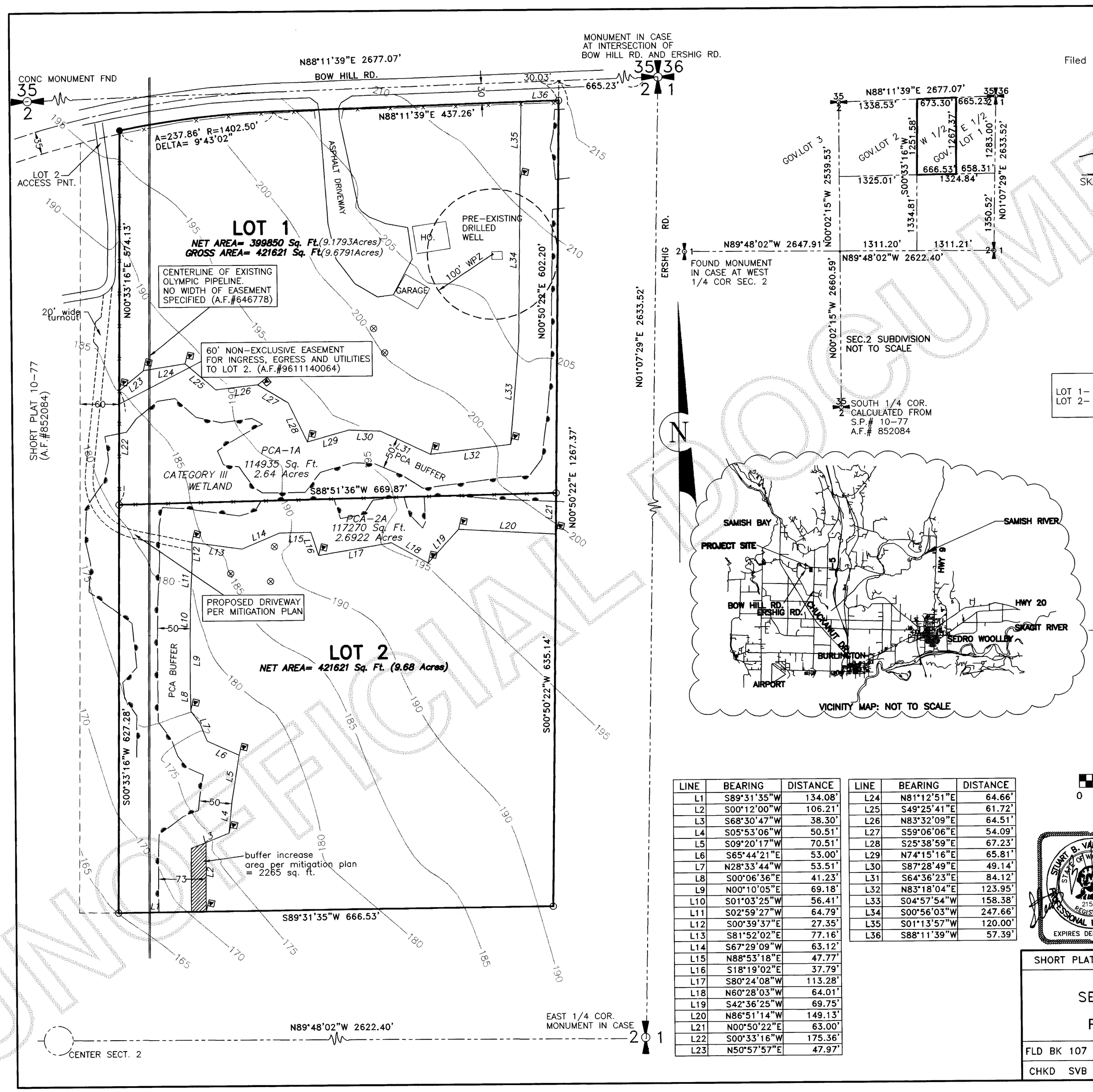


AUDITOR'S CERTIFICATE

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

201010280105
Skagit County Auditor
10/28/2010 Page 1 of 2 1:34PM

J. Youngquist
SKAGIT COUNTY AUDITOR

Megan Johnson
DEPUTY

ADDRESS RANGE
LOT 1– 16854 BOW HILL RD.
LOT 2– BEGINNING 15000 BOW HILL RD.
– ENDING 19061 BOW HILL RD.

