

SURVEY DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 1,716.00 FEET EAST OF THE CENTER OF SAID SECTION 24;

THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 429 FEET;

THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 820 FEET;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 429 FEET, MORE OR LESS, TO THE EAST LINE OF THE PLAT OF "LUND'S MCLEAN TRACTS" AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF.

AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE CENTER OF SAID SECTION 24;

THENCE SOUTH 89°07'05" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 1,872.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 128°00' EAST 473.61 FEET;

THENCE SOUTH 88°32'00" EAST, 262.38 FEET TO THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO EVERETT M. HALL, ET UX, BY DEED DATED MARCH 1 1965 AND DATED MARCH 9, 1965, UNDER AUDITOR'S FILE NO. 6631111;

THENCE SOUTH 112°56' WEST ALONG SAID EAST LINE, 470.94 FEET TO SAID SOUTH LINE OF SAID NORTHEAST 1/4;

THENCE NORTH 89°07'05" WEST ALONG SAID SOUTH LINE, 272.68 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

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 16.24.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
MCLEAN ROAD	12748	18219

OWNER

FOOD SERVICES, INC., A WASHINGTON CORPORATION
17857 MCLEAN ROAD
MOUNT VERNON, WA 98273

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 30th DAY OF December, 2010

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

Henry H. H. H.
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 6th DAY OF December, 2010.

SKAGIT COUNTY HEALTH OFFICER

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 THIS 28th DAY OF December, 2010

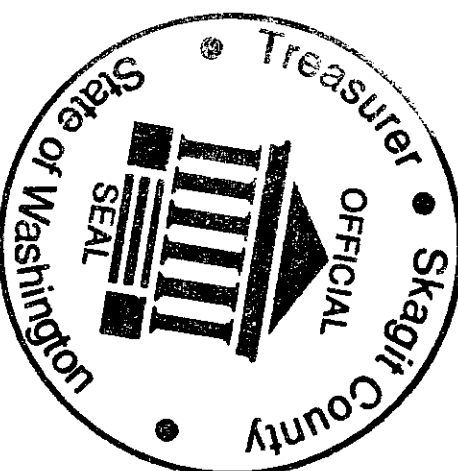
David J. J.
SKAGIT COUNTY TREASURER

SHORT PLAT NO. PL10-0013 DATE December 30, 2010

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9586



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.

4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM.

5. WATER - PUD NO. 1 OF SKAGIT COUNTY.

6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.

7. MERIDIAN - ASSUMED.

8. BASIS OF BEARING - EXISTING MONUMENTS FOUND ALONG THE CENTERLINE LINE OF MCLEAN ROAD, BEARING = SOUTH 89°07'05" EAST.

9. LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE BY PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., PREPARED BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 134282-P DATED JULY 28, 2009.

10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200304230111 AND 200807230086.

11. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.

12. SURVEY PROCEDURE: FIELD TRAVERSE.

13. 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.

14. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.

15. TOTAL ACREAGE PLATTED IS 5.07 ACRES.

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

17. 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 TRAINING-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.B10. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

18. BUYER SHOULD BE AWARE THAT A PORTION OF THIS SHORT SUBDIVISION IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0250 C AND PANEL NUMBER 250 OF 550 WITH THE EFFECTIVE DATES OF JANUARY 3, 1985. ALL NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENTS TO STRUCTURES ARE SUBJECT TO SKAGIT COUNTY BUILDING CODES PER SCC TITLE 15 AND SKAGIT COUNTY FLOOD DAMAGE PREVENTION ORDINANCE TITLE 14. SEE AFN 200304230111.

19. 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 LOT OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. AF NO. 201012300105

20. ZONING/COMPREHENSIVE PLAN DESIGNATION - URBAN RESERVE RESIDENTIAL (URR) AND URBAN RESERVE COMMERCIAL-INDUSTRIAL (URC-I).

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON THEREOF FOR THE PUBLIC HIGHWAY PURPOSES IN THE WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 30th DAY OF December, 2010.

