

SURVEY DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THE SOUTH 30 FEET CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES UNDER AUDITOR'S FILE NO. 67057B, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL RESERVE/SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL PRESSURE SYSTEMS
4. WATER: INDIVIDUAL WELLS
5. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. AN AQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 4
6. FUTURE BUILDING PERMITS FOR LOTS 1 AND 2 MAY BE REQUIRED TO COMPLY WITH THE SEA WATER INTRUSION POLICY REVISIONS AFTER REVIEW OF DRILLED WELL INFORMATION AT TIME OF BUILDING PERMIT APPLICATION.
6. • - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1558R 22460
7. INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. BEARING = SOUTH 84°54'31" EAST
4. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO.164271-5, DATED MAY 4, 2005.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 84-74, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 168; SHORT PLAT NO. 97-0017, RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 32-33; SHORT PLAT NO. 93-014 RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 197, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 8609230042 AND 9303280060, RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
14. BUILDING SETBACKS FOR LOTS SHALL COMPLY WITH THE REQUIREMENTS OF THE RURAL RESERVE ZONE AS FOLLOWS:  
FRONT: 35 FEET  
PER SCC 14.18.3(c)(2)(a) THE SETBACKS FROM THE PUBLIC ROAD (PERSONS ROAD) SHALL BE A MINIMUM OF 20 FEET  
SIDE: 8 FEET  
REAR: 25 FEET
15. OWNER/DEVELOPER: RICHARD E. AND DOROTHY L. SHELLEY  
12703 PERSONS ROAD  
BOM WA 98232
16. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY RAVNIK & ASSOCIATES, INC., DATED MAY 17, 2005, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING. THE REPORT RECOMMENDS CONSTRUCTING AN INTERCEPTOR SNALE AND DIRECTING DOWNSPOUT WATER TOWARD THE OPEN SPACE. SEE REPORT FOR SPECIFICS.

SURVEYORS CERTIFICATE

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

BRUCE G. L1558R, P.L.S., CERTIFICATE NO. 22460  
L1558R & ASSOCIATES, PLLC  
310 MILWAUKEE ST, PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0581  
E-MAIL BRUCE@L1558R.COM

DATE Oct. 4, 2005

(CONTINUED)

17. A SKAGIT COUNTY ADDRESS RANGE OF 12240 TO 13245 PERSONS ROAD HAS 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. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT THE PLANNING AND DEVELOPMENT SERVICES CENTER FOR SPECIFICS.
18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 4 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 20030410017T, 200401210051, 67057B AND 633645.
19. PARCEL, "X" REPRESENTS A TRACT OF LAND THAT WILL BE BOUNDARY LINE ADJUSTED TO CONTIGUOUS OWNERSHIP TO THE EAST AND IS NOT TO BE RECOGNIZED AS A SEPARATE LOT.
20. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORING 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 AUDITOR FILE NO. 200502130096

OWNERS CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT CARD SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

SHELLEY FAMILY TRUST

BY: Richard E. Shelley BY: Dorothy L. Shelley  
RICHARD E. SHELLEY, TRUSTEE DOROTHY L. SHELLEY, TRUSTEE

BANK OF AMERICA

BY: Joseph M. Smith  
NAME: Joseph M. Smith  
TITLE: First Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD E. SHELLEY AND DOROTHY L. SHELLEY ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEES OF THE SHELLEY FAMILY TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, 10-6-05

SIGNATURE

NOTARY PUBLIC 7-14-08

MY APPOINTMENT EXPIRES:

RESIDING AT Mount Vernon

STATE OF New York  
COUNTY OF Essex

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Taganias M. Panozo IS THE Attorney at Law OF Bank of America PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE BANK OF AMERICA, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, 11-23-05

SIGNATURE Jennifer A. Zago (Callu)

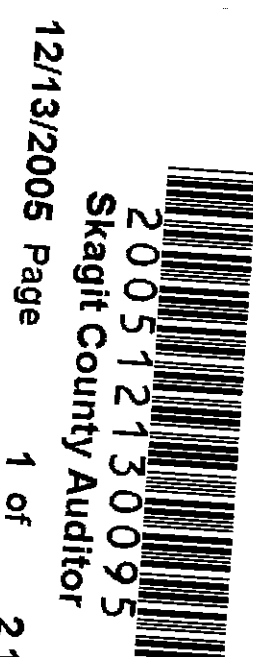
NOTARY PUBLIC

MY APPOINTMENT EXPIRES, 9-9-06

RESIDING AT New York

AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF L1558R & ASSOCIATES, PLLC.



