

**SURVEY DESCRIPTION**

LOT 4, SHORT PLAT NO. 91-68, APPROVED DECEMBER 19, 1991, RECORDED DECEMBER 27, 1991 IN BOOK 10 OF SHORT PLATS, PAGE 371, UNDER AUDITOR'S FILE NO. 912220001 AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER VALLEY RIDGE LANE AS SHOWN ON THE FACE OF THE SHORT PLAT.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF HICKOX ROAD WITH THE WEST LINE OF SAID LOT 4; THENCE NORTH 00°23'22" WEST A DISTANCE OF 322.67 FEET TO AN ANGLE POINT OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'22" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 84°36'45" WEST A DISTANCE OF 135.01 FEET, MORE OR LESS, TO THE MOST WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 00°23'22" EAST A DISTANCE OF 30.00 FEET, MORE OR LESS, TO AN ANGLE POINT OF SAID LOT 4; THENCE SOUTH 84°36'45" EAST A DISTANCE OF 135.01 FEET TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THE SOUTH 1452.00 FEET OF THE EAST 150.00 FEET OF THE WEST 480.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M,

EXCEPT THE SOUTH 343.00 FEET OF THE WEST 120.00 FEET OF THE EAST 150.00 FEET OF THE WEST 480.00 FEET OF SAID SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M,

ALSO EXCEPT ROAD RIGHT-OF-WAY COMMONLY KNOWN AS EAST HICKOX ROAD ALONG THE SOUTH LINE THEREOF.

AND ALSO BEING 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.

**OWNER'S CONSENT**

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

*Bradley N. Teeter*  
BRADLEY N. TEETER, HUSBAND  
*Anita O. Kytte*  
ANITA O. KYTTE WIFE

WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION ALSO SHOWN AS WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION

BY: *Bruce G. Lisser*  
PRINT NAME: *Bruce G. Lisser*  
TITLE: *Notary Public*  
ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRADLEY N. TEETER AND ANITA O. KYTTE, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: *Dec 12, 2007*

*Bruce G. Lisser*  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES *7-14-2008*

STATE OF *South Carolina*  
COUNTY OF *Spencer*

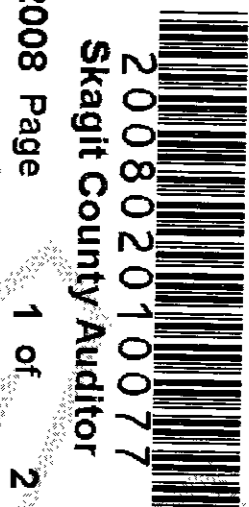
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Wendy A. Buehne* IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Wendy A. Buehne* FEDERAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: *12-28-2007*

*Crystal Lukowski*  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES *8-30-2011*  
RESIDING AT *Piattence, S.C.*

**AUDITOR'S CERTIFICATE**

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



*J. Hunsquist*  
SKAGIT COUNTY AUDITOR  
*Andrew Crossland*  
DEPUTY

2/1/2008 Page 1 of 2 1:34PM

**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT SUBDIVISION ORDINANCE ON THIS *12* DAY OF *February*, 2008.

*Pat Dore*  
SHORT PLAT ADMINISTRATOR

*Steve L. Lister*  
SKAGIT COUNTY ENGINEER

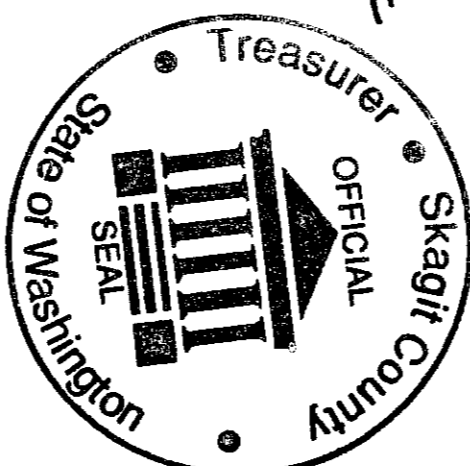
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS *27* DAY OF *January*, 2008.

