

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES:

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. 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 CONNECTED TO THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAVE BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

3. COMPREHENSIVE PLAN/ZONING DESIGNATION: AGRICULTURE (AG-NRI). THE SUBDIVIDER HAS ENTERED INTO A CONSERVATION EASEMENT AGREEMENT WITH SKAGIT COUNTY INVOLVING THE PROPERTY SHOWN IN THIS SHORT PLAT. SAID AGREEMENT PROVIDES FOR THE CREATION OF THESE LOTS THAT OTHERWISE WOULD BE SUBSTANDARD IN THE AGRICULTURAL ZONING.

4. SEE NOTE #17

5. ALL ONGOING AGRICULTURAL ACTIVITIES MUST COMPLY WITH S.C.C. 14.24.120.

6. ANY FUTURE LAND USE AND DEVELOPMENT ACTIVITIES MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF S.C.C. 14.24, THE CRITICAL AREA ORDINANCE.

7. BASIS OF BEARING: MONUMENTS IN CASE ALONG NE 1/4 SECTION 5, TWN.33N., RNG 4E.W.M. HAVING A BEARING OF N89°24'08"E

8. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-- SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.

9. LEGAL DESCRIPTION TAKEN FROM PACIFIC NORTHWEST TITLE INSURANCE COMPANY ORDER NO. 131203-P, POLICY NO. G-1103-6086.

10. 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.

11. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES, 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.

12. SKAGIT COUNTY TAX PARCEL NO'S: P16323, P16324, P16364, P16396, P128005.

13. OWNER OF RECORD: SOLER FAMILY FARM TRUST AND JOSEPH J. SOLER TESTAMENTARY TRUST, CHRIS SOLER AND CECILIA SPARR, TRUSTEES, 18067 COLONY RD., BOW, WA. 98274.

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 AF# 200905140030

15. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

16. LOT 1 AND LOT 2 ARE DEDICATED IN ITS ENTIRETY TO AN AGRICULTURAL CONSERVATION EASEMENT AND IS NOT FOR ADDITIONAL RESIDENTIAL BUILDING PURPOSES. SEE INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200901230009.

17. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS

18. WATER: LOT 1 - THE EXISTING BUILDINGS ON LOT 1 ARE NOT PRESENTLY OCCUPIED AND SHALL NOT BE OCCUPIED UNTIL A CONNECTION TO P.U.D.#1 IS MADE.

LOT 2 SERVED BY A PRE-EXISTING, NON-CONFORMING WELL FOR AGRICULTURAL USE ONLY. THIS WELL SHALL BE DE-COMMISSIONED IF ANY ANY CHANGE OF USE OCCURS IN THE FUTURE.

19. LOW FLOW: A PORTION OF LOT 2 LIES WITHIN THE LOW FLOW BUFFER OF CARPENTER CREEK. WITHIN THE LOW FLOW BUFFER, THE TOTAL IMPERVIOUS AREA SHALL BE LIMITED TO 5 PERCENT OF THE TOTAL LOT AREA.

20. A PORTION OF LOT 2 IS WITHIN AN AO (DEPTH 3) FLOOD HAZARD ZONE PER FIRM MAP 530151 0425C DATED JAN. 3, 1985. ANY DEVELOPMENT IN THIS AREA WILL NEED TO COMPLY WITH SCC 14.34.

21. EXISTING SHED IS IN NON-COMPLIANCE WITH SETBACK REQUIREMENTS. NO PERMITS SHALL BE GRANTED FOR THIS STRUCTURE UNTIL IT COMPLES WITH SKAGIT COUNTY CODE.

22. FUTURE LAND USE DEVELOPMENT ACTIVITIES ON LOT 2 SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF SCC 14.24 CRITICAL AREAS ORDINANCE.

23. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS 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 SOC 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

JOSEPH J. SOLER TESTAMENTARY TRUST
BY: Cecilia Spahr
CECILIA SPARR

SOLER FAMILY FARM TRUST
BY: Cecilia Spahr
CECILIA SPARR
BY: Christopher G. Soler
CHRISTOPHER G. SOLER

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 27th DAY OF April, 2009
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CHRISTOPHER G. SOLER, CO-TRUSTEE UNDER THE SOLER FAMILY FARM TRUST, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Don K. Nystrom
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Moun Vernon
MY COMMISSION EXPIRES 3/16/10

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 27th DAY OF April, 2009
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CECILIA SPARR, CO-TRUSTEE OF THE SOLER FAMILY FARM TRUST, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

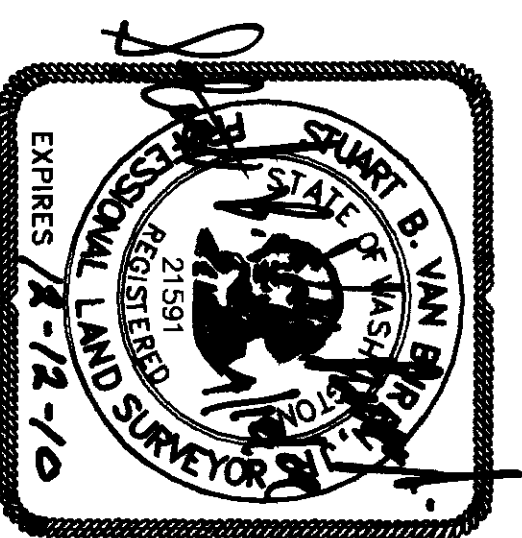
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Don K. Nystrom
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Moun Vernon
MY COMMISSION EXPIRES 3/16/10

SURVEYOR'S CERTIFICATE

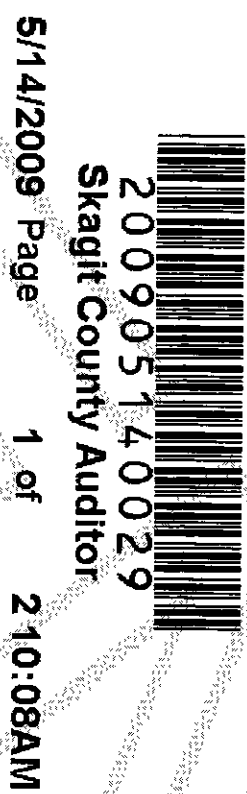
I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT SUBDIVISION ARE BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

STUART B. VANBUREN, JR., P.L.S. DATE:
CERTIFICATE NO. 21591
AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA 98232
PHONE: 360-724-7326



AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.



200905140029
Skagit County Auditor

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SKAGIT COUNTY AUDITOR
Stumpquist

DEPUTY
Quay Zundla

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS DAY OF
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CECILIA SPARR, TRUSTEE OF THE JOSEPH J. SOLER TESTAMENTARY TRUST, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT
MY COMMISSION EXPIRES

