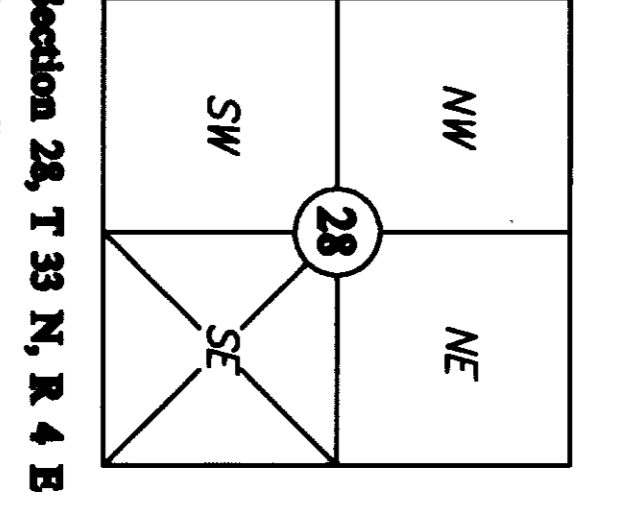
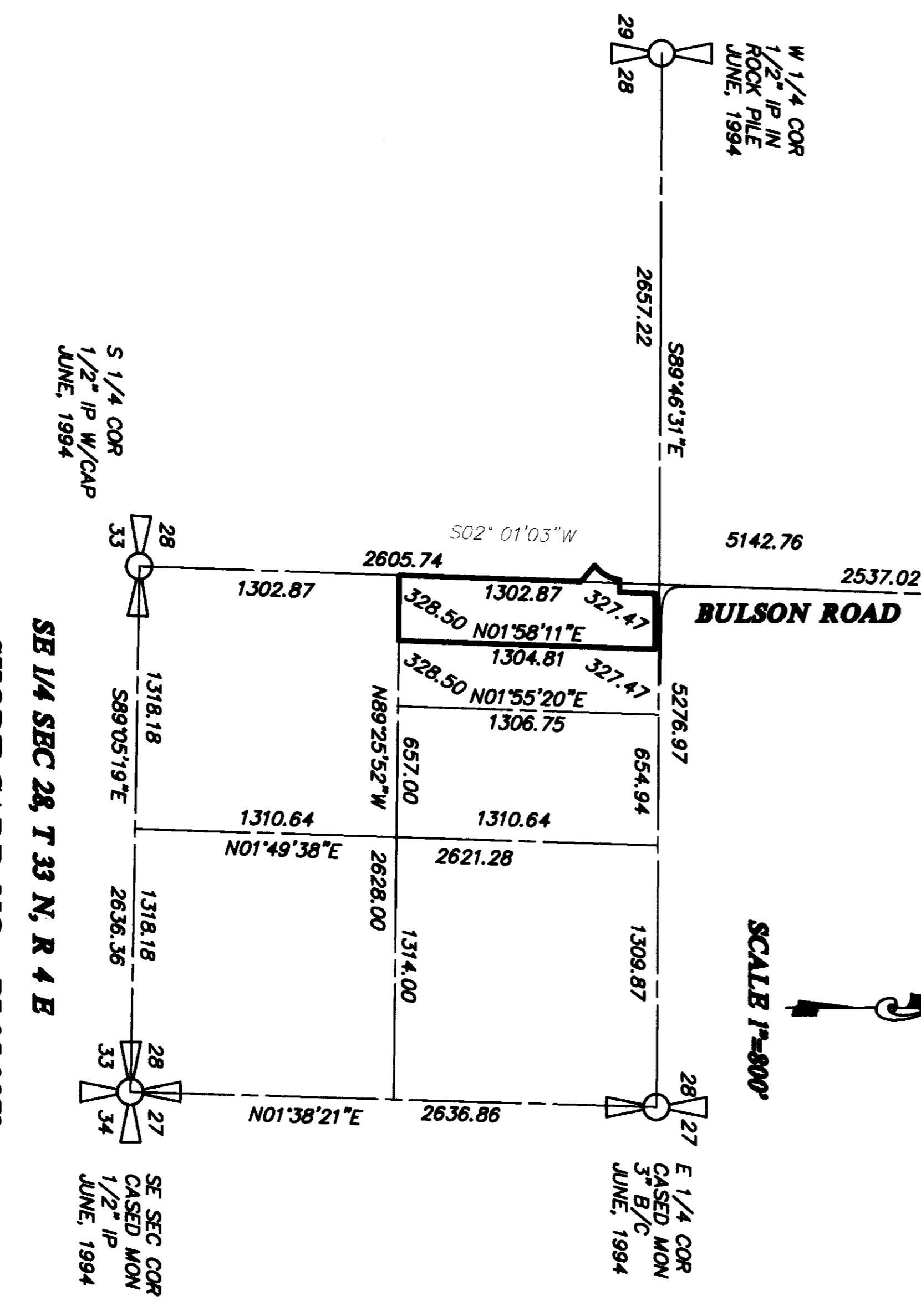
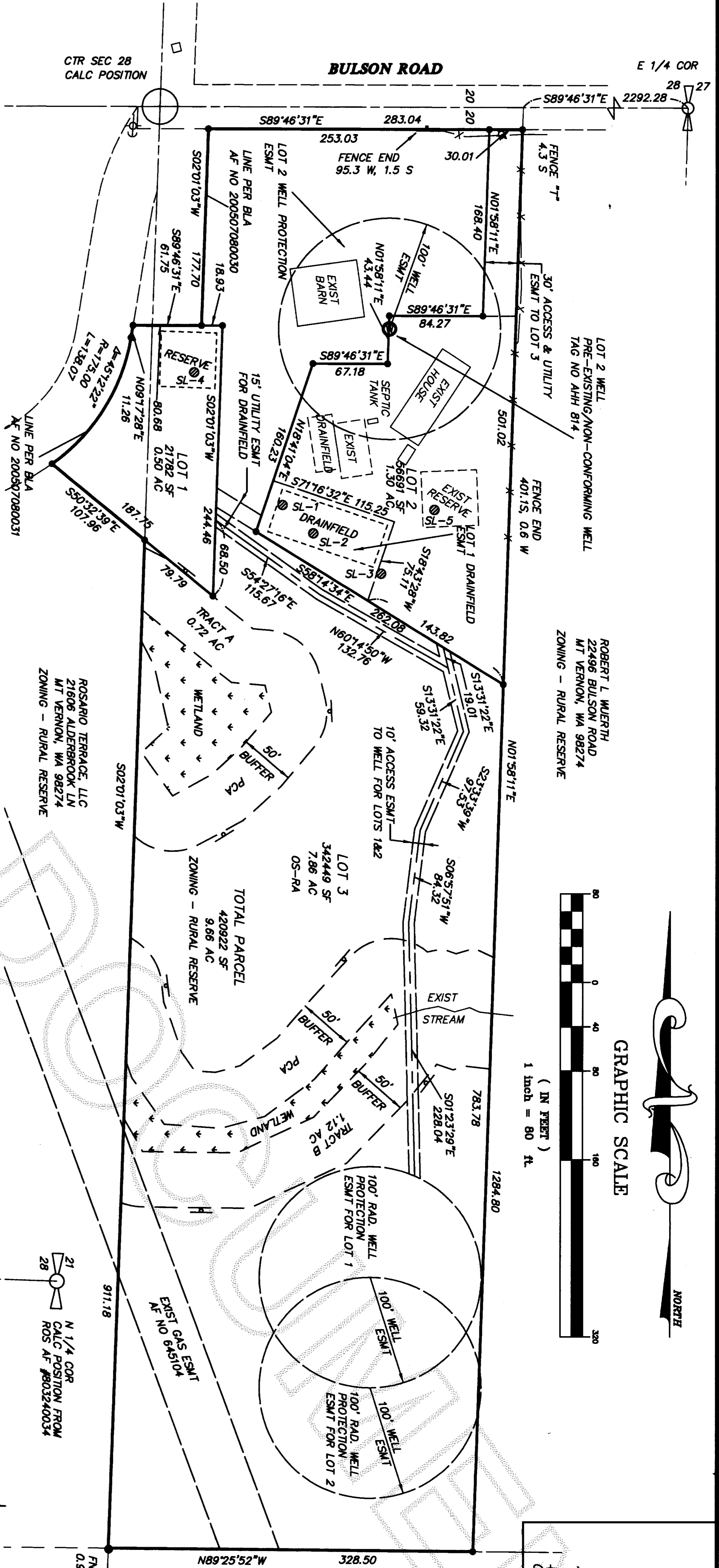
