

## SURVEY DESCRIPTION

LOT 4, SHORT PLAT NO. 92-035, APPROVED AUGUST 30, 1993 AND RECORDED AUGUST 30, 1993 IN VOLUME 10 OF SHORT PLATS, PAGES 228 AND 229, UNDER AUDITOR'S FILE NO. 4308300102, BEING IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION DESCRIBED, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, SHORT PLAT NO. 92-035; THENCE SOUTH 89°42'56" EAST 114.29 FEET ALONG THE SOUTH LINE THEREOF (ALSO BEING THE NORTH RIGHT OF WAY MARGIN OF SWAN ROAD); THENCE NORTH 0°17'04" EAST 30.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 15°30'54" AN ARC DISTANCE OF 62.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 36°25'17" AN ARC DISTANCE OF 108.07 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 24°19'24" AN ARC DISTANCE OF 97.65 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, WITH A RADIAL BEARING FROM THE CENTER OF SAID CURVE OF SOUTH 45°44'11" WEST, A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 86°47'11" AN ARC DISTANCE OF 75.74 FEET; THENCE LEAVING SAID CURVE NORTH 39°10'43" WEST 160.15 FEET, TO THE WEST LINE OF SAID LOT 4, SHORT PLAT NO. 92-035; THENCE SOUTH 0°15'25" WEST 466.62 FEET ALONG SAID WEST LINE OF LOT 4, SHORT PLAT NO. 92-035 TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR THE MUTUAL BENEFIT OF PRESENT AND FUTURE OWNERS IN LOT 4, SHORT PLAT NO. 92-035 BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, SHORT PLAT NO. 92-035; THENCE SOUTH 89°42'56" EAST 114.29 FEET ALONG THE SOUTH LINE THEREOF (ALSO BEING THE NORTH RIGHT OF WAY MARGIN OF SWAN ROAD) TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°17'04" EAST 30.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET THROUGH A CENTRAL ANGLE OF 15°30'54" AN ARC DISTANCE OF 62.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 36°25'17" AN ARC DISTANCE OF 108.07 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 24°19'24" AN ARC DISTANCE OF 97.65 FEET TO A POINT ON A NON-TANGENT CURVE (50' RADIUS CUL-DE-SAC); THENCE ALONG THE ARC OF SAID CURVE WITH A RADIAL BEARING FROM THE CENTER OF SAID CURVE OF SOUTH 45°44'11" WEST, A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 252°43'34" AN ARC DISTANCE OF 220.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIAL BEARING FROM THE CENTER OF SAID CURVE OF NORTH 81°10'43" EAST, A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 4°00'41" AN ARC DISTANCE OF 3.50 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT NO. 92-035; THENCE CONTINUE ALONG THE ARC OF SAID CURVE (ALSO BEING THE WEST LINE OF SAID LOT 3, SHORT PLAT NO. 92-035) HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 57°12'13" AN ARC DISTANCE OF 44.92 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST WITH A RADIAL BEARING FROM THE CENTER OF SAID CURVE OF SOUTH 82°47'00" WEST, A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 13°24'19" AN ARC DISTANCE OF 34.77 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 36°25'17" AN ARC DISTANCE OF 146.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 15°30'54" AN ARC DISTANCE OF 46.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°17'04" WEST 30.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SHORT PLAT NO. 92-035; THENCE NORTH 89°42'56" WEST 60.00 FEET ALONG THE SOUTH LINE OF SAID LOT 4, SHORT PLAT NO. 92-035 (ALSO BEING THE NORTH RIGHT OF WAY MARGIN OF SWAN ROAD) TO THE TRUE POINT OF BEGINNING.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD SITUATE IN THE COUNTY OF SKAGIT STATE OF WASHINGTON.

