



FOUND 2" IRON  
PIPE AND SET  
CONCRETE  
MONUMENT 3/28/89

# Survey in the NW1/4 of the SE1/4 of Section 3, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. PL02-0368

FOUND CONCRETE  
MONUMENT WITH BRASS  
CAP WITH CROSS AND  
PUNCH MARK 4/18/00

60' EASEMENT FOR INGRESS,  
EGRESS AND UTILITIES. SEE  
A.F.#200102270093.  
(PARCEL B OF LEGAL  
DESCRIPTION ON SHEET 1)

LOT 1B BUILDING SETBACK  
LINES ARE 10' FROM THE  
TOE OF THE 30% SLOPE  
BREAK. (SEE GEOTECHNICAL  
INC. REPORT ADDENDUM  
DATED AUGUST 28, 2002).

8,072 S.F. TRACT C (OS-PA)  
805,094 S.F. TRACT D (OS-PA)  
4,479 S.F. WELL EASEMENT  
12,289 S.F. ROAD EASEMENT  
43,555 S.F. BUILDABLE AREA  
873,499 S.F. (20.05 ACRES) TOTAL

33,336 S.F. TRACT A (OS-PA)  
754,750 S.F. TRACT B (OS-PA)  
18,879 S.F. DRAINFIELD AREA  
43,472 S.F. ROAD EASEMENTS  
24,394 S.F. BUILDABLE AREA  
874,821 S.F. (20.08 ACRES) TOTAL

## Legend

Set 1/2" X 18" reinforcing  
rod with yellow plastic cap  
marked "SKA SURV 17651"  
and white 2" X 2" witness  
stake, except as noted.

Reinforcing rod with yellow  
plastic cap marked "SKA  
SURV 17651" set during  
Short Plat No. PL00-0376  
or Short Plat No.  
SP99-0033, except as  
noted.

Access Locations

Setback Line

Drainage Way / Creek

Open Space Protected Area

Proposed septic drainfield  
and replacement area

LINE	BEARING	DISTANCE
L1	N87°15'24"E	11.53'
L2	S78°04'22"W	22.23'
L3	S14°02'14"E	59.68'
L4	S41°05'43"E	17.49'
L5	S03°18'18"W	38.64'
L6	S03°18'18"W	45.53'
L7	S19°46'39"E	15.54'
L8	S19°46'39"E	21.68'
L9	S24°18'35"E	30.00'
L10	S24°18'35"E	30.00'
L11	N22°08'05"E	57.36'
L12	N01°21'21"W	39.21'
L13	N01°21'21"W	34.54'
L14	S87°15'24"W	54.81'
L15	S87°15'24"W	63.47'
L16	N00°38'03"W	31.41'
L17	N00°38'03"W	31.41'
L18	N16°17'57"E	56.79'
L19	N73°42'03"W	51.81'
L20	N65°05'23"E	43.88'
L21	N04°59'00"E	40.89'

#	RADIUS	DELTA	LENGTH
C1	145.00'	151°19'	38.78'
C2	85.00'	173°05'	26.16'
C3	85.00'	66°13'15"	98.24'
C4	145.00'	45°29'46"	115.14'
C5	145.00'	22°47'04"	57.66'
C6	145.00'	15°34'31"	39.42'
C7	120.00'	04°44'28"	9.93'
C8	120.00'	57°16'26"	119.95'
C9	145.00'	13°37'18"	34.47'
C10	85.00'	151°19'	22.73'
C11	81.37'	05°45'15"	8.17'
C12	46.99'	43°20'03"	37.05'
C13	137.71'	34°56'20"	83.98'
C14	58.13'	58°59'41"	61.91'
C15	112.14'	28°47'19"	56.35'
C16	66.21'	63°19'39"	73.18'
C17	121.50'	19°09'47"	40.64'
C18	80.81'	64°59'20"	91.66'
C19	52.39'	60°06'23"	54.96'
C20	52.64'	39°04'49"	35.91'
C21	315.66'	125°15'6"	70.88'
C22	384.63'	153°70'4"	107.08'

