

SURVEY DESCRIPTION

DESCRIPTION (SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-34124)
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,
EXCEPT THE NORTH 20 FEET THEREOF.
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 ROAD MAINTENANCE DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 200609290019.
- 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 FILL, 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 PLAN/ZONING DESIGNATION = RURAL RESERVE PRESERVE SYSTEMS
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM; CONVENTIONAL WATER: INDIVIDUAL WELLS
- WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. AN ACQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 2.
- - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22460
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.
BEARING = NORTH 84°52.40" WEST
- SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 120640-P, DATED MARCH 21, 2006.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF SNET CREEK PUD RECORDED UNDER AUDITOR'S FILE NO. 470530014, SKAGIT COUNTY SHORT PLAT NO. 98-74 RECORDED UNDER AUDITOR'S FILE NO. 7409040024, AND SHORT PLAT PL-05-0205 RECORDED UNDER AUDITOR'S FILE NO. 2006031015 AND RECORDS OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 82071240064 AND 1410210055, 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.

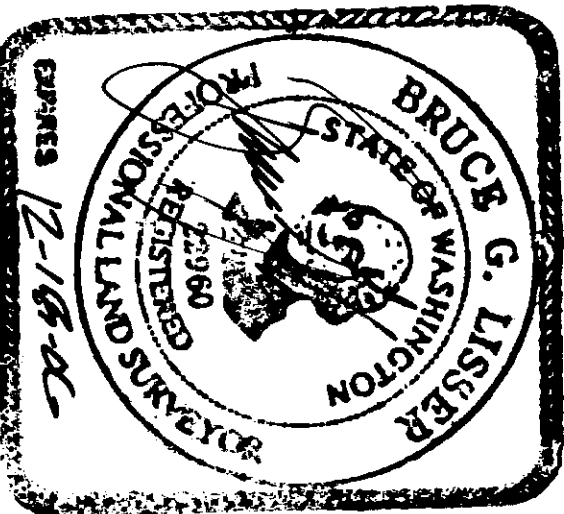
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SURVEYOR'S CERTIFICATE

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, COUSERS, 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.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460
LISSER & ASSOCIATES, PLLC
330 MILWAUKEE STREET, PO BOX 104
MOUNT VERNON WA 98275
PHONE (360) 414-7442
FAX (360) 414-0561
EMAIL BRUCE@LISSER.COM

DATE Sept. 12, 2006



-CONTINUED-

- SETBACKS FOR ALL BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE SETBACK 20 FEET FROM A PUBLIC ROAD AND 20 FEET FROM THE PRIVATE ROAD.
NO OTHER SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC.
- OWNER/DEVELOPER: FINN HOMES, INC.
PO BOX 114
SEDR0 WOOLLEY WA 98284-0174
- A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY SUMMIT ENGINEERS & SURVEYORS, INC., DATED JUNE 14, 2006, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. THE REPORT RECOMMENDS DIRECTIONING WATER TO THE DRAINAGE FOND VIA THE COLLECTION DITCHES WHICH DISCHARGE TO THE OPEN SPACE IN LOT 2.
ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- A SKAGIT COUNTY ADDRESS RANGE OF 1000 TO 1023 SAMISH HEIGHTS 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. 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 4 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200510030140, 200510050026, 2005115108 AND 20051240142.
- 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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
SEE AUDITOR FILE NO. 200609290018
- THE OPEN SPACE WITHIN LOT 2 WILL BE DESIGNATED RECREATIONAL / AMENITIES WITH ALL OWNERSHIP AND MAINTENANCE RESPONSIBILITIES BEING BORNE BY THE OWNER OF SAID LOT 2.
- A CRITICAL AREAS REPORT WAS PREPARED FOR THIS SHORT CARD BY ATSI IN AUGUST 2005. NO WETLANDS WERE FOUND THAT WOULD BE REGULATED BY SKAGIT COUNTY. THE REPORT IS ON FILE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FINN HOMES, INC., OWNERS OF THE LAND HEREBY PLATTED, DECLARE THIS SHORT CARD AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF. TOGETHER WITH THE RIGHT TO MAKE ALL THE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS SHOWN HEREON.

IN WITNESS WHEREOF THIS 12TH DAY OF Sept., 2006.

FINN HOMES, INC., A WASHINGTON CORPORATION

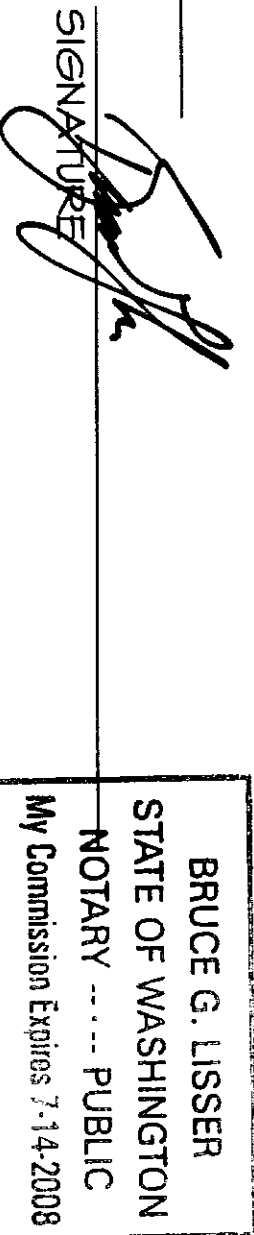
BY: Don Finn
DON FINN, PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DON FINN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF FINN HOMES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 9/12/06



MY APPOINTMENT EXPIRES 7-14-08
RESIDING AT Mount Vernon

AUDITOR'S CERTIFICATE

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



200609290017
Skagit County Auditor

9/29/2006 Page 1 of 2 2:10:50AM

Norma Brunswell
SKAGIT COUNTY AUDITOR

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE 14B.300 ON THIS 24TH DAY OF September 2006.

