

SHORT PLAT No.97-009

A PORTION OF THE SE 1/4 OF SECTION 31, TOWNSHIP 36 N., RANGE 5 E, W.M.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

200805320006
Skegitt County Auditor

5/22/2008 Page 1 of 2 9:22AM

J. Youngquist
Skegitt County Auditor

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., LYING NORTH AND WEST OF THE CENTERLINE OF HANSEN CREEK, EXCEPT THE WEST 40 FEET FOR ROAD PURPOSES.

ALSO, THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., LYING NORTH AND WEST OF THE CENTERLINE OF HANSEN CREEK AND NORTH AND EAST OF THE COUNTY ROAD EXCEPT COUNTY ROAD RIGHTS OF WAY.

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Marguerite Pitman
MARGUERITE PITMAN

APPLICANT:
MARGUERITE PITMAN
5853 FRUITDALE ROAD
SEDR0 WOOLLEY, WA 98284
PHONE: 360 856-2248

NUMBER	DIRECTION	DISTANCE
L1	N 51°16'28" E	128.16'
L2	N 68°33'18" E	236.62'
L3	N 55°10'20" E	366.11'
L4	N 47°00'44" E	164.07'
L5	N 03°46'55" E	98.43'
L6	N 03°46'55" E	98.43'
L7	N 70°00'00" E	46.40'
L8	N 01°12'41" E	65.40'

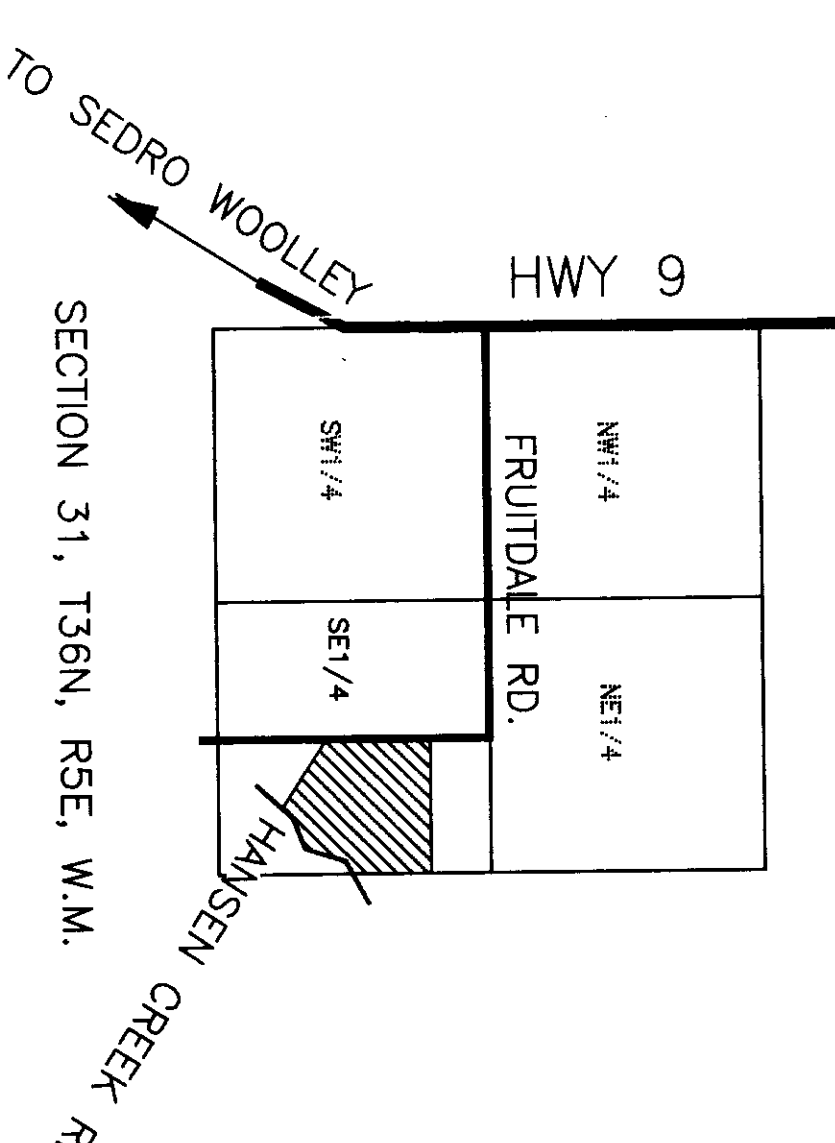
100 FT. OFFSET LINE TO
HIGH BANK OF "HANSEN CREEK"

