

- LEGEND:
- DENOTES 5/8" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
  - DENOTES CORNERS FOUND.
  - DENOTES EXISTING FENCE FOUND.
  - DENOTES PCA

LINE #	BEARING	DISTANCE
L1	N89°32'27"E	33.00'
L2	N00°18'06"E	76.87'
L3	N89°45'40"E	16.50'
L4	N89°45'40"E	120.00'
L5	S89°27'15"E	119.65'
L6	N00°22'47"E	5.31'
L7	N89°32'27"E	165.00'

TOTAL PLATTED ACRES: 38.79 ACRES (net)  
1689813 sq. ft. (net)

ADDRESS RANGE - SEE ALSO NOTE #11		
ROAD NAME	BEGINNING	ENDING
WINDMILL LANE	4260	4425
COLONY RD	15160	15902

EXISTING ADDRESSES  
LOT 1-4406 WINDMILL LANE

SHORT PLAT NO. PLO5-0915			
SURVEY IN NE & NW QUARTER			
SECTION 27, TWN 36N., RNG 3E., W.M.			
FOR			
JAMES SCHOLS & GERALD SRAITZAR			
FLD BK 43	AZIMUTH NORTHWEST INC.		SHEET 1 OF 2
CHKD SVB	17963 WOOD RD. BOW, WASHINGTON 98232		JOB NO. 05.0764

AUDITOR'S CERTIFICATE

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

9/23/2010 Page 1 of 2 2:02PM

201009230061

Skagit County Auditor

J. Youngquist  
SKAGIT COUNTY AUDITOR

Deputy Auditor





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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION – NATURAL RESOURCE LAND-AG
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.
5. WATER: BLANCHARD EDISON WATER ASSOCIATION.
6. BASIS OF BEARING: ASSUMED NORTH 89°45'40"EAST ALONG THE EAST WEST CENTERLINE OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
7. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
8. THIS SURVEY DEPICTS EXISTING FENCE AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAVE NOT BEEN RESOLVED BY THIS SURVEY.
9. LEGAL DESCRIPTION TAKEN FROM SUBDIVISION GUARANTEE OF LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 115336-S.
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.
12. 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
13. SKAGIT COUNTY TAX NUMBERS: P#S - 48410, 48424, 48397, 48423, 48402, 48427 and 48425.
14. DEVELOPERS: JAMES E. SCHOLS, 15561 FIELD RD., BOW, WA AS HIS SEPARATE PROPERTY, AS TO PARCELS "A" THROUGH "D", INCLUSIVE, AND GERALD K. SPRATZAR, 4406 WINDMILL LANE, BOW, WA AS HIS SEPARATE PROPERTY, AS TO PARCELS "E" THROUGH "G", INCLUSIVE.
15. 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 INCONVENIENCES, 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.
16. 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# 201009230063)
17. SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.400(5)(a)-ii.  
RESIDENTIAL-  
FRONT: 35' MINIMUM, 200' MAXIMUM FROM PUBLIC ROAD  
SIDE: 8' ADJACENT TO PROPERTY LINE  
REAR: 35'  
NON-RESIDENTIAL-  
FRONT: 35'; SIDE: 15'; REAR: 35'
18. THE PURPOSE OF THIS SHORT PLAT IS TO SATISFY THE REQUIREMENTS IN RESOLUTION NO. 14102, APPROVED ON OCTOBER 28, 1991. SAID RESOLUTION STATES THAT THE EASTERN PORTION OF THE PROPERTY (LOT 2) SHALL BE UNBUILDABLE WITHOUT THE APPROVAL OF THE APPROPRIATE COUNTY OFFICIALS.
19. BUYER SHOULD BE AWARE THAT A PORTION OF THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0050 C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR ELEVATION OF CONSTRUCTION.
20. A PROTECTED CRITICAL AREA EASEMENT IS ON FILE WITH THE SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES AND HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201009230063
21. SURVEYOR'S NOTE: THE 33' WIDE EASEMENT (A.F.#9302080032) IS INTERPRETED TO HAVE THE INTENT OF CONVEYING AN EASEMENT LYING 16.5' ON EACH SIDE OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 DUE TO THE CALLS IN THE ADJACENT PROPERTY LEGAL DESCRIPTIONS THAT EXCEPT OUT THE EAST OR WEST 16.50'. THIS IS ALSO VERIFIED BY THE LOCATION OF THE EXISTING ACCESS ROAD.
22. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

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 PLAT 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



LEGAL DESCRIPTION

PARCEL "A":  
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A STAKE 330 FEET WEST OF THE QUARTER POST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST 165 FEET TO THE COUNTY ROAD; THENCE NORTH TO AN INTERSECTION OF THE COUNTY ROAD AND THE GREAT NORTHERN RAILWAY COMPANY'S RIGHT-OF-WAY; THENCE SOUTHEASTERLY, ALONG THE WEST LINE OF SAID GREAT NORTHERN RAILWAY COMPANY'S RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF THE GREAT NORTHERN RAILWAY COMPANY'S RIGHT-OF-WAY.

EXCEPT THE WEST 16.5 FEET THEREOF, AND

EXCEPT COUNTY ROAD ALONG THE NORTH LINE THEREOF.

PARCEL "C":

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

EXCEPT THE WEST 16.5 FEET THEREOF, AND

EXCEPT THE WEST 120 FEET OF THE SOUTH 587 FEET OF THE REMAINDER.

