

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

The BATES Shortplat

SW 1/4, SEC 11, T34N, RNG. 1, E.W.M.

LEGAL DESCRIPTION

That portion of the Northwest Quarter of the Southwest Quarter of Section 11, Township 34 North, Range 1 East, of the Willamette Meridian, being more particularly described as follows:

Beginning the Southwest corner of said Northwest Quarter of the Southwest Quarter South 89°11'16" East along the South line of said Northwest Quarter of the Southwest Quarter a distance of 280.00 feet;

thence North 0°13'00" West parallel to the West line of said Northwest Quarter of the Southwest Quarter a distance of 60.12 feet;

thence North 89°11'16" West, distance of 144.51 feet to the intersection with the East line of Rosario Road;

thence South 31°52'40" West along the East line of said Rosario Road a distance of 254.98 feet to the intersection with the West line of said Northwest Quarter of the Southwest Quarter;

thence South 0°13'00" East, a distance of 292.89 feet; thence North 50°28'16" East a distance of 58.39 feet;

thence South 39°31'44" East, a distance of 54 feet to the beginning of a curve to the right having a radius of 45.00 feet;

thence along the arc of said curve through a central angle of 156°25'19" an arc length of 122.85 feet to the beginning of a reverse curve to the left having a radius of 20.00 feet;

thence along the arc of said curve through a central angle of 66°25'19" an arc length of 23.19 feet;

thence South 50°28'16" West, a distance of 2.95 feet to the intersection with the West line of said Northwest Quarter of the Southwest Quarter;

thence South 0°13'00" East, a distance of 12.23 feet to the point of beginning.

Situate in Skagit County, Washington.

NOTES:

- The short plat number and date of approval shall be included in all deeds and contracts.
- A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR THE LOT DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF. #201401130054
- 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 Skagit County Fire District.
- Change in location of access, may necessitate change of address, contact Skagit County Planning & Development Services.
- Skagit County address range has 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.
- Drinking Water is provided by Del Mar Community Services, ID #18580. Accessory dwelling units are limited by the approved capacity of the Del Mar Community Services Water System.
- Zoning and Comprehensive Plan - Rural Intermediate.
- Area Calculations:
The total acreage for the entire parcel (3.35 acres)
Lot 1 3.35 acres
- All private roads, easements, community utilities and properties shall be owned and maintained by 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 by any future land divisions that will also use the same private road.
- Sewage disposal will be on-site septic systems.
- All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.

October 28, 2013

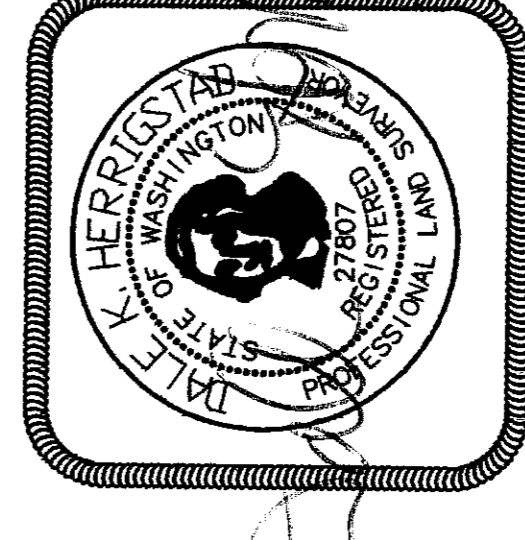
Skagit County Auditor
1/13/2014 Page 1 of 1 \$143.00
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[Signature]
AUDITOR
[Signature]
DEPUTY AUDITOR

12. 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, 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 14.16.810. Contact Skagit County Planning and Development Services for details.

