

LEGAL DESCRIPTION

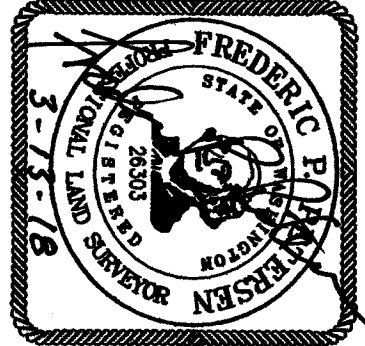
LOT 2 OF SHORT PLAT NO. 96-0013, APPROVED JUNE 4, 1997, RECORDED JUNE 6, 1997 UNDER AUDITORS FILE NO. 9706060035, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2 WHICH LIES SOUTH 89° 16' 13" WEST, A DISTANCE OF 449.62 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE SOUTH 4° 49' 48" WEST A DISTANCE OF 317.36 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SHORT PLAT NO. 96-0013, WHICH LIES 32.00 FEET FROM THE NORTHEAST CORNER OF LOT 1 AND THE TERMINAL POINT OF THIS LINE DESCRIPTION, TOGETHER WITH THAT PORTION OF LOT 1 OF SHORT PLAT NO. 96-0013 RECORDED UNDER AUDITORS FILE NO. 9706060035, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88° 56' 01" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 371.69 FEET; THENCE SOUTH 64° 50' 07" WEST A DISTANCE OF 111.24 FEET; THENCE SOUTH 40° 50' 24" WEST, A DISTANCE OF 42.82 FEET; THENCE SOUTH 29° 23' 02" WEST, A DISTANCE OF 92.24 FEET; THENCE SOUTH 04° 19' 10" EAST A DISTANCE OF 63.19 FEET; THENCE SOUTH 32° 48' 04" EAST, A DISTANCE OF 78.77 FEET; THENCE SOUTH 62° 42' 18" EAST, A DISTANCE OF 122.85 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88° 56' 01" WEST ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 383.56 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 4° 49' 36" EAST ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 347.08 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER, UNDER AND ACROSS THAT CERTAIN EASEMENT SHOWN AS COSTALOT LANE ON THE FACE OF SAID SHORT PLAT NO. 96-0013, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- 1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS OF BEARINGS: N88-36-00E BETWEEN THE SOUTH 1/4 CORNER OF SECTION 1 AND THE SOUTHEAST CORNER OF SECTION 1 AS PER RECORD OF SURVEY RECORDED UNDER AUDITORS FILE #9706060035.
3. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5003353-0001875E DATED JUNE 8TH, 2017.
4. OCCUPATIONAL INDICATOR NOTE: IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-1-30, THIS RECORD OF SURVEY MAY DEPICT OCCUPATIONAL INDICATORS AND ENCROACHMENTS. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT CLAIM TO HAVE UNCOVERED ALL FENCE LINES AND OR ENCROACHMENTS.
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. WATER - PUD # 1 OF SKAGIT COUNTY.
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. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
9. LOTS IN THIS SHORT PLAT ARE SUBJECT TO TERMS AND CONDITIONS IN PROTECTED CRITICAL AREA EASEMENT (PCEA) RECORDED UNDER AUDITORS FILE NUMBER 201712040051.
10. POTENTIAL BUYERS SHOULD RECOGNIZE THAT THE CREEK MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.
11. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
12. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, EASES, LEASES, COURT CASES, AND/OR OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 3 ABOVE AND BEING RECORDED UNDER AUDITORS FILE NUMBERS 91866, 921029020, 961218008, 9706060036, 200604130137, 20060413036, 200607170186, 201610240136; AND ALSO MATTERS DISCLOSED IN SHORT PLAT NO. 96-013 AND RECORD OF SURVEY RECORDED UNDER A# 201611220055.
13. A 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. THE ADDRESS RANGE FOR WOODBURY LANE IS 6826 - 7001. THE EXISTING ADDRESS FOR LOT B IS 6901. AN ADDRESS APPLICATION SHOULD BE SUBMITTED FOR A NEW ADDRESS FOR LOT A. A CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS; CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
14. SURVEY PROCEDURE: THIS SURVEY WAS PERFORMED IN 2018 USING A NIKON NPL-522 3 SECOND TOTAL STATION IN CONJUNCTION WITH A TDS RECON DATA COLLECTOR WITH RESULTING CLOSURES EXCEPTING PRECISION CLASS RURAL STANDARDS OF WAC 332-130-090.
15. THIS SURVEY REPLIED UPON SKAGIT SURVEYORS 1997 SHORT PLAT 96-0013 RECORDED UNDER AUDITORS FILE 9706060035 AND SKAGIT SURVEYORS 2006 BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITORS FILE 200607170186 AS A BASIS FOR CONTROL.
16. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OTHER ACTION AS TO ANY SUCH 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 DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
17. THIS DEVELOPMENT IS A WATERED BASIN IDENTIFIED BY WASHINGTON STATE DEPT. OF ECOLOGY THAT HAS GROUND WATER WITHDRAWAL LIMITATIONS. LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPT. OF ECOLOGY FOR MORE INFORMATION.
18. A LOT OF RECORDED 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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR THE CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AUDITOR FILE NO. 201804240034.
19. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KENT & KIMBERLY FRYE AND DONALD FRYE.
FREDERIC P. PETERSEN CERT # 26303
DATE: 3-15-2018



AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS 24 DAY OF APRIL 2018 AT 10:50 AM IN BOOK 201804240035 OF BUYERS ON PAGE 18 AT THE REQUEST OF FREDERIC P. PETERSEN, SURVEYOR.
DONALD FRYE
AUDITORS FILE NO.: 201804240035

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE (LAND DIVISION) THIS 19 DAY OF April, 2018.
M. B. Bost
SHORT PLAT ADMINISTRATOR

OWNERS CONSENT

SKAGIT COUNTY HEALTH OFFICER
DONALD FRYE
WASHINGTON FEDERAL BANK

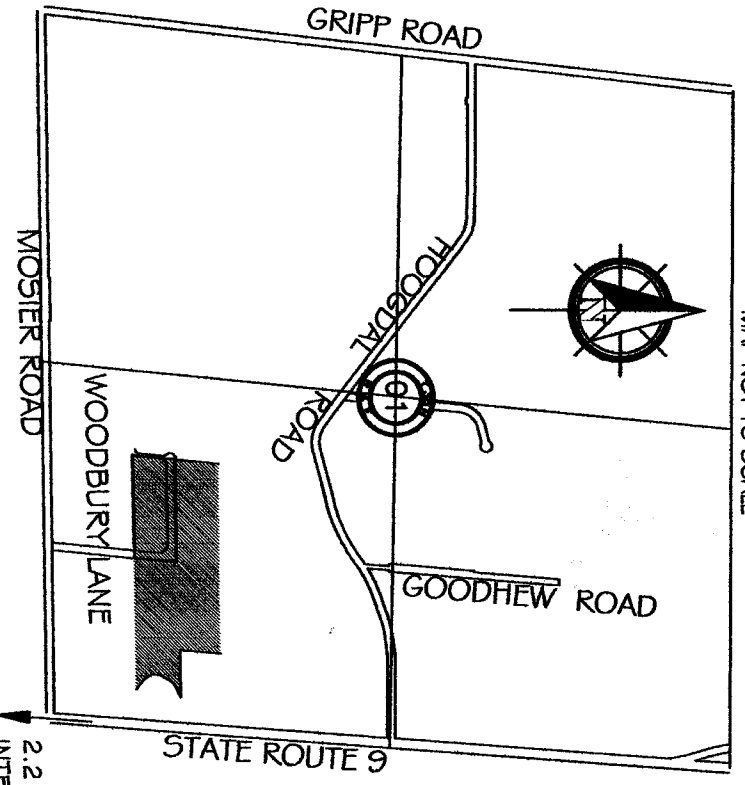
ACKNOWLEDGMENTS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENT FRYE AND KIMBERLY FRYE HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE: Kim A Fair
TITLE: Notary
DATED: 3/29/18 MY APPOINTMENT EXPIRES: 06/29/18
STATE OF WASHINGTON, COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD FRYE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE: Kim A Fair
TITLE: Notary
DATED: 3/29/18 MY APPOINTMENT EXPIRES: 06/29/18
STATE OF WASHINGTON, COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Doreen Nyshom, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF WASHINGTON FEDERAL BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE: Kim A Fair
TITLE: Notary
DATED: 3/29/18 MY APPOINTMENT EXPIRES: 06/29/18

VICINITY MAP OF SECTION 1, T35N., R4E., W.M. MAP NOT TO SCALE



TREASURERS CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2018.
4-12-18
SKAGIT COUNTY TREASURER

OWNER/DEVELOPERS

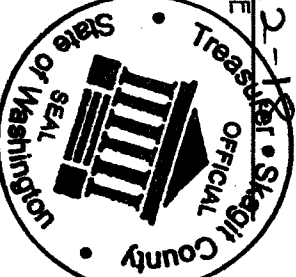
KENT AND KIMBERLY FRYE
4986 PEPPERMINT LANE
BOW, WASHINGTON 98232
DONALD FRYE
P.O. BOX 854
LYMAN, WASHINGTON, 98263