FOOD SERVICES, INC., A WASHINGTON CORPORATION

William Crawford
WILLIAM CRAWFORD

AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

I. Youngquist
SKAGIT COUNTY AUDITOR

Megan J. J.
DEPUTY

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM CRAWFORD SIGNED THIS INSTRUMENT. ON OATH STATED THAT HE WAS AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT

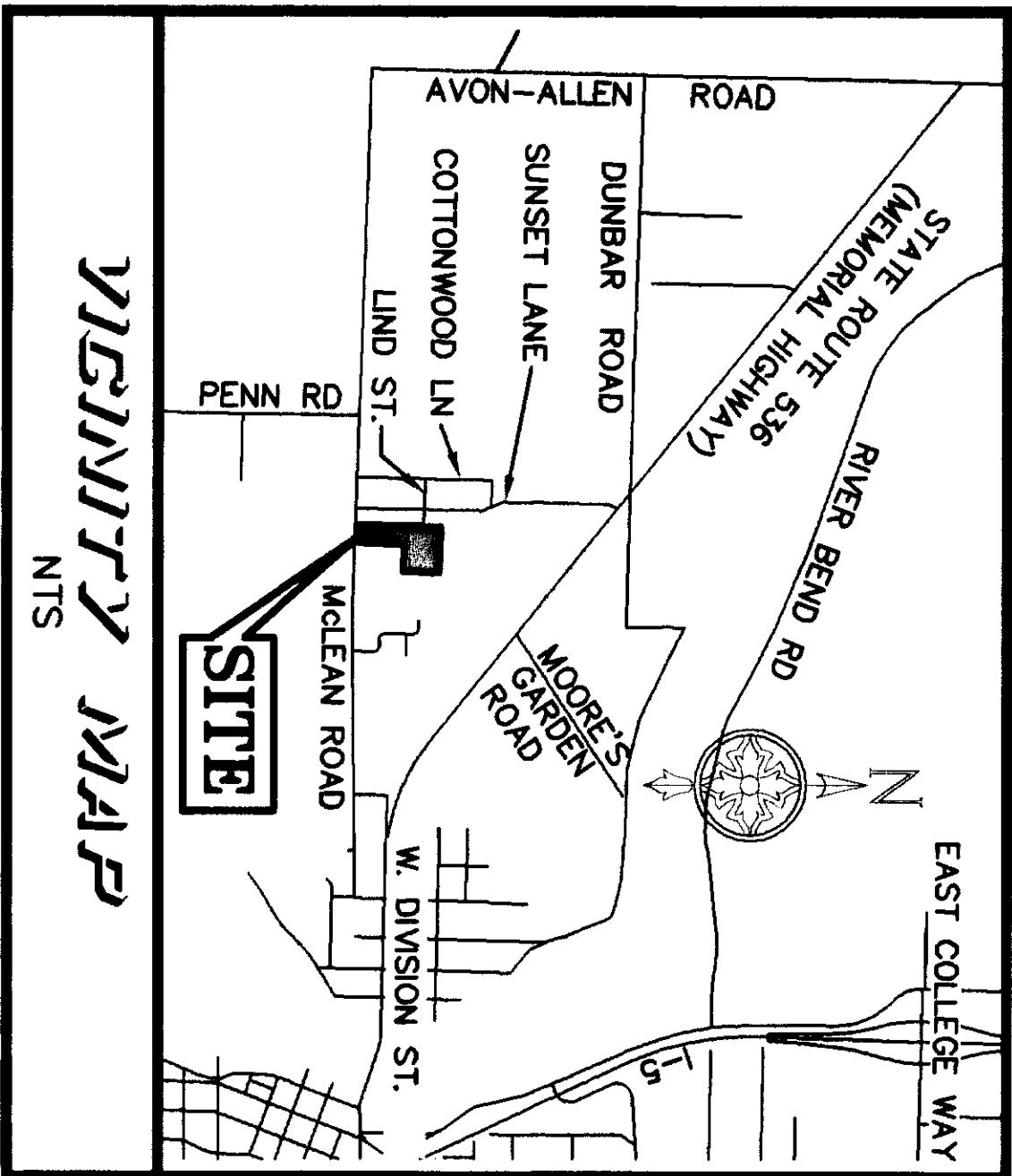
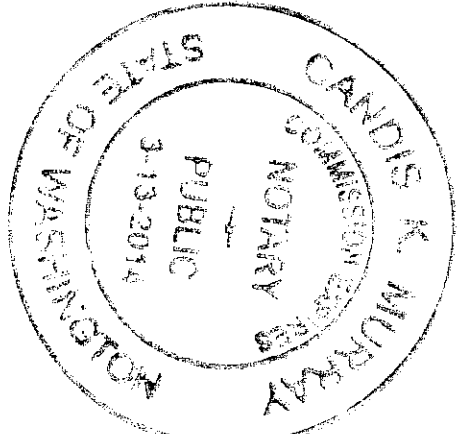
OF FOOD SERVICES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12-1-10

