

WITHIN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.  
 MURDOCK SHORT PLAT  
 SKAGIT COUNTY, WASHINGTON

SHORT PLAT NO. P106-0251

AUDITORS CERTIFICATE

OF BAYVIEW SURVEYING

200608040012  
 Skagit County Auditor

8/4/2006 Page 1 of 2 9:38AM

*Robert J. Murdock, Jr.*  
 SKAGIT COUNTY AUDITOR

*Quinn Powell*  
 DEPUTY

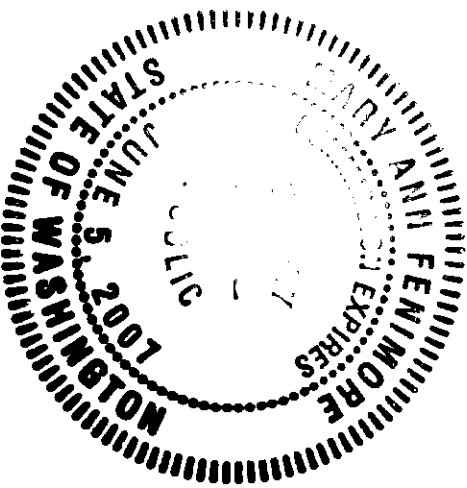
DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING TRUSTEES FOR THE MURDOCK SHORT PLAT FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS "MURDOCK SHORT PLAT" AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY GRADE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

*Robert J. Murdock, Jr.*  
 ROBERT J. MURDOCK, TRUSTEE

*Stacy Murdock, Trustee*  
 STACY MURDOCK, TRUSTEE

*Robert J. Murdock, Trustee*  
 ROBERT J. MURDOCK, TRUSTEE



ACKNOWLEDGEMENT:

STATE OF WASHINGTON  
 COUNTY OF SKAGIT

ON THIS 21st DAY OF July 2006,  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT J. MURDOCK AND STACY L. MURDOCK ARE THE PERSONS WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATE THAT THEY WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

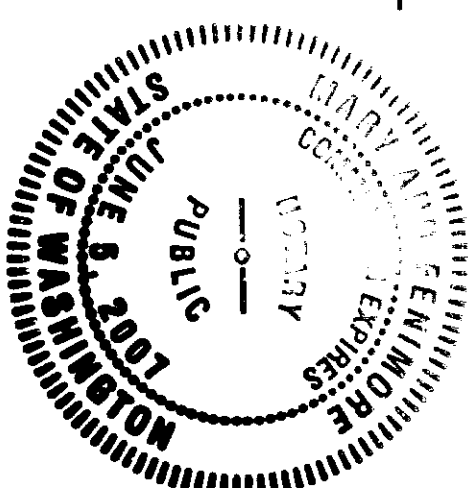
*Mawm Fain Moore*  
 Mawm Fain Moore  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
 RESIDING AT 6705 72nd St

ACKNOWLEDGEMENT:

STATE OF WASHINGTON  
 COUNTY OF SKAGIT

ON THIS 21st DAY OF July 2006,  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PERSONS WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATE THAT THEY WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

*Mawm Fain Moore*  
 Mawm Fain Moore  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
 RESIDING AT 6705 72nd St



LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE "MURDOCK SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WASHINGTON STATE AND SKAGIT COUNTY PLATTING REGULATIONS.

*Rick L. Holt, PLS.*  
 RICK L. HOLT, PLS. CERTIFICATE NO. 37548

7/20/06  
 DATE

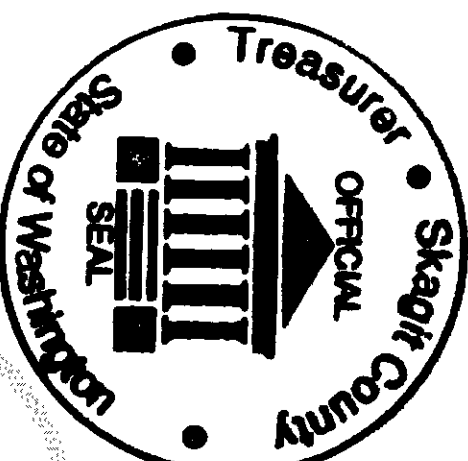


COUNTY TREASURER'S CERTIFICATE

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 2006. THIS 21st DAY OF July 2006.

