

SURVEY DESCRIPTION

PARCEL "A" (SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-96051) THE EAST 63 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THE SOUTH 30 FEET THEREOF CONVERTED TO SKAGIT COUNTY BY DEEDS, RECORDED OCTOBER 22, 1921, AND JULY 30, 1968, AS AUDITORS FILE NOS. 152535 AND 716457.

PARCEL "B" (SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-24719 AND P-24722)

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 1°41'23" EAST ALONG THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 817.48 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;

THENCE SOUTH 84°21'38" EAST FOR A DISTANCE OF 223.55 FEET; THENCE SOUTH 48°34'51" FOR A DISTANCE OF 138.02 FEET; THENCE SOUTH 84°21'38" EAST FOR A DISTANCE OF 84.00 FEET; THENCE NORTH 1°41'25" WEST FOR A DISTANCE OF 444.38 FEET; THENCE SOUTH 84°21'38" EAST FOR A DISTANCE OF 264.44 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AT A POINT BEARING SOUTH 1°35'52" EAST, A DISTANCE OF 455.41 FEET, FROM THE NORTHEAST CORNER OF SAID SUBDIVISION AND BEING THE TERMINUS OF SAID LINE.

TOGETHER WITH THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 84°14'42" EAST 583.38 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 14°52'00" EAST 100.00 FEET; THENCE SOUTH 84°21'37" EAST 66.55 FEET; THENCE SOUTH 00°38'23" WEST 572.83 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 84°21'37" WEST 647.26 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 01°52'19" WEST 671.01 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION OF THE SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 84°14'42" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 583.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 14°52'00" EAST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 84°21'37" EAST FOR A DISTANCE OF 66.55 FEET; THENCE CONTINUE SOUTH 84°21'37" EAST FOR A DISTANCE OF 682.57 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 1°41'23" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 44.88 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AT A POINT BEARING SOUTH 84°14'42" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 84°14'42" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 772.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S 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 19th DAY OF Nov. 2012.

MYRON M. CHEEK, WHO ALSO SHOWS OF RECORD AS MIKE CHEEK, AND MYRON M. CHEEK, AS TRUSTEES OF THE LINDA V. CHEEK TESTAMENTARY TRUST

BY: Myron M. Cheek
MYRON M. CHEEK, TRUSTEE

Myron M. Cheek
MYRON M. CHEEK, INDIVIDUALLY

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MYRON M. CHEEK SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE TRUSTEE OF THE LINDA V. CHEEK TESTAMENTARY TRUST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11/19/12

Brice G. Lissner
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-16
RESIDING AT Mount Vernon

BRUCE G. LISSNER
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires 7-14-2016

STATE OF WASHINGTON

COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MYRON M. CHEEK, 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: 11/19/12

Brice G. Lissner
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-16
RESIDING AT Mount Vernon

BRUCE G. LISSNER
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires 7-14-2016

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 332-120-1AC.

DATE Nov 9, 2012

BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22460
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE ST., PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSNER.COM



AUDITOR'S CERTIFICATE

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

J. Youngquist
SKAGIT COUNTY AUDITOR

Myron M. Cheek
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT CODE SCC 14.18 ON THIS 19th DAY OF Dec 2012.

Adrian Lissner
SHORT PLAT ADMINISTRATOR

Brice G. Lissner
SKAGIT COUNTY ENGINEER

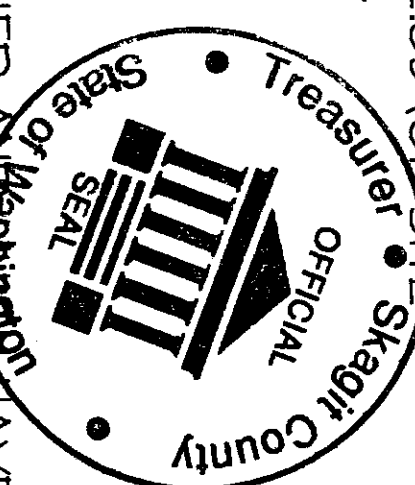
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-LOT SEWAGE) 12.05 (WATER) THIS 19th DAY OF Dec 2012.

