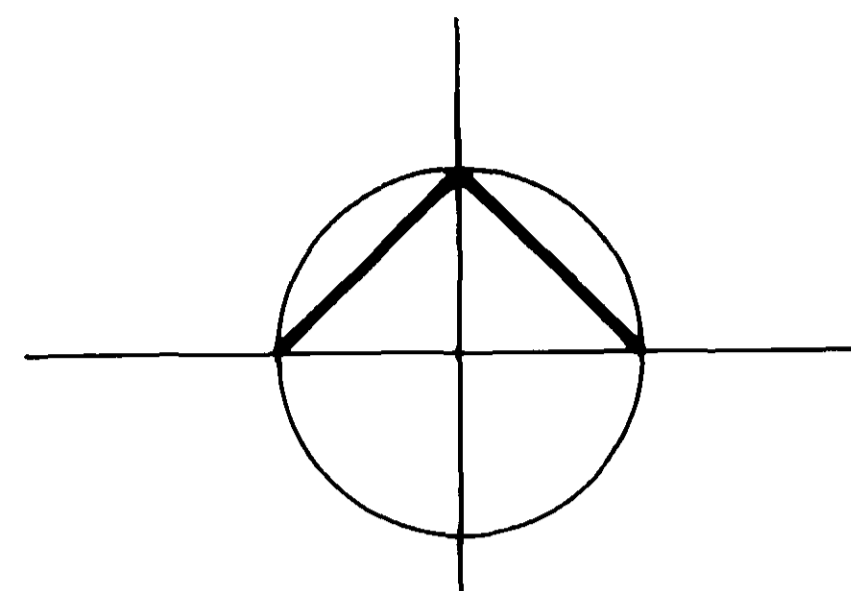