NUMBER	DIRECTION	DISTANCE
L9	S 48°45'29" W	216.65'
L10	S 28°55'45" W	120.73'
L11	S 64°37'45" W	112.78'
L12	S 44°28'25" W	129.41'
L13	S 29°29'09" W	205.03'
L14	S 79°25'15" W	142.68'
L15	S 43°22'51" W	191.14'
L16	S 45°08'45" W	202.93'
L17 *	N 64°22'42" W	81.45'

* LINE "L17" TIE INTO LOT CORNER NOT HIGH BANK
PROTECTED CRITICAL AREA BOUNDARY LINE LENGTH

NUMBER	DIRECTION	DISTANCE
L18	N 64°22'42" W	141.68'
L19	N 77°50'23" E	392.91'
L20	N 89°09'59" W	173.86'

INDEX MAP

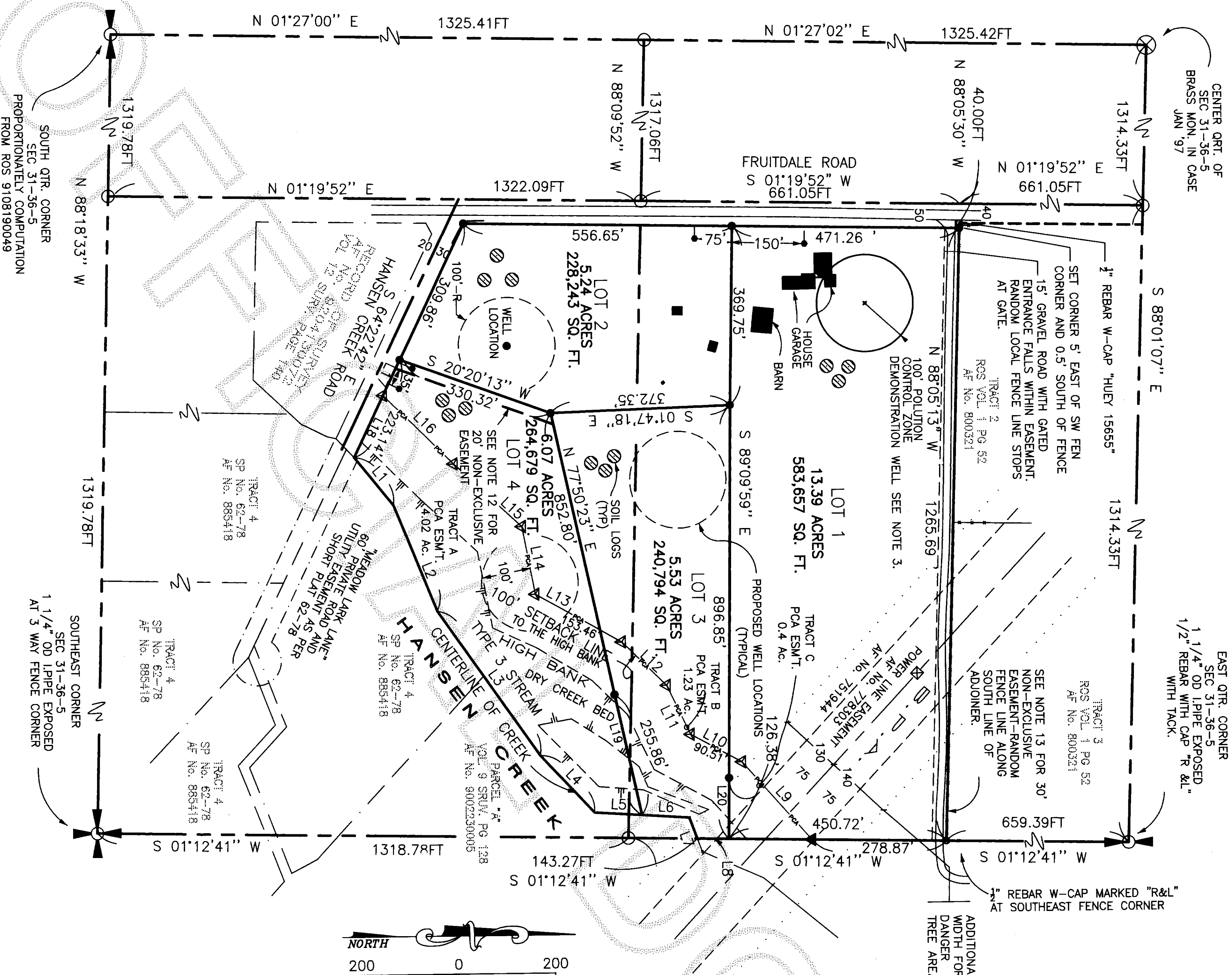


SHORT PLAT No. 97-009

IN A PORTION OF THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., FOR

MARGUERITE PITMAN

DATE: 01.15.2008 BY: M.E.W. SCALE: AS NOTED
PROJECT NO. 8005 F.B.



