

LEGAL DESCRIPTION

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,
EXCEPT THE SOUTH 20 ACRES THEREOF, **AND ALSO EXCEPT** THE EAST 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED FEBRUARY 13, 1916, UNDER AUDITOR'S FILE NO. 111850, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

A SKAGIT COUNTY ADDRESS RANGE 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. THE RANGE OF ADDRESSES IS AS FOLLOWS:

ROAD NAME	BEGINNING RANGE	ENDING RANGE
SAMISH HEIGHTS ROAD	17000	17763
HOBSON ROAD	4392	7373

APPROVALS

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 30 DAY OF January 2006

SKAGIT COUNTY PLANNING DIRECTOR

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 30 DAY OF January 2006

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 MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2005 THIS 25 DAY OF January 2006

SKAGIT COUNTY TREASURER

SHORT PLAT NO. _____ DATE _____

OWNER

RODNEY L. PLOEG
 DEBRA J. PLOEG
 10695 SAMISH ISLAND RD.
 BOW, WA 98232

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON 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, 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: 1-17-06

NOTES

- 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.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - RURAL RESERVE
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
- WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
- INDICATES IRON REBAR SET WITH YELLOW CAP - SEMRAU 28626.
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- MERIDIAN - ASSUMED.
- BASIS OF BEARING - MONUMENT NORTH LINE OF NE 1/4 SECTION 12-35-3. BEARING = SOUTH 88°38'52" EAST.
- SURVEY DESCRIPTION IS FROM STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE. POLICY NO. G-1578-43753. ORDER NO. 115771-S.
- 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 111850, 505368, 200309150201, 200309150201 AND 200407120249.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: FIELD TRAVERSE.
- 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.
- 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 NO. 20060131014
- SEE PROJECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200309150201 AND AF NO. 20060131014 FOR PCA EASEMENT AGREEMENTS.
- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
- 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 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 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 INCOMPATIBILITIES, 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, APPLICATIONS 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. IN ACCORDANCE WITH SCC 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC.,

Norma Brummett
 SKAGIT COUNTY AUDITOR

Shaunsten Lusterbom
 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 SAMISH HEIGHTS ROAD AND HOBSON ROAD RIGHTS-OF-WAY SHOWN HEREON.

RODNEY L. PLOEG

DEBRA J. PLOEG
 WASHINGTON FEDERAL SAVINGS BANK

[Signature]

