

AUDITOR'S CERTIFICATE



200801310116
Skagit County Auditor
1/31/2008 Page 1 of 2 2:04PM

COUNTY AUDITOR

BY DEPUTY

Jeffrey A. Skodje

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 23RD DAY OF January, 2008

SHORT PLAT ADMINISTRATOR

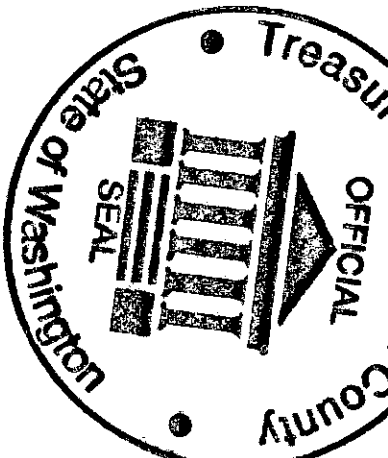
SKAGIT COUNTY ENGINEER

SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2007.

SKAGIT COUNTY TREASURER

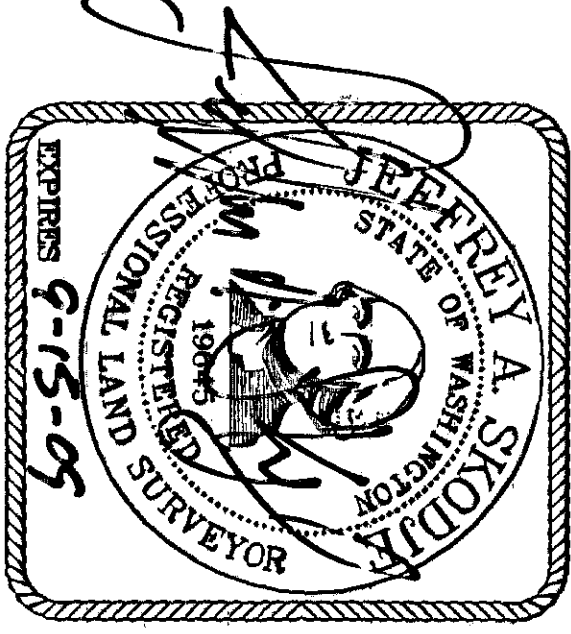


SURVEYOR'S CERTIFICATE

THIS SHORT PLAT 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, STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN W.A.C. Ch. 352-120.

