

SURVEY DESCRIPTION

PARCEL "F":

TRACT "C" OF SKAGIT COUNTY SHORT PLAT NO. 41-84, APPROVED DECEMBER 22, 1984 AND RECORDED DECEMBER 26, 1984 AS AUDITOR'S FILE NO. 841226009 IN BOOK 6 OF SHORT PLATS, PAGE 196, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 2 AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,

TOGETHER WITH GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.;

EXCEPT ROADS;

ALSO EXCEPT THE "PLAT OF SIMLK HIGHLANDS, DIV 1", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF TRACT "B" OF SAID "PLAT OF SIMLK HIGHLANDS, DIV 1", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT THE PLAT OF "SIMLK BEACH", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT THE PLAT OF "BEACH VIEW ADDITION TO SIMLK BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING EASTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 28, "BEACH VIEW ADDITION TO SIMLK BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE SOUTHERLY 15 FEET ALONG THE EASTERLY LINE OF SAID LOT 28 TO THE SOUTHWEST CORNER OF MASHEE STREET AS SHOWN ON SAID "BEACH VIEW ADDITION TO SIMLK BEACH" AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 04°40'57" WEST 470 FEET MORE OR LESS, TO THE NORTHERLY LINE OF TRACT "B", THENCE SOUTH 04°40'57" WEST 470 FEET MORE OR LESS, TO THE NORTHERLY LINE OF TRACT "B", PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TERMINUS OF SAID LINE.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 21<sup>st</sup> DAY

OF July 2006

Director of Planning and Development Services

SKAGIT COUNTY ENGINEER P.E.

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 13<sup>th</sup> DAY OF July 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 2006 THIS 1<sup>st</sup> DAY OF July 2006

SKAGIT COUNTY TREASURER

SHORT PLAT NO. PLO4-0919 DATE 7-21-06

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.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
GIBRALTER ROAD	13487	13601

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE 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 332-120 WAC.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626 DATE: 7-5-06  
SEMRAU ENGINEERING & SURVEYING, PLLC.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE (360) 424-9566

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

2. ZONING - R1 - RURAL INTERMEDIATE COMPREHENSIVE PLAN - R1 - RURAL INTERMEDIATE

3. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM

4. WATER - PUD NO. 1 OF SKAGIT COUNTY.

5. MERIDIAN - ASSUMED.

6. THE DESCRIPTION FOR THIS SURVEY IS FROM SECOND AMENDED SUBDIVISION GUARANTEE BY PACIFIC NORTHWEST TITLE INSURANCE COMPANY, POLICY NO. G-1103-6142, ORDER NO. 114740-P, DATED APRIL 25, 2006.

7. BASIS OF BEARING: MONUMENTS FOUND IN GIBRALTER ROAD ON N-S CENTERLINE OF SECTION 9-34-2. BEARING = S 02°25'30" E.

8. ALL DISTANCES ARE SHOWN IN FEET.

9. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.

10. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

11. THIS SURVEY WAS REQUESTED BY MORGAN-TURNER PROPERTIES, LP

12. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

13. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, EENS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORTS MENTIONED IN NOTE NUMBER 7 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 841226009, 199911120061, 200505110080, 784616 AND 200409290093.

14. 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.

15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

16. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

17. 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 THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

18. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE SIMLK BAY SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.

19. SEE PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200607210104 FOR PCA EASEMENT AGREEMENTS.

20. 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 PURPOSES UNLESS OTHERWISE RESTRICTED. AF NO. 200607210103

ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BETTY L. MORGAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL PARTNER OF MORGAN-TURNER PROPERTIES, L.P., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT. DATED THIS 29<sup>th</sup> DAY OF June 2006

NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON, RESIDING AT Anacortes WA

MY APPOINTMENT EXPIRES 9/17/07

OWNER

MORGAN-TURNER PROPERTIES, LP  
C/O TOM CLELAND  
1613 41ST STREET  
ANACORTES, WA 98221

AUDITOR'S CERTIFICATE

200607210102  
Skagit County Auditor

7/21/2006 Page 1 of 2 2:11:01AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC.

