

SURVEY DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOTS 3 AND 4, SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF BEST ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.,
THENCE SOUTH 84°34'46" EAST ALONG THE NORTH LINES OF SAID GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 4, A DISTANCE OF 1526.82 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY MARGIN OF BEST ROAD (FORMERLY KNOWN AS CHILDERS ROAD) AS CONVERTED TO SKAGIT COUNTY BY RIGHT OF WAY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 675173,
THENCE SOUTH 28°42'27" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN FOR A DISTANCE OF 45.84 FEET;
THENCE SOUTH 28°13'00" EAST FOR A DISTANCE OF 204.04 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY MARGIN OF BEST ROAD (FORMERLY CHILDERS ROAD) AS CONVERTED TO SKAGIT COUNTY BY RIGHT OF WAY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 254652;
THENCE SOUTH 25°10'46" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN AS DESCRIBED ON DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 254652 FOR A DISTANCE OF 405.02 FEET;
THENCE LEAVING SAID WESTERLY RIGHT OF WAY MARGIN SOUTH 70°18'16" WEST FOR A DISTANCE OF 154.03 FEET;
THENCE SOUTH 25°10'46" EAST FOR A DISTANCE OF 641.4 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 25°10'46" EAST FOR A DISTANCE OF 113.86 FEET;
THENCE NORTH 70°18'16" EAST FOR A DISTANCE OF 154.03 FEET, MORE OR LESS, TO SAID WESTERLY RIGHT OF WAY MARGIN OF BEST ROAD;
THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY MARGIN SOUTH 25°10'46" EAST FOR A DISTANCE OF 120.74 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2840.00 FEET, THROUGH A CENTRAL ANGLE OF 6°48'00", AN ARC DISTANCE OF 342.94 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 31°58'46" EAST FOR A DISTANCE OF 244.17 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3;
THENCE NORTH 84°37'58" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOTS 3 AND 4 FOR A DISTANCE OF 2,238.35 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;
THENCE NORTH 0°11'24" WEST FOR A DISTANCE OF 667.61 FEET, MORE OR LESS, TO A POINT BEARING NORTH 84°37'58" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84°37'58" EAST FOR A DISTANCE OF 1645.27 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

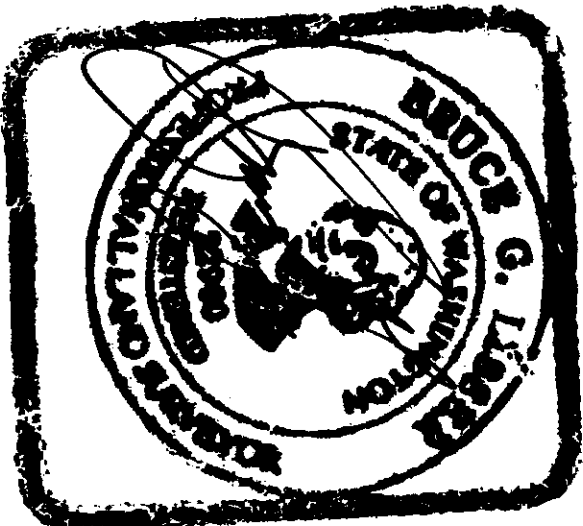
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS 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.

DATE May 1, 2012
BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
330 MILWAUKEE ST., PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 414-7442
FAX (360) 414-0581



OWNERS CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS CERTIFY THAT THIS SHORT PLAT IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1st DAY OF May, 2012.