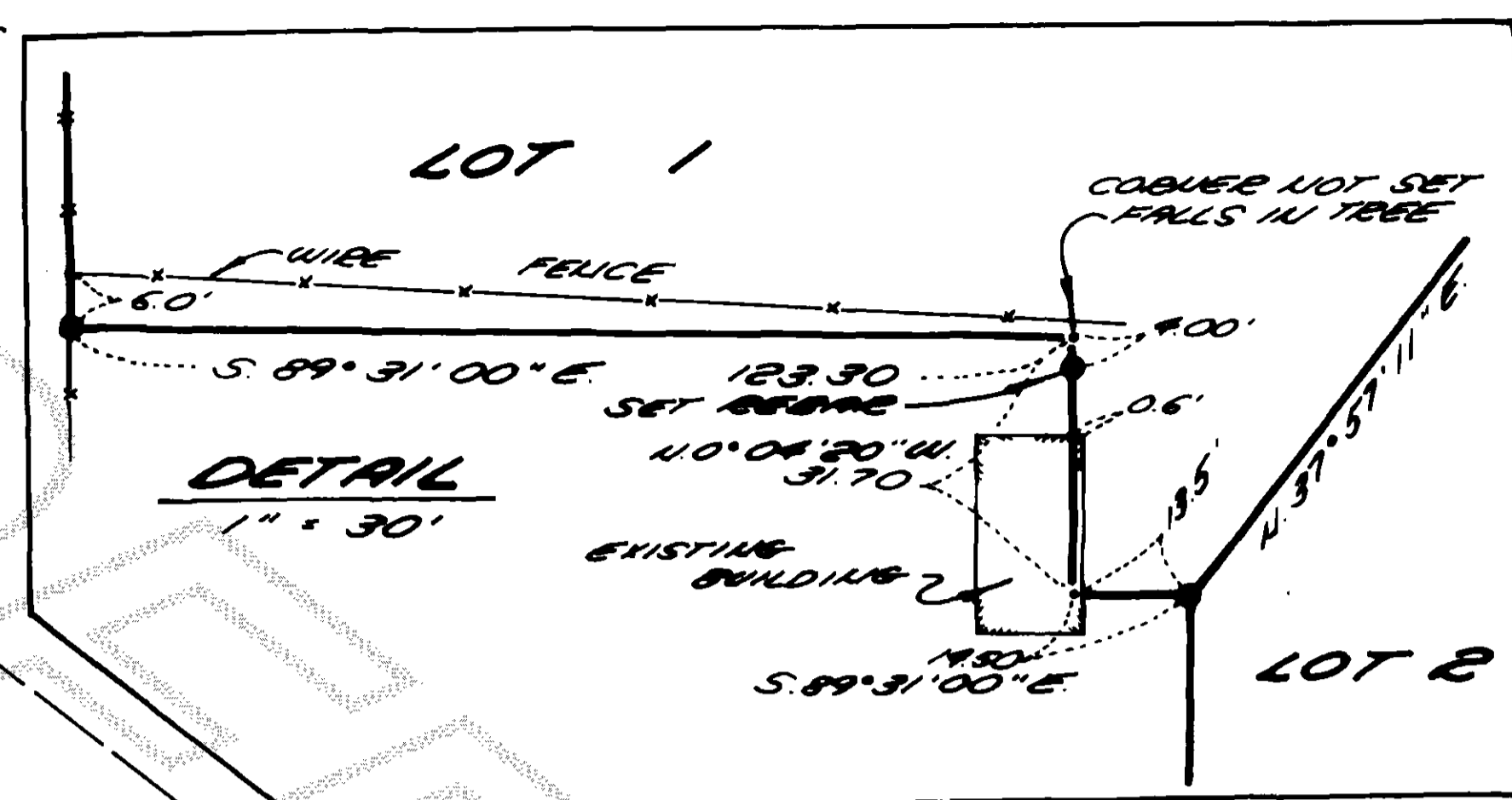
