

AUDITOR'S CERTIFICATE

Filed for the record at the request of Legro & Associates.

201106030058
Skagit County Auditor
6/3/2011 Page 1 of 3 2:32PM

Storquist
Skagit County Auditor
Duffy

LEGAL DESCRIPTION

The West 7 acres of that portion of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M., lying Northerly of the as built and existing County road running along the South line of said subdivision, as said road existed on December 18, 1969.

EXCEPT that portion, if any, lying within the right of way of Drainage District No. 19, as condemned in Skagit County Superior Court Cause No. 8889, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

TOTAL SITE AREA

Net Site Area = 6.95 Ac. = 302,614 Sq. Ft.
Gross Site Area = 7.11 Ac. = 309,541 Sq. Ft.
(To Road Centerline)

LEGEND

- Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532".
- Found Concrete Monument with Brass Cap - Punched & Cased.
- Found Concrete Monument with Plastic Cap Imprinted "R&L 6702" - Cased
- Found Concrete Monument - Uncased
- Found Old Iron Pipe 0.30' North and 0.40' West of Calculated Position
- Access Location
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

Sheet 1 of 3 Sheets

SHORT PLAT NO.: PLO8-0286

DONALD E. NOBLET PROPERTY SURVEY

PTN. OF SW 1/4 SE 1/4
SECTION 2, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

LINE TABLE

LINE	DISTANCE	BEARING
L1	72.23	N 40°16'56" E (S 39°50'45" W-DEED AF #200007120047)

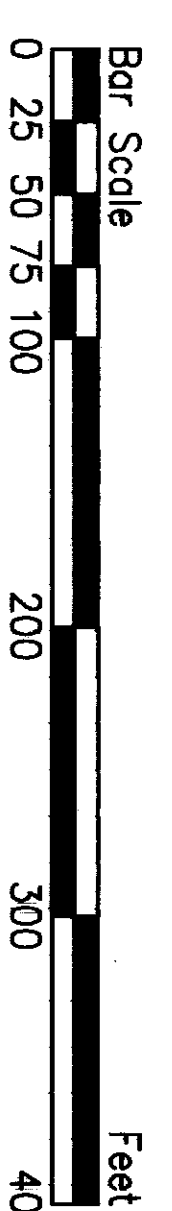
DETAIL 1

SCALE 1" = 40'

DETAIL 2

SCALE 1" = 10'

Scale: 1" = 100'



DRAWN BY: JTH

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in May 2011 at the request of Don Noblet.

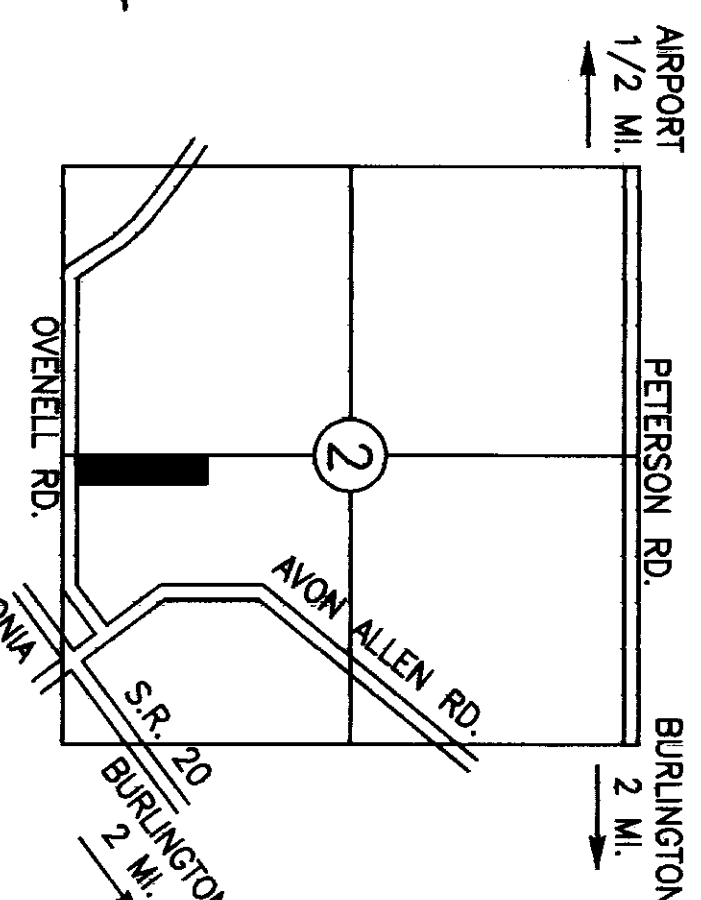
LEGRO & ASSOCIATES
Engineer & Land Surveyors
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220

