

SURVEY DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.
EXCEPT THAT PORTION OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LING WESTERLY OF THE SLOUGH;
AND EXCEPT ROAD AND DIKE RIGHTS-OF-WAY.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 11th DAY OF June 2007

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) DAY OF June 2007

SKAGIT COUNTY HEALTH OFFICER

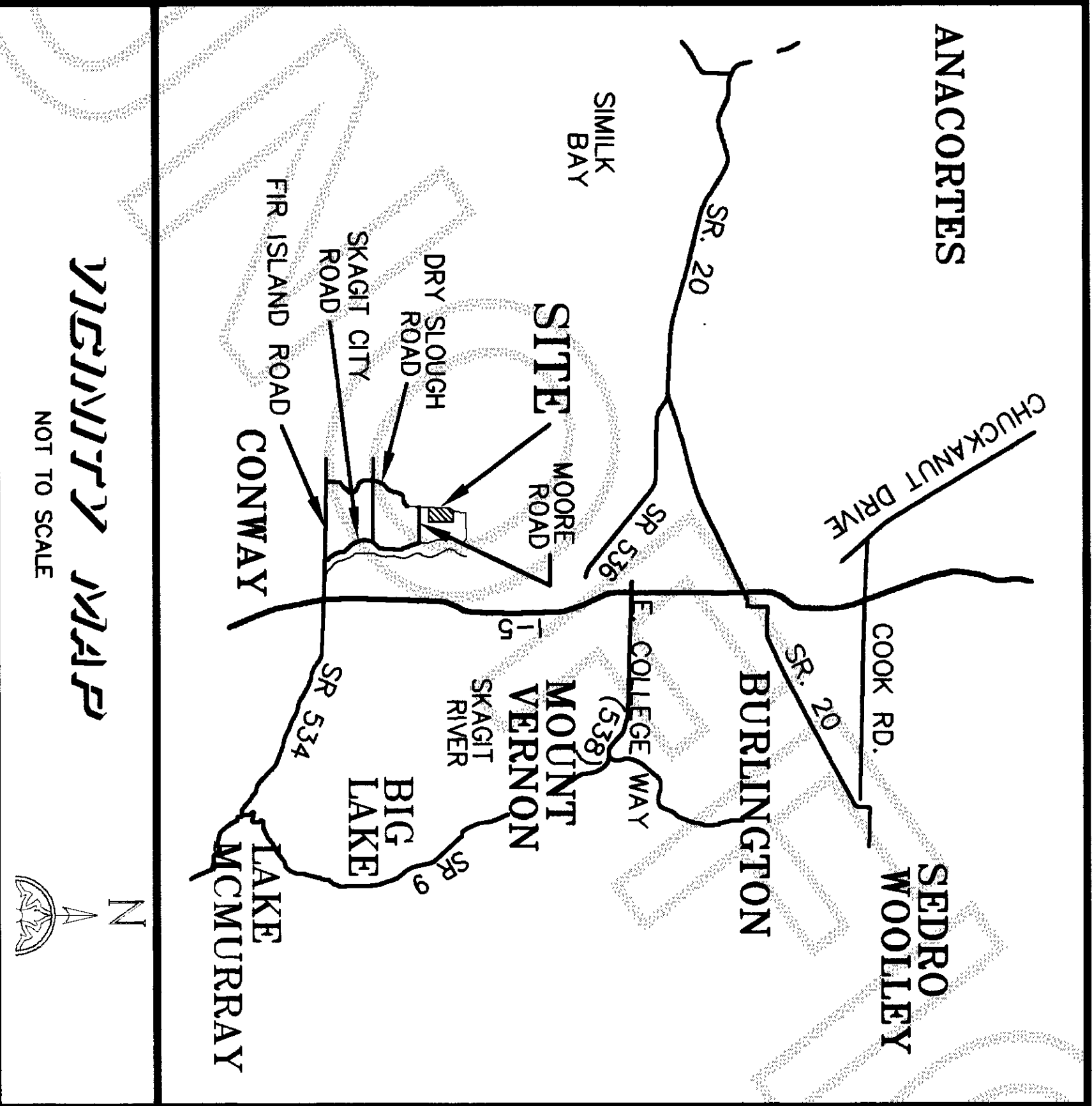
TREASURER'S CERTIFICATE

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 2007. THIS 4th DAY OF June 2007
Kelci Jungquist
SKAGIT COUNTY TREASURER
SHORT PLAT NO. PL06-0591 DATE 6-4-07

