

AUDITOR'S CERTIFICATE

Filed for the record at the request of Legro & Associates.

6/9/2008 Page 1 of 2 10:06AM
 200806090089
 Skagit County Auditor

J. Sunquist
 Auditor
 Skagit County
 Date: *June 9, 2008*
Allen A. Bush
 Deed
 Skagit County

LEGAL DESCRIPTION
 That portion of Government Lot 5, Section 2, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 5; thence South 89°30' West along the North line of said Government Lot 5 a distance of 20.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°30' West along the North line of said Government Lot 5, a distance of 1,027.05 feet to a point lying 3,703.93 feet West of the East 1/4 corner of said Section 2; thence South 24°43'30" West along the West line of that certain tract of land deeded to Charles Bush by Deed filed under Auditor's File No. 507448, a distance of 110.54 feet; thence North 89°30' East a distance of 430.69 feet; thence South 34°17' East a distance of 79 feet; more or less, to the fence line being the North line of that certain tract of land conveyed to the estate of Victor Burlingame by Court Judgment filed in Skagit County Clerk's Office under File No. 23861; thence North 89°41'22" East along said fence line a distance of 961.9 feet; more or less, to the West line of the County Road; thence North 0°54' West parallel to the East line of said Government of said Government Lot 5, a distance of 582.85 feet to the True Point Of Beginning.

EXCEPT that portion thereof conveyed to Skagit County by deed recorded August 30, 1939, under Auditor's File No. 316530, records of Skagit County, Washington.

Said property being Parcel "A" of that certain survey filed for record on June 22, 1982 in Book 3 of Surveys, Page 193 recorded under Skagit County Auditor's File No. 8206220026, records of Skagit County, Washington.

ALSO EXCEPT the following described tract of land:

Commencing at the Northeast corner of said Government Lot 5; thence South 89°30' West along the North line of said Government Lot 5 a distance of 1,047.05 feet to a point lying 3,703.93 feet West of the East Quarter corner of said Section 2 and the TRUE POINT OF BEGINNING of this description; thence South 24°43'30" West along the West line of that certain tract of land deeded to Charles Bush by Warranty Deed filed under Auditor's File No. 507448, records of Skagit County, Washington, a distance of 110.54 feet; thence North 89°30' East a distance of 191.48 feet; thence North to an intersection with the North line of said Government Lot 5; thence West along the North line thereof to the Point Of Beginning.

