

AUDITOR'S CERTIFICATE

Filed for the Record at the Request of LeGro & Associates.



200608170106
Skagit County Auditor
8/17/2006 Page 1 of 2 2:58PM

N. Brunmet Skagit County Auditor
Deputy
Shaunna Jostenboom

LEGAL DESCRIPTION

Tract 5 of Short Plat No. 130-78, recorded December 28, 1978 in Book 3 of Short Plats, pages 57 and 58, under Auditor's File No. 893793, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East W.M.

EXCEPT mineral rights as reserved by the State of Washington in deed recorded November 4, 1913, as Auditor's File No. 99302.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over a 20 foot existing gravel road, as delineated on the face of said Short Plat No. 130-78.

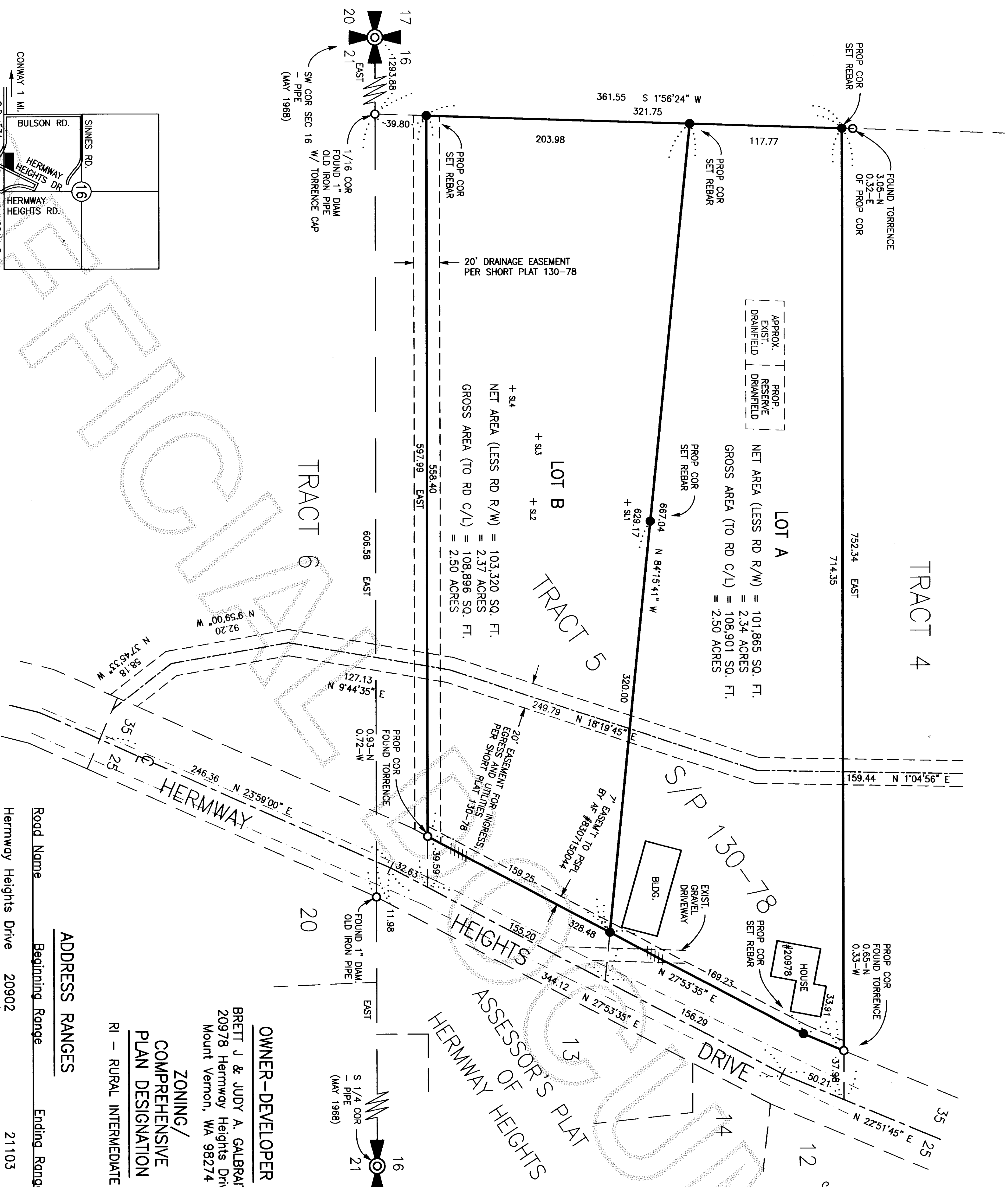
Situate in the County of Skagit, State of Washington.