*Patricia D. Jensen*  
 PATRICIA D. JENSEN  
 COUNTY TREASURER, SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY APPROVALS



THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18 ON THIS 21st DAY OF July 2006.

*Debra Huber*  
 DEBRA HUBER  
 PLANNING DIRECTOR, SKAGIT COUNTY

*John P. E.*  
 JOHN P. E.  
 COUNTY ENGINEER, SKAGIT COUNTY

HEALTH DEPARTMENT CERTIFICATE

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 12.05 (ON SITE SEWER) AND 12.48 (WATER).

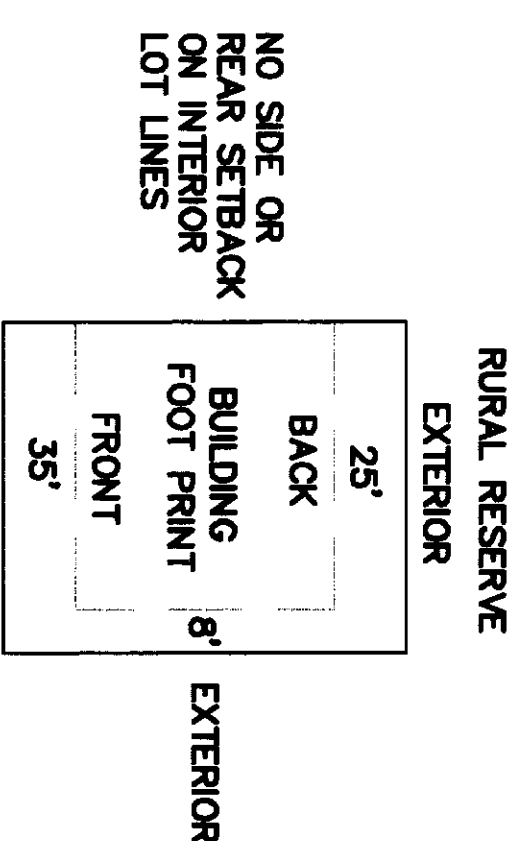
*Richard W. D.*  
 RICHARD W. D.  
 HEALTH OFFICER

EXISTING EASEMENTS:

RIGHT TO TAKE WATER, AF#833845, NON-EXCLUSIVE WATER PIPELINE EASEMENT, AF#8504150048.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
PERSONS ROAD	12290	13245

BUILDING SET-BACKS



NOTE: FOR PARENT PARCEL EXTERIOR LOT LINES, A 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR LOTS WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 3 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE.

NOTES:

- THIS SURVEY WAS PERFORMED IN THE FIELD IN NOVEMBER 2005, AND MAY 22, 2006 USING A LEICA TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE).
- OWNERS: ROBERT J. MURDOCK, JR. AND STACY MURDOCK  
 2811 PERSONS ROAD  
 BOW, WA 98232  
 SURVEYOR AND ENGINEER: RICK HOLT PLS.  
 BAYVIEW SURVEYING AND ENGINEERING  
 130 SHARON AVENUE  
 BURLINGTON WA 98233
- TOTAL ACREAGE = 9.77 ACRES  
 10.00 ACRES TO THE CENTER OF ROW
- SEWER DISPOSAL: ON SITE UNDERGROUND SEPTIC TANKS AND DRAINFIELDS, RECOMMENDED AREAS FOR DRAINFIELD AS SHOWN ON PLAT MAP.
- WATER SERVICE FOR LOT 2 WILL BE PROVIDED BY INDIVIDUAL WELL AHH 875, CONFORMING TO SOC 12.48.240-3B AND SOC 12.48.240-5. WATER SERVICE FOR LOT 1 WILL BE PROVIDED BY THE EXISTING 2 CONNECTION GROUP B WELL MAY 985.
- SHORT PLAT, NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
- IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION 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.
- THE DISTRICT NO. 12, 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.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS AND THE 1-800 LOCATE SERVICE. PRIOR TO CONSTRUCTION, USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555, 48 HOURS BEFORE CONSTRUCTION.
- REFER TO THE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN IN THE DRAINAGE REPORT.
- REFER TO THE REQUIREMENTS OF THE CONSTRUCTION MAINTENANCE PLAN SHOWN IN THE DRAINAGE REPORT.
- ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
- 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 AND DEVELOPMENT SERVICES.
- 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 PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF#200608040012.
- DRIVEWAYS LONGER THAN 150 FEET MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS IN FIGURE C-18 OF THE SKAGIT COUNTY ROAD STANDARDS.
- THE OPEN SPACE SHALL BE PRESERVED AND MAINTAINED TO THE REQUIREMENTS OF SOC 14.18.310(5)(E), BY LOT 3 PROPERTY OWNER.
- FUTURE BUILDING PERMITS OR DEVELOPMENT WILL NEED TO SATISFY THE SEA WATER INTRUSION POLICY R#15570.