Brice G. Lissner
SKAGIT COUNTY HEAD OFFICER

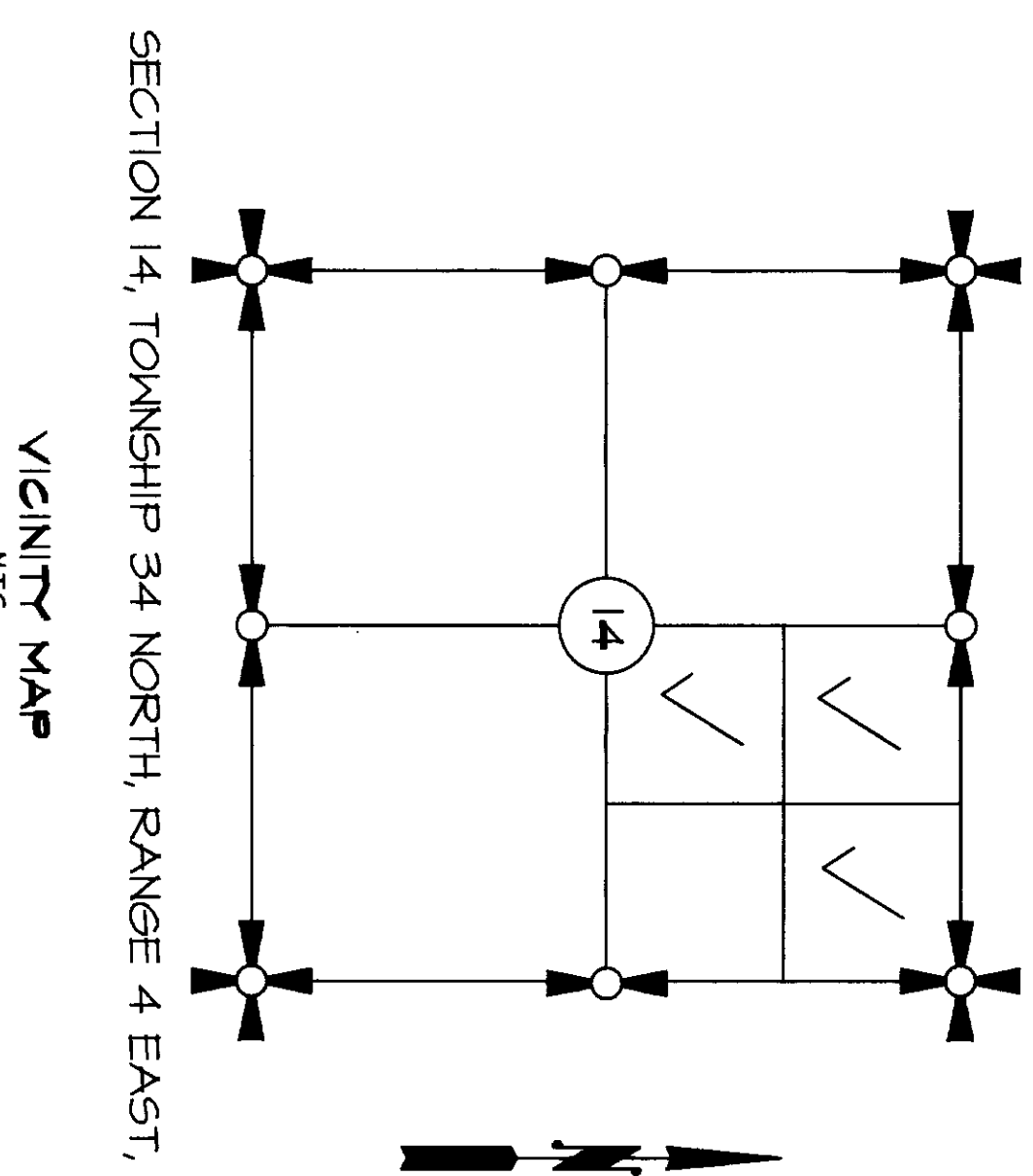
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND ASSESSED 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 2012.

Brice G. Lissner
SKAGIT COUNTY TREASURER



201212140136
Skagit County Auditor
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SHORT PLAT NO. PL-12-0058

SHEET 1 OF 3

DATE: 03/21/12

SURVEY IN A PORTION OF THE
NE 1/4 OF SECTION 14, T. 34 N., R. 4 E., W.M.,
SKAGIT COUNTY, WASHINGTON

FOR: LINDA V. CHEEK TESTAMENTARY TRUST

FB: P.G. LISSNER & ASSOCIATES, PLLC SCALE: MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION 360-419-7442 10-0345P.DWG

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. SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITORS FILE NO. 201212140139
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION = RURAL RESERVE (RRV)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS. 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: CHEEK / GRIFFEN WATER DOH PUBLIC WATER SYSTEM NO. ACQUIRE THE CHEEK / GRIFFEN WATER SYSTEM NOTICE TO FUTURE PROPERTY OWNERS HAS BEEN RECORDED WITH THE SKAGIT COUNTY AUDITOR'S OFFICE UNDER AUDITOR'S FILE NO. 201212140138

WATER WILL BE SUPPLIED BY THE CHEEK/GRIFFEN WATER SYSTEM. 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 WELLS. 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. WELL NO. BBE 686 ON LOT 1 WAS USED AS THE EVALUATION WELL FOR THIS WATER SYSTEM.

