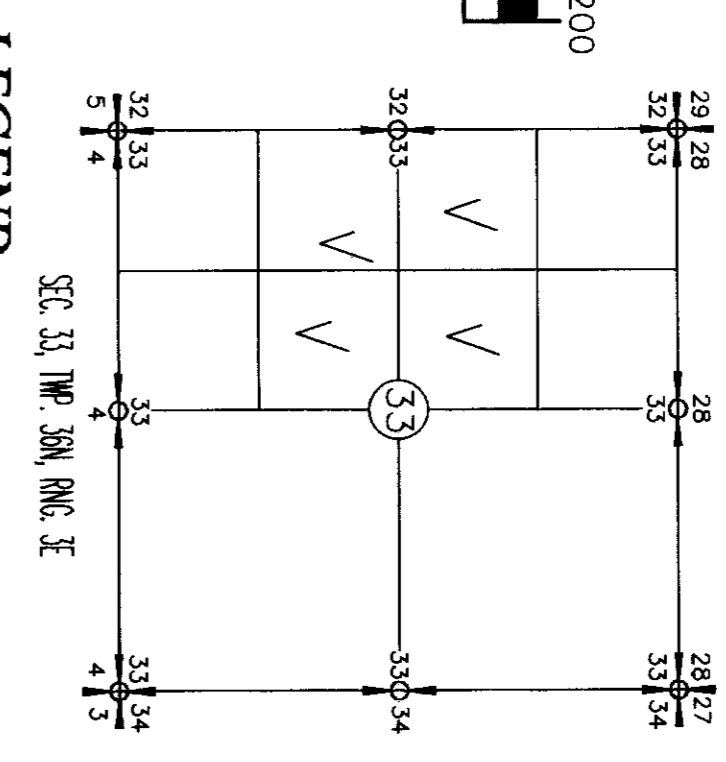


FND. I.P. W/CAP
PER AF#970160021
9/1/05

200512050153
Skagit County Auditor
12/5/2005 Page 1 of 2 2:06PM

N. Burnett
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

Deven Stober
BY DEPUTY



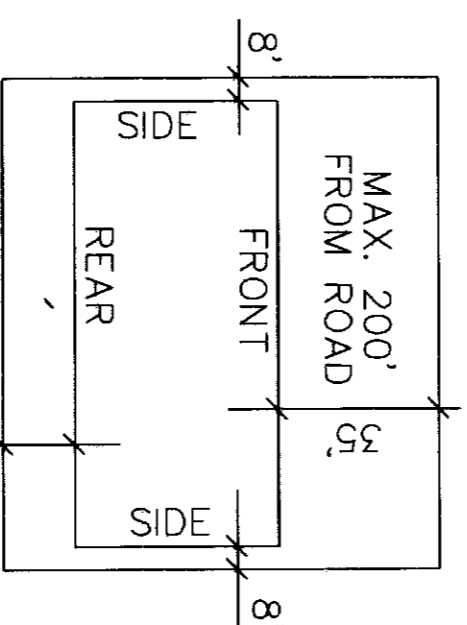
- LEGEND**
- COMPUTED POINT
 - SET REBAR & CAP #32169
 - FND CONC. MON.
 - FND IP/REBAR
 - ASL1 APPROVED SOIL LOC. #1 FOR DRAIN FIELD
 - PROPOSED ACCESS LOCATION

LINE TABLE

LINE	LENGTH	BEARING
L1	39.66	N00°48'29"E
L25	103.25	N23°48'00"W
L26	81.34	N23°48'00"W
L27	82.37	N00°48'29"E
L28	72.99	N00°48'29"E
L29	21.01	N89°13'31"W
L30	55.68	N00°48'29"E
L31	71.01	N00°48'29"E
L32	86.06	S27°41'36"W
L34	48.76	S02°31'42"E
L35	52.49	N83°56'14"E
L36	10.26	S00°34'02"E
L37	69.38	S16°02'12"W
L38	24.17	S07°29'04"E
L39	35.00	S02°31'42"E
L40	19.67	N07°29'04"W
L41	10.00	N03°28'18"W
L42	110.31	S02°31'42"E
L43	26.71	S47°00'40"E
L44	69.29	N86°54'28"E
L45	26.71	N47°00'40"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C2	49.67	72.00	39°31'36"	25.87
C3	81.06	132.00	39°31'36"	47.43
C4	19.74	146.00	07°44'52"	9.89
C5	69.00	208.00	19°11'30"	34.83
C6	106.11	100.00	60°47'47"	58.67
C7	268.62	300.00	51°18'11"	144.07
C8	203.45	1000.00	11°39'08"	102.08
C9	441.38	924.93	27°20'32"	224.98
C27	65.47	46.49	80°41'03"	39.49
C28	66.50	50.22	75°52'10"	39.14



BUILDING TYPICAL SETBACK LINE
N.T.S.