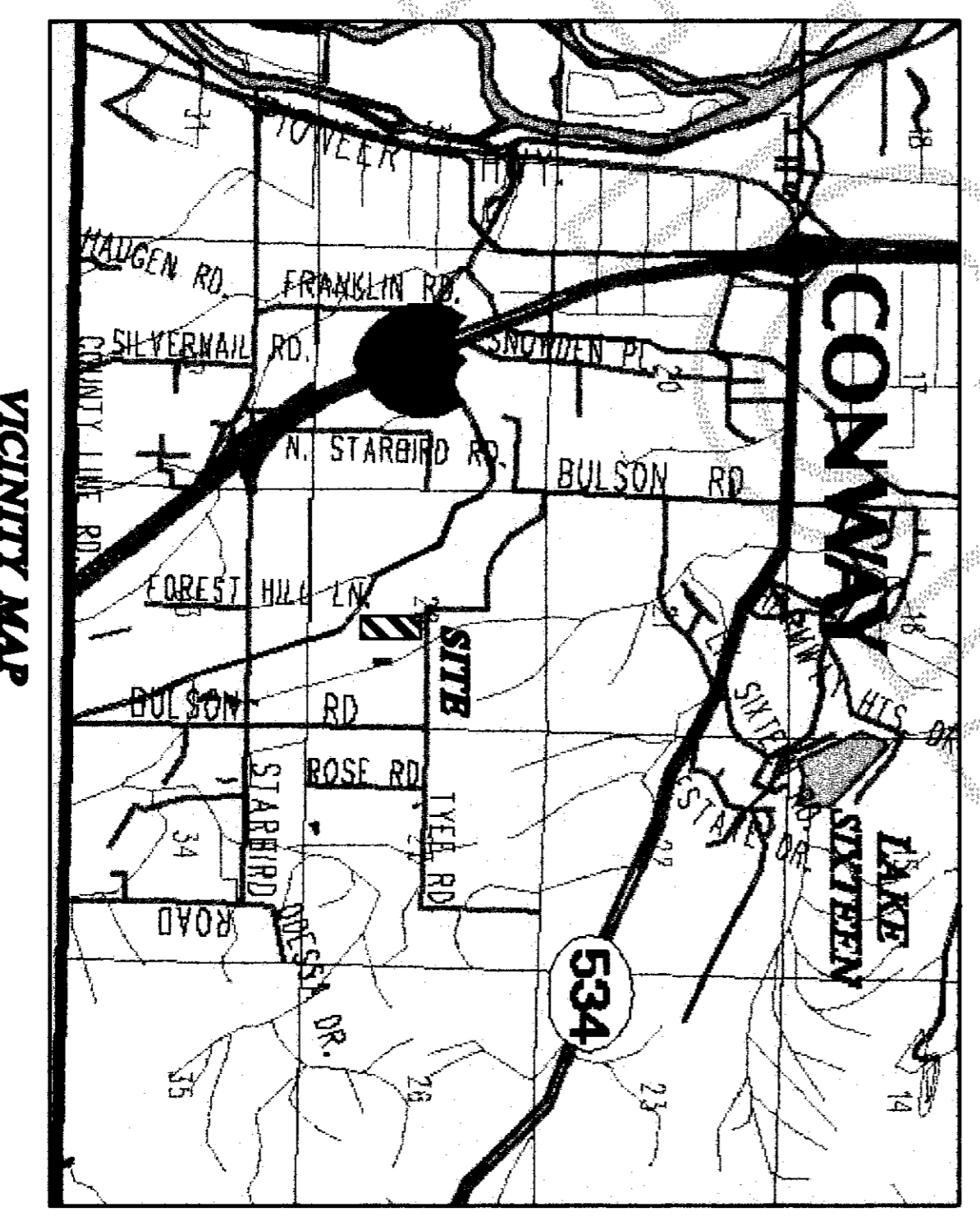