GENERAL INFORMATION

- Assessor's Account No. 34011-3-003-0100, P102910.
- Description and exception information is from Chicago Title Company, Statutory Warranty Deed, dated Recorded November 16, 2011 under auditor file # 20111160064.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the Chicago Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Number 9410180002 (Statutory Warranty Deed) and In-Right Easement shown on the face of Plat of Seaview Division No. 4 AF # 9906140008.
- Address Range: 13722 to 14045 Seaview Way 13250 to 15705 Rosario Road
- SET RE-BAR AND RED CAP P.L.S. #27807.
- FOUND REBAR & CAP. OR CONCRETE CORNER MONUMENT AS NOTED.
- FOUND PLAT MONUMENT CASE AND COVER IN STREET.
- BASIS OF BEARINGS: THE BEARING OF PLAT OF SEAVIEW DIV. NO. 4, AF #9906140008
- EQUIPMENT USED: PENTAX R-323N TOTAL STATION.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE



SHORT PLAT NO. PL12-0020

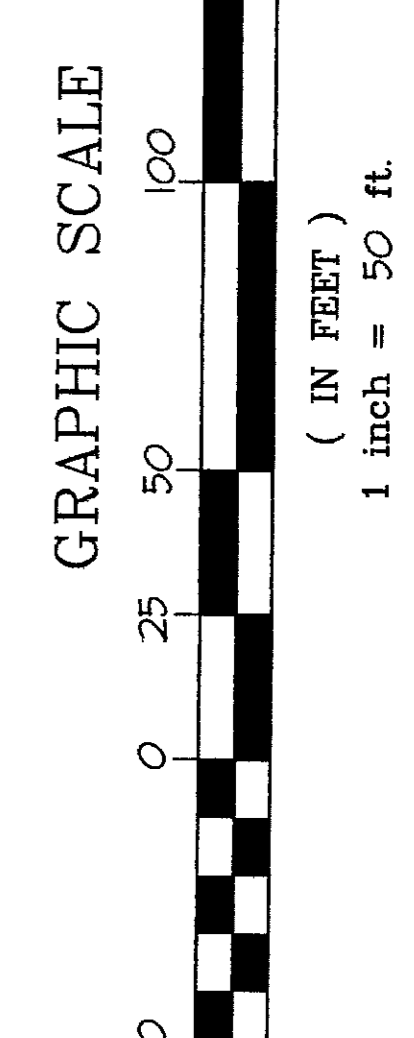
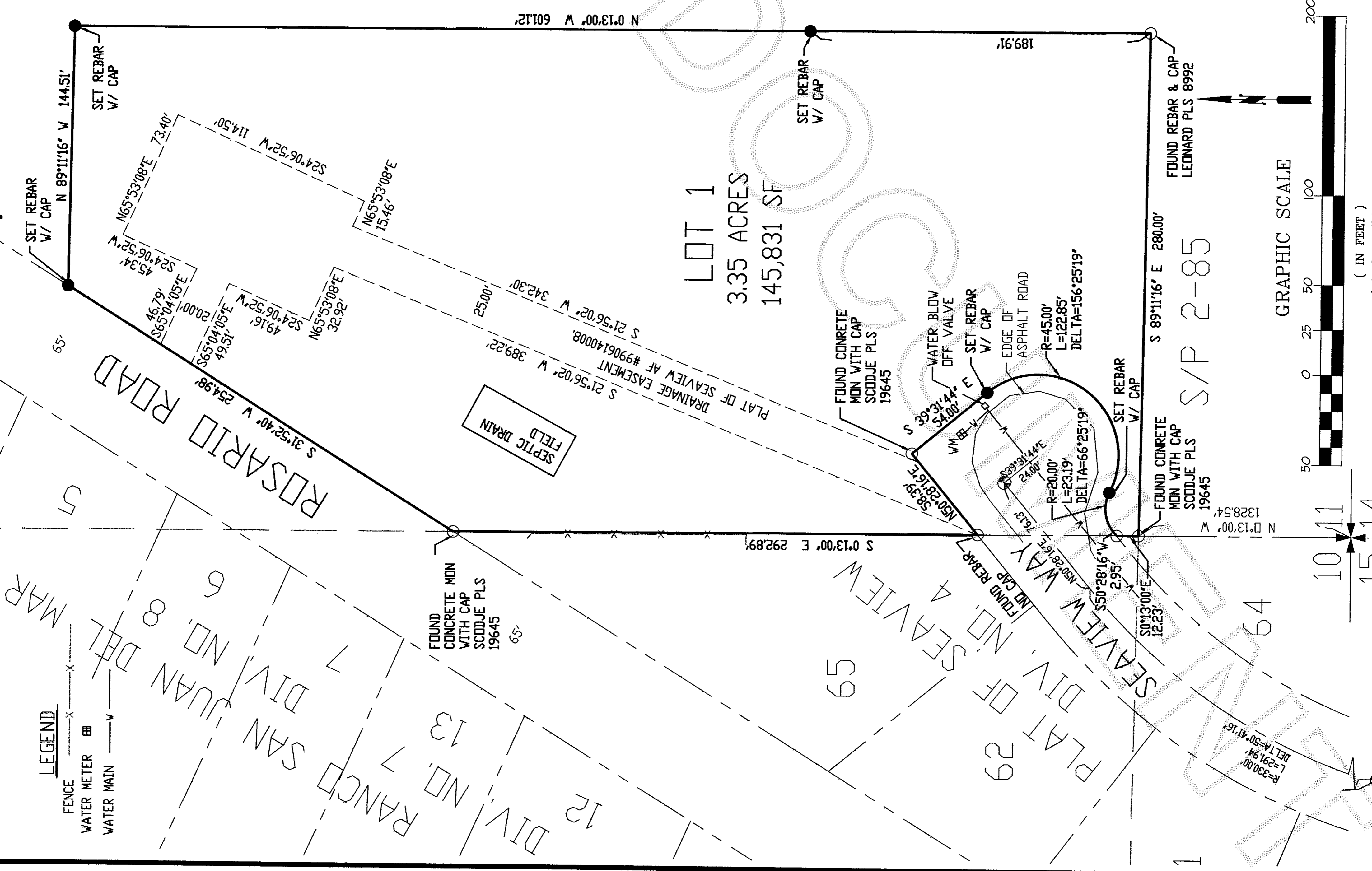
SHEET 1 OF 2