N. Brummett

Deputy

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Betty Ann Morgan

Betty Ann Morgan, AS HER SEPARATE PROPERTY

MORGAN-TURNER PROPERTIES, LP  
BY: BETTY ANN MORGAN  
ITS: GENERAL PARTNER

Beth L. Morgan

MORGAN-TURNER PROPERTIES, L.P.  
BY: LORI YAMDE  
ITS: GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BETTY ANN MORGAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL PARTNER OF MORGAN-TURNER PROPERTIES, L.P., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT. DATED THIS 29<sup>th</sup> DAY OF June 2006

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

MY APPOINTMENT EXPIRES 9/17/07

ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BETTY ANN MORGAN, AS HER SEPARATE PROPERTY IS THE PERSON WHO PERSONALLY APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT. DATED THIS 29<sup>th</sup> DAY OF June 2006

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

MY APPOINTMENT EXPIRES 9/17/07

ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LORI YAMDE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL PARTNER OF MORGAN-TURNER PROPERTIES, L.P., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT. DATED THIS 29<sup>th</sup> DAY OF June 2006

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

MY APPOINTMENT EXPIRES 9/17/07

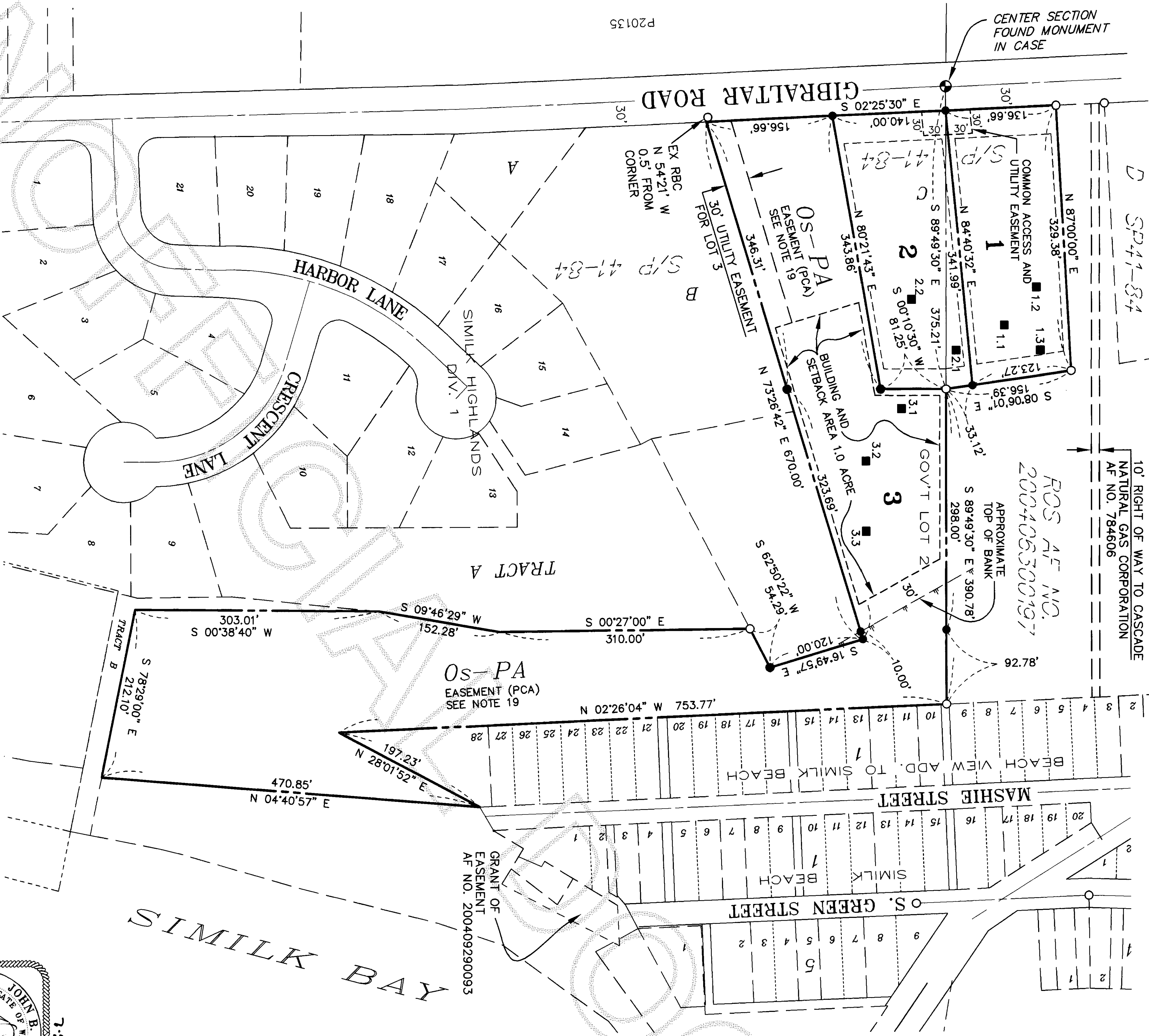
SHEET 1 OF 2

SHORT PLAT NO. PLO4-0919

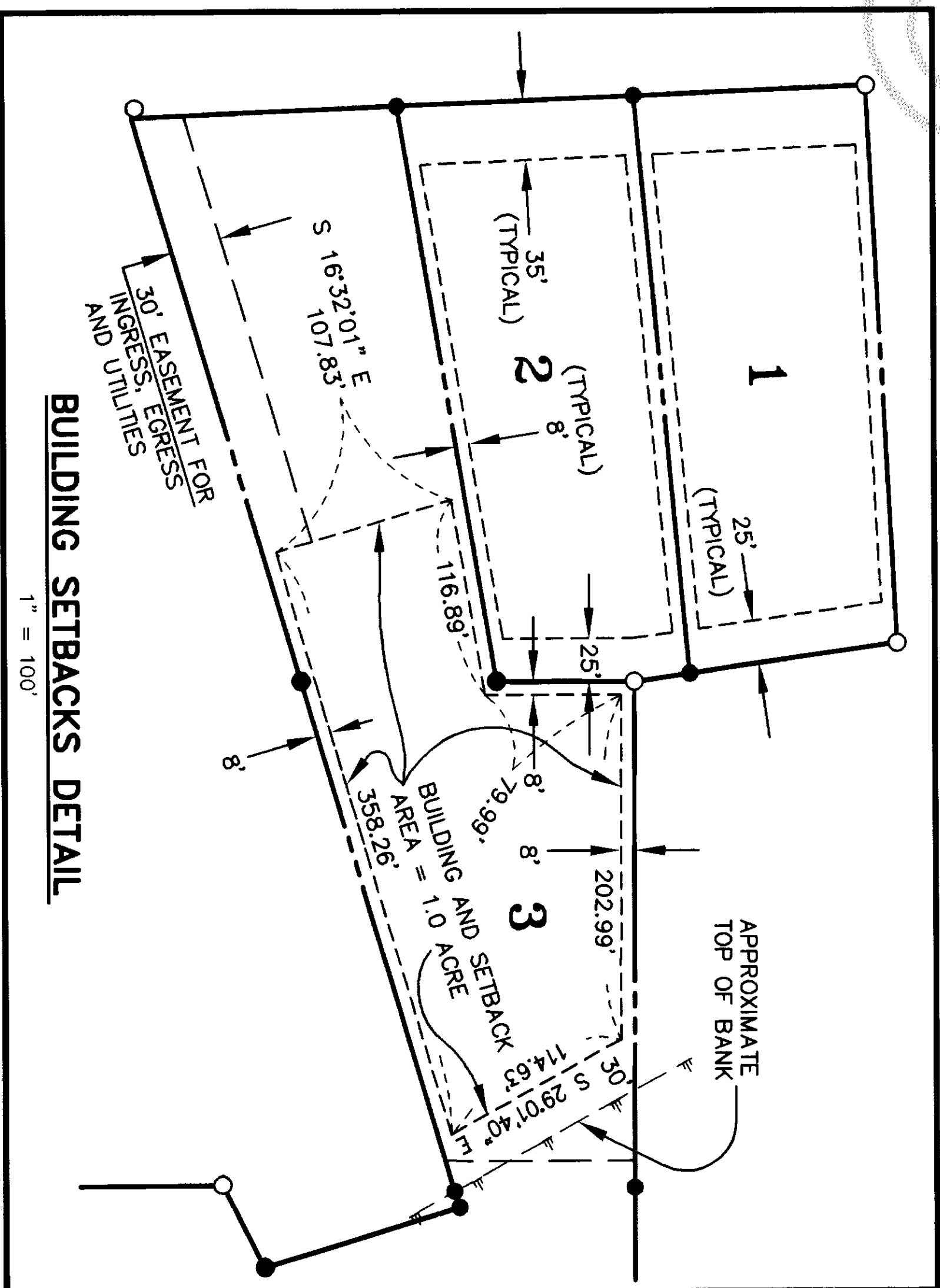
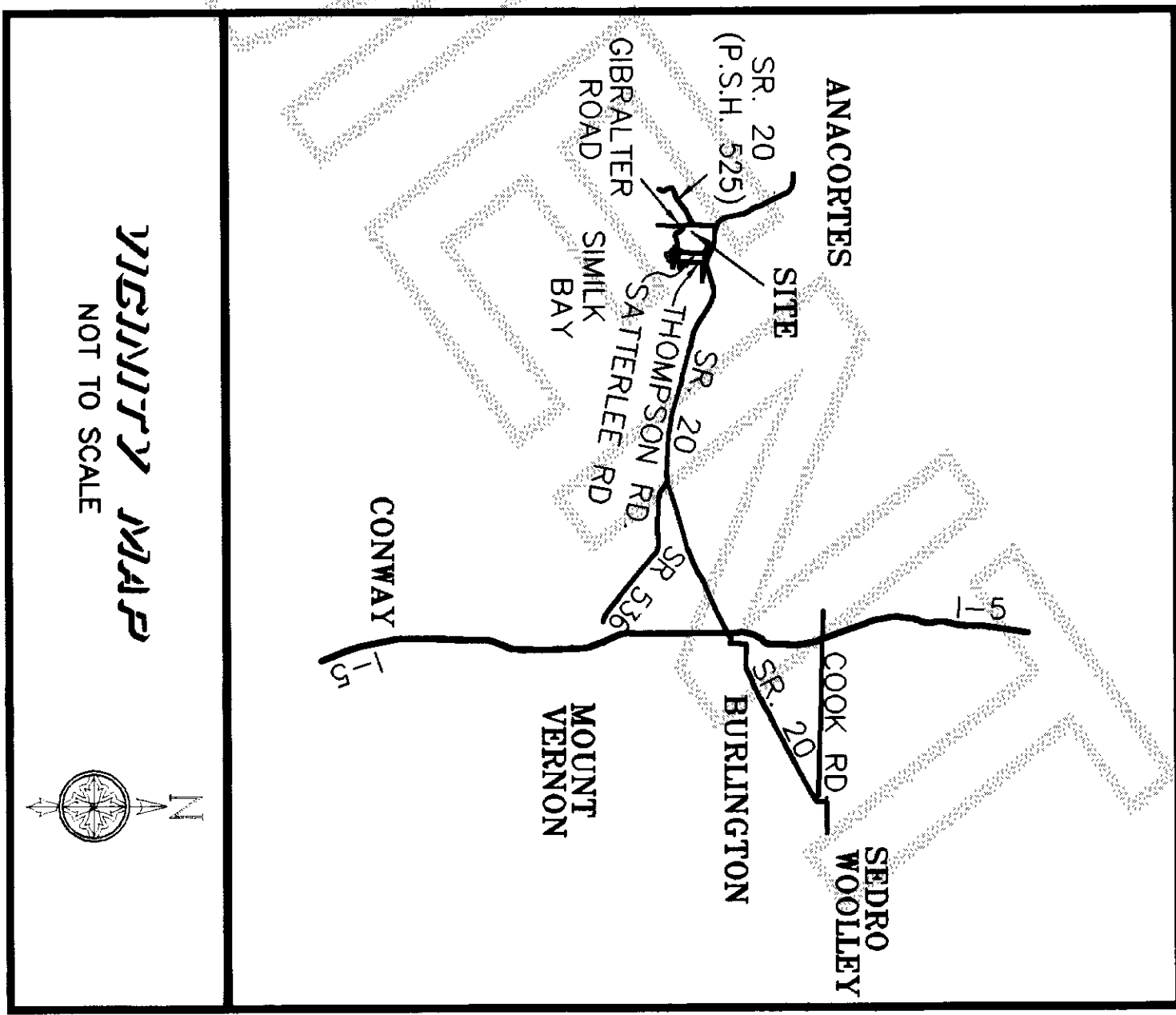
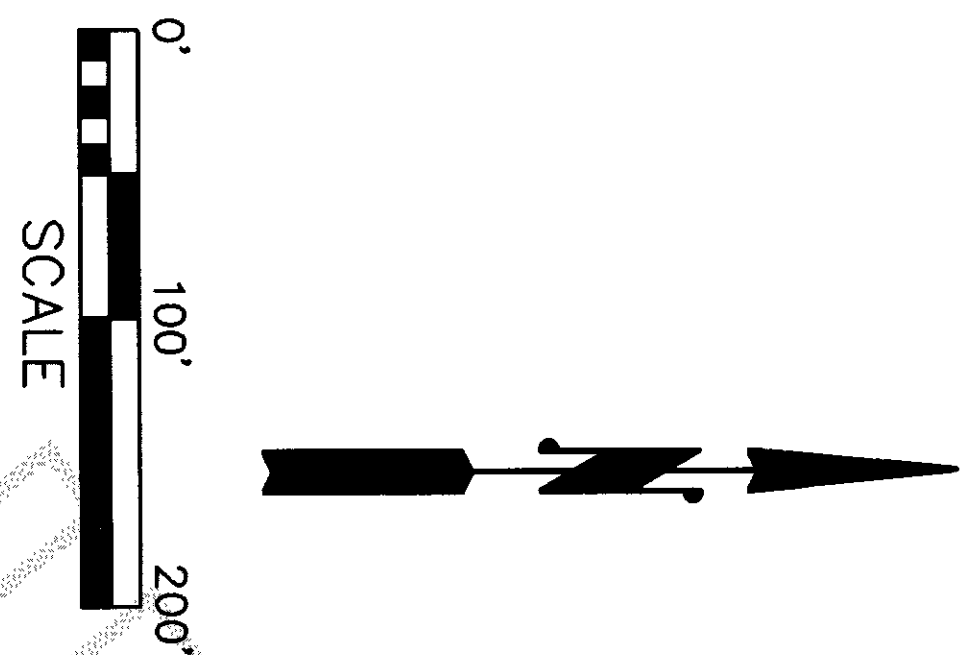
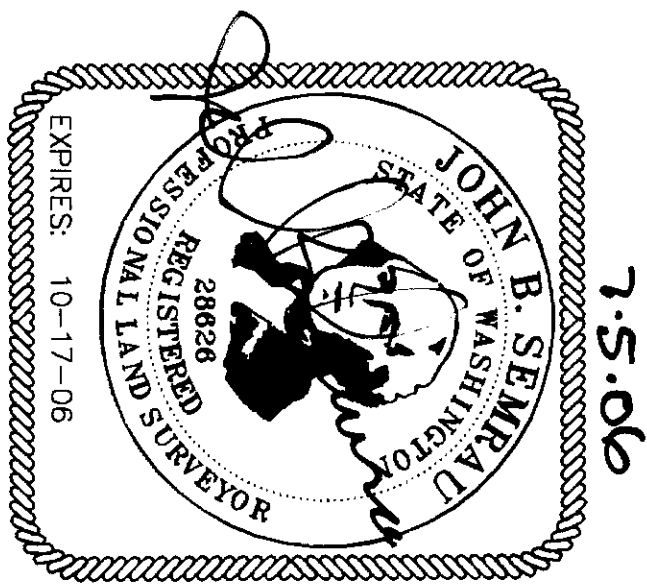
SURVEY IN A PORTION OF  
OF SECTION 8, T. 34 N., R. 2 E., W.M.  
MORGAN-TURNER PROPERTIES, L.L.P.  
SKAGIT COUNTY, WASHINGTON

