

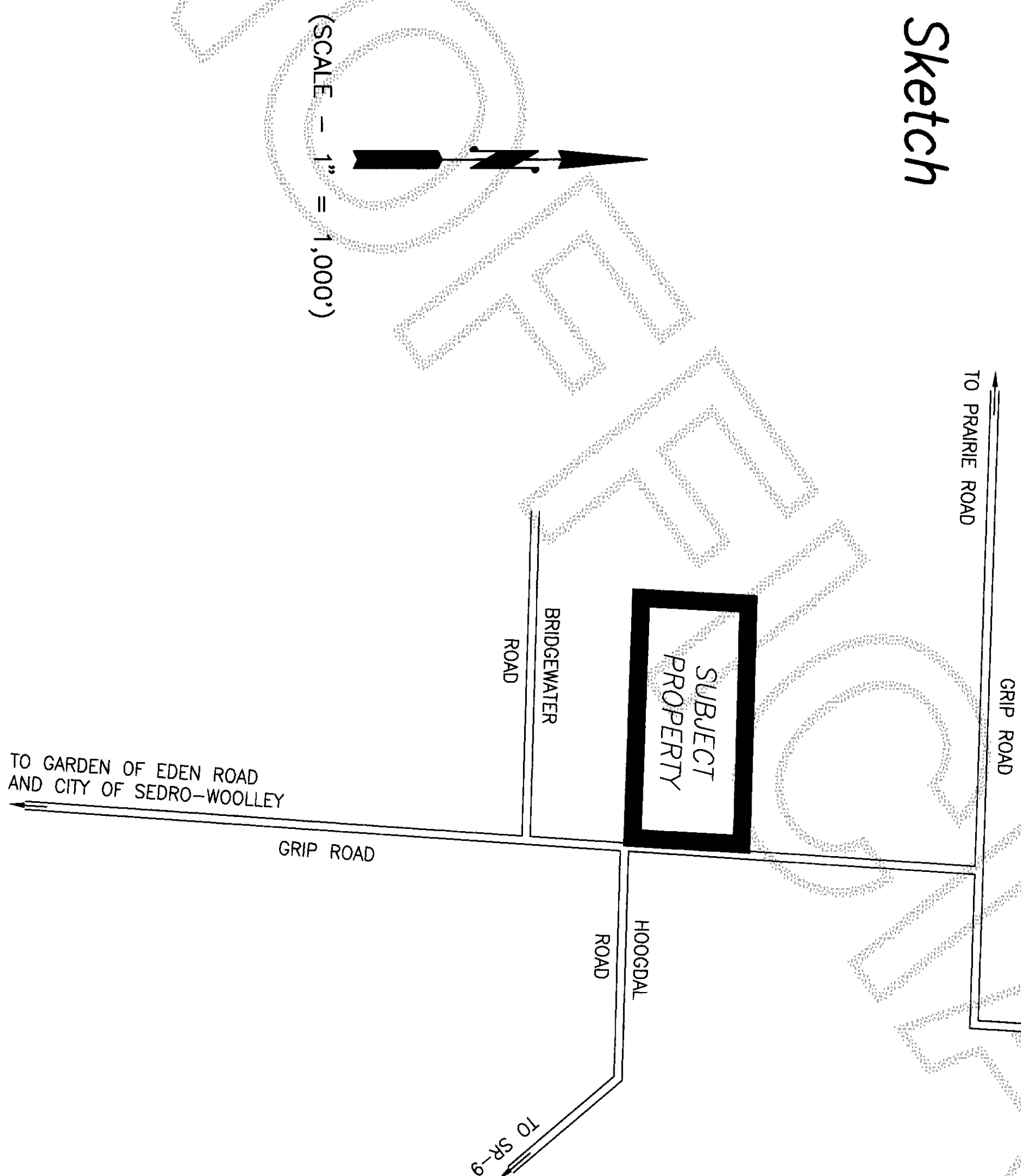
## Legal Description

The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 35 North, Range 4 East, W.M., EXCEPT the East 20 feet for County road as established under Auditor's File No. 174898, all in Skagit County, Washington.

## Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings – Assumed S03°57'00"W on the East line of the northeast quarter of section 2.
3. Zoning at the time of vesting – Residential Reserve (RR). Current Zoning/Comprehensive Plan designation – Rural Reserve (RRV)
4. Sewer – Individual on-site sewage disposal systems.
5. This survey was accomplished by field traverse using: 5 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
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. 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. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Development Services.
8. Water – Water will be supplied by individual wells.
9. All new and existing water wells on the subject property or on adjacent properties are required to have 100-foot radius well protection zones to guard against waste and contamination. Some examples of sources of potential contamination include: septic systems; manure lagoons; sewage lagoons; industrial lagoons; landfills; hazardous waste sites; sea-salt intrusion areas; chemical or petroleum storage areas; pipelines used to convey materials with contamination potential; livestock barns; and livestock feed lots.
10. For wells drilled after 1992 on lots platted after 1992, the well protection zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements.
11. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
12. See Protected Critical Areas Easement Agreement filed in A.F. #200705530158.
13. The total acreage in this short subdivision is 19.75 acres.
14. 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 A.F. #200705530157.
15. Potential buyers should recognize that an unnamed creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building site may be limited based on creek channel migration.
16. See Drainage Report prepared by Skagit Surveyors & Engineers dated February 19, 1997.