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200512130095  
Skagit County Auditor

NAME Nana Burnmet DEPUTY Quincy Zuma  
SKAGIT COUNTY AUDITOR

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD SUBDIVISION ORDINANCE ON THIS 15th DAY OF December 2005.

SHORT CARD ADMINISTRATOR

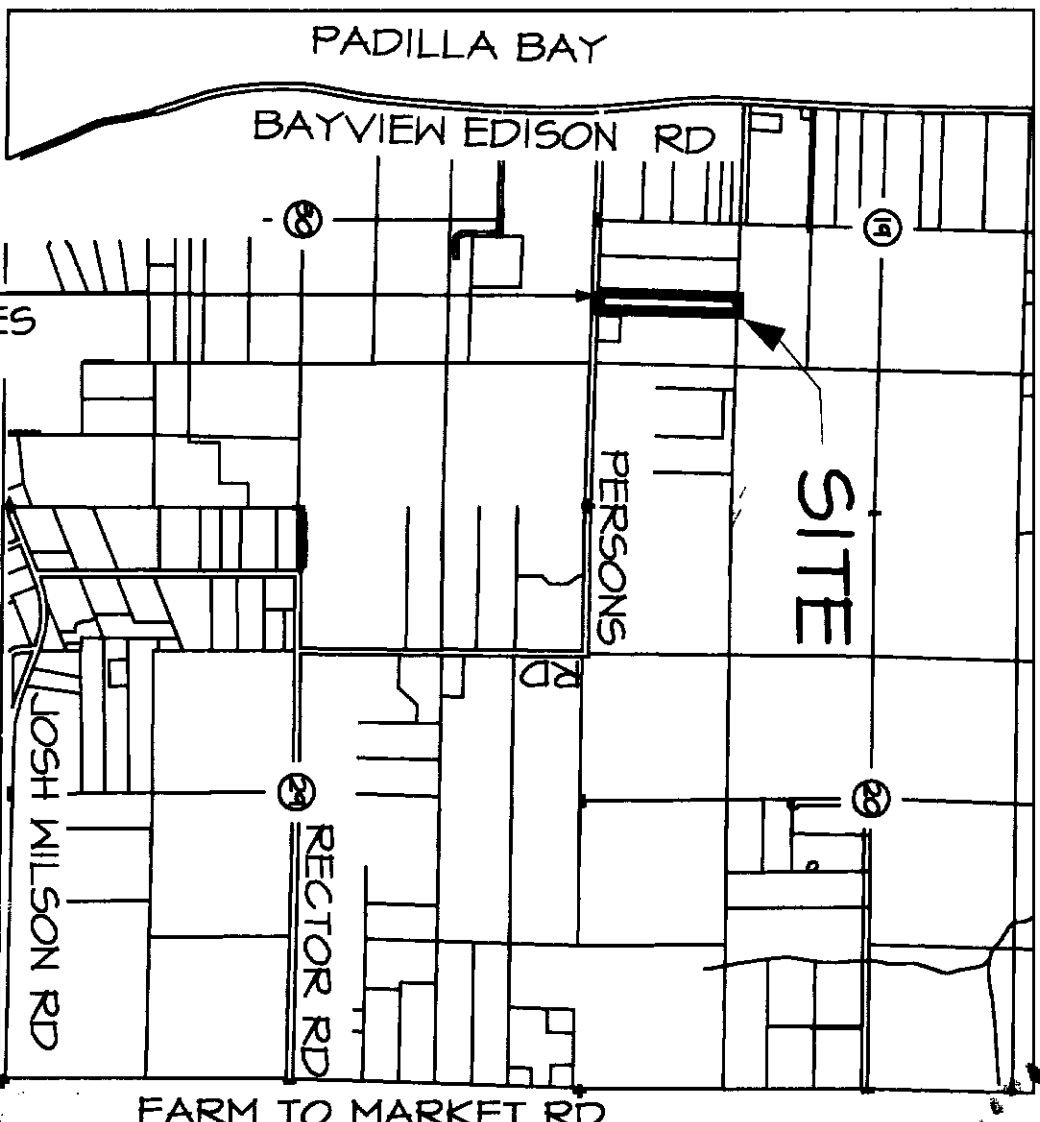
SKAGIT COUNTY ENGINEER

SKAGIT COUNTY HEALTH OFFICER

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 THE OFFICE, UP TO AND INCLUDING THE YEAR OF 2005.

SKAGIT COUNTY TREASURER



SHEET 1 OF 2

DATE: 10/4/05

SHORT CARD NO. PL-05-0242

SURVEY IN A PORTION OF  
EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: SHELLEY FAMILY TRUST