SKAGIT CO. SHORT PLAT PL 17-0440

SURVEY IN A PORTION OF THE SE 1/4 SE 1/4 # IN THE SW 1/4 SE 1/4, SECTION 1, TWP. 35N., R4E., W.M. SKAGIT COUNTY, WASHINGTON FOR: KENT, KIMBERLY AND DONALD FRYE

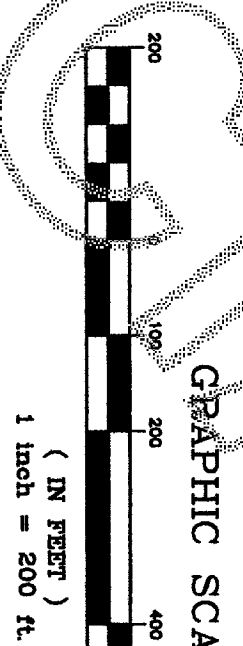
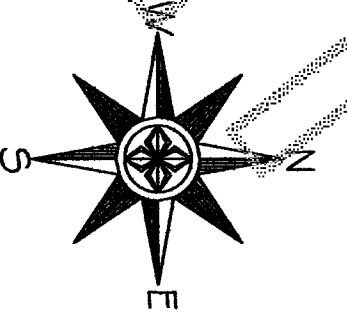
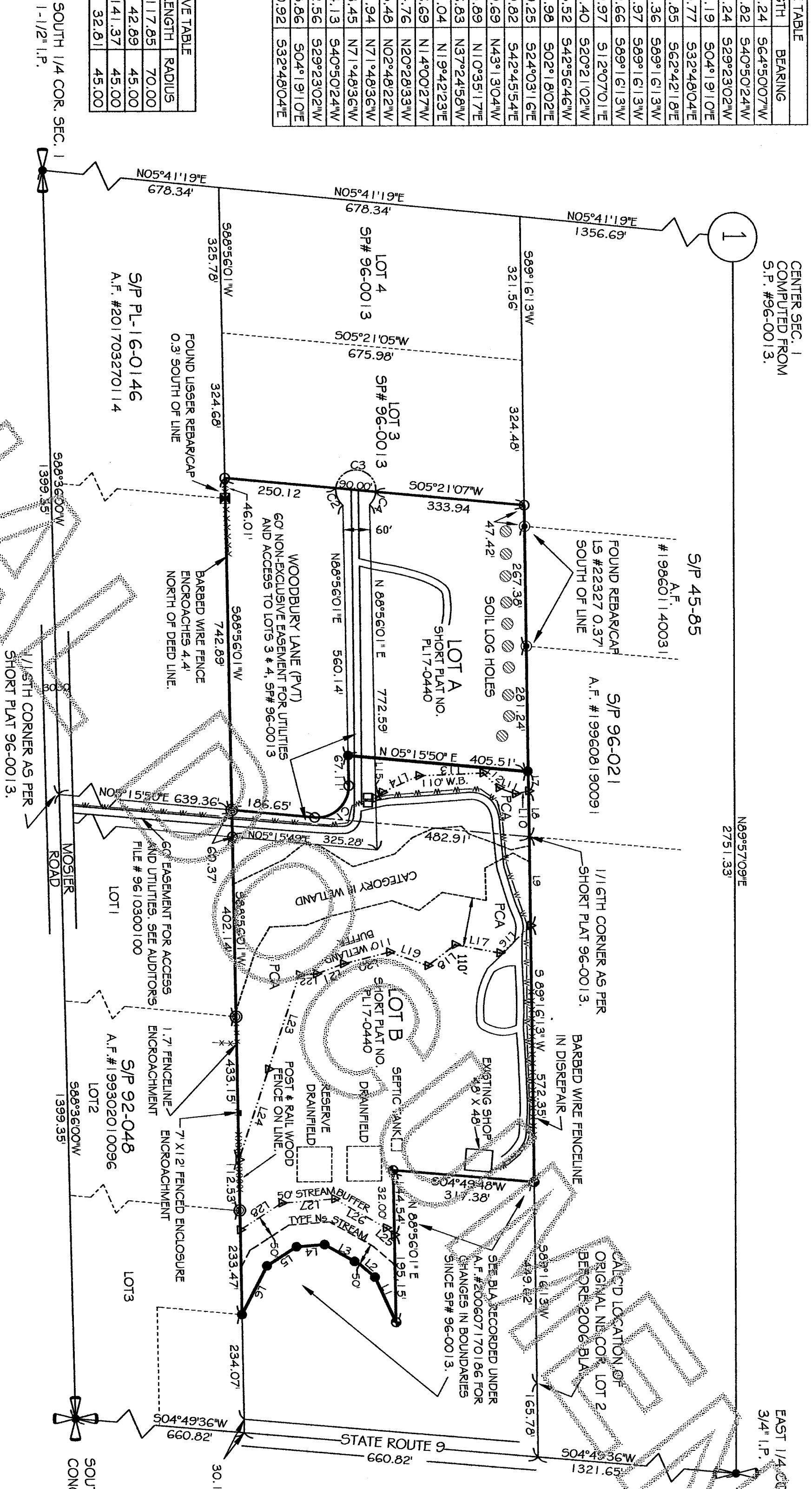
PETERSEN LAND SURVEYING