*Heather Han*  
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.

*Patricia Dugan*  
SKAGIT COUNTY TREASURER

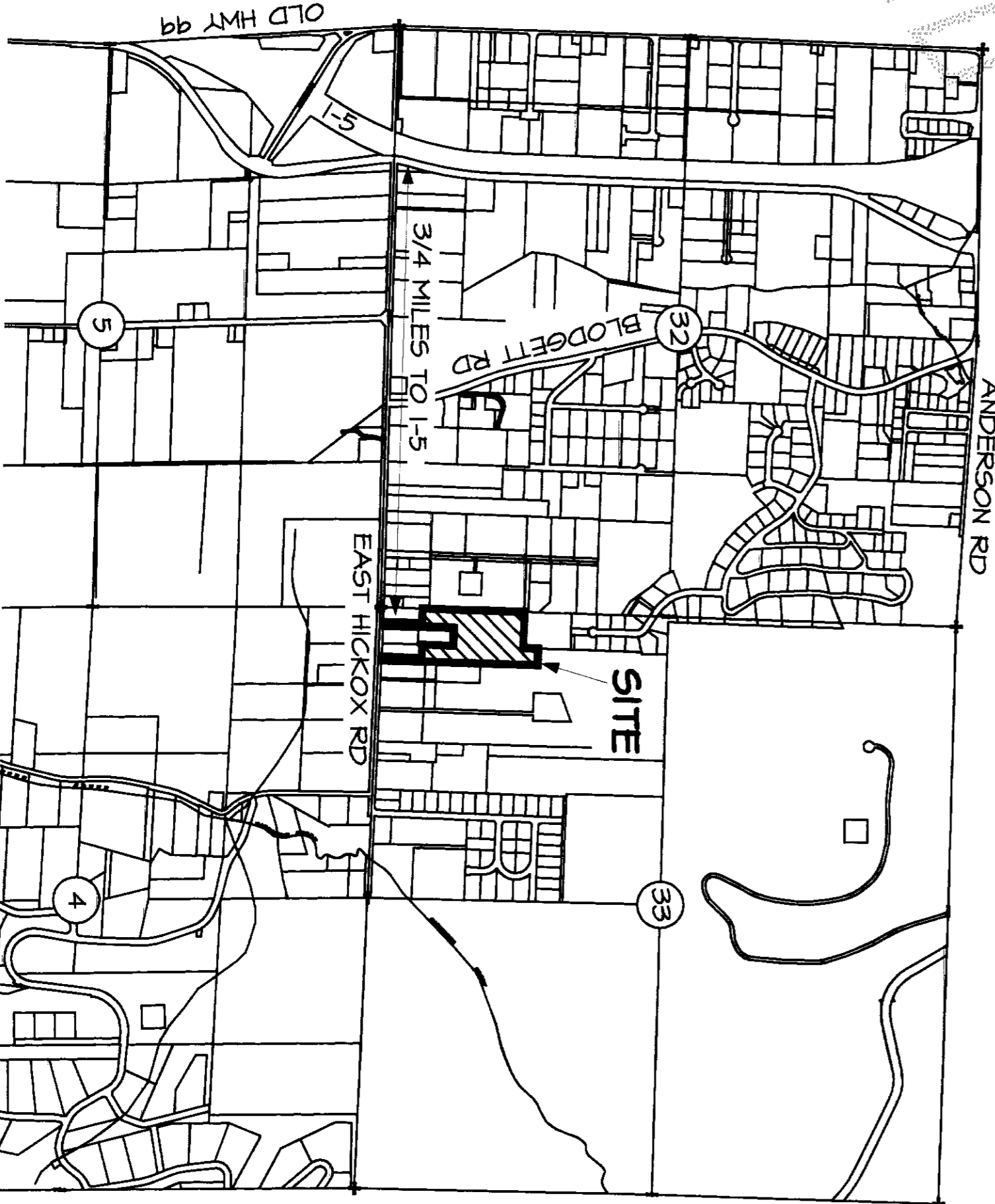


**SURVEYOR'S CERTIFICATE**

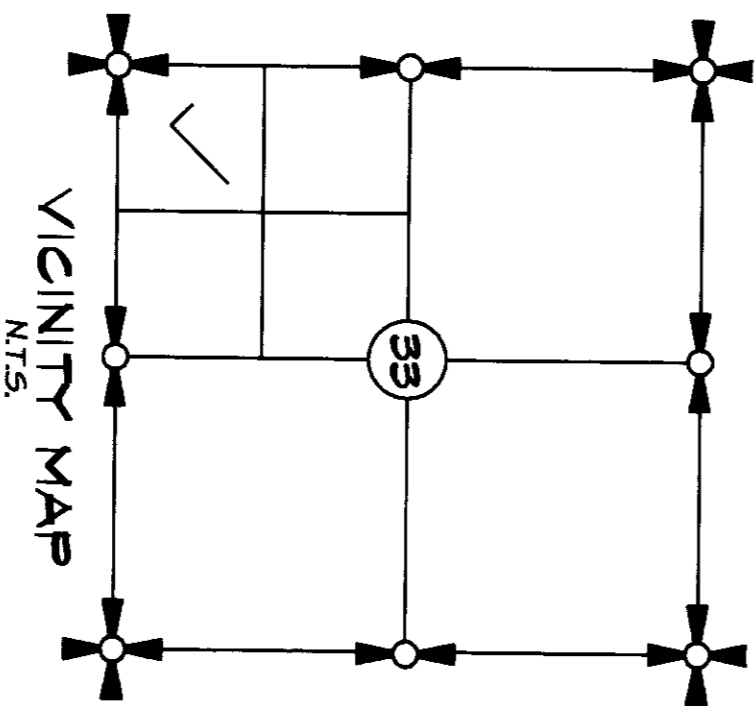
I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION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

BRUCE G. LISSE & ASSOCIATES, PLLC  
370 MILLMAKEE STREET  
P.O. BOX 1109  
MOUNT VERNON, WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSE.COM

DATE: *Dec 12, 2007*



VICINITY MAP  
SCALE 1" = 160'