## Vicinity Sketch



## Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Steven J. Summers

Elsie M. Summers

Elsie M. Summers

Craig Sayers, Excelsior Management Group, LLC

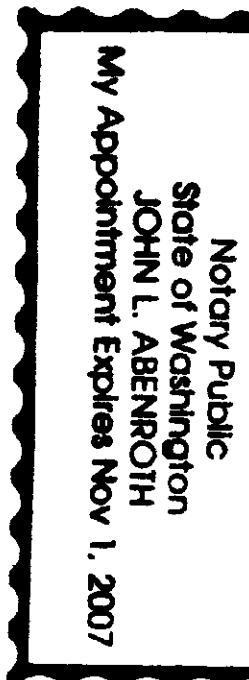
## Acknowledgments

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Steven J. Summers and Elsie M. Summers, h/w, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature

Title Notary

Date April 23, 2007 My appointment expires 11/1/07



State of Washington, County of Snohomish  
I certify that I know or have satisfactory evidence that Craig Sayers signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Excelsior Management Group, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Kelly T. Hudt Title Notary

Date April 26, 2007 My appointment expires 09-08-2010

## Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2007.

Notary signature Date 5/16/07



## Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 16th day of May, 2007.

Short Plat Administrator County Engineer

Skagit County Health Officer

## Owner/Developer

Steven J. Summers and Elsie M. Summers, h/w  
22432 Grip Road  
Sedro-Woolley, Wa. 98284

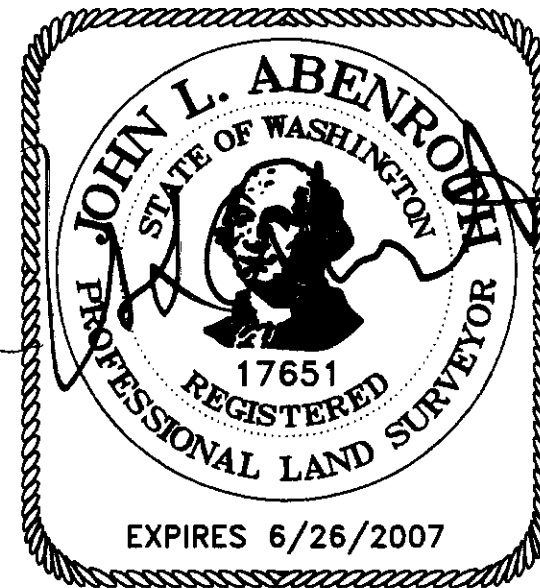
DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			97019	STW	jla	29DEC06	1" = 100'	1 OF 2

Short Plat for Steve Summers



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

COPYRIGHT 2007 SKAGIT SURVEYORS, INC.



## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2007 at the request of Steve Summers.

John L. Abenroth CERT#17651  
Date 4/23/07

## AUDITOR'S CERTIFICATE



5/23/2007 Page 1 of 2 1:20PM

County Auditor of Deputy Auditor



Survey in the SE1/4 of the NE1/4 of Section 2, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. 97-0011

FOUND CONCRETE MONUMENT IN CASE DURING SURVEY FILED IN VOLUME 4 OF SHORT PLATS AT PAGE 82.

S88°01'14"E 2664.87'

FOUND 3/4" IRON PIPE WITH PLUG AND TACK IN CASE AND COVER ON 8/7/90 DURING SURVEY FILED IN VOLUME 11 OF SHORT PLATS AT PAGE 31.

