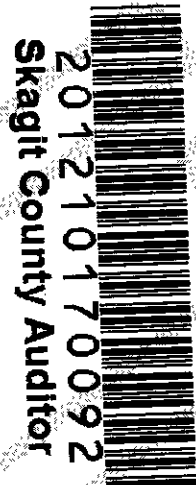


EDITOR'S CERTIFICATE

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



201210170092  
Skagit County Auditor  
10/17/2012 Page 1 of 2 1:28PM

*J. Youngquist*  
Skagit County Auditor  
Deputy *Megan Buss*

LEGAL DESCRIPTION

Government Lot 1 of Section 31, T. 34 N., R. 4 E., W.M.

EXCEPT County Road right-of-way along the West line thereof, and

ALSO EXCEPT the North 283.6 feet of the West 450 feet of that portion of said Government Lot 1 lying Easterly of the County Road right-of-way along the West line thereof.

Situate in the County of Skagit, State of Washington.

NOTES

1. Certificate for Short Plat furnished by First American Title Insurance Company Order No. 103362 dated March 2, 2012 at 8:00 A.M.
2. The Short Plat number and date of approval shall be included in all deeds and contracts.
3. Survey Method: Field Traverse  
Instrumentation: TOPCON GTS-2B(20)  
Theodolite: Min. Horizontal Circle Reading of 20"  
E.D.M.: Accuracy  $\pm$  (5mm + 5ppm)
4. For additional section subdivision information refer to Short Plat No. 69-78 recorded as Auditor's File No. 887021, records of Skagit County, Washington.
5. Basis of Bearing - The West line of the Northwest Quarter of Section 31, T. 34 N., R. 4 E., W.M. as being N 0°36'00" W based upon existing monumentation.
6. Meridian: Assumed.
7. Distances shown are in feet and decimals of a foot.
8. All agricultural activities shall comply with SCC 14.24.

LEGEND

- PROP COR SET REBAR Property Corner - Set 5/8" diam. X 18" length steel rebar w/ yellow plastic cap imprinted: "LEGRO 37532".
- ⊙ FOUND MON Found monument as noted.
- SL-3 Approximate soil log test hole #3 taken from on-site sewage system permit number 93-418 asbuilt on record with Skagit County. Found/Set refers to the date of this survey unless otherwise noted.

Sheet 1 of 2 sheets

SHORT PLAT NO. PL12-0048

STEVEN KAMB PROPERTY SURVEY

PTN. GOV'T LOT 1

SECTION 31, T. 34 N., R. 4 E., W.M.

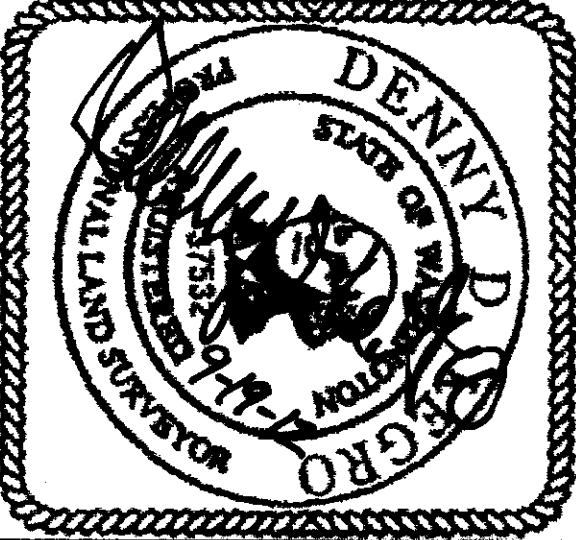
SKAGIT COUNTY, WASHINGTON

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 July 2012 at the request of Steve Kamb.