SHEET 1 OF 2

SHORT PLAT NO.: PL-07-0567

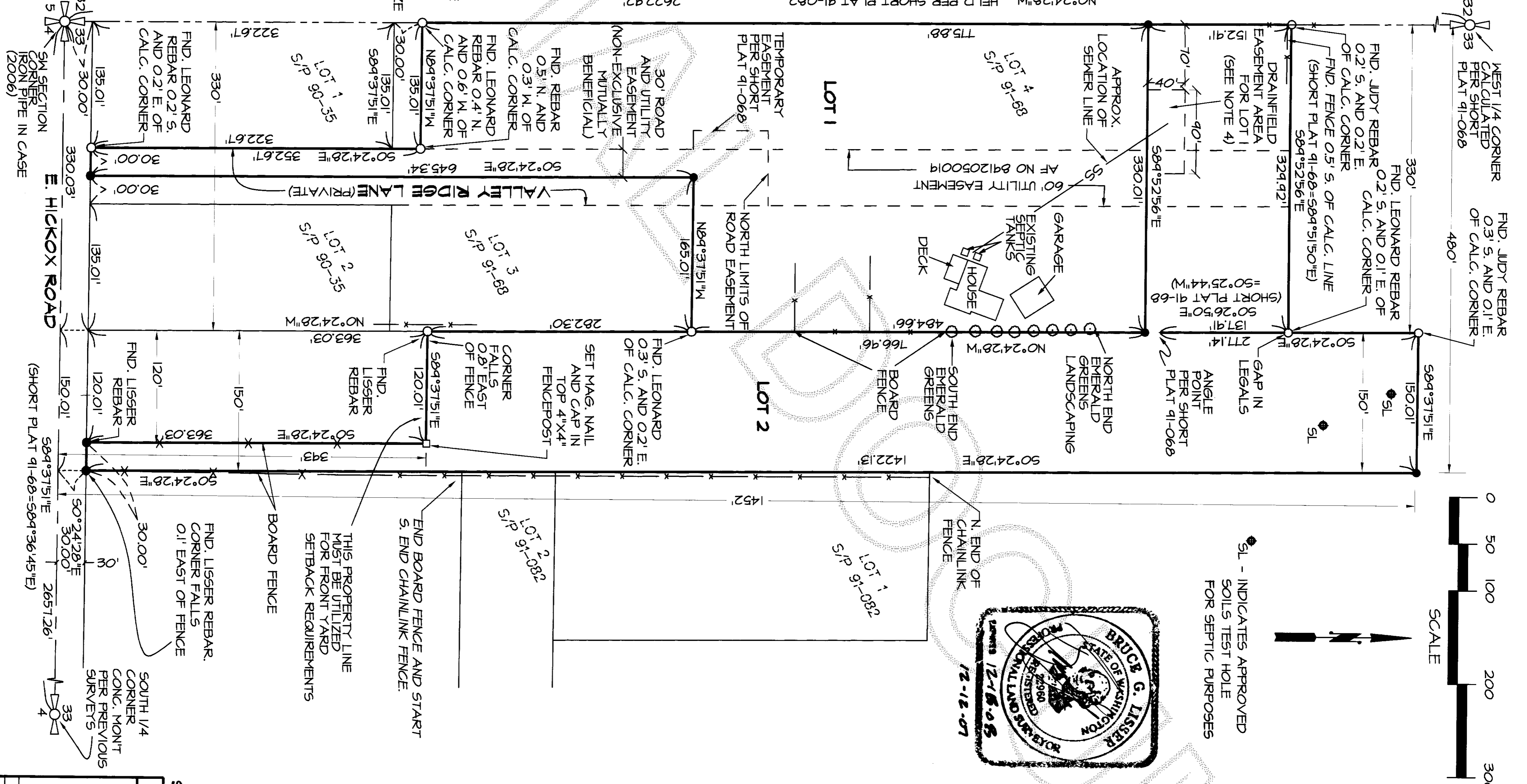
DATE: 11/21/07

SURVEY IN A PORTION OF THE  
SW 1/4 SECTION 33, T. 34 N., R. 4 E., 11M.  
SKAGIT COUNTY, WASHINGTON  
FOR: BRAD TEETER AND ANITA KYTTE

FB 289 PG 42 LISSE & ASSOCIATES, PLLC SCALE: N/A  
MERIDIAN: SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-1442 DRAWING: 06-0055P