JEFFREY A. SKODJE

CERTIFICATE NO. 19645 DATE 12/25/07



NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING/COMPREHENSIVE PLAN DESIGNATION=AGRICULTURAL NATURAL RESOURCE LANDS (AG-NRL) - AGRICULTURAL-NRL
3. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS, PERMIT NO. SP598-0192
4. WATER - BLANCHARD-EDISON WATER ASSOCIATION: ID#07450
5. BASIS OF BEARING AND SECTION SUBDIVISION--THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. AS SHOWN ON RECORD OF SURVEY FILED UNDER A. F. NO. 200602070085. BEARS N 0°42'53" E
6. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC01103 ELECTRONIC DISTANCE MEASURING THEODOLITE
7. DEVELOPER : DAN RASAR, 10191 HALLORAN ROAD BOW, WASHINGTON, 98232(360) 755-8012
8. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATION LINES IN ACCORDANCE WITH W.A.C. 352.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
9. THE PROPERTY CONTAINED IN THIS SHORT PLAT IS SUBJECT TO EASEMENTS IN FAVOR OF BLANCHARD-EDISON WATER ASSOCIATION, ACCORDING TO INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 585655, 585656 AND 585657. EXACT LOCATIONS OF SAID EASEMENTS ARE NOT DISCLOSED BY SAID INSTRUMENTS AND ARE NOT SHOWN HEREON.
10. THE PROPERTY IN THIS SHORT PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF AGRICULTURAL VARIANCE NO. AG 97 0199 AS RECORDED UNDER AUDITOR'S FILE NO. 9802270190.
11. TOTAL ACREAGE OF PLATTED PARCEL = 61.9 ACRES
12. 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 A.F.#. 200801310116, 200801310118
13. PLACEMENT OF ANY STRUCTURES ON LOT 2 MAY BE ALLOWED ONLY AFTER COMPLETE REVIEW UNDER SCC 14.24, THE CRITICAL AREAS ORDINANCE, AND SHALL BE IN COMPLIANCE WITH THE CONSERVATION EASEMENT. AGRICULTURAL ACTIVITIES MAY CONTINUE IN COMPLIANCE WITH SCC 14.24. See A.F.#. 200801310117
14. AGRICULTURAL ACTIVITIES MAY CONTINUE WITHIN THE POLE IN COMPLIANCE WITH SCC 14.24.
15. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
16. 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 PROVISION OF SKAGIT COUNTY CODE 15.24.
17. ADDRESS RANGE ALONG BAY VIEW-EDISON ROAD BEGINNING RANGE-6174; ENDING RANGE-13617
18. ADDRESS RANGE ALONG FARM-TO-MARKET ROAD: BEGINNING RANGE-5846; ENDING RANGE-13761.
19. LOT #2 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. SEE CONSERVATION EASEMENT AGREEMENT UNDER AUDITOR'S FILE NO. 200711200145.
20. 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 MAYBE 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 GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
21. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE SAMISH RIVER OR MTAGERT SLOUGH SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT WATER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
22. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
23. CHANGE IN LOCATION OF ACCESS SHALL NECESSITATE CHANGE IN ADDRESS. CONTACT PLANNING AND DEVELOPMENT SERVICES.
24. 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 NO. 52051 0050 C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR ELEVATION OF CONSTRUCTION.
25. 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.
26. ANY FUTURE BUILDINGS SHALL COMPLY WITH SCC 14.24, 350-5011.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.

TONY BRECKENRIDGE AND HEIDI BRECKENRIDGE

Heidi Breckenridge
HEIDI BRECKENRIDGE

BY *Dan Rasar* SKAGIT STATE BANK

BY *Daniel D. Rasar* DANIEL D. RASAR

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 23RD DAY OF December, 2007, BEFORE ME PERSONALLY APPEARED TONY AND HEIDI BRECKENRIDGE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Michelle S. Wilson
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
EXPIRES 12/31/2009

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Daniel D. Rasar* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-31-2007

Chloe M. Lopez
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
EXPIRES 11-11-2009