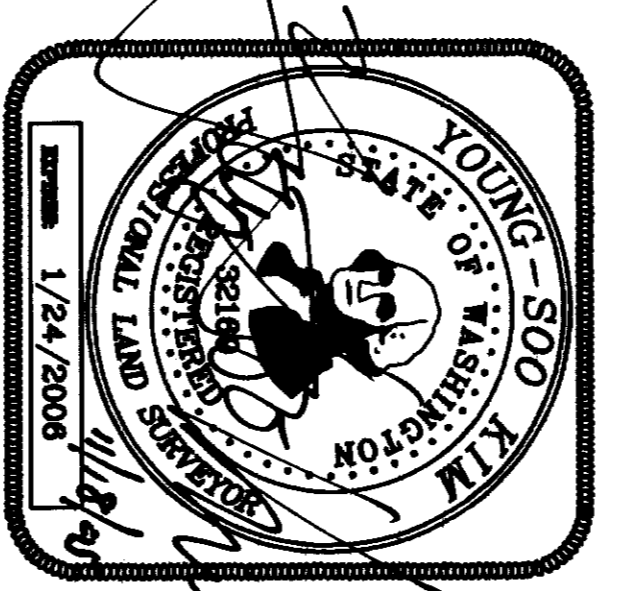
LOT AREA

ORIGINAL PARCEL: 131.99 ACRES (5,749,699 SQ.FT.)
INCLUDING ROAD RIGHT-OF-WAY
131.46 ACRES (5,726,649 SQ.FT.)
EXCLUDING ROAD RIGHT-OF-WAY

LOT NO. 1: 40.00 ACRES (1,742,462 SQ.FT.)
LOT NO. 2: 40.00 ACRES (1,742,439 SQ.FT.)
LOT NO. 3: 51.46 ACRES (2,241,747 SQ.FT.)

NOTE:

- THIS SURVEY ILLUSTRATES EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL FOR CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED ON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS LIMITED BOUNDARY SURVEY.
- LEGAL DESCRIPTION PER LAND TITLE CO. POLICY NO. G-1578-43775.



**SURVEY IN A PORTION OF THE W1/2 OF SEC. 33, TWP. 36 N, RNG. 3E, W.M.
SKAGIT COUNTY, WASHINGTON**

Short Plat No. PL05-0612

Date: 12-5-05

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE OFFICE OF THE COUNTY ENGINEERS & SURVEYORS, INC.

LEGAL DESCRIPTION

PARCEL "A":
Tract 3, Short Plat No. 69-79, approved April 7, 1980, and recorded April 10, 1980, in Volume 4 of Short Plats, page 67 under Auditor's File No. 8004100002. (Being a portion of Section 33, Township 36 North, Range 3 East, W.M.).
EXCEPT that portion lying Southerly of State Highway No. 237.
ALSO EXCEPT that portion of said Tract 3 lying Northerly of State Highway 237, lying Northerly and Eastern of Smith Road and lying Southerly of the Western extension of the North line of Tract 1 of said Short Plat.
ALSO EXCEPT that portion of the said Tract 3, described as follows:
Beginning at the Northwest corner of Lot 2 of said Short Plat no. 69-79;
thence North 072°09' East, a distance of 124.76 feet;
thence South 89°47'51" East, a distance of 482.00 feet;
thence South 070°59' West, a distance of 400.00 feet, more or less to the North line of State Highway 237;
thence North 89°47'51" West, along the North line of said Highway for a distance of 135.73 feet, more or less to the Southeast corner of Tract 2 of said Short Plat;
thence North 070°59' East along the East line of said Tract 2 for a distance of 275.24 feet to the Northeast corner thereof;
thence North 89°47'51" West along the North line of said Tract for a distance of 345.59 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A portion of the Southwest 1/4 of the Northwest 1/4 and Government Lot 2, Section 33, Township 36 North, Range 3 East, W.M., Skagit County, Washington, described as follows:
Beginning at the West 1/4 corner of said Section 33;
thence along the North line of said Government Lot 2, North 89°36'36" East a distance of 53.83 feet;
thence North 74°51'19" East a distance of 46.49 feet to the point of beginning and a curve to the left, having a radius of 46.49 feet, a central angle of 80°41'03", an arc distance of 83.47 feet, and a radius point which bears the last described course;
thence South 81°52'00" East a distance of 116.78 feet to a curve to the right, having a radius of 50.22 feet, a central angle of 75°52'26", an arc distance of 66.50 feet and a tangent which bears the last described course; thence along said curve to the East line of that certain tract of land conveyed to Mark Wheeler and Cynthia Johnson by Auditor's File no. 9508160055, records of Skagit County, Washington;
thence along said East line North 00°34'02" West a distance of 196.29 feet to an angle point in the boundary of said Wheeler Tract;
thence along the boundary of said Wheeler Tract and extension thereof North 87°03'00" West a distance of 198.74 feet;
thence South 011°05'56" East a distance of 100.47 feet to the point of beginning.
EXCEPT any portion thereof lying within the Diking District and Drainage District right of ways.
Situate in the County of Skagit, State of Washington.

