

Deception Shores Planned Unit Development

VICINITY MAP

200109100117
Skiagit County Auditor
9/10/2001 Page 1 of 10 1:49:02PM

LEGAL DESCRIPTION (PER CHICAGO TITLE ORDER NO. SA-19836)

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-049 AS APPROVED MAY 12, 1997, AND RECORDED MAY 16, 1997, IN VOLUME 12 OF SHORT PLATS, PAGES 199 AND 200, UNDER AUDITOR'S FILE NO. 9705160066, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6 IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH ALL THAT PORTION OF THE SECOND CLASS TIDELANDS, AS CONVEYED BY THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 149313, LYING ABOVE THE MEAN LOW TIDE, IN FRONT OF AND ADJACENT HERETO;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING 1,363.72 FEET SOUTH AND 1,213.64 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO MATT E. BROWN AND KATHLEEN H. BROWN BY DEED RECORDED AUGUST 14, 1992, UNDER AUDITOR'S FILE NO. 625085, BROWN AND KATHLEEN H. BROWN BY DEED RECORDED AUGUST 14, 1992, UNDER AUDITOR'S FILE NO. 625085, THENCE NORTH 47°18'30" EAST FOR A DISTANCE OF 22 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 47°18'30" EAST FOR A DISTANCE OF 84.46 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO ELLSWORTH C. ALVORD III AND EYE H. ALVORD, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 21, 1988 UNDER AUDITOR'S FILE NO. 8810210059, THENCE SOUTH 12°56'30" EAST A DISTANCE OF 211.46 FEET; THENCE SOUTH 53°56' WEST FOR A DISTANCE OF 90.5 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING; AS CONVEYED BY THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 149313, LYING ABOVE THE LINE OF MEAN LOW TIDE, IN FRONT OF AND ADJACENT HERETO;

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THE CERTAIN TRACT PREVIOUSLY CONVEYED TO MATT E. BROWN AND KATHLEEN H. BROWN BY DEED RECORDED AUGUST 14, 1992, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 625085, AND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9610300097, THENCE NORTH 45°48'03" EAST FOR A DISTANCE OF 22.00 FEET; THENCE SOUTH 11°38'10" EAST FOR A DISTANCE OF 208.53 FEET; THENCE SOUTH 57°48'44" WEST FOR A DISTANCE OF 9.89 FEET TO THE SOUTHEAST CORNER OF SAID PREVIOUSLY CONVEYED TRACT; THENCE NORTH 82°31'37" WEST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 199.34 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH ALL THAT PORTION OF THE SECOND CLASS TIDELANDS, AS CONVEYED BY THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 149313, LYING ABOVE THE LINE OF MEAN LOW TIDE, IN FRONT OF, ADJACENT TO OR UPON THE ABOVE DESCRIBED PROPERTY;

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO MATT E. BROWN AND KATHLEEN H. BROWN BY DEED RECORDED AUGUST 14, 1992, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 625085, AND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9610300097, THENCE NORTH 45°48'03" EAST FOR A DISTANCE OF 22.00 FEET; THENCE NORTH 44°11'57" WEST FOR A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF AN EXISTING EASEMENT FOR ROAD AND TRAVEL PURPOSES AS DESCRIBED UNDER SAID SKAGIT COUNTY AUDITOR'S FILE NO. 625085, THENCE SOUTH 49°09'37" WEST FOR A DISTANCE OF 167.78 FEET TO AN IRON PIPE, AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 24°34'17" EAST FOR A DISTANCE OF 230.99 FEET; THENCE SOUTH 49°37'55" EAST FOR A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF SAID BROWN TRACT; THENCE ALONG THE WEST LINE THEREOF, NORTH 16°37'02" WEST FOR A DISTANCE OF 179.35 FEET TO THE NORTHWEST CORNER OF SAID BROWN TRACT; THENCE ALONG THE NORTH LINE THEREOF, NORTH 45°48'03" EAST FOR A DISTANCE OF 115.07 FEET TO THE POINT OF BEGINNING; TOGETHER WITH ALL THAT PORTION OF THE SECOND CLASS TIDELANDS, AS CONVEYED BY THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 149313, LYING ABOVE THE LINE OF MEAN LOW TIDE, IN FRONT OF, ADJACENT TO OR UPON THE ABOVE DESCRIBED PROPERTY, SITUATED IN SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE "DECEPTION SHORES PLANNED UNIT DEVELOPMENT" WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF KATHLEEN BROWN IN FEB. 201999 THAT ALL PROVISIONS OF APPLICABLE STATE STATUTES AND CITY ORDINANCES HAVE BEEN COMPLIED WITH; AND THAT THE TECHNICAL DATA SHOWN HEREON IS CORRECT.

Richard Cate
RICHARD W. CARTER, P.L.S.
LICENSE NO. 32450

DECLARATION AND DEDICATION

KNOW, ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED DO HEREBY DECLARE AND ACKNOWLEDGE THIS PLANNED UNIT DEVELOPMENT, "DECEPTION SHORES", AND DEDICATE TO THE USE OF THE DECEPTION SHORES HOMEOWNERS ASSOCIATION, FOREVER ALL ROADS, EASEMENTS, AND OPEN SPACE TRACTS SHOWN HEREON; SAID ASSOCIATION SHALL RETAIN THE RIGHT TO MAKE ALL NECESSARY AND REASONABLE GRADING AND IMPROVEMENTS THEREON AND HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY ASSOCIATION AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE THEREON.

Paul & Kathleen
Kathleen Brown

Paul & Kathleen
Paul Helman

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF)

ON THIS DAY PERSONALLY APPEARED BEFORE ME Paul Helman TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING DECLARATION AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Johnston Co.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF)

ON THIS DAY PERSONALLY APPEARED BEFORE ME Kathleen Brown TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING DECLARATION AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Johnston Co.

ACKNOWLEDGMENT

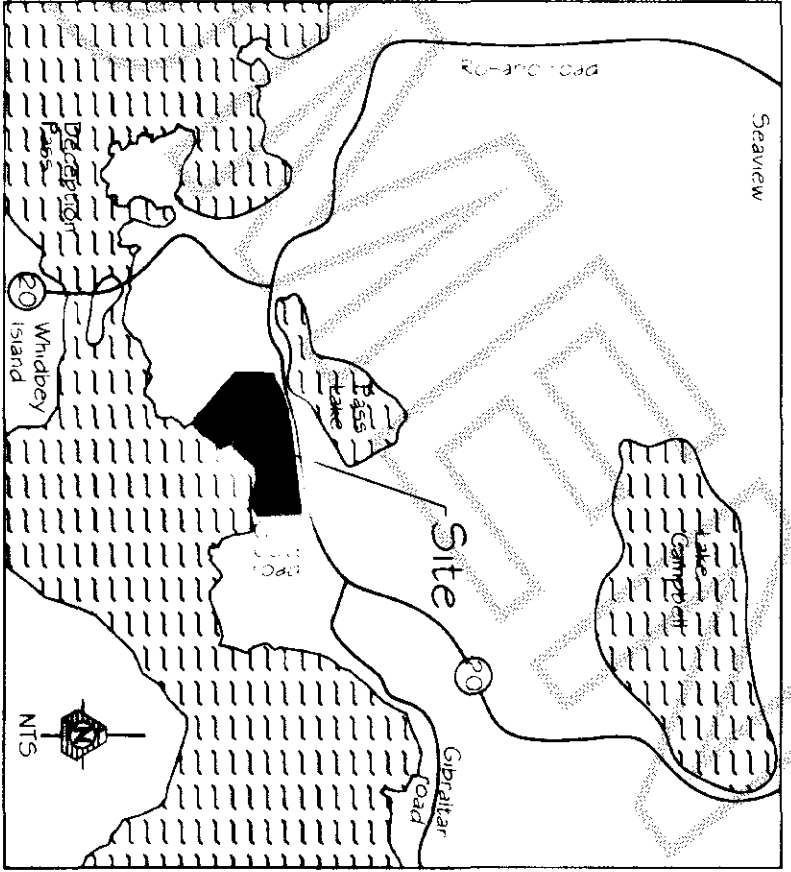
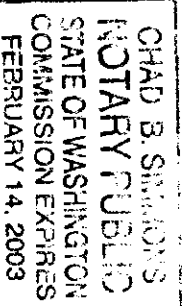
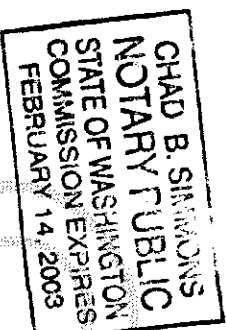
STATE OF WASHINGTON)
COUNTY OF)

ON THIS DAY PERSONALLY APPEARED BEFORE ME Matt Brown TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING DECLARATION AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Johnston Co.

PRIVATE ROADS NOTE

IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROAD, STREET, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.



APPROVALS

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON,
COUNTY ENGINEER Carla J. Post DATE 5/4/01
COUNTY PLANNING DIRECTOR Jack W. Anderson DATE 7/10/01
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS Jack W. Anderson DATE 7/10/01
HEARING EXAMINER Jack W. Anderson DATE 7/11/01

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS

THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT BUT NOT LIMITED TO THOSE SHOWN ON THE PLAT OF "DECEPTION SHORES PLANNED UNIT DEVELOPMENT". COVENANTS ARE RECORDED UNDER AUDITOR'S FILE NUMBERS 2001091100116

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF September 2001 AT 1:49 PM, IN BOOK OF AT PAGE AT THE REQUEST OF
PACIFIC SURVEY AND ENGINEERING INC.
SKAGIT COUNTY AUDITOR Norma Guinnett by Gary J. Zarda

THE SURVEYOR'S CERTIFICATE

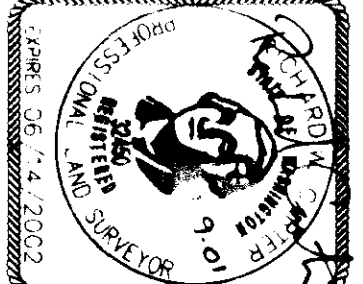
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAND HEREON DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE MONTH OF June 2008, and deposit for payee's anticipated taxes for 2009, Year

OFFICIAL
SKAGIT COUNTY TREASURER

PACIFIC SURVEY AND ENGINEERING INC.
www.psesurvey.com pses@psurvey.com



102 CORNWALL AVE.
BELLINGHAM, WASHINGTON 98225
PHONE 671-7851 FAX 671-4665



DRAWN BY: EJB, ASM				DATE: 7/09/01		JOB NO.: 99016	
CHK. BY: ASM, RC				F.B. # 150,180		DWG. # pddplot_pse.dwg	
						SHEET NO. 1 OF 10	

STRUTE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, WIA
SKAGIT COUNTY, WASHINGTON

