

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID NORTH HALF LYING SOUTH OF STATE HIGHWAY SR20 EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE S89-12-05E ALONG THE SOUTH LINE OF SAID NORTH HALF 183.45 FEET; THENCE N00-51-01E 278.10 FEET MORE OR LESS TO THE THREAD OF AN UNNAMED CREEK; THENCE SOUTHWESTERLY ALONG SAID THREAD TO A POINT ON THE WEST LINE OF SECTION 21; THENCE S00-51-01W ALONG SAID WEST LINE 76.80 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT IN U.S. GOVERNMENT LOT 8, SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 20, WHICH IS A POINT MARKED BY A REBAR AND YELLOW CAP STAMPED "SKA SURV 176511", THENCE S00-51-01W 490 FEET TO THE TRUE POINT OF BEGINNING; THENCE S45-55-16W 94.64 FEET; THENCE N89-00-30W 237.72 FEET TO THE EAST LINE OF THE SAUK STORE ROAD; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID ROAD 181.19 FEET MORE OR LESS TO THE THREAD OF AN UNNAMED CREEK; THENCE NORTHEASTERLY ALONG SAID THREAD TO A POINT ON THE EAST LINE OF SECTION 20; THENCE N00-51-01E ALONG SAID EAST LINE 98.20 MORE OR LESS TO THE TRUE POINT OF BEGINNING.

BASED ON RECORD OF SURVEY RECORDED IN AUDITORS FILE NO. 9112110040 AND 9901290272.

ALSO TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LYING SOUTH OF STATE HIGHWAY SR20, AS DESCRIBED IN JUDGEMENT AND DECREE OF APPROPRIATION FILED MARCH 4, 1958, IN SKAGIT COUNTY CIVIL COURT NO. 24311, IN SECTION 21, TOWNSHIP 35 FEET NORTH, RANGE 9 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

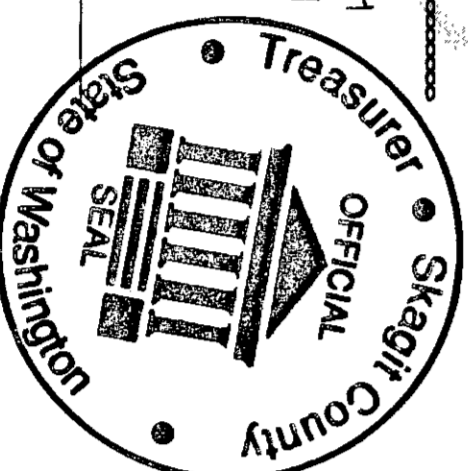
NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BAGS OF BEARINGS: N00°51'01"E ON THE SOUTH HALF OF THE WEST LINE OF SECTION 21, AS SHOWN IN RECORD OF SURVEY RECORDED UNDER AUDITORS FILE NUMBER 9112110040.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV).
4. SEWER - INDIVIDUAL ON-SITE SEAGE DISPOSAL SYSTEMS.
5. WATER - WATER WILL BE SUPPLIED BY INDIVIDUAL WELLS. CONTACT SKAGIT COUNTY HEALTH DEPT. TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
6. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS; MANURE LAGOONS; INDUSTRIAL LAGOONS; LANDFILLS; HAZARDOUS WASTE SITES; CHEMICAL OR PETROLEUM STORAGE AREAS; AND LIVESTOCK BARNS. ACTIVITIES WITHIN THE WELL PROTECTION ZONE SHALL CONFORM TO SKAGIT COUNTY CODE 12.48.240-5. FUTURE WELLS DRILLED ON LOTS #1 AND #2 MAY BE REQUIRED TO MITIGATE FOR INTERFERENCE BETWEEN WELLS.
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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
7. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 15.47 ACRES (EXCLUDING SR20 R/W).
8. SEE PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITORS FILE NUMBER 30090810102. USES OF THE PCAE SHALL BE IN ACCORDANCE WITH SCC 14.24. CONDITIONS SPECIFIED IN THE ABOVE MENTIONED AUDITORS FILE AND ANY COVENANTS, CONDITIONS OR RESTRICTIONS FILED WITH THIS SHORT PLAT.
9. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS WILL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
10. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPERATE CORPORATE ENTITY OR THE OWNERS OF THE PROPERTY SERVED BY THE FACILITY, AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE 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 CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
11. SUBJECT PROPERTY MAY BE ENCLUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN AF#556523, AF#704090042, AF#8005050025, AF#200306110125, AF#2005042200048, AF#20050600172, AF#8004210014, AF#2005042200020, AF#200507250010, AF#200707130198, AF#200707130200.
12. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES.
13. 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 PROVISIONS OF SKAGIT COUNTY CODE 15.24.
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# 30090810101
15. PER SCC 14.18.3.105 (D), THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS DESIGNATION MAY HAVE THE SAME USES AS ALLOWED IN OS-RM INCLUDING HOBBY FARMS, GREENBELTS, TRAILS OR ANY RECREATIONAL USE OUTLINE IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATION, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED. MAINTENANCE OF THE OS-RM WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3.

