

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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION: AGRICULTURAL NRL ZONING: AGRICULTURAL.
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM (LOT 2 ONLY) CONVENTIONAL SYSTEM APPROVED 549-0233
5. WATER: P.U.D. NO. 1

6. INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22460.
 - a. INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M. BEARING = NORTH 0°07'35" WEST
9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE NUMBER NO. 65224, DATED MAY 9, 2001.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 98-0004 RECORDED UNDER AUDITORS' FILE NUMBER 19490410004 AND RECORD OF SURVEY MAP RECORDED IN VOLUME 12 OF SURVEYS, PAGE 166, RECORDS OF SKAGIT COUNTY, WASHINGTON.

11. 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 AUDITORS' FILE 760262 AND 1903100144.
12. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE LETTER.
13. SURVEY PROCEDURE: FIELD TRAVERSE.
14. 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.
15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
16. BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.
17. PROPERTY IS LOCATED IN FLOOD ZONE AT ELEVATION 13 AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 53015-0250-C DATED JANUARY 3, 1985. SEE SKAGIT COUNTY PLANNING DEPARTMENT FOR MINIMUM BUILDING CONSTRUCTION REQUIREMENTS. BENCH MARK: TOP OF RAILROAD SPIKE IN WEST FACE OF UTILITY POLE ELEVATION = 15.26 DATUM = NGVD24

- CONTINUED -

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS SHORT 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 HERON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-130-1AC.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460
 BRUCE G. LISSER & ASSOCIATES, PLLC
 20 MILWAUKEE STREET PO BOX 1104
 MOUNT VERNON, WA 98273
 PHONE (360) 419-1442
 FAX (360) 419-0581
 EMAIL BRUCE@LISSER.COM

DATE July 27, 2001

- CONTINUED -

18. LOT 1 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THE RESIDENTIAL DEVELOPMENT RIGHTS OF THIS PARCEL HAVE BEEN EXHAUSTED THROUGH GRANTING OF A CONSERVATION EASEMENT. THE SUBDIVIDER HAS ENTERED INTO A CONSERVATION EASEMENT AGREEMENT WITH SKAGIT COUNTY INVOLVING LOT 1 SHOWN HERON. THE EASEMENT IS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200109170139.
19. DIMENSIONAL STANDARDS:
 - RESIDENTIAL
 - FRONT: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD. MAXIMUM SETBACK MAY BE WAIVED BY THE PLANNING AND PERMIT CENTER WHERE CRITICAL AREAS ARE LOCATED WITHIN 200 FEET OF THE ROAD. PREVENTING THE PLACEMENT OF A HOUSE WITHIN THE SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE WAIVED BY THE PLANNING AND PERMIT CENTER IN CASES WHERE NON-FLOODPLAIN OR NON-FRIGNE AGRICULTURAL LAND IS LOCATED ON THE LOT OUTSIDE OF THE SETBACK AREA, WHICH WOULD PROVIDE FOR A MORE APPROPRIATE PLACEMENT OF A HOUSE.
 - SIDE: 0 FEET ADJACENT TO A PROPERTY LINE
 - REAR: 35 FEET
 - ACCESSORY: SAME AS PRINCIPAL STRUCTURES
 - NON-RESIDENTIAL
 - FRONT: 35 FEET
 - SIDE: 15 FEET
 - REAR: 35 FEET
 - MAXIMUM HEIGHT: 30 FEET OR SHALL CONFORM TO THE SKAGIT COUNTY BUILDING CODE.

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.

20. THIS PARCEL LIES IN OR WITHIN 300 FEET OF LAND DESIGNATED AS RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS INCLUDING HERBICIDES, PESTICIDES, AND FERTILIZERS, OR FROM SPRAYING, PRUNING, HARVESTING OR EXTRACTION WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCE LANDS. RESIDENTS OF SUCH PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LANDS OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. RESOURCE LANDS INCLUDE RURAL RESOURCE-NRL, AGRICULTURE-NRL, INDUSTRIAL FOREST-NRL AND SECONDARY FOREST-NRL AND MINERAL RESOURCE OVERLAY.