SHORT CARD ADMINISTRATOR

SKAGIT COUNTY ENGINEER

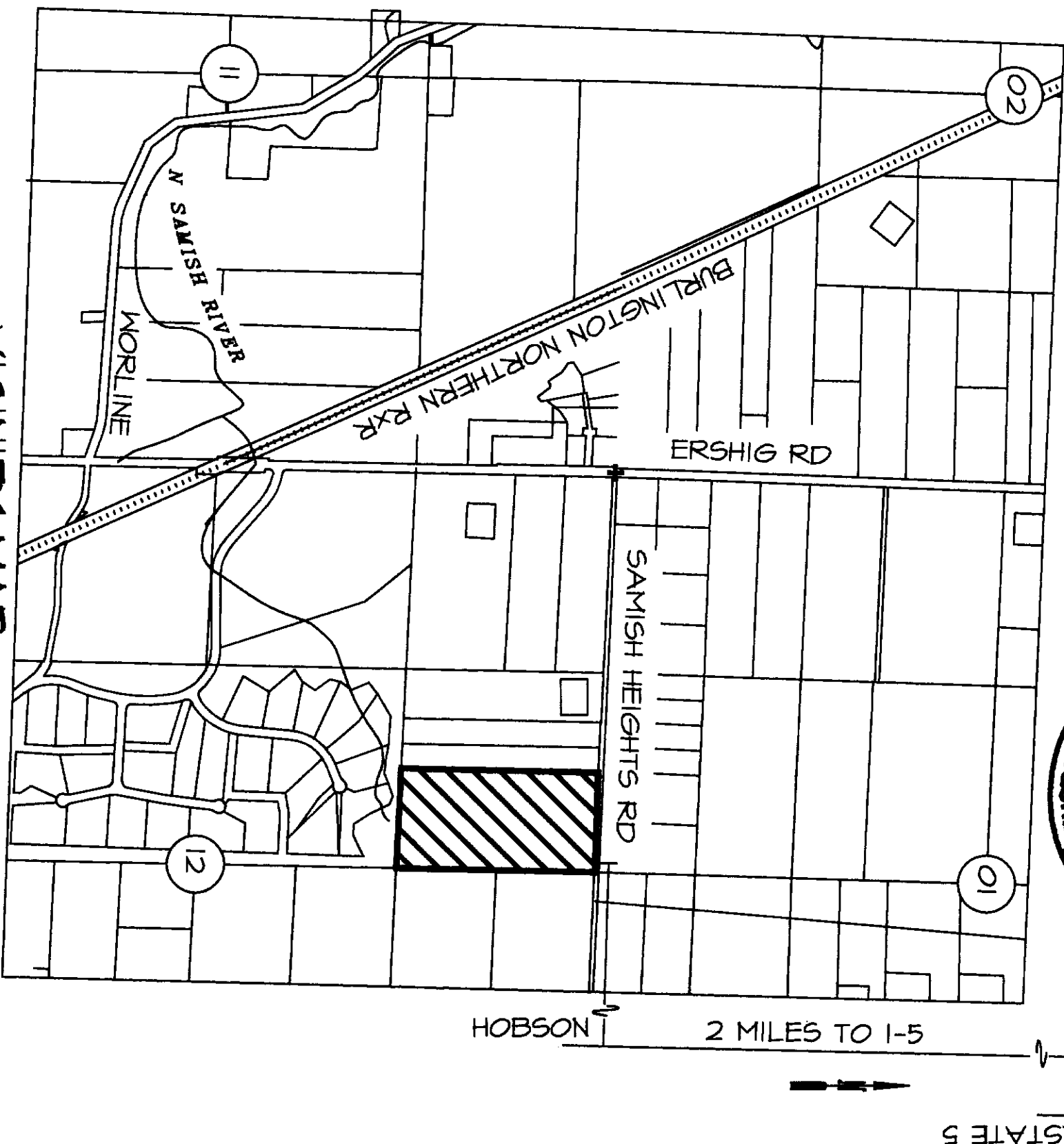
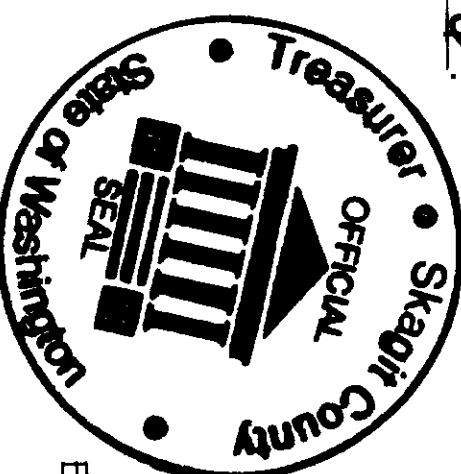
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.4b (WATER) THIS 15 DAY OF sep, 2006.

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 2

DATE: 9/12/06

SHORT CARD NO. PL-06-0028

SURVEY IN A PORTION OF
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON
FOR: FINN HOMES, INC.

FB 273	Pg 65	LISSER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 05-052
		Mount Vernon WA 98275	360-414-7442