Deception Shores Planned Unit Development

200109100117
Skiagit County Auditor
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PUD EASEMENT NOTES

- 1.) DEVELOPER RESERVES A UTILITY EASEMENT FOR THE INSTALLATION OF UTILITIES INCLUDING WATER, POWER, GAS, CABLE AND TELEPHONE OVER, ACROSS AND UNDER A 40'-FOOT STRIP IN AREA E LOCATED BETWEEN NORTH DECEPTION SHORES DRIVE AND THE QUIET COVE ROAD RIGHT-OF-WAY EASEMENT AS SHOWN HEREON. THE PURPOSE OF THIS EASEMENT IS TO ALLOW THE FUTURE EXTENSION OF UTILITIES TO THE PROPERTIES ALONG SAID QUIET COVE ROAD SOUTHERLY AND ADJACENT TO THE PUD. SAID 40'-FOOT EASEMENT AS SHOWN HEREON MAY BE MOVED OR RELOCATED FOR TOPOGRAPHIC REASONS WITHIN SAID AREA E TO ACCOMMODATE THE INSTALLATION OF SAID UTILITIES, CAUSING THE LEAST INTERFERENCE AND DISTURBANCE TO SAID AREA E.
- 2.) DEVELOPER HEREBY RESERVES IN AREA E TWO DRAINFIELD EASEMENT SITES FOR THE PURPOSE OF LOCATING TWO SEPARATE AND INDEPENDENT SINGLE FAMILY RESIDENTIAL DRAINFIELDS, OR ONE SINGLE DRAINFIELD SITE THAT SHALL ACCOMMODATE TWO SINGLE FAMILY RESIDENTIAL CONNECTIONS FOR THE USE, BENEFIT AND ENJOYMENT OF THREE PARCELS OF PROPERTY AS SHALL BE DETERMINED BY THE DEVELOPER WHICH ARE SOUTHERLY AND ADJACENT TO THE PUD. TOGETHER WITH A 20'-FOOT EASEMENT OVER AND ACROSS SAID AREA E THAT WILL ACCESS AND CONNECT SAID DRAINFIELD SITE(S) TO THE ADJACENT LOT OR LOTS UTILIZING SAID DRAINFIELD SITE(S). THE EXACT LOCATION OF SAID DRAINFIELD EASEMENT SITES AND THE BENEFITED PROPERTIES SHALL BE DETERMINED BY THE DEVELOPER WITH THE APPROVAL OF THE SKAGIT COUNTY HEALTH DEPARTMENT UPON CONSTRUCTION, INSTALLATION AND CONNECTION TO A DRAINFIELD SITE. A DRAINFIELD AGREEMENT AND COVENANT DESCRIBING THE DRAINFIELD AREA, THE 20'-FOOT EASEMENT CONNECTING THE LOT TO THE DRAINFIELD, AND THE LOT UTILIZING SAID DRAINFIELD SITE SHALL BE RECORDED AS A BINDING EASEMENT AND COVENANT AS TO AREA E AND THE LOT CONNECTING TO SAID DRAINFIELD. THE DRAINFIELD AGREEMENT AND COVENANT SHALL PROVIDE THAT THE LOT CONNECTING TO SAID DRAINFIELD SHALL KEEP AND MAINTAIN THE DRAINFIELD IN GOOD CONDITION AND REPAIR SUBJECT TO SKAGIT COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS AT THE COST AND EXPENSE OF THE OWNER OF THE LOT CONNECTING THERETO.
- 3.) DEVELOPER RESERVES AN EASEMENT 50 FEET IN WIDTH FOR ROAD RIGHT-OF-WAY AND UTILITY PURPOSES OVER, ACROSS AND UNDER THAT PORTION OF AREA C BETWEEN THE SOUTHWESTERLY END OF DECEPTION SHORES DRIVE NORTH AND THE SOUTHWESTERLY BOUNDARY OF THE PUD, WITH THE CENTERLINE OF SAID 50'-FOOT EASEMENT BEING THE CENTERLINE OF NORTH DECEPTION SHORES DRIVE AS EXTENDED TO SAID SOUTHWESTERLY BOUNDARY OF THE PUD. THIS EASEMENT HEREIN RESERVED BY THE DEVELOPER IS FOR THE BENEFIT OF THE DEVELOPER AND THE DEVELOPER'S SUCCESSORS AND ASSIGNS, AND THE DEVELOPER MAY TRANSFER AND ASSIGN SAID EASEMENT TO THE SOUTHWESTERLY ADJOINING PROPERTY OWNER SO THAT ADJOINING PROPERTY MAY HAVE ACCESS, INGRESS AND EGRESS TOGETHER WITH UTILITIES THROUGH THE PUD.
- 4.) DEVELOPER HEREBY RESERVES AN EASEMENT 20 FEET IN WIDTH OVER AND ACROSS AREA A BETWEEN QUIET COVE ROAD (VACATED PEORIA AVENUE) TO THE EAST OF SAID AREA A AND NORTH DECEPTION SHORES DRIVE TO THE WEST OF SAID AREA A AS SHOWN HEREON. THE EASEMENT SHALL PROVIDE ACCESS, INGRESS AND EGRESS FROM QUIET COVE ROAD TO NORTH DECEPTION SHORES DRIVE AND SAID EASEMENT IS FOR THE BENEFIT OF THE DEVELOPER AND DEVELOPER'S SUCCESSORS AND ASSIGNS. SAID 20'-FOOT EASEMENT AS SHOWN IN SAID AREA A MAY BE MOVED OR RELOCATED WITHIN SAID AREA A FOR TOPOGRAPHIC REASONS TO ACCOMMODATE ACCESS, INGRESS AND EGRESS TO NORTH DECEPTION SHORES DRIVE, CAUSING THE LEAST INTERFERENCE AND DISTURBANCE TO SAID AREA A.
- 5.) DEVELOPER RESERVES AN EASEMENT IN AREA E AS SHOWN HEREON FOR AN EXISTING 10,000 GALLON WATER STORAGE TANK, TOGETHER WITH A 20'-FOOT WIDE EASEMENT OVER AND ACROSS SAID AREA E THAT WILL ACCESS SAID WATER STORAGE TANK, FOR THE BENEFIT OF THE PROPERTIES ALONG QUIET COVE ROAD SOUTHERLY AND ADJACENT TO THE PUD.
- 6.) AN UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CASCADE NATURAL GAS WITHIN AREA "A" SAID EASEMENT TO BE 10 FEET IN WIDTH, THE CENTERLINE OF WHICH IS TO BE DEFINED BY THE CONSTRUCTED GAS LINE. CASCADE NATURAL GAS RESERVES THE RIGHT TO ENTER UPON SAID AREA "A" FOR THE PURPOSES OF INSTALLATION, CONSTRUCTION, REVIEW, OPERATION AND MAINTENANCE OF SAID GAS LINE.
- 7.) NOTE: THE EASEMENTS RESERVED BY THE DEVELOPER HEREIN ARE FOR THE BENEFIT OF THE DEVELOPER AND DEVELOPER'S SUCCESSORS AND ASSIGNS, AND THE DEVELOPER MAY TRANSFER AND ASSIGN SAID EASEMENTS FOR THE BENEFIT USE AND ENJOYMENT OF THE PROPERTY OWNERS ADJACENT PROPERTY OR PROPERTY IN THE IMMEDIATE VICINITY OF DECEPTION SHORES PUD. AS SHALL BE DETERMINED BY THE DEVELOPER, AND THE EASEMENTS AND THE RESERVATIONS CONTAINED HEREIN SHALL CONSTITUTE PERMANENT EASEMENTS AND COVENANTS RUNNING WITH THE LAND.
- 8.) NOTE: THE LOCATION OF THE EASEMENTS AS SHOWN ON THE MAP HEREIN IS AN APPROXIMATION OF THE LOCATION OF SAID EASEMENTS AND SAID EASEMENTS MAY BE MOVED OR RELOCATED TO ACCOMMODATE THE INSTALLATION OR CONSTRUCTION OF THE ANTICIPATED IMPROVEMENTS, PROVIDED SUCH IMPROVEMENTS OR RELOCATION OF THE EASEMENTS WILL NOT RESULT IN SUBSTANTIAL OR GREATER INTERFERENCE TO THE COMMON AREAS.
- 9.) NOTE: THE EASEMENTS REFERRED TO HEREIN BY THESE NOTES AND AS LOCATED AND DESCRIBED ON THE FACE OF THE P U D MAP ARE HEREBY FULLY INCORPORATED IN AND MADE A PART OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF DECEPTION SHORES P U D, AS THOUGH FULLY SET THEREIN.
- 10.) NOTE: PROPERTY OWNERS WITHIN THE PUD RESERVE THE RIGHT TO ACCESS BEACH BY FOOTPATH IN AREA E, THE LOCATION OF WHICH CAN BE DETERMINED BY SAID PROPERTY OWNERS BASED ON TOPOGRAPHIC CONDITIONS AND ACCESS LIMITATIONS.
- 11.) AT NO TIME SHALL PUGET SOUND ENERGY'S EXISTING TRANSMISSION LINE EASEMENT (SHOWN HEREON) BE USED FOR STORAGE OF FLAMMABLE OR VOLATILE MATERIAL OR PLACEMENT OF ANY BUILDINGS OR OTHER STRUCTURES, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: DECKS, PATIOS, SEPTIC DRAIN FIELDS, AND OUTBUILDINGS OF ANY NATURE. AT NO TIME SHALL PUGET SOUND ENERGY'S ACCESS TO THE TRANSMISSION LINES OR STRUCTURES ALONG THE EASEMENT AREA BE PERMANENTLY BLOCKED OFF OR UNDULY RESTRICTED.
- 12.) THE DEVELOPER OR FUTURE PUD LOT OWNERS MUST PAY FOR ANY AND ALL COSTS ASSOCIATED WITH CHANGES IN VERTICAL LINE CLEARANCE, RE-STABILIZATION OF ANY ELECTRICAL STRUCTURE OR ANCHOR, OR FACILITIES ACCESS, AS A RESULT OF USES THAT DO NOT COMPLY WITH PUGET SOUND ENERGY CONDITIONS OR RESTRICTIONS OUTLINED HEREON, OR AS NOTED ON APPROVED CONSTRUCTION PLANS.
- 13.) TRANSMISSION OR DISTRIBUTION LINES HAVE BEEN OR WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED WITHIN THE PUGET SOUND ENERGY (PSE) EASEMENT AREA. SAID FACILITIES MAY REQUIRE TREE AND BRUSH CUTTING WITHIN AND ADJACENT TO THE EASEMENT RIGHT-OF-WAY PSE RETAINS THE RIGHT TO CUT, REMOVE AND DISPOSE OF ANY AND ALL BRUSH, TREES, AND OTHER VEGETATION PRESENTLY EXISTING UPON THE EASEMENT AREA. PSE SHALL ALSO HAVE THE RIGHT TO CONTROL, ON A CONTINUING BASIS AND BY ANY PRUDENT AND REASONABLE MEANS, THE ESTABLISHMENT AND GROWTH OF BUSHES, TREES, AND OTHER VEGETATION UPON THE EASEMENT AREAS WHICH, IN THE OPINION OF PSE, INTERFERE WITH THE EXERCISE OF ANY RIGHTS OR CREATE A HAZARD TO PSE'S SYSTEMS. PSE SHALL HAVE THE RIGHT TO CUT, TRIM, REMOVE AND DISPOSE OF ANY TREES LOCATED ON THE PROPERTY OUTSIDE THE EASEMENT AREA, WHICH COULD, IN PSE'S SOLE JUDGMENT, INTERFERE WITH OR CREATE A HAZARD TO PSE'S SYSTEMS. PSE SHALL, PRIOR TO THE EXERCISE OF SUCH RIGHTS, IDENTIFY SUCH TREES AND MAKE A REASONABLE EFFORT TO GIVE PRIOR NOTICE THAT SUCH TREES WILL BE CUT, TRIMMED, REMOVED OR DISPOSED OF (EXCEPT THAT SHALL HAVE NO OBLIGATION TO IDENTIFY SUCH TREES OR GIVE SUCH PRIOR NOTICE WHEN TREES ARE CUT, TRIMMED, REMOVED OR OTHERWISE DISPOSED OF IN RESPONSE TO EMERGENCY CONDITIONS) OWNERS SHALL BE ENTITLED TO NO COMPENSATION FOR TREES CUT, TRIMMED, REMOVED OR DISPOSED OF EXCEPT FOR THE ACTUAL MARKET VALUE OF MERCHANDISABLE TIMBER (IF ANY) CUT AND REMOVED FROM THE PROPERTY BY PSE. ALL SHRUBS AND TREES TO BE SITUATED IN THE EASEMENT AREA MUST BE OF A LOW GROWING VARIETY WHICH NORMALLY DO NOT EXCEED 15 FEET IN HEIGHT AT MATURITY.