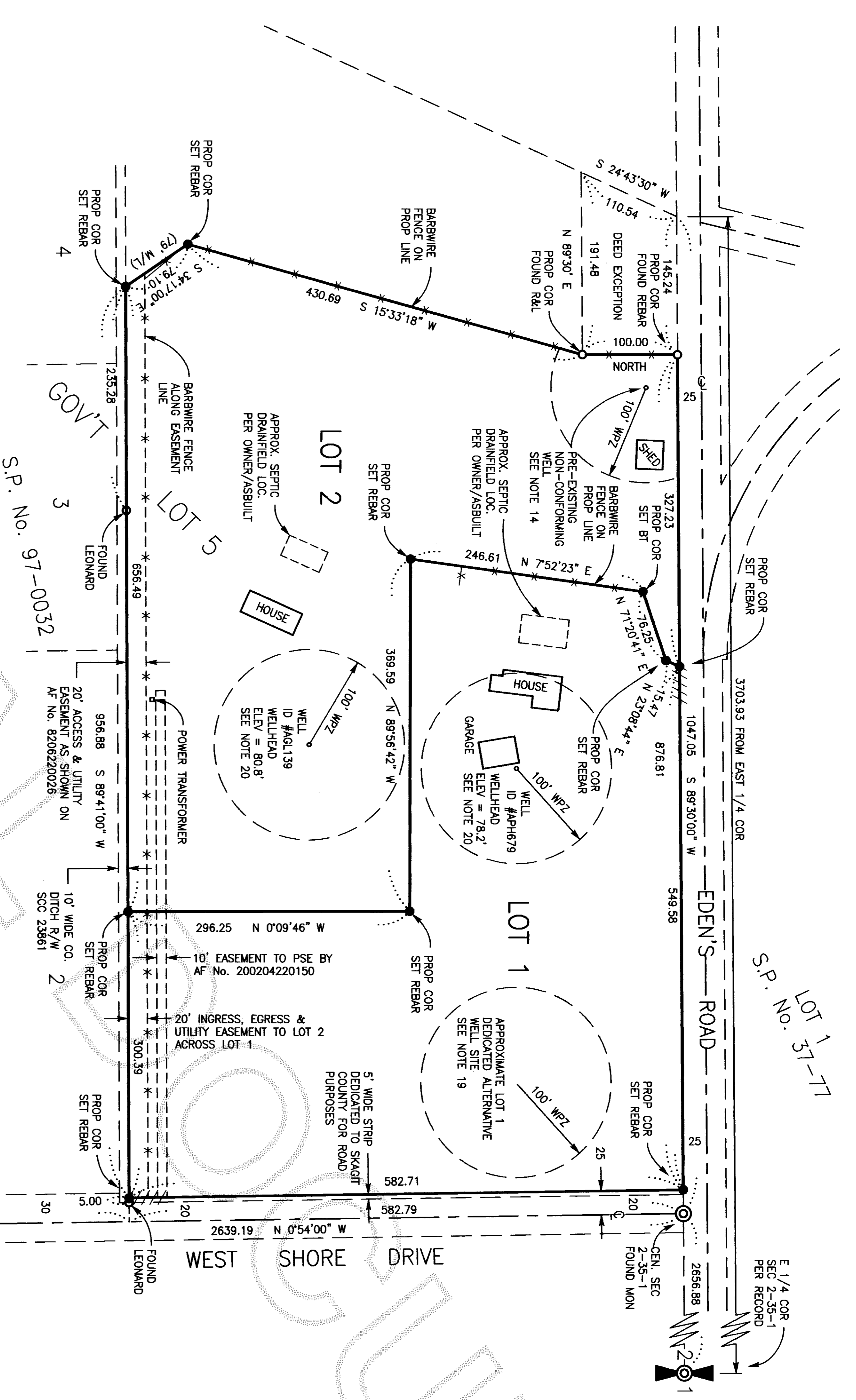
All situate in the County of Skagit, State of Washington.

SHORT PLAT No.: P107-0996

Sheet 1 of 2 Sheets

ALLEN A. BUSH, ETAL. PROPERTY SURVEY

PTN. GOV'T LOT 5
 SECTION 2, T. 35 N., R. 1 E., W.M.
 SKAGIT COUNTY, WASHINGTON



LOT AREAS

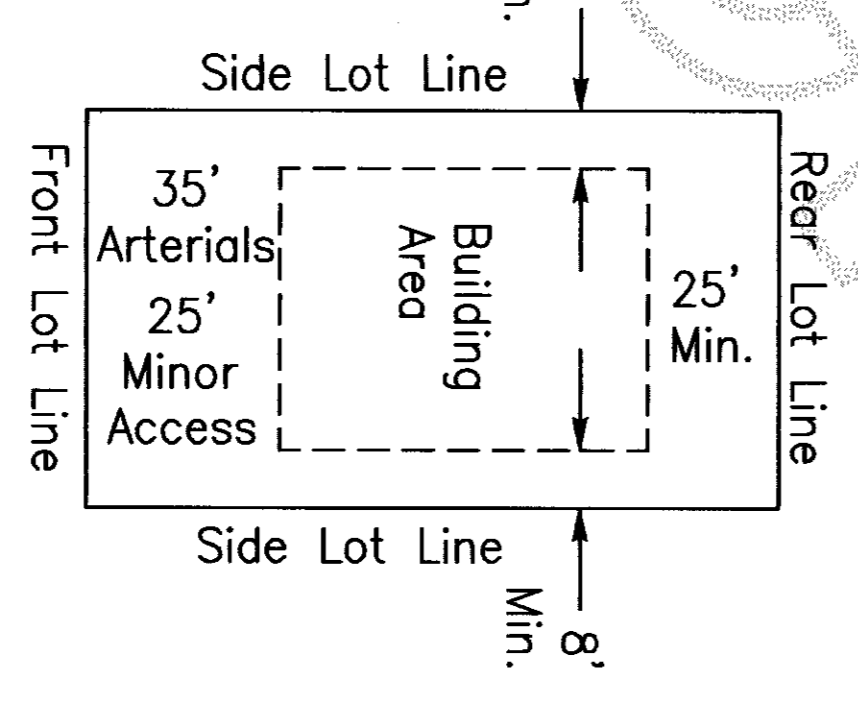
Lot 1
 Net: 270,123 Sq. ft. = 6.20 Ac.
 (Less West Shore Drive R/W)
 Gross: 284,691 Sq. ft. = 6.54 Ac.
 (Including West Shore Drive R/W)

