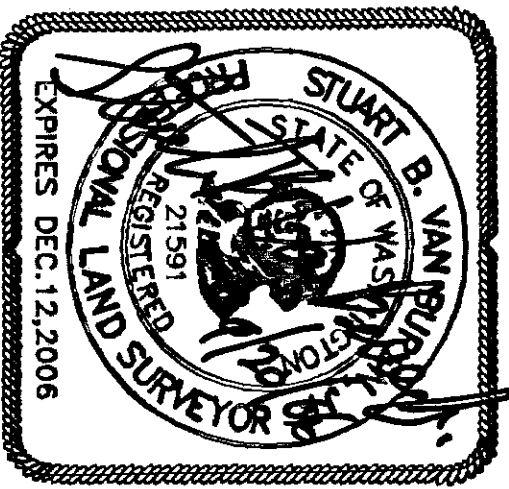


LEGEND

1. ALL SECTION MONUMENTS AS DESCRIBED, WERE VISITED AS SHOWN.
 2. ● DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY
- DENOTES CORNERS FOUND.
- x—x— DENOTES FENCE LINE.
- SOIL LOG LOCATION.



SHORT PLAT NO. P106-0416			
SURVEY IN THE S.W. QUARTER SECTION 29, T.35N., R.3E., W.M. SKAGIT COUNTY, WASHINGTON			
FOR RICHARD PARKER			
DRWG:0832ws2.dwg	DATE: AUG., 2006	SHEET 1 OF 2	
CHECKED: SVB	SCALE: 1" = 100'	JOB NO. 06.0832	

20060929 0056
Skagit County Auditor
9/29/2006 Page 1 of 2 9:58AM

AUDITOR'S CERTIFICATE
Filed for Record at the request of AZIMUTH NORTHWEST, INC.

N. Brummett
SKAGIT COUNTY AUDITOR
Deputy

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER THAT IS 815.00 FEET NORTH OF ITS INTERSECTION WITH THE NORTH LINE OF "D" STREET AS SHOWN ON THE "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 0 DEGREES 18'48" EAST, ALONG SAID EAST LINE (EQUALS SOUTH 0 DEGREES 07'30" EAST IN PREVIOUS LEGAL DESCRIPTIONS), 49.21 FEET TO THE NORTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 34'38" EAST, ALONG THE NORTH LINE OF THE LAST NAMED SUBDIVISION, 1,321.03 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 0 DEGREES 36'52" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION 221.00 FEET;
THENCE SOUTH 89 DEGREES 34'38" WEST, PARALLEL WITH SAID NORTH LINE, 1,437.75 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SECOND PARCEL DESCRIBED IN DEED TO CLARENCE OLIVER SKOG, ET UX, RECORDED APRIL 7, 1944, UNDER AUDITOR'S FILE NO. 370509;
THENCE NORTH 0 DEGREES 00'44" WEST, ALONG SAID EAST LINE OF THE SECOND AND ALSO THE FIRST PARCEL DESCRIBED IN SAID SKOG DEED, 270.68 FEET TO A POINT THAT IS SOUTH 89 DEGREES 48'42" WEST, FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 48'42" EAST (EQUALS "EAST" IN PREVIOUS LEGAL DESCRIPTIONS) 114.13 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROADWAY AND UTILITIES, OVER, UNDER AND UPON A TRACT OF LAND BEING 60 FEET IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT WHICH IS NORTH 89 DEGREES 34'38" EAST 60 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT:

THENCE SOUTH 89 DEGREES 34'38" WEST 60 FEET TO SAID SOUTHWEST CORNER,

THENCE SOUTH 0 DEGREES 00'44" EAST, ALONG THE EAST LINE OF SAID PARCELS IN CLARENCE OLIVER SKOG DEED AS RECORDED UNDER AUDITOR'S FILE NO. 370509, 443.11 FEET;

THENCE NORTH 89 DEGREES 32'40" WEST TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 00'44" WEST TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 60 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 283.8 FEET NORTH AND 581.7 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 348.5 FEET;

THENCE NORTH 68 DEGREES 19' EAST 672.5 FEET;

THENCE SOUTH 348.5 FEET TO THE NORTH LINE OF "D" STREET AS SHOWN ON THE PLAT OF "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 68 DEGREES 19' WEST ALONG SAID "D" STREET, 672.5 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTH HALF OF THAT PORTION OF THE JOSH WILSON ROAD AS VACATED BY SKAGIT COUNTY COMMISSIONERS RESOLUTION NO. 4918, COMMISSIONERS FILE NO. 12443 AND WHICH UPON VACATION ATTACHED TO THE FOLLOWING DESCRIBED PROPERTY BY OPERATION OF LAW:

BEGINNING AT A POINT 283.8 FEET NORTH AND 581.7 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 29, THENCE NORTH 348.5 FEET; THENCE NORTH 68 DEGREES 19' EAST 672.5 FEET; THENCE SOUTH 348.5 FEET TO THE NORTH LINE OF "D" STREET, AS SHOWN ON THE PLAT OF "PLAT OF BAYVIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 68 DEGREES 19' WEST ALONG SAID "D" STREET, 672.5 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. SUBJECT TO:

1. RESERVATIONS CONTAINED IN DEED, RECORDED UNDER AUDITOR'S FILE NO. 812063
2. ON-SITE SEWAGE SYSTEM STATUS DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9505090037.