FB 233	Pg 60	SEMRAU ENGINEERING & SURVEYING, PLLC.	SCALE: N/A
SURVEYING • ENGINEERING • PLANNING		MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 4478





AREA TABLE				
LOT	LOT AREA SQ. FT.	ACRES	BUILDING AREA SQ. FT.	OPEN SPACE SQ. FT.
1	43,559	1.00	43,559	1.00
2	43,560	1.00	43,560	1.00
3	239,581	5.50	43,560	1.00
TOTAL AREA		326.700	7.50	196.021



- KEY**
- INDICATES IRON REBAR SET WITH YELLOW CAP - SEMRAU 28626.
  - INDICATES IRON PIPE OR REBAR FOUND.
  - ⊕ INDICATES MONUMENT FOUND.
  - INDICATES SOIL TEST HOLES FROM MITCHELL SEPTIC, INC (MOI)

SHEET 2 OF 2

SHORT PLAT NO. PL04-0919

SURVEY IN A PORTION OF  
OF SECTION 8, T. 34 N., R. 2 E., W.M.  
MORGAN-TURNER PROPERTIES, L.P.P.  
SKAGIT COUNTY, WASHINGTON

FB. 233 Pg. 60 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 100'  
SURVEYING ENGINEERING PLANNING  
MOUNT VERNON, WA 98273 360-424-9586 JOB NO. 4478  
MERIDIAN: ASSUMED