

LOT AREA

ORIGINAL PARCEL: 1.798 acres, 78,324 sq. ft. (W/O R.O.W.)
2.046 acres, 89,102 sq. ft. (W/ R.O.W.)

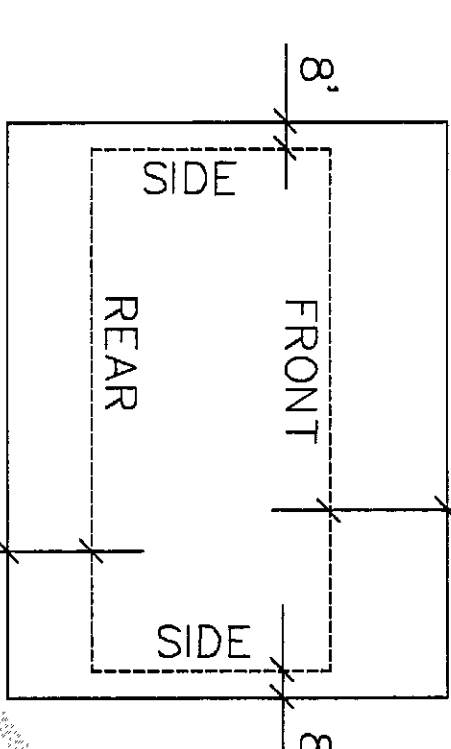
LOT 1: 0.87 acres, 38,016 sq. ft.
LOT 2: 0.93 acres, 40,308 sq. ft.

200808130050
Skagit County Auditor
8/13/2008 Page 1 of 1 1:10:51AM

ADDRESS NOTE:

A SKAGIT COUNTY ADDRESS RANGE 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.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
NORTH WESTVIEW ROAD	23860	24201
FIRE MOUNTAIN LANE	18014	18035



BUILDING TYPICAL SETBACK LINE
N.T.S.

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTH 10 RODS OF GOVERNMENT LOT 8, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY AND LYING SOUTH AND WEST OF THE STATE HIGHWAY RIGHT-OF-WAY, TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY KNOWN AS THE NORTHERN PACIFIC RAILROAD, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THAT CERTAIN PORTION OF SAID RIGHT-OF-WAY GRANTED TO SKAGIT COUNTY FOR A ROAD EASEMENT BY EASEMENT RECORDED APRIL 10, 1979, AS AUDITOR'S FILE NO. 7904100019, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTHERLY 10 FEET OF THE FOLLOWING DESCRIBED PARCEL, "A" AS ESTABLISHED BY DOCUMENT RECORDED AS AUDITOR'S FILE NO. 200310290029, SAID 10 FEET BEING SOUTH OF, ADJACENT TO, AND PARALLEL WITH THE NORTHERLY LINE OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., PARCEL "A"; THAT PORTION OF LOTS 8 THROUGH 11, INCLUSIVE, BLOCK 39, "PLAT OF RESERVED ADDITION TO THE TOWN OF MONTBONE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF VACATED WALKER STREET AND VACATED ALLEY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 8; THENCE NORTH 43°01'17" WEST, 150 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 43°01'17" WEST, 26.33 FEET; THENCE SOUTH 88°52'39" WEST, 164.91 FEET; THENCE SOUTH 43°01'17" EAST, 137.03 FEET; THENCE NORTH 47°38'15" EAST, 122.75 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THE ADJUSTED BOUNDARY AS PER AFN. 200708100179 AS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF GOVERNMENT LOT 1 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., WHICH LIES NORTH 88°10'06" WEST, A DISTANCE OF 496.20 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 52°52'30" WEST, A DISTANCE OF 74.83 FEET TO THE CENTERLINE OF THE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (ORIGINALLY CONNECTED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY) WHICH POINT IS ON A CURVE CONCAVE TO THE NORTHEAST AND FROM WHICH THE RADIUS POINT BEARS NORTH 52°52'30" EAST, A DISTANCE OF 2,884.93 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°12'00", AN ARC DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 88°10'06" EAST ALONG SAID NORTH LINE, A DISTANCE OF 95.42 FEET TO THE POINT OF BEGINNING.