P.C.A. Tract Information

TRACT A (PART LOT 1)  
PROTECTED CRITICAL AREA-  
CATEGORY III WETLAND & 50' BUFFER  
1.08 ACRES

TRACT B (PART LOT 2)  
PROTECTED CRITICAL AREA-  
CATEGORY III WETLAND & 50' BUFFER  
0.33 ACRES

TRACT C (PART LOT 3)  
PROTECTED CRITICAL AREA-  
CATEGORY III WETLAND & 50' BUFFER  
0.39 ACRES

TRACT D (PART LOT 3)  
PROTECTED CRITICAL AREA-  
CATEGORY III WETLAND & 50' BUFFER  
0.85 ACRES

TRACT E (PART LOT 2)  
PROTECTED CRITICAL AREA-  
CATEGORY III WETLAND & 50' BUFFER  
1.18 ACRES

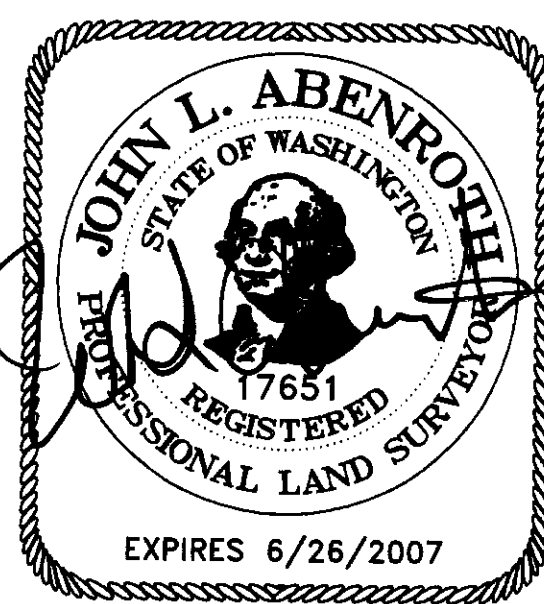
TRACT F (PART LOT 3)  
PROTECTED CRITICAL AREA-  
CATEGORY III WETLAND & 50' BUFFER  
0.85 ACRES

AUDITOR'S CERTIFICATE  
200705230156  
Skagit County Auditor  
5/23/2007 Page 2 of 2 1:20PM

Juanagust Amundson  
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2007 at the request of Steve Summers.

John L. Abenroth CERT#17651  
Date 4/23/07



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LINE	BEARING	DISTANCE
L1	N88°15'22"W	30.83'
L2	N88°15'22"W	31.53'
L3	S09°55'54"W	56.63'
L4	N86°53'47"E	11.51'
L5	N82°59'35"E	23.14'
L6	S70°59'54"E	19.89'
L7	S52°03'03"E	16.69'
L8	S33°06'13"E	20.41'
L9	S05°58'42"E	23.14'
L10	S42°40'18"W	33.69'
L11	S01°44'38"W	44.88'
L12	N01°42'11"W	57.34'
L13	S54°32'22"W	62.19'
L14	N66°19'09"W	3.17'
L15	N34°00'40"W	28.97'
L16	S62°56'59"E	21.66'
L17	S08°29'17"E	67.44'
L18	S26°48'19"W	31.81'
L19	S67°05'55"W	49.72'
L20	S07°57'41"W	43.26'
L21	S64°45'58"W	76.07'
L22	N33°41'53"E	21.29'
L23	N70°46'14"E	61.65'
L24	S75°04'50"E	11.06'
L25	N38°14'44"E	39.32'
L26	N63°41'16"E	47.17'
L27	N49°30'58"E	45.66'
L28	N56°29'15"E	64.15'
L29	S85°45'20"E	34.20'
L30	S47°59'54"E	34.20'
L31	S10°14'28"E	34.20'
L32	S51°04'16"W	46.90'
L33	S56°45'15"W	34.22'
L34	S20°06'28"W	44.98'
L35	S39°17'20"W	60.07'
L36	N88°15'54"W	62.24'
L37	N61°01'35"E	47.35'
L38	S48°27'13"E	33.51'
L39	S20°48'40"W	38.08'
L40	S07°56'47"E	34.13'
L41	S29°03'02"E	47.57'
L42	S04°05'12"W	29.75'
L43	S37°13'25"W	67.98'
L44	S23°46'08"W	44.51'
L45	N88°15'54"W	30.02'

FOUND SSI CONCRETE MONUMENT ON 6/15/92 DURING SURVEY FILED IN VOLUME 10 OF SHORT PLATS AT PAGE 144. (MONUMENT WAS SET DURING SURVEY FILED IN VOLUME 4 OF SHORT PLATS AT PAGE 82).

S02°03'13"W 2761.07'

