

NOTES

1. Legal Description is from the 3rd Revised Subdivision Guarantee issued by Old Republic National Title Insurance Company and furnished by Land Title and Escrow Order No. 154443-0, dated October 20, 2016 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 PS-103
Theodolite: Min. Resolution/Accuracy 3"
E.D.M.: Accuracy ± (1.55mm + 2ppm)
4. For additional section subdivision information refer to: Skagit County Short Plat No's. 23-83 and 99-0023 recorded under A.F. No's. 8305240001 and 199909130134; survey recorded under A.F. No. 200508010157, all records of Skagit County, WA.
5. Basis of Bearing - the East line of the SE 1/4 of Section 29, T. 34 N., R. 3 E., W.M. based upon existing monumentation as being N 0'08'02" W.
6. Meridian - Assumed.
7. 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.
8. Distances shown are in feet and decimals of a foot.
9. Lots are served by overhead power and telephone via utility poles along the South side of the private driveway access serving Lots 1 and 2 of this Short Plat (and the residence at 16914 Best Road) from utility poles along the West side of Best Road.
10. All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely affect adjacent properties. A drainage report was not required as a condition of this Short Plat, as no additional development rights will be created as a result of this subdivision.
11. 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# 201612210011.
12. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
13. All maintenance and construction of private roads are the responsibility of the lot owners and the relationship to usage of road.
14. In no case shall the County except a dedication or any obligation as to any such road, street and/or alley until the same are all roads, streets and/or alleys connecting the same to all, 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.
15. Water of sufficient quantity and/or quality is currently being supplied to Lot 1 of this Short Plat (16918 Best Road) from the Skagit PUD No. 1 - 12" pipeline in Best Road via a 2" service paralleling the gravel and paved private driveway access. The 2" pipe also serves the residence at 16914 Best Road.
16. Flood Zone(s): Buyer should be aware that this property is located in the flood plain, identified as Zone A7, Elevation 8 feet NGVD 29, upon FEMA FIRM Community-Panel Number 530151 0425 C, effective date January 3, 1985.

NOTES CONTINUED:

17. The method of sewage disposal shall be by individual septic drainfield systems. See Skagit County Health Officer for details. Soil logs for the reserve area to the existing septic system serving the residence upon Lot 1 of this subdivision have been submitted and approved and remain on file with Skagit County. Soil logs have not been provided at this time for Lot 2. No building permits shall be issued upon Lot 2 of this subdivision until all Skagit County building requirements in effect on the date of future application have been fully satisfied.
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 subdivision guarantee referred to in note number 1 above and listed under Title Exceptions hereon.
19. There are no residential building rights for any portion of Lot 2 of this Short Plat. All ownership and maintenance responsibilities being borne by the owner of said Lot 2. See Grant Deed of Conservation Easement document recorded under Auditor's File No. 201612210010 for additional information.
20. See SCC 14.16.400(5) for non-residential building setback requirements in Ag-NRL:
5. Dimensional Standards:
(a) Setbacks:
(i) Residential.
(A) Front: 35 feet minimum, 200 feet maximum from public road. Unless specified below or elsewhere in this Chapter, no portion of a structure shall be located closer than 35 feet from the front lot line and no portion of a structure shall be located further than 200 feet from the front lot line. If a parcel is located such that no portion or developable portion of the property is within 200 feet of a public road, the maximum 200-foot setback shall be measured from the front property line. The maximum setback may be waived by Planning and Development Services where critical areas, preventing the placement of residential structures, are located within the 200-foot setback area. The maximum setback may also be waived by Planning and Development Services in cases where nonimpervious or nonprime agricultural land is located on the lot outside of the setback area, which would provide for a more appropriate placement of residential structures. In cases where a residence exists outside the setback area, residential accessory structures may be placed outside the setback area if located in accordance with the siting criteria outlined in Subsection (b) of this Section.
(B) Side: 8 feet adjacent to a property line.
(C) Rear: 35 feet.
(d) Accessory: Same as principle structures.
(ii) Nonresidential.
(A) Front: 35 feet.
(B) Side: 15 feet.
(C) Rear: 35 feet.
(d) Maximum height: 40 feet.
(i) Height Exemptions: Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.
(c) Minimum lot size: 1/16th of a section of land or 40 acres. Smaller lot sizes are permissible through CdRS or as provided in SCC 14.16.860.

