

SURVEY DESCRIPTION

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 13-26, APPROVED MARCH 11, 1987 AND RECORDED APRIL 9, 1987, AS AUDITOR'S FILE NO. 870409001, IN BOOK 7 OF SHORT PLATS, PAGES 171 AND 172, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF BLOCKS 1 (KNOWN AS MILLER'S RESERVE), 5, 6, 7, 12, 13, 25, AND 45, "PLAT OF TOWNSITE OF GIBBALTER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 19, 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.

OWNER'S CONSENT

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

3E DEVELOPMENT, LLC,
A WASHINGTON STATE, LIMITED LIABILITY COMPANY

BY: *[Signature]*
TITLE: *Manager*

ACKNOWLEDGMENTS

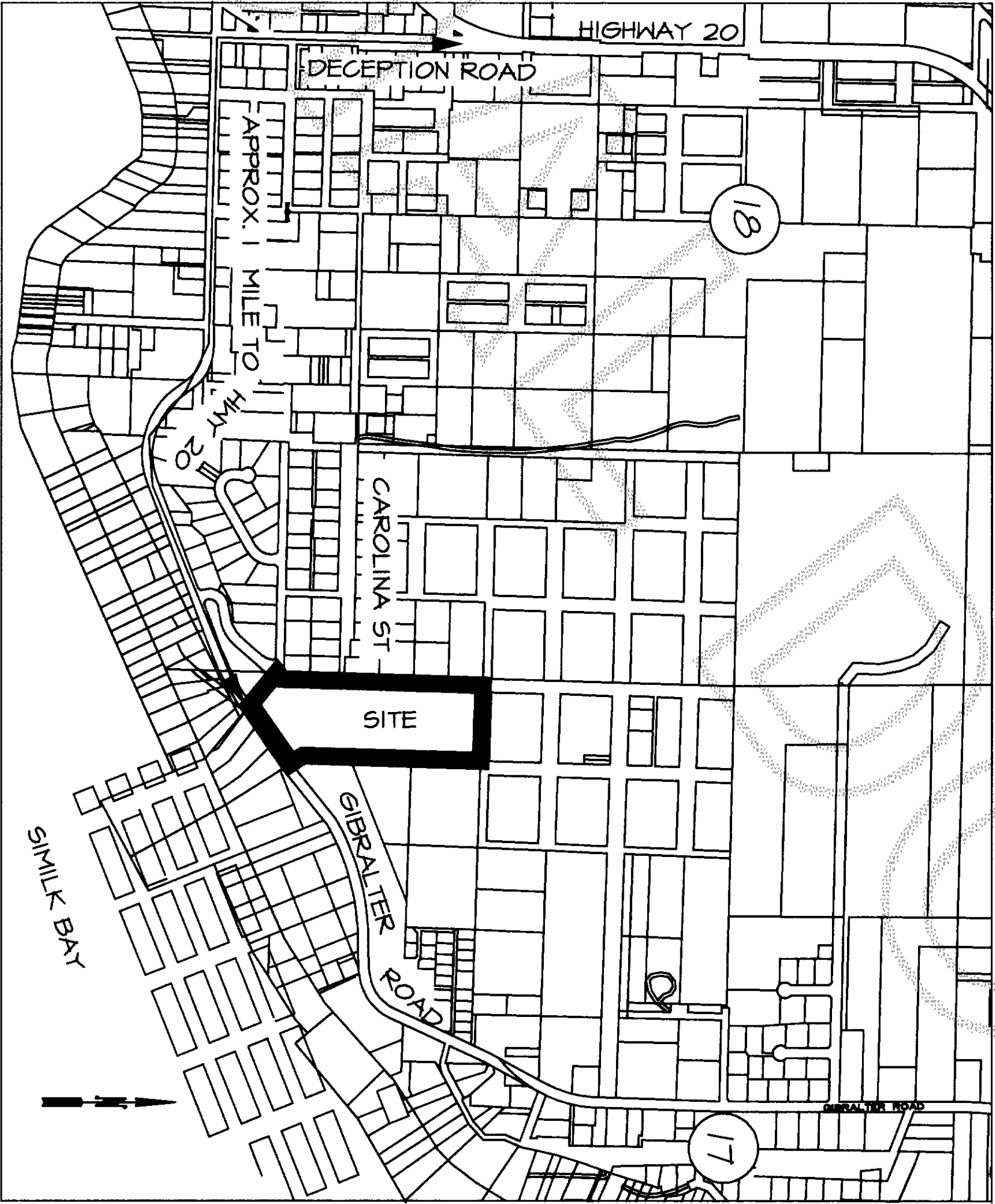
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK EDSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF 3E DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: *Dec 21, 2006*