NOTES

- 1.) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE USING ELECTRONIC DATA COLLECTION. THEOMAT 00'01.5" EDM: ± PPM, ± 2MM
- 2.) EQUIPMENT USED:
- 3.) MONUMENTS SET ON OR ABOUT _____
- 4.) BASIS OF BEARING, THE MONUMENTED CENTERLINE OF FARWELL STREET LING WITHIN A PORTION SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. AS SHOWN ON SHORT PLAT NO. 93-049, FILED IN VOLUME 12 OF SHORT PLATS PAGES 199 AND 200, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEARING BEING NORTH 89° 01' 54" WEST.
- 5.) THIS PLAT MAY DEPICT EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH.332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THE BOUNDARY SURVEY, HEREON. REFERENCE RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 961030097 FOR ADDITIONAL BOUNDARY INFORMATION.
- 6.) DEVELOPER: HELLMAN HERITAGE GROUP 326 QUIET COVE ROAD ANACORTES WA 98221 CONTACT: KATHLEEN BROWN
- 7.) ZONING - R-1.
- 8.) SEWAGE DISPOSAL - EXCEPT FOR LOTS THAT ARE UNABLE TO OBTAIN SEPTIC DESIGN APPROVAL, OR WHERE EACH LOT WITHIN DECEPTION SHORES PUD IS TO HAVE AN INDIVIDUAL SEPTIC DRAINFIELD SYSTEM, THOSE LOTS UNABLE TO OBTAIN SEPTIC DESIGN APPROVAL, OR THOSE LOTS THE DEVELOPER MAY REQUIRE HAVE A SEPTIC DRAINFIELD SYSTEM OUTSIDE OF THE LOT WILL LOCATE AND INSTALL A SEPTIC DRAINFIELD SYSTEM OR CONNECT TO A COMMUNITY DRAINFIELD SYSTEM IN AREA C OR SUCH OTHER COMMON AREA WITHIN DECEPTION SHORES PUD AS SHALL BE DETERMINED BY THE DEVELOPER, SUBJECT TO THE APPROVAL OF THE SKAGIT COUNTY HEALTH DEPT.
- 9.) ALTERNATE ON-SITE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
- 10.) NOTE: AREAS WITHIN 30' SLOPE BUFFER AND 100' BUILDING SETBACK LINE WILL REQUIRE GEO-TECHNICAL ANALYSIS AND REPORT PRIOR TO ALLOWANCE OF STRUCTURAL ENCROACHMENT BY SKAGIT COUNTY BUILDING DEPARTMENT.
- 11.) WATER - SKAGIT COUNTY PUD, NO. 1
- 12.) SOILS DATA ON FILE WITH SKAGIT COUNTY PERMIT CENTER.

PLANNED UNIT DEVELOPMENT NOTE

EACH OF THE LOTS WITHIN DECEPTION SHORES PUD ARE TO HAVE INDIVIDUAL SEPTIC DRAINFIELD SYSTEMS DESIGNED WITHIN EACH LOT, EXCEPT THAT LOTS 7 & 8, TO THE EXTENT SAID LOTS ARE UNABLE TO OBTAIN SEPTIC DESIGN APPROVAL THAT MAY BE LOCATED WITHIN SAID LOTS, MAY LOCATE A SEPTIC DRAINFIELD IN AREA E SUBJECT TO THE REVIEW AND APPROVAL OF THE SKAGIT COUNTY HEALTH DEPARTMENT.

UTILITY EASEMENT PROVISIONS

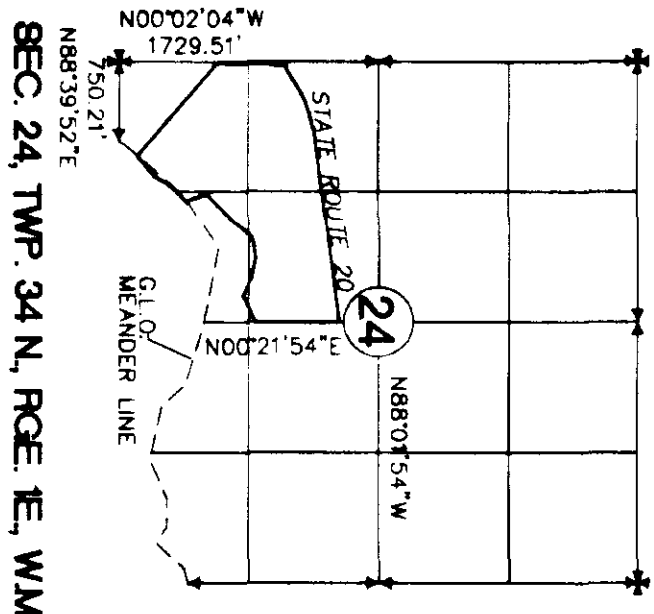
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, NORTH AND CABLE TELEVISION COMPANY, GTE NORTHWEST CASCADE NATURAL GAS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL, AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS, UNLESS SHOWN OTHERWISE, IN WHICH TO INSTALL, LAY CONSTRUCT, REVIEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEVISION, TELEPHONE AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS AT ALL TIME FOR THE PURPOSES STATED.

DECEPTION SHORES P. U. D. AREA

TOTAL AREA OF SITE	68,084 ACRES
TOTAL AREA OF LOTS	26,972 ACRES

YARD SETBACKS TABLE

SETBACKS	LOTS 1-7	LOTS 8-27
FRONT YARD	0'	10'
SIDE YARD	0'	5'
REAR YARD	SEE NOTE 10 THIS SHEET	5'



SEC. 24, TWP. 34 N., RGE. 1E, W.M.

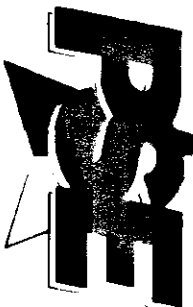
SKAGIT COUNTY, WASHINGTON

SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6, SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.	
DRAWN BY: ELB, ASM	
DATE 7/09/01	JOB NO. 99016
CHK. BY: ASM, RC	DWG. # pudplot_pse.dwg
F B # 150.180	SHEET NO. 2 OF 10

PACIFIC SURVEY AND ENGINEERING, INC.
www.psesurvey.com psc@psurvey.com

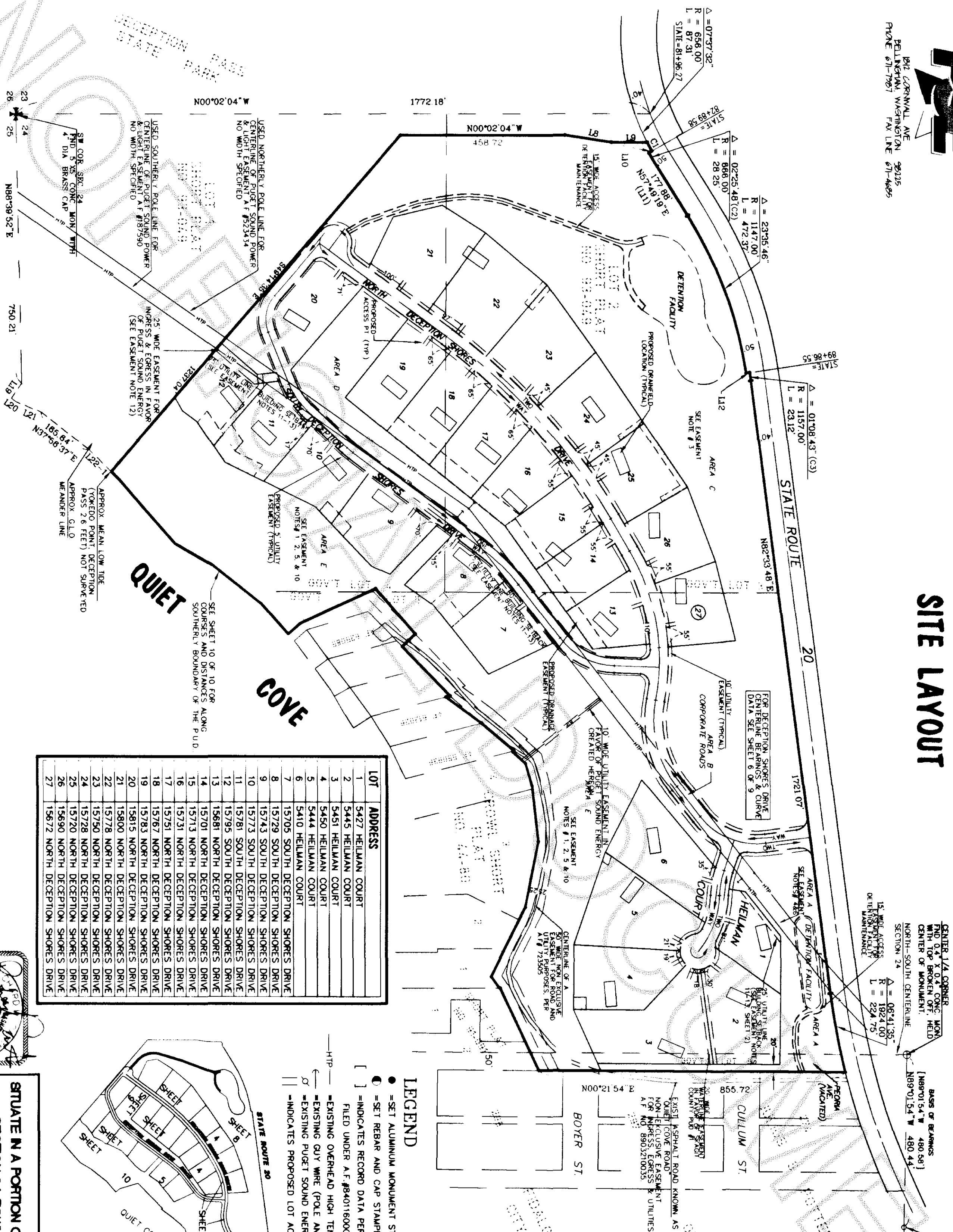
DELLAVALLE WASHINGTON 98115
PHONE 877-7581 FAX 206-871-4685