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 2009

Pauline Nystrand
SKAGIT COUNTY TREASURER BY: 5-11-09

APPROVALS

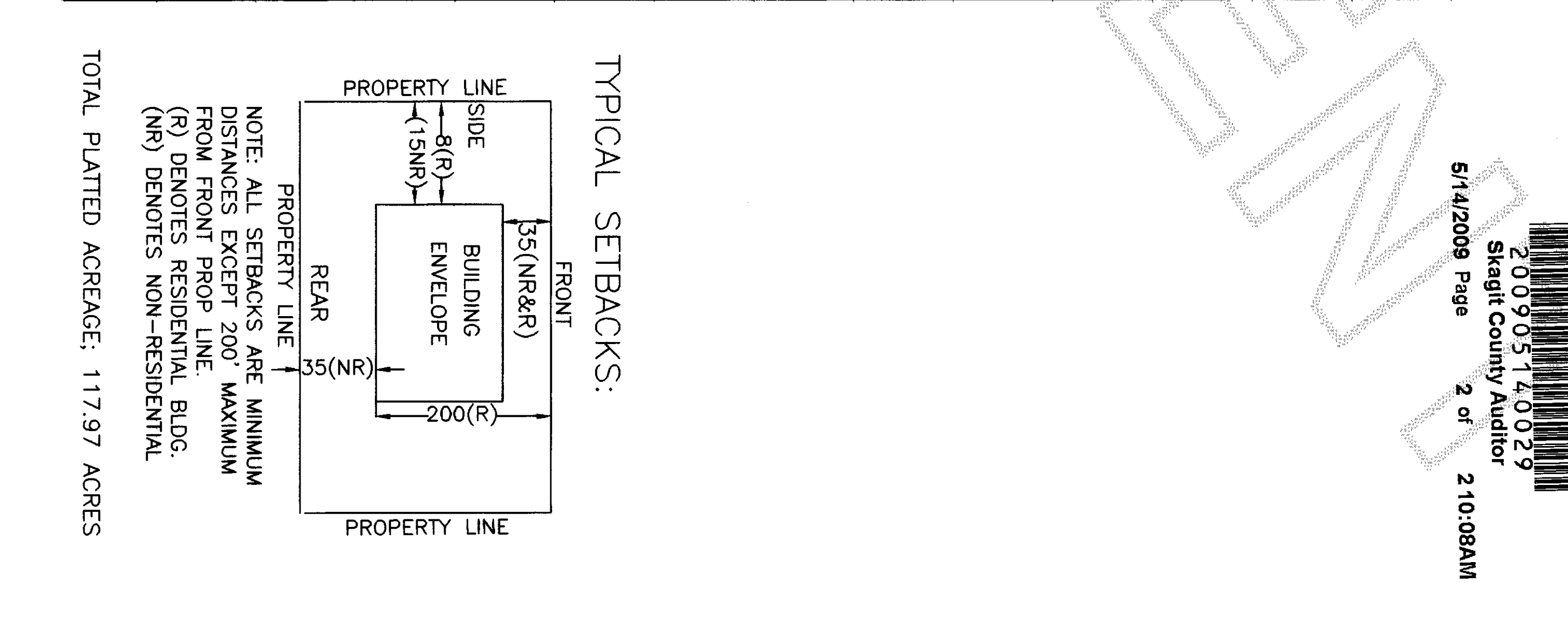


THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 12th DAY OF May, 2009

Bill Bruce Paula Pullis
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 12th DAY OF May, 2009
Howard
SKAGIT COUNTY HEALTH OFFICER

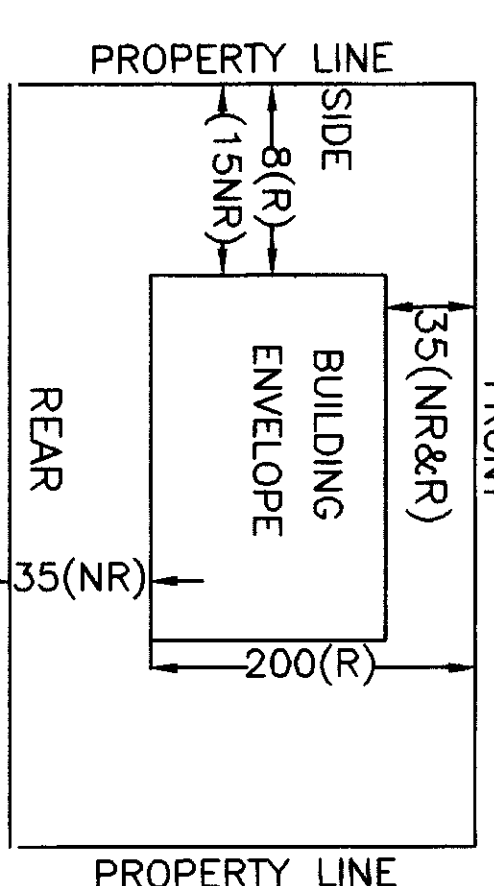
SHORT PLAT NO. PL08-0510		
SURVEY IN NORTHEAST & SOUTHEAST QUARTER SECTION 5, TWN 33N., RNG 4E., W.M.		
FOR SOLER FAMILY FARM TRUST		
FLD BK 132	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232	SHEET 1 OF 2
CHKD SVB		JOB NO. 08.0935



LEGEND

- DENOTES 5/8" REBAR WITH YELLOW CAP IMPRINTED
"AZIMUTH NW 2159.1" SET THIS SURVEY.
- ◐ DENOTES SOIL LOG
- DENOTES FOUND CORNER