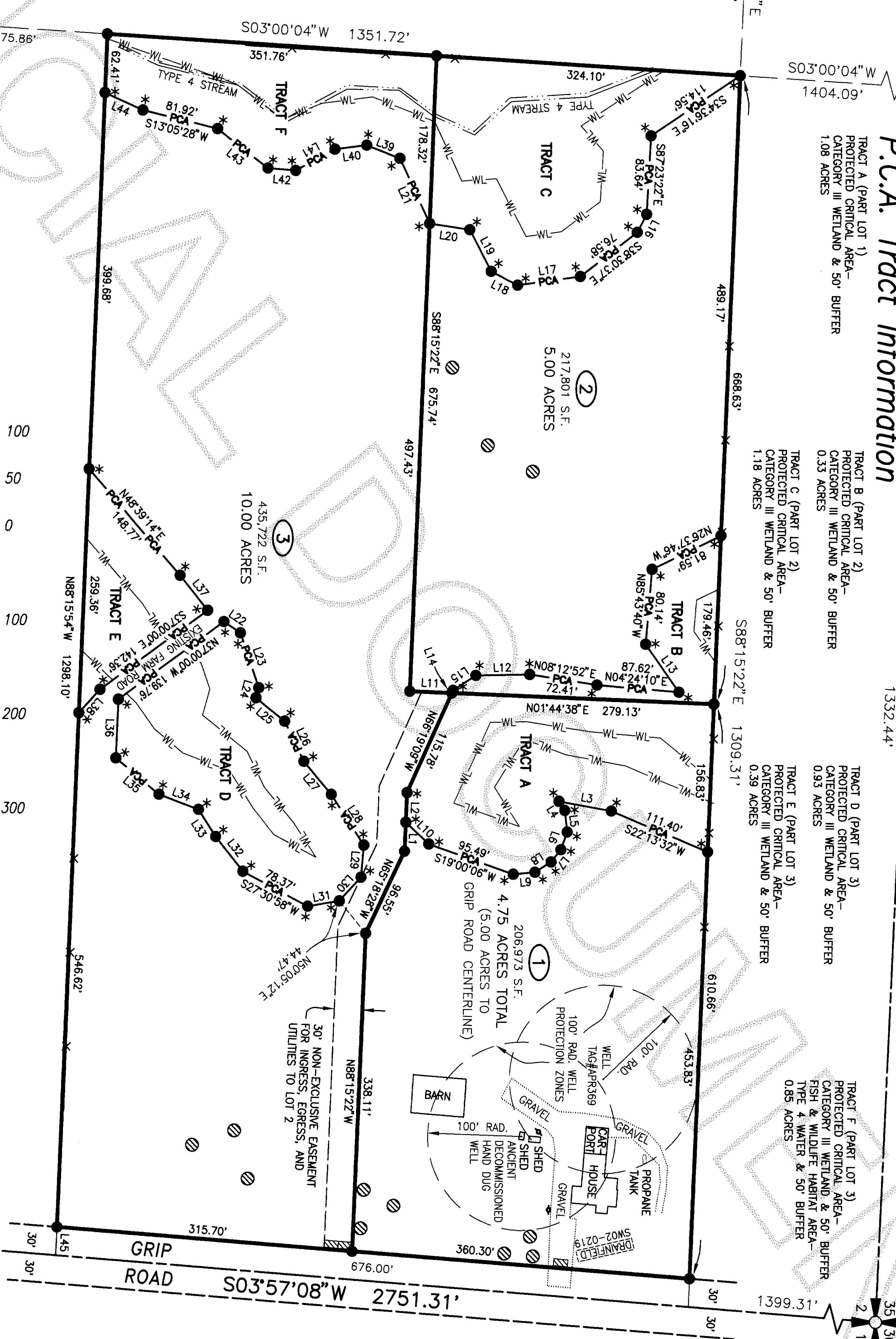
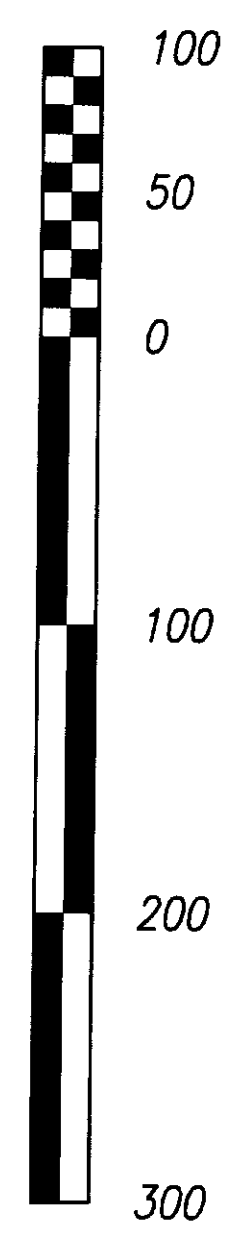
S02°03'13"W 2650.40'

Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651", and 3/8" X 48" white fiberglass post with label marked "PCA".

Address Range  
From 20972 to 23001 Grip Road

FOUND CONCRETE MONUMENT IN CASE AND COVER ON 2/7/80 DURING SURVEY FILED IN VOLUME 4 OF SHORT PLATS AT PAGE 82.



DATE	ADD. OLD WELL	BY	JOE	DRAWN	SRM	CHECKED	DATE	SCALE	SHEET
20MAR07		JLA	084	97019		jla	29DEC06	1" = 100'	2 OF 2