SIGNATURE *Andrie K. Muthway*

TITLE Notary

MY APPOINTMENT EXPIRES 3-13-2014



WATER PIPELINE EXTENSION

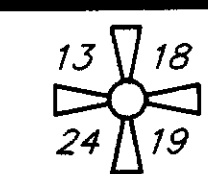
PRIOR TO ISSUING A BUILDING PERMIT FOR LOT 2, THE PROPERTY OWNER SHALL DESIGN AND INSTALL A WATER PIPELINE EXTENSION FROM SUNSET LANE, ALONG LIND STREET APPROXIMATELY 150 FEET TO THE SOUTHWEST CORNER OF LOT 2. WATER SYSTEM IMPROVEMENTS ARE TO BE DESIGNED AND INSTALLED TO THE STANDARDS OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. ALL COSTS ASSOCIATED WITH THESE WATER SYSTEM DESIGN AND IMPROVEMENTS WILL BE THE PROPERTY OWNER OF LOT 2.

SHEET 1 OF 2

SHORT PLAT NO. PL10-0013

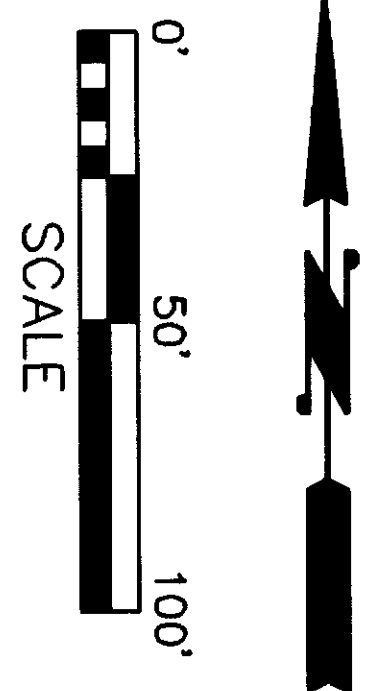
SURVEY IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 24, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: WILLIAM CRAWFORD

FB 273 Pg 56-58 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: N/A
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9586 JOB NO. 4788
MERIDIAN: ASSUMED