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

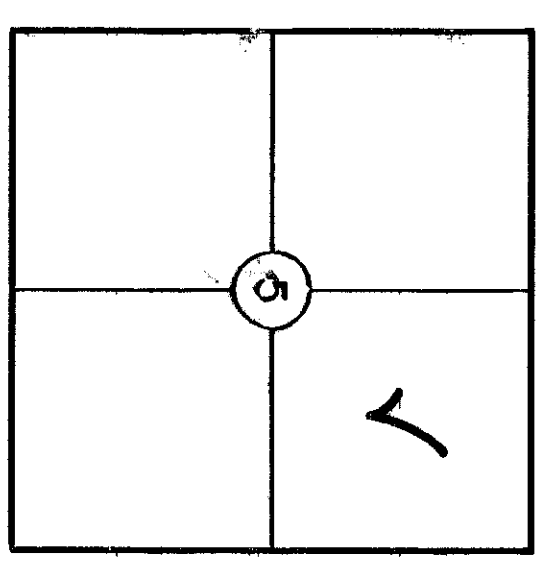
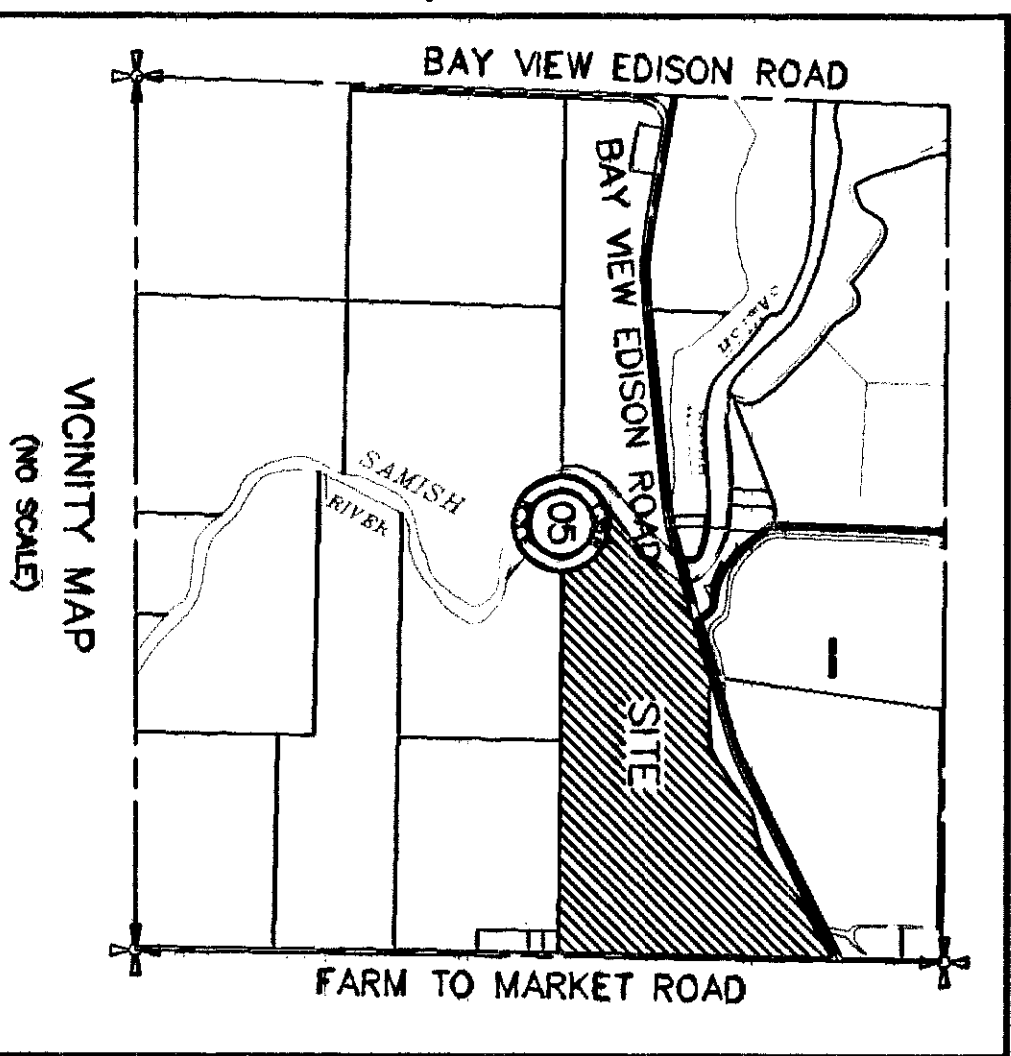
DATED: _____ 200__

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES _____

ADDRESSES

LOT 1 - 6206 FARM TO MARKET ROAD

27. Lot 1 is served by the Blanchard-Edison Water Association. Water availability is dependent on the water system capacity at the time of the request.
28. Lot 2 was not reviewed for water availability due to the conservation easement.



SEC. 5, T35N, R3E W.M.

SHORT PLAT NUMBER: PLOT-0320

DATE: DEC., 2007

SHEET 1 OF 2

SHORT PLAT

FOR DAN RASAR

PORTION OF THE NE 1/4 SECTION 5, TOWNSHIP 35 N., RANGE 3 E. WM

SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDNOT and SKODJE INC.