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

*Denney D. Legro*  
DENNEY D. LEGRO  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 9-19-12

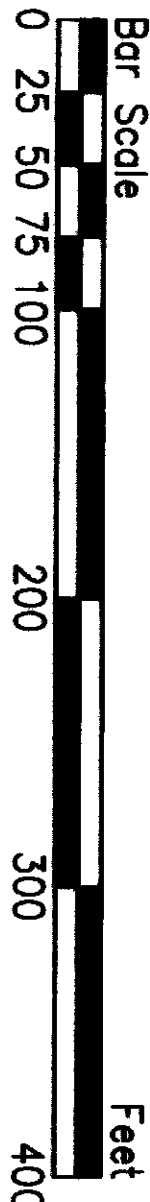
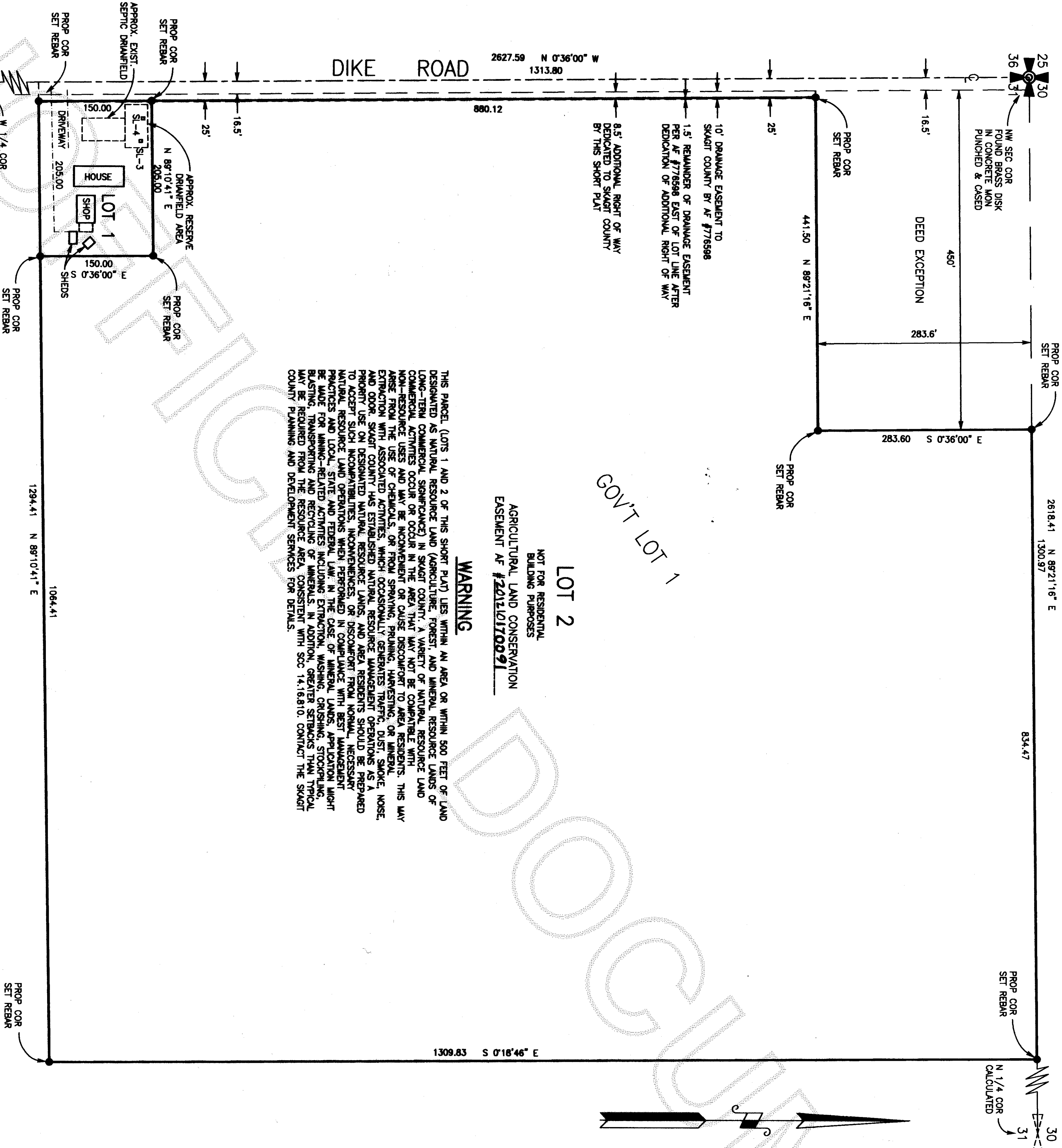


