

SURVEY DESCRIPTION

DESCRIPTION (SKAGIT COUNTY ASSESSORS PARCEL NO. P-35050)

LOT 1 OF SHORT PLAT NO. 97-0063, APPROVED FEBRUARY 10, 1998, RECORDED FEBRUARY 11, 1998, IN BOOK 13 OF SHORT PLATS, PAGES 45 AND 46, UNDER AUDITOR'S FILE NO. 980210018, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 11M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER SEAVIEW LANE AND PADILLA BAY LANE AS SHOWN ON THE FACE OF SHORT PLAT NO. 40-85 AND SHORT PLAT NO. 45-84 AND SURVEY RECORDED UNDER AUDITOR'S FILE NO. 850504003.

AND ALSO 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

- 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 EXISTING ROAD MAINTENANCE DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9008220004 AND 980210014.
- 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 AND ACCEPTED BY THE COUNTY.
- SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- COMPREHENSIVE PLANNING DESIGNATION = RURAL INTERMEDIATE
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL PRESSURE SYSTEMS
- WATER: SKAGIT COUNTY P.U.D. NO. 1
- INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSEY 22960
- INDICATES EXISTING REBAR OR IRON PIPE FOUND
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 11M. BEARING = NORTH 84°40'20" WEST (PER PREVIOUS SHORT PLAT NO. 97-0063)
- SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 12013-5, DATED FEBRUARY 10, 2006.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 97-0063, RECORDED UNDER AUDITOR'S FILE NO. 980210018, SKAGIT COUNTY SHORT PLAT NO. 40-85, RECORDED UNDER AUDITOR'S FILE NO. 8612080005, SKAGIT COUNTY SHORT PLAT NO. 98-0001, RECORDED UNDER AUDITOR'S FILE NO. 9908240104, SKAGIT COUNTY SHORT PLAT NO. PL-02-0135, RECORDED UNDER AUDITOR'S FILE NO. 200302140081, SKAGIT COUNTY SHORT PLAT NO. 45-84, RECORDED UNDER AUDITOR'S FILE NO. 841110003, AND RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 200212130023, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- INSTRUMENTATION: LEICA TCR105A 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.
- BUILDING SETBACKS FOR LOTS SHALL COMPLY WITH THE REQUIREMENTS OF THE RURAL INTERMEDIATE ZONE AS FOLLOWS, EXCEPT AS REFERENCED BELOW:  
FRONT: 25 FEET  
SIDE: 8 FEET  
REAR: 15 FEET
- OWNER/DEVELOPER: SHANE AND ROSILYN SPRAY  
12812 PADILLA BAY LANE  
BAYVIEW WA 98273

(CONTINUED)

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, COURSES, 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 33.2-120-11AC.

BRUCE G. LISSEY, P.L.S., CERTIFICATE NO. 22960  
LISSEY & ASSOCIATES, PLLC  
3320 MILWAUKEE STREET, PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
EMAIL BRUCE@LISSEY.COM

DATE August 1, 2006

(CONTINUED)

- A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, INC., DATED APRIL 3, 2006, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. THE REPORT RECOMMENDS DIRECTING DOWNGROUT WATER TO OPEN SPACE LOT 3.
- A SKAGIT COUNTY ADDRESS RANGE OF 12750 TO 12875 PADILLA BAY LANE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION OF 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 SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT FOR SPECIFICS.
- 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 9 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200507180131, 980210018, 8505040031, 8701150147, 8709240056, 9008220004, 980210014, 9906080091, 199908020123, AND 199904140063. ALSO SEE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 87071240041, 8503050026, 8503050027, 8602190046, 84071240094 AND 851050082.
- 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. 200608110081

OWNER'S 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.

BY Shane & Roslyn Spray  
SHANE S. SPRAY, HUSBAND  
BY Roslyn B. Spray  
ROSLYN B. SPRAY, WIFE

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHANE S. SPRAY AND ROSILYN B. SPRAY, HUSBAND AND WIFE, 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.