BASIS OF BEARING
 E LINE OF SE 1/4 SEC 28, T 33 N, R 4 E
 BEARING N01°38'21"E AS SHOWN IN ROS
 RECORDS UNDER AF NO 9309140026,
 RECORDS OF SKAGIT COUNTY, WASHINGTON

SURVEYING PROCEDURE
 FIELD TRAVERSE:
 LINEAR AND ANGULAR MEASUREMENTS MEET OR
 EXCEED STANDARDS SET IN WAC 332-130-090

SURVEY INSTRUMENTATION
 THEODOLITE: GEODIMETER 610
 SERIAL 61010236, STD DEV 3"
 EDM ± (3MM + 9PPM)

- LEGEND**
- ✕ EXISTING SECTION CORNER MONUMENT IN CASE
 - ⊕ EXISTING 1/4 CORNER MONUMENT IN CASE
 - EXISTING REBAR
 - REBAR SET DES LS 28023
 - ⊙ SOIL LOG
 - ⊖ PCA SIGN



AUDITOR'S CERTIFICATE

200512060129
 Skagit County Auditor
 12/6/2005 Page 1 of 3 2:10PM
Mona Blummett
 COUNTY AUDITOR OR DEPUTY AUDITOR

Jessyly Gunder

RICHARD BURTELSON
 20679 STARBIRD ROAD
 MT VERNON, WA 98274
 ZONING - RURAL RESERVE

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 AT THE REQUEST OF:
Andrew White IN 2005
 CERTIFICATE NO. 28023

NORTHWEST DATUM & DESIGN
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FAIRHAVEN AVE
 BURLINGTON, WASHINGTON 98233
 PH: (360) 755-0434 FAX: (360) 755-0464

BULSON TRAILS SHORT CARD

SURVEY in a portion of the NW 1/4 of the SE 1/4 of
 Section 28, T. 33 N., R. 4 E. WM
 for
Sunset Avenue Rental, LLC
 18340 Osprey Ct, Mt Vernon, WA 98270 - (425) 508-4243

PROJECT 05047
 DRAWING 05047-sp.dwg
 DRAWN BY pm
 CHECKED BY des
 DATE SEPT, 2005
SHEET 1 OF 3

LEGAL DESCRIPTION

PARCEL "A"
THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST WM, EXCEPT THE EAST 1/3 FEET THEREOF, ALSO EXCEPT THAT PORTION THEREOF CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO 184653.

PARCEL "B"
THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST WM, EXCEPT THE EAST 1/3 FEET THEREOF, ALSO EXCEPT THE SOUTH 1/3 FEET THEREOF.

PARCEL "C"
THE EAST 1/3 FEET AND THE SOUTH 1/3 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST WM, ALSO EXCEPT THAT PORTION THEREOF CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO 184653.

EXCEPT THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST WM, EXCEPT THAT PORTION CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO 184653.
TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF SAID SECTION 28 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE N02°01'03"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 911.18 FEET TO THE TRUE POINT OF BEGINNING, THENCE N50°32'35"W A DISTANCE OF 107.96 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET WHICH BEARS N53°30'10"W THROUGH A CENTRAL ANGLE OF 45°12'22" AN ARC DISTANCE OF 138.07 FEET; THENCE N09°17'28"E A DISTANCE OF 11.26 FEET; THENCE S89°46'37"E A DISTANCE OF 17.30 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4, THENCE S02°01'03"W ALONG SAID LINE A DISTANCE OF 193.98 FEET TO THE TRUE POINT OF BEGINNING.

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATTED, DECLARE THIS LONG CARD AS THEIR FREE AND VOLUNTARY ACT FOR THE USES SHOWN HEREIN.

SUNSET AVENUE RENTAL, LLC

HORIZON BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 14th DAY OF Nov 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Dora B. Holt OF HORIZON BANK, A WASHINGTON CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS 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 ABOVE WRITTEN.

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

10-11-09

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

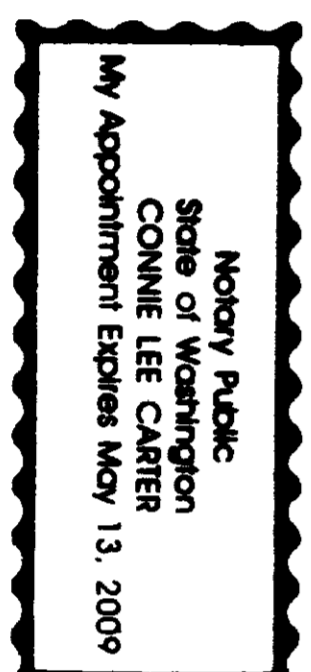
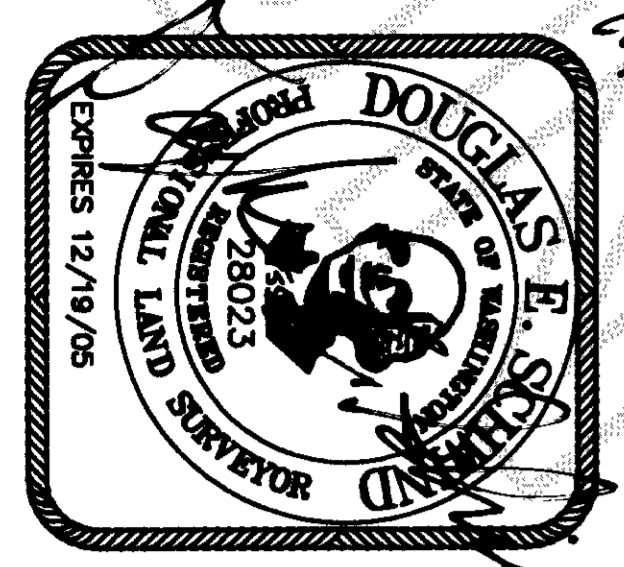
STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 16th DAY OF Nov 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Dora B. Holt OF SUNSET AVENUE RENTAL, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS 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 ABOVE WRITTEN.