David J. Niderost
DAVID J. NIDEROST, AS HIS SEPARATE PROPERTY

ACKNOWLEDGEMENT

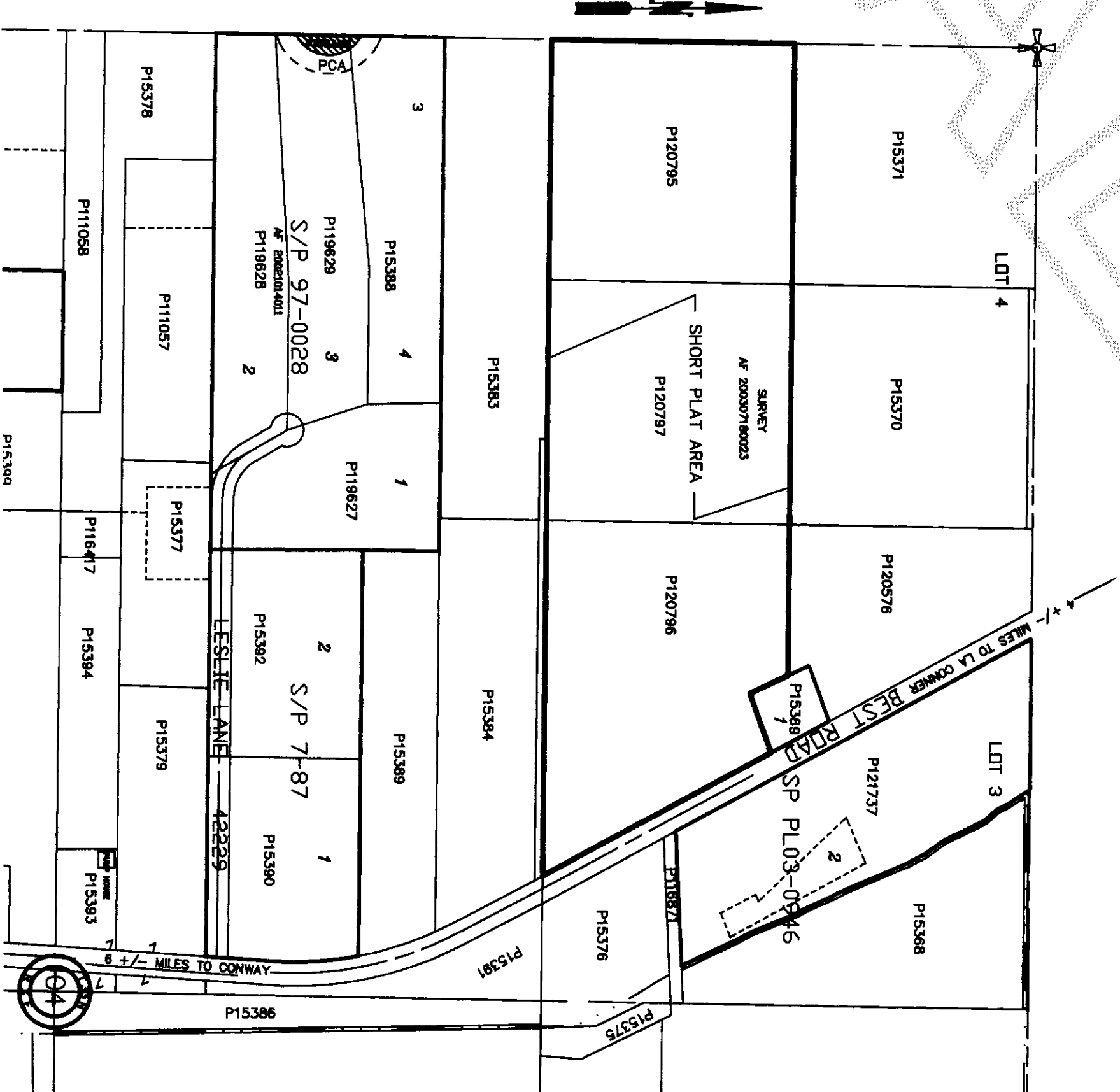
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, DAVID J. NIDEROST, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 1, 2012

Bruce G. Lissier
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 3-14-12
RESIDING AT Mount Vernon

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2012



VICINITY MAP
NW 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.
SCALE: 1" = 500'

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

201205170066
Skagit County Auditor
5/17/2012 Page 1 of 3 1:32PM

J. Youngquist
SKAGIT COUNTY AUDITOR
Megan Foster
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT CODE SCC 14.1B ON THIS 16 DAY OF May, 2012.