NOTES CONTINUED:

21. Future Boundary Line Adjustment or conveyance of any portion of the property may be permitted only with amendment of the conservation easement. See Grant Deed of Conservation Easement, specifically Section 9.
22. No critical area site assessments were required for approval of this subdivision. However, future developments onsite may require additional critical areas review or site assessments. Contact Skagit County Planning and Development Services for additional information. Refer to Planning File No. PL16-0314.
23. In accordance with WAC 173-503, "This development is in a watershed basin, as identified by Washington State Department of Ecology, that has ground water withdrawal restrictions. Legal access to groundwater for future development or use is not guaranteed. Please contact Ecology for more information.

Notes continued on Sheet 3.

OWNERS CONSENT AND DEDICATION

Know all men by these presents that we the undersigned owners in fee simple of certain 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 we dedicate to the use of the public forever all streets and avenues shown hereon and the use thereof for public highway purposes. Together with the right to rick all necessary slopes for cuts and fills upon the lots and blocks shown on this SHORT PLAT in the original, reasonable grading of said streets and avenues shown hereon.

In witness whereof we have hereunto set our hands and seals this 18TH day of NOVEMBER, 2016.

Gregory D. Johnson Mary E. Johnson
Gregory D. Johnson Mary E. Johnson

Deann L. Johnson
Deann L. Johnson

NORTHWEST FARM CREDIT SERVICES, FLCA
(Acknowledgement on Sheet 4)

Tecar Faceit _____
Signature _____ Signature _____

Tecar Faceit _____
Print Name _____ Print Name _____

Vice President _____
Print Title _____ Print Title _____

COUNTY 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 my office, up to and including the year of 2016.

Deann L. Johnson 12/15/16
Skagit County Treasurer



AUDITOR'S CERTIFICATE

Filed for the record at the request of Kirby Johnson.

201612210009 \$174.00
Skagit County Auditor 1 of 4 4:00:00AM
12/21/2016 Page

Deann L. Johnson Deann L. Johnson
Skagit County Auditor Deputy

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

On this day personally appeared before me GREGORY D. JOHNSON and MARY E. JOHNSON, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 18TH day of NOVEMBER, 2016.

Deann L. Johnson _____
Notary Public in and for the State of Washington,
residing at MOUNT VERNON

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

On this day personally appeared before me DEANN L. JOHNSON, as her separate property, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 18TH day of NOVEMBER, 2016.

Deann L. Johnson _____
Notary Public in and for the State of Washington,
residing at MOUNT VERNON

APPROVALS

The within and foregoing Short Plat subdivision was approved in accordance with the provisions of the Skagit County Short Plat subdivision ordinance on this 19TH day of December, 2016.

Deann L. Johnson _____
Short Plat Administrator 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) and 12.48 (water) this 15TH day of December, 2016.

Deann L. Johnson _____
Skagit County Health Officer

SHORT PLAT No. PL16-0341

DEANN L. JOHNSON, ETAL. PROPERTY SURVEY

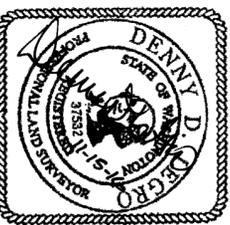
PTN. GOV'T LOTS 7, 8 & 9
SEC. 29, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