NORTH EAST CORNER
SECTION 24, T. 34N., R. 3E.
1/2" 1" INSIDE 1-1/4" 1" P.
IN MONUMENT CASE
9/2008

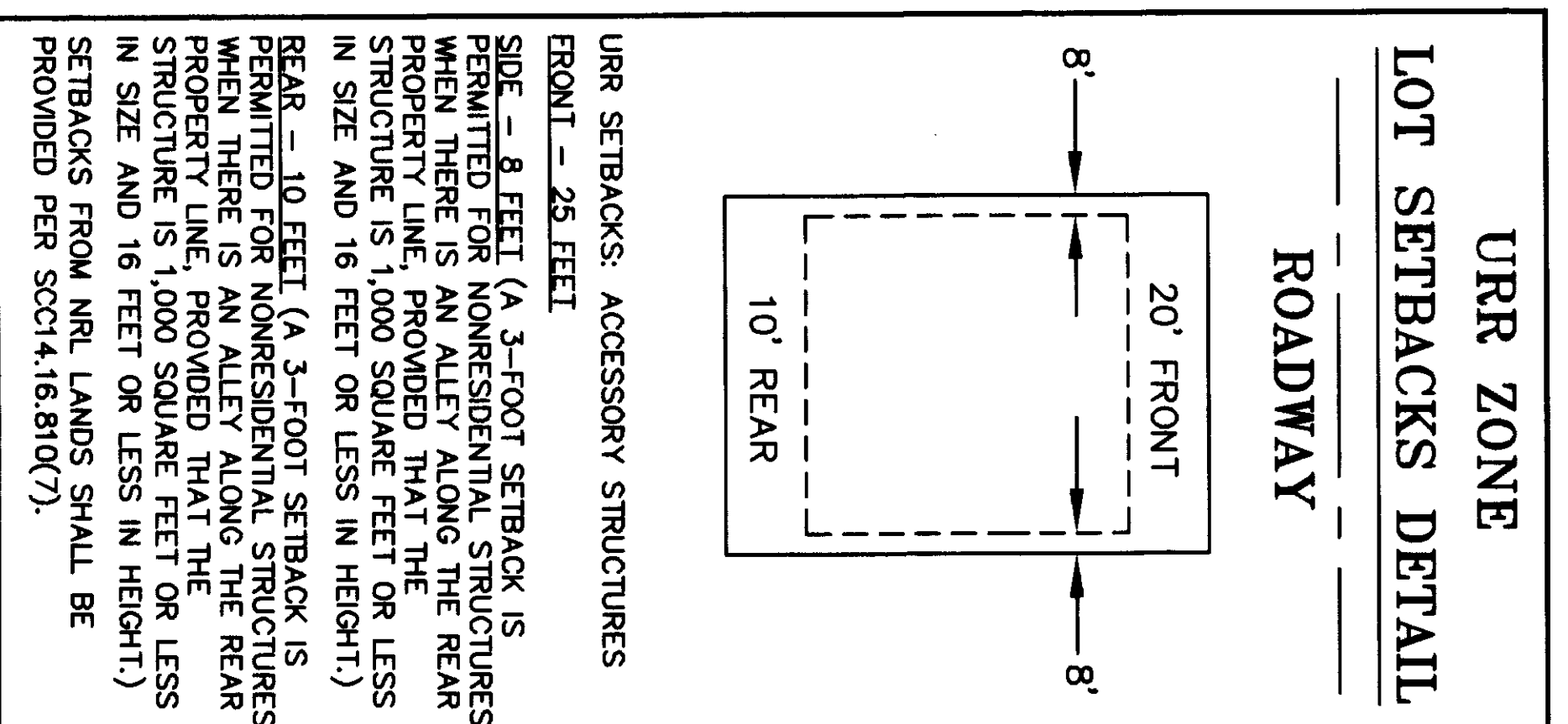