SHORT PLAT FOR  
 ROBERT J. MURDOCK, JR.  
 A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19,  
 TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

BAYVIEW SURVEYING & ENGINEERING INC.  
 130 Sharon Avenue Burlington WA 98233  
 Tel: 360-707-2580 Fax: 360-757-5976  
 rick@bayview.com

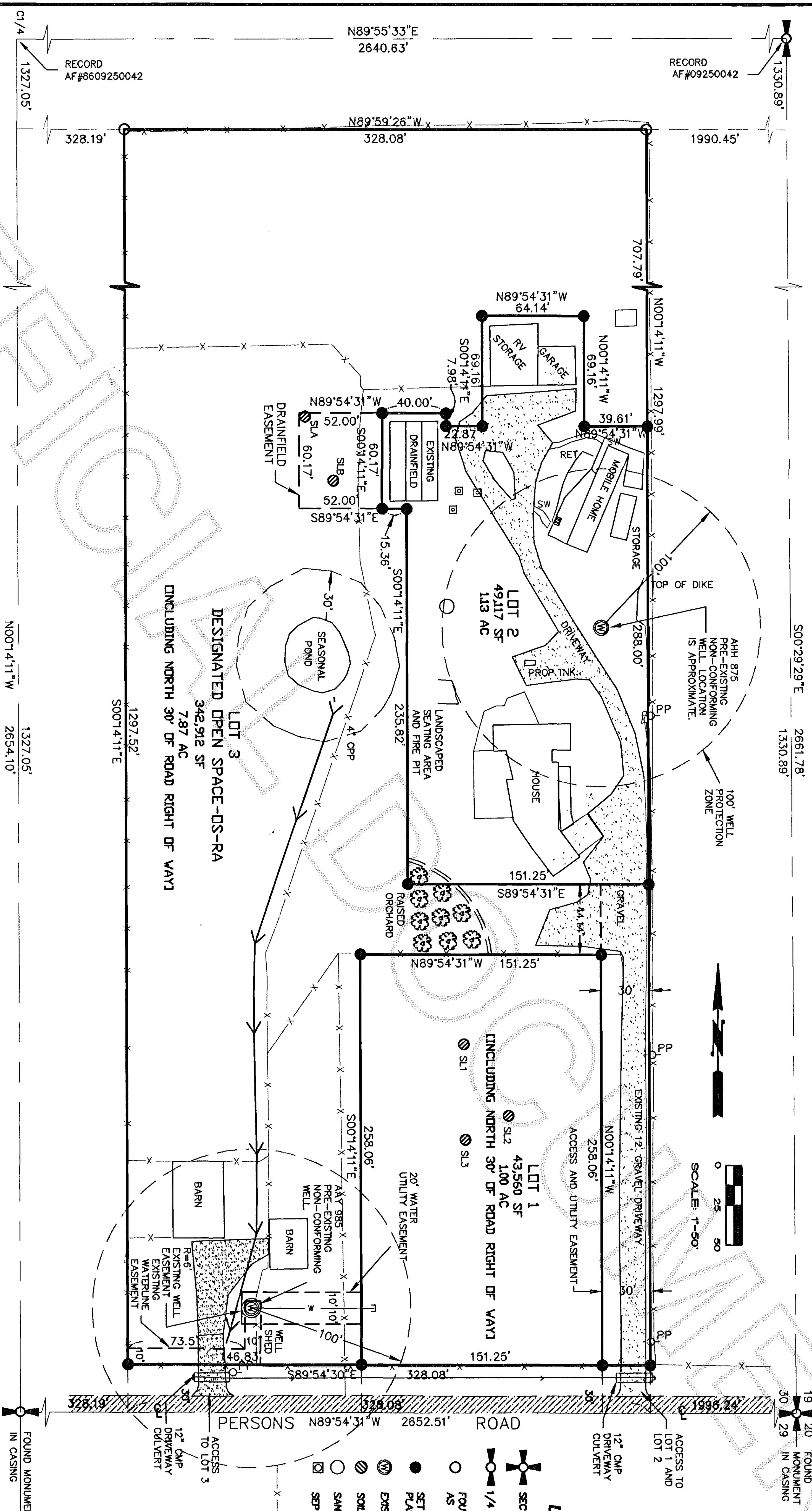
DRAWN BY: I. KASKO  
 DATE: 07/20/06  
 FIELD BOOK: 61 PAGE: 67-69