Bruce G. Lissier
SHORT PLAT ADMINISTRATOR
Pat C. Blum
SKAGIT COUNTY ENGINEER

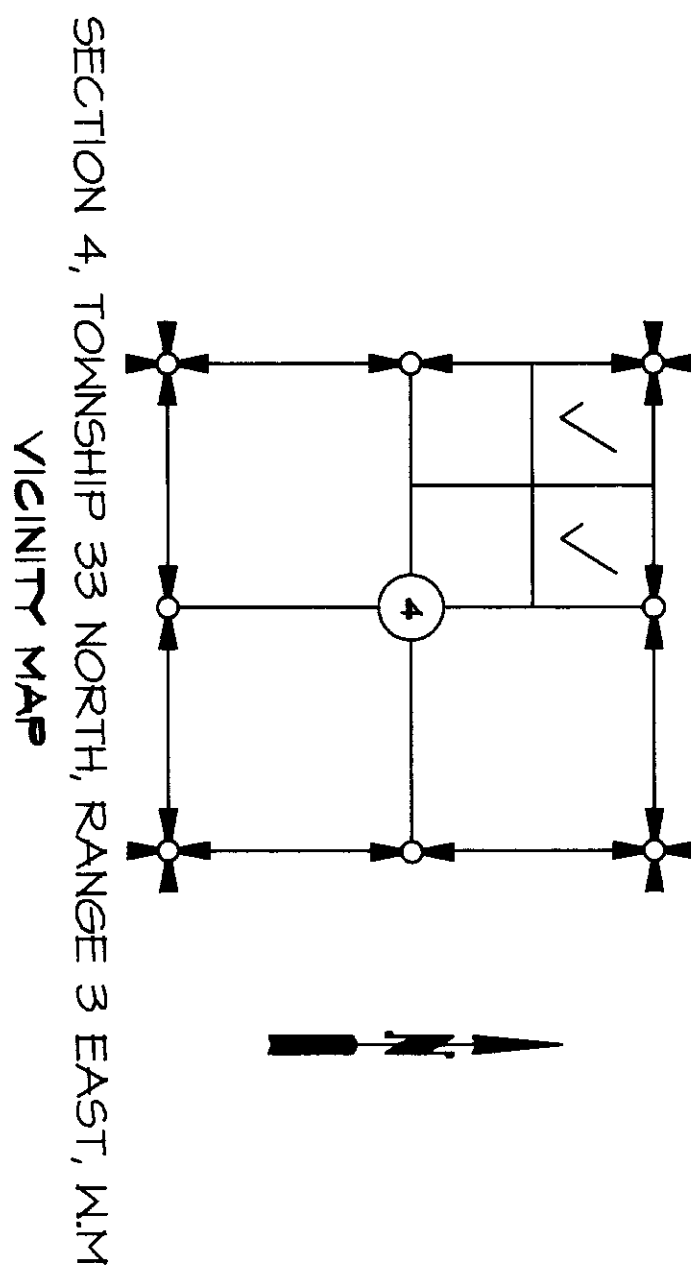
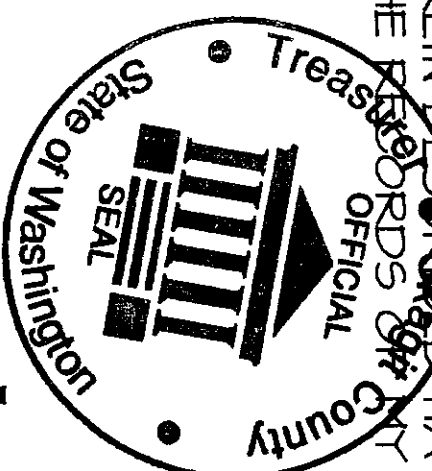
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 16th DAY OF May, 2012.

Heather Lund
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 THIS OFFICE, UP TO AND INCLUDING THE YEAR OF 2012.

David J. Niderost
SKAGIT COUNTY TREASURER



SHEET 1 OF 3 DATE: 03/27/12

SHORT PLAT NO PL-12-0016

SURVEY IN A PORTION OF THE
GOVERNMENT LOTS 3 AND 4
SECTION 4, T. 33 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DAVID J. NIDEROST

FB: _____ PO: _____ LISSER & ASSOCIATES, PLLC SCALE: _____
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-414-7442 JOB NO. 11-012

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. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS AND/OR ALLEYS CONNECTING THE SAME TO THE FULL CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNZONING DESIGNATION = RURAL RESERVE RRV
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, ALTERNATIVE SYSTEMS, ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
5. WATER: PUD. NO. 1
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L188R 22960
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, M.M. BEARING = NORTH 0°11'24" WEST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. 134002-0, DATED MARCH 3, 2011 AND DATE DOWN NO. 1 DATED AUGUST 22, 2011.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY RECORDED UNDER AUDITORS FILE NO. 200307180023 AND SHORT CARD NO. PL-03-0946 RECORDED UNDER AUDITORS FILE NO. 200406080082, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: LEICA TCRT05A 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. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 13162 TO 19145 BEST ROAD. 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. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES CENTER FOR SPECIFICS.
15. BUILDING SETBACKS ARE REQUIRED IN THE RURAL RESERVE AS FOLLOWS:
DIMENSIONAL STANDARDS:
FRONT: 35 FEET MINIMUM, 25 FEET ON MINOR ACCESS AND DEAD END STREETS
SIDE: 8 FEET ON AN INTERIOR LOT
REAR: 25 FEET
ACCESSORY STRUCTURES:
FRONT: 35 FEET
SIDE: 8 FEET (SEE COUNTY CODE FOR ADDITIONAL PROVISIONS)
REAR: 25 FEET (SEE COUNTY CODE FOR ADDITIONAL PROVISIONS)
MAXIMUM HEIGHT: 40 FEET
HEIGHT EXEMPTIONS, FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.120.
16. OWNER/DEVELOPER: DAVID J. NIDEROST
19061 RD 4 SW
QUINCY WA 98848
PHONE: (509) 350-0236
- (CONTINUED) -

17. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAYNIK & ASSOCIATES, INC. DATED FEBRUARY10, 2012. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. IT IS RECOMMENDED TO DIRECTING DOWNSPOUT WATER AWAY FROM THE RESIDENCES. SEE REPORT FOR SPECIFICS.
- ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES 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 AUDITORS FILE NUMBERS 200304150220, 200304150221, 200307180023, 20071260146, 2007041810 AND 201201110007.

