

SURVEY DESCRIPTION

PARCEL "A"

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, 14M, LYING EASTERLY OF WOLFORD ROAD.

PARCEL "B"

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, 14M, LYING EASTERLY OF WOLFORD ROAD.

PARCEL "C"

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, 14M, LYING WEST OF THE B.P.A. RIGHT OF WAY GRANTED TO THE UNITED STATES OF AMERICA UNDER THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 214 OF DEEDS, PAGE 20, UNDER AUDITOR'S FILE NO. 347063, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL 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 CARD SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

JOSEPH D. WOODMANSEE AND KIMBERLY A. WOODMANSEE, HUSBAND AND WIFE, AS TO PARCEL "A"

JOSEPH D. WOODMANSEE, HUSBAND KIMBERLY A. WOODMANSEE, WIFE

RANDIE L. TORSETT AND LISA TORSETT, HUSBAND AND WIFE, AS TO PARCEL "B"

RANDIE L. TORSETT, HUSBAND LISA TORSETT, WIFE

KILEY V. HALL AND JENNIFER M. HALL, HUSBAND AND WIFE, AS TO PARCEL "C"

KILEY V. HALL, HUSBAND JENNIFER M. HALL, WIFE

THE BANK OF WASHINGTON

BY: _____

NAME: _____

TITLE: _____

~~BUSINESS BANK OF SKAGIT COUNTY, A WASHINGTON STATE CHARTERED BANK~~

BY: _____

NAME: _____

TITLE: _____

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 352-120 WAC.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH D. WOODMANSEE AND KIMBERLY A. WOODMANSEE, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 20, 2006

SIGNATURE _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08

RESIDING AT Wenatchee, WA

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RANDIE L. TORSETT AND LISA TORSETT, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 20, 2006

SIGNATURE _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08

RESIDING AT Wenatchee, WA

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KILEY V. HALL AND JENNIFER M. HALL, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 21, 2006

SIGNATURE _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08

RESIDING AT Wenatchee, WA

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____

PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____

FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

RESIDING AT _____

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____

PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____

FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

RESIDING AT _____

AUDITORS CERTIFICATE

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

200608180121
Skagit County Auditor
8/18/2006 Page 1 of 3 2:11PM

SKAGIT COUNTY AUDITOR

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 18th DAY OF August, 2006.

SKAGIT COUNTY ADMINISTRATOR

SKAGIT COUNTY ENGINEER

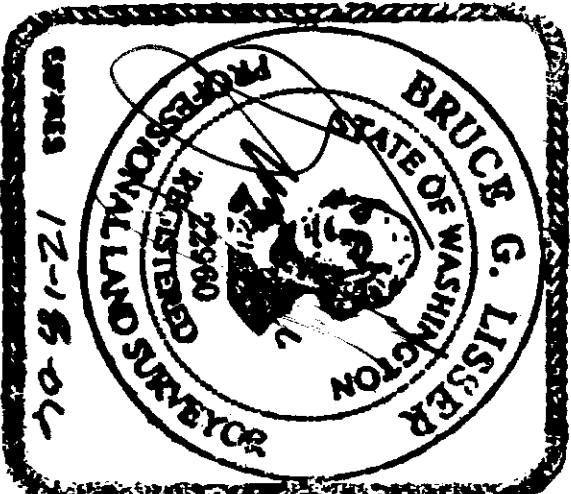
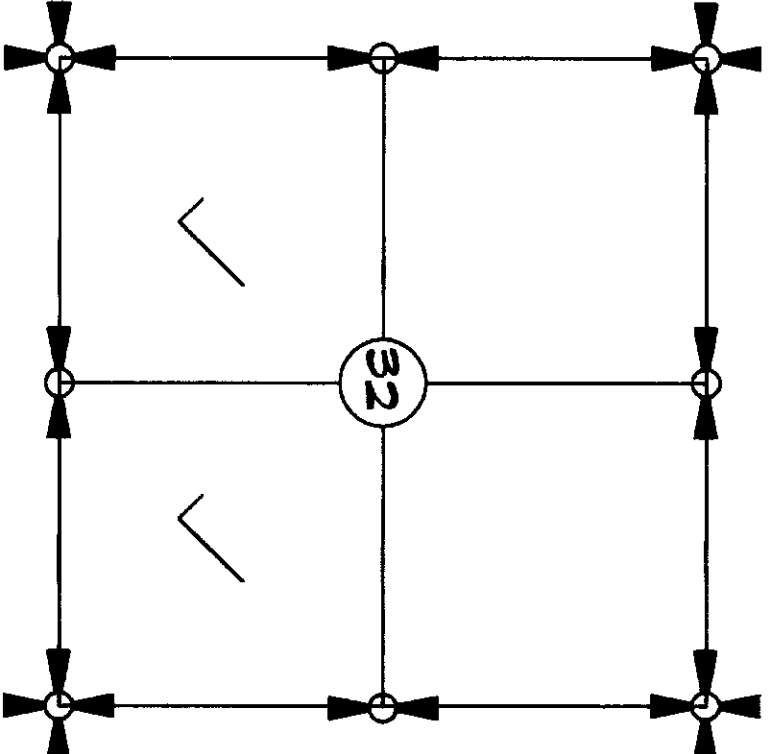
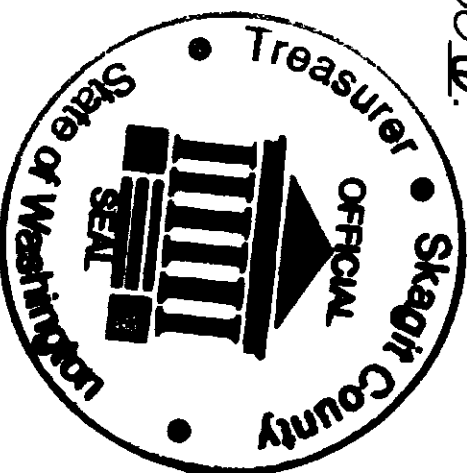
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.46 (WATER) THIS 19 DAY OF August, 2006.