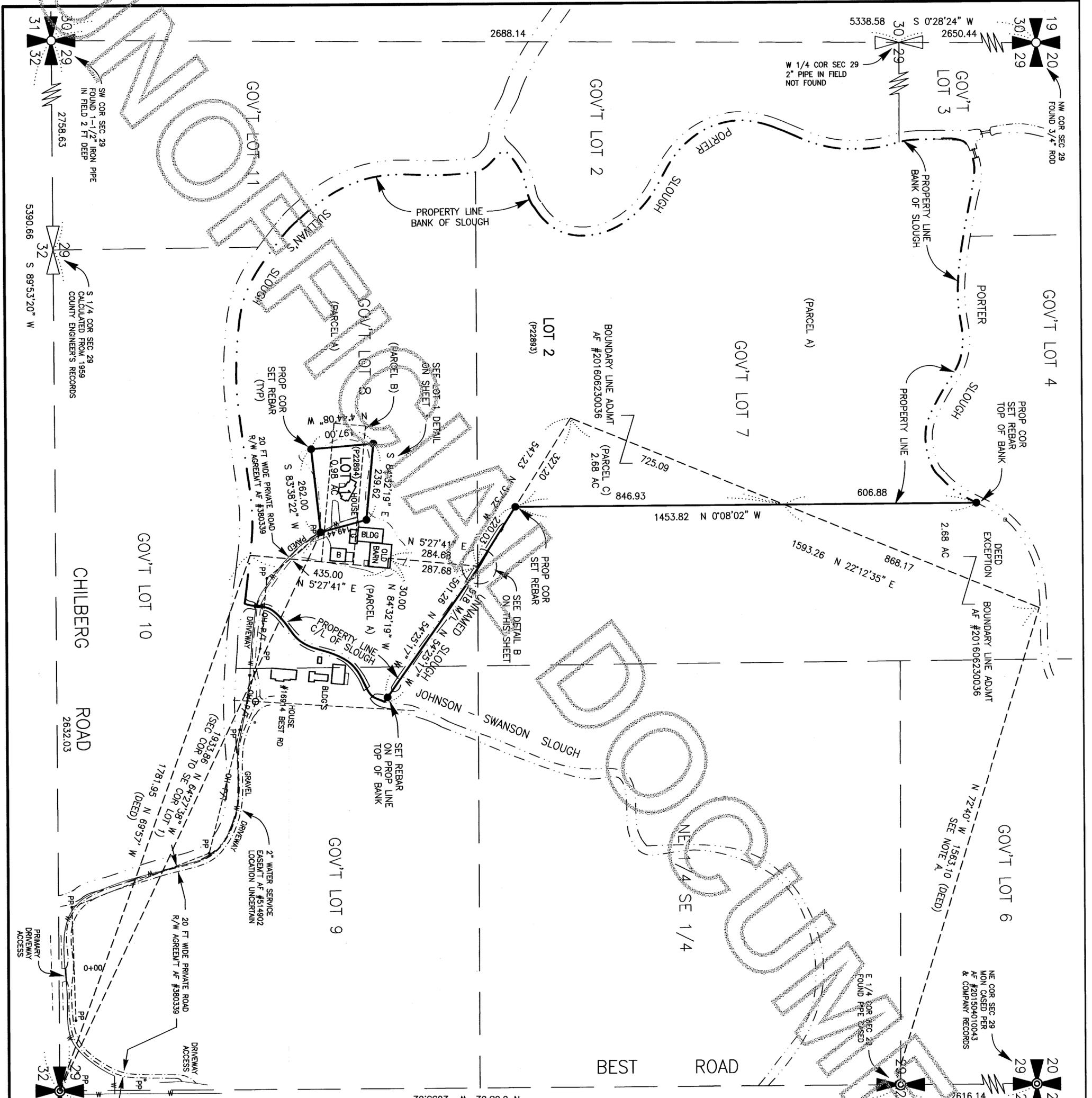
SURVEYOR'S CERTIFICATE

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 2016 at the request of Deann Johnson.