1912 CORNWALL AVE
PULLMAN, WASHINGTON 99135
PHONE 509-776-7867 FAX LINE 509-776-4685



Deception Shores Planned Unit Development

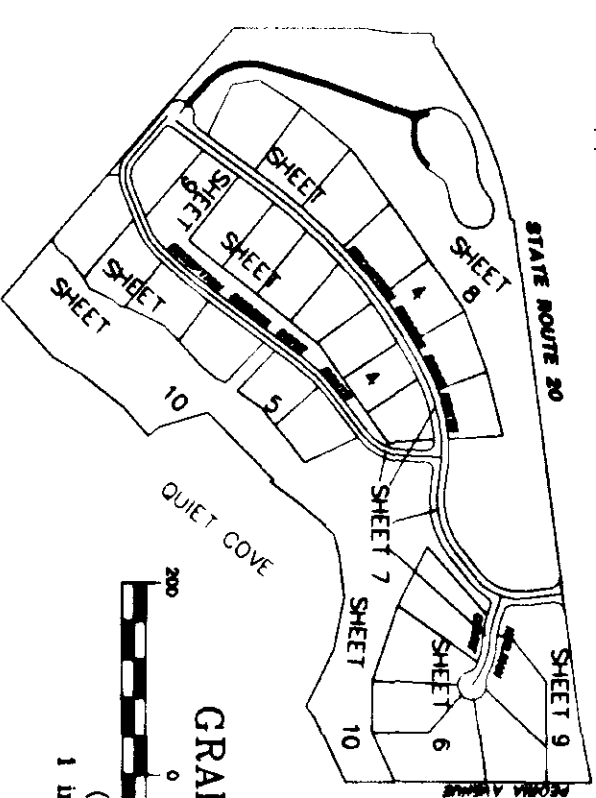
SITE LAYOUT



LOT	ADDRESS
1	5427 HELLMAN COURT
2	5445 HELLMAN COURT
3	5451 HELLMAN COURT
4	5450 HELLMAN COURT
5	5444 HELLMAN COURT
6	5410 HELLMAN COURT
7	15705 SOUTH DECEPTION SHORES DRIVE
8	15729 SOUTH DECEPTION SHORES DRIVE
9	15743 SOUTH DECEPTION SHORES DRIVE
10	15773 SOUTH DECEPTION SHORES DRIVE
11	15781 SOUTH DECEPTION SHORES DRIVE
12	15795 SOUTH DECEPTION SHORES DRIVE
13	15681 NORTH DECEPTION SHORES DRIVE
14	15701 NORTH DECEPTION SHORES DRIVE
15	15713 NORTH DECEPTION SHORES DRIVE
16	15731 NORTH DECEPTION SHORES DRIVE
17	15751 NORTH DECEPTION SHORES DRIVE
18	15767 NORTH DECEPTION SHORES DRIVE
19	15783 NORTH DECEPTION SHORES DRIVE
20	15815 NORTH DECEPTION SHORES DRIVE
21	15800 NORTH DECEPTION SHORES DRIVE
22	15778 NORTH DECEPTION SHORES DRIVE
23	15750 NORTH DECEPTION SHORES DRIVE
24	15728 NORTH DECEPTION SHORES DRIVE
25	15720 NORTH DECEPTION SHORES DRIVE
26	15690 NORTH DECEPTION SHORES DRIVE
27	15672 NORTH DECEPTION SHORES DRIVE

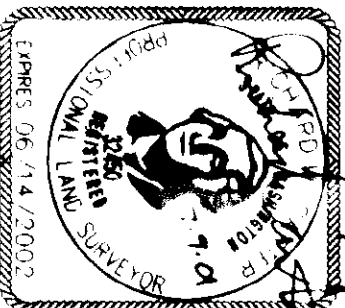
LEGEND

- = SET ALUMINUM MONUMENT STAMPED LSA32450
- = SET REBAR AND CAP STAMPED LSA32450
- [] = INDICATES RECORD DATA PER RECORD OF SURVEY FILED UNDER A.F. #8401160009(SKAGIT COUNTY)
- HTP— = EXISTING OVERHEAD HIGH TENSION ELECTRIC LINES
- = EXISTING GUY WIRE (POLE ANCHOR)
- = EXISTING PUGET SOUND ENERGY POLE
- = INDICATES PROPOSED LOT ACCESS POINT



CURVE	DELTA	RADIUS	LENGTH
C1	02°23'28"	656.00'	27.38'
C2	2°25'48"	666.00'	28.25'
C3	1°08'43"	1157.00'	23.12'
C4	2°31'10"	1700.00'	68.73'
C5	2°06'05"	600.00'	14.73'
C6	14°03'35"	300.00'	25.68'
C7	48°49'51"	200.00'	71.46'
C8	59°16'59"	250.00'	170.65'
C9	16°22'36"	250.00'	170.65'
C10	58°20'35"	200.00'	173.74'
C11	50°20'47"	200.00'	150.28'
C12	15°39'18"	200.00'	21.80'
C13	06°14'45"	200.00'	88.43'
C14	25°20'05"	200.00'	109.30'
C15	62°37'32"	100.00'	109.30'

LINE	DIRECTION	DIST.
L8	N08°43'05"E	131.44'
L9	N00°02'04"W	100.00'
L10	N29°44'54"W	10.00'
L11	N57°49'19"E	177.88'
L15	N63°45'50"W	38.53'
L16	N63°45'50"W	186.10'
L17	N78°55'11"W	148.59'
L18	N83°25'49"E	50.54'
L19	S55°21'00"E	76.01'
L20	N34°39'00"E	76.01'
L21	N22°49'49"E	90.66'
L22-1	N44°37'30"E	90.66'



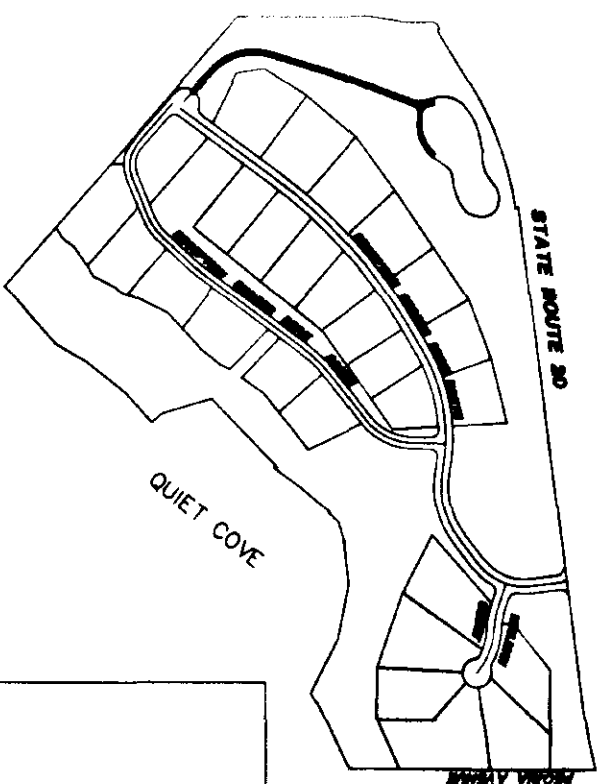
SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6, SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. SKAGIT COUNTY, WASHINGTON

DRAWN BY: ELB, ASM	DATE: 7/06/01	JOB NO. 99016
CHK. BY: ASM, RC	F.B. # 150,180	DWG. # pldplot, pse.dwg
		SHEET NO. 3 OF 10

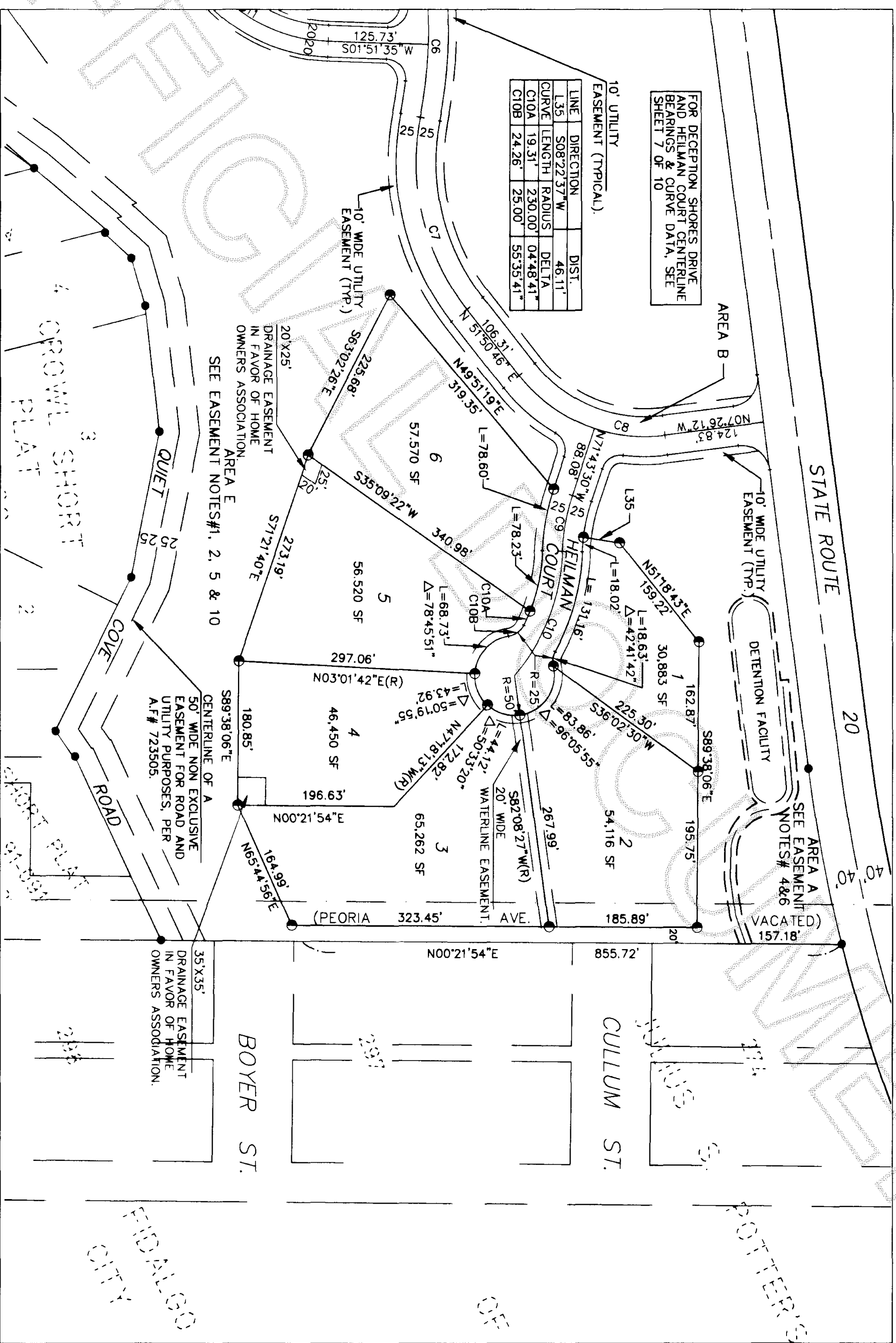
Deception Shores Planned Unit Development