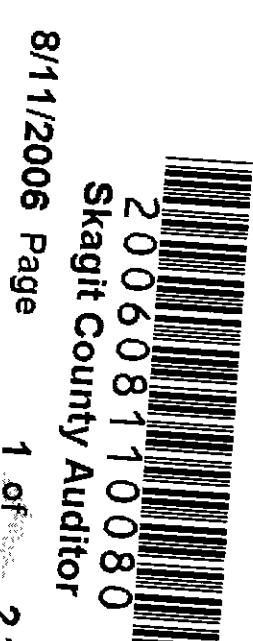
DATED: Aug. 1, 2006

SIGNATURE [Signature]  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 7-14-08  
RESIDING AT Mount Vernon

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

AUDITORS CERTIFICATE

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



200608110080  
Skagit County Auditor

8/1/2006 Page 1 of 2 10:07AM

N. Brummett  
SKAGIT COUNTY AUDITOR  
DEPUTY

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 9th DAY OF August, 2006.

SHORT CARD ADMINISTRATOR

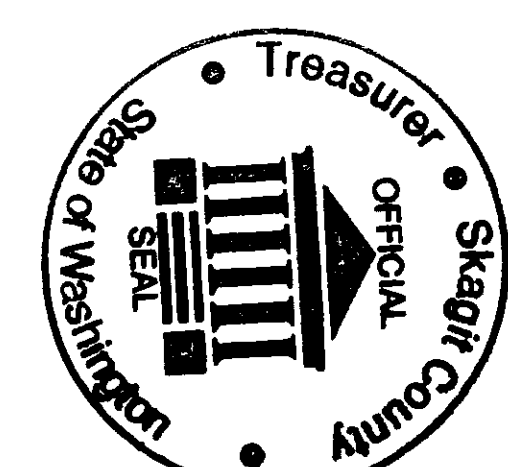
[Signature] P.E.  
SKAGIT COUNTY ENGINEER