FB 264 PG 5 L1558R & ASSOCIATES, PLLC SCALE: N/A  
SURVEYING & LAND-USE CONSULTATION DRAWING: 04-0885P  
MOUNT VERNON, WA 98273 360-419-1442



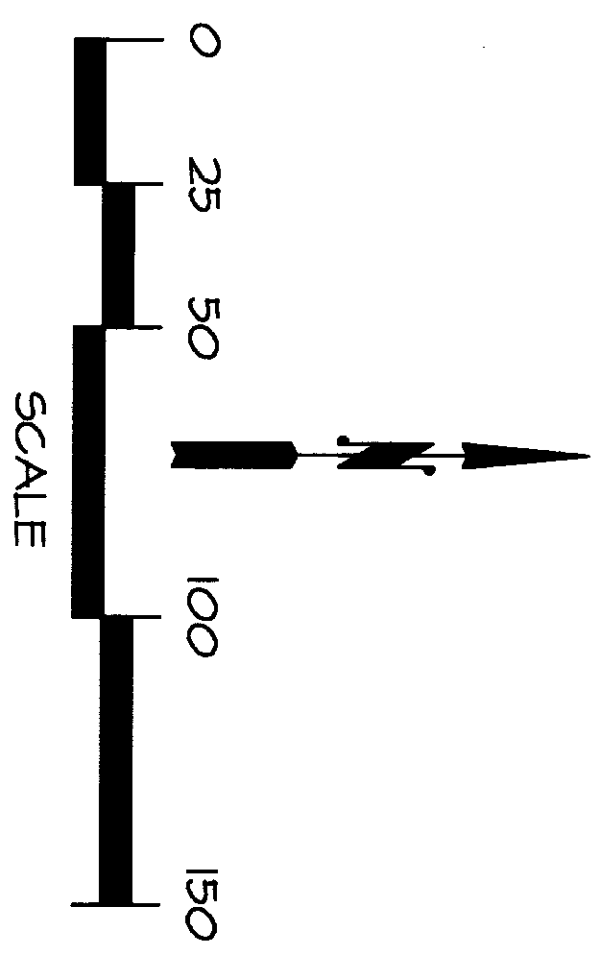
200512130095  
Skagit County Auditor

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N89°54'27"W  
661.68'

LEONARD REBAR  
5.4' WEST OF  
PROPERTY  
CORNER

CORNER IS 5' EAST  
AND 5.0' SOUTH OF  
FENCE CORNER



NOTE: LOCATIONS FOR WELLS WITHIN THE LOT 4  
OPEN SPACE SHALL BE LOCATED IN MUTUALLY  
AGREED UPON LOCATIONS WITHIN A 10' EASEMENT  
FOR WATER LINES TO THE SUBJECT PROPERTIES  
AND 100' WELL PROTECTION ZONES MEASURED  
FROM THE CENTER OF THE AS CONSTRUCTED WELL.

