Survey in the SE1/4 of the SE1/4 of Section 12, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. PL02-0221

200310060073
Skagit County Auditor
10/6/2003 Page 1 of 2 10:35AM

Nina Bumgarth Deputy

Legal Description

Lot 1, of Skagit County Short Plat No. PL00-0344; as approved August 27, 2001, and recorded August 27, 2001, under Auditor's File No. 200108270154, being a portion of the Southeast 1/4 of Section 12, Township 35 North, Range 4 East, W.M. EXCEPT that portion of Lot 1 of said Skagit County Short Plat described as follows:

Commencing at the southeast corner of Lot 1 of Short Plat No. PL00-0344 recorded August 27, 2001 under AF#200108270154, records of Skagit County, Washington; thence N 71°11'08"W along the south line of said Lot 1, a distance of 205.89 feet to the point of beginning of this description; thence N 71°40'26"W, a distance of 453.78 feet; thence S 1°49'42"W, a distance of 323.14 feet to a point on the south line of said Lot 1; thence N 89°04'24"E along said south line, a distance of 42.19 feet to an angle point on the south line of said Lot 1; thence N 1°49'42"E along the south boundary of said Lot 1, a distance of 247.66 feet; thence S 80°08'45"E along the south line of said Lot 1, a distance of 396.84 feet to the point of beginning.

Notes:

1. Short plat number and date of approval shall be included in all deeds and contracts.

2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement recorded under A.F.# 200310060072.

3. Basis-of-bearings - Assumed N88°43'02"W on the south line of the southeast quarter of Section 12.

4. Zoning/Comprehensive Plan designation - Rural Reserve (RRv)

5. Sewer - Individual on-site sewage disposal systems.

6. This survey was accomplished by field traverse using:
3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.

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 official designated boundary of a Skagit County Fire District.

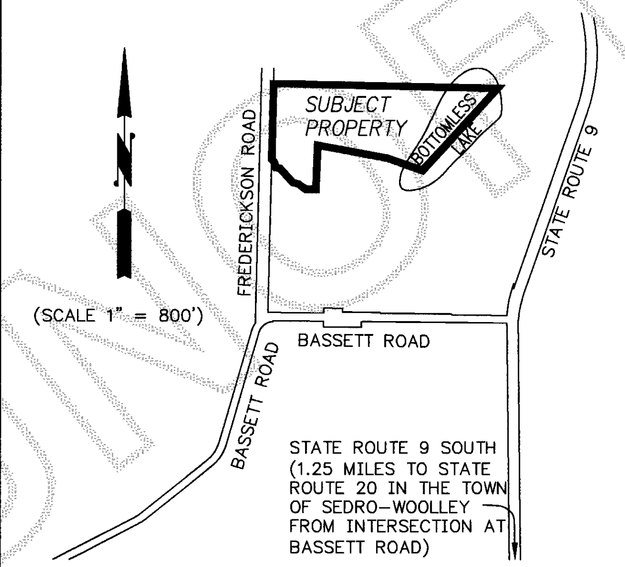
8. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.

9. Water - P.U.D. No. 1 of Skagit County.

10. This property may be encumbered by easements or reservations contained in documents filed in A.F.#700763; A.F.#736943; A.F.#9907090010; A.F.#200108270155.

11. In no case shall the County accept a dedication or any obligation as to any 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 been transferred to and accepted by the County.

Vicinity Sketch



Owner/Developer

Skagit State Bank
301 E. Fairhaven Ave.
Burlington, Wa. 98233

Consent

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

J E Bishop COB

Skagit State Bank

Acknowledgments

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that J E Bishop signed this instrument, on oath stated that he/~~she~~ was authorized to execute the instrument and acknowledged it as the COB of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

TERRIL L. BOYES NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 8-11-2005

Notary signature Terril L Boyes Title Notary Public
Date 7/22/03 My appointment expires 8-11-05

Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2003.

Skagit County Treasurer — Date 9-29-2003

Skagit County Treasurer OFFICIAL SEAL State of Washington

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 3 day of OCTOBER 2003.

Short Plat Administrator — 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 2nd day of October 2003.

Skagit County Health Officer

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2003 at the request of Skagit State Bank

John L. Abenroth CERT#17651
Date 8/29/03

JOHN L. ABENROTH STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 17651 EXPIRES 6/26/2005

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Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB# 203021	DRAWN mwm	CHECKED jla	DATE 07MAR03	SCALE N/A	SHEET 1 OF 2

203021shtplt1.dwg 7-14-03 2:22:57 pm EST

Short Plat (CaRD) for Skagit State Bank

UNOFFICIAL DOCUMENT

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FOUND 1.5" IRON PIPE 1.25' BELOW ASPHALT 1' SOUTH OF CENTERLINE MOSIER ROAD ON OCTOBER 5, 1990.

Addresses

Lot 1 = 7775 Frederickson Road

Lot 2 = 7779 Frederickson Road

FOUND MONUMENT IN CASE AND COVER AT THE CENTERLINE OF HIGHWAY 9 ON SEPTEMBER 20, 1990.

FOUND MONUMENT IN CASE AND COVER ON MARCH 8, 1990.

S00°17'44"W 2603.22'

N89°51'33"E 2644.45'

S89°51'33"W 2693.87'

1346.94'

1346.94'

1292.78'

N00°48'18"E 1309.36'

1335.27'

S89°26'07"E

N89°26'07"W 1335.27'

1326.05'

S01°18'05"W 2652.10'

S00°17'44"W 2585.55'

1309.36'

1292.78'

N00°48'18"E 1309.36'

1323.82'

N88°43'02"W 2647.63'

1323.82'

FOUND 2" IRON PIPE AT A 4-WAY FENCE CORNER ON AUGUST 19, 1986.