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

May 13, 2009

MY COMMISSION EXPIRES



NOTES

- 1. PLAT NAME AND NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS
2. 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 AS OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
3. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY'S DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.
4. 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 TO 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.
5. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES
6. 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 AND 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 STRAYING, FEEDING, HARVESTING OF MINERAL EXTRACTED 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 NON-COMPATIBLE USES, INCLUDING: OR DISCONNECT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN SUCH OPERATIONS INTERFERE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAWS IN THE CASE OF MINERAL LANDS. APPLICATION AND RECEIVING OF MATERIALS IN ADDITION, ACTIVITIES INCLUDING EXTRACTING, WASHING, CRUSHING, STOCKPILING, ELASTING, TRANSPORTING AND RECYCLING OF MATERIALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SEC 14.18.810, CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS
7. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN ASSIGNED ALONG BULSON ROAD IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GAS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24, BEGINNING RANGE OF 22356, ENDING RANGE OF 22842
8. DRAINAGE MAINTENANCE REQUIREMENTS FOR THIS PLAT ARE OUTLINED IN THE APPROVED NORTHWEST DATUM & DESIGN DRAINAGE REPORT APPENDIX. THIS DOCUMENT IS AVAILABLE IN SKAGIT COUNTY'S PROJECT FILE.
9. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS.
10. LOT 3 WILL NOT BE DEVELOPED UNDER CURRENT PLATTING REGULATIONS. FUTURE REVISIONS TO PLATTING AND ZONING REGULATIONS MAY ALLOW SUBDIVISION OF THIS LOT.
11. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS SUBDIVISION, 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. AF NO 200512060130
12. FOR PCA EASEMENT SEE AUDITOR'S FILE NO 200512060131
13. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. THIS APPLIES TO LOT 1'S ROAD ACCESS IN ASSOCIATION WITH THE ADJOINING ROAD. LOTS 2&3 HAVE THEIR OWN ACCESS FROM BULSON ROAD AND ARE NOT OBLIGATED TO THE ASSOCIATION.
14. ARSENIC NOTED BELOW CURRENT MCL, BUT ABOVE RECOGNIZED EPA MAXIMUM CONTAMINATE LEVEL. CONTAMINATE LEVELS MAY CHANGE IN THE FUTURE AND WELLS MAY REQUIRE TREATMENT.

SETBACKS WITHIN THE DEVELOPMENT

FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET FOR LOTS DESIGNATED AS-NR1, IF-NR1 AND SF-NR1. LOTS SHALL BE CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS
A 200 FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NR1 DESIGNATED PARCELS.
NO OTHER SETBACK SHALL BE REQUIRED EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED ON THE IBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANTS

- ZONING/COMPREHENSIVE PLAN DESIGNATION:
RURAL RESERVE (RRV)
WATER: PRIVATE WELL
SEWER: PRIVATE DRAINFIELDS
POWER: PUGET SOUND & ENERGY COMPANY
GAS: CASCADE NATURAL GAS CORPORATION
CABLE TV: AT&T BROADBAND
TELEPHONE: VERIZON NORTHWEST

WELL EASEMENT COVENANT

THE OWNERS OF LOTS 1, 2 AND 3 HEREBY AGREE AND COVENANT THAT SAID GRANTORS, HIS HEIRS, SUCCESSORS AND ASSIGNS WILL NOT CONSTRUCT, MAINTAIN, OR SUFFER TO BE CONSTRUCTED OR MAINTAINED UPON SAID LAND OR THE GRANTORS AND WITHIN 100 FEET OF THE WELL, EITHER IN PLACE OR TO BE BUILT, SO LONG AS THE SAME IS OPERATED TO FURNISH WATER FOR CONSUMPTION, ANY OF THE FOLLOWING: CESSPOOLS, SEWERS, SEPTIC TANKS, DRAINFIELDS, MANURE PILES, GARBAGE OF ANY KIND OR DESCRIPTION, BARRIS, CHICKEN HOUSES, RABBIT HUTCHES, PIGPENS, OR OTHER ENCLOSURES FOR THE KEEPING OR MAINTENANCE OF FOWLS OR ANIMALS, OR STORAGE OF LIQUID OR DRY CHEMICALS, HERBICIDES OR INSECTICIDES. THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES HAVING OR ACQUIRING ANY RIGHT, TITLE, OR INTEREST IN THE LAND DESCRIBED HEREIN OR ANY PART THEREOF, AND SHALL INURE TO THE BENEFIT OF EACH OWNER THEREOF.