21. A DRAINAGE ANALYSIS HAS BEEN PREPARED AS PART OF THIS SHORT PLAT AND IS AVAILABLE AT SKAGIT COUNTY PLANNING AND PERMIT CENTER.

SURVEY DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M, EXCEPT COUNTY ROAD AND DITCH RIGHTS-OF-WAY; EXCEPT THE SOUTH 1/2 OF THE EAST 1/2 THEREOF; AND EXCEPT COUNTY ROAD AND DITCH RIGHTS-OF-WAY.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

OWNER'S CONSENT

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. I, JOSEF M. BRINGER, JR., AS HIS SEPARATE ESTATE, KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER CERTIFIES THAT THIS SHORT SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREIN TO SET MY HAND AND SEAL THIS 27th DAY OF August, 2001.

JOSEF M. BRINGER, JR., AS HIS SEPARATE ESTATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, JOSEF M. BRINGER, JR., AS HIS SEPARATE ESTATE, 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.

AUDITORS' CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
 200109170138
 Skagit County Auditor
 9/17/2001 Page 1 of 2 2:08:27PM

Norma Brunme H
 DEPUTY
 SKAGIT COUNTY AUDITOR

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND RECORDED ACCORDING TO THE RECORDS OF MY OFFICE, 17th DAY OF August, 2001.

Kate Oungman
 SKAGIT COUNTY TREASURER

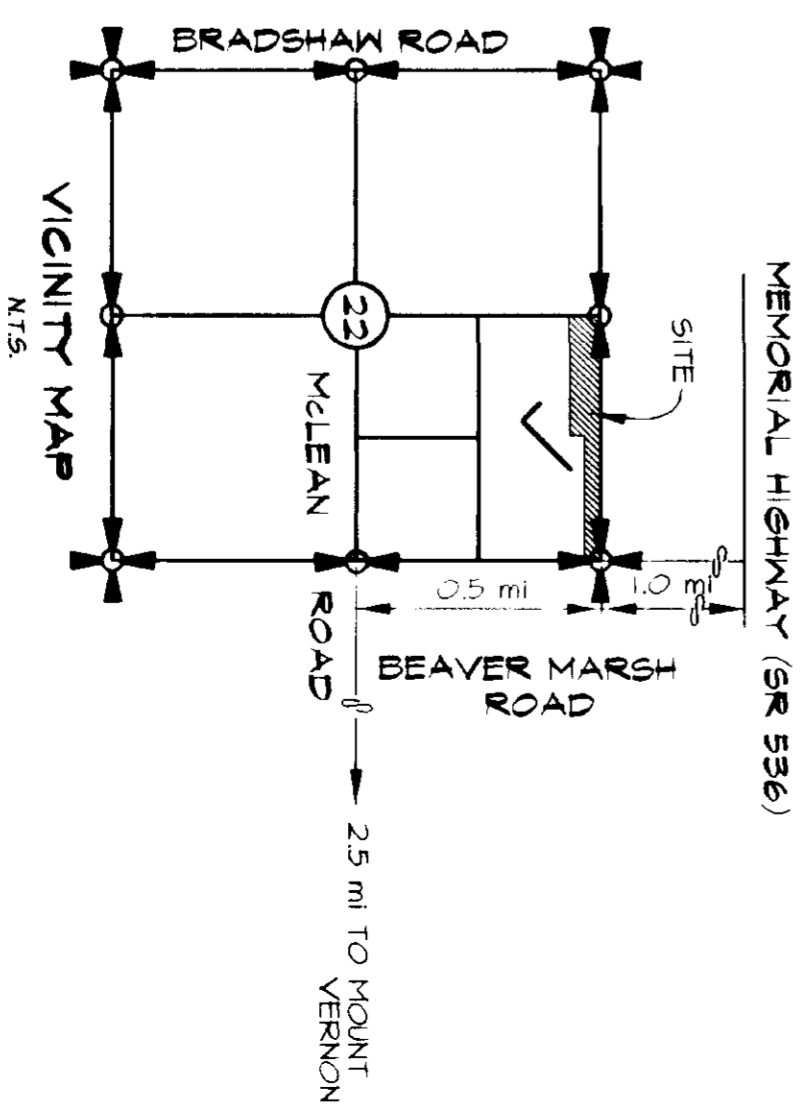
APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT SUBDIVISION ORDINANCE ON THIS 17th DAY OF August, 2001.
Jude Kulla
 SHORT PLAT ADMINISTRATOR

Steve M... 8/13/01
 SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 17 DAY OF August, 2001.