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 2005,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED
OF _____ A CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGMENT OF SAID CORPORATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
ON THIS 12 DAY OF December 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, ROBERT N. DOWEN AND AMY L. DOWEN TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT MT. VERMILION

ADDRESS RANGE

WEST BOW HILL ROAD 14164 - 15003
SMITH ROAD 5540 - 5741

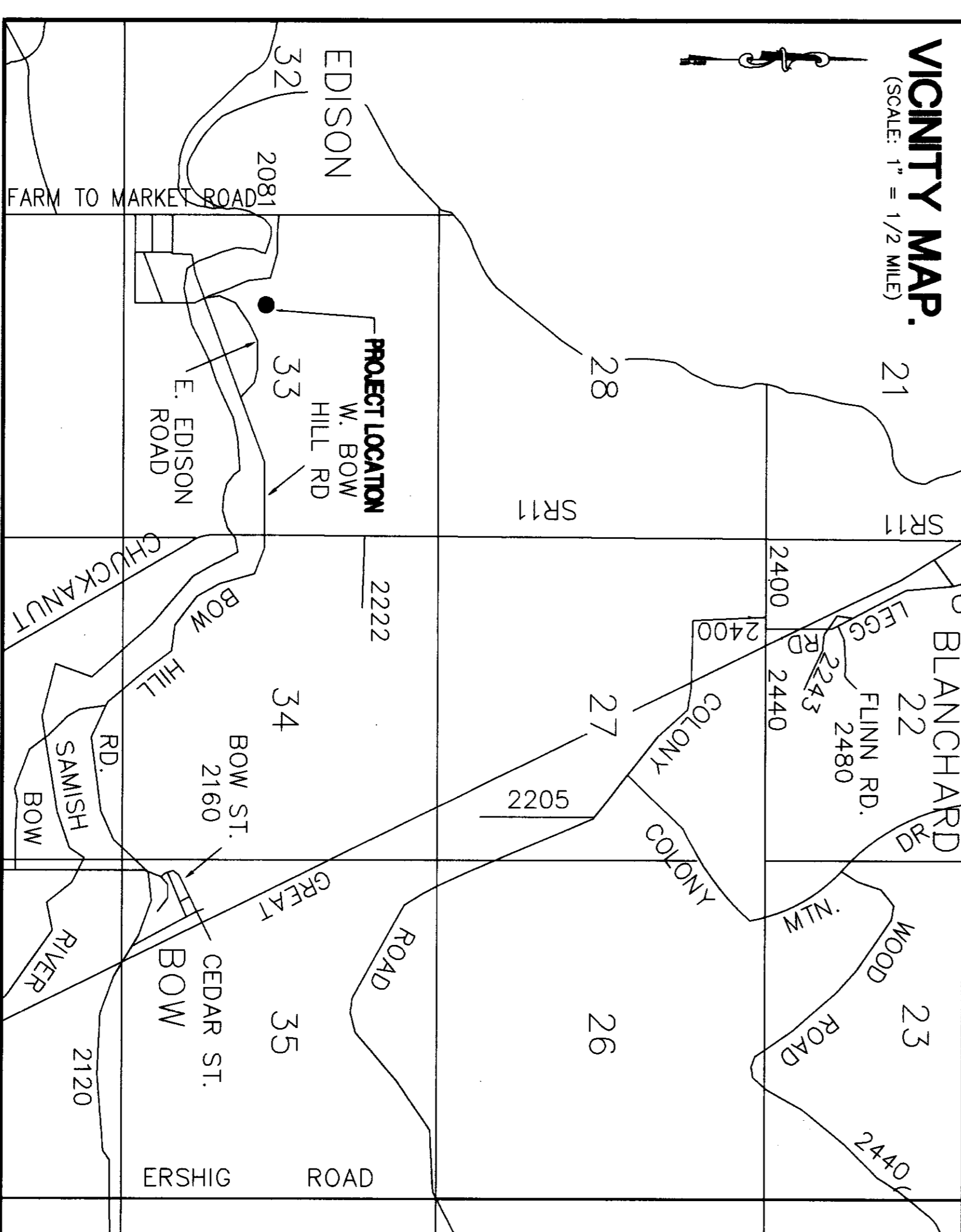
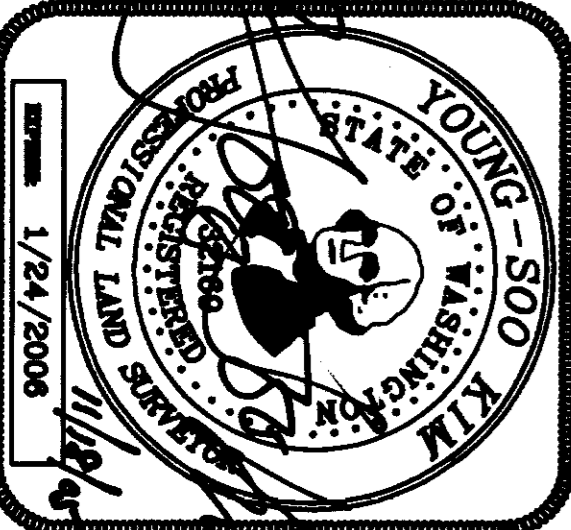
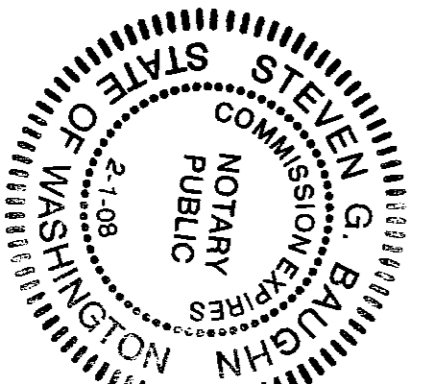
NOTES