## ADDRESS AND AREA INFORMATION

LOT 1	3129 SWAN COURT	38,984 SQ. FT. = 0.89 ACRES
LOT 2	3122 SWAN COURT	52,293 SQ. FT. = 1.20 ACRES
TRACT "A" INGRESS, EGRESS AND UTILITIES TRACT (SEE NOTE NO. 17)		25,600 SQ. FT. = 0.59 ACRES

## TREASURERS CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING

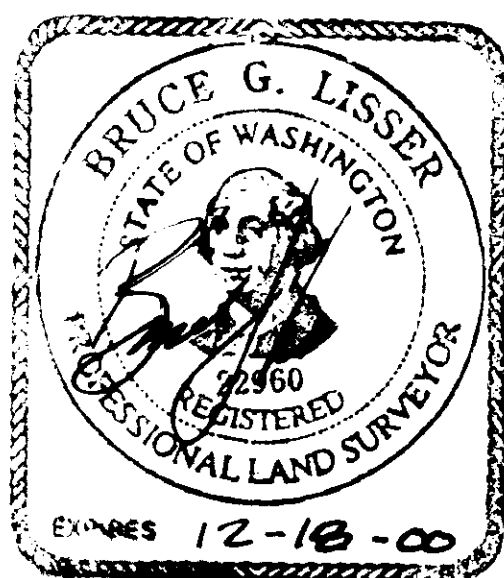
THE YEAR OF 1999 THIS 27 DAY OF Oct 19 99

*Linda Patterson for Judyann Menial*  
SKAGIT COUNTY TREASURER

## SURVEYOR'S CERTIFICATE

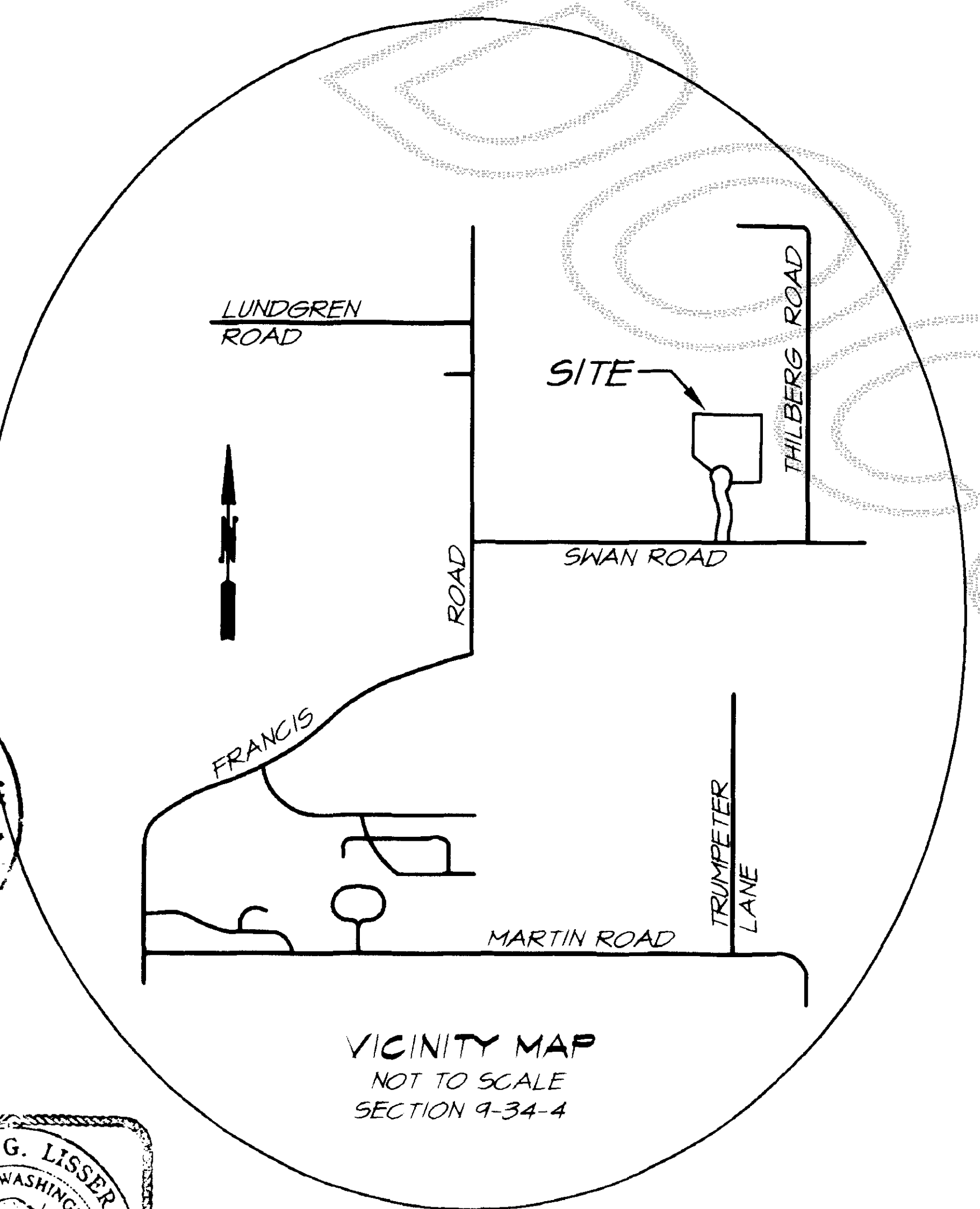
I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332, RCW.