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.

SKAGIT COUNTY TREASURER



SHEET 1 OF 3

DATE: 2/3/06

SHORT PLAT NO.: PL-06-0108

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 32, T. 35 N., R. 5 E., WM. SKAGIT COUNTY, WASHINGTON

FOR: JOE WOODMANSEE, ET AL

FB 270 PG 26

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
DRAWING: 04-0825P

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 ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR FILE NUMBER **200608180123**
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANTZONING DESIGNATION = RURAL RESERVE (RRV) AND PUBLIC OPEN SPACE OF REGIONAL OR STATE IMPORTANCE (OSRSI)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL PRESSURE SYSTEMS
5. WATER: SKAGIT COUNTY P.U.D. NO. 1
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER 22960
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING, SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, 1/4" PER PREVIOUS SURVEY'S BEARING = NORTH 88°54'56" EAST
4. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 114548-P, DATED DECEMBER 28, 2005 **and 712406**
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 451210001, 450230023, 4510030016, AND 8711050005, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THAT CERTAIN UNRECORDED PLAN FOR P.U.D. NO. 1, WATER TRANSMISSION LINE, JUDY RESERVOIR TO SEDRO WOOLLEY, PLAN PROFILE PLATE 1 OF 3, DATED MAY 15, 1964.
11. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. 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.
14. BUILDING SETBACKS FOR LOTS SHALL BE AS FOLLOWS:
FRONT: LOTS 1, 2 AND 3 SHALL BE 20 FEET FROM THE PRIVATE ROAD SIDE; SIDE SETBACKS FOR THE UNDERLYING ZONE ~~AND~~ OF 8 FEET SHALL APPLY TO LOTS 1 AND 2 ~~AND 3~~ **RRV**
REAR: LOTS 1 AND 2 SHALL BE 20 FEET,
LOT 3 (NO MINIMUM)

SETBACKS FOR ALL BUILDINGS WITHIN THE DEVELOPMENT:
FROM A PUBLIC ROAD A MINIMUM OF 30 FEET. FOR LOTS DESIGNATED AG-NRL, IF-NRL, AND SF-NRL LOTS SHALL BE CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS.
A 200-FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NRI DESIGNATED PARCELS.
NO OTHER SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.
NO BUILDING IS ALLOWED WITHIN THE OSRSI ZONE.

15. OWNER CONTACT:
JOE WOODMANSEE
17146 BRITT ROAD
MOUNT VERNON WA 98213

16. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, INC., DATED FEBRUARY 9, 2006, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING. THE REPORT RECOMMENDS DIRECTING DOWNSPOUT WATER AWAY FROM THE RESIDENCES, SEE REPORT FOR SPECIFICS.