NOTES

1. Certificate for Short Plat furnished by First American Title Insurance Company, Order No. 88001, Guarantee No. H-932813, Dated April 20, 2006 at 8:00 A.M.
2. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horiz. Circle Reading of 20"
E.D.M.: Accuracy \pm (5mm + 5ppm)
3. Basis of Bearing - the South line of the Southwest 1/4 of Sec. 16, T. 33 N., R. 4 E.W.M. established from existing monumentation as being East, per the "Assessor's Plat of Hermway Heights".
4. For additional subdivision information refer to: The "Assessor's Plat of Hermway Heights" according to the plat recorded in Volume 9 of Plats, page 47, records of Skagit County, Washington; survey for Donald B. Dellinger recorded under Auditor's File No. 200204180047, records of Skagit County, Washington.
5. The Short Plat Number and Date of Approval shall be included in all deeds and contracts.

LEGEND

- PROP COR SET REBAR Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGro 37532"
 - FOUND TOLERENCE Found 1" Diam. Old Iron Pipe w/ Yellow Plastic Cap Imprinted "LS 15042"
 - //// 30' Wide Driveway Access Location
 - + sz Soil Log Test Hole Number 2
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

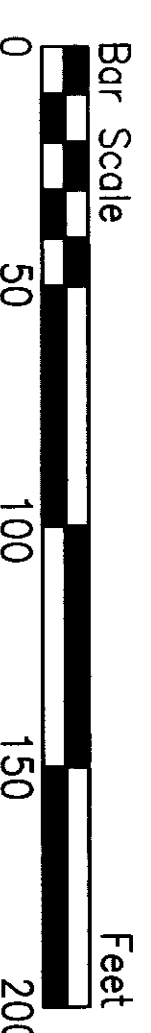


VICINITY MAP

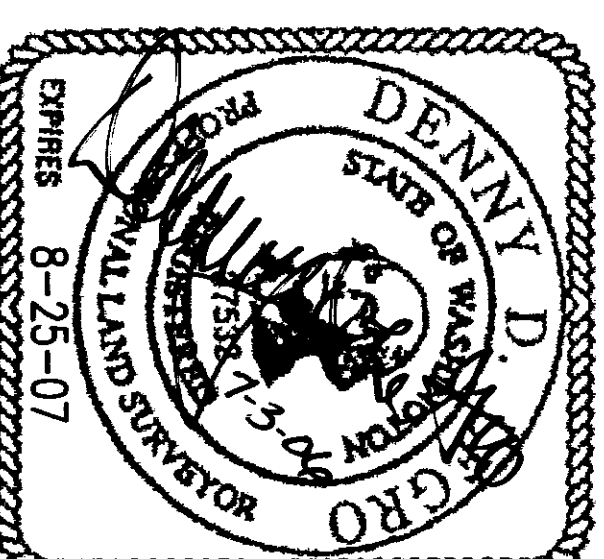
Scale: 2" = 1 mi.
Sec. 16, T. 33 N., R. 4 E.

PLAN

Scale: 1" = 60'



DRAWN BY: THH



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in April 2006 at the request of Judy Galbraith.

