

JACKSON SHORT CARD

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

201204230209
Skagit County Auditor

4/23/2012 Page 1 of 2 2:08PM

LEGAL DESCRIPTION

STEWART TITLE ORDER NO. 116790-S, POLICY NO. G-1578-43762, SEE NOTE 7.
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM, EXCEPT THE NORTH 20 FEET THEREOF.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS "JACKSON SHORT CARD" AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, PUBLIC EASEMENTS, SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

Harry C. Jackson
HARRY C. JACKSON

Harry K. Jackson, Jr.
HARRY K. JACKSON, JR.

Anna Soerliva
ANNA SOERLIVA
WASHINGTON STATE EMPLOYEES CREDIT UNION

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **HARRY K. JACKSON, JR.**, SIGNED THIS INSTRUMENT AS THE ATTORNEY FOR **HARRY C. JACKSON**, AS HIS SEPARATE PROPERTY, ON OATH STATE THAT HE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED 3-30-2012
SIGNATURE *Anna Soerliva*
TITLE *Anna Soerliva*
MY APPOINTMENT EXPIRES 4-10-2012

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **HARRY K. JACKSON, JR.**, AS HIS SEPARATE PROPERTY, SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

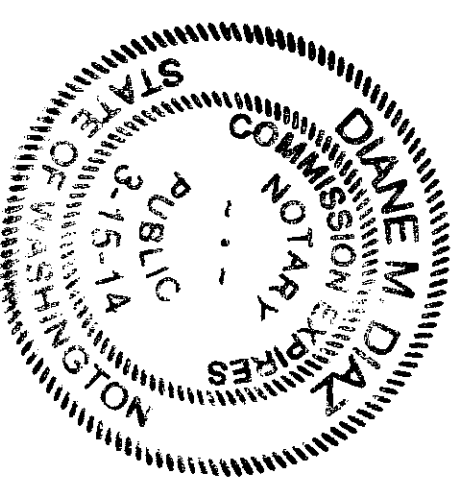


DATED 3-30-2012
SIGNATURE *Anna Soerliva*
TITLE *Anna Soerliva*
MY APPOINTMENT EXPIRES 4-10-12

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Anna Soerliva
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) (SHE) (SHE/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Branch Manager
OF WASHINGTON STATE EMPLOYEES CREDIT UNION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 27, 2012
SIGNATURE *Anna M. D.K.*
TITLE *Notary*
MY APPOINTMENT EXPIRES 3-15-14



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 2012 THIS 16th DAY OF April 2012.

Charles Ohara
SKAGIT COUNTY TREASURER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 23rd DAY OF April 2012.

Kevin Paul
SKAGIT COUNTY ENGINEER

Kevin Paul
CHAIRMAN OF THE SWINOMISH PLANNING, KEVIN PAUL

Charles Ohara
SWINOMISH PLANNING DIRECTOR, CHARLES OHARA

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE, TITLE 12.05 (ON SITE SEWAGE) AND 12.48 (WATER) THIS 23rd DAY OF April 2012.

