

SURVEY DESCRIPTION

PARCEL "A"

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

EXCEPT THE SOUTH 20 FEET THEREOF AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED AUGUST 18, 1973 UNDER AUDITOR'S FILE NO. 97936 (VOLUME 92 OF DEEDS, PAGE 554) RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THE SOUTH 171 FEET OF THE WEST 35 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

EXCEPT THE SOUTH 20 FEET THEREOF AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED AUGUST 18, 1973 UNDER AUDITOR'S FILE NO. 97936 (VOLUME 92 OF DEEDS, PAGE 554) RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL OF THE ABOVE SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WALLACE DOWDLE, OWNER OF THE LAND HEREBY PLATTED, DECLARE THIS SHORT CARD AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF, TOGETHER WITH THE RIGHT TO MAKE ALL THE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS SHOWN.

IN WITNESS WHEREOF THIS 12th DAY OF July, 2008.

Wallace Dowdle
By Mack Dowdle, attorney in fact
WALLACE DOWDLE, AS HIS SEPARATE PROPERTY,
BY MACK DOWDLE, ATTORNEY IN FACT

ACKNOWLEDGMENT

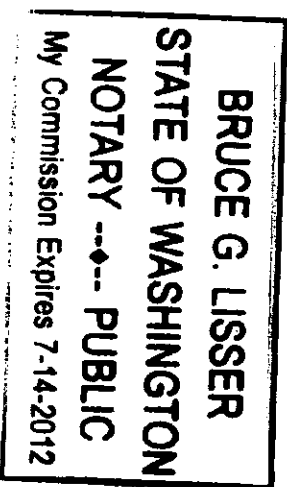
STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS DATE BEFORE ME PERSONALLY APPEARED MACK DOWDLE, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR WALLACE DOWDLE, AS HIS SEPARATE PROPERTY, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS VOLUNTARY ACT AND DEED FOR SAID PRINCIPAL FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPAL IS NOW LIVING.

DATED July 14, 2008

SIGNATURE *[Signature]*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-2012
RESIDING AT Mount Vernon



AUDITOR'S CERTIFICATE

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

J. Youngquist
SKAGIT COUNTY AUDITOR
DEPUTY *[Signature]*

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD ORDINANCE ON THIS 13th DAY OF August, 2008.

[Signature]
SHORT CARD ADMINISTRATOR

[Signature]
SKAGIT COUNTY ENGINEER

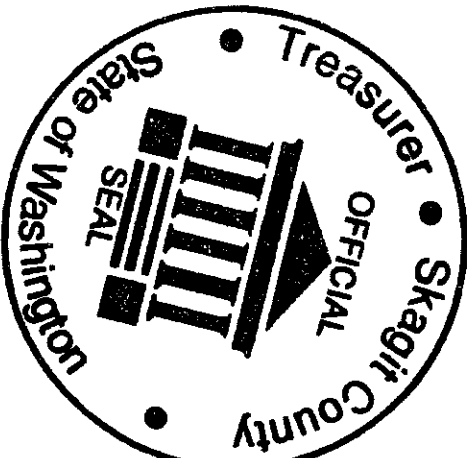
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 27th DAY OF August, 2008.

[Signature]
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.