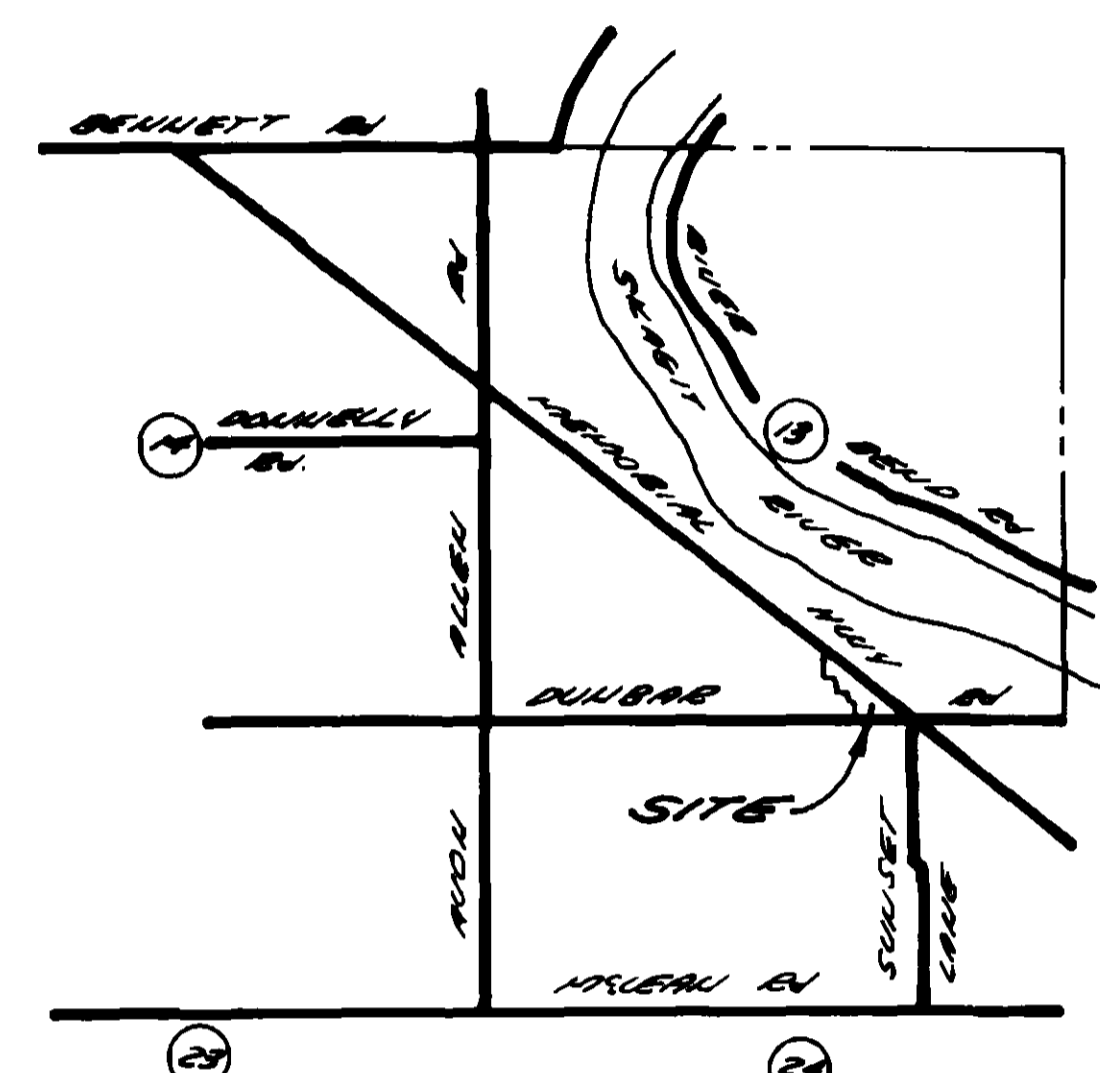