LEGro & ASSOCIATES
Engineer & Land Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

Denny D. LeGro
Registered Professional
Land Surveyor
Lic. # 37532 Date: 7-3-06

SHORT PLAT No.: PLO6-0125

BRETT J. GALBRAITH PROPERTY SURVEY

LOT 5, SHORT PLAT NO. 130-78

PTN. SE 1/4 SW 1/4,

SECTION 16, T. 33 N., R. 4 E.W.M.

SKAGIT COUNTY, WASHINGTON

NOTES (CONTINUED FROM SHEET 1 OF 2)

6. 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 official designated boundary of a Skagit County fire district.
7. All maintenance and construction of roads is the responsibility of the lot owners and shall be in direct relationship to usage of road.
8. Meridian: "Assessor's Plat of Hermyway Heights"
9. In accordance with SCC 14.32, an Engineered Drainage Plan for residential construction upon Lots A and B of this short subdivision has been prepared by Legro & Associates and is currently on file with the Skagit County Planning & Development Services. Any future construction must comply with the requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.
10. Power and telephone is available from Hermyway Heights Drive.
11. The method of sewage disposal shall be by individual on-site septic drainfield systems. The residence upon Lot A of this Short Plat is served by an existing septic system, the approximate location of which has been mapped from contractor as-built records. The required soil logs for this Short Plat are currently on file with the Skagit County Planning and Development Services. Lots will require an alternate sewage disposal system. Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
12. Water: P.U.D. No. 1 of Skagit County
13. All runoff from impervious surfaces, roof drains and yard drains shall be directed so as not to adversely effect adjacent properties.
14. Change in location of access may necessitate a change in address, contact Skagit County Planning and Development Services.
15. 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 A/E # 20060817010.7
16. The impervious surface for proposed development upon the lots in this Short Plat shall be limited to 5% (five percent) of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site in accordance with SCC 14.24.350(5)(c)(iii) Aquifer Recharge Area Mitigation.
17. Building permit issuance for lots within this subdivision shall be subject to payment of Conway School Impact Fees.
18. Park Impact Fees, currently \$100.00/lot, shall be due at the time of building permit issuance for lots within this subdivision.

APPROVALS

Examined and approved this 14th day of August, 2006 by the Planning Department of Skagit County, Washington.

Don Nelson
County Planning Director

Examined and approved this 5th day of July, 2006 by the County Engineer of Skagit County, Washington.

J. M. S. P.E.
County Engineer

HEALTH OFFICER APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) & 12.48 (Water) this 6 day of July, 2006.

Heatherburg
Skagit County Health Officer

TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2006.

This 14th day of August, 2006

Shirley Thompson
Skagit County Treasurer



OWNERSHIP CERTIFICATE

Know all men by these present that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT, do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 14th day of July, 2006.

INDIVIDUALS
Brett J. Galbraith
BRETT J. GALBRAITH

Judy A. Galbraith
JUDY A. GALBRAITH

WELLS FARGO BANK WEST, N.A.:

Donna L. Slaughter
Signature

Catherine Couper
Signature

Donna L. Slaughter
Print Name

Catherine Couper
Print Name

Vice President
Print Title

Asst. Secretary
Print Title

*Wells Fargo Bank, N.A. is a subsidiary of WELLS FARGO HOME MORTGAGE, INC.:

Donna L. Slaughter
Signature

Catherine Couper
Signature

Donna L. Slaughter
Print Name

Catherine Couper
Print Name

Vice President
Print Title

Asst. Secretary
Print Title

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this day personally appeared before me BRETT J. GALBRAITH and JUDY A. GALBRAITH, h & w, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 14th day of July, 2006

Donna L. Slaughter
Notary Public in and for the State of Washington,
residing at Mount Vernon



