

Land Description

Auditor's File Number 200504290235

Lot 1 of Short Plat No. 127-74, according to the map thereof recorded in Volume 6 of Short Plats, on page 32 under Auditor's File No. 821190004, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, W.M.;

TOGETHER WITH all that portion of Lot 3, said Short Plat No. 127-74, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 3; thence North 1°32'51" East along the west line of said Lot 3 a distance of 233.00 feet to the true point of beginning; thence North 1°32'51" East, continuing along said West line of Lot 3 a distance of 243.44 feet; thence South 46°36'05" East along the Northeastly line of said Lot 3 a distance of 471.14 feet; thence South 26°33'42" West a distance of 12.54 feet; thence North 46°36'05" West, parallel with said Northeastly line a distance of 180.00 feet; thence South 69°00'04" West a distance of 229.07 feet to the point of beginning;

ALSO TOGETHER WITH that portion of Lot 2, said Short Plat No. 127-74, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2; thence South 88°36'10" East along the North line of said Lot 2 a distance of 286.95 feet to the Northeast corner thereof; thence South 1°27'21" West, along the east line of said Lot 2, a distance of 146.65 feet; thence South 74°41'11" West a distance of 224.15 feet; thence South 26°33'42" West a distance of 49.33 feet to the Westerly line of said Lot 2; thence North 7°01'27" West along said Westerly line a distance of 310.66 feet to the point of beginning;

ALSO EXCEPTING THEREFROM all that portion of said Lot 1; being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 1; thence North 46°36'05" West along the Southwestly line of said Lot 1 a distance of 49.43 feet to the true point of beginning; thence continuing North 46°36'05" West along said Southwestly line a distance of 86.46 feet; thence North 26°33'42" East a distance of 12.74 feet; thence South 53°08'54" East a distance of 72.26 feet; thence South 1°27'21" West a distance of 27.47 feet to the point of beginning;

AND ALSO EXCEPTING all that portion of said Lot 1; being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 1; thence North 46°36'05" West along the Southwestly line of said Lot 1 a distance of 49.43 feet; thence North 1°27'21" East a distance of 27.47 feet; thence North 53°08'54" West a distance of 72.26 feet; thence North 26°33'42" East a distance of 142.65 feet to the Easterly line of said Lot 1; thence South 7°01'27" East along said Easterly line a distance of 234.14 feet to the point of beginning.

(Shown of record as Lot 1, Survey recorded July 23, 1998, under Skagit County Auditor's File No. 9807230084, filed at Volume 20 of Surveys, page 181m records of Skagit County, Washington.)

Schedule of Easements (See Circle Indicators Sheet 2 of 2)

- A. City of Anacortes - AFN 240261, 867466 & 867467
- B. Puget Power & Light Company - AFN 459743
AFN 553207 (easement for guide wire, no location disclosed)
- C. Water line easement - AFN 548764 (does not effect subject parcel)
- D. View Easement - AFN 9402120014 and 9402120017 (effects subject parcel however no location or description has been disclosed)
- E. View Easement and Right to remove rock (no mention of active surface mining permit) does not effect subject parcel.
- F. View Easement - AFN 9402120015, 9402120016 (does not effect subject parcel)
- G. Protective Covenants - AFN 8411270059 and 9104230048 and as amended under AFN's 4311140025, 4504280049, 9607120100 and 9104030052 effects subject parcel however this is not an interest which can be platted.)
- H. Access Easement in roads leading to subject parcel - AFN 9505300097
- I. Refer to short plat 127-74, refers to maintenance of private roads, septic systems and (as above) water line easement for City of Anacortes.
- J. See survey per AFN 9807230084, refers to 60' wide access easement, (San Juan Hill Road) City of Anacortes water line easement, (as above) 50' wide power line easement (as above) 30' foot wide water which does not effect surveyed property and 40' wide access easement as shown.



Parrish Land Surveying

142 BLOSSOM LANE, PORT TOWNSEND, WA 98368
ANACORTES (360) 588-1467 - parrish@rockisland.com

Notes

Restrictions - Notes

1. 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 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. A Skagit County address range had 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

3. Maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members.

4. Short Plat number and date of approval shall be included in deeds and contracts.

5. 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.

6. Change in location of access may necessitate a change in address, contact Planning and Development Services

7. 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 AFN# 100101240085.

8. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties.

9. The address range along San Juan Hill begins with 6740 and ends with 7251.

10. See Protected Critical Areas Agreement under AFN# 200101240086

Surveyor's Certificate

I hereby certify that this short subdivision is based on an actual survey, which is retracable and is based on a true record subdivision of the section that the distances, courses and angles are shown hereon correctly and that monuments have been set as shown on the short plat in accordance with the provisions contained in chapter 332-130 WAC and in accordance with the requirements of the Survey Recording Act.