LOTS 1-6

2001091000117
Skagit County Auditor
9/10/2001 Page 4 of 10 1:49:02PM



NOTE:
FOR BUILDING SETBACKS SEE SHEET 2



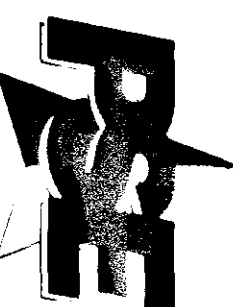
10' UTILITY EASEMENT (TYPICAL).			
LINE	DIRECTION	DIST.	
L35	S08°22'37\"W	46.11'	
C10A	19.31'	230.00'	04°46'41\"
C10B	24.26'	25.00'	55°35'41\"

FOR DECEPTION SHORES DRIVE AND HELLMAN COURT CENTERLINE BEARINGS & CURVE DATA, SEE SHEET 7 OF 10

LEGEND

- = SET ALUMINUM MONUMENT STAMPED LS#32450
- = SET REBAR AND CAP STAMPED LS#32450
- [] = INDICATES RECORD DATA PER RECORD OF SURVEY FILED UNDER A.F.#8401160009(SKAGIT COUNTY)
- HTP — = EXISTING OVERHEAD HIGH TENSION ELECTRIC LINES
- || = INDICATES PROPOSED LOT ACCESS POINT

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842 CROWN AVE
BELLINGHAM, WASHINGTON 98225
PHONE 811-1951 FAX LINE 811-4465



SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.

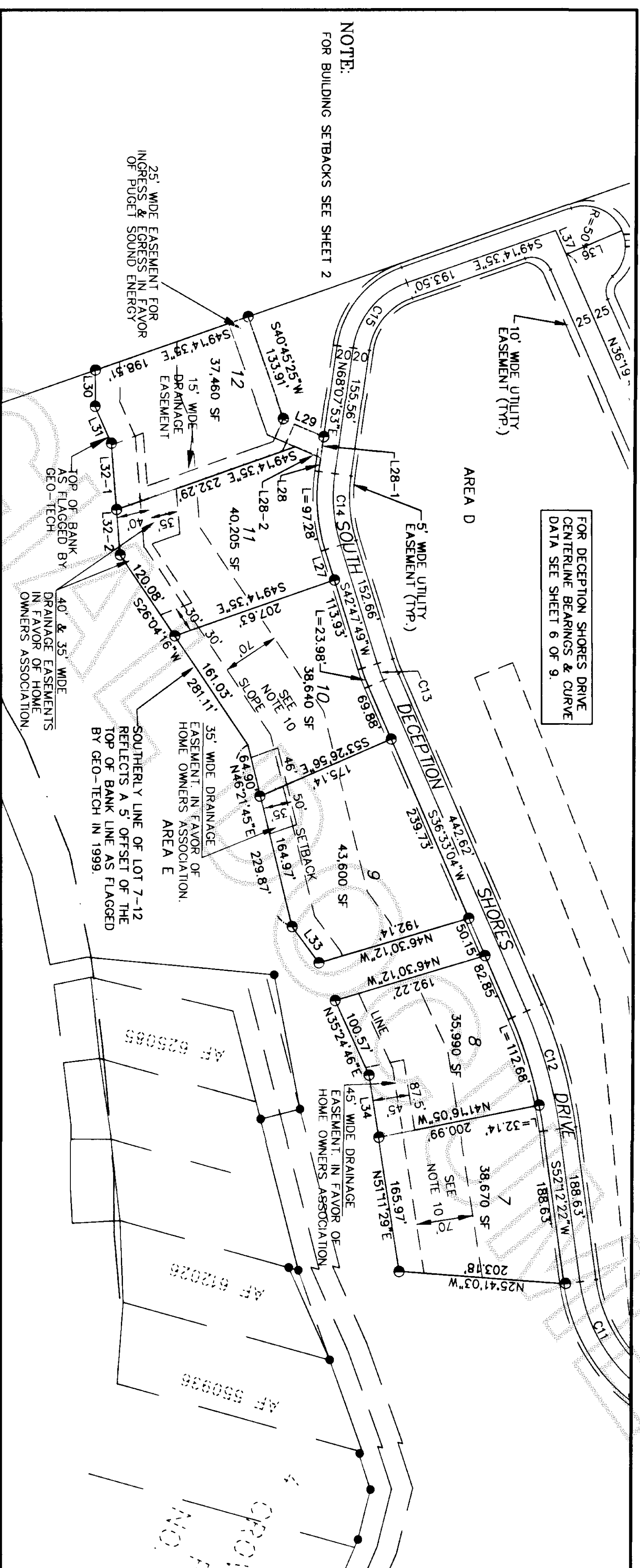
SKAGIT COUNTY, WASHINGTON

DRAWN BY: ELB, ASM	DATE 7/09/01	JOB NO. 99016
CHK. BY: ASM, RC	F.B.# 150,180	DWG.# pddplot_pse.dwg
		SHEET NO. 4 OF 10

Deception Shores Planned Unit Development

LOTS 7-12

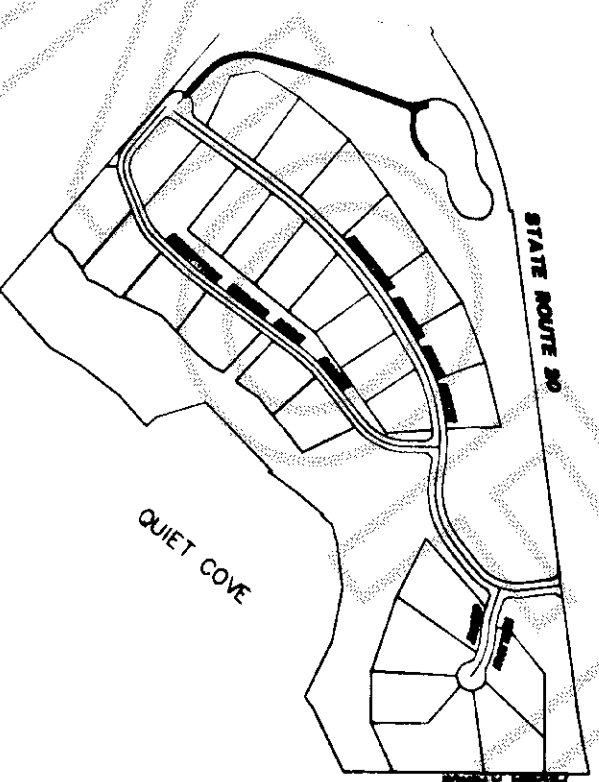
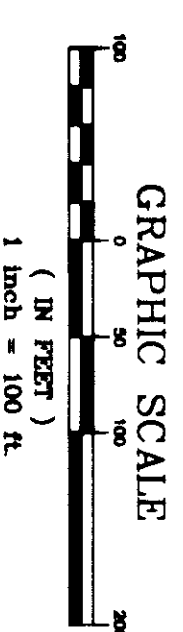
9/10/2001 Page 5 of 10
200109100117
Skagit County Auditor
1:49:02PM



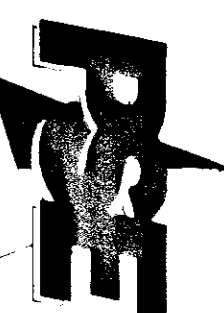
LINE	DIRECTION	DIST.
L27	N42°47'49\"E	38.73'
L28	N68°07'53\"E	16.87'
L28-1	N68°07'53\"E	25.88'
L28-2	N06°53'19\"W	34.11'
L29	S06°53'19\"E	53.56'
L30	N59°51'16\"E	44.43'
L31	N36°09'50\"E	49.55'
L32-1	N55°32'09\"E	81.31'
L32-2	N55°32'09\"E	55.69'
L33	N23°28'50\"E	55.37'
L34	N51°11'29\"E	77.49'

LEGEND

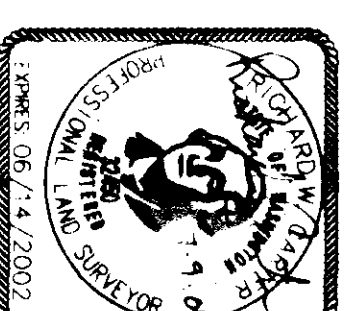
- = SET ALUMINUM MONUMENT STAMPED LS#32450
- = SET REBAR AND CAP STAMPED LS#32450
- [] = INDICATES RECORD DATA PER RECORD OF SURVEY FILED UNDER A.F.#8401160009(SKAGIT COUNTY)
- HTP — = EXISTING OVERHEAD HIGH TENSION ELECTRIC LINES
- || = INDICATES PROPOSED LOT ACCESS POINT



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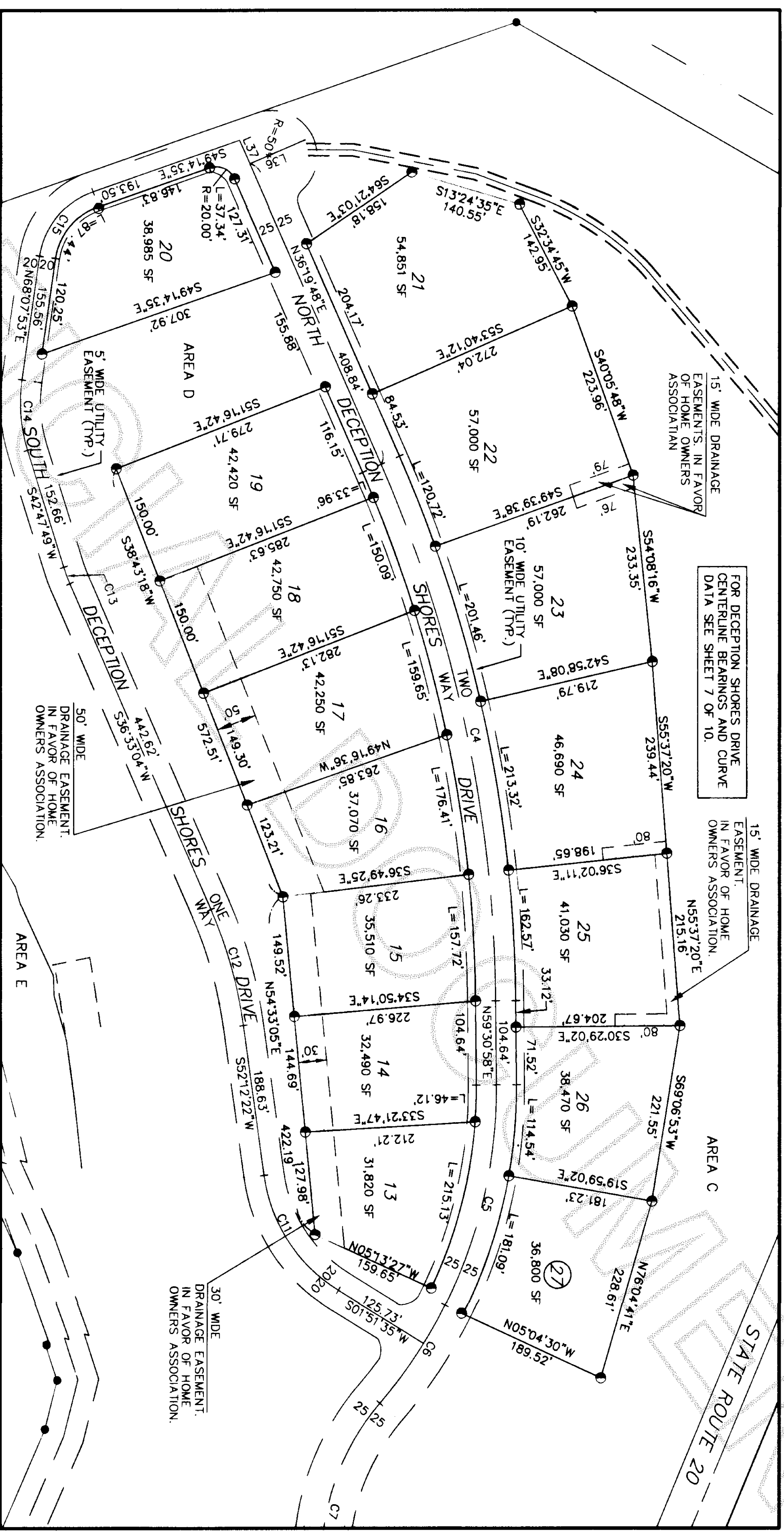
SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