NOT FOR RESIDENTIAL  
BUILDING PURPOSES  
AGRICULTURAL LAND CONSERVATION  
EASEMENT AF #201210170091

LOT 2

WARNING

THIS PARCEL (LOTS 1 AND 2 OF THIS SHORT PLAT) LIES WITHIN AN AREA OR WITHIN 500 FEET OF LAND DESIGNATED AS NATURAL RESOURCE LAND (AGRICULTURE, FOREST, AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS OR FROM SPRAYING, BURNING, FERTILIZING, OR OTHER AGRICULTURAL ACTIVITIES. OCCASIONALLY, GENERALLY, OR OTHERWISE, SUCH ACTIVITIES MAY BE NEARBY. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE LANDS TO PROTECT SUCH ACTIVITIES. PROPERTY USE ON DESIGNATED NATURAL RESOURCE LANDS AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES. INCONVENIENCES OR DISCOMFORT FROM NATURAL RESIDENT 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 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

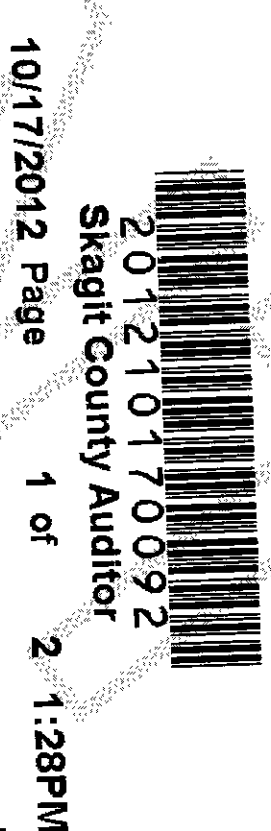


Scale: 1" = 100'

PLAN

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Sheet 1 of 2 sheets

SHORT PLAT NO. PL12-0048

STEVEN KAMB PROPERTY SURVEY

PTN. GOV'T LOT 1

SECTION 31, T. 34 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

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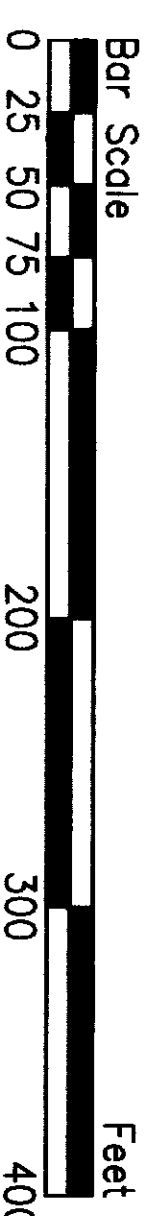
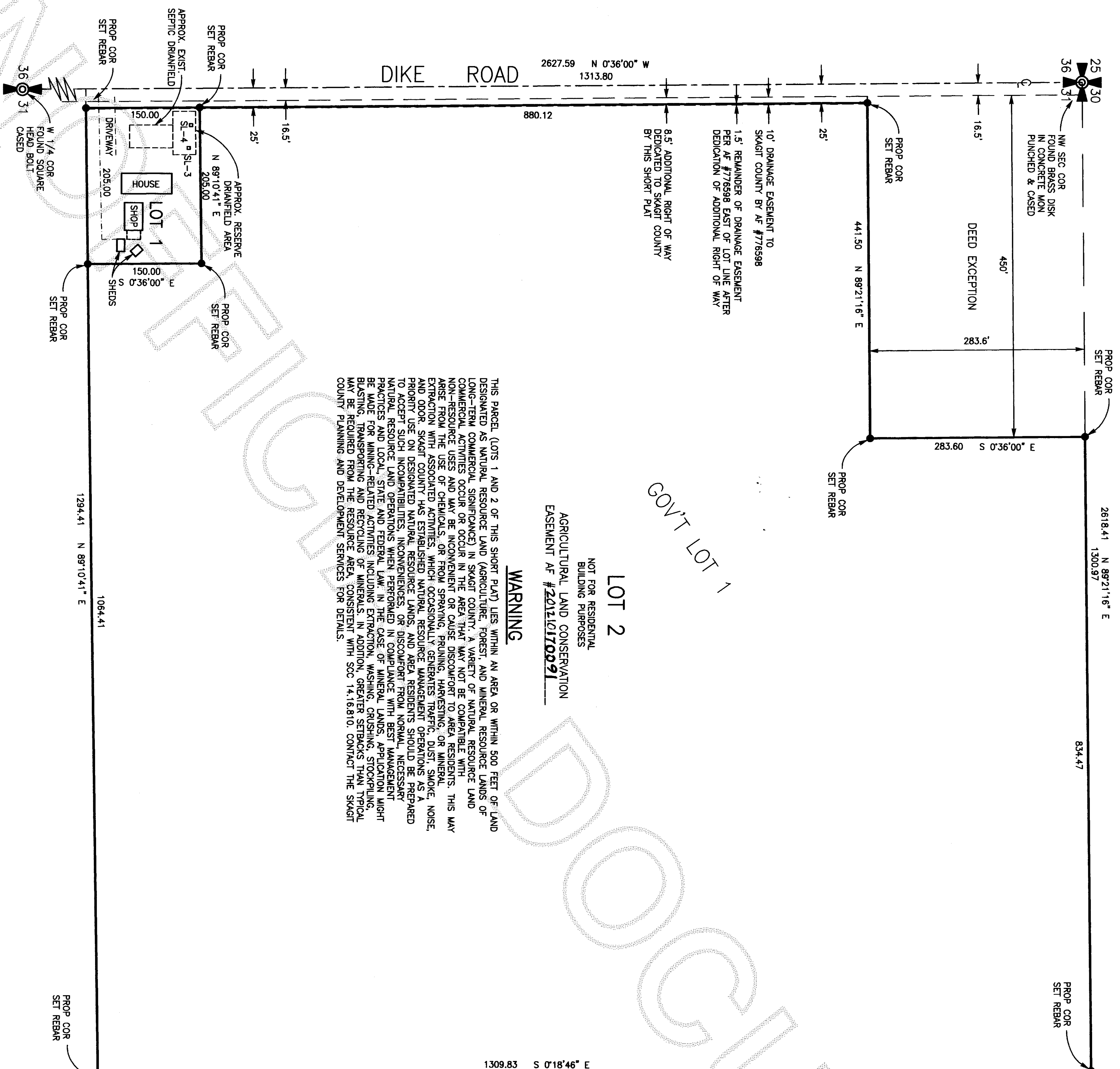