Robert F. Parrish LS 24535

6-15-07
Date

Short Plat No. 05-0120

Auditor's Certificate

J. Youngquist by: Anacortes
Recorded the request of Parrish Land Surveying

Owner's Consent and Dedication

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as his/her free and voluntary act and deed and do hereby declare and dedicate to the owners of lots within this subdivision, their heirs and assigns the access and utility easement as shown on this plat.

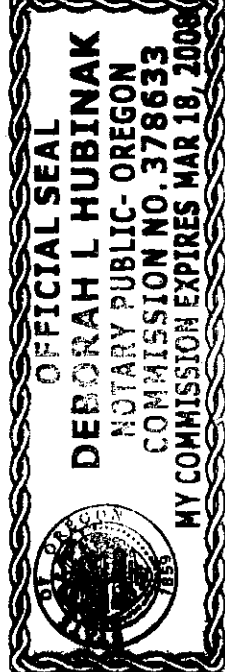
John J. Goodman
Karen J. Goodman

Acknowledgment

State of Washington
County of Skagit
Deed

I certify that I know or have satisfactory evidence that John J. Goodman and Karen J. Goodman, have signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated June 26, 2007
Signature Robert F. Hubinak
Notary Public
My appointment expires 3/18/08



Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Code 14.18 on this 20th day of July, 2007

Bill Moore
Skagit County Planning Director

WJ Sp
Skagit County Engineer

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Code 12.05 (on-site sewage) and 12.48, this 5 day of July, 2007

Richard Wyr
Skagit County Health Officer

Treasure's Certificate

This is to certify that all taxes levied which have become a lien on the lands herein described, have been fully paid and discharged according to the records of my office, including taxes for the year of 2007 the 14th day of July

Robert F. Parrish
Skagit County Treasurer
Official Seal of Skagit County Treasurer