H. Hansen
 SKAGIT COUNTY HEALTH OFFICER



SHEET 1 OF 2

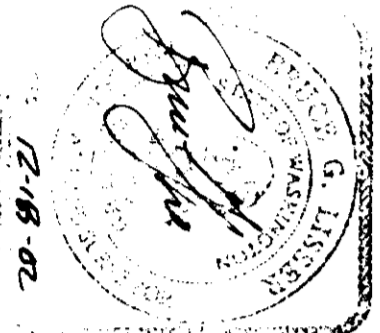
DATE: 7/25/01

SHORT PLAT NO. PL-01-0346

SURVEY IN A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M, SKAGIT COUNTY WASHINGTON FOR: JOSEF M. BRINGER, JR.

DATE: 7/25/01

FB 23	PG 28	LISSER & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 01-0455P
MOUNT VERNON, WA 98273 360-419-1442			

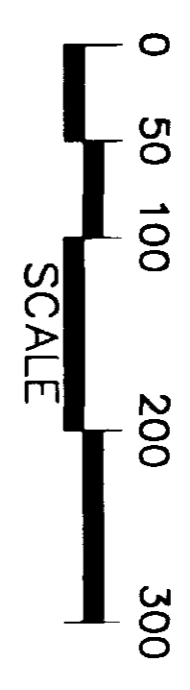


HELD LOCATION FOR
 NORTH 1/4 CORNER
 PER SHORT PLAT NO.
 98-0004

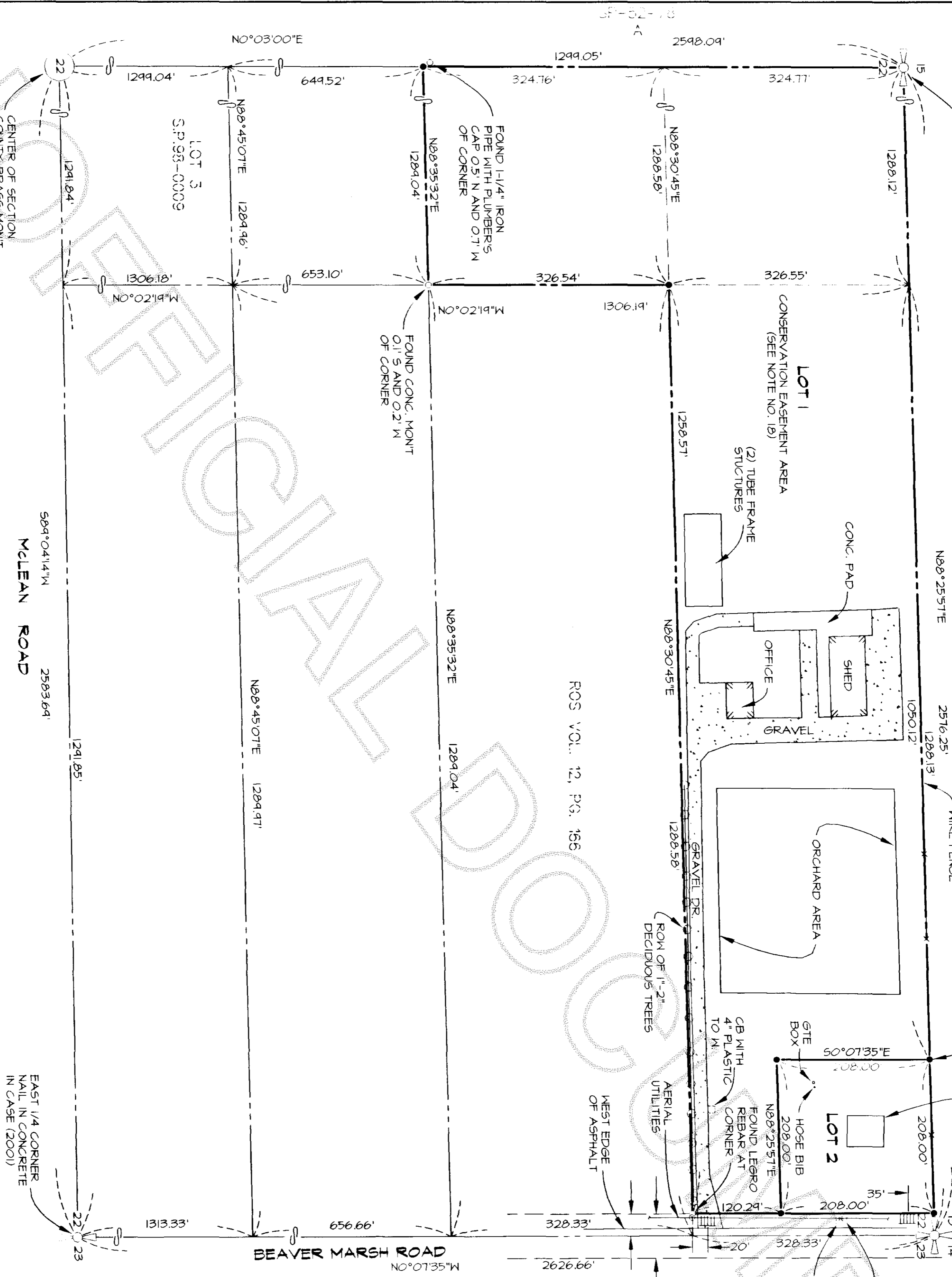
CORNER FALLS
 0.6' S OF FENCE

APPROVED SEPTIC
 LOCATION SEE NOTE
 NO. 4

NORTHEAST SECTION CORNER
 PIPE WITH NAIL IN
 CASE (2001)



INDICATES APPROVED ACCESS