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Scale: 1" = 100'

PLAN



## NOTES (CONTINUED FROM SHEET 1 of 2)

9. 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.
10. 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 up to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
11. Lots are served by overhead power and telephone via utility poles along the West side of Dike Road.
12. Water: Skagit County PUD No. 1
13. The method of sewage disposal shall be by individual septic drainfield systems based upon the required soil logs for this short plat which are on file with the Skagit County Planning and Development Services Department. See Skagit County Health Officer for details.
14. All runoff from impervious surfaces, roof drains and yard drains shall be directed so as not to adversely effect adjacent properties.
15. 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# 201210170092
16. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
17. Zoning/Comprehensive Plan Designation: Ag-NRL - Agricultural Natural Resource Land.
18. Owner-Developer:  
Steve Kamb  
17249 Dike Road  
Mount Vernon, WA 98274
19. Areas:  
Total Site Area:  
Gross = 1,570,004 Sq. Ft. = 36.04 Ac.  
(includes county road R/W)  
Net = 1,544,250 Sq. Ft. = 35.45 Ac.  
(less county road R/W)
- Lot 1 Area:  
Gross = 34,500 Sq. Ft. = 0.79 Ac.  
(includes county road R/W)  
Net = 30,750 Sq. Ft. = 0.71 Ac.  
(less county road R/W)
- Lot 2 Area:  
Gross = 1,535,504 Sq. Ft. = 35.25 Ac.  
(includes county road R/W)  
Net = 1,513,500 Sq. Ft. = 34.75 Ac.  
(less county road R/W)
20. All private roads (driveways), easements, community utilities and properties shall be owned and maintained by the separate corporate entity or the owners of property served by the facility and kept in good repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance.
21. No buildings exist on Lot 2 of this Short Plat on the date of this survey.
22. Buyer should be aware that a portion of this short subdivision is located in the flood plain as identified by FEMA on flood insurance rate map panel number 530151 0425 C with the effective date of January 3, 1985. Significant elevation may be required for first floor elevation of construction.

## APPROVALS

Examined and approved this 27<sup>th</sup> day of October, 2012 by the Planning Department of Skagit County, Washington.