FOUND EXISTING SURVEYOR'S BEARING 0.2' NORTH AND 0.7' EAST OF CALCULATED CORNER.

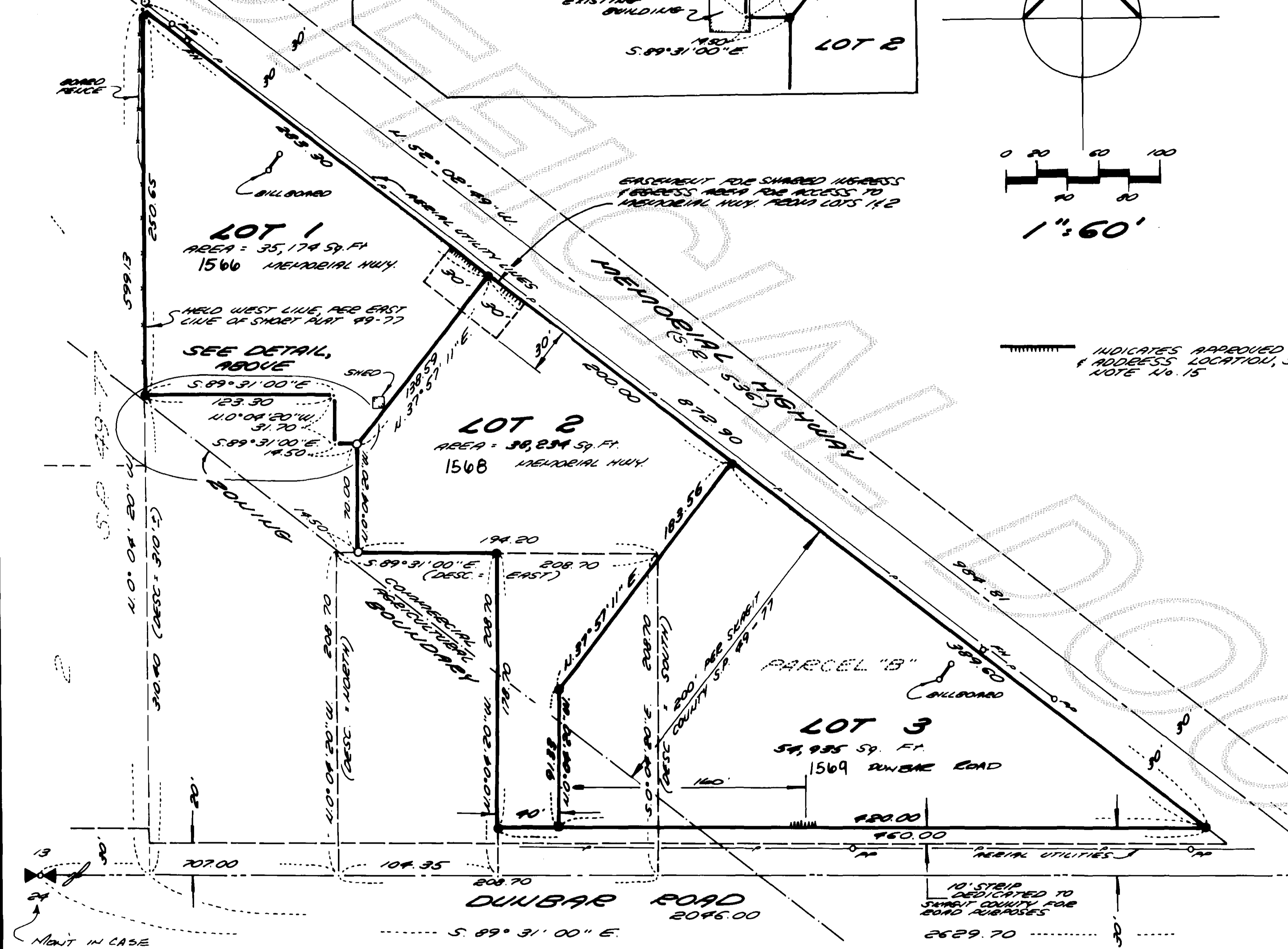
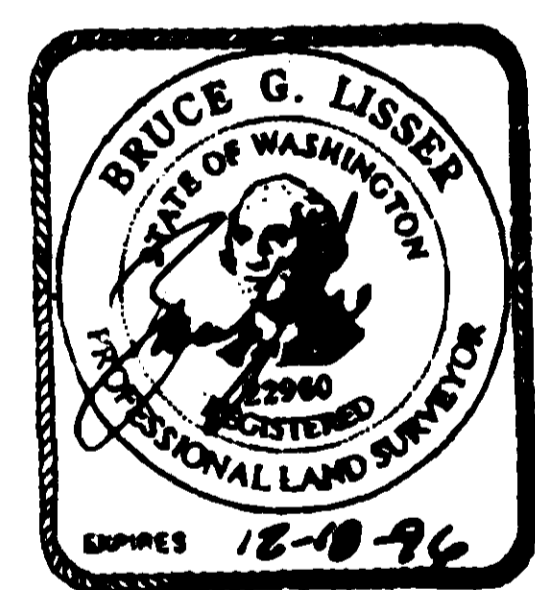