BRUCE G. LISSEY
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2008

SIGNATURE: *[Signature]*
NO. OF APPOINTMENT EXPIRES *7-14-08*
RESIDING AT *Mount Vernon*



VICINITY MAP
SCALE 1" = 500'

AUDITOR'S CERTIFICATE

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

200608040036
Skagit County Auditor

8/4/2006 Page 1 of 2 9:51AM

N. Brummett
SKAGIT COUNTY AUDITOR
DEPUTY
[Signature]

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT SUBDIVISION ORDINANCE ON THIS *2nd* DAY OF *August*, 2006.

[Signature]
SHORT PLAT ADMINISTRATOR

[Signature]
SKAGIT COUNTY ENGINEER

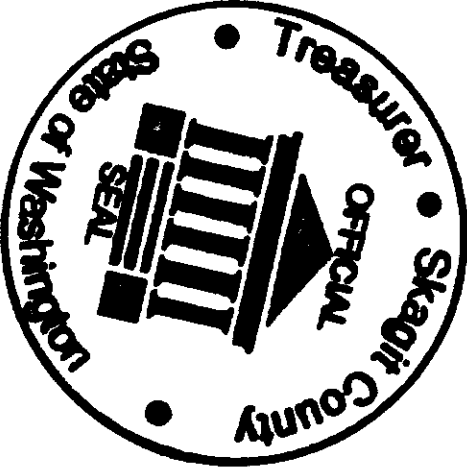
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS *21* DAY OF *July*, 2006.

[Signature]
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.

[Signature]
SKAGIT COUNTY TREASURER



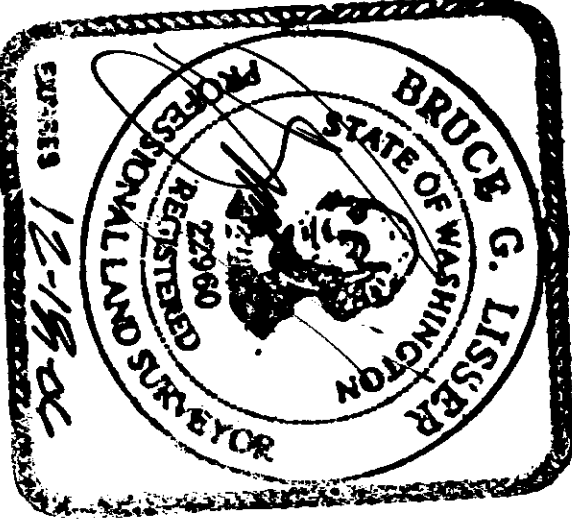
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT 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 HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 33.2-120-WAC.

BRUCE G. LISSEY, PLLC, CERTIFICATE NO. 22960

360 MILWAUKEE ST. PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSEY.COM

DATE: *Dec 21, 2006*



SHORT PLAT NO. 98-0001

SURVEY IN A PORTION OF GOVERNMENT LOT 1
SECTION 20 T. 34 N., R. 2 E., 1/4
AND IN A PORTION OF THE SOUTHWEST 1/4 OF
SECTION 17, T. 34 N., R. 2 E., 1/4
SKAGIT COUNTY, WASHINGTON
FOR: 3E DEVELOPMENT, LLC

SHEET 1 OF 2

DATE: 5/21/04

FB 143 PG 23
MERIDIAN: ASSUMED
LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
SCALE: N/A
DRAWING: 04-001