LEORO & ASSOCIATES, LLC
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 356-3220

Deann L. Johnson _____
Denny D. Leoro
Registered Professional
Land Surveyor
Lic. # 37532 Date: 11-15-16





LEGEND

- PROP COR SET REBAR
 - ⊙ FOUND MON
 - PP
 - OH-P/T---
 - W —
- Property Corner - Set 5/8" Diam. X 20" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
 Found Pipe or Bass Disk in Conc. Monument - Punched & Cased
 Power Pole
 Overhead Power & Telephone
 Water Line
 Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

Sheet 2 of 4 Sheets

PLAN

Scale: 1" = 200'



NOTE A:
 E 1/4 COR PER ORIGINAL DEED AND PER UNRECORDED 1944 SURVEY MAP BY L. WRIGHT, PE & PLS, BEARS N 0°03'30" W, 2633.21 FT FROM THE SE COR OF SEC. 29. (SEE NOTE 25. ON SHEET 3)

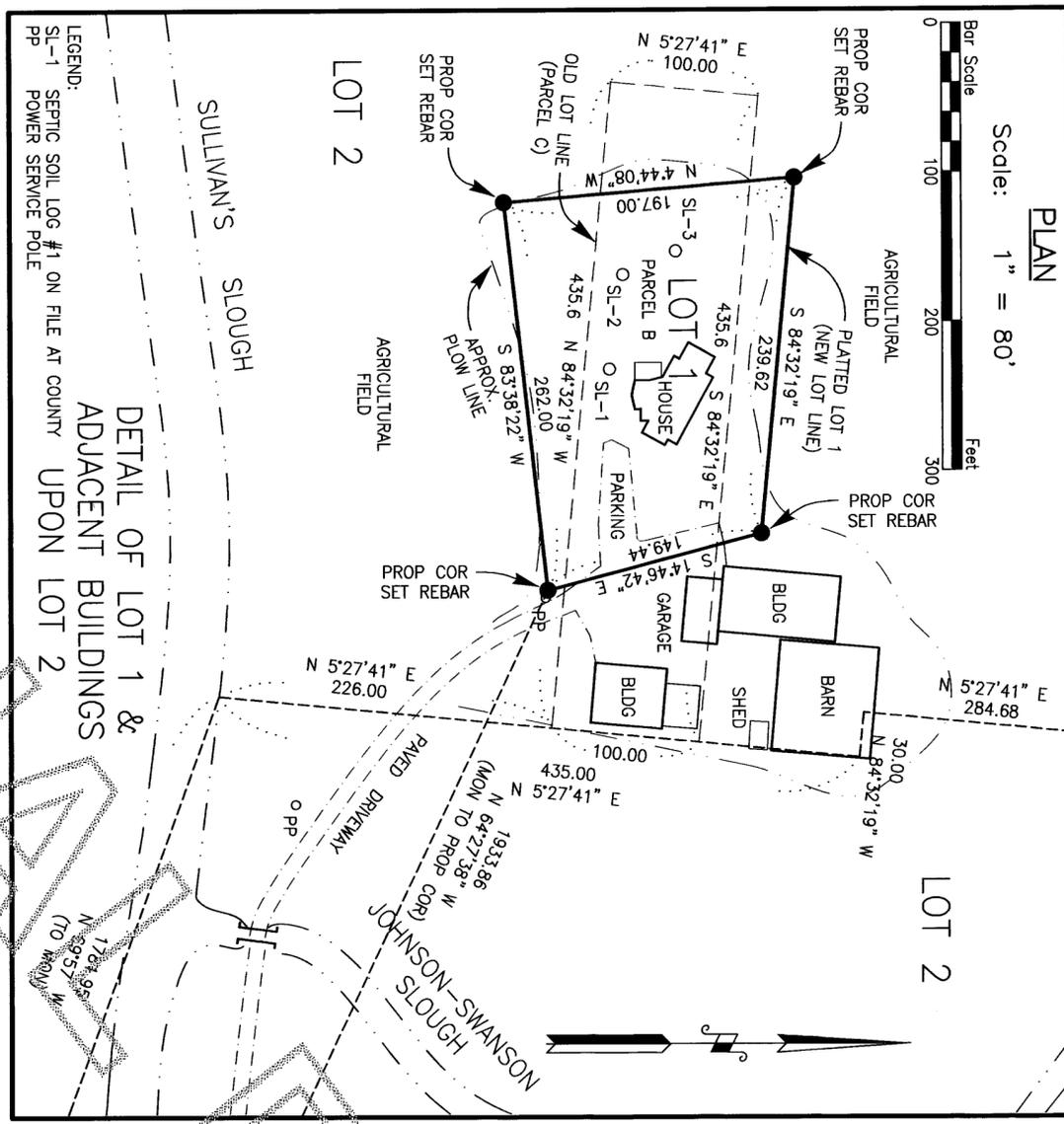
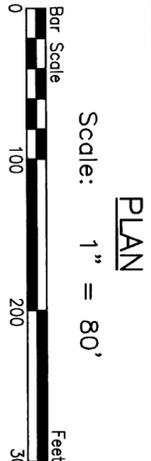
DETAIL B
 NOT TO SCALE