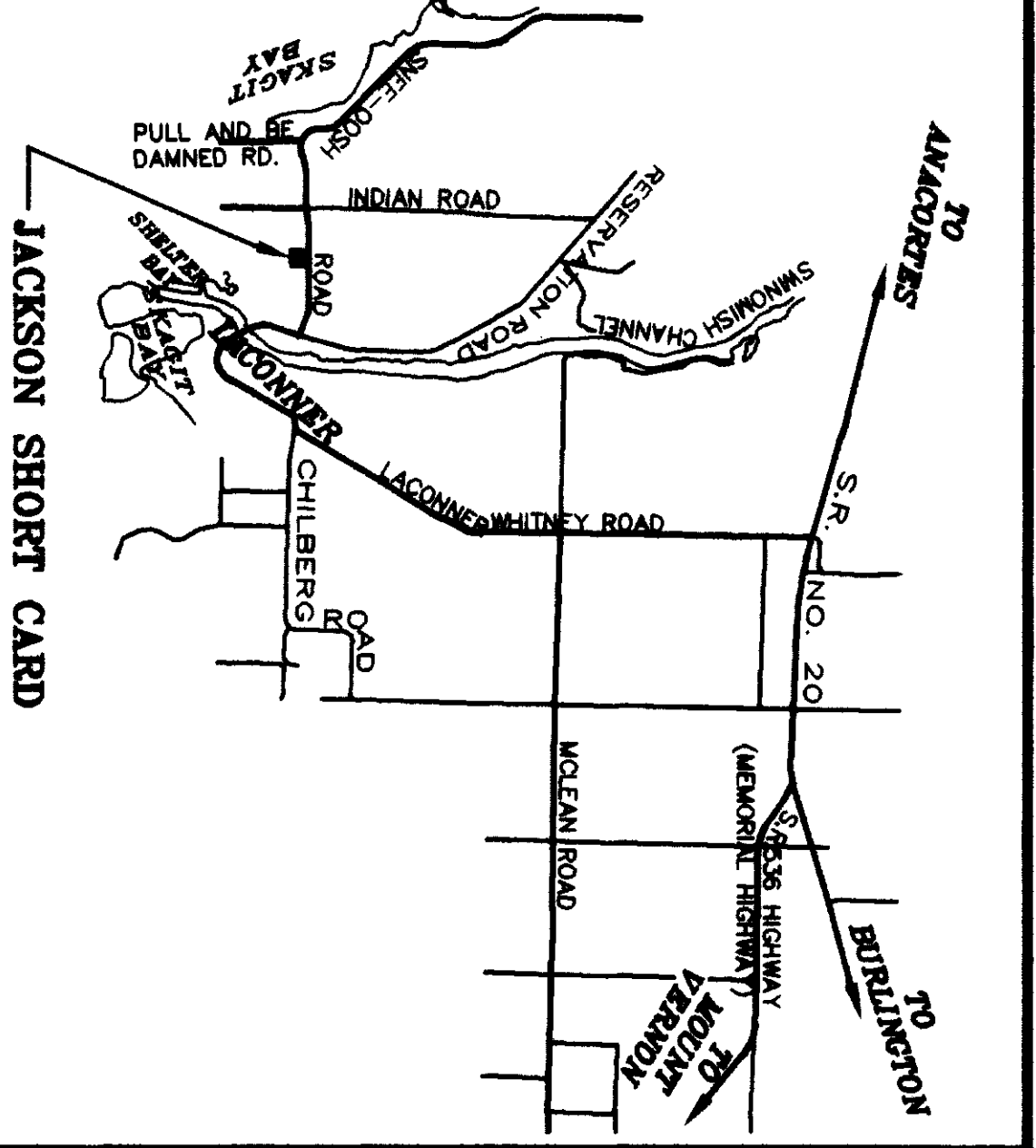
Kevin Paul
SKAGIT COUNTY HEALTH OFFICER

SURVEYOR'S NOTES

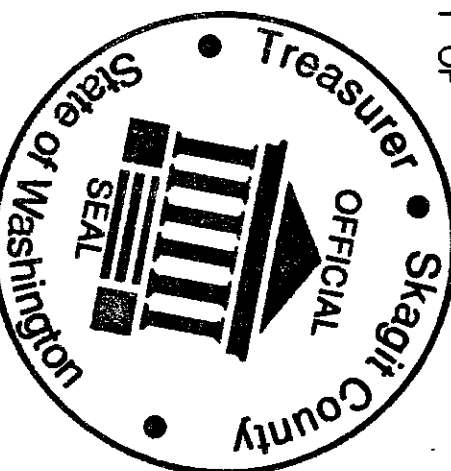
REFERENCE SURVEY:
AUDITOR'S FILE: NO. 200503170089
AUDITOR'S FILE: NO. 200902020132

