

SURVEY DESCRIPTION

THE EAST 1/2 OF GOVERNMENT LOT 3 IN SECTION 5, TOWNSHIP 33 NORTH, RANGE 5 EAST, M.M., EXCEPT WALKER VALLEY ROAD. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. SITUATE IN THE COUNTY OF SKAIGIT, STATE OF WASHINGTON.

OWNERS CONSENT AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT CARD DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT CARD WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT CARD IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 17th DAY OF May, 2012.

HORIZON BANK NOW WASHINGTON FEDERAL SAVINGS AND LOAN

BY: [Signature]
PRINT NAME: Stephanie A. Beck
TITLE: Senior Vice President
Chimborazo, Inc. successor in interest by merger to
PRINCIPAL RESIDENTIAL MORTGAGE, INC.,
AN IOWA CORPORATION

BY: [Signature]
PRINT NAME: Brian D Smith
TITLE: Assistant Vice President

BY: [Signature]
PRINT NAME: Inger F. Gibson
TITLE: AS HER SEPARATE PROPERTY

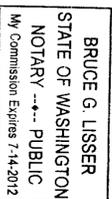
ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF Skaigit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Deborah A. Beck SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HE) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE E. V.P. OF WASHINGTON FEDERAL SAVINGS AND LOAN, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 9, 2012

[Signature]
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-12
RESIDING AT Mount Vernon



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE 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 333-120-1MAC.

DATE May 9, 2012
BRUCE G. LISSNER, PLS., CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE ST, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0561
E-MAIL BRUCE@LISSNER.COM



ACKNOWLEDGEMENTS

STATE OF Maryland
COUNTY OF Frederick

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian D Smith SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HE) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Assistant Vice President OF PRINCIPAL RESIDENTIAL MORTGAGE, INC., AN IOWA CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 5, 2012

[Signature]
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES May 5, 2016
RESIDING AT Middletown, Maryland



STATE OF WASHINGTON
COUNTY OF SKAIGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT INGER F. GIBSON, AS HER SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 17, 2012

[Signature]
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-12
RESIDING AT Mount Vernon



AUDITOR'S CERTIFICATE

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

201207240030
Skaigit County Auditor
7/24/2012 Page 1 of 3 3:10:37AM

[Signature]
SKAIGIT COUNTY AUDITOR

[Signature]
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAIGIT COUNTY CODE 500 14.18.300, ON THIS 17th DAY OF May, 2012.

[Signature]
SHORT CARD ADMINISTRATOR

[Signature]
SKAIGIT COUNTY ENGINEER

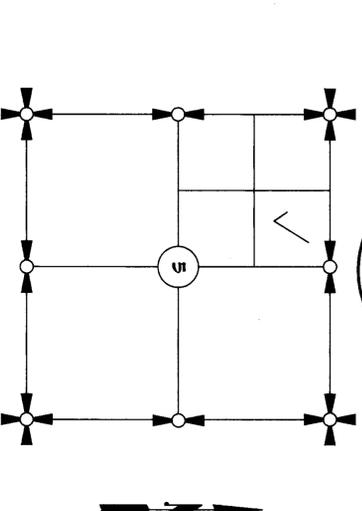
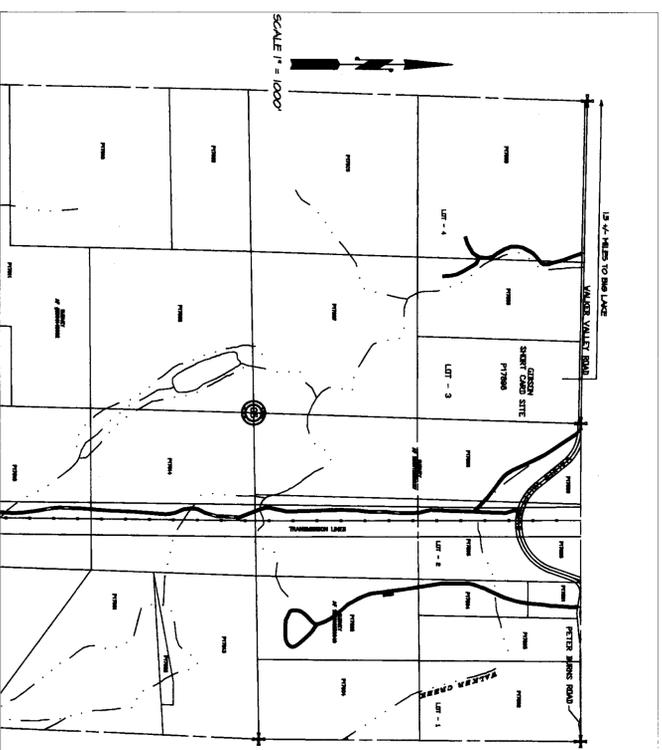
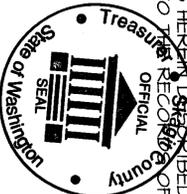
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAIGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 23 DAY OF July, 2012.