SHORT CARD NO PLO5-0273

BULSON TRAILS SHORT CARD

SURVEY in a portion of the NW 1/4 of the SW 1/4 of Section 28, T. 33 N., R. 4 E. WM for Sunset Avenue Rental, LLC
18340 Osprey Ct, Mt Vernon, WA 98270 - (425) 508-4243

NORTHWEST DATUM & DESIGN CIVIL ENGINEERING AND SURVEYING SOLUTIONS
1128 E. FAIRHAVEN AVE
BURLINGTON, WASHINGTON 98233
PH: (360) 755-0434 FAX: (360) 755-0464

COUNTY 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.

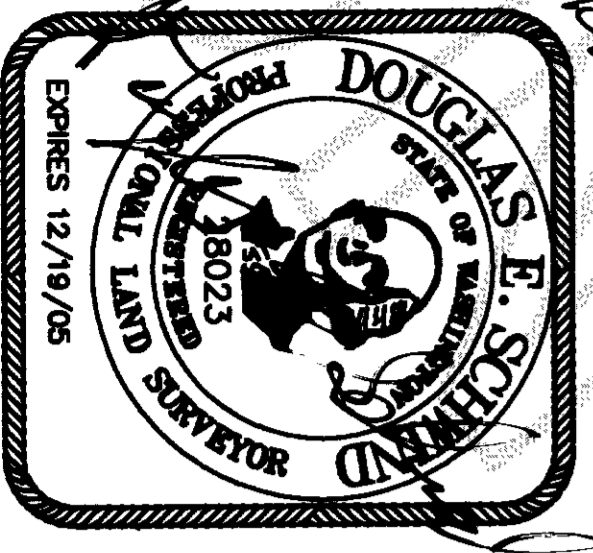
K. A. Dwyer 11-21-05
SKAGIT COUNTY TREASURER DEPUTY



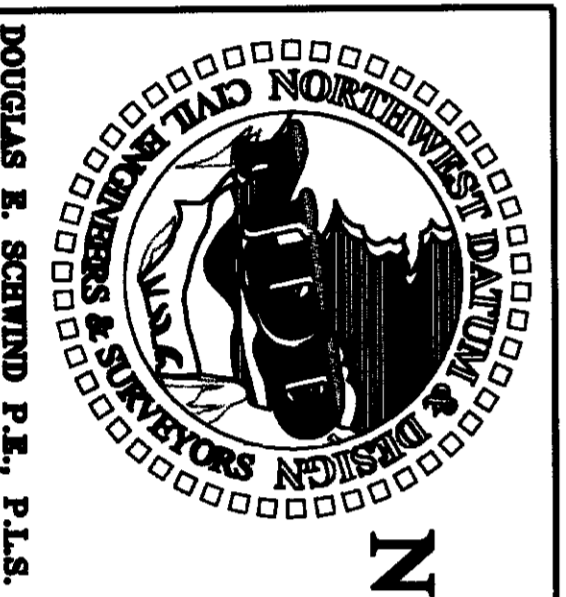
PLANNING DEPARTMENT APPROVAL
EXAMINED AND APPROVED THIS 20th DAY OF December 2005
Carla Spink
PLANNING DIRECTOR

COUNTY ENGINEERS APPROVAL
EXAMINED AND APPROVED THIS 22nd DAY OF Nov. 2005
Steve Skyles
COUNTY ENGINEER

COUNTY HEALTH OFFICER
EXAMINED AND APPROVED THIS 17th DAY OF Nov. 2005
Heidi
COUNTY HEALTH OFFICER



UNOFFICIAL DOCUMENT



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FAIRHAVEN AVE
BURLINGTON, WASHINGTON 98233
PH: (360) 755-0434 FAX: (360) 755-0464

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Sunset Avenue Rental, LLC
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SHORT CARD NO PL05-0273