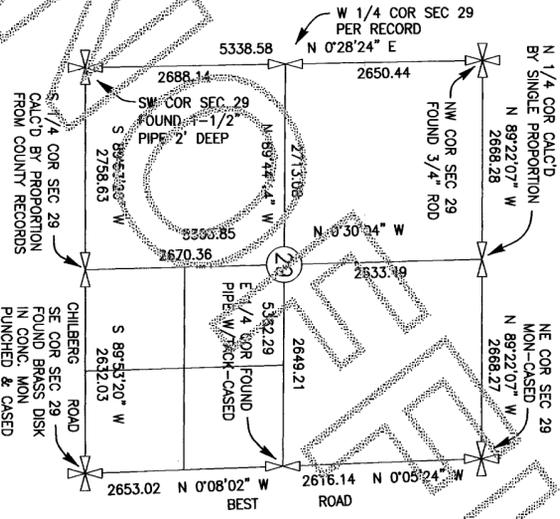
SHORT PLAT No. PL16-0341
DEANN L. JOHNSON, ETAL. PROPERTY SURVEY
 PTN. GOV'T LOTS 7, 8 & 9
 SEC. 29, T. 34 N., R. 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON



201612210009
 Skagit County Auditor
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 \$174.00



LEGEND:
SL-1 SEPTIC SOIL LOG #1 ON FILE AT COUNTY
PP POWER SERVICE POLE



SEC. 29, T. 34 N., R. 3 E., W.M.
SECTION SUBDIVISION DETAIL
NTS

Notes Continued from Sheet 1:

24. This parcel lies within an area or within 500 feet of land designated as Natural Resource Lands (Agriculture, 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 14.16.810. Contact Skagit County Planning and Development Services for details.

25. The East 1/4 corner of Section 29, T. 34 N., R. 3 E., W.M. as referenced by deed description bearing N 0°33'30" W from the SE corner of said Section 29 is described as a cedar peg at coordinate N 2972.04 and E 5322.48 upon the unrecorded survey map of the