TREASURERS 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 2009

SKAGIT COUNTY TREASURER Frederic P. Petersen DATE 8-4-09

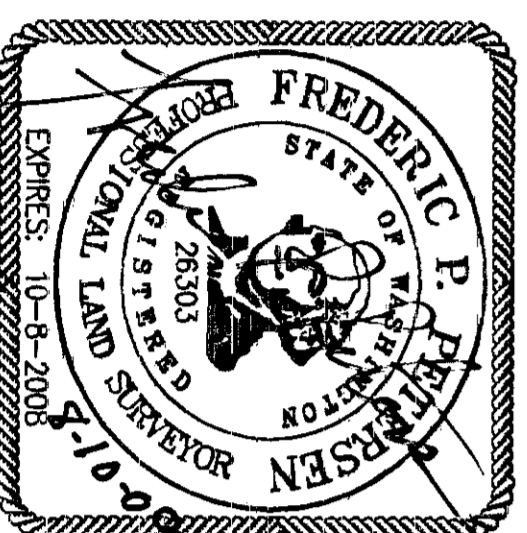


SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KEVIK & MARTA RENSINK.

FREDERIC P. PETERSEN CERT # 26303

DATE: 8/10/09



AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS August 2009 AT 3:30 PM IN BOOK 20090810102 OF SURVEYS ON PAGE 1 AT THE REQUEST OF FREDERIC P. PETERSEN, PLS.

AUDITOR Shirley J. Smith COUNTY DEPUTY Shirley J. Smith

AUDITORS FILE NO. 20090810102

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE (LAND DIVISIONS) THIS 22nd DAY OF August, 2009.

SKAGIT COUNTY ENGINEER Paula Ellis SHORT PLAT ADMINISTRATOR Paula Ellis

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05(104-SITE SEWAGE) AND 12.48 (WATER) THIS 23 DAY OF July, 2009.

SKAGIT COUNTY HEALTH OFFICER Shirley J. Smith

CONSENT

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

KEVINK RENSINK Kevin Rensink MARTA RENSINK Marta Rensink

Wayne McCann Doris McCann Wayne McCann Doris McCann Wayne McCann Doris McCann

ACKNOWLEDGMENTS

STATE OF WASHINGTON, COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEVINK RENSINK AND MARTA RENSINK HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: Donald Crane TITLE: Notary DATED: 7/15/09 MY APPOINTMENT EXPIRES: 12/19/09

STATE OF WASHINGTON, COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SENN BROWNE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF GMAC MORTGAGE GUARANTOR IN INTEREST TO INDMAC BANK, FSB TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: Sara M. Lentz TITLE: Notary Public DATED: 08/11/2008 MY APPOINTMENT EXPIRES: 02/11/2010

STATE OF WASHINGTON, COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ernest B. Melisick SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President of Washington Mutual Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: Ernest B. Melisick TITLE: Notary Public DATED: 5/19/09 MY APPOINTMENT EXPIRES: 3/20/2010