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. 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 CONNECTED THE SAME TO 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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION - RURAL INTERMEDIATE.
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.
5. WATER: LOT 2 WATER IS SUPPLIED BY INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL. THE 100'W/2' FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.
- LOT 1 IS SUPPLIED BY SKAGIT PUD #1. NO ADDITIONAL SERVICES ARE PERMITTED UNLESS THE PUD IS CONSULTED FOR WATER SYSTEM UPGRADE REQUIREMENTS.

6. BASIS OF BEARING: MONUMENTED SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 29 EQUALS N89°35'43"E

7. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.

8. LEGAL DESCRIPTION TAKEN FROM PACIFIC NORTHWEST TITLE INSURANCE COMPANY ORDER NO. 121275-P, POLICY NO. 6-1103-6196.

9. 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.

10. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. A SKAGIT COUNTY ADDRESS RANGE 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.

11. SKAGIT COUNTY TAX PARCEL NO: P#34961.

12. SEE DRAINAGE REPORT PREPARED BY HERRIGSTAD ENGINEERING ON FILE WITH THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

13. OWNER OF RECORD: RICHARD PARKER, 10799 WILSON LANE, MOUNT VERNON WA 98273.

14. ROAD MAINTENANCE AGREEMENT FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200609290057

15. LOT SETBACKS:
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD END STREETS.
SIDE: 8 FEET ON INTERIOR LOT.
REAR: 25 FEET

ACCESSORY BUILDING SETBACKS SHALL BE PROVIDED UNDER SCC 14.16.300 (R) (5) (iv).
SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810(7).

16. 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# 200609290057

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT SUBDIVISION ARE BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HERON 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 332-120-WAC.

STUART B. VANBUREN, JR., P.L.S. DATE:
CERTIFICATE NO. 21591
AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA 98232
PHONE: 360-724-7326

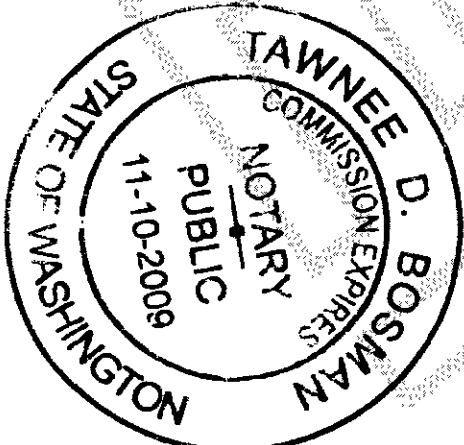
CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Richard Parker
RICHARD PARKER

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT



ON THIS 21ST DAY OF SEPTEMBER, 2006
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICHARD PARKER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

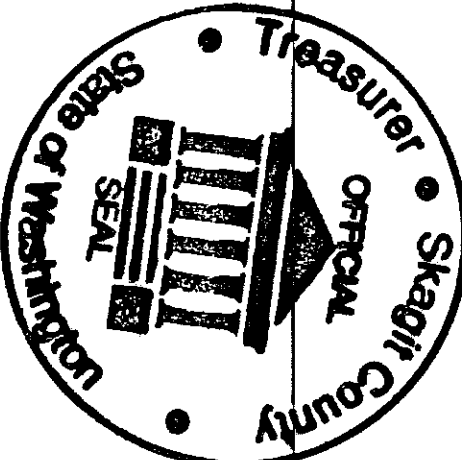
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Stuart B. VanBuren
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Mount Vernon
MY COMMISSION EXPIRES 11-10-2008

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

Paul J. Langford
SKAGIT COUNTY TREASURER BY: _____

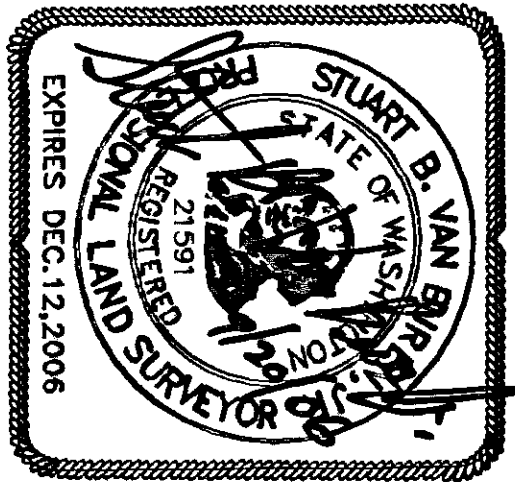


APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 20TH DAY OF SEPTEMBER, 2006

Debra Anderson
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (LOCAL SITE SEWAGE) & 12.48 (WATER) THIS 25TH DAY OF SEP, 2006
Richard B. VanBuren
SKAGIT COUNTY HEALTH OFFICER



SHORT PLAT NO. PL06-0416			
SURVEY IN THE S.W. QUARTER SECTION 29, T.35N., R.3E., W.M. SKAGIT COUNTY, WASHINGTON FOR RICHARD PARKER			
DRWG:0832sp1.dwg	DATE: AUG., 2006	SHEET 2	OF 2
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