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

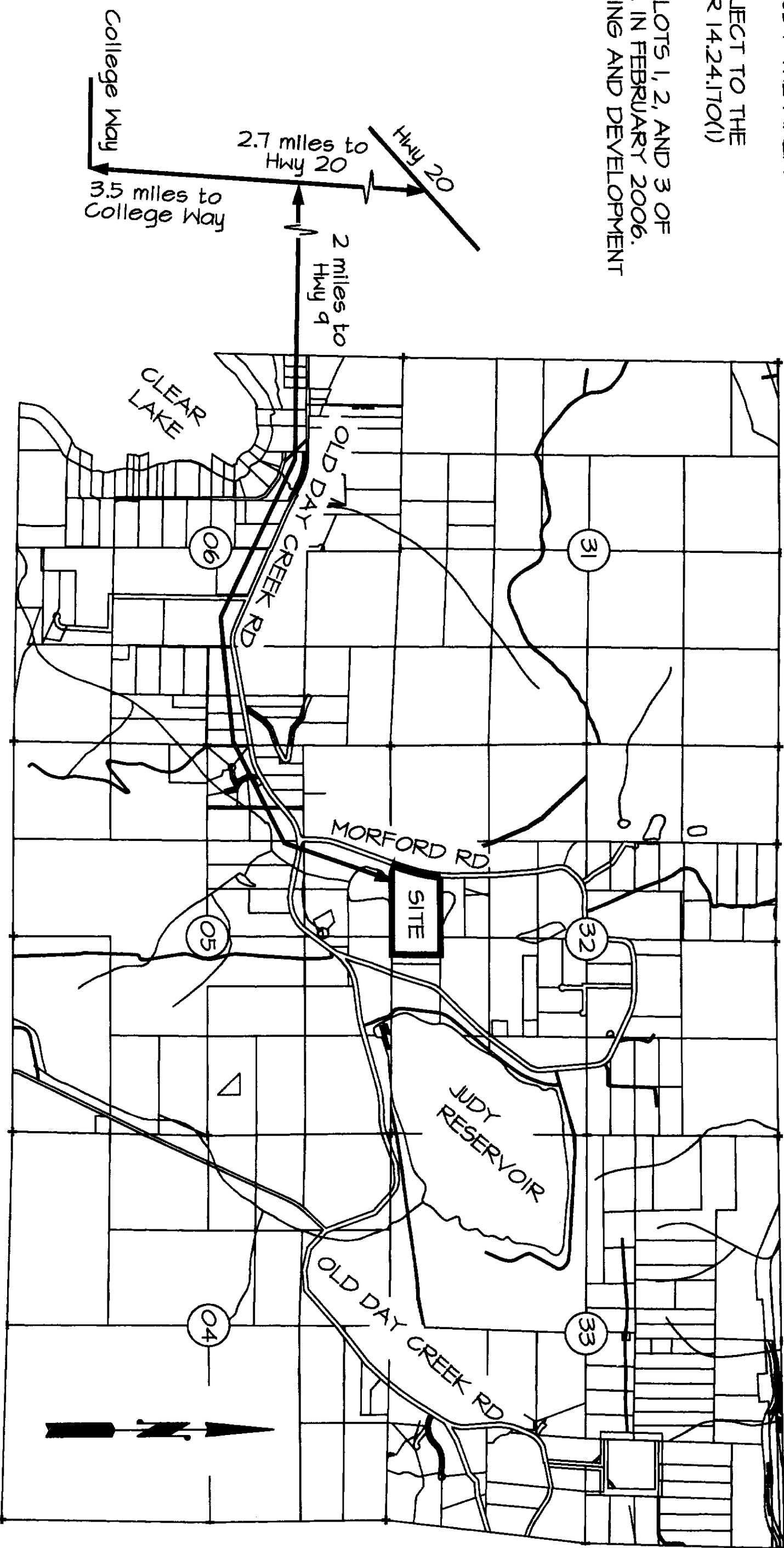
17. A SKAGIT COUNTY ADDRESS RANGE OF **25310-25561** MORFORD COURT HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY 615 WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. CHANGE IN LOCATION OF ACCESS MAY NEGOTIATE A CHANGE IN ADDRESS, CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

18. 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 AUDITORS FILE NUMBERS 200501070024, 200504270124, 20051020133, 20051020135, 80343, 366002, 376246, 4511210001 AND IN VOLUME 152 OF DEEDS, PAGE 125.