Examined and approved this 27<sup>th</sup> day of SEPT., 2012 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 1<sup>st</sup> day of October, 2012

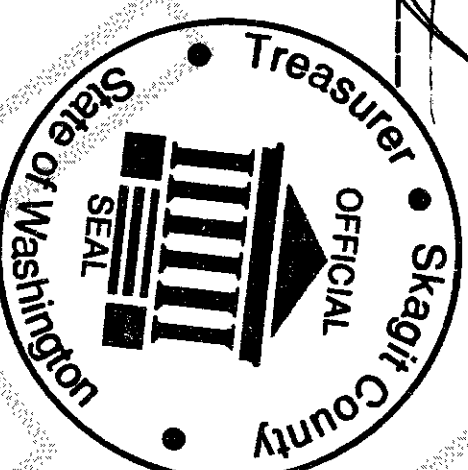
Heidi Lind  
Skagit County Health Officer

## TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2012.

This 11<sup>th</sup> day of October, 2012

Steve Kamb  
Skagit County Treasurer



## 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 19 day of SEPTEMBER, 2012.

INDIVIDUALS:

Steven Kamb  
STEVEN KAMB

WASHINGTON FEDERAL SAVINGS & LOAN ASSOCIATION:  
(Acquired Horizon Bank)

Doreen K. Nyström  
Signature

Doreen K. Nyström  
Print Name

AVP/Br. Manager  
Print Title

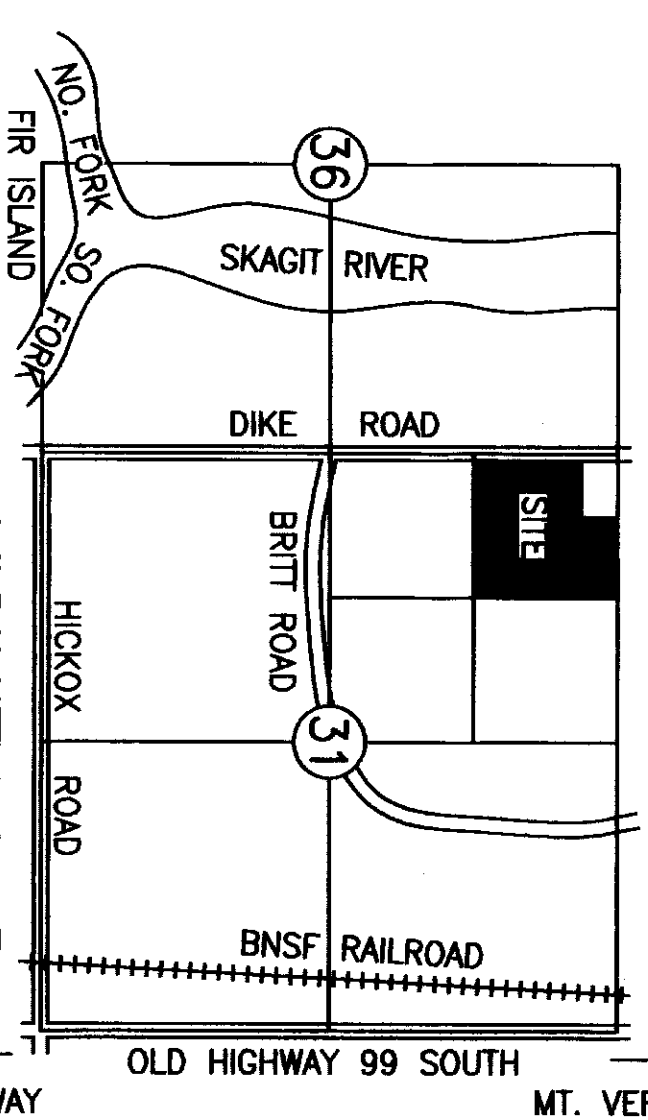
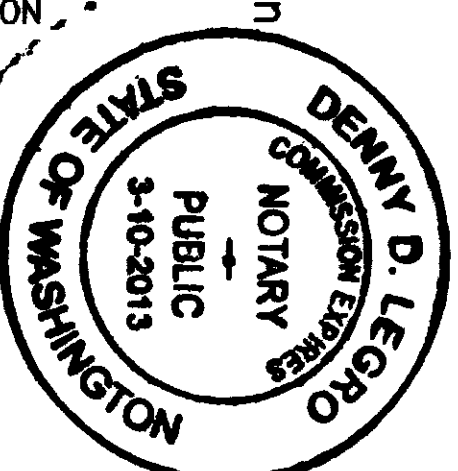
## ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit }

On this day personally appeared before me STEVEN KAMB to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 19<sup>th</sup> day of SEPTEMBER, 2012.