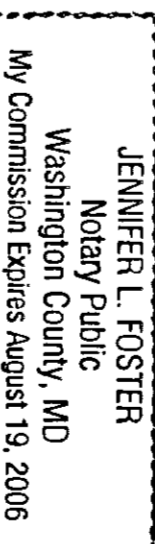
ACKNOWLEDGEMENT

State of Maryland } S.S.
County of Frederick

This is to Certify that on this 14th day of July, 2006, before me, the undersigned, a Notary Public, personally appeared Donna L. Slaughter and Catherine Couper to me known to be the Asst. Sec. respectively, of WELLS FARGO BANK WEST, N.A. which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Donna L. Slaughter
Notary Public in and for the State of Maryland,
residing at Highstown



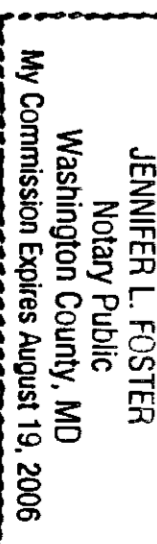
ACKNOWLEDGEMENT

State of Maryland } S.S.
County of Frederick

This is to Certify that on this 14th day of July, 2006, before me, the undersigned, a Notary Public, personally appeared Donna L. Slaughter and Catherine Couper to me known to be the Asst. Sec. respectively, of WELLS FARGO HOME MORTGAGE, INC. which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Donna L. Slaughter
Notary Public in and for the State of Maryland,
residing at Highstown



SHORT PLAT No.: PLO6-0125

BRETT J. GALBRAITH PROPERTY SURVEY

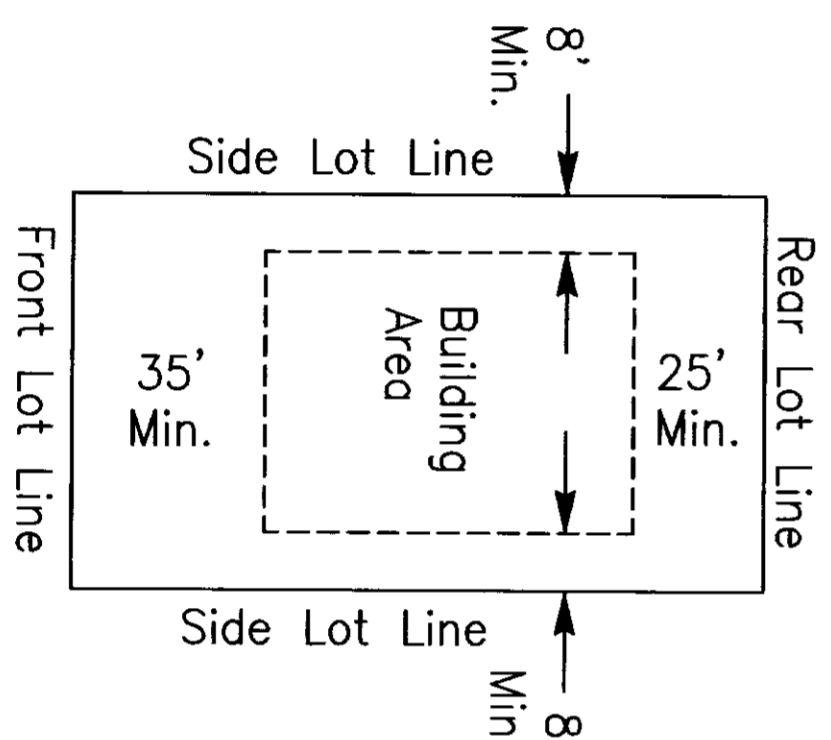
TRACT 5, SHORT PLAT NO. 130-78

PTN. SE 1/4 SW 1/4,

SECTION 16, T. 33 N., R. 4 E.W.M.

SKAGIT COUNTY, WASHINGTON

TYPICAL BUILDING SETBACK DIAGRAM



NO SCALE

STREET

Front Lot Line

Side Lot Line

Min.

Min.

Rear Lot Line

Building Area

8' Min.

8' Min.