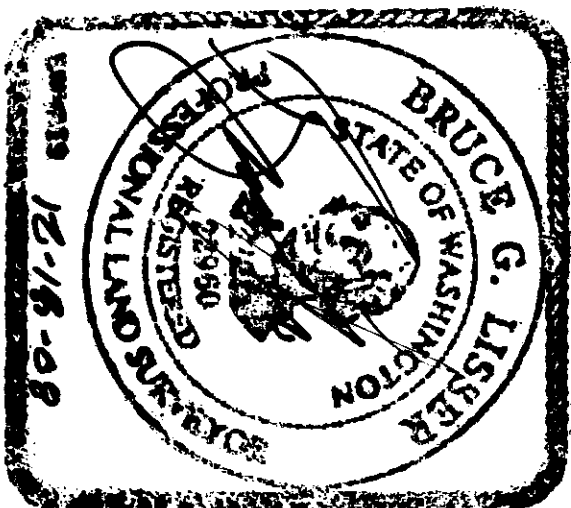
[Signature]
SKAGIT COUNTY TREASURER



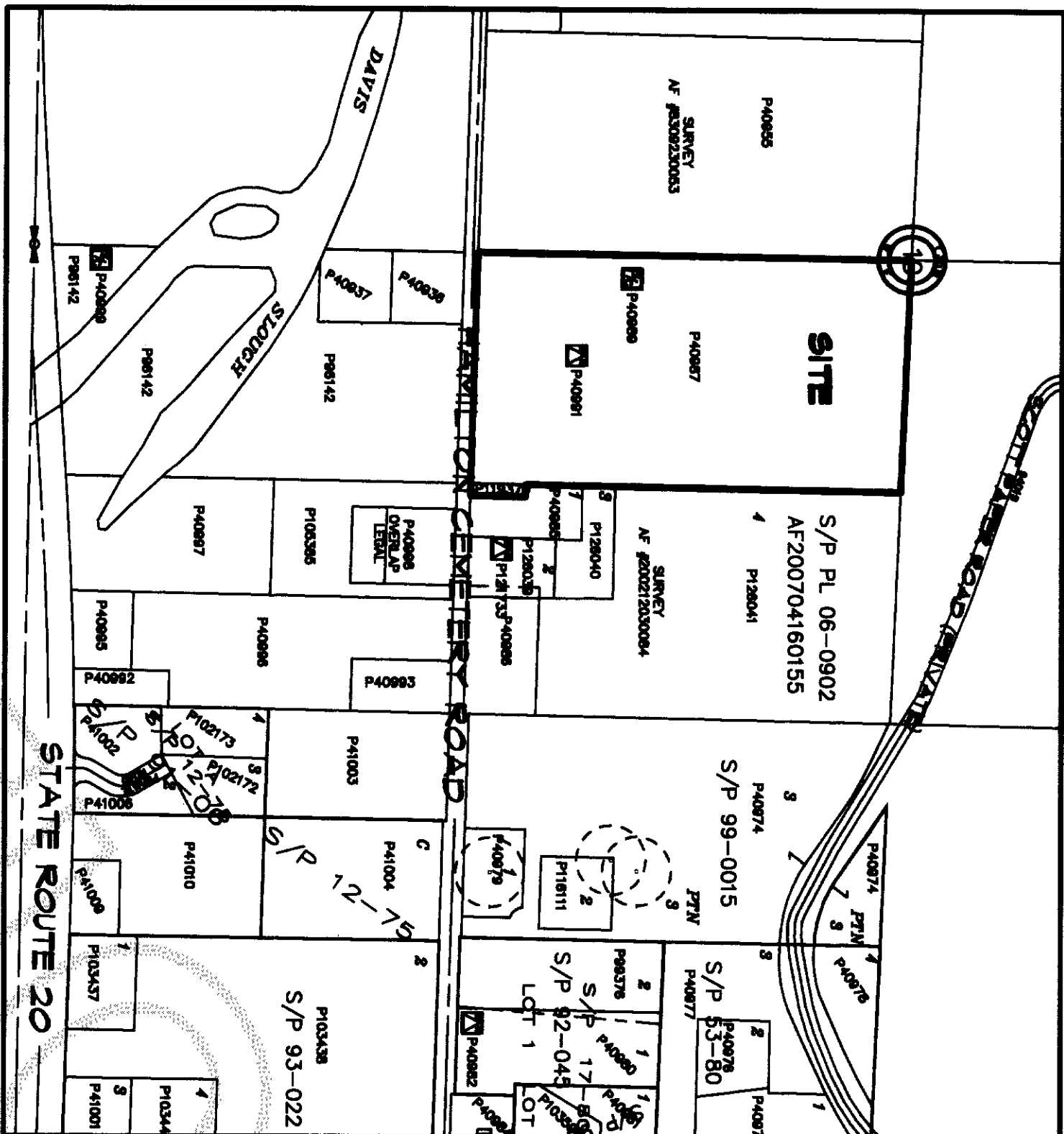
SURVEYOR'S CERTIFICATE

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 33.330 WAC.

[Signature]
BRUCE G. LISSNER, PLLC, CERTIFICATE NO. 22960
DATE July 15, 2008
LISSNER & ASSOCIATES, PLLC
332 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSNER.COM



VICINITY MAP
N.T.S.



SHEET 1 OF 3

DATE: 04/25/2008

SHORT CARD NO. PL-08- 0035

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

FOR: WALLACE DOWDLE

FB 245 PG 30
MERIDIAN: ASSUMED
LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
SCALE: N/A
DRAWING: 07-0965C

SURVEY DESCRIPTION

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, RRV (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 PRE-EXISTING NON-CONFORMING WELL ON LOT 4 WAS USED AS THE EVALUATION WELL FOR THIS SHORT CARD.

