

SURVEY DESCRIPTION

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14M, LYING NORTHWESTERLY OF THAT CERTAIN TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES, BY DEED DATED OCTOBER 11, 1927, AND RECORDED MARCH 20, 1928, AS AUDITORS FILE NO. 215942.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION 208.5 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 228.5 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 12, TO THE NORTH LINE OF STATE HIGHWAY 17-A; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF STATE HIGHWAY 17-A TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE WEST TO THE POINT OF BEGINNING.

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

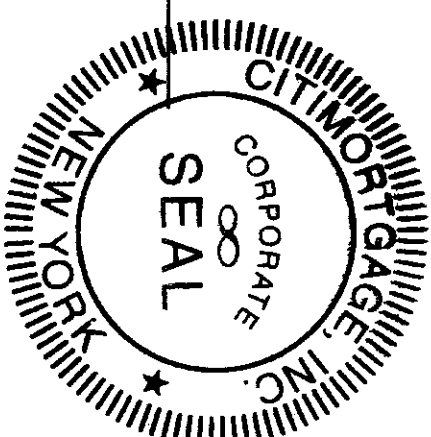
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS CERTIFIES THAT THIS SHORT CARD IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 24th DAY OF January, 2008.

Jeffrey Scott Pitman, HUSBAND

Heather Lea Pitman, WIFE

City Mortgage, Inc., Successor in interest by merger to  
PRINCIPAL RESIDENTIAL MORTGAGE, INC.

BY: Shelly L. Hess  
PRINT NAME: Shelly L. Hess  
TITLE: Assistant Vice President



ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY SCOTT PITMAN AND HEATHER LEA PITMAN, 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 1-24-08

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 7/14/2008

SIGNATURE

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08

RESIDING AT Mount Vernon

STATE OF Maryland  
COUNTY OF Frederick

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Shelly Hess IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AVP OF PRINCIPAL RESIDENTIAL MORTGAGE, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

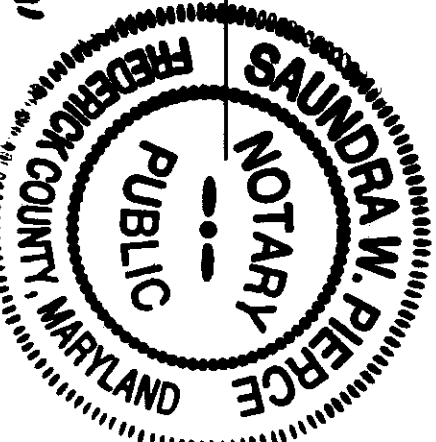
DATED: March 31, 2008

SIGNATURE

NOTARY PUBLIC

MY APPOINTMENT EXPIRES August 9, 2011

RESIDING AT 205 Diamond Dr. Uxbridgeville MD



AUDITOR'S CERTIFICATE

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

200805190164

Skagit County Auditor

5/19/2008 Page 1 of 3 3:24PM

Stungquist  
SKAGIT COUNTY AUDITOR

James J. Zvara  
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD ORDINANCE ON THIS 17th DAY OF April, 2008.

Pat Mue  
SHORT PLAT ADMINISTRATOR

SL Lafferty  
SKAGIT COUNTY ENGINEER

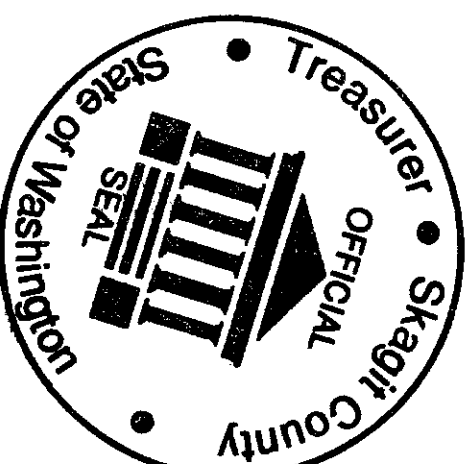
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 17th DAY OF April, 2008.

Hyman  
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 2008.

Patricia Lafferty  
SKAGIT COUNTY TREASURER



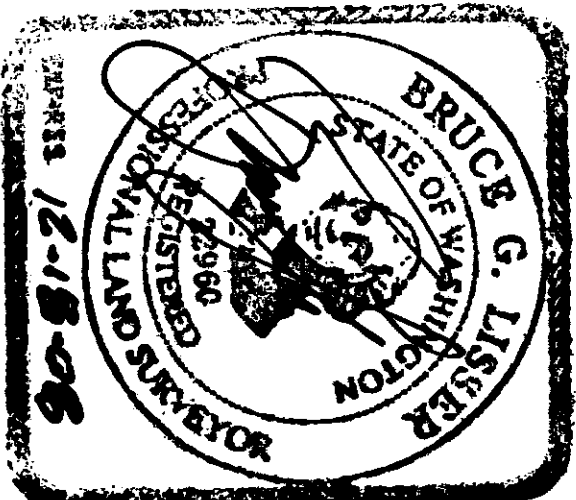
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE 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 PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332, RCW-WAC.