DRAWN BY: ELB, ASM	DATE 7/09/01	JOB NO. 99016
CHK. BY: ASM, RC	F.B.# 150,180	DWG.# pddat.pse.dwg SHEET NO. 5 OF 10

Deception Shores Planned Unit Development

LOTS 13-27

200109100317
Skagit County Auditor
9/10/2001 Page 6 of 10 1:49:02PM



NOTE:
FOR BUILDING SETBACKS SEE SHEET 2

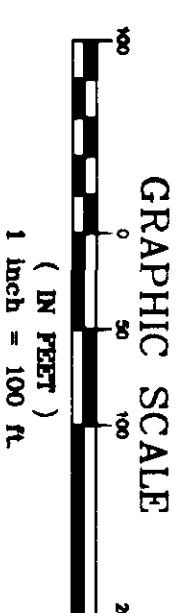
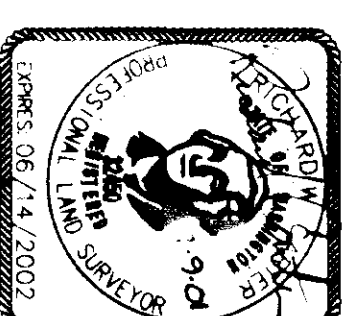
LEGEND

- = SET ALUMINUM MONUMENT STAMPED LS#32450
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- HTP — = EXISTING OVERHEAD HIGH TENSION ELECTRIC LINES
- || = INDICATES PROPOSED LOT ACCESS POINT

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PHONE 811-1781 FAX LINE 811-4665

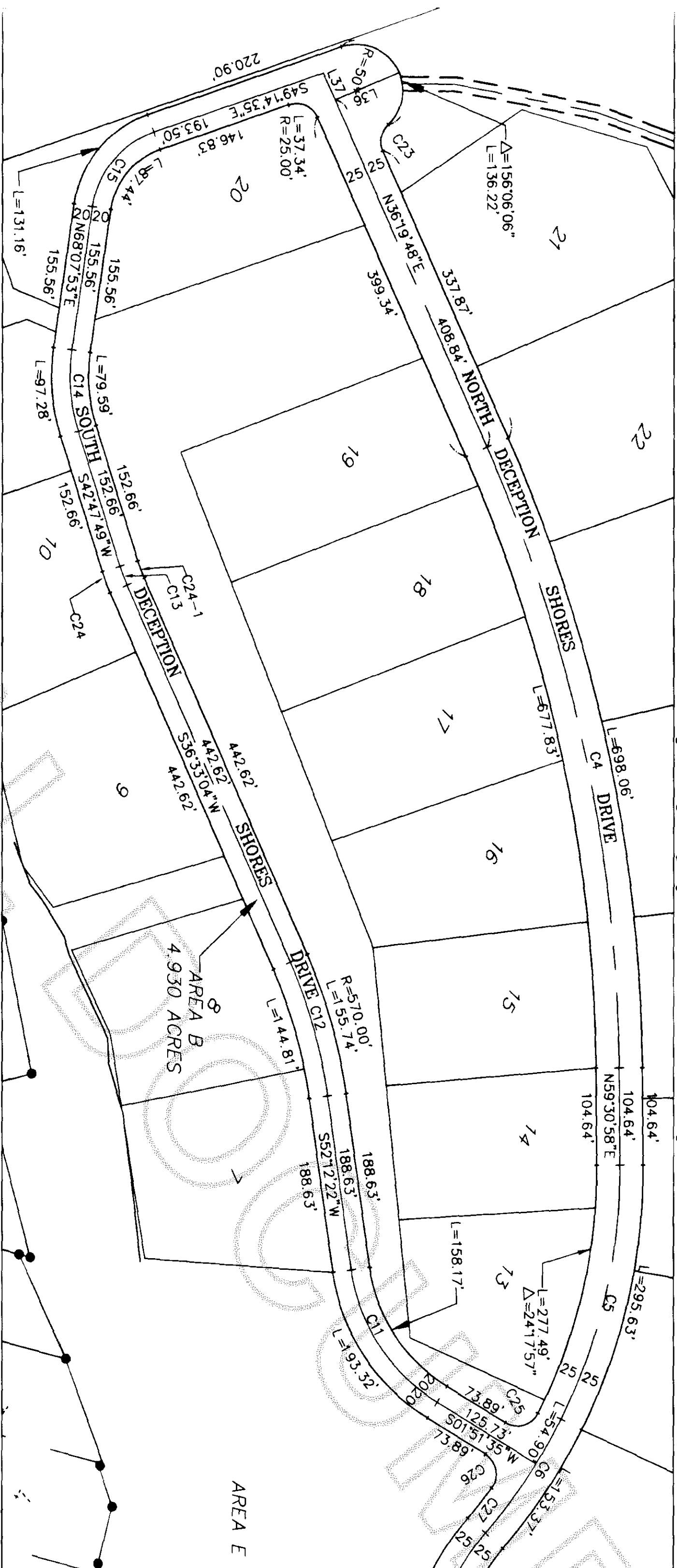


SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

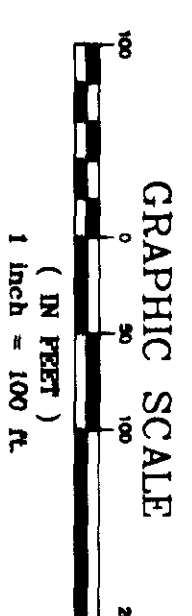
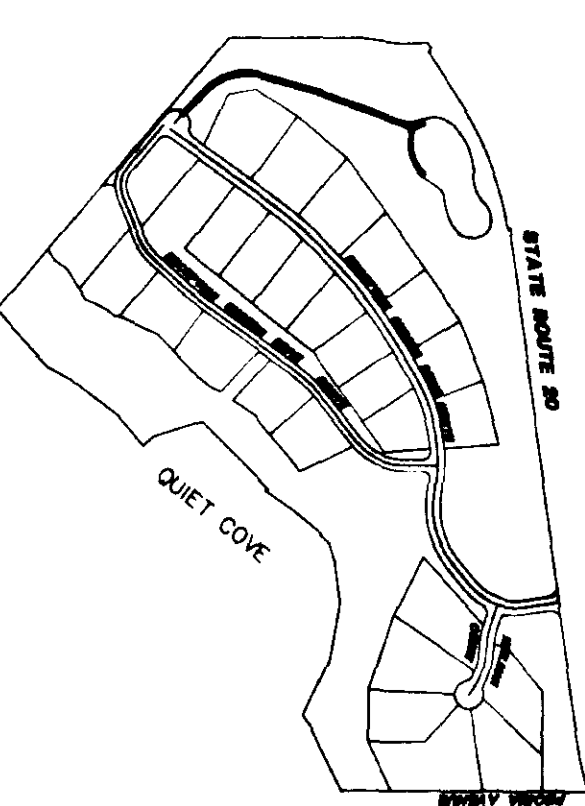
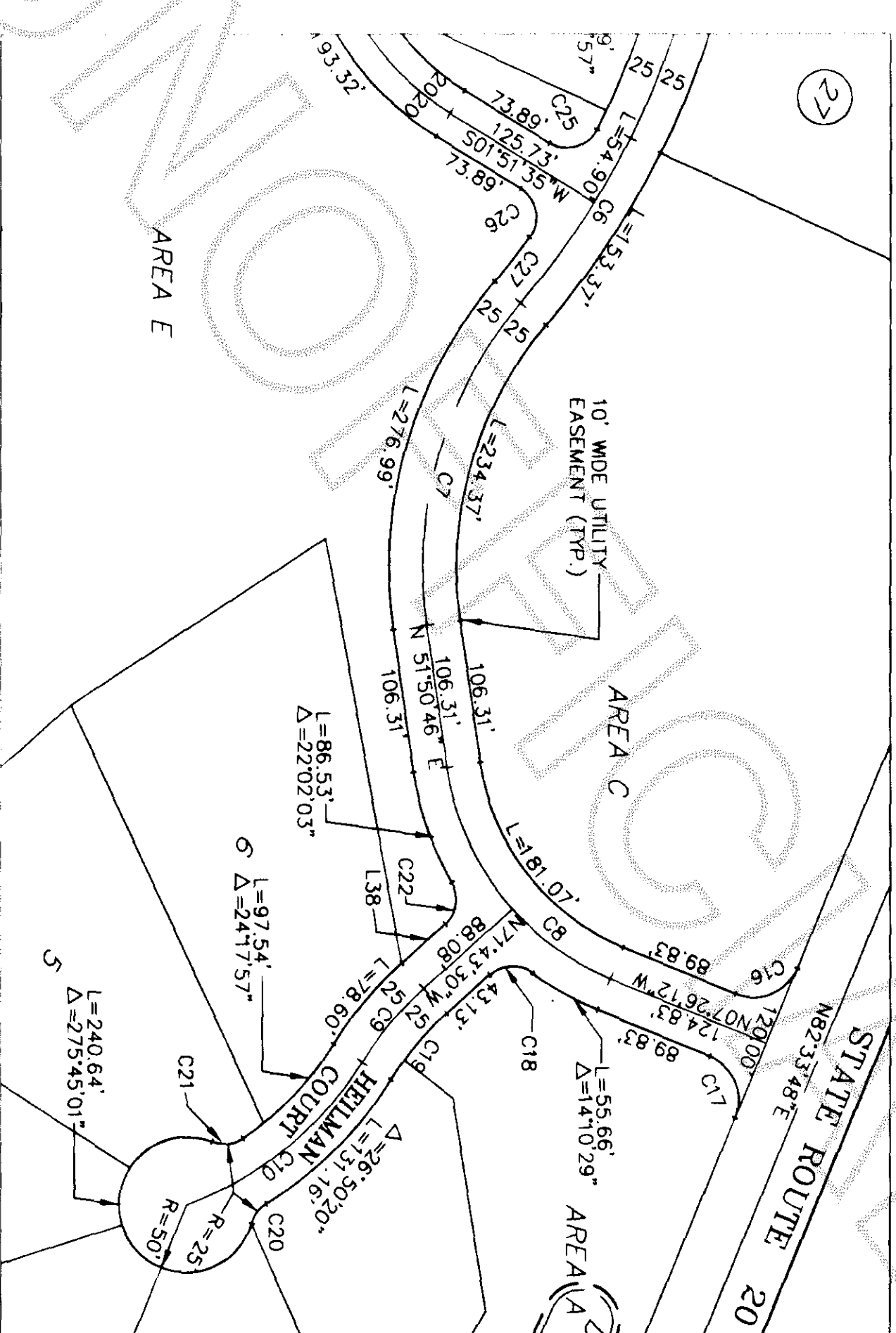
DRAWN BY: ELB, ASM	DATE: 7/09/01	JOB NO. 99016
CHK. BY: ASM, RC	F.B.# 150,180	DWG.# pldplot - dse.dwg
		SHEET NO. 6 OF 10