SHORT PLAT FOR: Kenneth & Skye Bates
3920 W 6th Street
Anacortes, WA 98221

A PORTION OF THE SW 1/4
OF SEC. 11, T34N., RNG. 1 EAST, W.M.

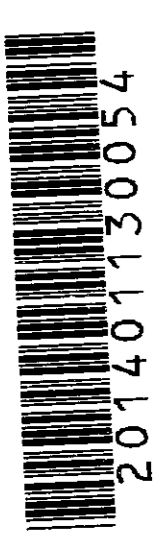
HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWG.: J995
DWN BY: DKH
CHECK BY: DH
DATE: OCT. 2013
SCALE: 1"=50'
JOB NO.: 995

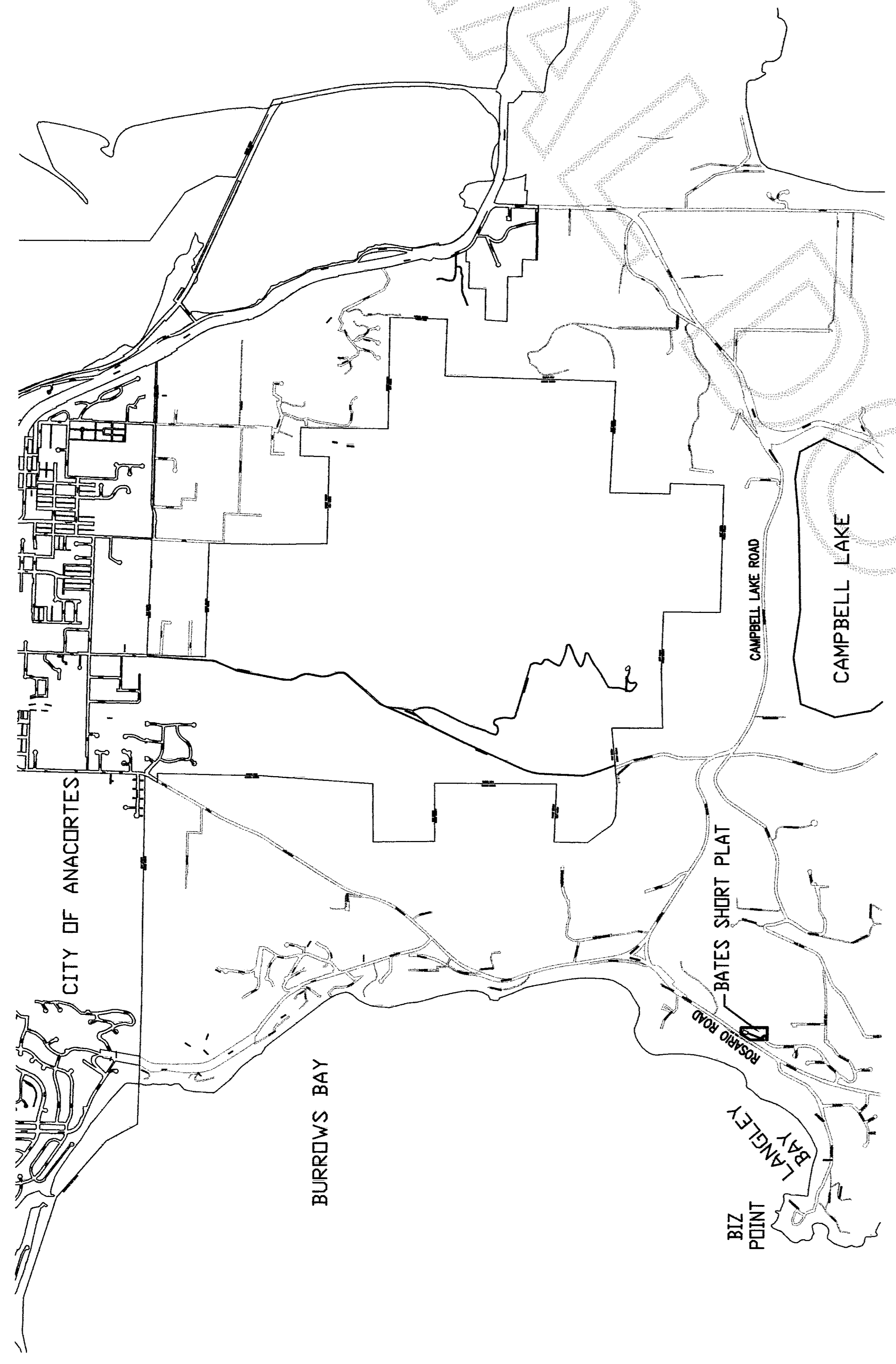


The BATES Shortplat

SW 1/4, SEC 11, T34N, R1E, W.M.



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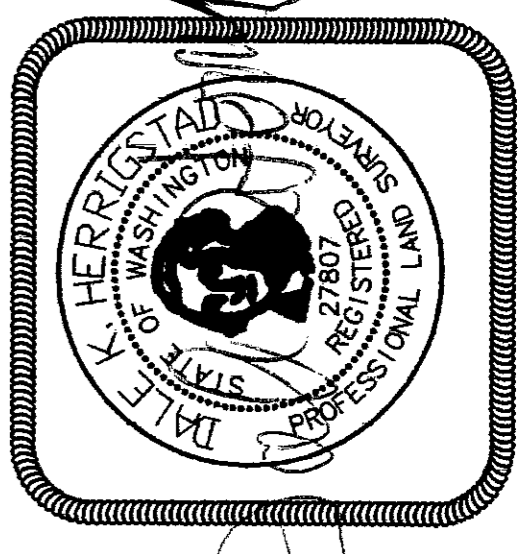
VICINITY MAP

SCALE: NTS
 SURVEY IN SECTION 11, T.34N., R1E., W.M.