BY: *[Signature]*

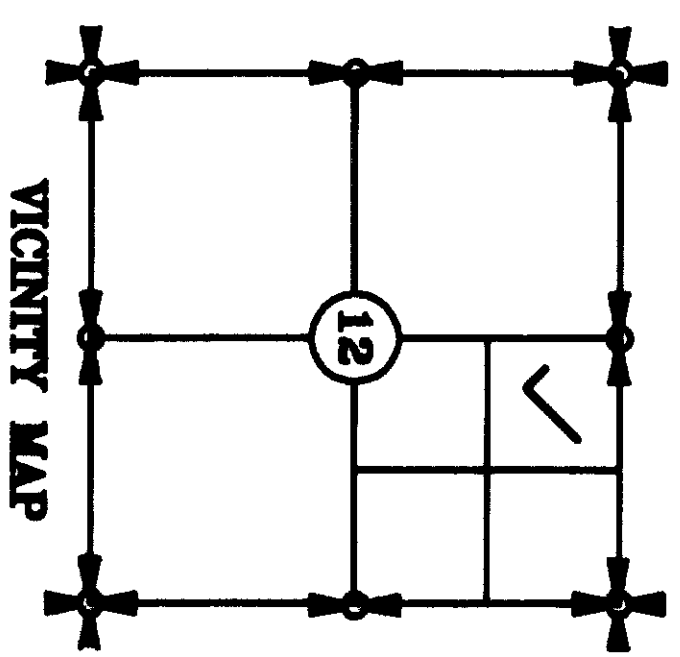
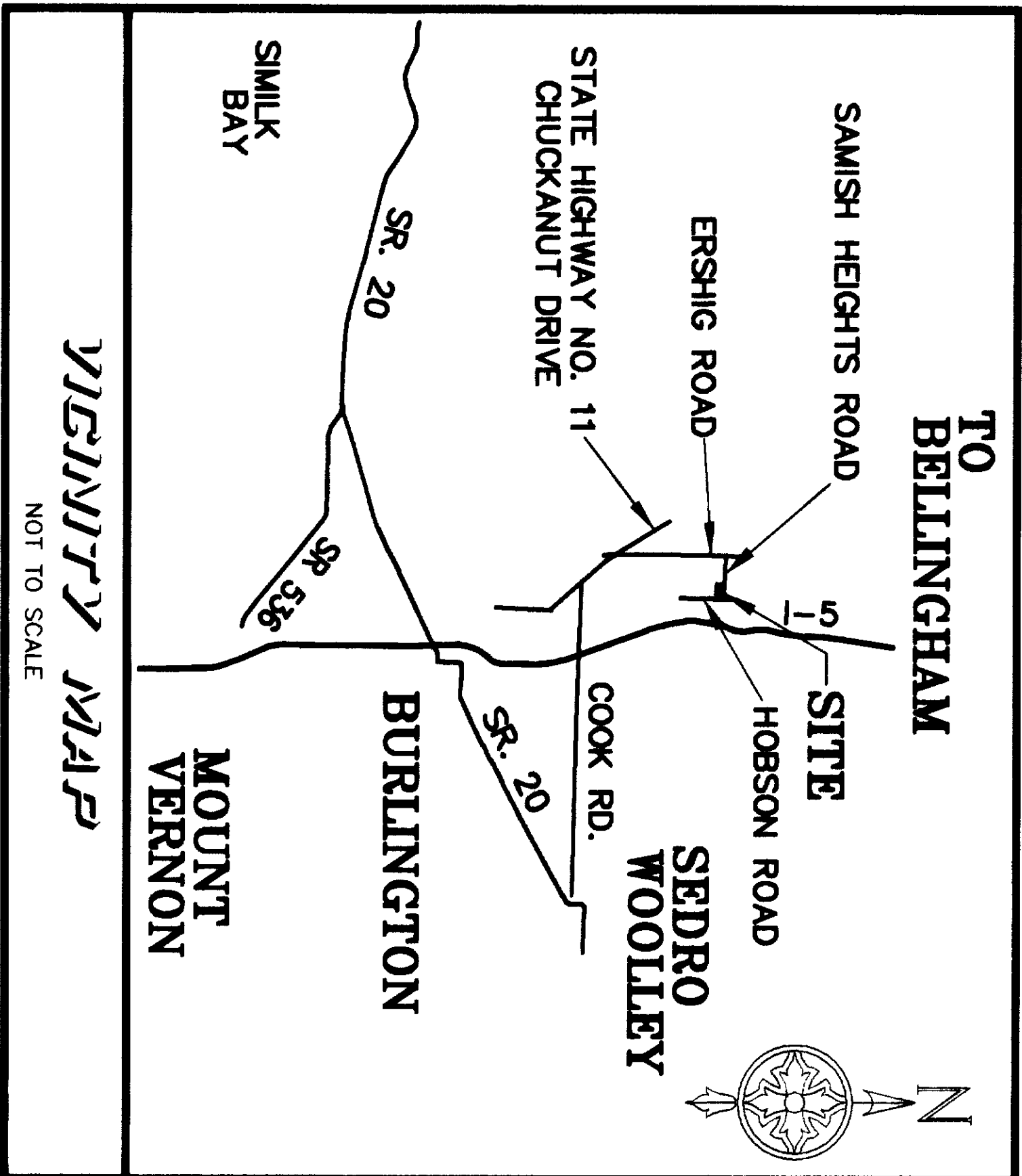
ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **RODNEY L. PLOEG AND DEBRA J. PLOEG** A MARRIED COUPLE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1-19-06
 SIGNATURE Shadde S. Roberts
 TITLE Notary
 MY APPOINTMENT EXPIRES 7-15-08

ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
 STATE OF Washington
 COUNTY OF Skagit
GREGORY A. PECK
 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 WASHINGTON FEDERAL SAVINGS BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED January 19, 2006
 SIGNATURE Gregory A. Peck
 TITLE Notary
 MY APPOINTMENT EXPIRES 10-1-2007



SHEET 1 OF 2

SHORT PLAT NO. PL05-0205

SURVEY IN A PORTION OF
 NW 1/4, NE 1/4, SECTION 12, T. 35 N., R. 3 E., W.M.
 FOR: RODNEY AND DEBRA PLOEG
 SKAGIT COUNTY, WASHINGTON

FB 250 PG 1-6 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 100'
 MOUNT VERNON, WA 98273 SURVEYING * ENGINEERING * PLANNING
 MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 (360) 424-9566 JOB NO. 4564