Deception Shores Planned Unit Development AREA B (CORPORATE ROADS)

200109100147
Skagit County Auditor
9/10/2001 Page 7 of 10 1:49:02PM



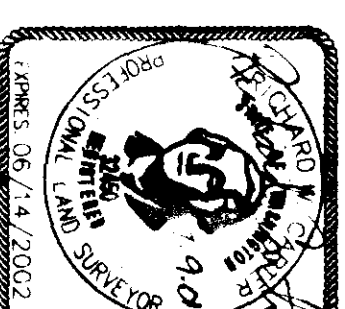
CURVE	DELTA	RADIUS	LENGTH
C36	N53°04'58\"W(R)	75.00'	
C37	N36°19'48\"E	31.77'	
C38	N71°43'30\"W	43.13'	
C4	23°11'10\"	1700.00'	687.95'
C5	27°06'05\"	600.00'	283.65'
C6	14°03'35\"	600.00'	147.23'
C7	48°49'51\"	300.00'	255.68'
C8	59°16'59\"	200.00'	206.91'
C9	16°32'26\"	250.00'	71.46'
C10	38°20'35\"	255.00'	170.65'
C11	50°20'47\"	200.00'	175.74'
C12	15°39'18\"	550.00'	150.28'
C13	06°14'45\"	200.00'	21.80'
C14	25°20'05\"	200.00'	88.43'
C15	62°37'32\"	100.00'	109.30'
C16	90°00'00\"	35.00'	54.98'
C17	90°00'00\"	35.00'	54.98'
C18	78°27'47\"	25.00'	34.24'
C19	16°22'36\"	225.00'	64.31'
C20	42°41'42\"	25.00'	18.63'
C21	55°35'42\"	25.00'	24.26'
C22	78°27'47\"	25.00'	34.24'
C23	70°31'44\"	25.00'	30.77'
C24	61°44'45\"	220.00'	23.98'
C24-1	61°44'45\"	180.00'	19.62'
C25	94°41'35\"	25.00'	41.32'
C26	94°41'35\"	25.00'	41.32'
C27	40°7'28\"	575.00'	41.39'



SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

DRAWN BY: ELB, ASM DATE 7/09/01 JOB NO. 99016
CHK. BY: ASM, RC F.B. # 150,180 DWG. # pddplot_pse.dwg
SHEET NO. 7 OF 10

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www.psesurvey.com pse@psurvey.com
BIG LORRAINE, WASH. 98225
PHONE 811-7821 FAX LINE 871-4695

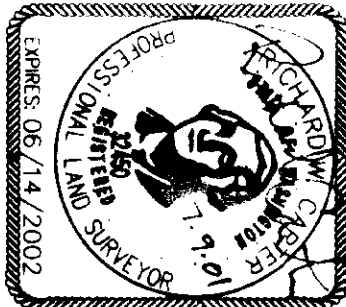


Deception Shores Planned Unit Development

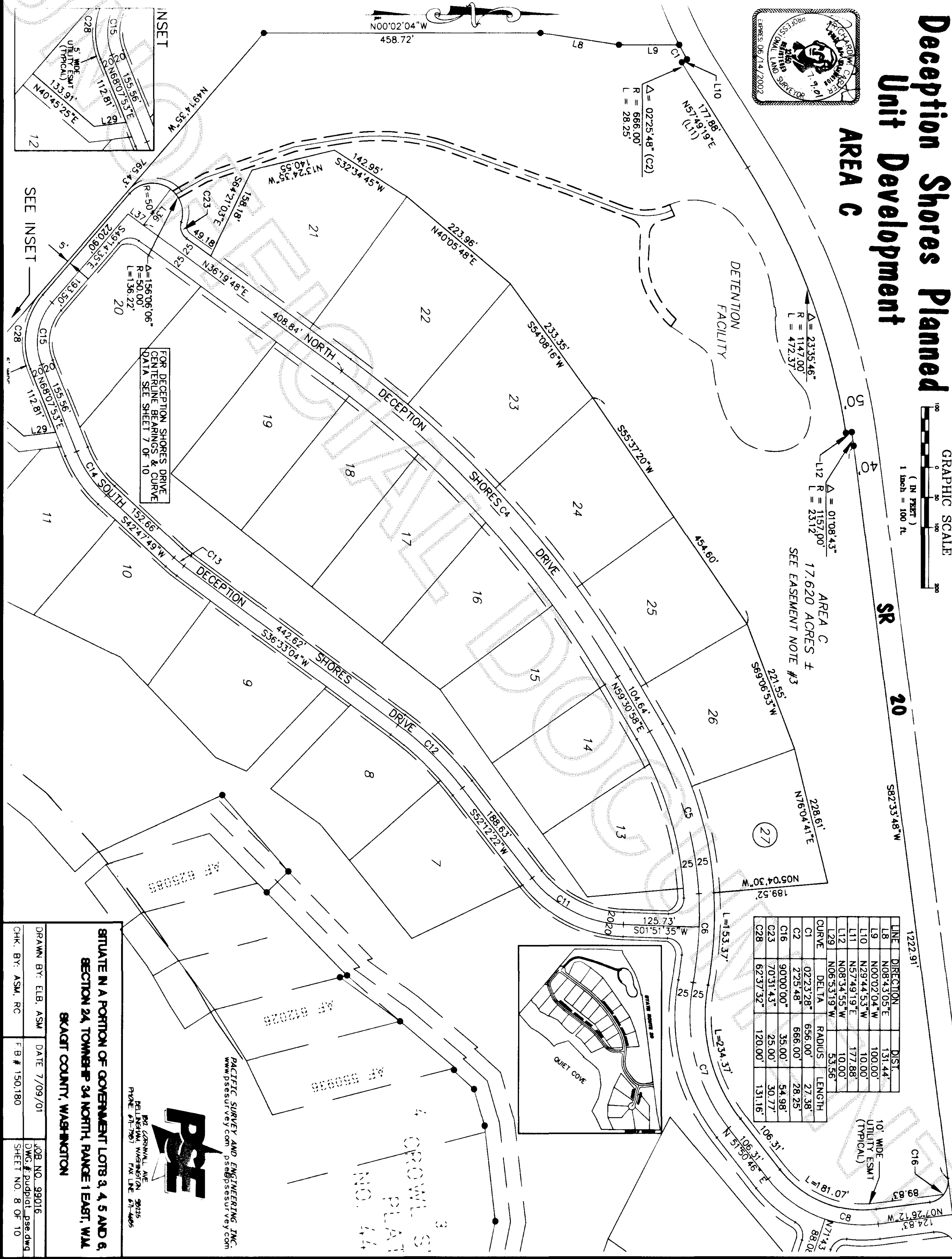
AREA C



200109100117
Skagit County Auditor
9/10/2001 Page 8 of 10 1:49:02PM



LINE	DIRECTION	DIST.
L8	N08°43'05"E	131.44'
L9	N00°02'04"W	100.00'
L10	N29°44'53"W	10.00'
L11	N57°49'19"E	177.88'
L12	N08°34'55"W	10.00'
L29	N06°53'19"W	53.56'
CURVE	DELTA	RADIUS
C1	02°23'28"	656.00'
C2	2°25'48"	666.00'
C16	90°00'00"	35.00'
C23	70°31'43"	25.00'
C28	62°37'32"	120.00'



SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W1A,
SKAGIT COUNTY, WASHINGTON

DRAWN BY: ELB, ASM DATE: 7/09/01 JOB NO. 99016
CHK. BY: ASM, RC F.B.# 150,180 DWG.#: pddict, pse.dwg
SHEET NO. 8 OF 10