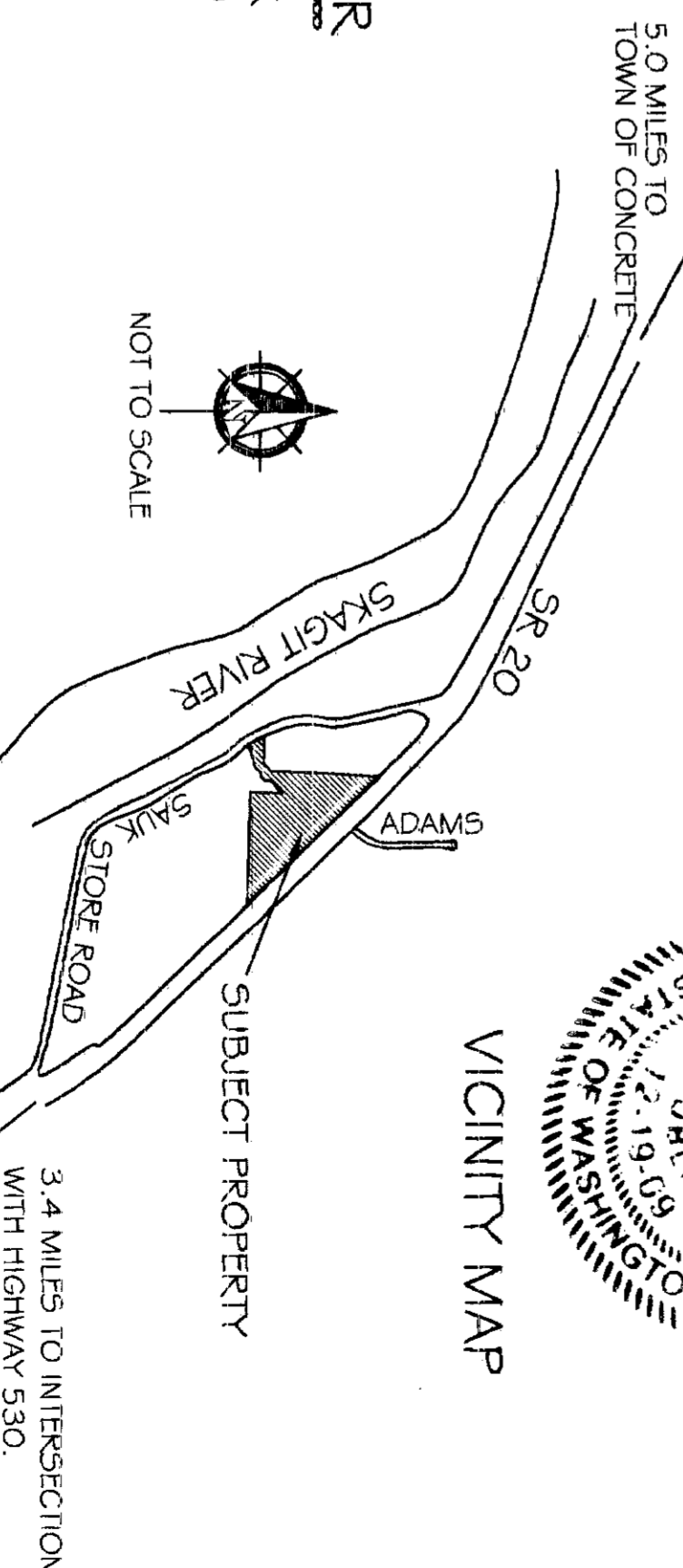
STATE OF WASHINGTON, COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WAYNE MCCANN AND DORIS MCCANN HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: Donald Crane TITLE: Notary DATED: 7/15/09 MY APPOINTMENT EXPIRES: 12/19/09

OWNER/DEVELOPER

KEVINK AND MARTA RENSINK
49947 SAUK STORE ROAD
CONCRETE, WA. 98237



3.4 MILES TO INTERSECTION WITH HIGHWAY 530.

SURVEY IN THE W 1/2 OF SEC. 21
& THE E 1/2 OF SEC. 20, T35N.,
R9E., W.M.

SHORT PLAT (CARD) FOR
KEVINK & MARTA RENSINK

PETERSEN LAND SURVEYING



4525 Kiowa Drive
Mount Vernon, WA. 98273
Phone: 360-428-0242

DRAWN BY: F.P.
SURVEY BY: F.P.
DATE: 10/30/2007
SHEET 1 OF 2

SHORT PLAT NUMBER PL07-0337



20090810100
Skagit County Auditor
8/12/2009 Page 1 of 2 3:36PM

WELL PROTECTION ZONES (WPZ)
WELL PROTECTION ZONE EASEMENTS ARE GRANTED FOR THOSE PORTIONS OF THE WPZS SHOWN HEREON LYING OUTSIDE OF THE LOT BEING SERVED BY EACH OF THE PROPOSED WELLS.

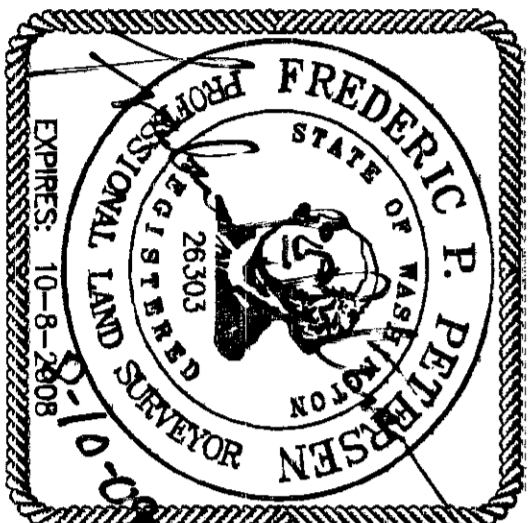
ADDRESS RANGE
FROM 4000 TO 92823 STATE ROUTE 20
FROM 49800 TO 51001 SAUK STORE ROAD

NOTE:
THIS SURVEY DOES NOT PURPORT TO SHOW EVERY MINOR BEND IN THE TYPE 4 STREAM.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KEVİK & MARTA RENSINK.