SHEET NO. 1 OF 2  
 SCALE: NONE  
 JOB NO.: 2005-82

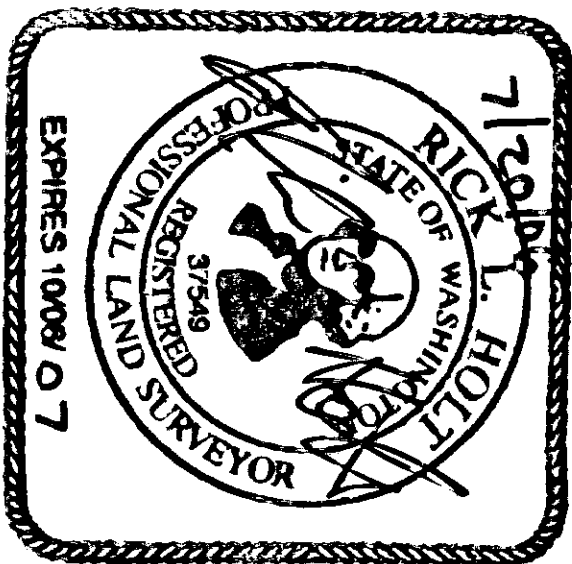


**MURDOCK SHORT PLAT**  
 WITHIN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.  
 SKAGIT COUNTY, WASHINGTON

**SHORT PLAT NO. PLO6-0251**



- LEGEND**
- SECTION CORNER
  - 1/4 SECTION CORNER
  - FOUND 1/2" REBAR WITH YELLOW CAP AS PER F.O.S. A.F. #20010290078
  - SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED 'B.V. 15 37949'
  - EXISTING WELL
  - SOIL HOLES
  - SAND FILTER MANHOLE
  - SEPTIC TANK CLEANOUT
  - EXISTING FENCELINE