19. 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. **200608180123**.

20. A PORTION OF LOT 4 (PROTECTED OPEN SPACE) IS SHOWN AS BEING IN THE OSRSI, PUBLIC OPEN SPACE AREAS OF REGIONAL/STATE IMPORTANCE. THIS LAND USE CLASSIFICATION WAS ERRONEOUSLY APPLIED TO PRIVATE PROPERTY AND IS BEING RECLASSIFIED BY SKAGIT COUNTY TO RRV WITH THE CURRENT COMPREHENSIVE PLAN AMENDMENT PROCESS. THE EXISTING ZONING AND THE FUTURE ZONING WILL HAVE NO IMPACT ON THIS SHORT CARD AS THE AFFECTED PROPERTY IS REMAINING IN AN OPEN SPACE CLASSIFICATION.
21. THE WEST LINE OF THE BPA TRANSMISSION LINE WAS ESTABLISHED BASED UPON THE 1964 SURVEY MAPPING FOR P.U.D. NO. 1 MENTIONED IN NOTE NO. 10. THIS LOCATION MATCHES THE EXISTING PIPE LINE EASEMENT AND WILL PROVIDE CONSISTENCY WITH PREVIOUS RECORDED EASEMENT DOCUMENTS.
22. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE WAYE AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING TO FULL THE FULL CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY."
23. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENTITIES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA CONSISTENT WITH SCC 14.6.B10. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

24. LOT 4 IS BEING RETAINED IN ITS NATURAL STATE AND SHALL BE MAINTAINED IN THE FUTURE BY THE HOMEOWNERS OF LOTS 1, 2, AND 3. THE LOT HAS CRITICAL AREAS THAT HAVE NOT BEEN DELINEATED. PRIOR TO ANY CHANGES OR DEVELOPMENT TAKING PLACE IN SAID LOT 4, A CRITICAL AREA REPORT WILL BE REQUIRED TO STUDY THE AREA PROPOSED FOR DEVELOPMENT.
LOT 4 IS IDENTIFIED AS OSRA AND SHALL BE SUBJECT TO THE REQUIREMENTS OF SKAGIT COUNTY CODE CHAPTER 14.24.110(1)
25. A CRITICAL AREAS REPORT WAS PREPARED FOR LOTS 1, 2, AND 3 OF THIS SHORT CARD BY WETLAND TECHNOLOGY, INC. IN FEBRUARY 2006. THE REPORT IS ON FILE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

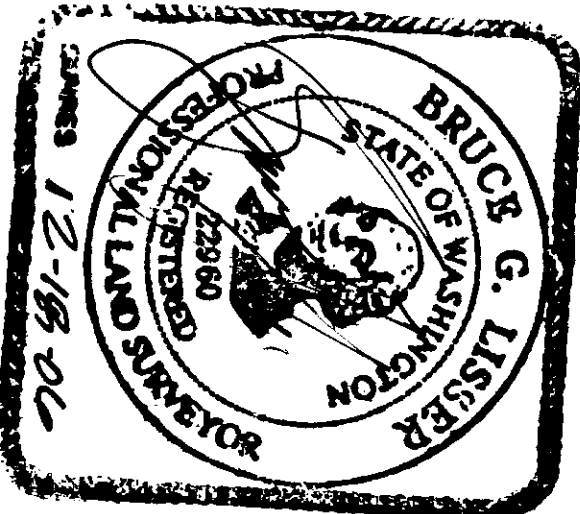


VICINITY MAP
SCALE 1" = 2000'

DATE: 5/10/06
SHEET 2 OF 3
SHORT PLAT NO.: PL-06-0108

SURVEY IN A PORTION OF
THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF
SECTION 32, T. 35 N., R. 5 E., N.M.,
SKAGIT COUNTY, WASHINGTON
FOR: JOE WOODMANSEE, ET AL

FB 210	PG 26	LISGER & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSUMED		SURVEYING & LAND USE CONSULTATION MOUNT VERNON WA 98213 360-414-1442	DRAWING: 04-0825P