A PORTION OF THIS PROPERTY IS WITHIN A LOW FLOW "SMSL" BASIN WATERSHED (EAST FORK-NOOKACHAMPS) AS DEFINED BY THE DEPARTMENT OF ECOLOGY. FUTURE DEVELOPMENT MAY BE LIMITED, CONDITIONED OR RESTRICTED BY THE APPROVED CAPACITY OF THE WATER SYSTEM. SEE SCC 14.24.340-3. ADDITIONALLY, FUTURE DEVELOPMENT IN SKAGIT BASIN MAY BE LIMITED BY THE TRIBUTARY RESERVATION STATUS.

6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1558 22460
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., PER PREVIOUS SURVEYS, SEE NOTE NO. 10
BEARING = NORTH 88°40'15" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO.1357128-0, DATED JANUARY 18, 2011 AND REVISED OCT. 16, 2012.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT CARD PL11-0041 RECORDED UNDER AUDITOR'S FILE NO. 20110310073 AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2002121200062, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
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 25277 TO 25622 GLODY TO GLODY LANE. 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 14.16.1720.

16. OWNER/DEVELOPER: LINDA V. CHEEK TESTAMENTARY TRUST
MYRON M. CHEEK, TRUSTEE
22147 GUNDERSON ROAD
MOUNT VERNON WA 98274
PHONE: (360) 661-0508

17. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY SUMMIT ENGINEERS AND SURVEYORS, INC. DATED MARCH 20, 2012. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE REPORT RECOMMENDS THAT ROOF DOWN SPOUTS BE CONNECTED TO SPLASH BLOCK PADS OR QUARRY SPALLS TO DISSIPATE ENERGY. TO ENCOURAGE SHEET FLOW AND INFILTRATION/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 AUDITOR'S FILE NUMBERS 9102130047, 9212210123, 1994101019, 200006280004, 9106180086, 20101200094, 200010040061, 20001140035, 200212120062, 201103210165, 20110310044 AND 201207040088 ALSO DOCUMENT RECORDED IN VOLUME 14 OF COMMISSIONERS RECORDS, PAGE 359.

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.

SEE AUDITOR FILE NO. 201212140131

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

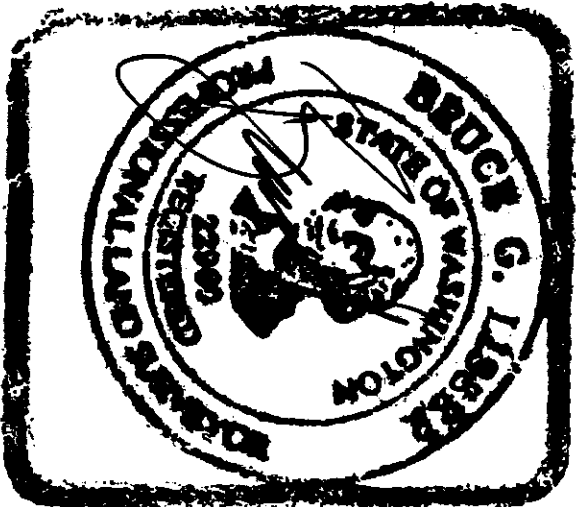
21. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.ITO CRITICAL AREAS ORDINANCE. THE PCA TRACTS SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY WETLAND TECHNOLOGY. SEE REPORT AVAILABLE IN THE OFFICE OF SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

A PCAE WAS FILED UNDER AUDITOR'S FILE NO. 201212140140

22. DUE TO STEEP SLOPES TO THE EAST, A 50' BUILDING SETBACK BUFFER IS SHOWN FROM THE TOP OF THE BANK. NO BUILDING IS TO BE LOCATED WITHIN THE BUFFER UNLESS A GEOTECHNICAL REPORT IS PREPARED BY AN APPROVED CONSULTANT AND A CLOSER BUILDING FOOT PRINT IS APPROVED BY SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

