

SURVEY IN A PORTION OF THE NE1/4, NW 1/4 OF SEC. 12, TWP. 34 N, RNC. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

Short CARD NO. PL08-0415

DATE: 3-4-09

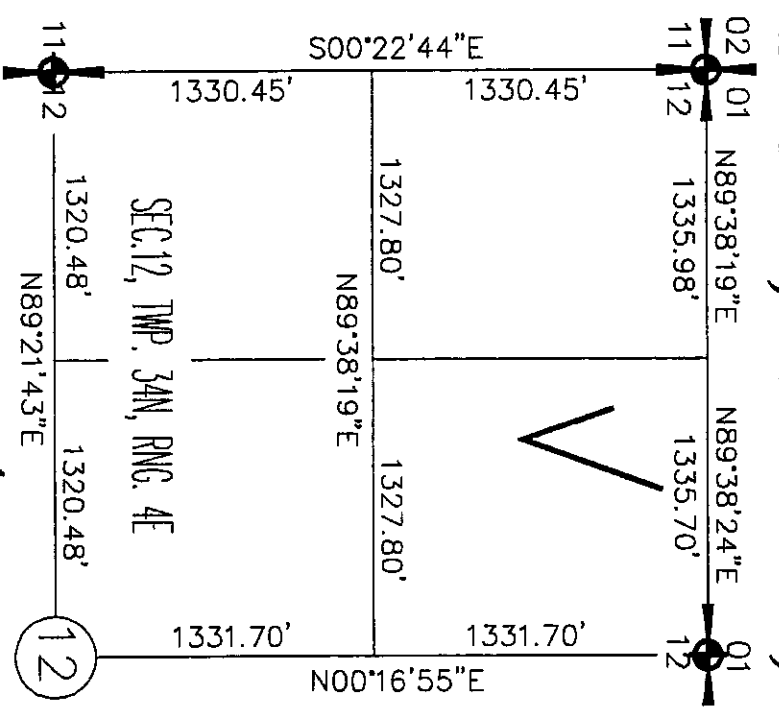
AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

LEGAL DESCRIPTION

LOT 1, "WM. SHAUGER ACRES, CLEAR LAKE, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 36, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

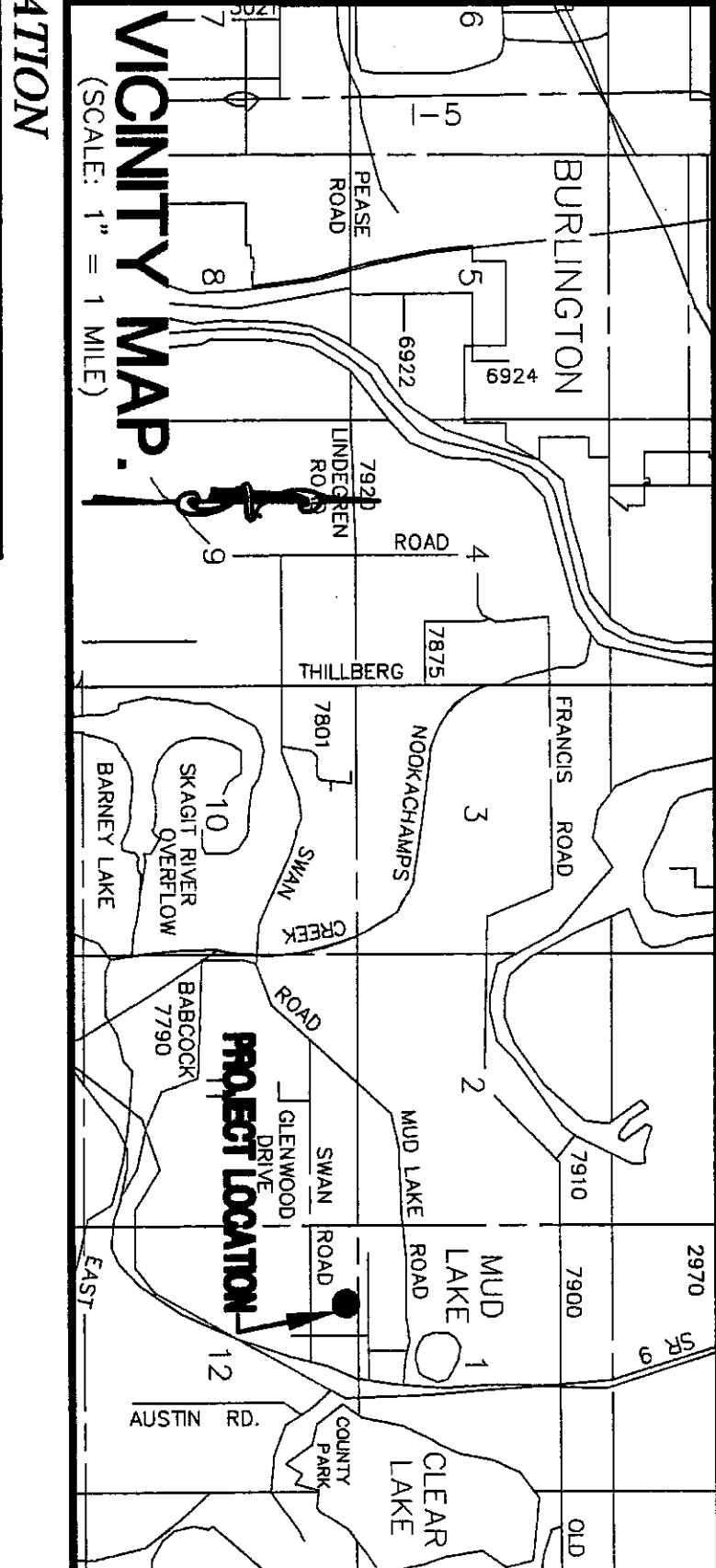
LINE	LENGTH	BEARING
1	12.48	N00°37'28"W
2	13.38	S00°57'43"E
3	17.98	S77°11'29"E
4	10.68	S02°26'47"W
5	6.00	S02°26'47"W
6	18.44	N00°21'45"E
7	13.12	S00°37'34"W