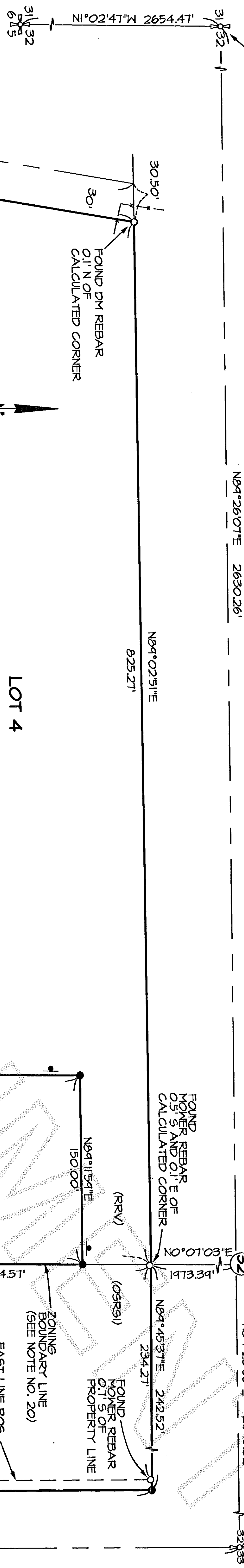


5-23-06

1/4 CORNER CALCULATED
PER SURVEY MENTIONED
IN NOTE NO. 10

FIELD CENTER OF SECTION
PER PREVIOUS SURVEYS

1/4 CORNER CALCULATED
PER SURVEY MENTIONED
IN NOTE NO. 10



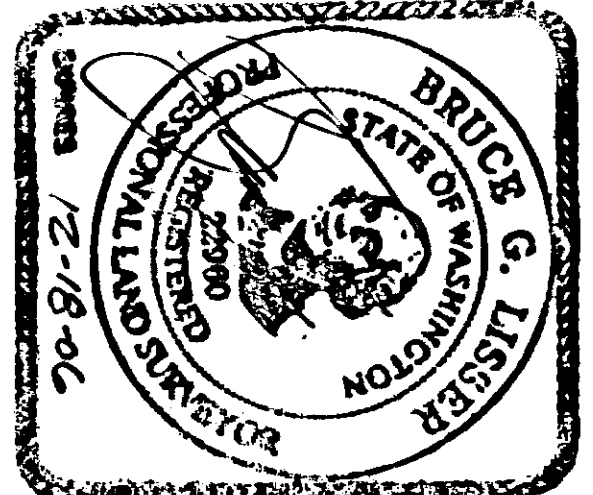
SECTION CORNER
CALCULATED PER SURVEY
MENTIONED IN NOTE NO. 10

FOUND REBAR
0.5' N OF
CALCULATED CORNER

SECTION CORNER
CALCULATED PER
SURVEY MENTIONED
IN NOTE NO. 10

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	9°30'58"	64.46'	375.00'
C2	9°30'58"	55.87'	325.00'
C3	1°57'23"	85.53'	2505.23'
C4	1°57'23"	54.26'	2505.23'
C5	0°56'14"	41.04'	2505.23'
C6	1°53'38"	53.67'	2505.23'



LOT AREA AND ADDRESS INFORMATION

- LOT 1 * MORFORD COURT AREA 43594 SQ. FT. = 1.00 ACRES
- LOT 2 * MORFORD COURT AREA 43560 SQ. FT. = 1.00 ACRES
- LOT 3 * MORFORD COURT AREA 43560 SQ. FT. = 1.00 ACRES
- LOT 4 (OPEN SPACE PROTECTED OS-PA) = 14.10 ACRES
- MORFORD PLACE INGRESS, EGRESS AND UTILITIES EASEMENT = 6333 SQ. FT. = 1.45 ACRES
- NET OPEN SPACE = 1264 ACRES
- TOTAL DEVELOPMENT AREA = 17.10 ACRES
- * - SEE NOTE NO. 17

SHORT CARD NO.: PL-06-0108

SHEET 3 OF 3

DATE: 5/10/06

SURVEY IN A PORTION OF
SECTION 32, T. 35 N., R. 5 E., M. 1N,
SKAGIT COUNTY, WASHINGTON
FOR: JOE WOODMANSEE, ET AL

FB 210	PG 26	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-418-7442	DRAWING: 04-0825P