**NOTES**

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF ROAD MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. SEE PRIVATE ROAD MAINTENANCE DECLARATION RECORDED UNDER AUDITORS FILE NUMBER **200602010079**.
2. 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.
3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. COMPREHENSIVE PLAN: URBAN GROWTH AREA - MOUNT VERNON
5. ZONING DESIGNATION: UR - URBAN RESERVE RESIDENTIAL
6. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM. ALTERNATIVE SYSTEMS: ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS. AT SUCH TIME AS THE HOUSE ON LOT 1 IS SERVED BY AND HOOKED UP TO THE CITY OF MOUNT VERNON SANITARY SEWER THE DRAINFIELD EASEMENT SHOWN ON LOT 2 MAY BE TERMINATED.
7. WATER: SKAGIT COUNTY PUD, NO. 1
8. INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSEB 22460
9. INDICATES EXISTING REBAR OR IRON PIPE FOUND
10. INDICATES SET MAG. NAIL AND CAP (2007)
11. MERIDIAN: ASSUMED
12. BASIS OF BEARING: SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 4 EAST, E.M., BEARING = SOUTH 84°37'51" EAST
13. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 91245, DATED MARCH 30, 2007.
14. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SHORT PLAT NO. 91-68 RECORDED UNDER AUDITORS FILE NO. 91227001, SHORT PLAT NO. 90-035 RECORDED UNDER AUDITORS FILE NO. 900922012 AND SHORT PLAT NO. 91-082 RECORDED UNDER AUDITORS FILE NO. 920408004 AND RECORD OF SURVEY MAY RECORDED UNDER AUDITORS FILE NO. 20061150003, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
15. INSTRUMENTATION: LEICA TR105A THEODOLITE DISTANCE METER
16. SURVEY PROCEDURE: FIELD TRAVERSE
17. 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.
18. A SKAGIT COUNTY ADDRESS RANGE OF 17972 TO 18001 VALLEY RIDGE LANE AND 14439 TO 20501 HICKOX ROAD 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 FOR SPECIFICS.
19. BUILDING SETBACKS, PER SKAGIT COUNTY CODE 14.16.370
  - (A) SETBACKS, PRIMARY STRUCTURE FRONT: 20 FEET REAR: 20 FEET SIDE: 20 FEET
  - (B) SETBACKS, ACCESSORY STRUCTURES FRONT: 25 FEET SIDE: 8 FEET, 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR LOT LINES WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE PROVIDING THAT THE STRUCTURE IS 1,000 SQUARE FEET OR LESS IN SIZE AND 16 FEET OR LESS IN HEIGHT. REAR: 10 FEET, 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR LOT LINES WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE PROVIDING THAT THE STRUCTURE IS 1,000 SQUARE FEET OR LESS IN SIZE AND 16 FEET OR LESS IN HEIGHT.
20. OWNER/DEVELOPER: BRADLEY N. TETTER AND ANITA O. KYTE 17973 VALLEY RIDGE LANE MOUNT VERNON WA 98274 PHONE: (360) 848-4374
21. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY SKAGIT VALLEY ENGINEERING CONSULTANTS. SEE REPORT FOR SPECIFIC DETAILS, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
22. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 200502150004, 2005050600063, 200609160005, 8412050019, 9112210001, 9206040141, 90081220012, 200611150003, 200603210143, 200606210149, AND 200606210149.
23. SINCE THIS PROPERTY LIES WITHIN THE CITY OF MOUNT VERNON USA, WHICH DOES NOT ALLOW LOTS LESS THAN FIVE ACRES IN AREA, NO ADDITIONAL SUBDIVISION OF EITHER LOT 1 OR LOT 2 OF THIS SHORT PLAT WILL BE APPROVED BY SKAGIT COUNTY.