BUCHANAN AVENUE



VICINITY MAP

(SCALE: 1" = 1 MILE)



- NOTES
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 2. BASIS-OF-BEARING: S89°38'19"W, W 1/16 CORNER TO NW CORNER PER PLAT OF BINGHAM ACRES VOL. 4, PG. 24.
 3. ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL VILLAGE RESIDENTIAL (RVR)
 4. SETTING: ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
 5. WATER: PUBLIC PUD#1
 6. 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.
 7. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS.
 8. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICE.
 9. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: AF#9412270001; AF#9208140040; AF#200005240098.
 10. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE MAINTENANCE BY AND FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
 11. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
 12. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
 13. 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 OF RECORD SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSE UNLESS OTHERWISE RESTRICTED. SEE AF# 12064030400075
 14. MANY OF THE EXISTING STRUCTURES DO NOT MEET CURRENT ZONING SETBACK REQUIREMENTS AND ARE CONSIDERED PRE-EXISTING NON-CONFORMING AND MUST COMPLY WITH SKAGIT COUNTY CODE (SCC) 14.16.880.

KNOW ALL MEN THAT BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5TH DAY OF DECEMBER, 2008.

ACKNOWLEDGEMENT

Elis H. Buchanan
STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 5TH DAY OF DECEMBER 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, ELIS H. BUCHANAN and RUBY BUCHANAN, known to me to be the individuals described in and who executed the declaration herein, and acknowledged that they signed and sealed the same as their free and voluntary act and purpose, and for the purposes and purposes therein mentioned. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND DATE ABOVE SAID.

Ruby Buchanan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 1412 1/2 STREET, SE, LASALLE, WASHINGTON



REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Skagit
I, *Jennifer A. Collins*, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Jacqueline D. Buchanan* IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/HE) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/HE) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ACT OF *Elis H. Buchanan* TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1-13-09

PUD NO. 1 EASEMENT PROVISIONS

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER, SEWER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE PAID 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 2009.

Jennifer A. Collins
SKAGIT COUNTY TREASURER
DATE: 2-17-09

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD, IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.16.880 (ON-SITE SEWAGE) AND 12.48 WATER THIS 12 DAY OF March 2009.

Ruby Buchanan
SHORT PLAT ADMINISTRATOR

Elis H. Buchanan
COUNTY ENGINEER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 12.48 (ON-SITE SEWAGE) AND 12.48 WATER THIS 12 DAY OF March 2009.

Elis H. Buchanan
SKAGIT COUNTY HEALTH OFFICER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 12.48 (ON-SITE SEWAGE) AND 12.48 WATER THIS 12 DAY OF March 2009.

Elis H. Buchanan
SKAGIT COUNTY HEALTH OFFICER

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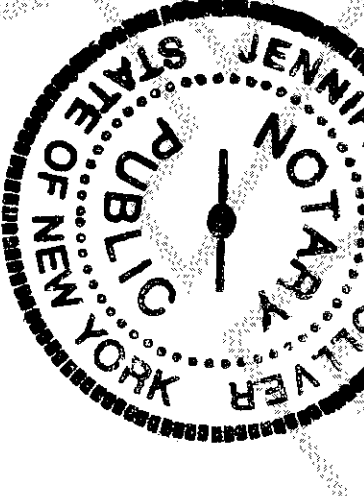
ADDRESS NOTE:

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
BUCHANAN LANE	13004	13245

LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- FND CONC. MON.
- FND R/C ON 8/01/08
- EXIST. WIRE FENCE
- ASL
- APPROVED SOIL LOCATION
- PERMANENT BUFFER EDGE MARKER (FND. REBAR & CAP - SKAGIT)
- PROPOSED ACCESS LOCATION FOR LOT 1 & LOT 2



Jennifer A. Collins
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 1412 1/2 STREET, SE, LASALLE, WASHINGTON

DECLARATION

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

Elis H. Buchanan
Ruby Buchanan

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Elis H. Buchanan
Ruby Buchanan

SURVEYORS CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "BUCHANAN SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 34N, RANGE 4E, WM., 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 REGULATIONS PER RCW 64.34.232.

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SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION JULY, 2008.

SURVEY EQUIPMENT & PROCEDURE

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

DEVELOPER/OWNERS

ELIS H. BUCHANAN
RUBY BUCHANAN
P.O. BOX 103
CLEAR LAKE, WA 98235

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