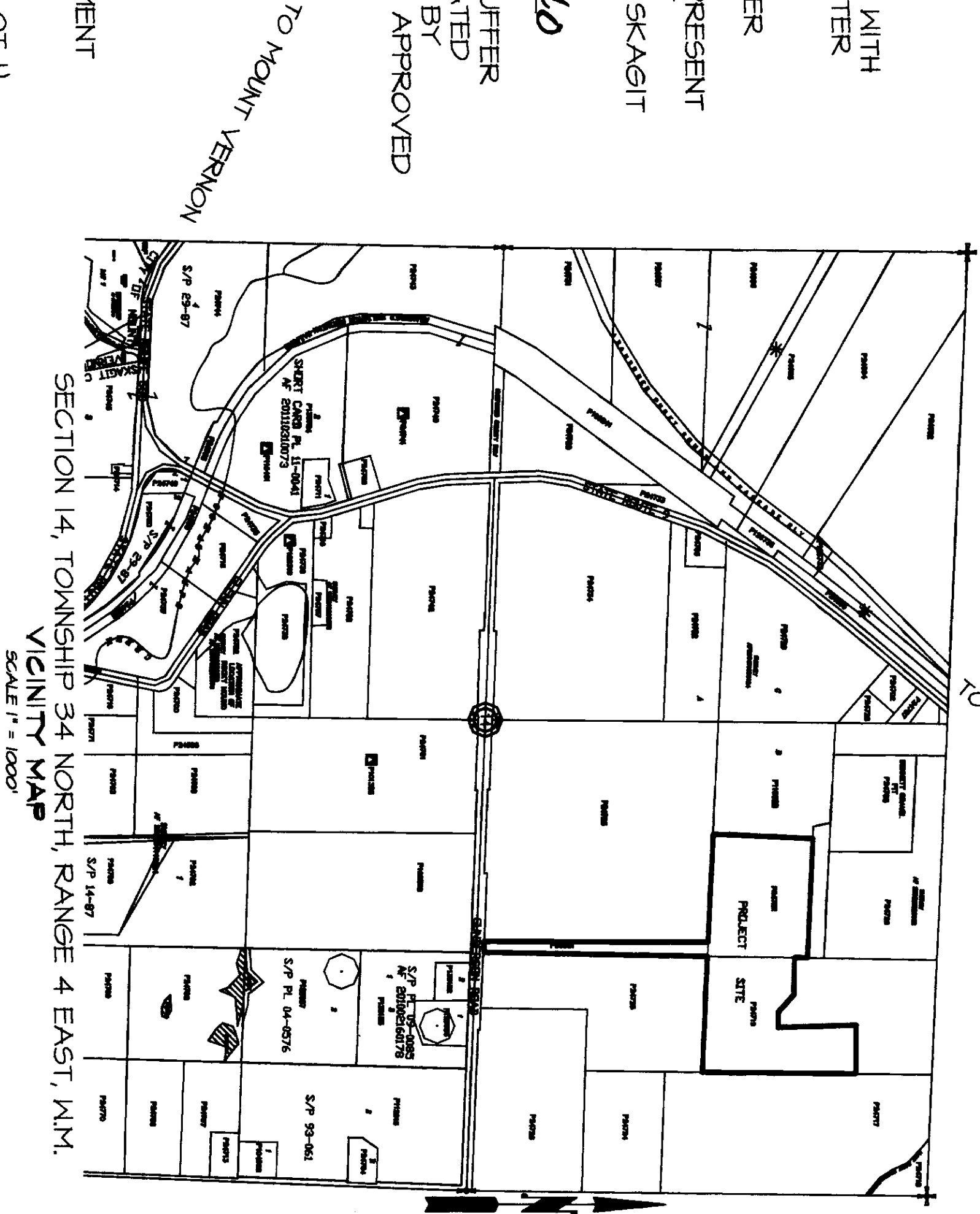
LOT AREA INFORMATION

- LOT 1 47977 SQ FT = 11.02 ACRES (EXCLUSIVE OF ROAD AND EASEMENT RIGHT-OF-WAYS)
- LOT 2 43511 SQ FT = 10.0 ACRES (EXCLUSIVE OF ROAD AND EASEMENT RIGHT-OF-WAYS)
- CRITICAL AREA EASEMENT = 1.2 ACRES (WETLANDS AND BUFFERS IN LOT 1)
- TOTAL 915,422 SQ FT = 21.02 ACRES (EXCLUSIVE OF ROAD AND EASEMENT RIGHT-OF-WAYS)