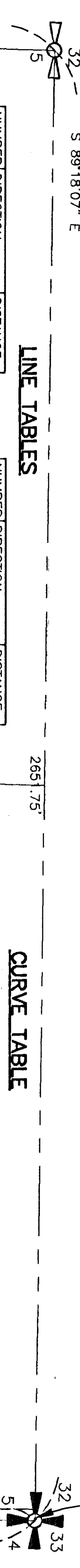
FIELD BOOK 086, PGS. 31A35

CR. BY JAS

P.O. BOX 1223, BOWEN, WA 98232 (360) 258-5751

SCALE: N/A

JOB NO. 06131



LINE TABLES

NUMBER	DIRECTION	DISTANCE
L1	S 31°48'55\"	116.83'
L2	S 35°42'43\"	122.38'
L3	S 50°21'42\"	141.36'
L4	S 55°10'14\"	116.68'
L5	S 55°39'01\"	156.73'
L6	S 45°19'40\"	105.84'
L7	S 34°19'10\"	46.02'
L8	S 11°46'07\"	95.45'
L9	S 19°47'44\"	61.47'
L10	N 74°01'35\"	6.97'
L11	N 50°21'09\"	79.05'
L12	N 74°19'07\"	52.89'
L13	N 83°40'12\"	58.93'
L14	N 70°44'12\"	44.43'
L15	N 64°31'29\"	34.18'
L16	N 26°48'25\"	46.03'
L17	N 08°35'49\"	48.85'
L18	N 01°39'32\"	26.86'
L19	N 10°11'19\"	39.88'
L20	N 16°20'30\"	41.53'
L21	N 03°10'34\"	83.48'
L22	N 01°49'10\"	79.15'
L23	N 02°44'43\"	35.12'
L24	N 13°05'58\"	69.06'
L25	N 06°13'34\"	12.45'
L26	N 09°00'57\"	40.58'
L27	N 22°43'42\"	40.72'
L28	N 65°16'48\"	43.94'
L29	S 78°02'48\"	49.47'
L30	S 50°31'44\"	98.44'
L31	S 46°18'37\"	109.64'
L32	S 49°54'23\"	66.48'

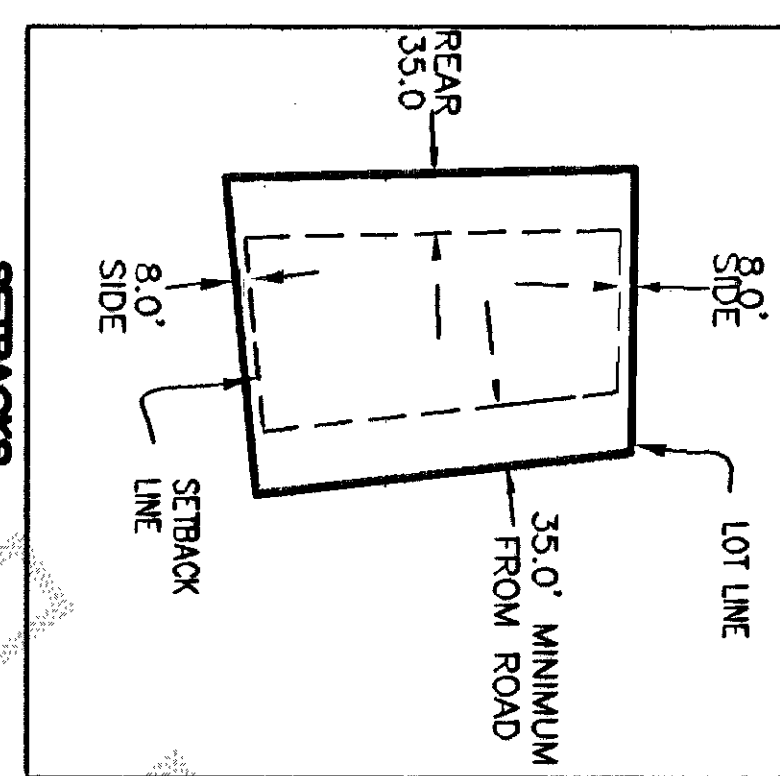
CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	24°32'30\"	140.00'	59.97'
C2	31°17'52\"	60.00'	32.77'
C3	11°36'17\"	300.00'	60.76'
C4	14°05'46\"	400.00'	98.41'
C5	46°31'30\"	31.73'	25.77'