## LEGEND

- ● 5/8" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
- ○ FOUND CORNER SET PER R.O.S. UNDER A.F.# 9405240084
- —x— EXISTING FENCE LINE.
- ⊗ SOIL LOG POSITION
- 195 TYPICAL 5' CONTOUR LINE (LOCAL DATUM)
- WPZ 100' WELL PROTECTION ZONE
- INDICATES PCA BOUNDARY POSTS SET BY OWNER
- WETLAND EDGE

0 100 200 300
GRAPHIC SCALE: 1"=100'

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S89°31'35"W | 134.08' |
| L2 | S00°12'00"W | 106.21' |
| L3 | S68°30'47"W | 38.30' |
| L4 | S05°53'06"W | 50.51' |
| L5 | S09°20'17"W | 70.51' |
| L6 | S65°44'21"E | 53.00' |
| L7 | N28°33'44"W | 53.51' |
| L8 | S00°06'36"E | 41.23' |
| L9 | N00°10'05"E | 69.18' |
| L10 | S01°03'25"W | 56.41' |
| L11 | S02°59'27"W | 64.79' |
| L12 | S00°39'37"E | 27.35' |
| L13 | S81°52'02"E | 77.16' |
| L14 | S67°29'09"W | 63.12' |
| L15 | N88°53'18"E | 47.77' |
| L16 | S18°19'02"E | 37.79' |
| L17 | S80°24'08"W | 113.28' |
| L18 | N60°28'03"W | 64.01' |
| L19 | S42°36'25"W | 69.75' |
| L20 | N86°51'14"W | 149.13' |
| L21 | N00°50'22"E | 63.00' |
| L22 | S00°33'16"W | 175.36' |
| L23 | N50°57'57"E | 47.97' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L24 | N81°12'51"E | 64.66' |
| L25 | S49°25'41"E | 61.72' |
| L26 | N83°32'09"E | 64.51' |
| L27 | S59°06'06"E | 54.09' |
| L28 | S25°38'59"E | 67.23' |
| L29 | N74°15'16"E | 65.81' |
| L30 | S87°28'49"E | 49.14' |
| L31 | S64°36'23"E | 84.12' |
| L32 | N83°18'04"E | 123.95' |
| L33 | S04°57'54"W | 158.38' |
| L34 | S00°56'03"W | 247.66' |
| L35 | S01°13'57"W | 120.00' |
| L36 | S88°11'39"W | 57.39' |

STUART B. VAN BUREN
STATE OF WASHINGTON
21591
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES DEC.12,2008

SHORT PLAT NO. 07-0321

SURVEY IN GOV. LOT 1
SECTION 2, TWN 35N., RNG 3E.,W.M.
FOR
PHILIP SWANSON/LOWELL DAYTON

| | | |
|---|---|---|
| FLD BK 107 | AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232 | SHEET 1 OF 2 |
| CHKD SVB | | JOB NO. 07.0873 |

UNOFFICIAL DOCUMENT

## LEGAL DESCRIPTION

PARCEL "A":

THE NORTH HALF OF THE WEST HALF OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M..

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED APRIL 11, 1916, UNDER AUDITOR'S FILE NO. 112695, IN VOLUME 102 OF DEEDS, PAGE 462, RECORDS OF SKAGIT COUNTY,

AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE AS BUILT AND EXISTING COUNTY ROAD KNOWN AS BOW HILL ROAD, AS DISCLOSED BY SKAGIT COUNTY SHORT PLAT NO. 10-77, RECORDED MARCH 7, 1977, UNDER AUDITOR'S FILE NO. 852084, IN VOLUME 2 OF SHORT PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL "B":

THE SOUTH HALF OF THE WEST HALF OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## NOTES:

1. THE MAINTENANCE AND CONSTRUCTION OF THE COMMON DRIVEWAY ACCESSING LOT 2 SHALL BE 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 – RURAL RESERVE.