LOT AREA AND ADDRESS INFORMATION			
LOT 1	PERSONS ROAD AREA	43560 SQ FT = 1.00 ACRES	
LOT 2	PERSONS ROAD AREA	43560 SQ FT = 1.00 ACRES	
LOT 3	PERSONS ROAD AREA	43560 SQ FT = 1.00 ACRES	
LOT 4	PERSONS ROAD AREA	43560 SQ FT = 1.00 ACRES	
BUILDING SITE		AREA	43688 SQ FT = 1.0 ACRES
RECREATIONAL OPEN SPACE		AREA	680280 SQ FT = 15.7 ACRES
SEE NOTE NO. 17 FOR ADDRESS INFORMATION		TRACT "X" = 5457 SQ FT	

LOT 4  
RECREATIONAL  
OPEN SPACE

FENCE LINE:  
PER CONVERSATION WITH RICHARD SHELLEY,  
THIS FENCE LINE WAS ESTABLISHED WITHOUT  
BENEFIT OF A SURVEY BY MEASURING  
660+/- FEET EAST FROM THE FENCE WEST  
OF THIS PARCEL AND WAS INSTALLED BY THE  
OWNER TO THE EAST TO CONTAIN HIS HORSES.

WELL PROTECTION ZONES  
TO BE 100' RADIUS,  
MINUS EXISTING  
AS-BUILT WELLS

10' WATER LINE  
EASEMENT  
TO BE CENTERED  
ON AS-BUILT  
WATER-SERVICE  
LINE (TYPICAL)

LOT 1  
PROPOSED  
WELL SITE

LOT 2  
PROPOSED  
WELL SITE

LOT 3  
PROPOSED  
WELL SITE

EAST LINE  
WEST 20 ACRES  
5M 1/4 SE 1/4

CORNER IS 4'  
EAST OF FENCE

APPROXIMATE LOCATION  
OF EXISTING DRAINFIELD

30' INGRESS, EGRESS AND  
UTILITIES EASEMENT  
FOR LOTS 1 AND 2

20' PRIVATE  
DRAINAGE EASEMENT

EXISTING LEONARD REBAR  
6.8' WEST OF  
PROPERTY CORNER

SOUTH 1/4 CORNER  
MOUNT IN CASE  
(2005)