Steve Kamb  
Notary Public in and for the State of Washington  
residing at Mount Vernon



Sec. 31, T. 34 N., R. 4 E.

VICINITY MAP

2" = 1 MI.

## ADDRESS RANGES

Road Name	Beginning Range	Ending Range
Dike Road	16263	21001

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 17249 Dike Road will remain the same unless the access changes.

## ACKNOWLEDGEMENT

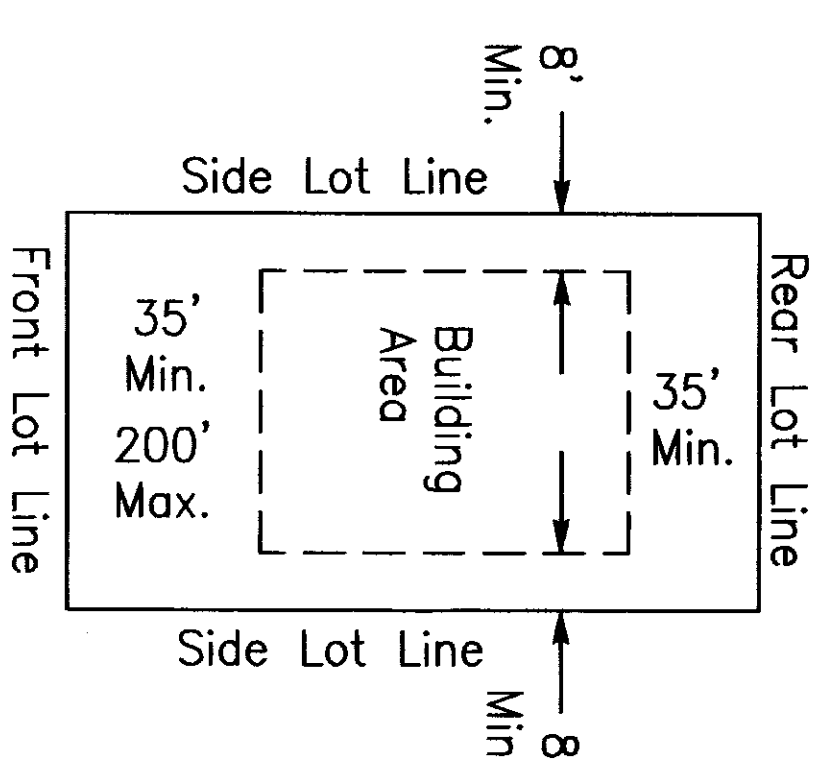
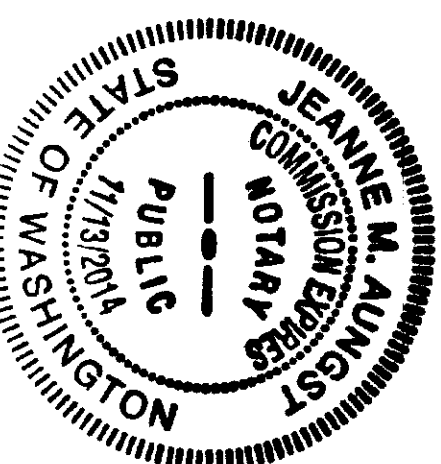
State of Washington } S.S.  
County of Skagit }

This is to Certify that on this 19 day of September, 2012, before me, the undersigned, a Notary Public, personally appeared Doreen K. Nyström and

Doreen K. Nyström to me known to be the AVP/Br. Manager and Washington Federal Savings & Loan Association 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.

Steve Kamb  
Notary Public in and for the State of Washington  
residing at Skagit County



NO SCALE

TYPICAL BUILDING SETBACK DIAGRAM

Sheet 2 of 2 sheets

SHORT PLAT NO. PL12-0048

STEVEN KAMB PROPERTY SURVEY

PTN. GOV'T LOT 1

SECTION 31, T. 34 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