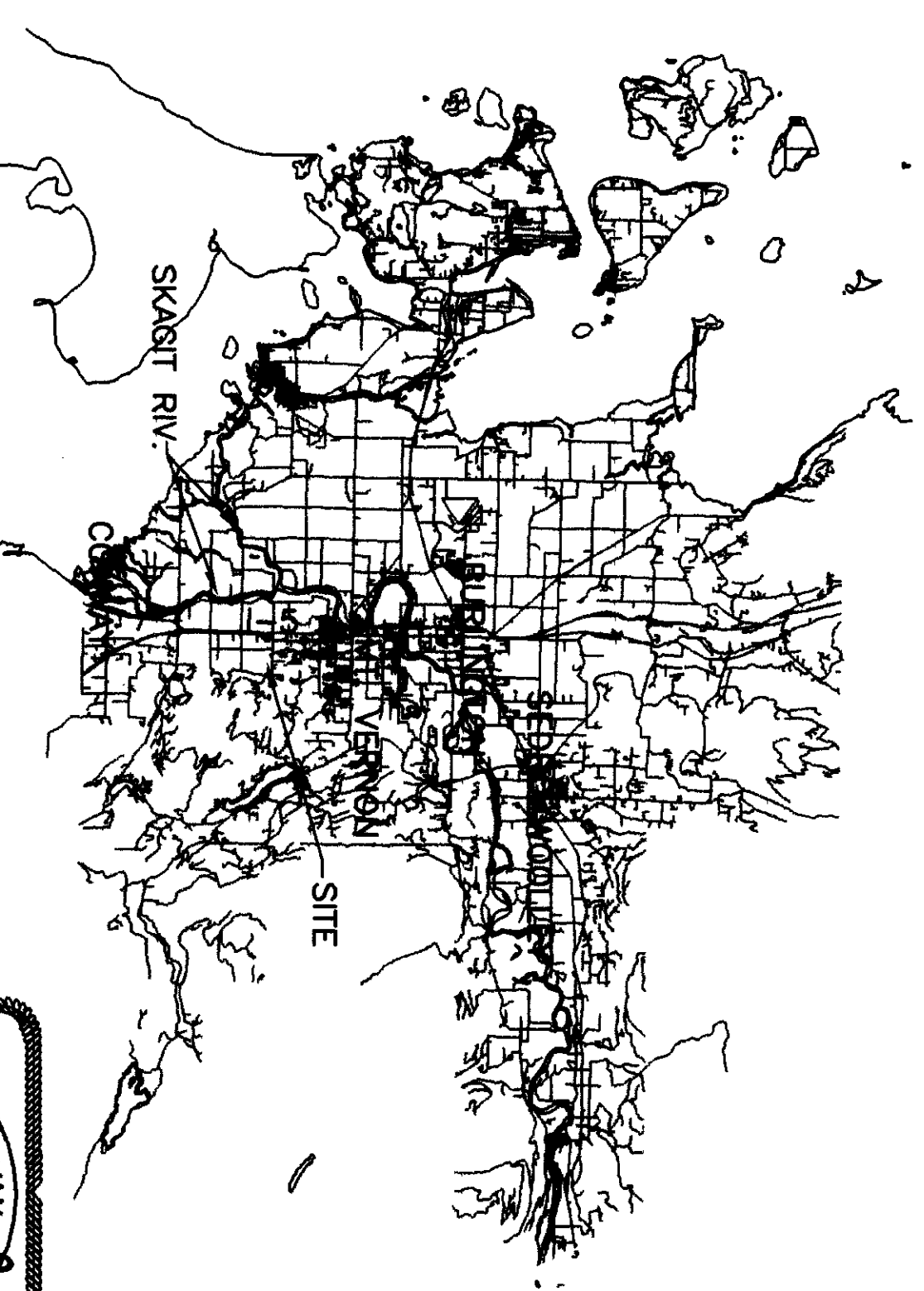
TOTAL PLATTED ACREAGE; 117.97 ACRES



TYPICAL SETBACKS:

NOTE: ALL SETBACKS ARE MINIMUM DISTANCES EXCEPT 200' MAXIMUM FROM FRONT PROP LINE.
(R) DENOTES RESIDENTIAL BLDG.
(NR) DENOTES NON-RESIDENTIAL

VICINITY MAP (not to scale)

SHORT PLAT NO. **PL08--0510**

SURVEY IN NORTHEAST & SOUTHEAST QUARTER
SECTION 5, TWN 33N., RNG 4E., W.M.
FOR

SOLER FAMILY FARM TRUST

FLD BK 132	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232	SHEET 2 OF 2
CHKD SVB		JOB NO. 08.0935

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