FREDERIC P. PETERSEN CERT # 26303
DATE: 8/10/09



AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS _____ DAY OF _____
AT _____ IN BOOK _____
OF SURVEYS ON PAGE _____ AT THE
REQUEST OF FREDERIC P. PETERSEN, PLS.

COUNTY AUDITOR
DEPUTY
AUDITOR'S FILE NO.:

SURVEY IN THE W1/2 OF SEC. 21
& THE E1/2 OF SEC. 20, T35N.,
R9E., W.M.

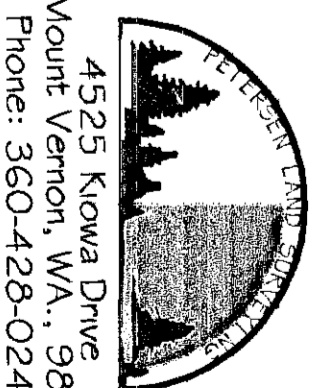
SHORT PLAT (CARD) FOR
KEVİK & MARTA RENSINK

LEGEND:

- DENOTES ACCEPTED GLO CONTROLLING CORNER POSITION.
- DENOTES CORNER SET BY THIS SURVEY: 1/2" RBR / PLASTIC CAP, 1526303.
- SET POINT ON PROPERTY LINE.
- DENOTES PCA BOUNDARY - SET 1/2" RBR/PLASTIC CAP, 1526303 & FENCE POST MARKED PCA.
- SOIL LOG HOLE.

SURVEY PROCEDURE: THIS SURVEY WAS PERFORMED IN 2007 USING EDM AND 3 SEC. THEODOLITE-TRAVERSE METHOD EQUIVALENT TO PRECISION CLASS RURAL OF WAC 332-130-090.

PETERSEN LAND SURVEYING



4525 KONGA DRIVE
MOUNT VERNON, WA, 98273
Phone: 360-426-0242

SCALE 1" = 120'

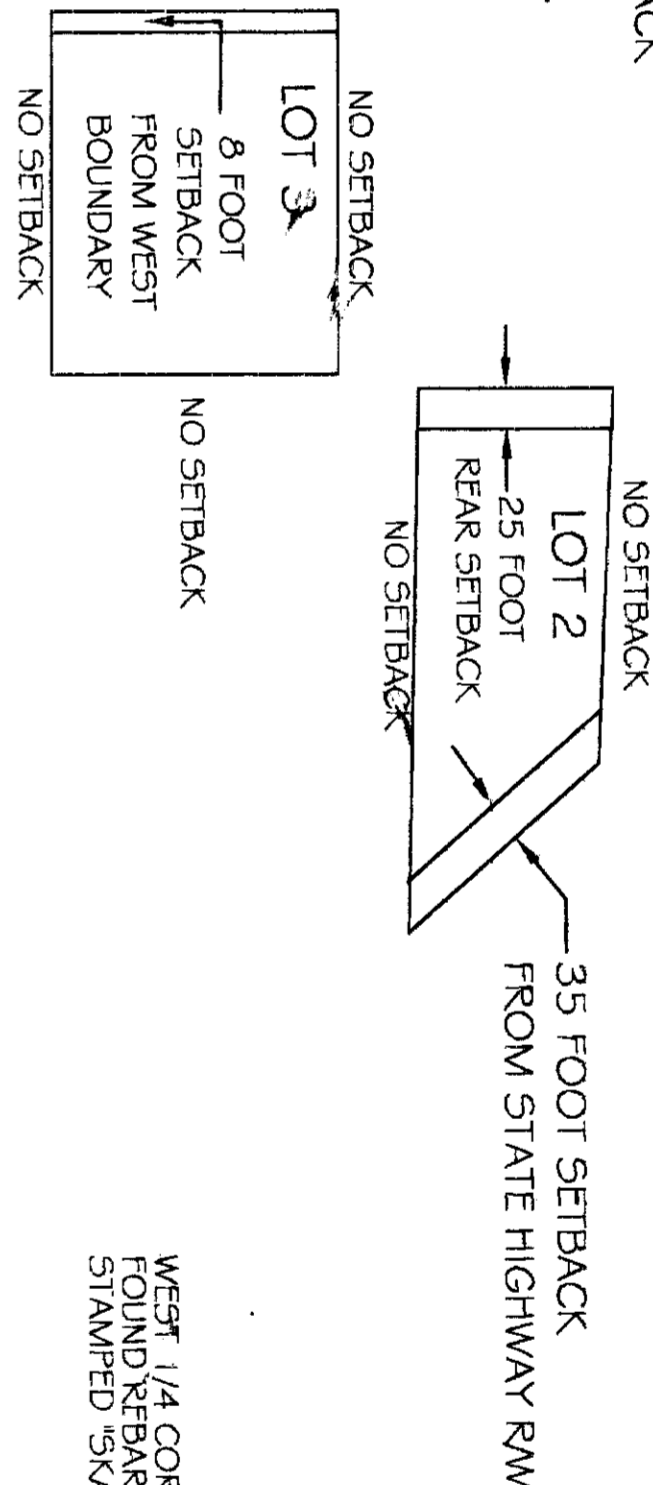
DRAWN BY: F.P.P.