Lot 2
 272,236 Sq. ft. = 6.25 Ac.

Total
 Net: 542,359 Sq. ft. = 12.45 Ac.
 (Less West Shore Drive R/W)
 Gross: 556,927 Sq. ft. = 12.79 Ac.
 (Including West Shore Drive R/W)

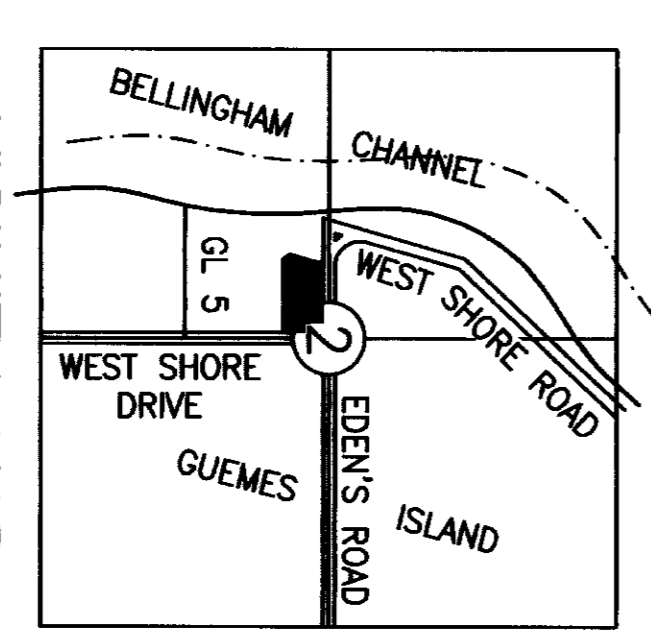
PLAN

Scale: 1" = 100'
 Bar Scale
 0 25 50 75 100
 Feet



TYPICAL BUILDING SETBACK DIAGRAM

VICINITY MAP



Sec. 2, T. 35 N., R. 1 E.

LEGEND

- PROP COR SET REBAR Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGR0 37532"
- SET BR Set Tack w/ Brass Tag Imprinted: "LS 3475" in 2" Square Fir Hub Inside Rotten 15" Diam. Wood Fence Post.
- FOUND R&L Found Rebar w/ Yellow Plastic Cap Imprinted: "R&L 8992"
- FOUND LEONARD Found Rebar w/ Yellow Plastic Cap Imprinted: "LEONARD 8992"
- FOUND MON (7-26-06) Found Brass Disk in Concrete Monument - Punched and Cased. Date Last Visited July 26, 2006. Access Location: 100 Foot Radius Well Protection Zone. Found/Set Refers to the Date of this Survey Unless Otherwise Noted.
- ////// 100' WPZ