*Bruce G. Lisser*  
DATE OCT. 18, 1999  
BRUCE G. LISSER PLS., CERTIFICATE NO. 22960  
LISSER & ASSOCIATES PLLC  
2124 RIVERSIDE DRIVE SUITE 107  
MOUNT VERNON, WA 98273  
PHONE: (360) 424-5517  
FAX: (360) 424-6674  
EMAIL: bruce@lisser.com



## 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. A HOMEOWNERS ASSOCIATION AND ROAD MAINTENANCE AGREEMENT SHALL BE RECORDED.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - RESIDENTIAL; COMPREHENSIVE PLAN DESIGNATION - CITY OF MOUNT VERNON URBAN GROWTH AREA.
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM. ALTERNATE SYSTEMS, ALTERNATIVE ON SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH DEPARTMENT FOR DETAILS.
- WATER - P.U.D. NO. 1.
- - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSER 22960.
- - INDICATES EXISTING IRON ROD OR PIPE FOUND.
- MERIDIAN - ASSUMED.
- BASIS OF BEARINGS: MONUMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9, T. 34 N., R. 4 E., W.M.
- BEARING - NORTH 0° 18' 08" EAST.
- SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, SUBDIVISION GUARANTEE, ORDER NO. 54546, DATED JUNE 23, 1999.
- FOR ADDITIONAL SURVEY INFORMATION SEE SHORT PLAT NUMBER 92-035, RECORDED IN VOLUME 10 OF SHORT PLATS, PAGES 228 AND 229, 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 LISTED IN TITLE REPORT MENTIONED UNDER NOTE 9 ABOVE AND BEING RECORDED UNDER AUDITOR'S FILE NUMBERS 4309201000, 431090112, 4308300102 AND 441100111.
- SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 96-2-01008-4.
- INSTRUMENTATION - LIETZ SET 4A THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE - FIELD TRAVERSE.
- 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 PLANNING AND PERMIT CENTER.
- TOTAL IMPERVIOUS SURFACE OF LOT DEVELOPMENT SHALL BE LIMITED TO 5 PERCENT OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT AND TREAT THAT RUNOFF, IF NECESSARY, TO PROTECT GROUND WATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO AN ON SITE GROUND WATER INFILTRATION SYSTEM.
- TRACT "A" IS TO BE CONSIDERED A PART OF LOT 1 UNTIL A CONVEYANCE TO A HOME OWNER'S ASSOCIATION TAKES PLACE.



VICINITY MAP  
NOT TO SCALE  
SECTION 9-34-4

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1 DAY OF Nov 1999

122 P.M. AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

AUDITOR'S FILE NO. 199911010122

*Kathy Hill*  
SKAGIT COUNTY AUDITOR

*Sandra J. Granger*  
DEPUTY

## OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

*James Wilson*  
SECURITY INVESTORS, INC.,  
A WASHINGTON CORPORATION

## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

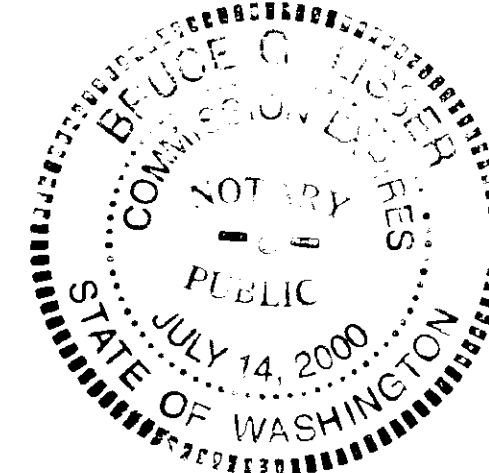
*LAUNNEY WILSON*  
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/IT) (HAS/ARE)  
AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE  
~~MANAGER~~  
A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY  
FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED OCTOBER 18, 1999