Short Plat

Sheet 1 of 2

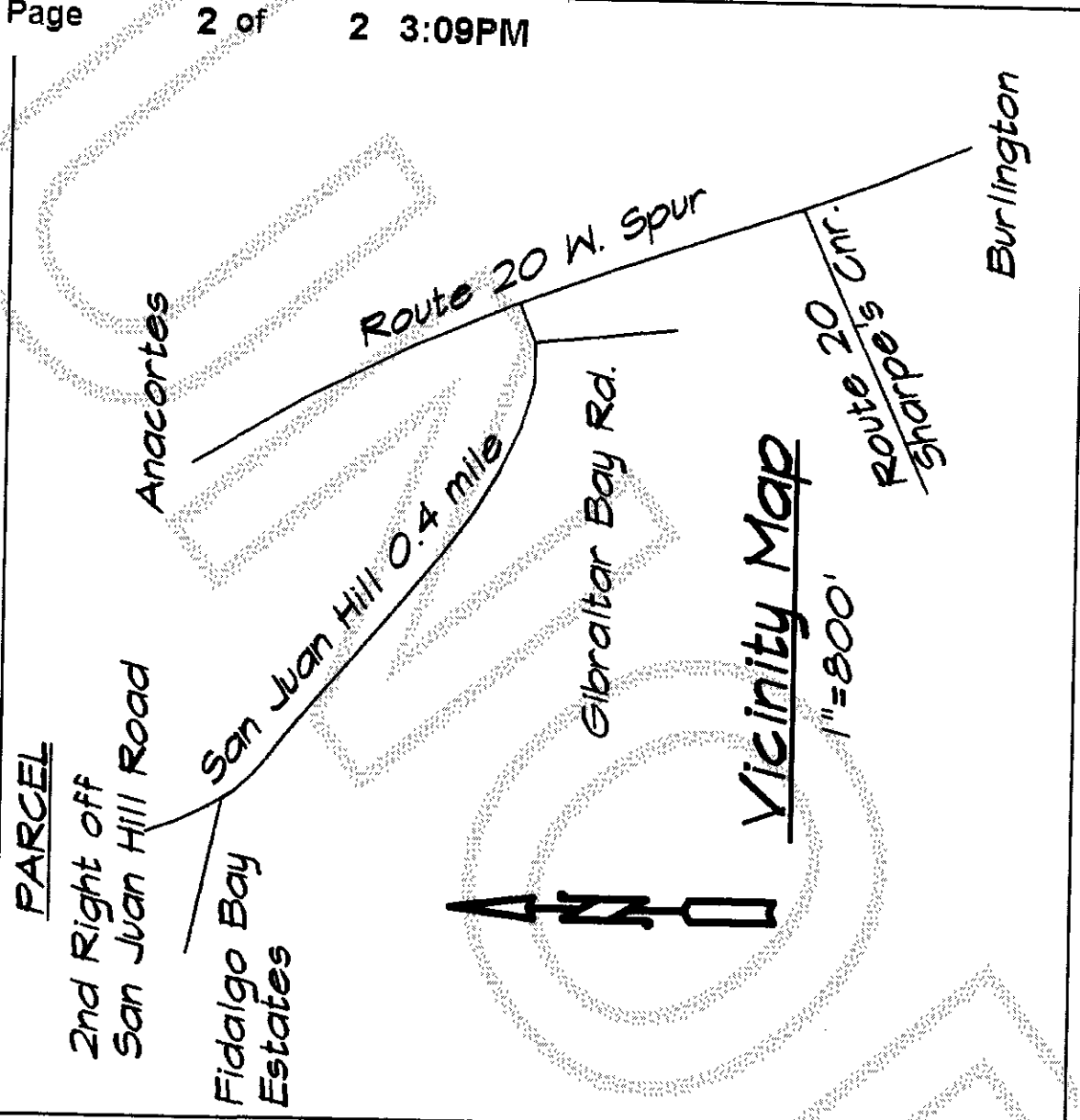
prepared at the request of

Goodman Short Plat

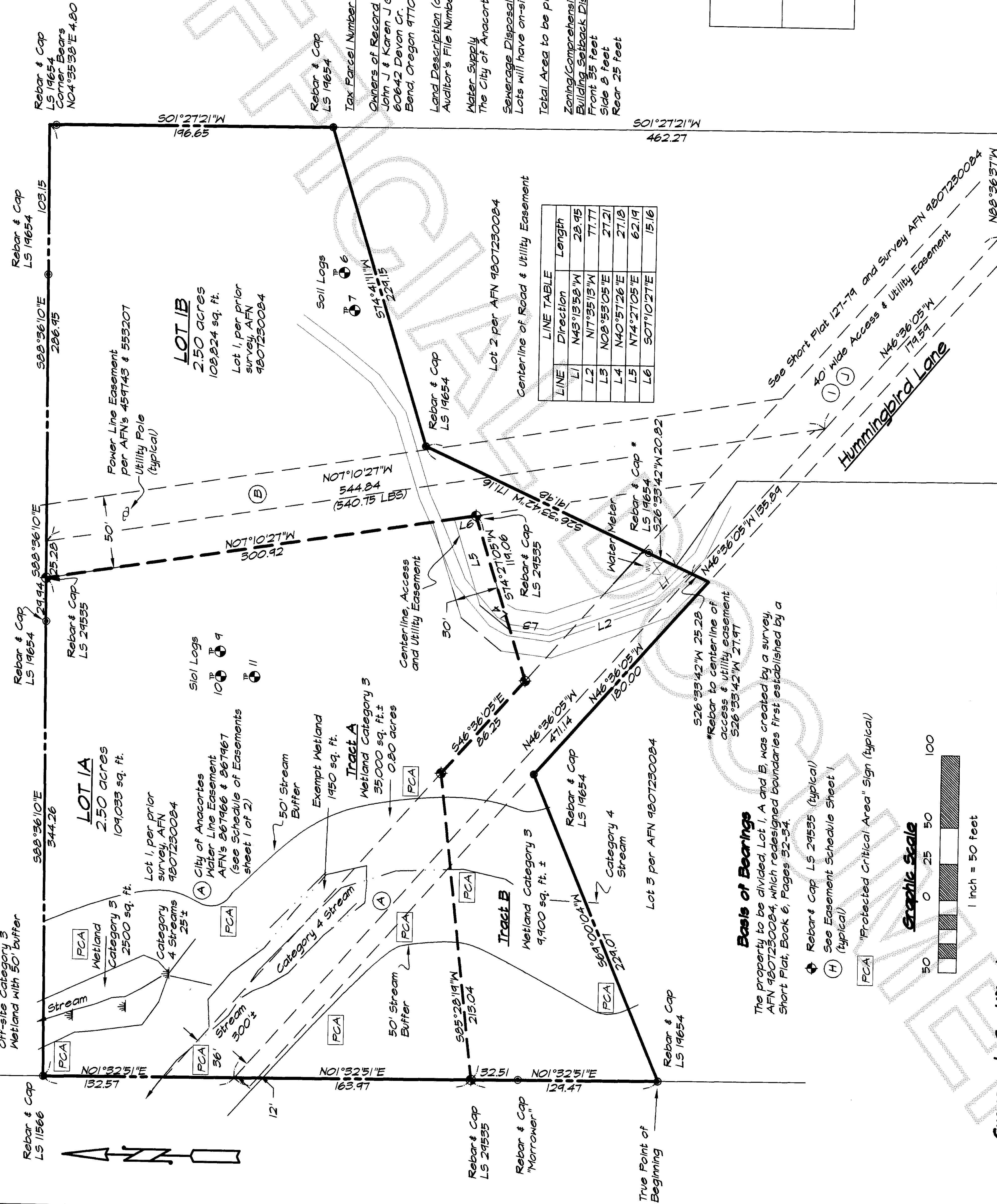
Tax Parcel 33414, SE1/4 of the NE1/4 of the S24, Section 31, Township 35 North, Range 2 East, Fidalgo Island, Skagit County, Washington.