[Signature]  
SKAGIT COUNTY HEALTH OFFICER

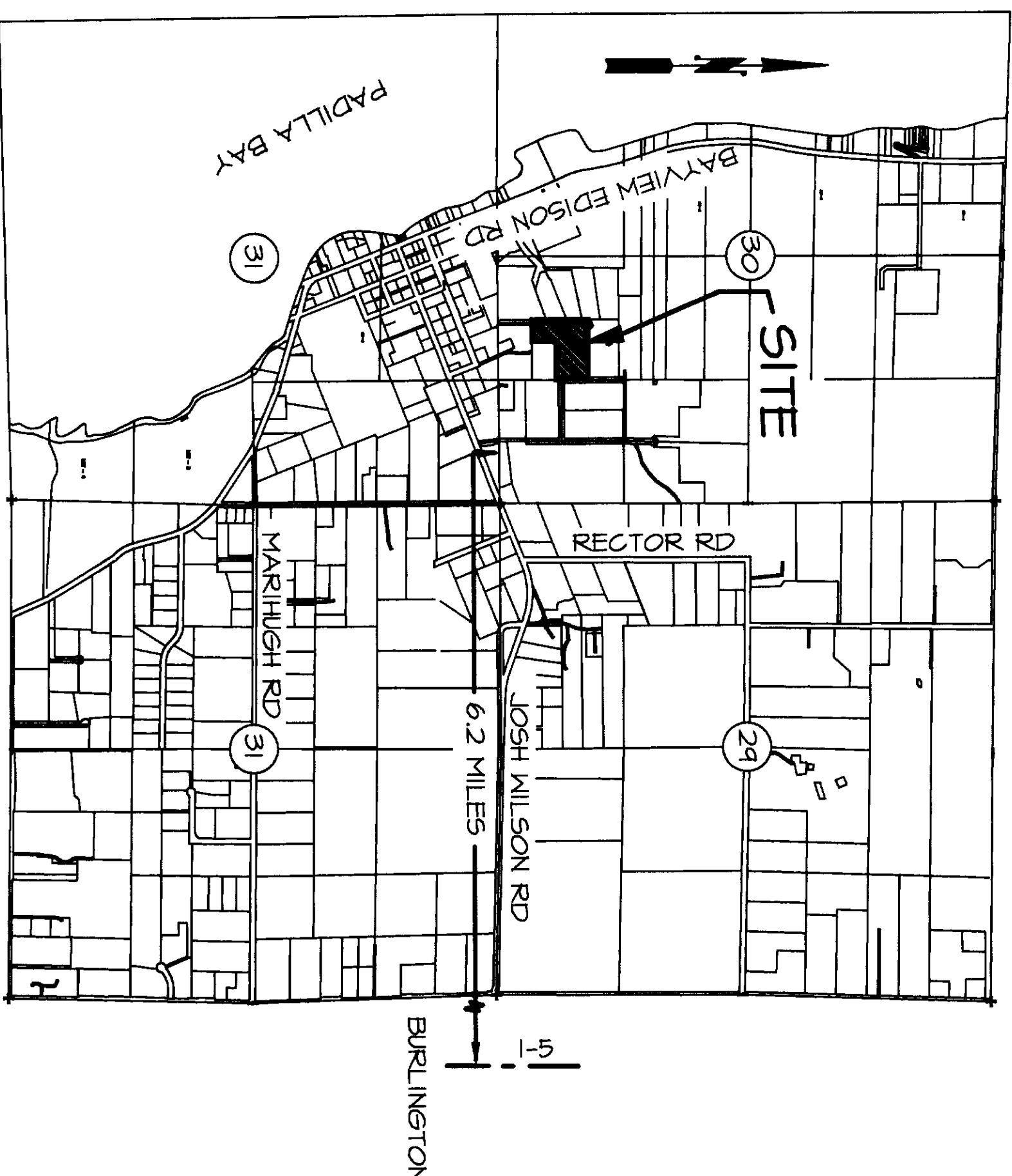
TREASURER'S CERTIFICATE

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] 8-8-06  
SKAGIT COUNTY TREASURER



VICINITY MAP SCALE 1" = 1650'