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 in December 2007 at the request of Allen Bush, LEGRO & ASSOCIATES
 Engineer & Land Surveyors
 1321 South 2nd Street
 Mount Vernon, WA 98273
 Phone: (360) 336-3220
 Denny D. Legro
 Registered Professional
 Land Surveyor
 Lic. # 37532 Date: 5-8-08

NOTES

- Certificate for Short Plat furnished by Land Title Company of Skagit County Order No. 128167-P dated December 13, 2007 at 8:00 A.M.
- Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- For additional subdivision information refer to surveys recorded in: Vol. 3 of Surveys of page 193 under A.F. No. 8206220026; Vol. 4 of Surveys of page 46 under A.F. No. 8212030004; and under A.F. No. 200608140209 records of Skagit County, Washington.
- Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horiz. Circle Reading of 20"
E.D.M.: Accuracy ± (5mm + 5ppm)
- Basis of Bearing: The East line of Gov't Lot 5, Sec. 2, T. 35 N., R. 1 E.W.M. as being N 0°54' W based upon existing monumentation.
- Meridian - Assumed
- 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 official designated boundary of a Skagit County Fire District.
- All maintenance and construction of roads is the responsibility of the lot owners and shall be in direct relationship to usage of road.
- In accordance with SCC 14.32, an Engineered Drainage Plan for residential construction is not required for this short subdivision due to both lots being currently developed. Any future construction must comply with the requirements of the county drainage regulations in effect on the date of building permit application.
- Lots are served by overhead power and telephone via utility poles along West Shore Drive and Eden's Road. Underground power service has been provided by easement to Lot 2 of this Short Plat from West Shore Drive.
- The method of sewage disposal shall be by individual on-site septic drainfield systems. The residences upon Lots 1 and 2 of this Short Plat are currently being served by existing septic drainfield systems. The required soil logs for this Short Plat are currently on file with the Skagit County Planning and Development Services under file numbers S89-292 (Lot 1) and SW01-0014 (Lot 2). Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- Water: Individual wells currently serving the single family residences upon Lots 1 and 2 of this Short Plat: 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 requires a 100' radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or 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 improvements or replacement. All future development shall be required to comply with SWI-R#15570.
- All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely effect adjacent properties.
- Joint use and maintenance of well and water system between Allen A. Bush, etal and Judith L. Hartford by instrument recorded March 29, 1990 under Auditor's File No. 9003290072.

APPROVALS

Examined and approved this 4th day of June, 2008 by the Planning Department of Skagit County, Washington.

Bill Duce

Examined and approved this 4th day of June, 2008 by the County Engineer of Skagit County, Washington.

John W. ...

HEALTH OFFICER APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) & 12.48 (Water) this 4th day of June, 2008.

Shannon Blum
Skagit County Health Officer

TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2008.

This 23rd day of May, 2008

Kevin ...
Skagit County Treasurer

NOTES (CONTINUED)

- 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 AF# 200608140209
- Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
- Distances Shown are in feet and decimals of a foot.
- All conditions and requirements stipulated within Accessory Dwelling Unit title notification BP02-0216 as executed by Allen A. Bush and Nancy N. Bush, h & w, by instrument dated and recorded April 5, 2002 under Auditor's File No. 200204050046 for that existing residence now situated upon Lot 2 of this Short Plat, shall become null and void upon Short Plat approval by authority of Skagit County.
- The "Approximate Lot 1 Dedicated Alternative Well Site" depicted upon Lot 1 of this Short Plat has been placed upon the face of the plat as a condition of plat approval by Skagit County. Legro & Associates accepts no responsibility or liability that the subject location is the most economical or productive. Final alternative well location should be determined by qualified well drillers and/or in accordance with the Skagit County Health Department at the time said alternative well becomes necessary.
- The wellhead elevations shown on the face of this Short Plat, as a requirement of plat approval by Skagit County, are shown in NGVD '29 Vertical Datum. Elevations were transferred by a combination of differential leveling and trigonometric leveling from the Bench Mark shown on Short Plat No. 97-0032 and converted from NAD83 Datum to NGVD '29 Datum using a conversion factor for this location of -3.81'.