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. SEE PRIVATE ROAD MAINTENANCE DECLARATION RECORDED UNDER AUDITORS FILE NO. 226603040037
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL INTERMEDIATE 2.5 ACRE MINIMUM LOT SIZE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM. ALTERNATIVE SYSTEMS ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
5. WATER: PLUD. NO. 1
6. ● INDICATES IRON REBAR SET WITH TELLON CAP SURVEY NUMBER L1569 226603040037 EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 44M, BEARING = NORTH 0°42'14" WEST
9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY, SUBDIVISION GUARANTEE NO. J-1664271, DATED NOVEMBER 21, 2003.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 13-86, RECORDED IN BOOK 7 OF SHORT PLATS, PAGES 172 AND 173 AND RECORDED IN VOLUME 19 OF SURVEYS, PAGES 48 AND 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. INSTRUMENTATION: LIETZ SET 44 THEODOLITE DISTANCE METER AND LEICA TC105A THEODOLITE DISTANCE METER
11. SURVEY PROCEDURE: FIELD TRAVERSE
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.
13. A SKAGIT COUNTY ADDRESS RANGE OF 14914 TO 14924 CAROLINA PLACE 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.
14. BUILDING SETBACKS ARE REQUIRED THE RURAL INTERMEDIATE ZONE AS FOLLOWS:
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS OF DEAD-END STREETS
SIDE: 8 FEET
REAR: 25 FEET
15. OWNER/DEVELOPER: 3E DEVELOPMENT, LLC
14920 GIBRALTER ROAD
ANACORTES WA 98221
16. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY DONALD R. SENEAL, P.E., P.L.S., DATED JANUARY 14, 1998, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING. THE REPORT RECOMMENDS THAT SPASH BLOCKS BE UTILIZED BY ALL PROPOSED BUILDINGS. IT IS ALSO RECOMMENDED THAT CHANNELIZATION OF RUNOFF SHOULD BE AVOIDED TO ALLOW DRAINAGE TO FOLLOW ITS MOST NATURAL PATH.
17. ACCORDING TO THE COASTAL ZONE ATLAS FOR SKAGIT COUNTY, PORTIONS OF THE SUBJECT PROPERTY MAY BE UNSTABLE AND SUBJECT TO SLIDES. ADDITIONAL SOIL EVALUATIONS MAY BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON THE SUBJECT PROPERTY.
18. FOUNDATION SETBACK LINE IS BASED UPON GEO ENGINEERS, INC. SITE ASSESSMENT REPORT DATED APRIL 10, 1998, SEE SKAGIT COUNTY PLANNING FOR REPORT INFORMATION.
19. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24, ITO CRITICAL AREAS ORDINANCE. THE PCAE TRACTS SHOWN THEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY WETLAND RESOURCES, INC. REPORT DATED SEPTEMBER 27, 1997 AND SUPPLEMENTAL CRITICAL AREAS SITE ASSESSMENT REPORT PREPARED BY JOHN GOLD & COMPANY CONSULTING FORESTERS, DATED FEBRUARY 4, 2004, WHICH ARE ON FILE WITH SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE REPORTS RECOMMEND BUFFER AREAS AS SHOWN HEREON. A PCAE WAS FILED UNDER AUDITORS FILE NO. 200603040037 TO PROTECT THE AREA SHOWN HEREON. THE AREA OF THE PCAE IS 94,654 SQUARE FEET (2.2 ACRES).
20. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES 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 AUDITORS' FILE NUMBERS 91418, 125619, 9704090001, 9210060002, 9705090106, 9506120078, 9506120080, 9506120051 AND 9810160116.
21. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH THOSE CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200603040037
22. 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 AUDITOR FILE NO. 200603040038

LOT AREA INFORMATION
(INCLUSIVE OF EASEMENTS)

LOT 1 CAROLINA PLACE 225,440 SQ. FT. = 5.17 ACRES
LOT 2 CAROLINA PLACE 112,200 SQ. FT. = 2.56 ACRES
LOT 3 CAROLINA PLACE 108,900 SQ. FT. = 2.50 ACRES
LOT 4 CAROLINA PLACE 110,000 SQ. FT. = 2.53 ACRES
AN ADDRESS RANGE OF 14914 TO 14924 CAROLINA PLACE HAS BEEN RESERVED FOR THE ABOVE LOTS.