DENNY D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 5-11-11

VICINITY MAP

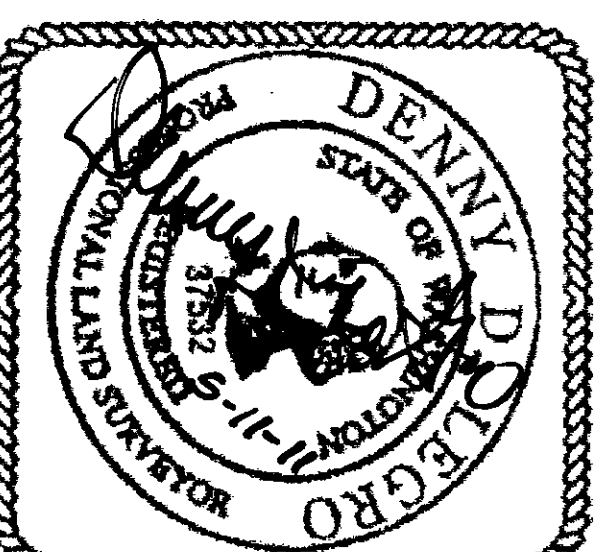
(Not to Scale)

Sec. 2, T. 34 N., R. 3 E.



OWNER-DEVELOPER
DON & SANDRA NOBLET
16542 Country Club Drive
Burlington, WA 98233

ZONING/COMPREHENSIVE
PLAN DESIGNATION
BR-R - BAYVIEW RIDGE RESIDENTIAL
PLAN



NOTES

NOTES (CONTINUED)

APPROVALS

1. Certificate for Short Plat furnished by Land Title Company of Skagit County Order No. 128927-P dated February 15, 2008 at 8:00 A.M. and March 4, 2011 at 8:00 A.M.

2. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.

3. For additional subdivision information refer to Short Plat No.s 74-80 and 91-044 as recorded in Book 4 of Short Plats at Page 121 under A.F. No. 8006190030 and in Book 10 of Short Plats at Page 21 under A.F. No. 9111040047 respectively, and the Plats of "Country Club Addition No. 3 and No. 6" as recorded in Vol. 8 of Plats at Page 82 under A.F. No. 64063 and in Vol. 11 of Plats at Pages 42 and 43 under A.F. No. 836443, respectively.

4. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horiz. Circle Reading of 20"
E.D.M.: Accuracy \pm (5mm + 5ppm)

5. Basis of Bearing: The South line of the SE 1/4 of Sec. 2, T. 34 N., R. 3 E. W.M. as being S 88°55'47" E based upon existing monumentation.

6. Meridian - Assumed

7. 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 official designated boundary of a Skagit County Fire District.

8. All maintenance and construction of roads is the responsibility of the lot owners and shall be in direct relationship to usage of road.

9. In accordance with SCC 14.32, an Engineered Drainage Plan for residential construction upon Lots 1, 2 and 3 of this short subdivision has been prepared by Ravnik & Associates in accordance with the 2005 Stormwater Management Manual for Western Washington and is currently on file with the Skagit County Planning & Development Services. Any future construction must comply with the requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.

10. Lots are served by overhead power and telephone via utility poles along the North side of Overnell Road and/or underground service from Country Club Drive currently serving the residence upon Lot 1 of this Short Plat.

11. The method of sewage disposal shall be by public sewer provided by the City of Burlington Sewer department.

12. Water: PUD #1 of Skagit County. The existing house on Lot 1 is currently served by service from water main in Country Club Drive. Lots 2 and 3 shall be served from the new 12" water main along the north side of Overnell Road.

13. All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely effect adjacent properties.

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 A.F. # 201106030061 and 201106030062

15. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.

Examined and approved this 3rd day of June, 2011 by the Planning Department of Skagit County, Washington.

Examined and approved this 25th day of May, 2011 by the County Engineer of Skagit County, Washington.

HEALTH OFFICER APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) & 12.48 (Water) this 26 day of May, 2011.

Skagit County Health Officer

TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore 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 2011.
This 2nd day of June, 2011.