BRUCE G. LISSER, PLS., CERTIFICATE NO. 22960

DATE Apr. 24, 2008

LISSER & ASSOCIATES, PLLC  
320 MILWAUKEE STREET, PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 414-7442  
FAX (360) 414-0581  
E-MAIL: BRUCE@LISSER.COM



SHEET 1 OF 3

DATE: 01/02/2008

SHORT CARD NO. PL-07-0252

DATE:

SURVEY IN A PORTION OF  
SECTION 12, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14M,  
SKAGIT COUNTY, WASHINGTON  
FOR: JEFFREY AND HEATHER PITMAN

FB 273 Pg 65  
LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-414-7442  
DRAWING: 07-0315C



NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT CARD AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION: RURAL RESERVE ZONING, RR (RURAL RESERVE)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: INDIVIDUAL WELLS.  
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. THE EXISTING WELL ON LOT 3 WAS USED AS THE EVALUATION WELL FOR THIS SHORT CARD.
6.
  - - INDICATES IRON REBAR SET WITH YELLOW CAP
  - - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSIGNED
8. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. BEARING = NORTH 1°38'00" WEST.
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 126492-5, DATED AUGUST 2, 2007.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF ELYSIAN MEADOWS RECORDED UNDER AUDITORS' FILE NO. 200310070060; SHORT PLAT NO. 23-B7, RECORDED UNDER AUDITORS' FILE NO. 8710200012; RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NOS. 8607340074, 9006280058, AND 9803130040. ALL IN THE RECORDS OF SKAGIT COUNTY AUDITOR AND ALSO STATE DEPARTMENT OF HIGHWAY MAPS LABELED PRIMARY STATE HIGHWAY NO. 16 (SR 20), SECONDARY STATE HWY NO. 17-A, DATED DECEMBER 24, 1948 (SHEETS 4 AND 5 OF 10).
11. 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 200201020068, 2002011010223, 280191, 280192, 621786 AND DOCUMENT RECORDED IN VOLUME 157 OF DEEDS, PAGE 236 AND ALSO LOT OF RECORD CERTIFICATION RECORDED UNDER AUDITORS' FILE NO. 200708240145.
12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE.
14. 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.

15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

A SKAGIT COUNTY ADDRESS RANGE OF 40004 TO 43653 CHALLENGER ROAD AND 6432 TO 1265 GALLAGHER 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.

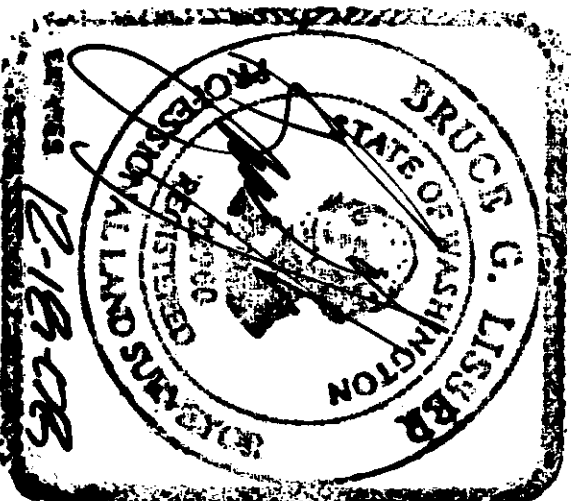
16. DIMENSIONAL STANDARDS: RRV

(A) SETBACKS:  
FRONT: 35 FEET  
SIDE: 8 FEET ON INTERIOR LOT, 20 FEET ON STREET RIGHT-OF-WAY  
REAR: 25 FEET  
ACCESSORY: FRONT: 35 FEET  
SIDE: 8 FEET. HOWEVER, A 3-FOOT SETBACK IS PERMITTED WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, 20 FEET FROM THE STREET RIGHT-OF-WAY.  
REAR: 25 FEET, 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR LOTS WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE.  
SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.01(7).

17. OWNER/DEVELOPER: JEFFREY AND HEATHER PITMAN  
4161 CHALLENGER ROAD  
CONCRETE WA 98237

18. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY SKAGIT VALLEY ENGINEERING CONSULTANTS, DATED NOVEMBER 15, 2007, REVISED DECEMBER 31, 2007, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. THE REPORT RECOMMENDS DIRECTION DOWNSLOUT WATER AWAY FROM THE RESIDENCES. SEE REPORT FOR SPECIFICS. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

19. 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 AUDITOR FILE NO. 200705190116.



SHEET 2 OF 3

DATE: 0/08/2008

SHORT CARD NO. PL-07-0252      DATE:

SURVEY IN A PORTION OF  
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 12, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON

FOR: JEFFREY AND HEATHER PITMAN

FB 2q2    Pg 14

LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273    360-419-7442

SCALE: N/A  
DRAWING: 07-0315C

MERIDIAN: ASSIGNED