1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - AGRICULTURE
COMPREHENSIVE PLAN DESIGNATION - Ag-NRL
3. SEWAGE: ON-SITE-SEPTIC
4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
6. A SKAGIT COUNTY ADDRESS RANGE HAD 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.
7. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
8. WATER: BLANCHARD EDISON WATER ASSOCIATION, INC. (#0745).
9. WITH THE EXCEPTION OF ACTIVITIES IDENTIFIED AS ALLOWED WITHOUT STANDARD REVIEW UNDER SCC 14.24, NO ANY LAND USE ACTIVITY THAT CAN IMPAIR THE FUNCTIONS AND VALUES OF CRITICAL AREAS OR THEIR BUFFERS THROUGH A DEVELOPMENT ACTIVITY OR BY DISTURBANCE OF THE SOIL OR WATER, AND/OR BY REMOVAL OF, OR DAMAGE TO, EXISTING VEGETATION SHALL REQUIRE CRITICAL AREAS REVIEW AND WRITTEN AUTHORIZATION PURSUANT TO SCC 14.24.
10. BASIS OF BEARING - EAST LINE OF THE NE 1/4, SECTION 33, TOWNSHIP 36N, RANGE 3E, W.M. = NORTH 00° 30' 20" EAST PER A190, 9701060021, VOL. 19, PAGE 41.
11. SURVEY EQUIPMENT & PROCEDURE: THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 08-2005.
12. MAINTENANCE AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
13. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
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 THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSE UNLESS OTHERWISE RESTRICTED. SEE AF# 200512050154
15. BUYER SHOULD BE AWARE THAT A PORTION OF THIS SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0050 C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR ELEVATION OF CONSTRUCTION.
16. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH-WATER MARK EDISON SLOUGH OR SAMISH BAY SHALL BE SUBJECT TO THE PROVISION OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
17. ALL ACTIVITIES WITHIN 200' FEET OF REGULATED WATERCOURSES SHALL COMPLY WITH SCC 14.24.
18. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND NON-RESOURCE USES 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 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 DEVELOPMENT SERVICES FOR DETAILS.
19. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER 42914 FOR WATER LINES, TOGETHER WITH THE RIGHT TO SERVICE, MAINTAIN AND REPAIR SAID LINES.
20. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER 552798 FOR PIPE LINE, TOGETHER WITH RIGHT OF INGRESS AND EGRESS.
21. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER 717801 FOR A RIGHT-OF-WAY FOR A CERTAIN DRAIN FOR THE CARRYING AND TRANSPORTING OF SURFACE WATERS.

SURVEYORS CERTIFICATE

I, Young-Soo Kim, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "DOWEN SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 36, TOWNSHIP 34N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS PER ROW 64.34.232.

Young-Soo Kim, P.L.S. #52169



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

DEVELOPERS/OWNERS
ROBERT & AMY DOWEN
14142 LACONNER-WHITNEY ROAD
MOUNT VERNON, WA 98273

DECLARATION
WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

APPROVALS
The WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE.
THIS DAY OF December 2005.

County Engineer: Robert N. Dowen
Health Officer: Robert N. Dowen

Notary Public: Robert N. Dowen

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM

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