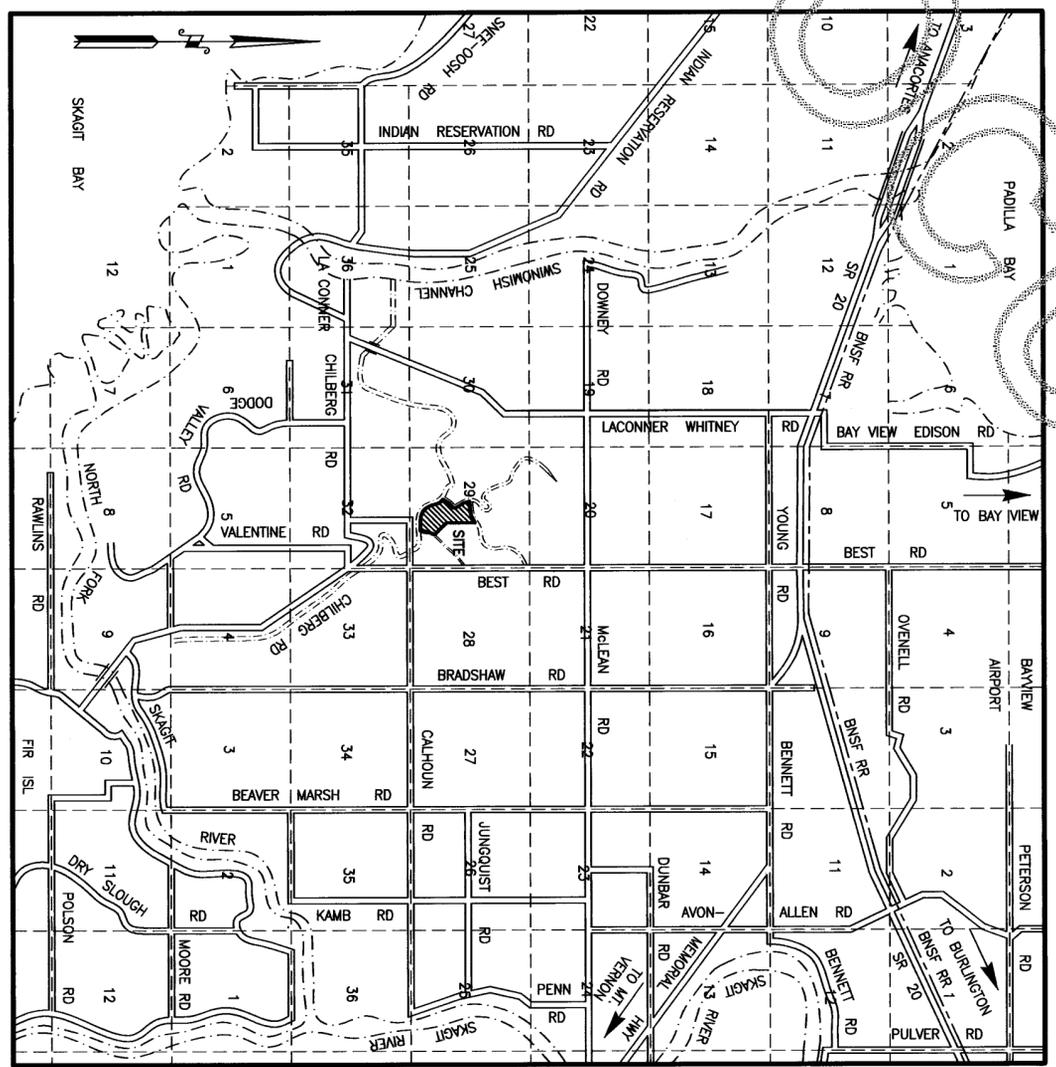
Note 25. Continued:

Johnson Forms (subject site) in Government Lots 6, 7, 8, 9 and the NE 1/4 of the SE 1/4, prepared by L. J. Wright, PE & PLS dated May 4, 1944, copy provided by Curtis Johnson. No remains of a cedar peg were found during the course of this survey. The original location of said cedar peg has been calculated as lying S 10°04'30" E a distance of 20.11 feet from the found E 1/4 Corner cased monument in the Southbound lane of Best Road as follows: By holding the 1944 calculated bearing from the SE Corner of Sec. 29 (Wright coordinate N 338.83 & E 5325.12 at a 3/4" square steel peg) to the NE Corner of Sec. 29 (Wright coordinate N 5609.64 & E 5314.80 at a pointed rock) of N 0°06'44" W, a distance of 5270.82 feet and using this bearing between the found cased monuments of said section corners on this survey, this resulted in a solution that best fit the original deed and survey map property lines as reconstructed hereby along the East wall of the still existing old barn as it was mapped in 1944 (before the 7 foot x 30 foot addition to the NE corner thereof) and to the top of banks to Sullivan's and Potter Sloughs.