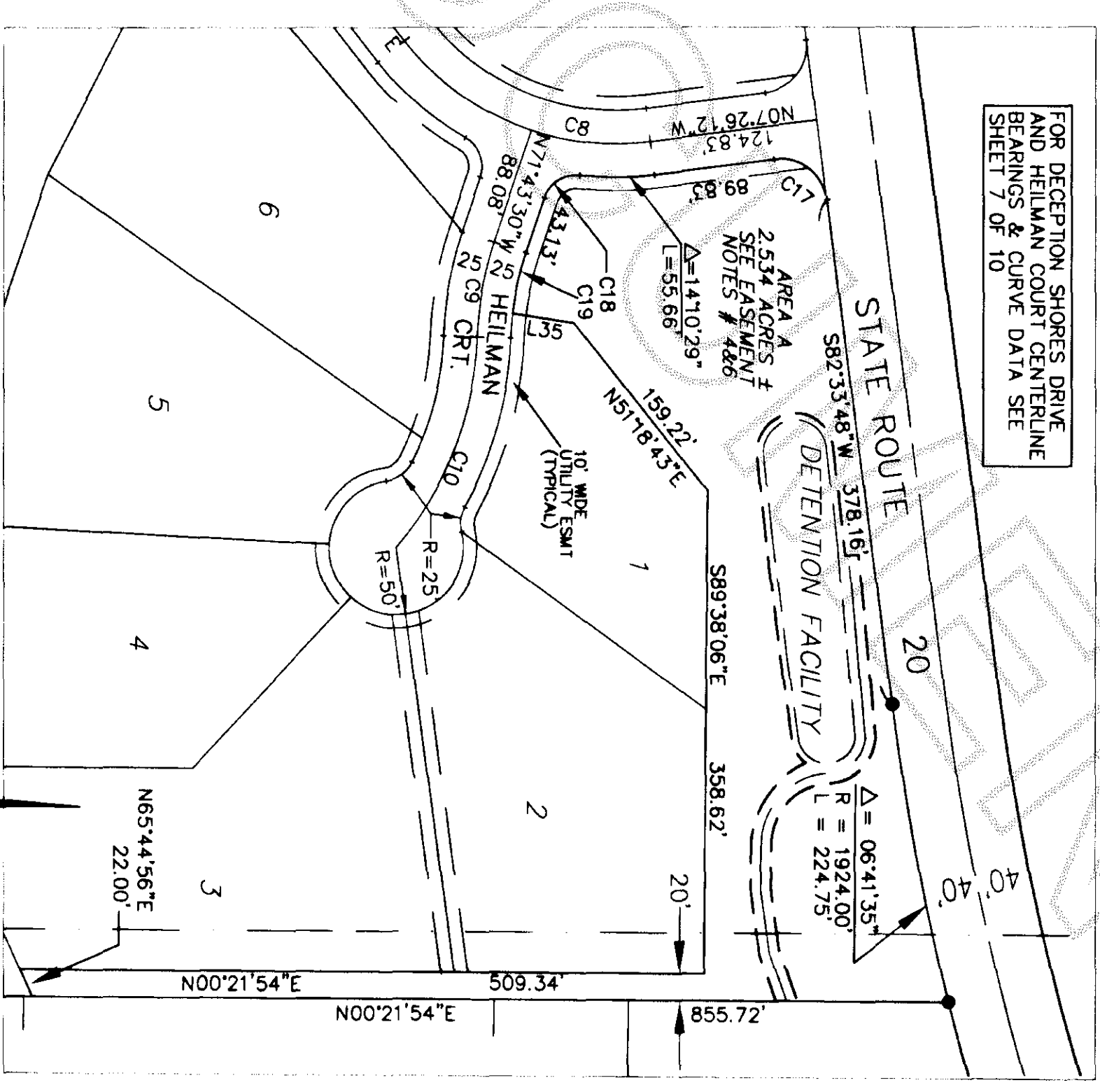
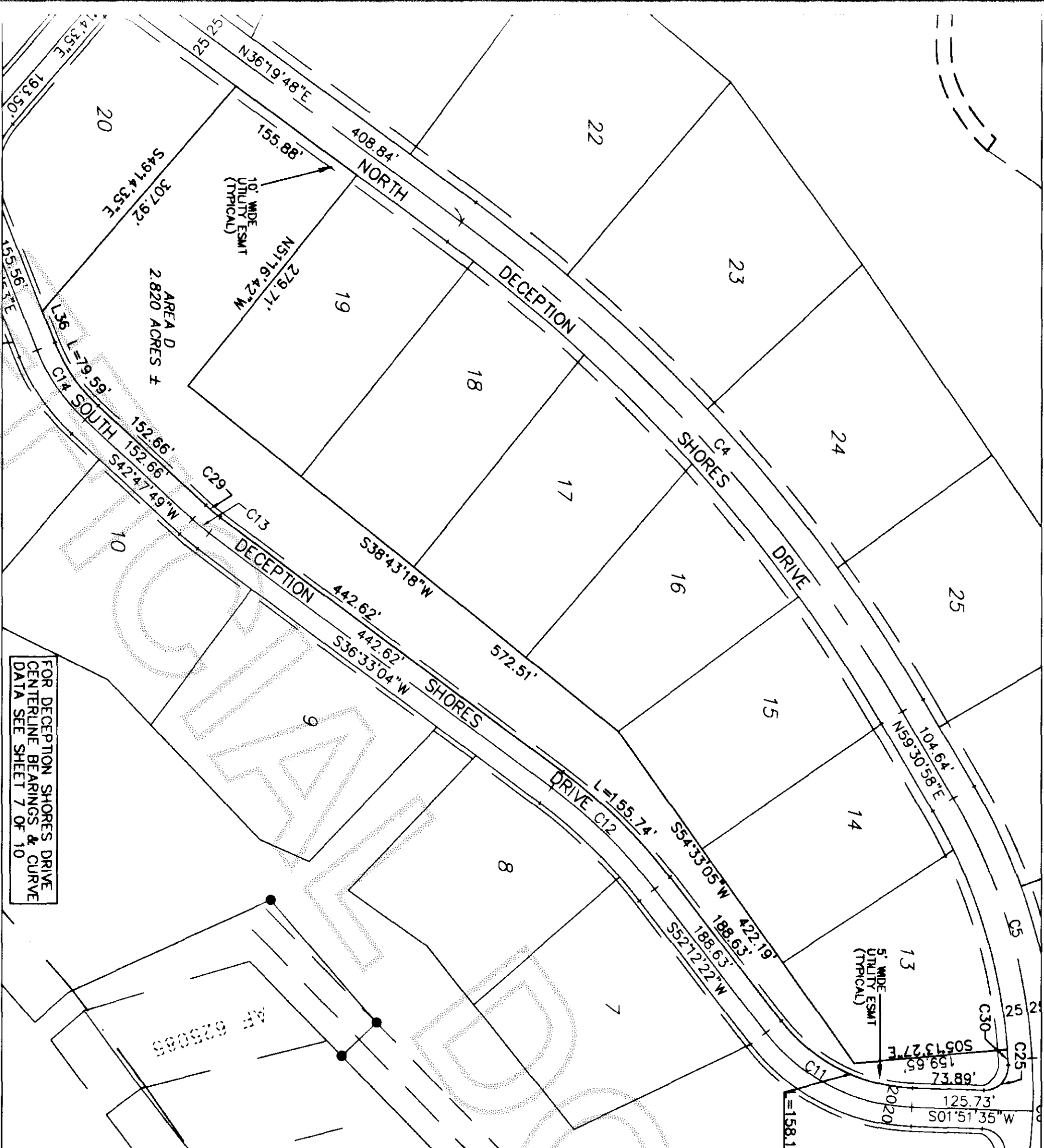
PACIFIC SURVEY AND ENGINEERING, INC.
www.psesurvey.com pse@sesurvey.com
812 CORNWALL AVE. BELLEVUE, WASHINGTON 98005
PHONE: 817-7651 FAX: 817-4665

Deception Shores Planned Unit Development

AREA-D

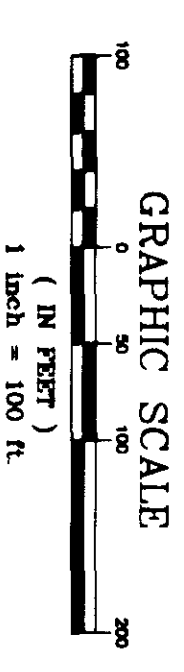
AREA-A

2003 09 10 01 17
Skagit County Auditor
9 of 10 1:49:02PM



LINE	DIRECTION	DIST.
L35	S08°22'37\"W	46.11'
L36	S68°07'53\"W	35.11'

CURVE	DELTA	RADIUS	LENGTH
C17	90°00'00"	35.00'	54.98'
C18	78°27'47"	25.00'	34.24'
C19	11°47'20"	225.00'	46.29'
C25	94°41'35"	25.00'	41.32'
C29	06°14'45"	180.00'	19.62'
C30	01°37'05"	575.00'	16.24'



GRAPHIC SCALE

SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

CHK. BY: ASM, RC

DRAWN BY: ELB, ASM

DATE: 7/09/01

JOB NO. 99016

DWG. # pddplot_dse.dwg

SHEET NO. 9 OF 10

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PHONE 671-7861 FAX 671-4695



Deception Shores Planned Unit Development AREA E

LINE	DIRECTION	DIST.
L1	N83°25'49"E	10.38'
L2	N74°01'05"E	62.84'
L3	N42°09'05"E	50.08'
L4	N14°25'17"W	5.97'
L5	N40°18'43"E	119.91'
L6	N35°59'13"E	123.65'
L7	N14°23'17"E	12.25'
L13	N02°44'02"W	2.28'
L14	N55°00'17"E	38.99'
L15	N63°45'50"W	179.63'
L16	N63°45'50"W	38.53'
L17	N78°55'11"W	186.10'
L18	N83°25'49"E	148.59'
L22-2	N44°37'30"E	33.55'
L23	N49°15'08"E	106.12'
L24	S41°22'05"E	46.51'
L25	N44°11'57"W	50.00'
L26	N45°48'03"E	44.44'
L30	N59°51'16"E	44.43'
L31	N36°09'50"E	49.55'
L33	N23°28'50"E	55.37'

CURVE	DELTA	RADIUS	LENGTH
C22	78°27'47"	25.00'	34.24'
C26	94°41'35"	25.00'	41.32'
C27	4°07'28"	575.00'	41.39'

FOR DECEPTION SHORES DRIVE
CENTERLINE BEARINGS & CURVE
DATA SEE SHEET 7 OF 10

$\Delta = 22^{\circ}02'03"$
 $L = 86.53'$

$\Delta = 48^{\circ}49'52"$
 $L = 276.99'$

$\Delta = 8^{\circ}30'12"$
 $L = 27.93'$

$\Delta = 17^{\circ}43'30"$
 $L = 43.13'$

$\Delta = 17^{\circ}43'30"$
 $L = 43.13'$

$\Delta = 17^{\circ}43'30"$
 $L = 43.13'$

$\Delta = 17^{\circ}43'30"$
 $L = 43.13'$

$\Delta = 17^{\circ}43'30"$
 $L = 43.13'$

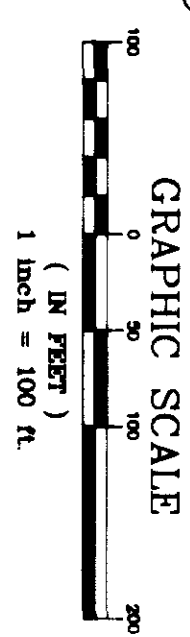
$\Delta = 17^{\circ}43'30"$
 $L = 43.13'$

AREA E
13.140 ACRES
SEE EASEMENT NOTE#1, 2, 5 & 10

10' WIDE UTILITY EASEMENT IN FAVOR OF
PUGET SOUND ENERGY CREATED HEREON.

CENTERLINE OF A 30' WIDE
EASEMENT FOR ROAD &
UTILITY PURPOSES PER
A.F.# 723505

APPROVAL SHORT
PLAT
NO. 44-80

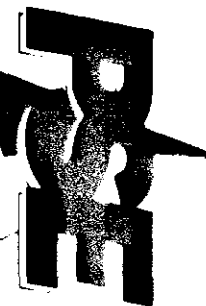


LEGEND

- = SET ALUMINUM MONUMENT STAMPED LS#32450
- = SET REBAR AND CAP STAMPED LS#32450
- [] = INDICATES RECORD DATA PER RECORD OF SURVEY FILED UNDER A.F.#8401160009(SKAGIT COUNTY)
- HTP — = EXISTING OVERHEAD HIGH TENSION ELECTRIC LINES
- || = INDICATES PROPOSED LOT ACCESS POINT

STRUTE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W1A,
SKAGIT COUNTY, WASHINGTON

DRAWN BY: ELB, ASM DATE 7/09/01 JOB NO. 99016
CHK. BY: ASM, RC F.B.# 150,180 DWG.# pddplot_pse.dwg
SHEET NO. 10 OF 10



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BELLINGHAM, WASHINGTON 98225
PHONE 811-7501 FAX LINE 811-4665



DIMENSIONS ALONG QUIET COVE FOLLOW THE APPROXIMATE
MEAN HIGH TIDE AND SHOULD ONLY BE USED
FOR AREA CALCULATIONS.

QUIET

COVE