SIGNATURE *Bruce G. Lisser*

TITLE NOTARY

MY APPOINTMENT EXPIRES 7-14-00



## APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 27 DAY

OF October 19 99

*Shirley Smith*  
SHORT PLAT ADMINISTRATOR

*Charles J. Smith*  
SKAGIT COUNTY ENGINEER 10-20-99

SHEET 1 OF 2

8/30/99

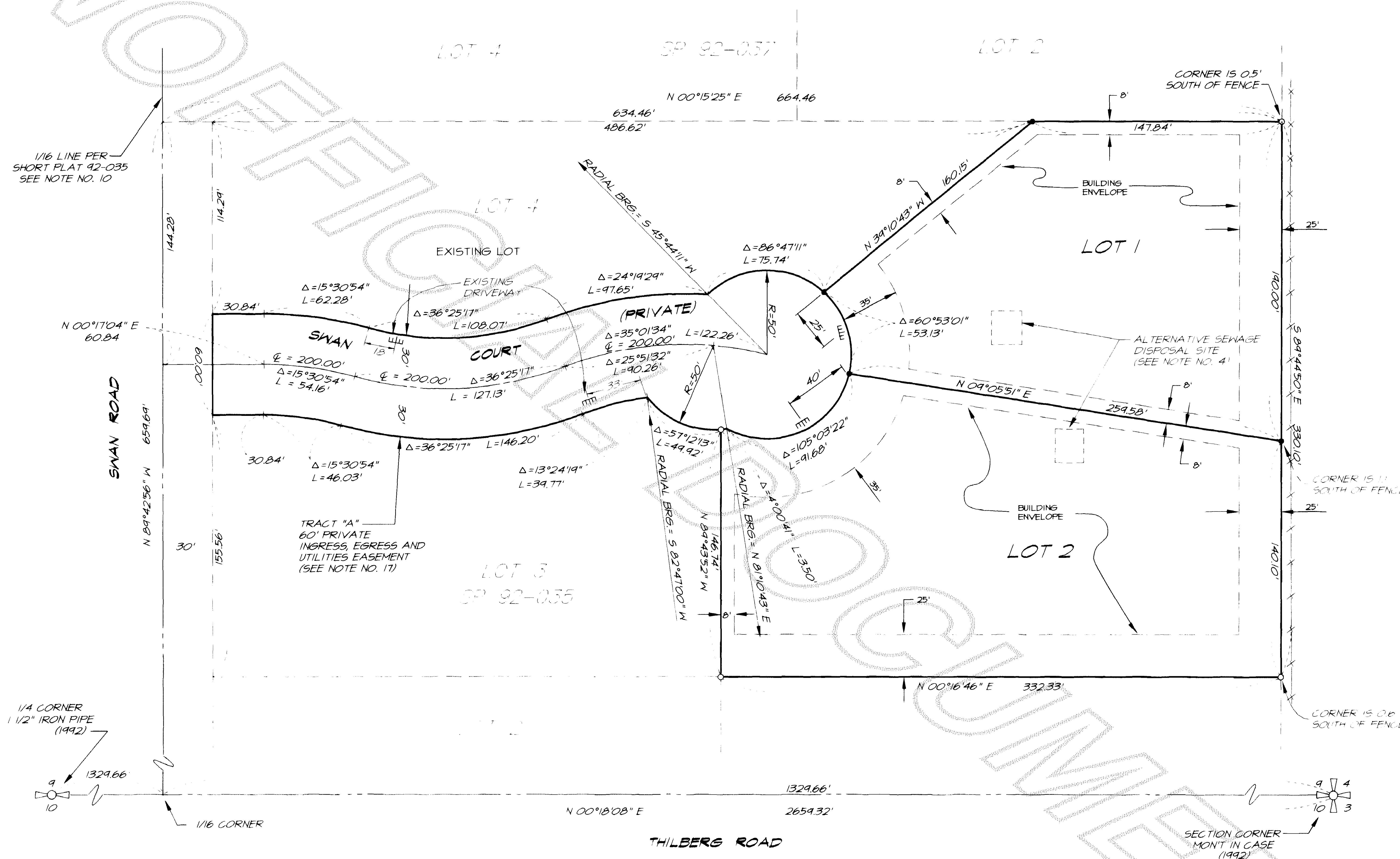
SHORT PLAT NO. 99-0003

SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF  
SECTION 9 T. 34 N. R. 4 E. W.M.  
SKAGIT COUNTY WASHINGTON  
FOR: SECURITY INVESTORS INC.

FB 115 PG 40  
MERIDIAN: ASSUMED

LISSER & ASSOCIATES PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-424-5517