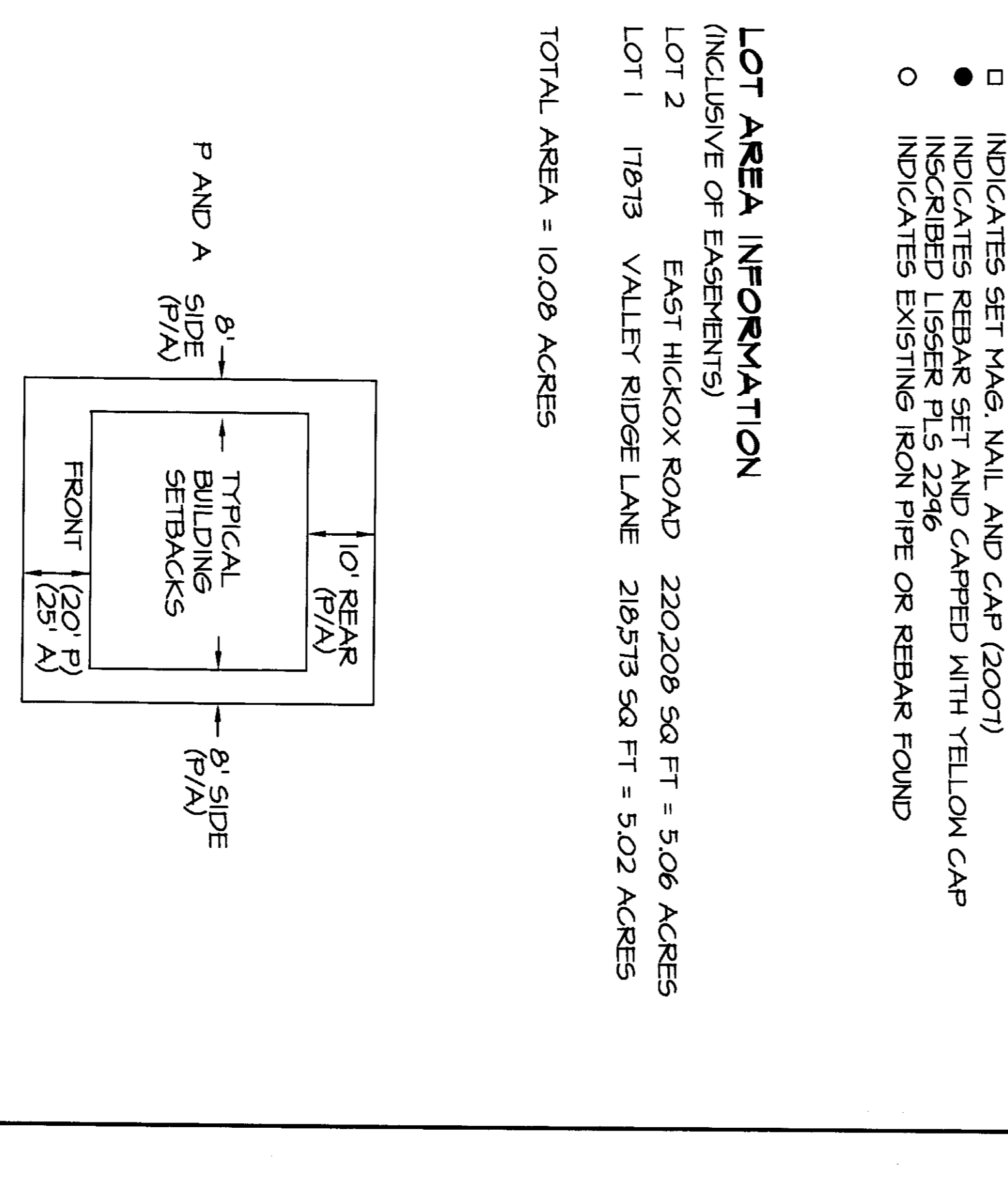


20. SKAGIT COUNTY CODE 14.24.3505(11)(I) IMPERVIOUS SURFACES: THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT AND TREAT THAT RUNOFF. IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AN APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION, IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER.

21. 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, PEENING, 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 SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

22. 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 AUDITORS FILE NO. **200602010078**

- LEGEND**
- INDICATES SET MAG. NAIL AND CAP (2007)
  - INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
  - INDICATES EXISTING IRON PIPE OR REBAR FOUND
- LOT AREA INFORMATION**  
 (INCLUSIVE OF EASEMENTS)  
 LOT 2 EAST HICKOX ROAD 220,208 SQ FT = 5.06 ACRES  
 LOT 1 17973 VALLEY RIDGE LANE 219,573 SQ FT = 5.02 ACRES  
 TOTAL AREA = 10.08 ACRES



BUILDING SETBACK DETAIL  
 P = PRIMARY STRUCTURE  
 A = ACCESSORY STRUCTURE  
 (SEE NOTE NO. 15)

**SHEET 2 OF 2**  
 SHORT PLAT NO.: PL-07-0567  
 SURVEY IN A PORTION OF THE  
 SW 1/4 SECTION 33, T. 34 N., R. 4 E., M.M.,  
 SKAGIT COUNTY, WASHINGTON  
 FOR: BRAD TETTER AND ANITA KYTE

DATE: 1/12/07  
 LISSEB & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-418-1442  
 DRAWING: 06-0035P