ADDRESS RANGE

ROAD NAME SNEL-COOSH ROAD BEGINNING RANGE 1792 ENDING RANGE 17530



VICINITY MAP
NOT TO SCALE



NOTES

- THIS SURVEY WAS PERFORMED IN FEBRUARY AND MARCH 2012 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TCA 1105 TOTAL STATION.
- TOTAL ACRES - 9.52 ACRES
- TOTAL NUMBER OF LOTS: 2
- ZONING - TRIBAL ZONING DESIGNATION OF RURAL RESIDENTIAL. SKAGIT COUNTY ZONING/COMPREHENSIVE PLAN DESIGNATION- RURAL RESERVE (RRV)
- FIRE DISTRICT - HOPE ISLAND
- OWNER: HARRY C. JACKSON AND HARRY K. JACKSON, JR. 27500 COUNTRY PL., NW. STANWOOD, WA 98292
- THE DESCRIPTION FOR THIS SURVEY IS FROM STEWART TITLE AMENDED SUBDIVISION GUARANTEE PREPARED BY LAND TITLE COMPANY ORDER NO. 116790-S, POLICY NO. G-1578-43762 DATED NOVEMBER 12, 2008, AND GUARANTEE DATE DOWN #1 ENDORSEMENT, DATED JANUARY 26, 2012.
- FLOOD HAZARD - NOT INCLUDED
- WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. BOTH LOTS ARE SERVED BY THE SWINOMISH UTILITY AUTHORITY H17560.
- THE ONE HUNDRED (100) FOOT RADIUS WELL PROTECTION ZONE 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 WITHIN THE REQUIRED WELL PROTECTION ZONE THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS, SCC 12.48.240-5 (ORD. 02007004 (PART); ORD. 14063 (PART), 1991).
- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
- A SKAGIT COUNTY ADDRESS RANGE HAD 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.
- MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS.
- 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.
- 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# 201204230209
- SEWER: JUNE 20, 2005 LETTER FROM JOHN PETRICK, UTILITY MANAGERS SAYS IN PART: "THIS MEMO IS TO VERIFY THAT THE SWINOMISH UTILITY AUTHORITY IS WILLING AND ABLE TO PROVIDE PUBLIC WASTEWATER SERVICE TO THIS PARCEL."
- A CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- DURABLE POWER OF ATTORNEY TO HARRY JACKSON JR. FOR HARRY JACKSON SR, SIGNED ON JULY 15, 2005 AND RECORDED UNDER AFN 201202170066 RECORDS OF SKAGIT COUNTY.

BASIS OF BEARING

RECORD OF SURVEY RECORDED UNDER A.F. NUMBER 200503170089.
THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 BEARING N 1°32'23" W.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS THAT PERMANENT SURVEY MONUMENTS AND/OR LOT CORNER MONUMENTS HAVE BEEN SET AS SHOWN ON SHEET 2, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND SKAGIT COUNTY PLATTING REGULATIONS.

John B. Semrau
JOHN B. SEMRAU, P.E. & PLS. CERTIFICATE NO. 28626 DATE 3.8.12
SEMRAU ENGINEERING & SURVEYING, PLLC
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

SHEET 1 OF 2

JACKSON SHORT CARD NO. P109-0069
THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4
SECTION 35, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

FB 275 Pg 40-48 SEMRAU ENGINEERING & SURVEYING, PLLC SCALE: 1" = 60'
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5065

26
FOUND 5/8" REBAR IN CASE
FEBRUARY 2012

N 1°29'54" W
1337.46'

S 88°20'57" W 1321.94'
660.97'

1/16 CORNER, FOUND 1917
G.L.O. BRASS DISK MON.
ALSO FOUND HORTON DENNIS
1977 MONUMENT
N 18°16'18" W, 0.49' FROM
1/16 CORNER, FEBRUARY 2012

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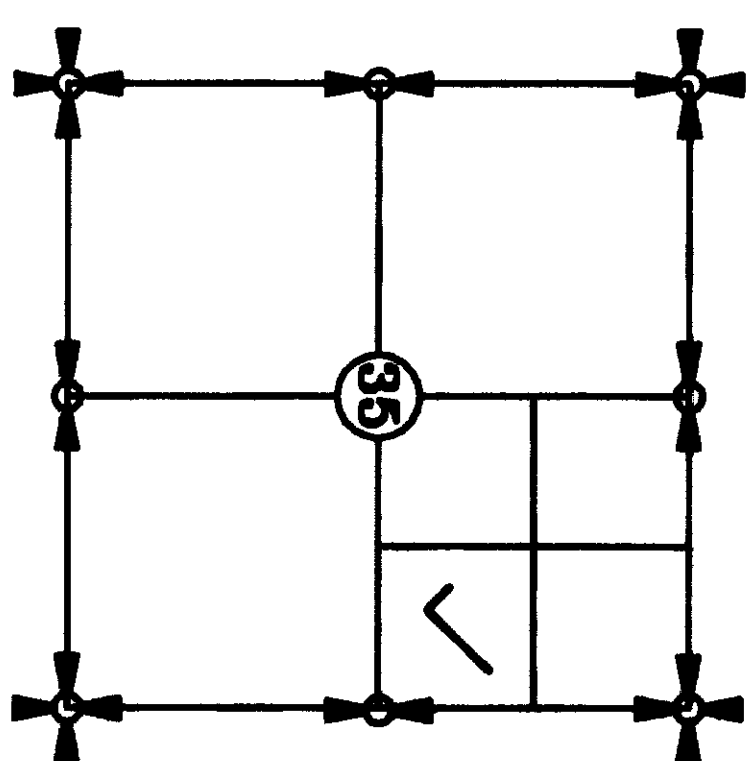
ROS AFN
200902020132