AT SUCH TIME AS DEVELOPMENT OCCURS ON LOT 4 BUILDING SITE, THE EXISTING LOT 4 WELL MAY BE ABANDONED WITH A NEW WELL DRILLED WITHIN THE LOT 4 OPEN SPACE. THE EXISTING WELL PROTECTION ZONE ENCOMBERS THE ACCESS STRIP TO LOT 4 OPEN SPACE. NO ROAD CONSTRUCTION IS ALLOWED WITHIN A WELL PROTECTION ZONE, THEREFORE, THE PLACEMENT OF A NEW WELL FOR LOT 4 SHOULD BE IN A LOCATION THAT WILL NOT CONFLICT WITH ANY FUTURE ROAD OR DRIVEWAY CONSTRUCTION.

IT IS RECOMMENDED THAT WELLS AND WELL PROTECTION ZONES BE FENCED OFF.

6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP
SURVEY NUMBER LISSEB 22960.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, 11M'.
BEARING = NORTH 1°01'07" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 128011-PM, DATED NOVEMBER 28, 2007.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 92-045 RECORDED UNDER AUDITOR'S FILE NO. 9302040041, SHORT PLAT NO. 94-0015 RECORDED UNDER AUDITOR'S FILE NO. 19491190002, SHORT PLAT NO. PL-06-0402 RECORDED UNDER AUDITOR'S FILE NO. 200704160155, AND SHORT PLAT NO. 94-028 RECORDED UNDER AUDITOR'S FILE NO. 9410100002, AND SHORT PLAT NO. 94-048 RECORDED UNDER AUDITOR'S FILE NO. 9503160044 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 8304110032, 8304230053 AND 200212030084, ALL IN THE RECORDS OF SKAGIT COUNTY AUDITOR.
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 AUDITOR'S FILE 8302030018, 200206260054, 200710020067, 200206260061, AND 200212030084.
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. A SKAGIT COUNTY ADDRESS RANGE OF 32500 TO 34719 HAMILTON CEMETERY ROAD HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. THE EXISTING ADDRESSES OF 33501, 33625 AND 33584 HAMILTON CEMETERY ROAD SHALL REMAIN THE SAME UNLESS THE ACCESSES CHANGE. 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 TO BE UTILIZED FOR THE EXISTING PROPERTY LINES OF THE PARENT PARCEL.

(A) SETBACKS:

FRONT: 35 FEET (20 FEET ON STREET RIGHT-OF-WAY USING A CARD SUBDIVISION)

SIDE: 8 FEET ON INTERIOR LOT

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 14.16.8107).

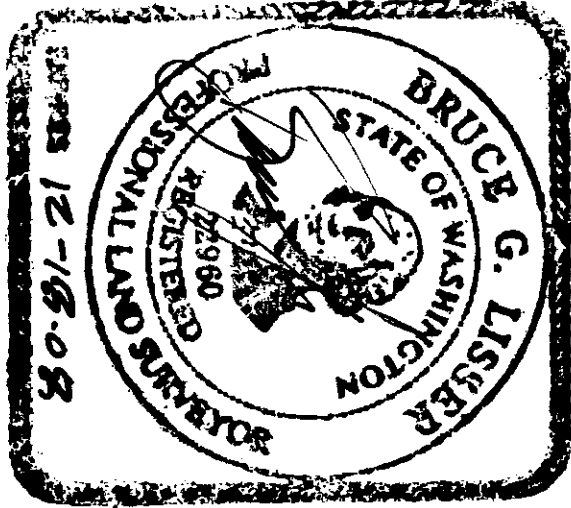
THE LOTS CREATED WITH THIS CARD SUBDIVISION DO NOT HAVE SETBACK REQUIREMENTS WITH THE EXCEPTION OF THE 20 FOOT MINIMUM FRONT YARD SETBACK FROM THE ROAD. THIS CARD SHALL REQUIRE A MINIMUM 5 FOOT SIDE YARD SET BACK.

17. OWNER/DEVELOPER: WALLACE DOWDLE
BY MACK JDD, ATTORNEY IN FACT
33624 HAMILTON CEMETERY RD
SEDERO MOOLLEY WA 98284

18. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY SKAGIT VALLEY ENGINEERING CONSULTANTS, DATED MARCH 10, 2008, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. THE REPORT RECOMMENDS DIRECTING DOWNSPOUT 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. 200808130043

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 MAY BE 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 SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.



SHEET 2 OF 3

SHORT CARD NO. PL-08- 0035

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, 11M.
SKAGIT COUNTY, WASHINGTON

FOR: WALLACE DOWDLE

FB 245	PG 30	LISSEB & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: N/A DRAWING: 07-0965C
MERIDIAN: ASSUMED			