1" = 60'

INDICATES APPROVED ACCESS & ADDRESS LOCATION, SEE NOTE NO. 15



VICINITY MAP U.T.S.



SURVEYOR'S CERTIFICATE
I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

Donald R. Semrau
Date: Jan. 19, 1995
Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (206) 424-9566

AUDITOR'S CERTIFICATE
Filed for record this 13 day of Jul, 1995 at 2:31 P.M. in Volume 11 of SHORT PLATS, on pages 179-180 at the request of SEMRAU & LISSER. Auditor's File No. 9502130074.

Kathy Hill Skagit County Auditor
Cheryl Jungquist Deputy

SHORT PLAT 94-046		DATE
SURVEY IN A PORTION OF GOV'T LOT 9 SECTION 13, T.34 N., R.3E, W.12 SKAGIT COUNTY, WASHINGTON FOR:		
JOSEF & MARY ANN BIRINGER		
FB 109 PG 15	SEMRAU/LISSER	1" = 60'
RESUBDIVISION ASSUMED	SURVEYORS AND ENGINEERS LICENSE NO. 9502130074	94-057

SURVEY DESCRIPTION

PARCEL "A"

The East 1/2 of the following described tract:

That portion of Government Lot 9, Section 13, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING 707.00 feet East of the Southwest corner of said Lot 9; thence North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet; thence West 208.7 feet to the POINT OF BEGINNING,

EXCEPT that portion thereof lying within the Dunbar Road.

PARCEL "B"

All that portion of the following described tract lying Southerly of Memorial Highway as follows:

BEGINNING at a point on the South line of Section 13, Township 34 North, Range 3 East, W.M., 1,256.4 feet West of the Southeast corner of said Section; thence West along the South line of said Section to a point 2,046.00 feet West of the Southeast corner of said Section; thence due North to the dike right of way of Diking District No. 1; thence Easterly following the Southerly line of said dike right of way to a point due North of the POINT OF BEGINNING; thence South to the POINT OF BEGINNING,

EXCEPT ditch rights of way,

AND EXCEPT the following described tracts:

1. BEGINNING 707.00 feet East of the Southwest corner of Lot 9 in said Section 13; thence North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet; thence West 208.7 feet to the POINT OF BEGINNING.

2. BEGINNING at a point on the South line of Government Lot 9 in said Section 13, which is 707.00 feet East of the Southwest corner thereof; thence North 208.7 feet; thence East 14.5 feet; thence North 70.00 feet; thence West 14.5 feet; thence North 31.7 feet; thence West to a point 2,046.00 feet West of the East line of Section 13; thence South 310.00 feet, more or less, to the South line of said Section 13; thence East to the POINT OF BEGINNING.

3. EXCEPT that portion thereof lying within the Dunbar Road.

ALL OF THE ABOVE ALSO BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All being situate in the County of Skagit, State of Washington.

NOTES

- 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.
- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - Commercial and agricultural.
- Sewage Disposal - Individual septic system (conventional systems).
- Water - P.U.D. No. 1.
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
- Meridian - Assumed.
- Basis of Bearing - Monumented South Line of the Southeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M.
Bearing = South 89° 31' 00" East.
- Survey description is from Land Title Company of Skagit County, Title Report Order No. T-67985-E, dated June 3, 1992.
- For additional subdivision information see Skagit County Short Plat Numbers 14-84, 27-88, and 49-77, and also Record of Survey recorded in Volume 9 of Surveys, Page 143, all in records of Skagit County, Washington.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Number 8509060061
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- Survey Procedure - Field traverse.
- Buyer should be aware that this subdivision is located in the flood plain of the Skagit River and that significant elevation may be required for the first living floor of residential construction.
- Bench Mark - Not required, Flood Zone AO-3.
- 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.
- Change in location of access, may necessitate a change of address, contact Skagit County Public Works.
- Drainage requirements for improved areas will be addressed on building permit applications.
- Access to Memorial Highway from Lots 1 and 2 to be a single shared driveway.
- No commercial access is to be allowed to Lot 2 from Dunbar Road unless approved by Skagit County Public Works.
- Skagit County may require a traffic study and Environmental Impact Review prior to issuance of a building permit on any lot shown hereon (Lot 1, Lot 2 or Lot 3).
- Prior to issuance of a building and/or grading permit for any lot shown hereon (Lot 1, Lot 2, or Lot 3), Skagit County and/or State Highway Department may have review and permit requirements for discharge of drainage water onto the State Highway right of way.

OWNER'S CONSENT AND DEDICATION

Know all men by these presents that the undersigned owners 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; also the 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 here unto set our hand and seals this 23rd day of January, 19 95.