Skagit County Treasurer

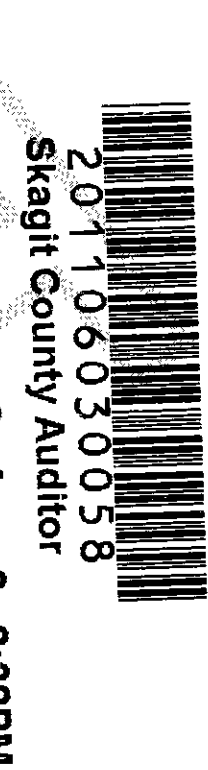


ADDRESS RANGES

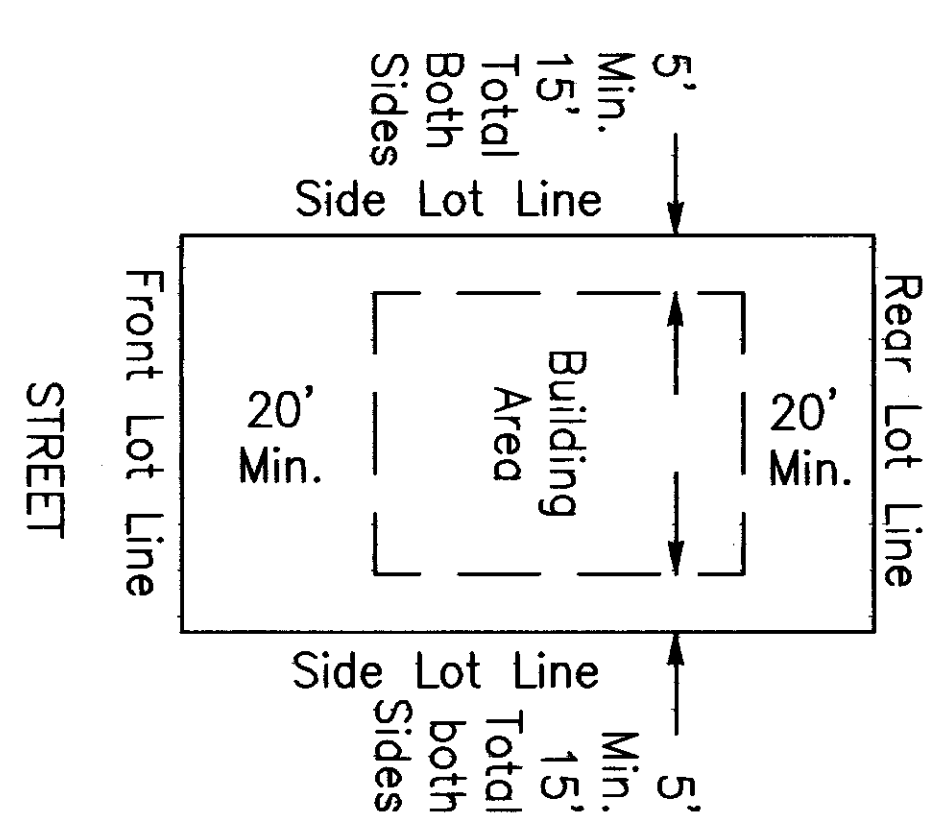
Road Name	Beginning Range	Ending Range
Overnell Road	14000	16849
Country Club Drive	16374	16801

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building permit and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.

The existing address of 16542 Country Club Drive will remain the same unless the access changes.

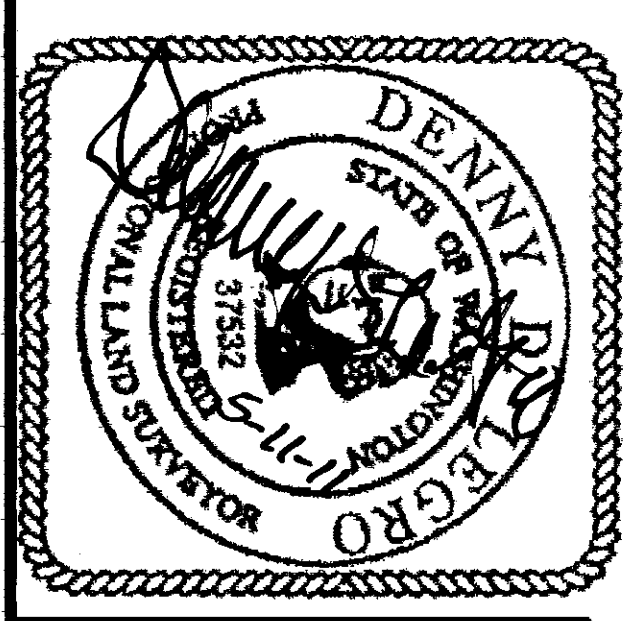


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6/3/2011 Page 2 of 3 2:32PM



TYPICAL BUILDING SETBACK DIAGRAM

NO SCALE



SHORT PLAT NO.: PLO8-0286

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PTN. OF SW 1/4 SE 1/4
SECTION 2, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