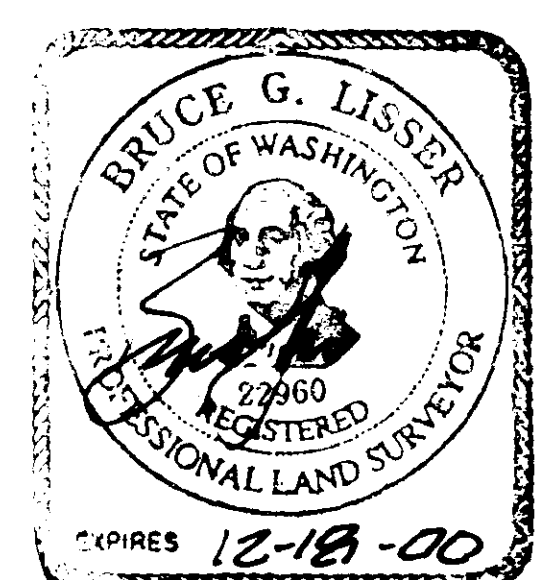
SCALE: 1"= 40'  
DRAWING: 92-057B



1/4 CORNER  
1 1/2" IRON PIPE  
(1992)

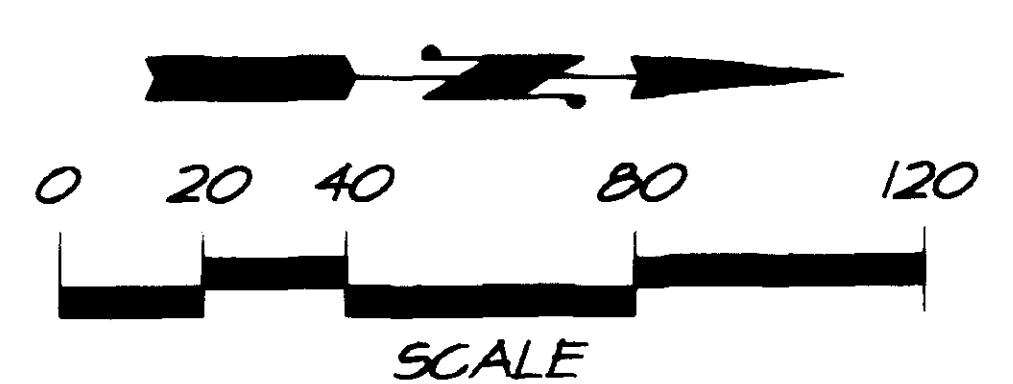
1329.66'

1/16 CORNER



OCT. 18, 1999

INDICATES APPROVED  
ACCESS LOCATION  
SEE NOTE NO. 15



SHEET 2 OF 2			9/20/99
SHORT PLAT NO. 99-0003			
SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 9 T. 34 N. R. 4 E. W. 4 SKAGIT COUNTY WASHINGTON FOR: SECURITY INVESTORS INC.			
FB 115 PG 40	LISSE & ASSOCIATES PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON WA 98273 360-424-5517	SCALE: 1"= 40'	
MERIDIAN: ASSUMED		DRAWING: 92-051B	