ADDRESS RANGES

Block Name	Beginning Range	Ending Range
Chilberg Road	12018	13997
Best Road	13762	19745

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 address of 16918 Best Road will remain the same unless the access changes.



SCALE: 1" = 1 MILE

VICINITY MAP



Sheet 3 of 4 Sheets



SHORT PLAT No. PL16-0341

DEANN L. JOHNSON, ETAL. PROPERTY SURVEY

PTN. GOV'T. LOTS 7, 8 & 9

SEC. 29, T. 34 N., R. 3 E., W.M.

SKAGIT COUNTY, WASHINGTON

201612210009
Skagit County Auditor
12/21/2016 Page 3 of 4 4:00:00AM \$174.00

LEGAL DESCRIPTION

LEGAL DESCRIPTION CONTINUED:

NOTES CONTINUED:

PARCEL A:
A tract of land within Government Lots 7 and 8, Section 29, Township 34 North, Range 3 East, W.M., described as follows:
Beginning at the right bank of Sullivan's Slough in Section 29, said point bearing North 69°57' West and distant 1,781.95 feet from the Southeast corner of said Section 29;
thence along the Northernly and Easterly bank of Sullivan's Slough Westerly and Northernly to a junction with Porter Slough;
thence along the Easterly and Southernly bank of Porter Slough to a point which bears North 72°40' West 1,563.10 feet from the East quarter corner of said Section 29;
thence South 22°12'35" West 1,593.26 feet;
thence South 57°32' East 547.23 feet;
thence South 05°27'41" West 284.68 feet;
thence South 84°32'19" East 30 feet;
thence South 05°27'41" West 435 feet to the point of beginning.

PARCEL B:
That portion of Government Lot 8, Section 29, Township 34 North, Range 3 East, W.M., described as follows:
Beginning at the right bank of Sullivan's Slough, said point bearing North 69°57' West and distant 1,781.95 feet from the Southeast corner of said Section 29;
thence North 05°27'41" East 226 feet;
thence North 84°32'19" West 435.6 feet;
thence North 05°27'41" East 100 feet;
thence South 84°32'19" East 435.6 feet;
thence South 05°27'41" West 100 feet to the point of beginning.

26. TITLE EXCEPTIONS: Short Plat Subject to the record matters as disclosed in said Subdivision Guarantee under Schedule "B-1" as follows, all records of Skagit County:
A. Right-of-way agreement and the terms and conditions thereof by that instrument recorded May 25, 1945 under Auditor's File No. 350339.
B. Easement for water pipeline and the terms and conditions thereof by that instrument recorded March 22, 1955 under Auditor's File No. 514902.
C. Any change in the boundary of legal description of the real property, or title to the estate insured, that may arise due the shifting and changing in course of the Porter Slough, Sullivan Slough, Johnson-Swanson's Slough and the "unnamed slough".
D. Covenants, Conditions, and Restrictions Contained in Instrument:
Recorded: June 23, 2016, under Auditor's File Number 201606230036 as follows:
"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."
E. Let Certification and the terms and conditions thereof by that instrument recorded September 7, 2016 under Auditor's File No. 201609070411.