14724 CHANNEL DRIVE LA CONNER, WA, 98257 PHONE: 360-333-9493
DRAWN BY: F.P.
SURVEY BY: F.P., C.K.
DATE: 03/12/18
SHEET 1 OF 2



LINE	LENGTH	BEARING
L1	111.24	S64°50'07"W
L2	42.82	S40°50'24"W
L3	92.24	S29°23'02"W
L4	63.19	S04°19'10"E
L5	78.77	S32°48'04"E
L6	122.85	S62°42'18"E
L7	43.36	S89°16'13"W
L8	101.97	S89°16'13"W
L9	199.66	S89°16'13"W
L10	29.97	S12°07'01"E
L11	39.40	S20°21'02"W
L12	48.52	S42°56'46"W
L13	143.98	S02°18'02"E
L14	90.25	S24°03'16"E
L15	19.82	S42°45'54"E
L16	89.69	N43°13'04"W
L17	105.89	N10°35'17"E
L18	76.83	N37°24'58"W
L19	91.04	N19°42'23"E
L20	106.69	N14°00'27"W
L21	64.76	N20°28'33"W
L22	38.48	N02°48'22"W
L23	221.94	N71°48'36"W
L24	213.45	N71°48'36"W
L25	24.13	S40°50'24"W
L26	132.56	S29°23'02"W
L27	118.86	S04°19'10"E
L28	110.92	S32°48'04"E

CURVE	LENGTH	RADIUS
C1	117.85	70.00
C2	42.89	45.00
C3	141.37	45.00
C4	32.81	45.00



SETBACK FOR BUILDINGS WITHIN THE DEVELOPMENT PER SKAGIT COUNTY CODE 14.6.320(5)
 PRIMARY STRUCTURES:
 A) FRONT: 35 FEET, 25 FEET ON MAJOR ACCESS AND DEAD-END STREETS.
 B) SIDE & FEET ON INTERIOR LOT
 C) REAR: 25 FEET
 ACCESSORY STRUCTURES: SEE SKAGIT COUNTY CODE 14.6.320(5);
 LOT AREA INFORMATION
 LOT A: 435,723 SQ. FT. = 10.0 ACRES
 LOT B: 553,339 SQ. FT. = 12.6 ACRES, OF WHICH 5.76 AC. IS IN PCAE
 LOT C: 108,506 SQ. FT. = 2.5 ACRES



SKAGIT CO. SHORT PLAT PL 17-0440		PETERSEN LAND SURVEYING	
SURVEY IN A PORTION OF THE SE 1/4 SE 1/4 & IN THE SW 1/4 SE 1/4, SECTION 1, TWP. 35N., R4E., W.M. SKAGIT COUNTY, WASHINGTON FOR: KENT, KIMBERLEY AND DONALD FRYE			
SCALE 1" = 200'		DRAWN BY: F.P.	
DATE: 03/12/18		SURVEY BY: F.P., C.K.	
SHEET 2 OF 2		14724 CHANNEL DRIVE LA CONNER, WA 98257 PHONE: 360-333-9493	

- LEGEND:**
- ⊕ DENOTES ACCEPTED GLO CONTROLLING CORNER POSITION.
 - ⊙ DENOTES CORNER SET BY THIS SURVEY; 5/8" REBARCAP, L# 26303.
 - DENOTES REBARCAP SET BY SKAGIT SURVEYORS, L# 17651. SEE SF# 96-0013 RECORDED UNDER A# 9706060035.
 - ⊙ DENOTES REBARCAP SET BY AZMUTH NW, L# 21591. SEE SF# 92-048 RECORDED UNDER A# 9302010096.
 - ⊙ DENOTES REBARCAP SET BY PETERSEN LAND SURVEYING, L# 26303. SEE R.O.S., RECORDED UNDER A# 201611220055.
 - ⊙ DENOTES REBARCAP SET BY F. BUCHENMEYER, L# 222327. SEE SF# 45-85 RECORDED UNDER A# 8601140031.
 - ⊙ DENOTES REBARCAP SET BY BRUCE USISER, L# 22960. SEE SF# PL-16-0146 RECORDED UNDER A# 201703270114.
 - ⊙ SOIL LOG HOLE
 - EXISTING ROADS
 - WATERLINE
 - ▲ PCAE LINE: SET HUB AND T. POSTS ALONG APPROX. EDGE OF WETLAND & STREAM BUFFER.
 - LOT A AND B WATER METERS