SHEET 1 OF 2

DATE: 8/1/06

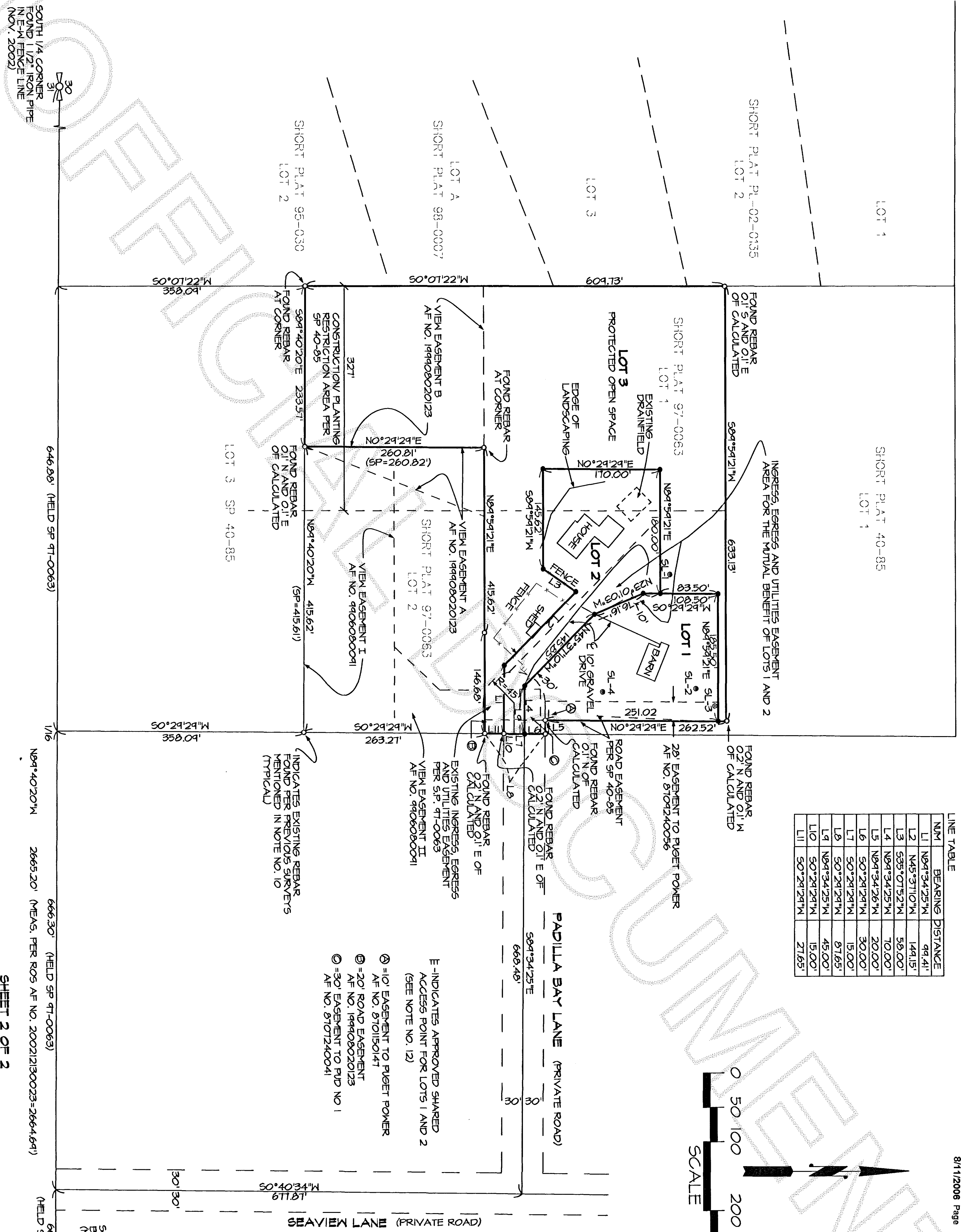
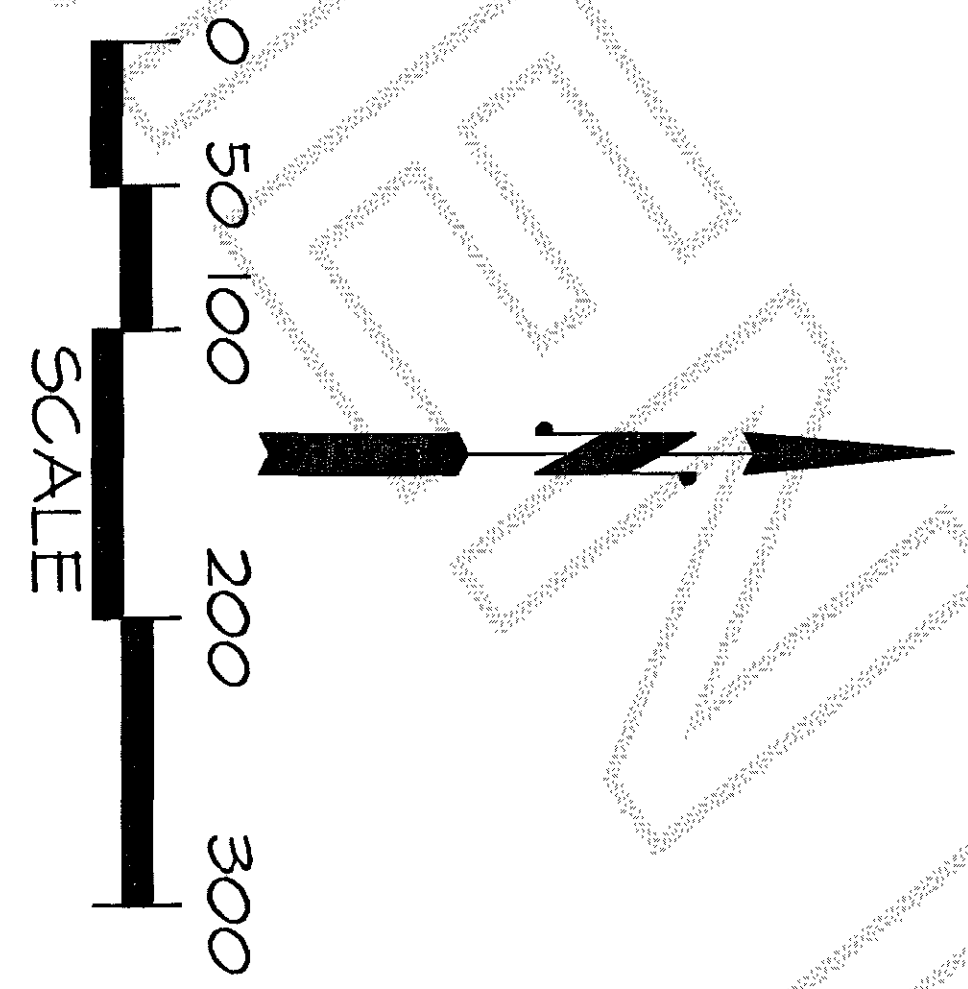
SHORT CARD NO. PL-05-0000 06-0344