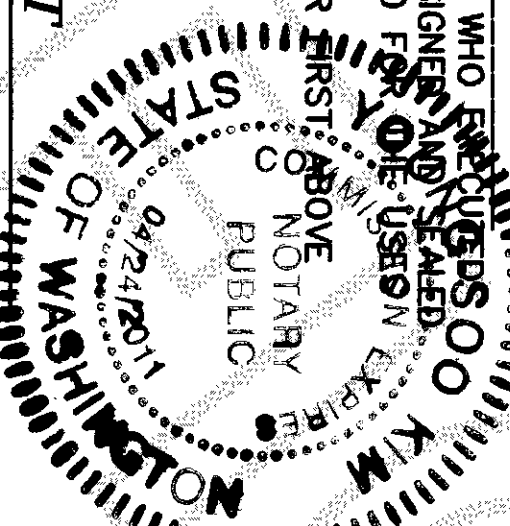
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
ON THIS 21ST DAY OF April, 2008, BEFORE ME THE UNDERSIGNED,
A NOTARY PUBLIC, PERSONALLY APPEARED
ALEX VON CUBE

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO SIGNED SAID INSTRUMENT, AND WHO HAVE BEEN DULY IDENTIFIED TO ME BY THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS HAVE DECLARED THAT THEY SIGNED SAID INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED AND ACKNOWLEDGED IT AS THE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT MT. VERNON



REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED AND ACKNOWLEDGED IT AS THE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES THEREIN MENTIONED.

SIGNATURE: _____
(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

BASES OF BEARING

ASSUMED N 01°07'56" E ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 6, ASSUMED N 01°17'31" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, ALSO, PER AFN. 9308180056 SR-9 CENTER LINE BEARING.

SURVEY EQUIPMENT & PROCEDURE

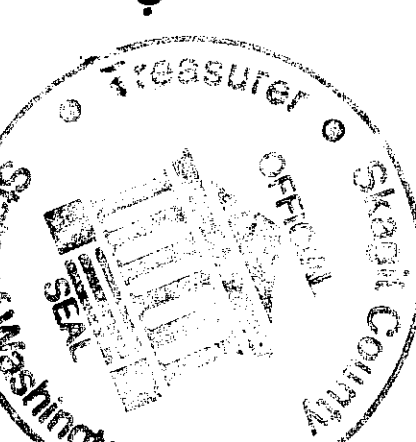
THIS SURVEY WAS COMPLETED AND ACCOMPISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON JUNE, 2003.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL VILLAGE RESIDENTIAL
3. SEWAGE - PUBLIC, SKAGIT COUNTY SEWER DISTRICT NO. 2
4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT WITHIN AN OFFICIALED DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
6. WATER, P.U.D. No. 1 - PUBLIC
7. ALL RAINFALL FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
8. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY WRITING OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSE UNLESS OTHERWISE RESTRICTED. SEE AF# 200808130057.
9. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE
THIS 15th DAY OF August, 2008.