[Signature]
SKAIGIT COUNTY HEALTH OFFICER

TREASURERS 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 RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2012

[Signature]
9-13-12
SKAIGIT COUNTY TREASURER



SHEET 1 OF 3

DATE: 03/26/12

SHORT CARD NO PL-12-0035

SURVEY IN A PORTION OF
GOVERNMENT LOT 3
SECTION 5, T. 33 N., R. 5 E., M.M.,
SKAIGIT COUNTY, WASHINGTON
FOR: INGER F. GIBSON

FB: PG: LISSNER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND USE CONSULTATION 11-054 SP/DWG
MOUNT VERNON, WA 98273 360-419-7442

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 CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL RESOURCE (RRC-NRL)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM.
5. WATER: INDIVIDUAL WELLS
 WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. THE WELL ON LOT 2 WAS USED AS THE EVALUATION WELL FOR THIS SHORT CARD.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSEER 22960
 0 - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M. PER RECORD OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NO. 200712030137 BEARING = SOUTH 84°30'43" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. 141195-0, DATED DECEMBER 30, 2011.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 200712030137 AND 201010250040, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON AND SEE GENERAL LAND OFFICE TOWNSHIP PLAT OF TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M. DATED JUNE 1893.
11. INSTRUMENTATION: LEICA TCR105A 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 24030 TO 26033 WALKER VALLEY 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 ACESSES MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.
15. SETBACKS FOR ANY CONSTRUCTION ON LOT 1 SHALL BE DETERMINED BY SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES AT THE TIME OF BUILDING APPLICATION.
16. OWNER/DEVELOPER: NIGER GIBSON
 25328 WALKER VALLEY ROAD
 MOUNT VERNON, WA 98274
 PHONE: (360) 755-4945

ALL RESIDENTIAL DEVELOPMENT ON LOT 2 MUST BE WITHIN THE DESIGNATED LOT 2 BUILDING SITE. NO SETBACKS SHALL BE REQUIRED FOR LOT 2 BUILDING SITE EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC.

NOTES CONTINUED-

17. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, INC. DATED FEBRUARY 2, 2012. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. THE REPORT RECOMMENDS DIRECTING DOWNPOUT WATER AWAY FROM THE RESIDENCES TO EXISTING DITCHES IN WALKER VALLEY ROAD. SEE REPORT FOR SPECIFICS. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT 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 200307250205, 200308150120, 200504260224, 9007200090, AND 971180140.
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 LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
20. THE OPEN SPACE WITHIN LOT 2 IS DESIGNATED OPEN SPACE NATURAL RESOURCE LANDS (OS-NRL) WITH ALL OWNERSHIP AND MAINTENANCE RESPONSIBILITIES BEING BORNE BY THE OWNER OF SAID LOT 2.
21. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 300 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 INCONVENIENCES, 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 14.16.010. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
22. THIS SHORT CARD SHOWS PROTECTED CRITICAL AREAS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE PCA TRACT SHOWN HEREON REPRESENTS AREA WITHIN 200 FEET OF THE TOP OF THE STREAM BANK AS REQUIRED BY SKAGIT COUNTY PLANNING AND PERMIT CENTER.
23. THE ARSENIC LEVEL RESULT AT THE TIME OF TESTING FOR THE SHORT CARD APPROVAL WAS 0.041 MG/L. FOR WELL NO. BHK 502, THIS IS NEAR THE CURRENT MAXIMUM ALLOWABLE CONTAMINATION LEVEL (MCL) OF 0.050 MG/L. EPA HAS ADVISED THAT LEVELS OF 0.011 TO 0.050 MG/L MAY AFFECT SOME SENSITIVE INDIVIDUALS. A SATISFACTORY FOLLOW-UP CHEMISTRY TEST RESULT FOR ARSENIC LEVELS WILL BE REQUIRED PRIOR TO ANY RESIDENTIAL BUILDING PERMIT ISSUANCE THAT WILL UTILIZE WELL NO. BHK 502 TO INSURE THAT THE ARSENIC LEVEL REMAINS BELOW THE MCL. FUTURE PROPERTY OWNERS ARE CAUTIONED THAT WATER SAMPLES FROM WELL NO. BHK 502 SHOULD BE PERIODICALLY TESTED FOR ARSENIC LEVELS, AN ANNUAL TEST IS RECOMMENDED.

SEE DOCUMENT RECORDED UNDER AUDITORS' FILE NO. **201207240033** FOR ADDITIONAL INFORMATION.

LOT AREA INFORMATION

- LOT 1 112,071.8 SQ FT = 2.57 ACRES (EXCLUSIVE OF ROAD RIGHT-OF-WAY)
- LOT 2 BUILDING SITE 43,561 SQ FT = 1.00 ACRES
- LOT 2 OPEN SPACE (OS-NRL) (EXCLUSIVE OF ROAD RIGHT-OF-WAY AND TRACT "A" PCAE CRITICAL AREA BUFFER) 746,924 SQ FT = 17.15 ACRES
- TOTAL 922,706 SQ FT = 21.18 ACRES (INCLUSIVE OF ROAD RIGHT-OF-WAY)

SHEET 2 OF 3 DATE: 05/07/12

SHORT CARD NO PL-12-0035

SURVEY IN A PORTION OF GOVERNMENT LOT 3 SECTION 5, T. 33 N., R. 5 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: NIGER F. GIBSON

FB:	FS:	LISSEER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	11-054 SP DWG
		MOUNT VERNON, WA 98275	
		360-419-7442	



5-9-12

