUSINGER
SKAGIT COUNTY, WASHINGTON

FB 241 PG 1-24 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: N/A
MOUNT VERNON, WA 98273 360-424-9566 SURVEYING • ENGINEERING • PLANNING
JOB NO. 4496