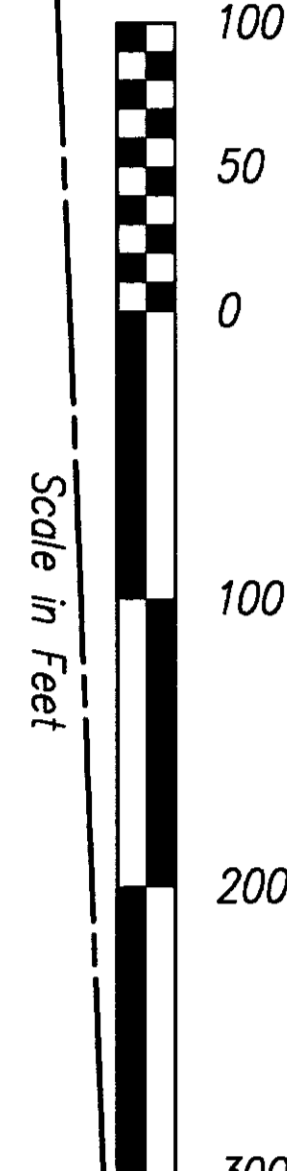
60' EASEMENT FOR  
ROAD, INGRESS, &  
EGRESS SEE  
A.F.#890630010

FOUND REINFORCING ROD WITH  
YELLOW PLASTIC CAP L.S.#22960  
AS SHOWN ON SURVEY FILED IN VOLUME  
8 OF SURVEYS AT PAGE 181.

FOUND REINFORCING  
ROD WITH YELLOW  
PLASTIC CAP L.S.#22960  
AS SHOWN ON SURVEY  
FILED IN VOLUME 8 OF  
SURVEYS AT PAGE 181.

60' EASEMENT FOR ROAD,  
INGRESS, & EGRESS SEE  
A.F.#890630010

Addresses  
Lot 1B = 21572 Alderbrook Lane  
Lot 2B = 21590 Alderbrook Lane



S87°47'47"W 2555.40'

Short Plat for  
Adam Ware

9/4/02 DATE  
OSPA & SETBACK LINES, 1B AREAS ETC. BY  
REVISION

S.R.M.

JOB#

202006

DRAWN

STW

CHECKED

JG

DATE

25APR02

SCALE

1" = 100'

SHEET

2 OF 2

COMPUTED

POSITION FROM

SURVEY FILED

IN VOLUME 8 OF

SURVEYS AT

PAGE 181.

DATE

9/4/02

OSPA & SETBACK LINES, 1B AREAS ETC. BY

REVISION

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OSPA & SETBACK LINES, 1B AREAS ETC. BY

REVISION

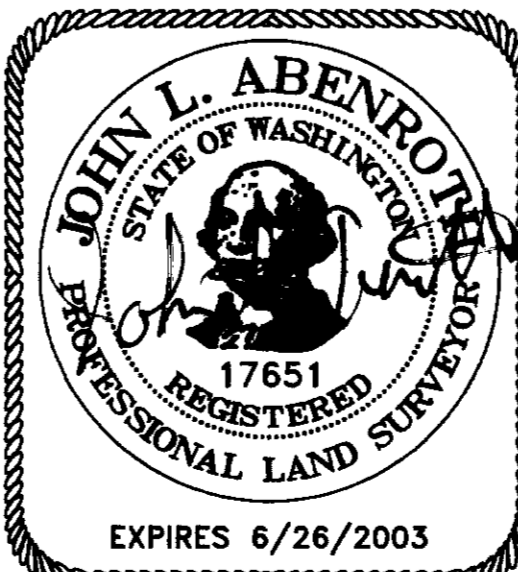
DATE

9/4/02

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**Skagit Surveyors & Engineers**

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



## SURVEYOR'S CERTIFICATE

This map correctly represents a  
survey made by me or under my  
direction in conformance with the  
Survey Recording Act in May 2002  
at the request of Adam Ware.

John L. Abenroth CERT#17651

Date 9/27/2002

## AUDITOR'S CERTIFICATE



200210160145  
Skagit County Auditor

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County Auditor or Deputy Auditor