EXCEPT that portion of Government Lot 7 described as follows:
Commencing at a point on the right bank of Sullivan's Slough in Section 29, said point bearing North 69°57' West and distant 1,781.95 feet from the Southeast corner of said Section 29;
thence North 05°27'41" East 435 feet;
thence North 84°32'19" West 30 feet;
thence North 05°27'41" East 284.68 feet;
thence North 57°32' West 547.23 feet;
thence North 22°12'35" East 725.09 feet to the True Point of Beginning of this property description;
thence continuing North 22°12'35" East 868.17 feet, more or less, to Southernly bank of Porter Slough;
thence in a Westerly direction along the Southernly bank of Porter Slough to a point which bears North 0°08'02" West 606.88 feet, more or less, from the True Point of Beginning;
thence South 0°08'02" East along a line parallel to the East line of the Southeast Quarter of said Section 29 a distance of 606.88 feet, more or less, to the True Point of Beginning; and containing 2.68 acres, more or less.

PARCEL C:
That portion of Government Lot 7, Section 29, Township 34 North, Range 3 East, W.M., described as follows:
Commencing at a point on the right bank of Sullivan's Slough in Section 29, said point bearing North 69°57' West and distant 1,781.95 feet from the Southeast corner of said Section 29;
thence North 05°27'41" East 435 feet;
thence North 84°32'19" West 30 feet;
thence North 05°27'41" East 284.68 feet;
thence North 57°32' West 220.03 feet to the True Point of Beginning of this property description;
thence continuing North 57°32' West 327.20 feet;
thence North 22°12'35" East 725.09 feet to a point which bears North 0°08'02" West from the True Point of Beginning;
thence South 0°08'02" East along a line parallel to the East line of the Southeast Quarter of said Section 29 a distance of 846.93 feet to the True Point of Beginning; and containing 2.68 acres, more or less.

Witness my hand and official seal
Notary Public in and for the State of Washington
residing at WADSWORTH



20161221 15000
\$174.00
Skagit County Auditor
12/21/2016 Page 4 of 4
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ACKNOWLEDGEMENT

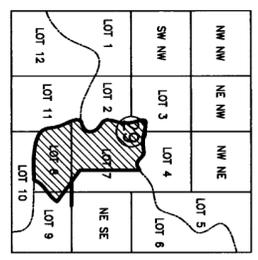
This is to certify that on this 23rd day of November, 2016, before me, the undersigned, a Notary Public personally appeared DEANN L. JOHNSON, ETAL and to me known to be the WILL REPRESENTATIVE and RESPECTIVELY, of NORTHWEST FARM CREDIT SERVICES, FLCA, which corporation has executed the foregoing instrument 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.

AND EXCEPT that portion of Government Lot 8 described as follows:
Beginning at the right bank of Sullivan's Slough in Section 29, said point bearing North 69°57' West and distant 1,781.95 feet from the Southeast corner of said Section 29;
thence North 05°27'41" East 226 feet;
thence North 84°32'19" West 435.6 feet;
thence North 05°27'41" East 100 feet;
thence South 84°32'19" East 435.6 feet;
thence South 05°27'41" West 100 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

OWNER-DEVELOPER
Deann L. Johnson, Etal.
15510 Sneecosh Road
La Conner, WA 98257
Gregory D. Johnson and
Mary E. Johnson
2121 Forest Drive
Mount Vernon, WA 98273

TOTAL SITE AREA:
(Lot 1 + Lot 2) = 2,634,990 Sq. Ft.
Lot 1 = 42,560 Sq. Ft.
= 0.98 Acre
Lot 2 = 2,592,430 Sq. Ft.
= 59.5 Acres M/L



VICINITY MAP
(Not to Scale)
Ptn. Gov't. Lots 7, 8 & 9
Sec. 29, T. 34 N., R. 3 E.

ZONING/COMPREHENSIVE
PLAN DESIGNATION
AG-NRL - AGRICULTURAL NATURAL
RESOURCE LAND



SHORT PLAT No. PL16-0341
DEANN L. JOHNSON, ETAL. PROPERTY SURVEY
PTN. GOV'T LOTS 7, 8 & 9
SEC. 29, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
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