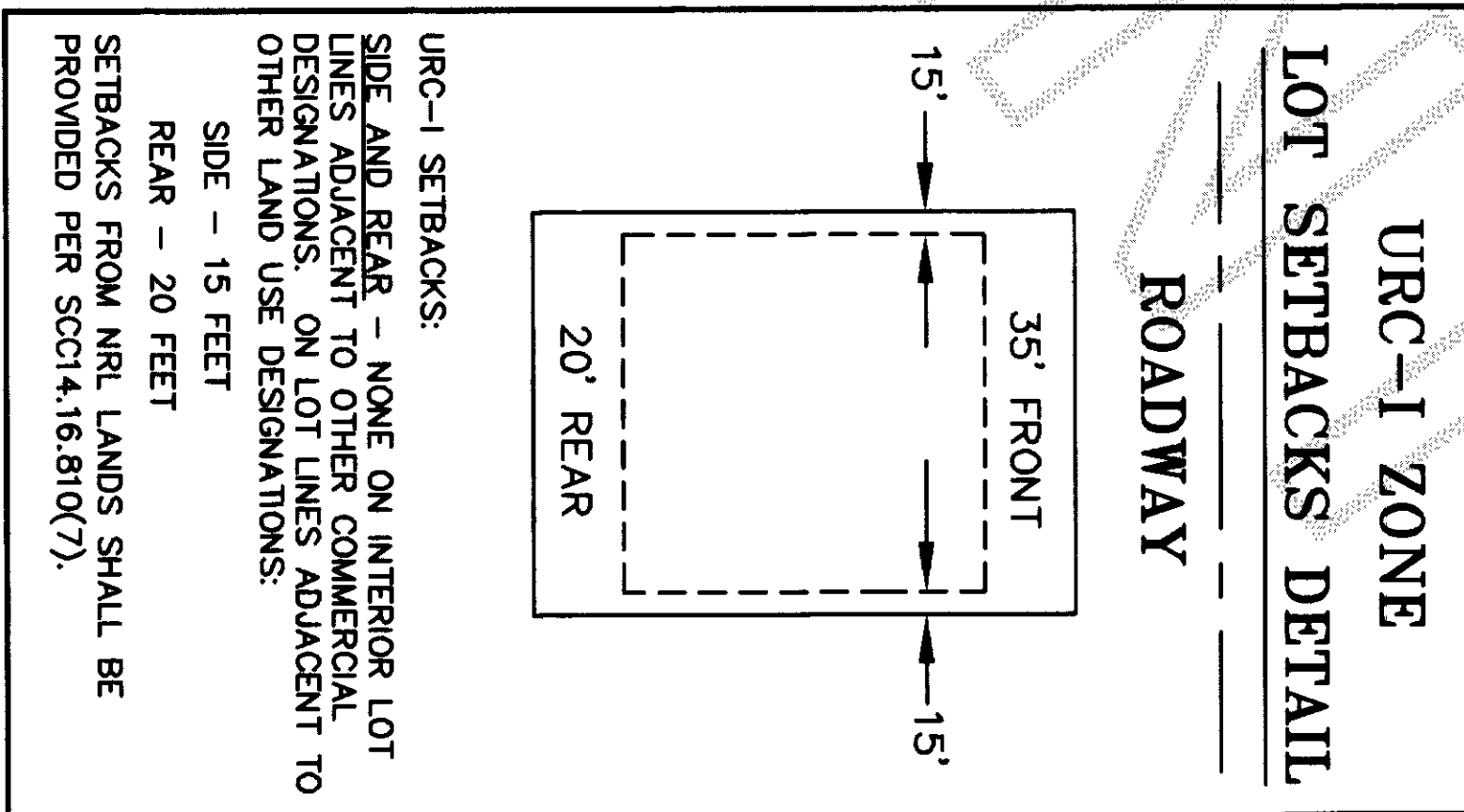
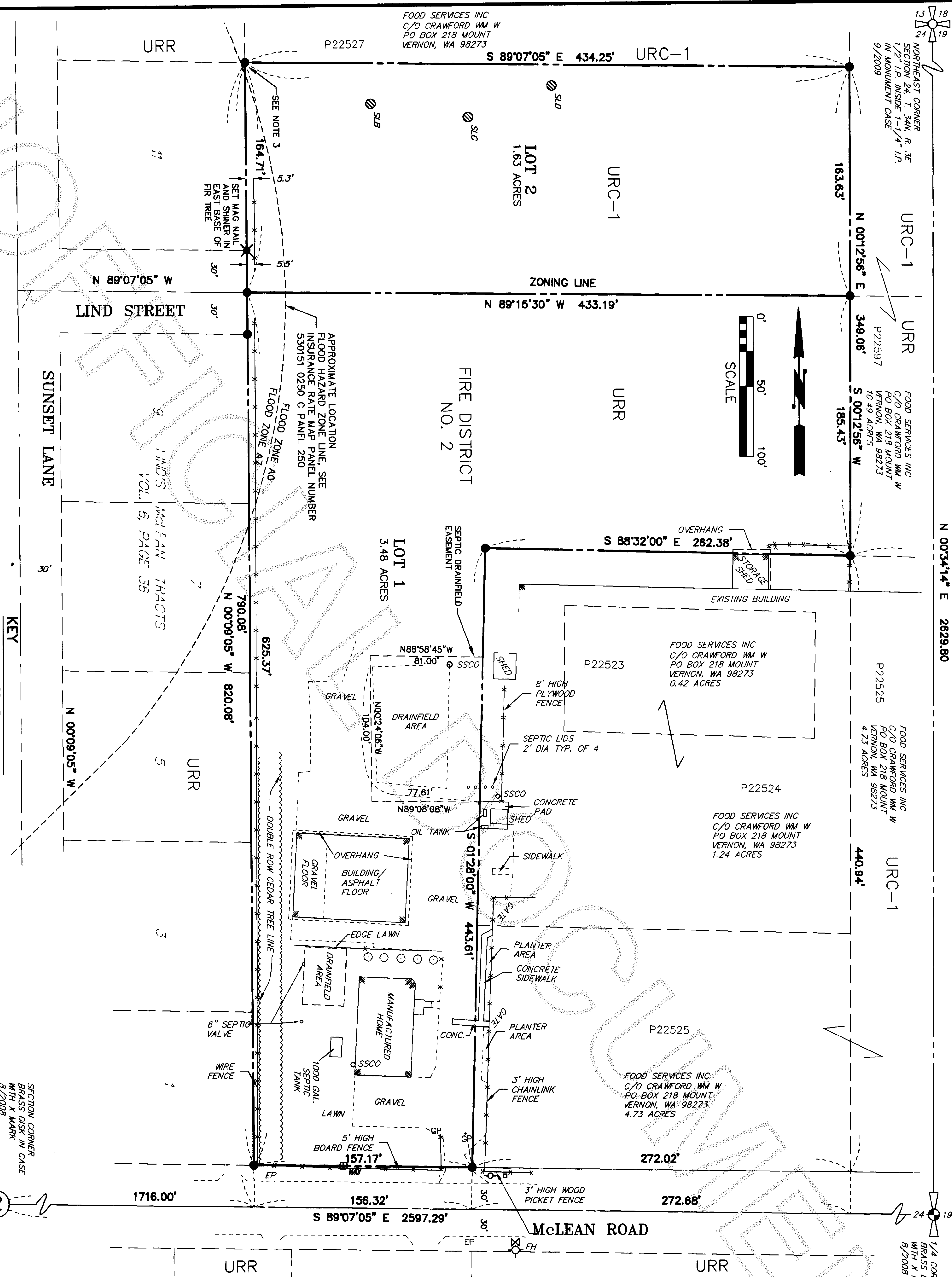
1/4 CORNER
BRASS DISK IN CASE
WITH X MARK
8/2008