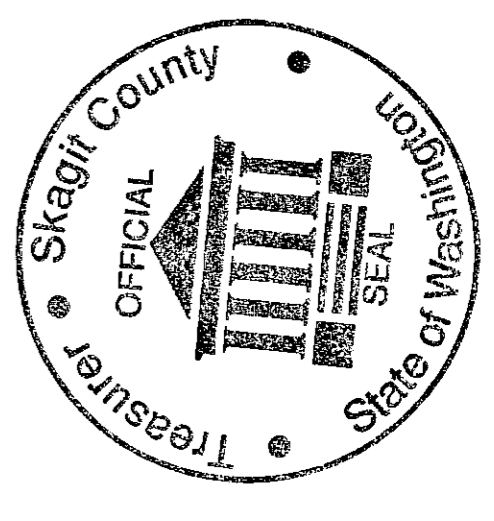
SURVEYORS CERTIFICATE

I hereby certify that the short 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 thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the short plat in accordance with the provisions contained in Chapter 332-120 WAC.

Dele K. Herrigstad, P.L.S. *Dele K. Herrigstad*
 Certificate No. 27807
 Date 11-13-2013



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 the records of my office, up to and including the year of 2013.



This 6th day of January, 2013.
Dele K. Herrigstad
 Skagit County Treasurer

CONSENT

KNOW ALL PERSONS BY THESE PRESENT THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Kenneth L. Bates
 KENNETH L. BATES
Skye Bates
 SKYE BATES

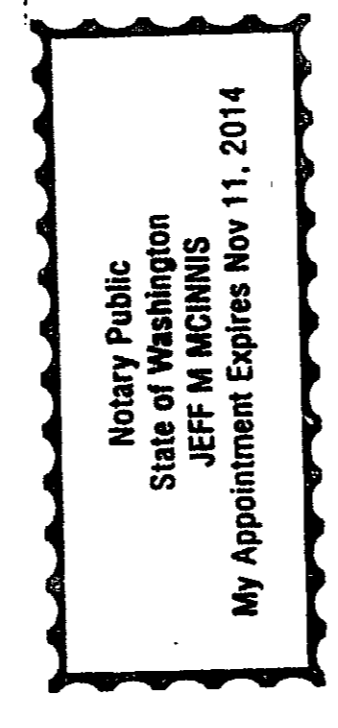
ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF SKAGIT

ON THIS 2nd DAY OF January, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KENNETH L. BATES AND SKYE BATES, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
Concord, WA MY COMMISSION EXPIRES 11-11-2015



COUNTY APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE 14.18.

ON THIS 10th DAY OF January, 2013.

Dele K. Herrigstad
 Director of the Planning and Development Services Date 1/10/13

Pat A. R. R. R.
 County Engineer Date 1.2.14

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY TITLE 12.05 (ON-SITE SEWAGE)

& 12.48 (WATER) ON THIS 9th DAY OF January, 2013.

Dele K. Herrigstad
 County Health Officer Date 1-9-14

SHORT PLAT NO. PL12-0020.

SHORT PLAT FOR: Kenneth & Skye Bates 3920 W 6th Street Anacortes, WA 98221		DWG: J995
A PORTION OF THE SW 1/4 OF SEC. 11, T34N., R1E., W.M.		DWN BY: DKH
HERRIGSTAD ENGINEERING & SURVEYING 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804		CHECK BY: DH
		DATE: OCT. 2013
		SCALE: Noted
		JOB NO.: 995