PARCEL "D":

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING SOUTHWESTERLY OF THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY.

PARCEL "E":

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT THE EAST 16.5 FEET THEREOF, AND EXCEPT COLONY ROAD, AND EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED SEPTEMBER 24, 1956, UNDER AUDITOR'S FILE NO. 541938, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "F":

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT THE EAST 16.5 FEET THEREOF.

PARCEL "G":

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

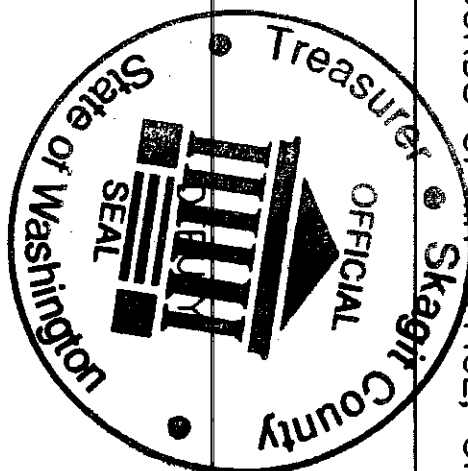
BEGINNING AT A POINT 634.5 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 825 FEET; THENCE WEST 33 FEET; THENCE NORTH 825 FEET; THENCE EAST 33 FEET TO THE POINT OF BEGINNING, EXCEPT COLONY ROAD.

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

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 2010

BY: Gerald K. Spratzar



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.16 AND 14.18 THIS DAY OF September 2010.

PLANNING DIRECTOR [Signature] COUNTY ENGINEER [Signature]

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.08 (WATER) THIS 16 DAY OF August 2010  
SKAGIT COUNTY HEALTH OFFICER [Signature]

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.

[Signature] JAMES E. SCHOLS  
GERALD K. SPRATZAR

JPMorgan Chase Bank, NA  
Successor in Interest from the Federal Deposit Insurance Corporation,  
as Receiver of Washington Mutual Bank.

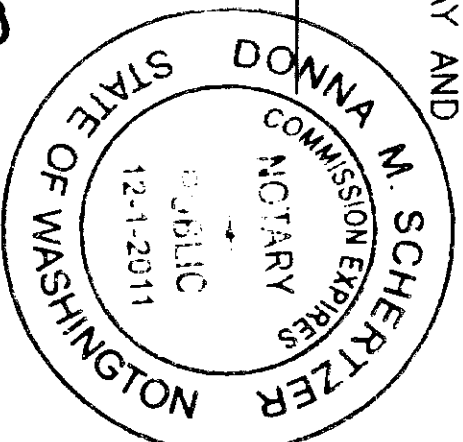
BY: [Signature]  
LISA FERRINGTON  
ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS 22 DAY OF January, 2010  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES E. SCHOLS, 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.

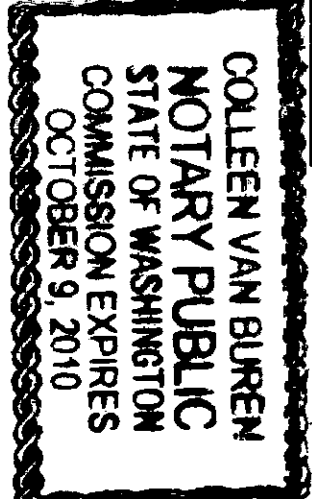
[Signature] Denise M. Scherf  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Burlington WA  
MY COMMISSION EXPIRES 12-31-2011



STATE OF WASHINGTON  
COUNTY OF SKAGIT  
ON THIS 20th DAY OF January, 2010  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GERALD K. SPRATZAR, 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.

[Signature] Colleen Van Buren  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bow WA  
MY COMMISSION EXPIRES Oct 9, 2010

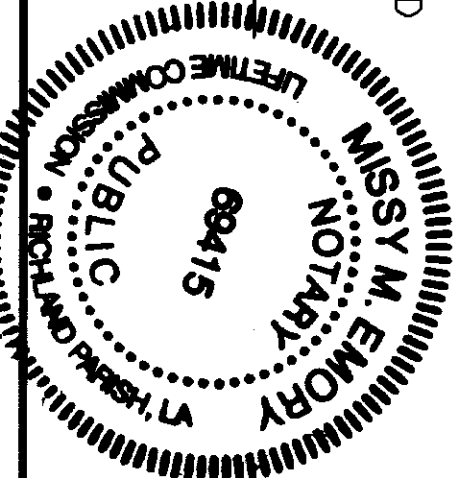


STATE OF Louisiana,  
COUNTY OF Couchita, SS:

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lisa Ferrington IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON OATH STATING THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND OF UP MORGAN CHASE BANK, AS RECEIVER FOR WASHINGTON MUTUAL BANK, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

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

[Signature] Mum N. Brown  
NOTARY PUBLIC IN AND FOR THE STATE OF Louisiana  
RESIDING AT Bidland Parish  
MY COMMISSION EXPIRES: Lifetime



SHORT PLAT NO. PLO5-0915	
SURVEY IN NE & NW QUARTER SECTION 27, TWN 36N., RNG 3E., W.M.	
FOR JAMES SCHOLS & GERALD SPRATZAR	
FLD BK. 43	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232
CHKD SVB	SHEET 2 OF 2 JOB NO. 05.0764