4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.

5. WATER: WATER IS SUPPLIED BY INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL. THE 100'WPZ FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.

6. BASIS OF BEARING: NORTH 01°07'29" EAST ALONG THE MONUMENTED EAST LINE OF NE 1/4 OF SECTION 2, T35N., R3E., W.M.

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

8. LEGAL DESCRIPTION TAKEN FROM LAND TITLE COMPANY, ORDER NO. 124848-P.

9. 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.

10. 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.

11. SKAGIT COUNTY TAX PARCEL NUMBERS – P#33630 AND 33631.

12. SEE DRAINAGE REPORT PREPARED BY RAVNIK & ASSOCIATES ON FILE WITH SKAGIT COUNTY.

13. CRITICAL AREAS REPORT PREPARED BY SKAGIT WETLANDS AND CRITICAL AREAS, INC., AND IS ON FILE WITH SKAGIT COUNTY.

14. THE SETBACKS FOR PRIMARY STRUCTURES ARE: FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS; SIDE: 8 FEET ON AN INTERIOR LOT; REAR: 25 FEET; SETBACK. PLEASE SEE SCC SECTION 14.16.320(5)(b) FOR SETBACKS OF ACCESSORY STRUCTURES.

15. 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# ~~201010280~~ 201010280107

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

17. OWNERS OF RECORD: LOWELL DAYTON A/K/A LOWELL C. DAYTON AND SANDRA SWANSON DAYTON A/K/A SANDRA DAYTON, P. O. BOX 467, BURLINGTON WA 98233; AND PHILIP SWANSON AND EARLINE SWANSON, 6130 HOBSON ROAD, BOW WA 98232.

18. TOTAL LOT AREA– 19.36 acres (843,246 sq. ft.)

19. A PCAE IS ON FILE WITH THE SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES AND HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. ~~201010280~~ 201010280106

## 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.

LOWELL DAYTON A/K/A LOWELL C. DAYTON

SANDRA SWANSON DAYTON A/K/A SANDRA DAYTON

PHILIP SWANSON

EARLINE SWANSON

## ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit

ON THIS 20 DAY OF May 2010
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LOWELL DAYTON AND SANDRA SWANSON DAYTON, WHO ALSO APPEAR OF RECORD AS LOWELL C. DAYTON AND SANDRA DAYTON, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR 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.

Susan L Fredlund

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bow WA
MY COMMISSION EXPIRES 7/26/2012

SUSAN L FREDLUND NOTARY PUBLIC COMMISSION EXPIRES 7-26-2012 STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS 13 DAY OF May, 2010
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PHILIP SWANSON AND EARLINE SWANSON, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR 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.

Susan L Fredlund

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT BOW WA
MY COMMISSION EXPIRES 7/26/2012

SUSAN L FREDLUND NOTARY PUBLIC COMMISSION EXPIRES 7-26-2012 STATE OF WASHINGTON

## AUDITOR'S CERTIFICATE

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

201010280105
Skagit County Auditor
10/28/2010 Page 2 of 2 1:34PM

SKAGIT COUNTY AUDITOR DEPUTY

## 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

10/20/10

SKAGIT COUNTY TREASURER BY: DEPUTY

Treasurer • Skagit County • OFFICIAL SEAL • State of Washington

## APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS DAY OF October 27, 2010

SHORT PLAT ADMINISTRATOR Acting COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 27th DAY OF October

SKAGIT COUNTY HEALTH OFFICER

## 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.

10/15/07

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

SHORT PLAT NO. 07- 0321

SURVEY IN GOV. LOT 1
SECTION 2, TWN 35N., RNG 3E.,W.M.
FOR
PHILIP SWANSON/LOWELL DAYTON

| | | |
|---|---|---|
| FLD BK 107 | AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232 | SHEET 2 OF 2 |
| CHKD SVB | | JOB NO. 07.0873 |

UNOFFICIAL DOCUMENT