 LOCATION SEE NOTE NO. 15



LOT AREA AND ADDRESS INFORMATION

- LOT 1 15060 BEAVER MARSH RD AREA 1207603 SQ FT = 27.72 ACRES
- LOT 2 15006 BEAVER MARSH RD AREA 43250 SQ FT = 0.99 ACRES

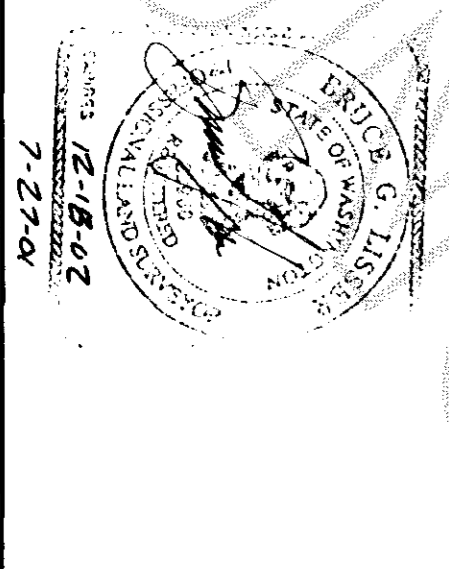
SHORT PLAT NO. P-01-0396

SHEET 2 OF 2

DATE 7/25/01

SURVEY IN A PORTION OF THE
 NORTH 1/2 OF THE NORTHEAST 1/4 OF
 SECTION 22, TOWNSHIP 34 NORTH RANGE 3 EAST 1N W
 SKAGIT COUNTY, WASHINGTON
 FOR: JOSEF A. BRINGER, JR.

FB 23	PG 2B	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 01-0455P
		MONT VERNON, WA 98275 360-418-7442	



CENTER OF SECTION
 COUNTY BRASS MONIT
 IN CASE (1998)

LOT 3
 S.P. 93-0003

EAST 1/4 CORNER
 NAIL IN CONCRETE
 IN CASE (2001)