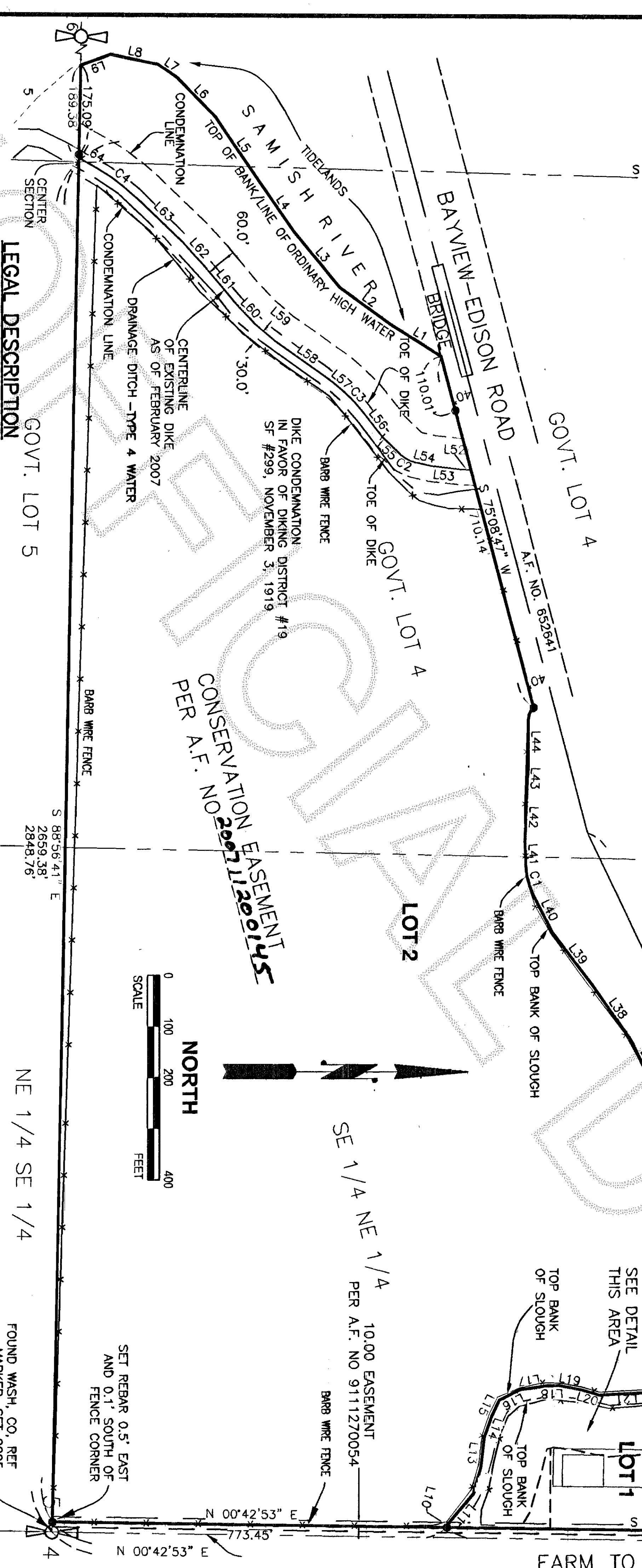
GOVT. LOT 2

GOVT. LOT 1

ROAD INFORMATION FROM RECORD OF SURVEY
AUDITOR'S FILE NO. 9304090001
AND RIGHT-OF-WAY DEED
AUDITOR'S FILE NO. 652641



FOUND WOOD PLUG
W/ NAIL IN CONC. MON.
THIS SURVEY
FEBRUARY 5, 2007



LEGAL DESCRIPTION

THAT PORTION OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 3 EAST, W. M.
DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER POST ON THE EAST SIDE OF SAID SECTION 5;
THENCE NORTH ALONG THE EAST SIDE OF SAID SECTION 1804 FEET TO
MOTAGART'S SLOUGH;
THENCE SOUTHERLY ALONG SAID SLOUGH TO THE SAMISH RIVER;
THENCE SOUTHERLY ALONG THE RIGHT BANK OF THE SAMISH RIVER TO
THE EAST AND WEST CENTERLINE OF SAID SECTION 5;
THENCE EAST TO THE POINT OF BEGINNING, EXCEPT ROAD AND DRAINAGE
AND DIKE DISTRICTS RIGHTS OF WAY AND EXCEPT THOSE PORTIONS
CONVEYED TO SKAGIT COUNTY BY DEED DATED AUGUST 20, 1934, FILED