SNEE-OOSH ROAD

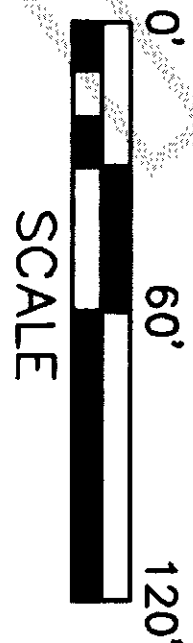
KEY

- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- ⊙ - MONUMENT AS NOTED

① HELD POSITION OF CALCULATED CENTER
NORTH 1/16 CORNER PER ROS AFN
200503170089, FOUND 5/8" IP IN MON
CASE S 11°53'57" W, 6.01' FROM
CALCULATED 1/16 CORNER, FEBRUARY 2012

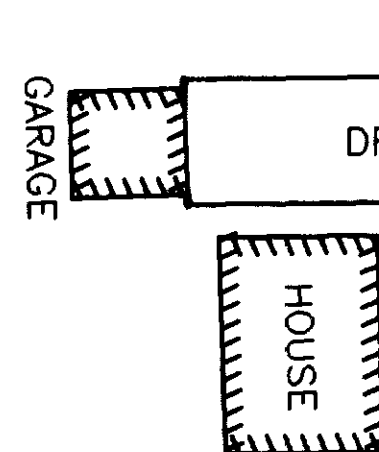


VICINITY MAP
NOT TO SCALE



LOT 1 BREAKDOWN			
LOT 1	370975 SF	8.52 AC	
BUILDING ENVELOPE	43560 SF	1.00 AC	
OPEN SPACE -	327415 SF	7.52 AC	
RECREATIONAL - AMENITIES	370975 SF	8.52 AC	

LOT 2
43,560 SF
1.00 AC
TO RIGHT OF WAY
MARGIN

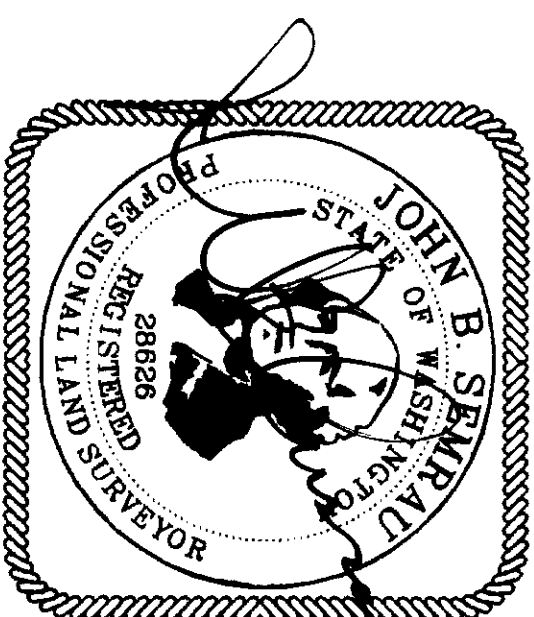


1.0 ACRE BUILDING ENVELOPE

1/16 CORNER, FOUND BROKEN
CONC MON. LOCATE CENTER
OF 3/4" SOLID IRON BAR.
FEBRUARY 2012

FOUND REBAR, LS 37549,
N 23°17'23" E, 0.12'
FROM CORNER.

1/4 CORNER, FOUND 2-1/2"
BRASS DISK MON ON IP, 1977,
LS 15650, SET IN ROCK PILE
UP 1.6', FEBRUARY 2012.



SHEET 2 OF 2

FOUND 2006 BLM
BRASS DISK MON IN
CASE FEBRUARY 2012

JACKSON SHORT CARD NO. P109-0069
THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4
SECTION 35, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

FB 275 Pg 40-48 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 60'
MERCIDIAN: ASSUMED SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-474-9566 JOB NO. 5065