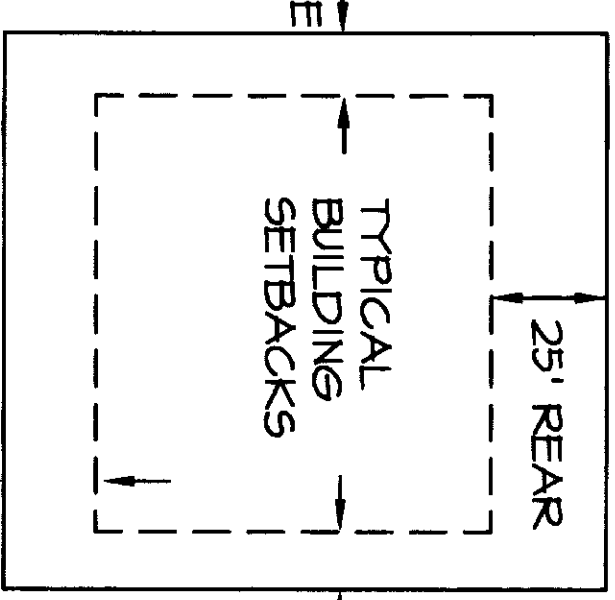
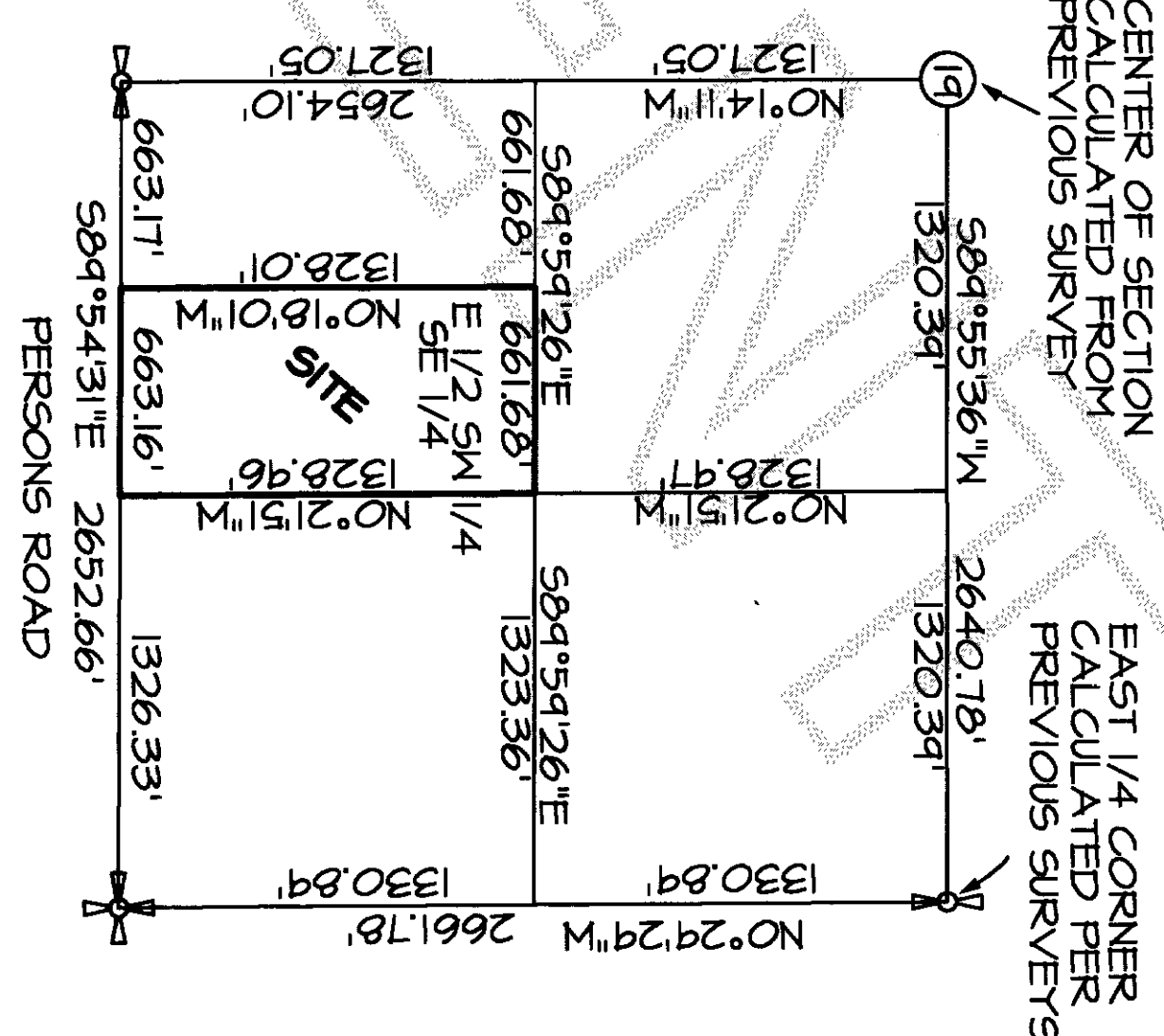
PERSONS ROAD

589°54'31"E

2652.66' (MEAS=2652.51')

INDICATES APPROVED  
ACCESS LOCATION

CORNER IS 4.5' EAST  
AND 8.5' SOUTH OF  
FENCE CORNER



(SEE NOTE NO. 14)

DATE: 10/19/05

SHEET 2 OF 2

SHORT CARD NO. PL-05-0292

SURVEY IN A PORTION OF  
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 19, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON

FOR: SHELLEY FAMILY TRUST

FB 264 PG 5	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: 1" = 50' DRAWING: 04-0885P
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