PROPERTY OWNERS

JOHN WARD
23650 TERRELL LANE
SEERO WOOLLEY, WA 98284

MARK GOSS
1930 North Aramink Way
Meridian, ID 83646



NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - AG-NRL - AGRICULTURE COMPREHENSIVE PLAN - AG-NRL
3. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEPTIC SYSTEM
4. WATER - NORTH FIR ISLAND WATER ASSOCIATION, STATE ID NO. AA747.
5. ● - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
6. MERIDIAN - ASSUMED.
7. BASIS OF BEARING - SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., BEARING = NORTH 89°55'45" EAST.
8. SURVEY DESCRIPTION IS FROM STEWMART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE PREPARED BY LAND TITLE COMPANY, ORDER NO. 113415-S, DATED DECEMBER 5, 2005.
9. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND OTHER INSTRUMENTS OF RECORD INCLUDED BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORTS MENTIONED IN NOTE NUMBER 8 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 761066, 848439, 268645 AND 9410100033.
10. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
11. SURVEY PROCEDURE: FIELD TRAVERSE.
12. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES BOUNDARY ARE NOT; AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
13. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.
14. TOTAL ACREAGE PLATTED UP TO INCLUDE WEST OF ROAD IS 58 ACRES.
15. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
16. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS.
17. 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 GENERATE TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE FOR DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO COOPERATE WITH SUCH OPERATIONS. PERMITTED OR DISCOMFORT FROM NORMAL ACCESSARY NATURAL RESOURCE LAND OPERATIONS WHEN ENGAGED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES FOR NATURAL RESOURCE LANDS. IN ADDITION, MINERAL LANDS AND STORMWATER STORAGE ARE NOT BEING USED FOR MINING, MINERAL EXTRACTION, WASHING, WASHING, STORING, OR TRANSPORTING OF MINERAL RESOURCES INCLUDING EXTRACTION, GREATER SERVICES THAN TYPICAL, MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS
18. BUYER SHOULD BE AWARE THAT A PORTION OF THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0425 C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR ELEVATION OF CONSTRUCTION.
19. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR AN 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 FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
20. ACCESS PERMITS ARE REQUIRED FOR A NEW DRIVEWAY CONNECTION TO COUNTY ROAD.
21. LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY WAY 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 AF NO. 200706120132
22. LOT 2 IS DEDICATED IN ITS ENTIRETY TO AN AGRICULTURAL, CONSERVATION EASEMENT AND IS NOT FOR RESIDENTIAL BUILDING PURPOSES. SEE INSTRUMENT RECORDED UNDER AF FILE NO. 200706120133
23. LOT 2 WILL NOT BE USED FOR ANY FUTURE RESIDENTIAL OR DOMESTIC WATER USE.

LOT ADDRESS INFORMATION

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.