JOB NO.: 505-216
CADD BY: rp
CHK BY: JY
BK REF: 15
SCALE: 1" = 50'
DATE: 7-15-06

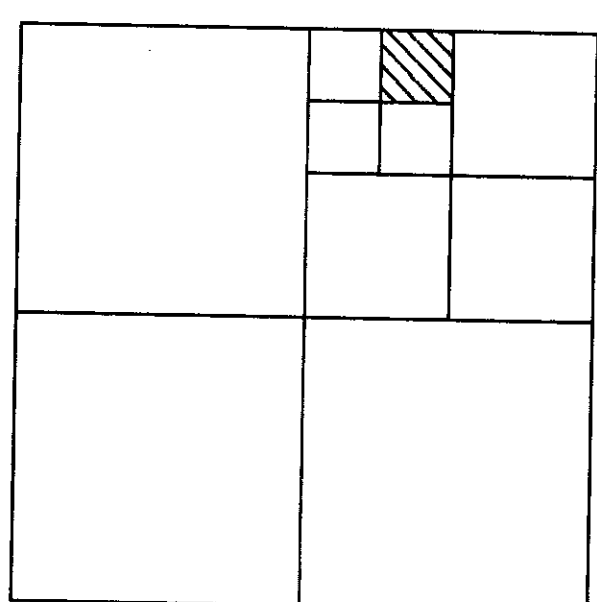
Short Plat No. 05-120



A Portion of the SE 1/4 of the NE 1/4 of the SE 1/4, Township 35 North, Range 2 East, W.M.



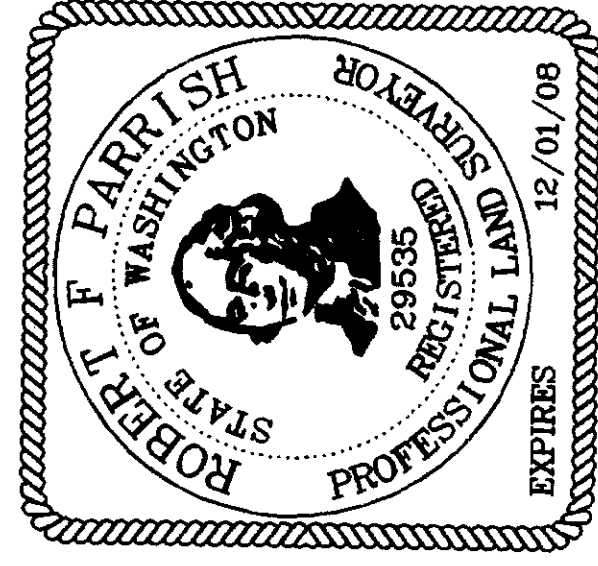
LINE	Direction	Length
L1	N43°13'58\"W	28.95
L2	N17°35'13\"W	77.77
L3	N08°53'05\"E	27.21
L4	N40°57'26\"E	27.18
L5	N74°27'05\"E	62.19
L6	S07°10'27\"E	15.16



Surveyor's Certificate

The perimeter boundaries of the land have been surveyed and monumented and all distances and bearings on the preliminary plat are accurate. This survey has been completed according to the requirements of WAC 352-130 and meet or exceed standard requirements for a "Class 3" survey.

Robert F. Parrish
certificate no. LS 24535



Parrish Land Surveying

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Goodman Short Plat

Tax Parcel 33414, SE1/4 of the NE1/4 of the SE1/4, Section 31, Township 35 North, Range 2 East, Fidalgo Island, Skagit County, Washington.

Short Plat

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Sheet 2 of 2

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