AUGUST 21, 1934, AS AUDITOR'S FILE NO. 264187 IN VOLUME 164 OF
DEEDS, PAGE 616, AND BY DEED DATED JUNE 25, 1964, FILED JULY 1,
1964, AS AUDITOR'S FILE NO. 652641; RECORDS OF SKAGIT COUNTY,
WASHINGTON.

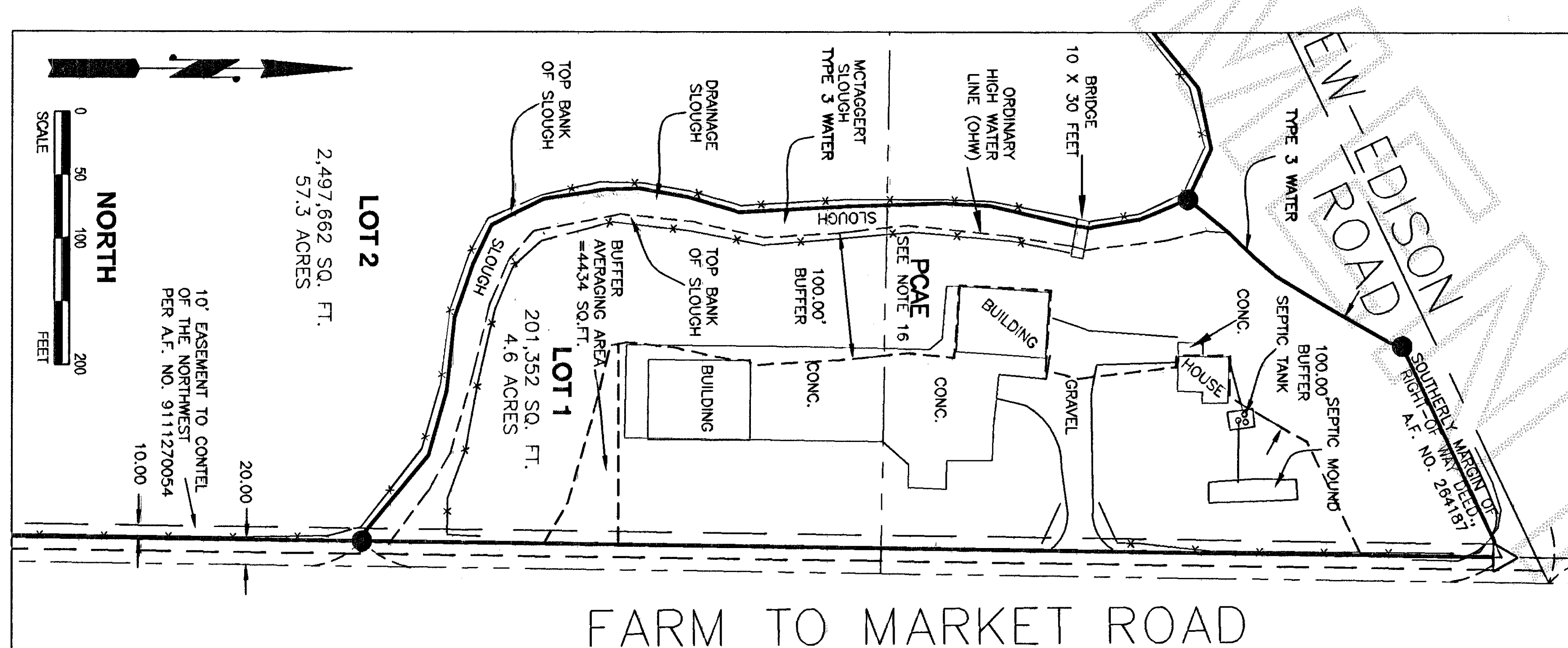
GOVERNMENT LOT 4, SECTION 5, TOWNSHIP 35 NORTH, RANGE 3 EAST,
W.M., AND LYING IN FRONT OF, ADJACENT TO OR ABUTTING UPON THE
FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHERE THE LINE BETWEEN GOVERNMENT LOTS 4
AND 5 IN SAID SECTION 5 INTERSECTS THE MEANDER LINE;
THENCE NORTH 71° WEST 316.14 FEET;
THENCE NORTH 18° EAST 627 FEET TO THE TERMINAL POINT OF SAID
LINE, SAID TIDELANDS BEING THOSE TIDELANDS AS CONVEYED TO B.
ANDREW BENSON BY DEED DATED MAY 28, 1904, FILED JUNE 13, 1904 AS
AUDITOR'S FILE NO. 48885 IN VOLUME 54 OF DEEDS AT PAGE 325,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGEND

- EXISTING FENCE LINE
- REBAR W/ CAP MARKED
"SKODJE 19645" SET
DECEMBER, 2007
- MAGNETIC NAIL WITH
BRASS WASHER MARKED
"SKODJE 19645" SET
DECEMBER, 2007

DETAIL



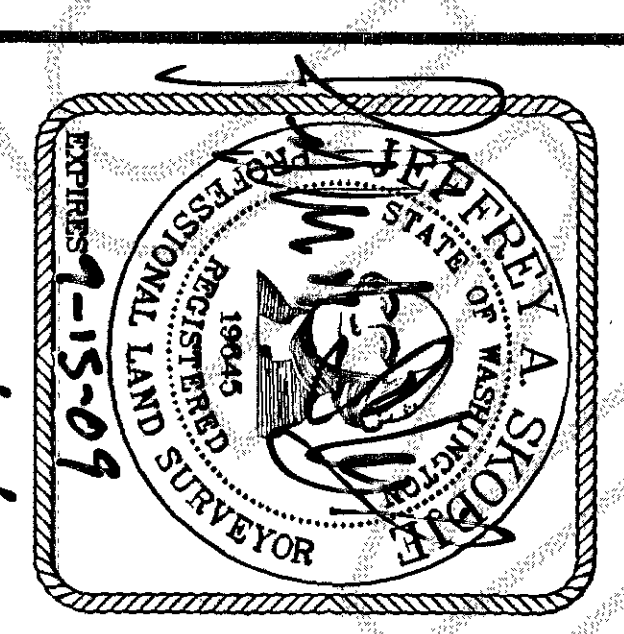
SHORT PLAT NUMBER: PLOT-0320

DATE: DEC, 2007

SHEET 2 OF 2

SHORT PLAT
FOR
DAN RASAR

PORTION OF THE NE 1/4 SECTION 5 T.35 N. R.3 E. WM
SKAGIT COUNTY, WASHINGTON
LEONARD, BOLDNOT and SKODJE INC.
P.O. BOX 1226, MOUNT VERNON, WA 98273 (360) 556-5751
SCALE: AS NOTED
JOB NO. 06131



12/28/07