Josef W. Biringier *Mary Ann Biringier*
Josef W. Biringier, Husband Mary Ann Biringier, Wife

ACKNOWLEDGMENTS

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated _____
Signature _____
Title _____

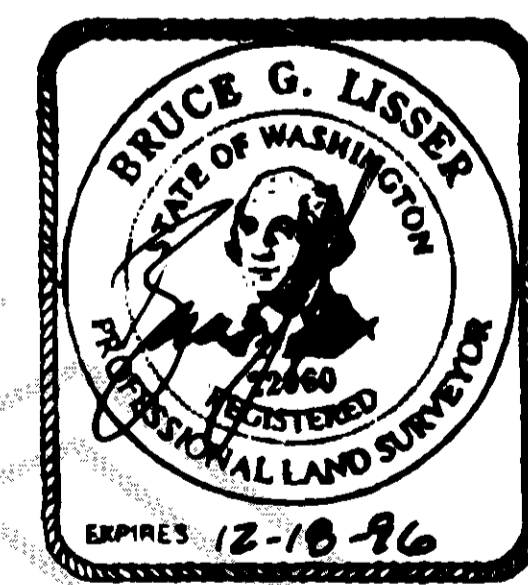
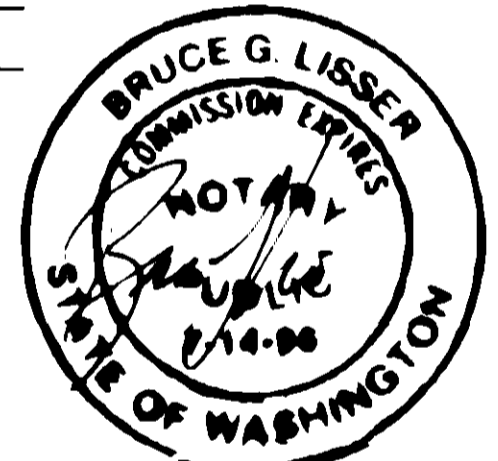
My appointment expires _____

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence JOSEF W. BIRINGER and MARY ANN BIRINGER, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 1-23-95
Signature *Josef W. Biringier*
Title *Husband*

My appointment expires 7-14-96



SHEET 2 OF 2

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 13th day of FEBRUARY, 19 95

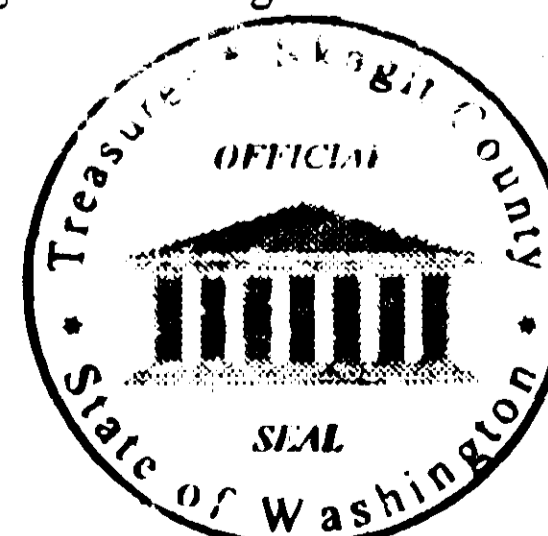
Paul H. [Signature]
Short Plat Administrator

Janette Keiser
Skagit County Engineer

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 1994.
This 10 day of February, 19 95.

Judith Ann Mensch
Skagit County Treasurer



SHORT PLAT 94-096		DATE
SURVEY IN A PORTION OF GOV'T LOT 9 SECTION 13, T.34 N., R.3 E., W.12		
SKAGIT COUNTY, WASHINGTON		
JOSEF & MARY ANN BIRINGER		
FB 109 AS 15	SEMPER PARUSSE	1" = 60'
ASSUMED	SURVEYORS AND ENGINEERS	94-057
ARBITRARY ASSUMED		ARBITRARY ASSUMED