OWNER'S CONSENT AND DEDICATION

Know all men by these presents that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT, do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed and do dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for the public highway purposes, with right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original responsible grading of the streets and avenues shown hereon. In witness whereof we have hereunto set our hands and seals this 4th day of June, 2008.

INDIVIDUALS:

Allen A. Bush
ALLEN A. BUSH

Nancy N. Bush
NANCY N. BUSH

NORTHWEST FARM CREDIT SERVICES, FLCA:

Audrey Grayley
Audrey Grayley
Print Name _____ Signature _____

Authorized Agent
Authorized Agent
Print Name _____ Print Title _____

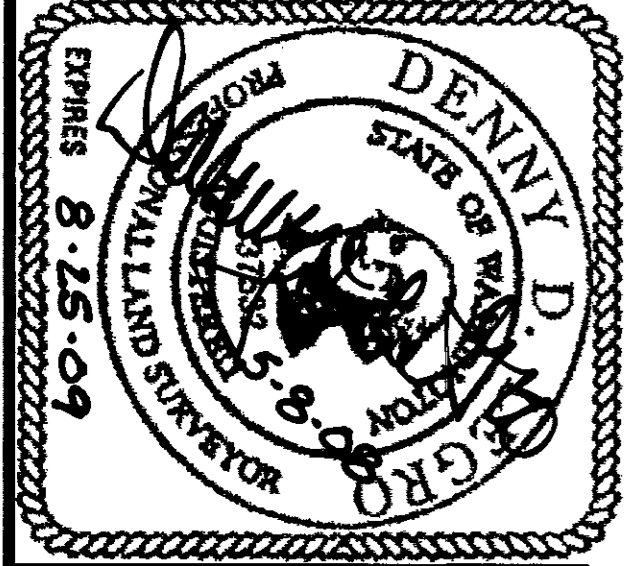
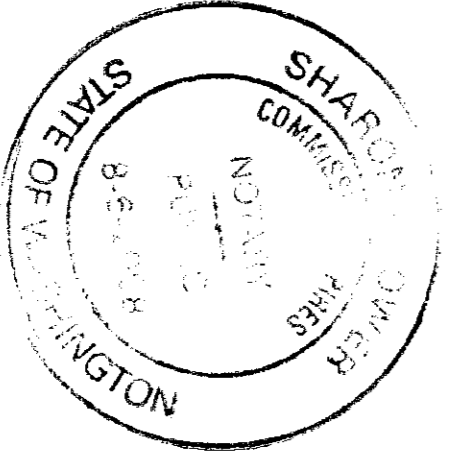
ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

On this day personally appeared before me ALLEN A. BUSH and NANCY N. BUSH, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 4th day of June, 2008

Shannon Blum
Notary Public in and for the State of Washington
residing at Burlington



ADDRESS RANGES

Road Name	Beginning Range	Ending Range
Eden's Road	4178	6561
West Shore Drive	6522	8001

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building permit and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.

The existing addresses of 4352 Eden's Road (Lot 1) and 6628 West Shore Drive (Lot 2) will remain the same unless the accesses change.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

This is to Certify that on this 4th day of June, 2008, before me, the undersigned, a Notary Public, personally appeared *Audrey Grayley* and *...* to me known to be the

Authorized Agent and *...* respectively, of NORTHWEST FARM CREDIT SERVICES, FLCA which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Shannon Blum
Notary Public in and for the State of Washington
residing at Burlington

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

On this day personally appeared before me ALLEN A. BUSH, JR., to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 4th day of June, 2008

Shannon Blum
Notary Public in and for the State of Washington
residing at Burlington

SHORT PLAT No.: P107-0996

ALLEN A. BUSH, ETAL. PROPERTY SURVEY

PTN. GOV'T LOT 5

SECTION 2, T. 35 N., R. 1 E., W.M.

SKAGIT COUNTY, WASHINGTON