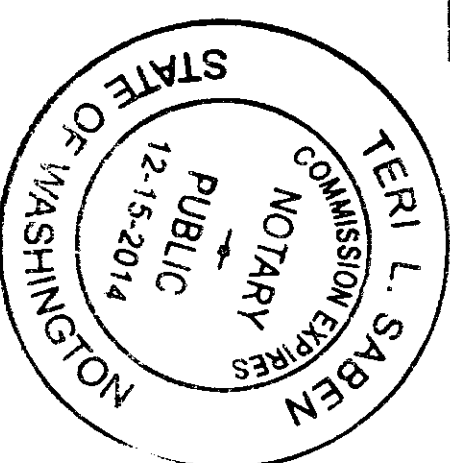
ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

This is to Certify that on this 14th day of April, 2011, before me, the undersigned, a Notary Public, personally appeared Tom Fitzgerald and Greg Blackwell to me known to be the SVP and SVP respectively, of SKAGIT STATE BANK which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Don J. Sater
Notary Public in and for the State of Washington,
residing at Skagit Co.



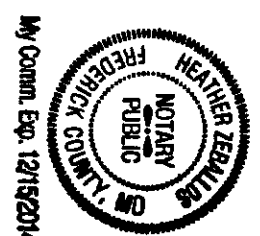
ACKNOWLEDGEMENT

State of Maryland } S.S.
County of Frederick

This is to Certify that on this 11 day of April, 2011, before me, the undersigned, a Notary Public, personally appeared Frederick E. Bishop and Frederick E. Bishop to me known to be the Vice President and Vice President respectively, of WELLS FARGO BANK, NA which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Frederick E. Bishop
Notary Public in and for the State of Maryland,
residing at Frederick, Md



OWNER'S CONSENT AND DEDICATION

Know all men by these presents that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder 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 and the use thereof for all public purposes not inconsistent with the use thereof for the public highway purposes, with right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon. In witness whereof, we have hereunto set our hands and seals this 24th day of MARCH, 2011.

INDIVIDUALS:

Donald E. Noblet
DONALD E. NOBLET

Sandra Kay Bishop
SANDRA KAY BISHOP
NOBLET

WELLS FARGO BANK, NA:

Donald E. Noblet
Signature

Ralph Hall
Signature

Lorne L. Sanger
Print Name

Ralph Hall
Print Name

Vice President
Print Title

Vice President
Print Title

SKAGIT STATE BANK:

Tom Fitzgerald
Signature

Greg Blackwell
Signature

Tom Fitzgerald
Print Name

Greg Blackwell
Print Name

SVP
Print Title

SVP
Print Title

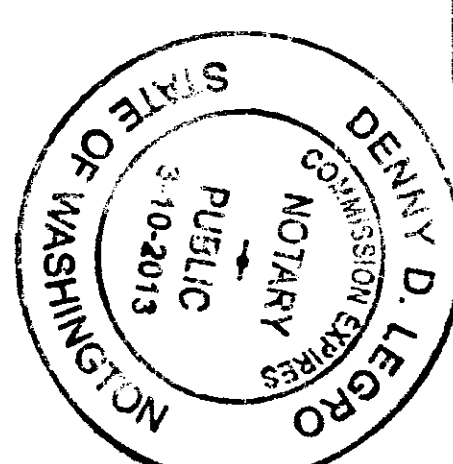
ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

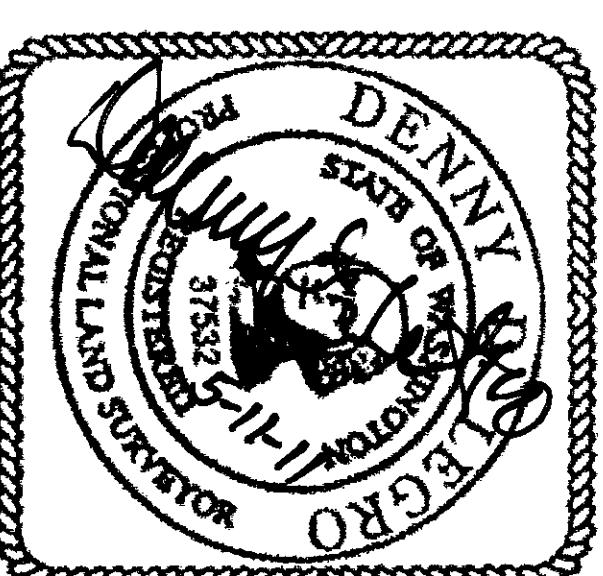
On this day personally appeared before me DONALD E. NOBLET and SANDRA KAY BISHOP NOBLET, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of MARCH, 2011.

Don J. Sater
Notary Public in and for the State of Washington,
residing at Mount Vernon



201106030058
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6/3/2011 Page 3 of 3 2:32PM



SHORT PLAT NO.: PLO8-0286

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SECTION 2, T. 34 N., R. 3 E.W.M.

SKAGIT COUNTY, WASHINGTON