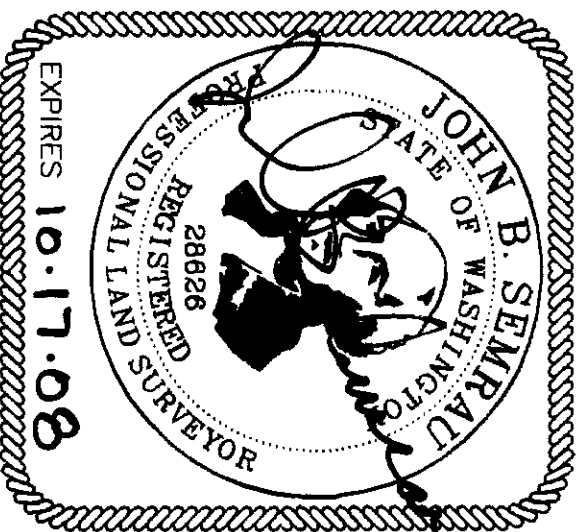
ROAD NAME	BEGINNING RANGE	ENDING RANGE
DRY SLOUGH ROAD	18000	21001

SURVEYOR'S CERTIFICATE

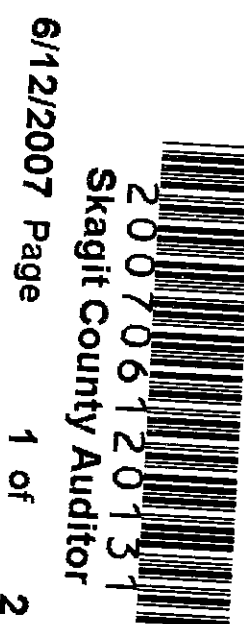
I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120 WAC.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

DATE: 5-18-07



AUDITOR'S CERTIFICATE



200706120131
Skagit County Auditor

6/12/2007 Page 1 of 2 2:12PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

John Ward
SKAGIT COUNTY AUDITOR
John Ward
DEPUTY

DEDICATION AND OWNERS CERTIFICATE

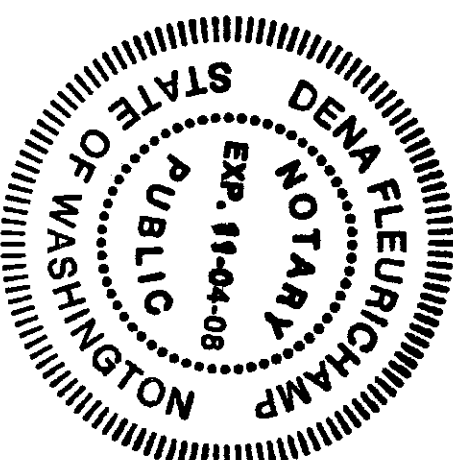
KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATION TO THE USE OF THE PUBLIC FOREVER, THE STREETS, PLACES AND AVENUES SHOWN HEREON AND THE USE HEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE INTENDED FOR THE PUBLIC HIGHWAY PURPOSES OR STORM DRAINAGE USES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SETBACKS, EASEMENTS AND FILLS UPON THE LOTS, AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS, AVENUES, AND STORM DRAINAGE FACILITY SHOWN HEREON.

JOHN WARD
FACED
John Ward
MARK GOSS

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **JOHN WARD**, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED AS THE **CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN WARD**, DECEASED, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

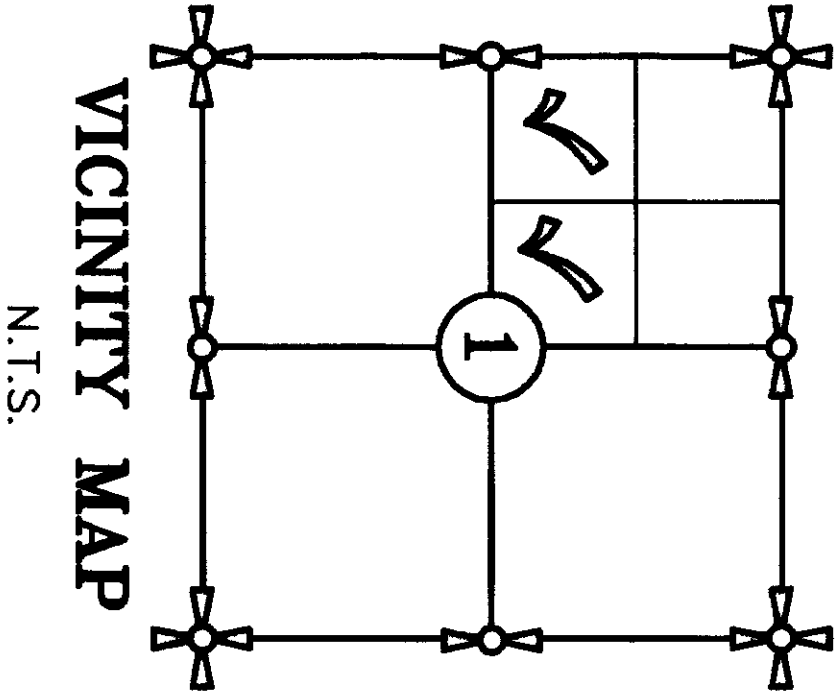
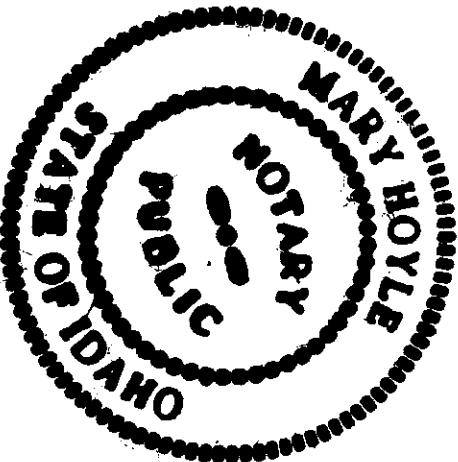
DATED May 14, 2007
SIGNATURE John Ward
TITLE Notary Public
MY APPOINTMENT EXPIRES 11/14/2008



ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF ADA
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **MARK GOSS**, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED AS THE **CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN WARD**, DECEASED, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 16, 2007
SIGNATURE Mark Goss
TITLE Notary Public
MY APPOINTMENT EXPIRES 7-13-2010



SHEET 1 OF 2

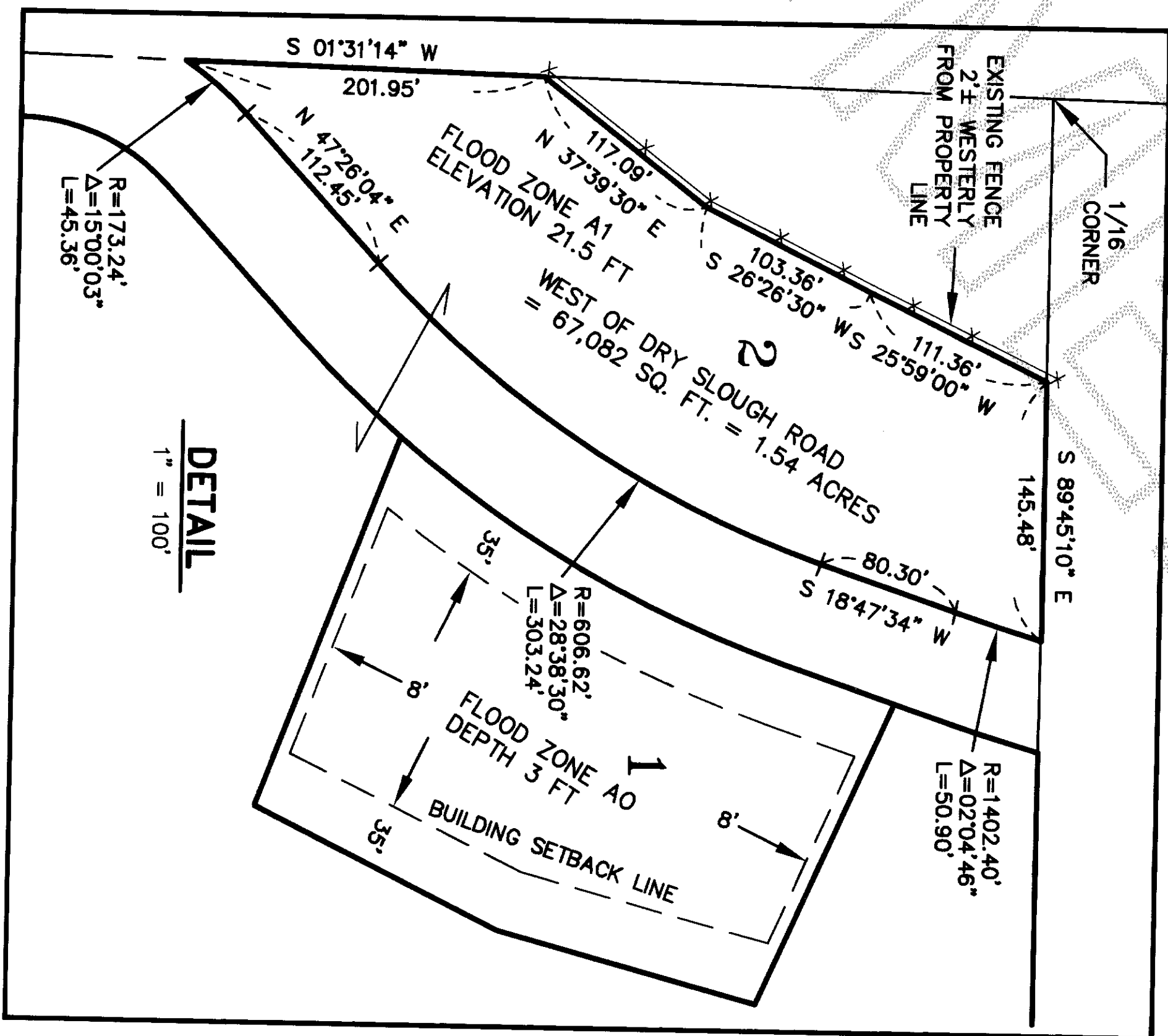
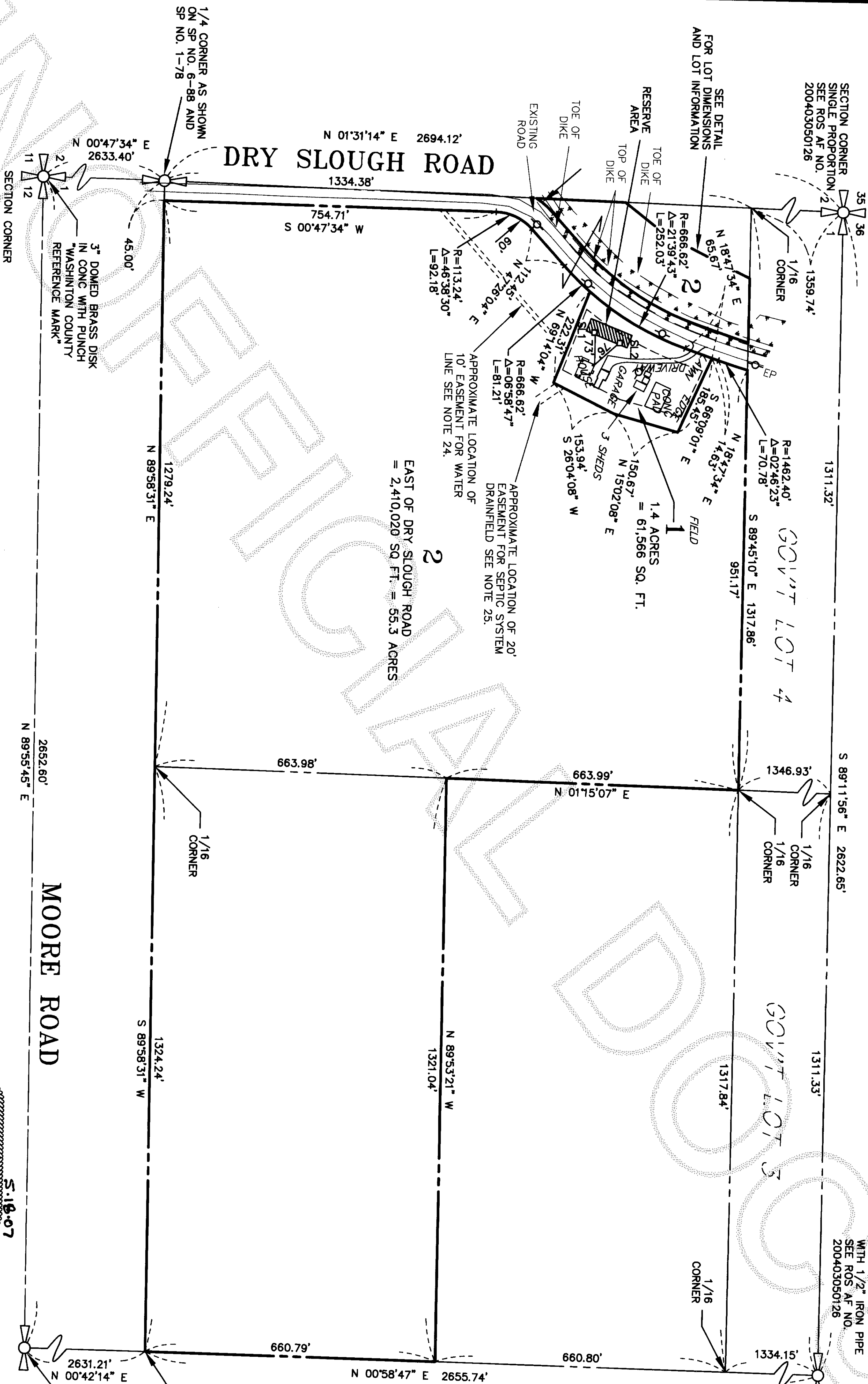
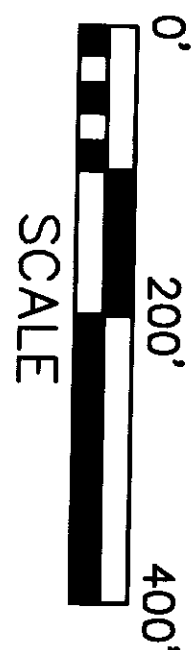
SHORT PLAT NO. PL06-0591