AREA TABLE			
LOT	LOT ONLY	LOT PLUS ROAD	
1	3.48 ACRES	3.59 ACRES	
2	1.63 ACRES	1.63 ACRES	
TOTAL	5.11 ACRES	5.22 ACRES	

NOTE:
1. APPROXIMATE IMPERVIOUS SURFACE AREA ON LOT 1
= 8,405 SQUARE FEET
2. SOIL LOG LOCATIONS PROVIDED BY DEAN
BANNISTER, NOT LOCATED BY SURVEY.
3. SET REBAR 0.43' NORTH OF 1/2" IRON PIPE.

KEY
FH - FIRE HYDRANT
EP - EDGE OF PAVEMENT
GP - GATE POST
GM - GAS METER
PM - POWER METER
SSCO - SANITARY SEWER CLEANOUT
WM - WATER METER
U - UTILITY POLE
W - WATER VALVE
X - INDICATES IRON REBAR SET WITH YELLOW
CAP - SURVEY NUMBER SEMRAU 28626.
O - INDICATES EXISTING REBAR OR
IRON PIPE FOUND.
X - SURVEY NUMBER SEMRAU 28626.
- EXISTING MONUMENT FOUND
SLA - SOIL LOG LOCATION



SHORT PLAT NO. PL10-0013

SHEET 2 OF 2

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 24, T. 34 N., R. 3 E., W.M.

SKAGIT COUNTY, WASHINGTON
FOR: WILLIAM CRAWFORD

FB 273 Pg 56-58	SEMRAU ENGINEERING & SURVEYING, PLLC.	SCALE: 1"=50'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 4788