SURVEY BY: F.P.P.

DATE: 10/30/2007

SHEET 2 OF 2

MINIMUM LOT SETBACK REQUIREMENTS
UNDERLYING ZONING SETBACKS WILL BE REQUIRED FROM ALL PARENT PARCEL PROPERTY LINES.



20' NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO LOT 1, STATE ACCESS PERMIT #461541 AC06005058

SOUTHWEST CORNER SEC. 21
CALCULATED FROM SKAGIT
SURVEYORS POSITION, SEE
SURVEY, VOL. 11, PG. 24

SOUTH 1/4 COR. SEC. 21
COUNTY CONCRETE MONUMENT

BASIS OF BEARINGS:
THE SOUTH HALF OF THE WEST LINE OF SECTION 21 AS PER AZIMUTH NORTHWEST R.O.S. RECORDED UNDER AUDITORS FILE # 9112110040 AND 1526303 R.O.S. RECORDED UNDER AUDITORS FILE #9406100123. SUBDIVISION OF SECTION 21 IS BASED UPON THESE SURVEYS.

EAST 1/4 COR. SEC. 21
FOUND DNR MON BRASS CAP
STAMPED 1977 AND 3 RP TAGS
TIED TO N 1984 SURVEY.

LINE	LENGTH	BEARING
L1	52.86	N25°54'42"W
L2	22.71	N47°02'36"E
L3	160.50	N67°27'07"E
L4	107.61	N56°19'40"E
L5	135.53	N35°40'01"E
L6	49.62	N76°42'39"E
L7	40.79	N05°15'01"E
L8	35.84	N43°53'49"E
L9	145.53	N65°53'26"E
L10	52.77	N40°59'09"E
L11	120.94	N81°11'59"E
L12	70.72	N57°38'47"E
L13	146.61	N29°05'23"E
L14	29.77	S41°21'03"W
L15	153.79	N69°46'26"E
L16	91.64	N56°45'39"E
L17	149.58	N34°10'41"E
L18	43.13	S86°50'06"E
L19	39.88	N06°47'17"E
L20	180.79	N63°59'51"E
L21	64.02	N31°14'26"E
L22	121.00	N82°13'31"E
L23	63.07	N58°38'10"E
L24	147.20	N28°24'00"E
L26	180.60	N63°10'13"E
L27	47.09	N34°43'37"E
L28	120.91	N80°10'11"E
L29	78.39	N56°51'00"E
L30	146.04	N29°47'07"E
L31	94.19	N44°40'00"W
L32	26.32	N44°40'00"W
L33	47.06	N44°40'00"W
L34	35.32	N69°35'36"W
L35	36.93	N69°35'36"W
L36	96.32	S56°48'09"E
L37	38.26	S89°48'48"E
L38	61.39	S56°48'08"E
L39	17.05	N89°35'35"W
L40	64.27	S25°54'42"E
L41	50.06	N00°51'01"E
L42	54.09	N00°51'01"E
L43	14.50	N29°47'07"E
L44	32.12	N28°24'00"E



LOT 3 AREAS:
BUILDABLE AREA = 43560 S.F.
PCAE AREA = 86758 S.F.
OS-RO AREA = 456533 S.F.
TOTAL LOT 3 AREA = 506851 S.F. (13.47 AC)

FOUND 1/2" RBR/CAFS MARKED "SKA. SURV. 17651"
AS PER R.O.S. FILED UNDER AUDITORS FILE #9104080083.
DISCREPANCIES IN N-S DIRECTION ARE DUE TO THIS SURVEY'S
RELIANCE ON A DIFFERENT POSITION FOR THE EAST ONE QUARTER
CORNER OF SECTION 21 THAN THE ONE USED BY SKAGIT SURVEYORS.