SURVEY IN A PORTION OF
SECTION 1, T. 33 N., R. 3 E., W.M.
FOR: WARD ESTATE
SKAGIT COUNTY, WASHINGTON

FB 242 Pg 56-60 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: N/A
SURVEYING • ENGINEERING • PLANNING
MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4614

NOTES (CONTINUED FROM SHEET 1)

24. AN EASEMENT 10 FEET IN WIDTH, FOR WATER LINE, THROUGH A PORTION OF LOT 2 FOR THE BENEFIT OF LOT 1, BEING FIVE FEET EACH SIDE OF THE CENTERLINE OF THE EXISTING WATER LINE WITH AN APPROXIMATE LOCATION AS FOLLOWS:
- BEGINNING AT A POINT ON THE EAST LINE OF DRY SLOUGH ROAD APPROXIMATELY 633 FEET FROM THE SOUTHWEST CORNER OF LOT 2; THENCE NORTHEASTERLY TO THE CENTER OF THE SOUTHWEST SIDE OF THE HOUSE LOCATED ON LOT 1;
25. AN EASEMENT FOR SEPTIC SYSTEM DRAIN FIELD 20 FEET IN WIDTH THROUGH A PORTION OF LOT 2 FOR THE BENEFIT OF LOT 1, BEING 10 FEET EACH SIDE OF THE CENTERLINE OF THE EXISTING DRAIN LINE, WITH AN APPROXIMATE LOCATION AS FOLLOWS:
- BEGINNING AT THE SOUTHEAST CORNER OF THE HOUSE LOCATED ON LOT 1, THENCE SOUTHEASTERLY A DISTANCE OF APPROXIMATELY 100 FEET TO THE TERMINATION OF THE EXISTING LINE.



S.L. - SOIL LOG

SHEET 2 OF 2

SHORT PLAT NO. P106-0591

SURVEY IN A PORTION OF
SECTION 1, T. 33 N., R. 3 E., W.M.
FOR: WARD ESTATE
SKAGIT COUNTY, WASHINGTON

FB 242 Pg 56-60 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 200'
MERIDIAN: ASSUMED SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4614