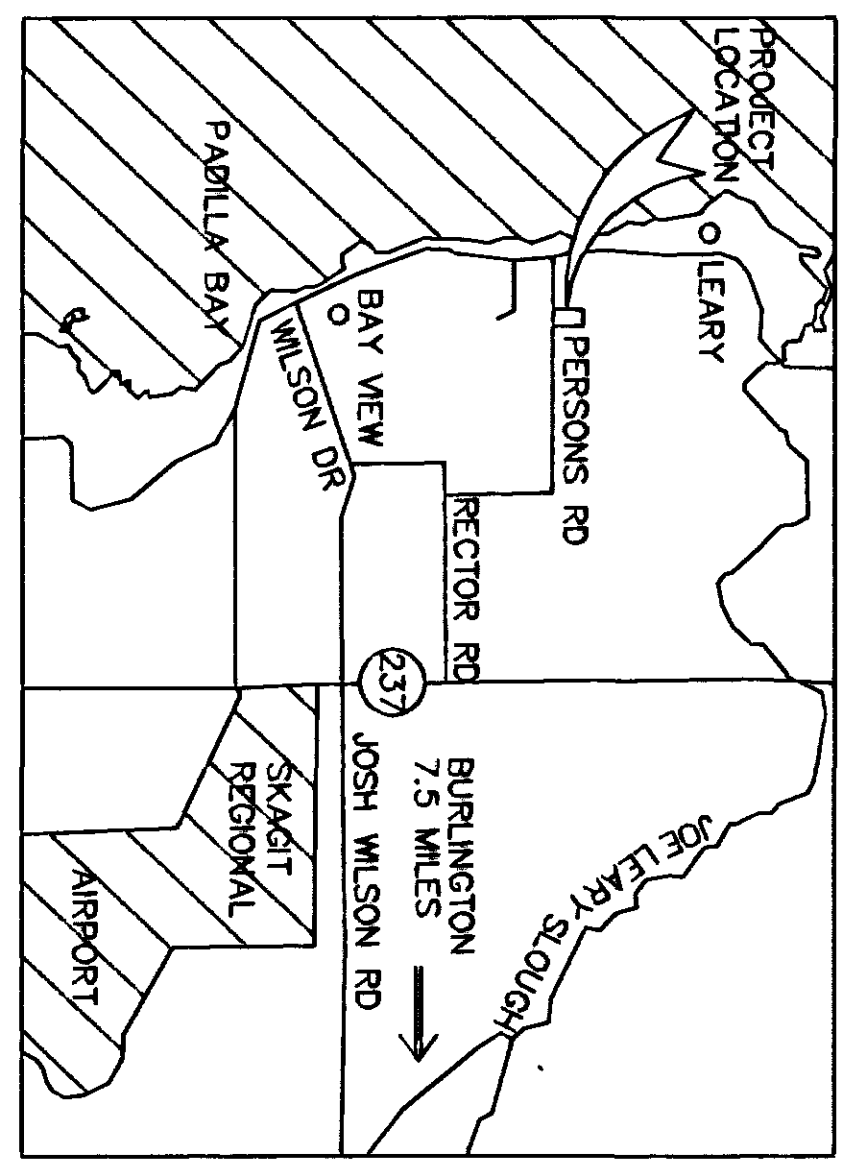
**LEGAL DESCRIPTION:**

STATUTORY WARRANTY DEED A/F#2009020063:  
 THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;  
 EXCEPT THE SOUTH 30 FEET DEEDED TO SKAGIT COUNTY FOR RIGHT OF WAY BY DEED RECORDED JULY, 1963, UNDER AUDITOR'S FILE NO. 688633, RECORDS OF SKAGIT COUNTY WASHINGTON.  
 ALSO EXCEPT ANY PORTION OF SAID PREMISES WHICH MAY BE WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19.  
 SUBJECT TO ALL RECORDED RESTRICTIONS, COVENANTS, RESERVATIONS, ETC. RECORDED UNDER AUDITOR'S FILE NUMBERS 8609250042, 9212140041, 9605220035 AND 9610020042, ALSO WATER LINE EASEMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 633645 AND 8504150048.

**BASIS OF BEARING:**

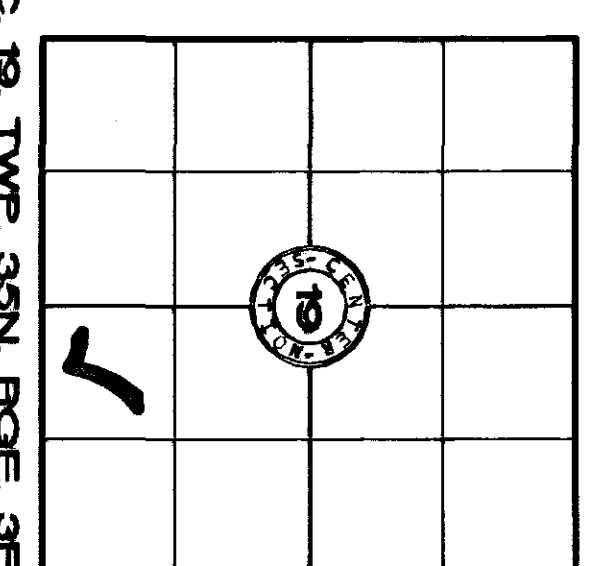
SOUTH SECTION LINE = N 89°54'31" W. ROS MAP RECORDED UNDER AUDITORS FILE #8609250042

**VICINITY MAP**



**OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE:**

THIS SURVEY HAS DETECTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH 132.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.



SEC. 19, TWP. 35N, RGE. 3E, W.M.

**ZONING:**

RURAL RESERVE 2/10 ACRE-CARD.

**RECORD OF SURVEY FOR**  
**ROBERT J. MURDOCK, JR.**

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

DRAWN BY: I. KASKO	BAYVIEW SURVEYING & ENGINEERING INC.
DATE: 07/20/06	130 Sharon Avenue, Burlington, WA 98235
FIELD BOOK: 61 PAGE: 67-69	Tel: 360-707-2280 Fax: 360-757-5976
	hok@bayview.com
SHEET NO. 2 OF 2	SCALE: 1" = 50'
	JOB NO. 2005-82