RESEARCH DOCUMENTS:
VOLUME 11 OF SURVEYS AT PAGE 156
VOLUME 12 OF SURVEYS AT PAGE 140
VOLUME 13 OF SHORT PLATS AT PAGE 249
VOLUME 8 OF SURVEYS AT PAGE 128
VOLUME 1 OF SURVEYS AT PAGE 52

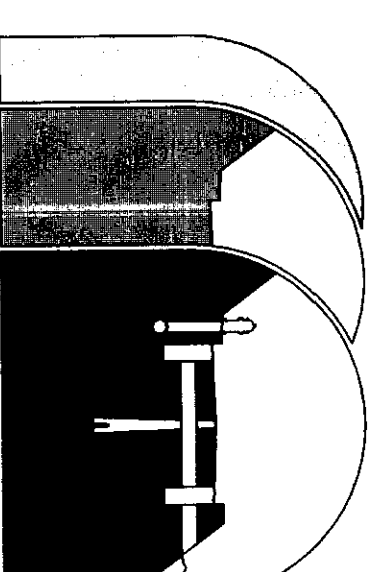
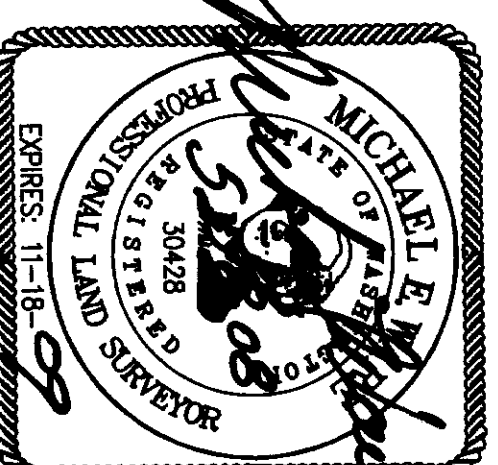
FIELD PROCEDURES AND INSTRUMENTATION
FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TOPCON GTS 303D ELECTRONIC
TOTAL STATION
LEAST COUNT ANGLE: 5 SECONDS
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

LOT ADDRESSES:
LOT 1 5853 FRUITDALE ROAD
LOT 2 5875 FRUITDALE ROAD
LOT 3 24763 HANSEN CREEK ROAD
LOT 4 24767 HANSEN CREEK ROAD

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS
A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING
ACT AT THE REQUEST OF MARGUERITE PITMAN