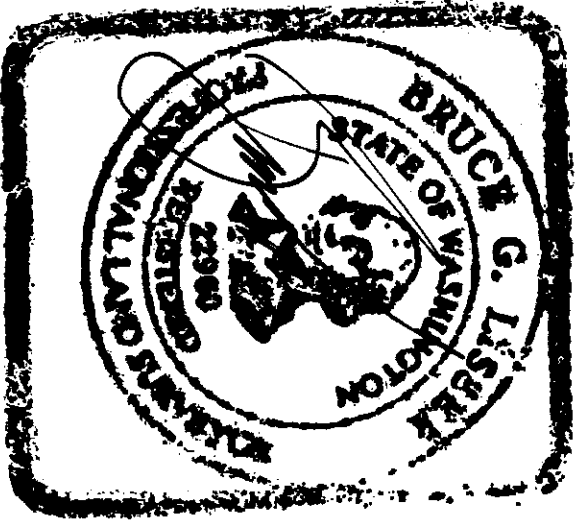
19. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY 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 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 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.B10. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

20. 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 AUDITOR FILE NO. 201205170067.

21. FUTURE LAND USE AND DEVELOPMENT ACTIVITIES MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24, THE CRITICAL AREAS ORDINANCE.

22. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCA) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE PCA TRACTS SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY GRAHAM BUNTING ASSOCIATES. SEE REPORT AVAILABLE IN THE OFFICE OF SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

A PCAE WAS FILED UNDER AUDITORS FILE NO. 201205170068



SHEET 2 OF 3

SHORT PLAT NO PL-12-0016

DATE: 03/27/12

SURVEY IN A PORTION OF THE
GOVERNMENT LOTS 3 AND 4
SECTION 4, T. 33 N., R. 3 E., M.M.
SKAGIT COUNTY, WASHINGTON
FOR: DAVID J. NIDEROST

FB:	PG:	LISSE & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	JOB NO. 11-012
		360-414-1442	

3 of 3 1:32PM

NORTHWEST SECTION CORNER
CALCULATED PER PREVIOUS SURVEY
SEE NOTE NO. 10

N89°34'46"W 2639.29

1526.82

NORTH 1/4 CORNER
CALCULATED PER PREVIOUS SURVEY
SEE NOTE NO. 10

LOT AREA INFORMATION

LOT 1 430,552 SQ. FT. = 10.1 ACRES (INCLUSIVE OF 0.5 ACRES OF CRITICAL AREA EASEMENT)
 LOT 2 431,243 SQ. FT. = 10.0 ACRES
 LOT 3 414,565 SQ. FT. = 10.9 ACRES (INCLUSIVE OF 2.4 ACRES OF CRITICAL AREA EASEMENT)
 TOTAL 1,350,354 SQ. FT. = 31.0 ACRES (EXCLUSIVE OF ROAD RIGHT-OF-WAY)

GOV'T LOT 4

GOV'T LOT 3

SHORT CARD PL-03-0946

LOT 2

10°33'48"E 1368.10'

NO°11'24"W 2688.55' (GLO = 40.8 CH. = 2692.8')

SM 1/4 NM 1/4

$$\frac{3}{4} \times \frac{1}{4}$$

NUM	DELTA	ARC	RADIUS
C1	1°42'55"	86.52'	2840.00
C2	2°24'49"	121.75'	2840.00
C3	2°40'16"	134.72'	2840.00

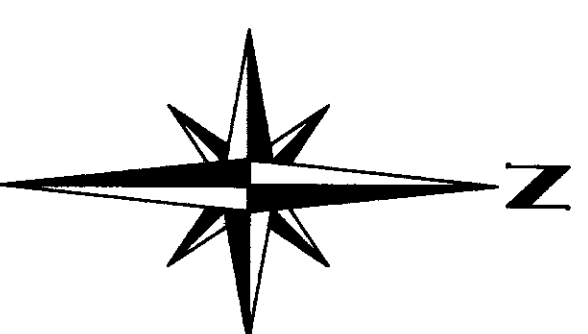
SHEET 3 OF 3

DATE: 03/27/12

SHORT PLAT NO PL-12-0016

**SURVEY IN A PORTION OF THE
GOVERNMENT LOTS 3 AND 4
SECTION 4, T. 33 N., R. 3 E., WM.
SKAGIT COUNTY, WASHINGTON
FOR: DAVID J. NIDEROST**

FB: 327 Pg: 3	LISSEER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 360-419-7442 MOUNT VERNON, WA 98273	SCALE: 1" = 150'
MERIDIAN: ASSUMED		JOB NO. 11-012



4-30-12