SURVEY IN A PORTION OF  
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 11M.  
SKAGIT COUNTY, WASHINGTON  
FOR: SHANE AND ROSILYN SPRAY

FB 2714 Pg 64	LISSEY & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	DRAWING: 05-098

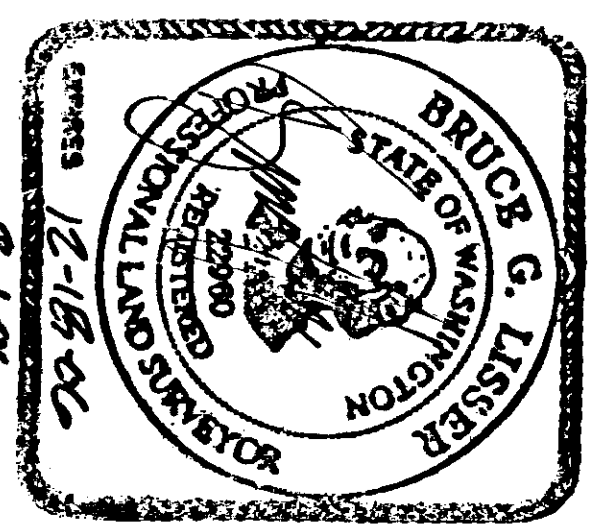


LINE TABLE		
N/M	BEARING	DISTANCE
L1	N89°34'25"W	94.41'
L2	N45°37'10"E	149.15'
L3	S35°07'52"W	58.00'
L4	N89°34'25"W	10.00'
L5	N89°34'26"W	20.00'
L6	S0°29'29"W	30.00'
L7	S0°29'29"W	15.00'
L8	S0°29'29"W	87.65'
L9	N89°34'25"W	45.00'
L10	S0°29'29"W	15.00'
L11	S0°29'29"W	27.65'



LOT AREA AND ADDRESS INFORMATION

LOT 1 \* PADILLA BAY LANE AREA 43,134 SQ. FT. = 0.99 ACRES  
LOT 2 12812 PADILLA BAY LANE AREA 34,954 SQ. FT. = 0.80 ACRES  
LOT 3 PROTECTED OPEN SPACE AREA 201,028 SQ. FT. = 4.61 ACRES  
TOTAL PROJECT AREA = 6.52 ACRES



SHEET 2 OF 2			
SHORT CARD NO. PL-05-0886 06-0344			
DATE: 8/1/06			
SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SKEGITT COUNTY, WASHINGTON			
FOR: SHANE AND ROSLYN SPRAY			
FB 214 PG 64	LISSEY & ASSOCIATES, PLLC	SCALE: 1" = 100'	
SURVEYING & LAND-USE CONSULTATION		DRAWING: 05-098	
MERIDIAN: ASSIGNED		POINT VERSION: WA 92215 960-441-1442	