MICHAEL E. WARE, P.L.S.
CERTIFICATE NO. 30428
DATE: 5.08.08



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SHORT PLAT No.97-009

A PORTION OF THE SE 1/4 OF SECTION 31, TOWNSHIP 36 N, RANGE 5 E, WM

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

200805220006
Skagit County Auditor

5/22/2008 Page 2 of 2 9:22AM

SKAGIT COUNTY AUDITOR

DEPUTY

NOTES

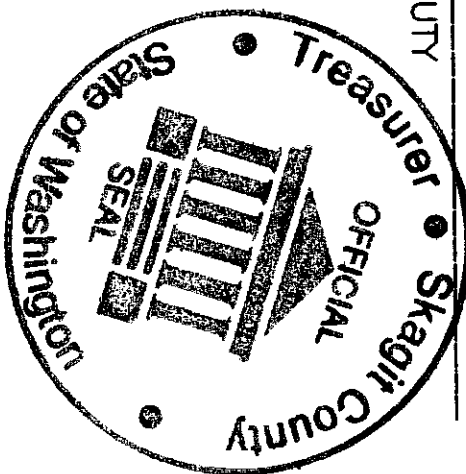
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED ON ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL (RU).
3. WATER - INDIVIDUAL WELLS; WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. BUILDING PERMIT APPROVALS: SKAGIT COUNTY REQUIRES A 100 FOOT RADIIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS.
4. SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS
5. THE BOUNDARY OF LOTS 1, 3 AND 4 AS SHOWN HEREON MAY BE AFFECTED BY ANY CHANGE THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN COURSE OF "HANSEN CREEK" SHOWN HEREON.
6. CURRENT SKAGIT COUNTY FIRE DISTRICT No. 8, 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 OFFICAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
7. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
8. ALL OF THE DEDICATED FRUITDALE ROAD OF RECORD WAS TAKEN OUT OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, 40 FOOT IN WIDTH. HANSEN CREEK ROAD RIGHT OF WAY OF RECORD IS 40 FOOT IN WIDTH. HANSEN CREEK ROAD RIGHT OF WAY LOCATION WAS COMPUTED BY A COMBINATION OF THE AS BUILT ROADWAY LOCATION, THE 1926 COUNTY MAP AND THE SHORT PLAT FILED IN VOLUME 2 AT PAGE 49 WHICH ALSO HONORED THE AS BUILT LOCATION.
9. LEGAL DESCRIPTION PROVIDED BY LAND TITLE COMPANY OF SKAGIT COUNTY, UNDER ORDER NUMBER T-80990.
10. POTENTIAL BUYERS SHOULD RECOGNIZE THAT HANSEN CREEK MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.
11. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
12. AS PER SHEET 1 OF 2, A 20' NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS PROVIDED FOR LOT 3 OVER, UNDER, UPON AND ACROSS THAT PORTION OF LOT 4.
13. A 30' NON-EXCLUSIVE ROAD EASEMENT OVER AND ACROSS THE NORTH 30' WITH NON-DISCLOSED ADDITIONAL WIDTH TO ALLOW AN APPROACH TO THE COUNTY ROAD, TO PORT BLAKELY TREE FARMS UNDER AFN 900702014, AMENDED AND CLARIFICATION TO EASEMENT AGREEMENT UNDER AFN 9212220117 TO BENEFIT DNR PROPERTY.
14. 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 200805220006
15. SEE PROTECTED CRITICAL AREAS AGREEMENT FILED UNDER AFN 200805220006.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008

Patricia Cummings 5/24/08

DEPUTY



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 22nd DAY OF May, 2008

Patricia Cummings

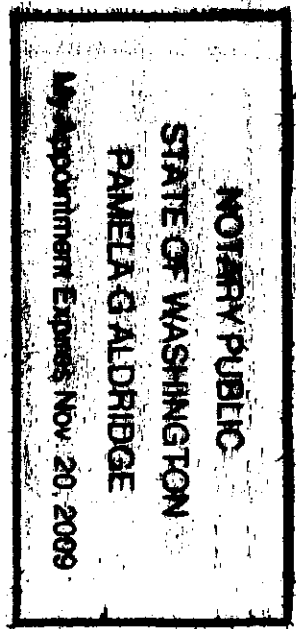
DEPUTY

Jeffrey W. B.

COUNTY ENGINEER

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT



On this 22nd day of May, 2008, before me the undersigned a notary public in and for the State of Washington duly commissioned and sworn, personally appeared before me Marguerite Pitman to me known to be the individual who executed the within dedication and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that she is authorized to execute said instrument.

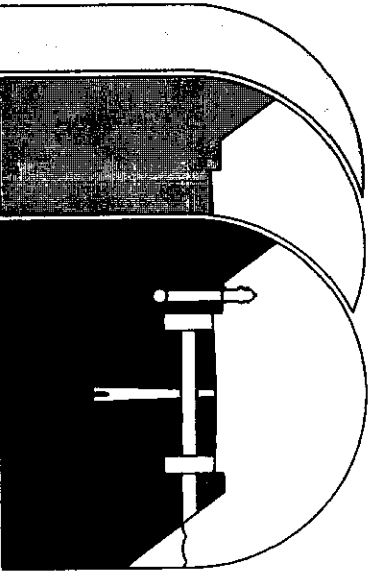
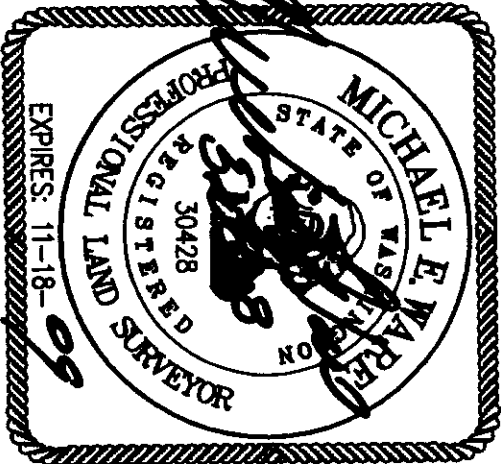
Witness my hand and official seal the day and year above written.

Pamela G. Aldridge
Notary Public
My Commission Expires 11-15-09
Sedra Weibull Washington

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MARGUERITE PITMAN

MICHAEL E. WARE, P.L.S.
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SHEET 2 OF 2

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