FOUND MONUMENT IN CASE AND COVER AT THE INTERSECTION OF BASSET ROAD AND HIGHWAY 9 ON OCTOBER 12, 1990.

40' 20'

50' WIDE ROAD AND 90' DIAMETER CUL-DE-SAC EASEMENT FOR ACCESS AND UTILITIES (AS SHOWN ON SHORT PLAT NO. PL00-0344) AND TO LOT 2.

OPEN SPACE RECREATIONAL AMENITIES (OS-RA) 174,240 S.F. 4.00 AC.

20' WIDE ACCESS AND UTILITY EASEMENT

20' WIDE ACCESS AND UTILITY EASEMENT AS SHOWN ON SHORT PLAT NO. PL00-0344.

LOT 1 BUILDABLE AREA 43,560 S.F.

PROPOSED SEWAGE DISPOSAL AREA

ORDINARY HIGH WATER LINE OF BOTTOMLESS LAKE

TRACT A (PCA) FISH AND WILDLIFE HABITAT AREA (TYPE 3 WATER) 128,425 S.F. 2.95 AC.

BOTTOMLESS LAKE AKA. LAKE ASCINATION

2 1.00 ACRES 43,560 S.F.

20' ACCESS EASEMENT TO DETENTION POND

TRACT B (PCA) FISH AND WILDLIFE HABITAT AREA (TYPE 4 WATER) 15,143 S.F. 0.35 AC.

EASEMENT FOR DETENTION POND, (THIS AREA IS PART OF LOT 1).

DETENTION POND FOR SHORT PLAT NO. PL00-0344 AND FUTURE HOME SITES

LOT 2 SHORT PLAT NO. PL00-0344.

FREDERICKSON ROAD

DETAIL

THIS CORNER WAS SHOWN AS SET ON SHORT PLAT NO. PL00-0344 THAT WAS AN ERROR. THE CORNER WAS NOT SET. STAKES WERE SET AS SHOWN HEREON.

LINE TABLE

#	BEARING	DISTANCE
L1	S89°04'24"W	14.08'
L2	N54°01'12"W	50.40'
L3	N75°46'32"W	31.21'
L4	N81°16'56"W	21.56'
L5	N19°17'15"W	33.90'
L6	N43°10'56"W	20.51'
L7	N39°18'03"E	29.99'
L8	N10°16'50"E	29.72'
L9	N42°44'41"E	28.11'
L10	N42°44'41"E	50.33'
L11	N42°44'09"E	53.59'
L12	N43°10'18"E	1.10'
L13	N29°05'21"E	2.03'
L14	N28°56'04"E	54.84'
L15	N61°22'26"E	31.83'
L16	N00°36'46"E	67.76'
L17	S89°11'42"E	11.58'
L18	S75°46'30"E	23.75'
L19	S54°46'38"E	42.47'
L20	S01°49'42"W	53.53'
L21	N09°51'15"E	7.22'
L22	S78°35'32"E	31.92'
L23	S78°35'32"E	34.09'
L24	S78°35'32"E	33.85'
L25	S53°28'47"E	47.13'
L26	N35°02'17"E	25.50'
L27	N60°54'28"E	33.13'
L28	N43°23'26"E	24.51'
L29	S51°59'02"E	40.31'
L30	N10°16'50"E	17.12'
L31	N53°28'47"W	17.01'

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	45.00'	156°51'14"	123.19'
C2	45.00'	26°23'16"	20.72'
C3	45.00'	33°03'38"	25.97'
C4	45.00'	25°40'45"	20.17'
C5	45.00'	50°31'15"	39.68'

Legend

- ● Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- ○ 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, set during Short Plat No. PL00-0344 recorded in A.F.#200108270154.
- ▨ Access Locations
- —PCA— Protected Critical area Boundary

Table of Areas

LOT 1

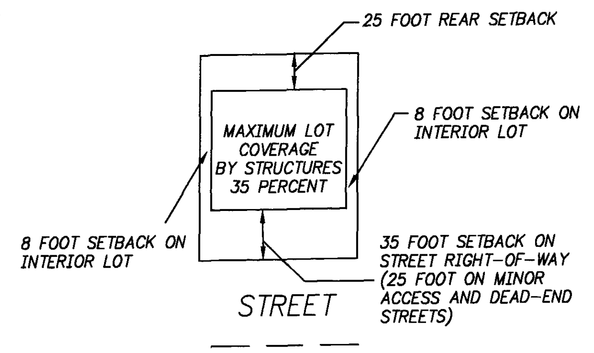
BUILDABLE AREA =	43,560	s.f.
OPEN SPACE (OS-RA) =	174,240	s.f.
PROTECTED CRITICAL AREA TRACT A =	128,425	s.f
PROTECTED CRITICAL AREA TRACT B =	15,143	s.f.
ACCESS EASEMENTS =	27,128	s.f.
DETENTION POND EASEMENT =	3,997	s.f.
TOTAL AREA =	392,493	s.f. – 9.01 Ac.

LOT 2

TOTAL AREA =	43,560	s.f. – 1.00 Ac.

TOTAL AREA IN PLAT = 436,053 s.f. – 10.01 Ac.

Minimum Setback Requirements



100 50 0 100 200 300

Scale in Feet

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2003 at the request of Skagit State Bank

John L. Abenroth CERT#17651
Date 8/29/03

L. ABENROTH — STATE OF WASHINGTON — REGISTERED LAND SURVEYOR — 17651 — EXPIRES 6/26/2005

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Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB# 203021	DRAWN mwm	CHECKED jla	DATE 07MAR03	SCALE 1" = 100'	SHEET 2 OF 2

203021shtplt2.dwg 7-14-03 2:11:32 pm EST

Short Plat (CaRD) for Skagit State bank

UNOFFICIAL DOCUMENT