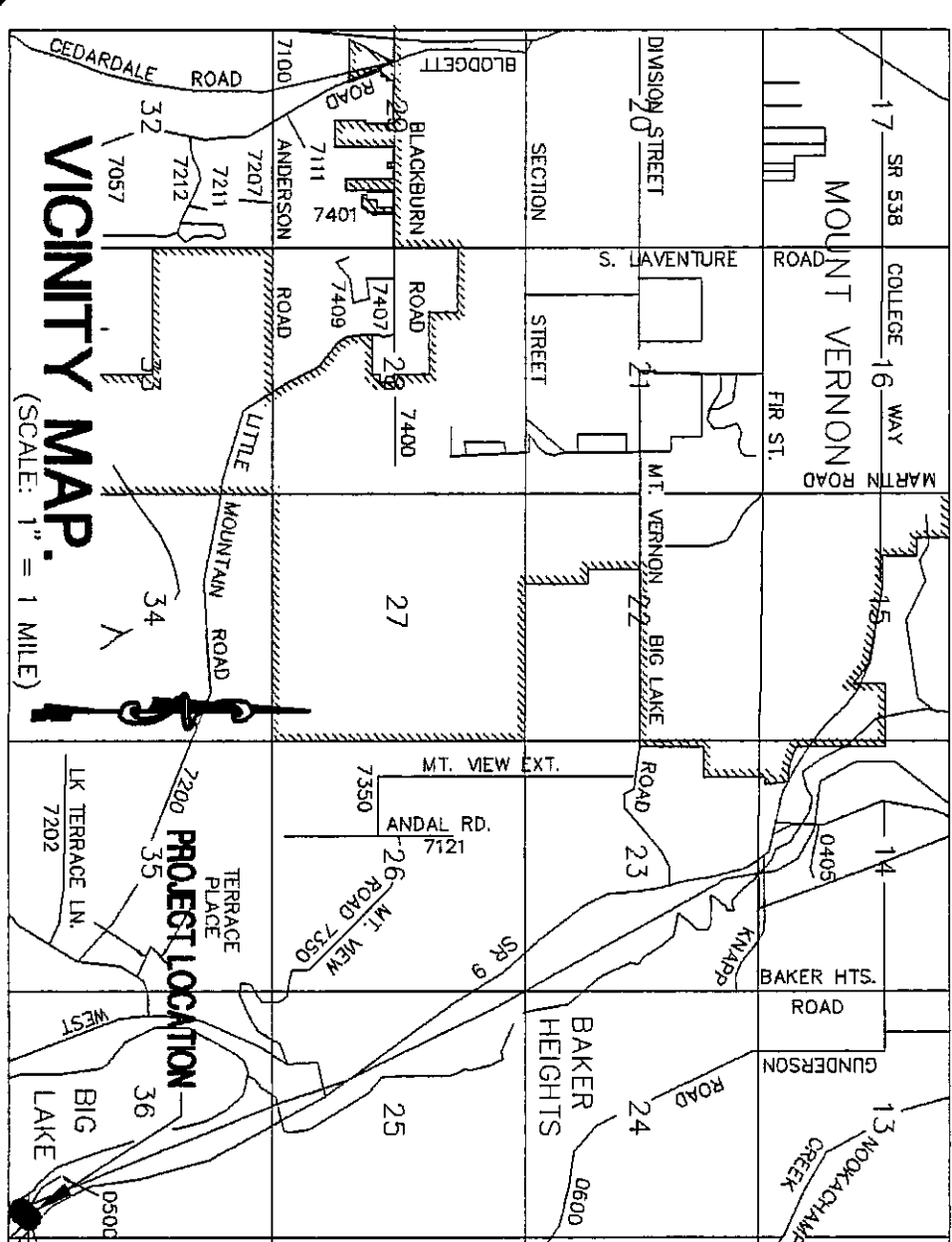
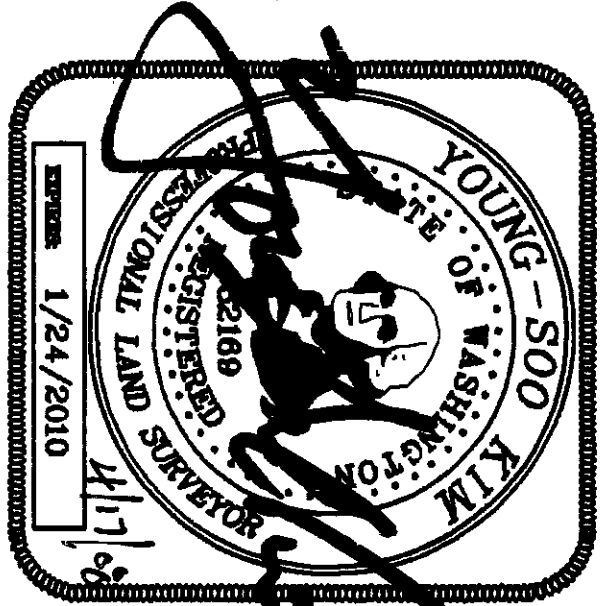
TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

SKAGIT COUNTY ADMINISTRATOR
COUNTY ENGINEER
SKAGIT COUNTY HEALTH OFFICER

ALEX VON CUBE



LEGEND

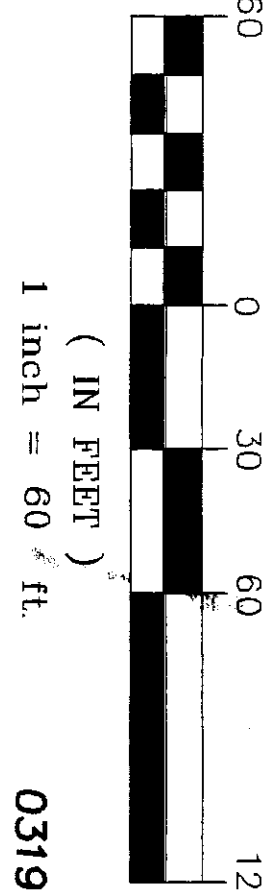
- SET REBAR & CAP #32169
- FIND CONC. MON.
- FIND REBAR & CAP
- CALCULATED POINT

SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED VON CUBE SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 36, TOWNSHIP 34N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING PER ROW 64.34.252.

YOUNG-SOO KIM, L.S. #32169
OWNER(S)

ALEX VON CUBE
23871 NORTH WESTVIEW RD.
MOUNT VERNON, WA 98274



03193

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: VSK@SUMMITES.COM