11-9-12

TO SEDRO WOOLLEY



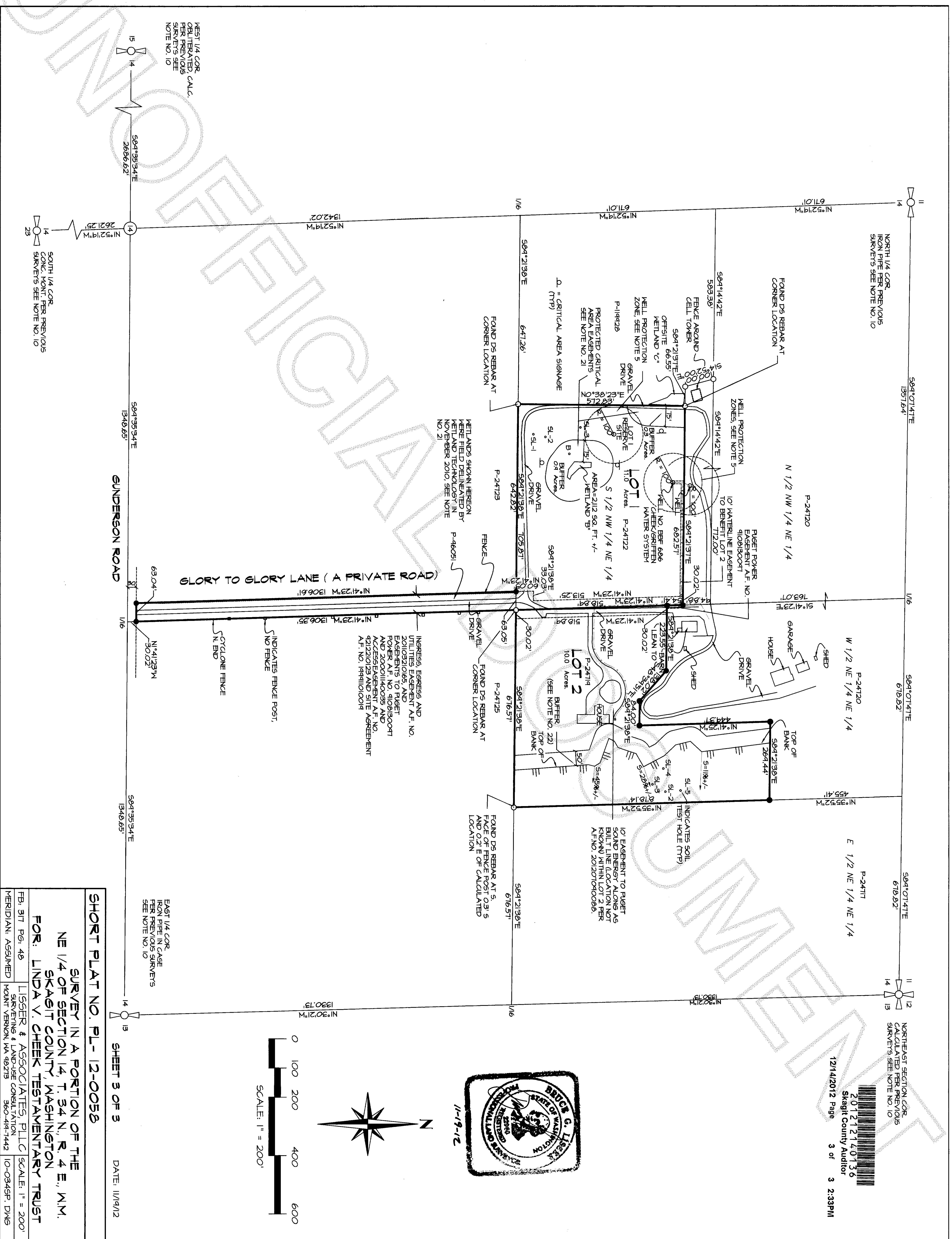
SHEET 2 OF 3

DATE: 11/19/12

SHORT PLAT NO. PL-12-0058

SURVEY IN A PORTION OF THE
NE 1/4 OF SECTION 14, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: LINDA V. CHEEK TESTAMENTARY TRUST

FB:	PG:	L1558 & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	10-034SP. DWG
		MOUNT VERNON WA 98273	360-419-1442



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Skagit County Auditor

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