

DESCRIPTION

PARCEL "A"  
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD, 25 FEET NORTH OF ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;  
THENCE EAST 162 FEET;  
THENCE SOUTH 25 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;  
THENCE EAST 1/4;  
THENCE EAST 575 FEET;  
THENCE NORTH 575 FEET;  
THENCE WEST 575 FEET, MORE OR LESS, TO THE EAST LINE OF SAID COUNTY ROAD;  
THENCE SOUTHEASTERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTH 100.00 FEET OF THE SOUTH 675.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE EASTERLY MARGIN OF STATE HIGHWAY NO. 4 DESCRIBED AS FOLLOWS:

EXCEPT THAT CERTAIN NORTHEASTERLY PORTION THEREOF CONVERTED TO SKAGIT COUNTY SENIOR DISTRICT NO. 2 BY DEED RECORDED AS AUDITORS FILE NO. 200304250212;

AND ALSO EXCEPT A NORTHEASTERLY PORTION THEREOF THAT LIES WITHIN THAT CERTAIN TRACT OF LAND CONVERTED TO PAT DANA, ET UX, BY DEED RECORDED AS AUDITORS FILE NO. 200304250213.

PARCEL "B"  
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF STATE ROUTE NO. 4, BEING 30.00 FEET EASTERLY OF THE CENTERLINE, (CALLED COUNTY ROAD IN PREVIOUS DESCRIPTIONS), 25 FEET NORTH OF ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;  
THENCE SOUTH 84°06'52" EAST (CALLED EAST IN PREVIOUS DESCRIPTIONS) PARALLEL WITH SAID SOUTH LINE, 162.00 FEET;  
THENCE SOUTH 0°53'08" WEST (CALLED SOUTH IN PREVIOUS DESCRIPTIONS), 25.00 FEET, MORE OR LESS, TO SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;  
THENCE SOUTH 84°06'52" EAST (CALLED EAST IN PREVIOUS DESCRIPTIONS) ALONG SAID SOUTH LINE, 44.44 FEET (CALLED 45 FEET IN PREVIOUS DESCRIPTIONS) TO THE SOUTHWEST CORNER OF THE PLAT OF NOOKACHAMPS HILLS PUD, PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 27 TO 31, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 0°53'08" EAST (CALLED NORTH IN PREVIOUS DESCRIPTIONS) ALONG A WEST LINE OF SAID PLAT OF NOOKACHAMPS HILLS PUD, 575.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 575.00 FEET OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;  
ALSO BEING A CORNER OF SAID PLAT OF NOOKACHAMPS HILLS PUD;  
THENCE NORTH 84°06'52" WEST (CALLED WEST IN PREVIOUS DESCRIPTIONS), ALONG SAID NORTH LINE OF THE SOUTH 575.00 FEET, ALSO BEING THE SOUTH LINE OR SOUTH LINE EXTENDED OF SAID PLAT OF NOOKACHAMPS HILLS PUD, 512.26 FEET, MORE OR LESS, (CALLED 575 FEET, MORE OR LESS, IN PREVIOUS DESCRIPTIONS) TO SAID EASTERLY MARGIN OF STATE ROUTE NO. 4;  
THENCE SOUTH 24°00'41" EAST (CALLED SOUTHEASTERLY IN PREVIOUS DESCRIPTIONS), ALONG SAID EASTERLY MARGIN OF STATE ROUTE NO. 4, 36.30 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 68°13'44" EAST 119.08 FEET;  
THENCE SOUTH 27°49'11" EAST FOR A DISTANCE OF 34.04 FEET, MORE OR LESS, TO SAID NORTH LINE OF THE SOUTH 575.00 FEET;  
THENCE SOUTH 84°06'52" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 27.23 FEET;  
THENCE SOUTH 0°53'08" WEST FOR A DISTANCE OF 133.44 FEET TO A POINT ON A NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTH, HAVING AN INITIAL TANGENT BEARING OF SOUTH 80°34'31" WEST, A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 14°14'22", AN ARC DISTANCE OF 151.11 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF STATE ROUTE NO. 4, AT A POINT BEARING SOUTH 24°00'41" EAST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 24°00'41" WEST ALONG SAID EASTERLY MARGIN FOR A DISTANCE OF 165.44 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL B TO BE KNOWN AS LOT 1 OF SKAGIT COUNTY LONG CARD NO. PL-OI-0523.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS LONG CARD DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS LONG CARD WAS OUR FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 7 DAY OF October, 2003.

GREGORY A. KRIEDER, HUSBAND DANIELL C. KRIEDER, WIFE

PEOPLES BANK, A WASHINGTON CORPORATION

BY: James M. Dehnbach SVP

PAT DANA, HUSBAND SUSAN K. DANA, WIFE

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GREGORY A. KRIEDER AND DANIELL C. KRIEDER, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

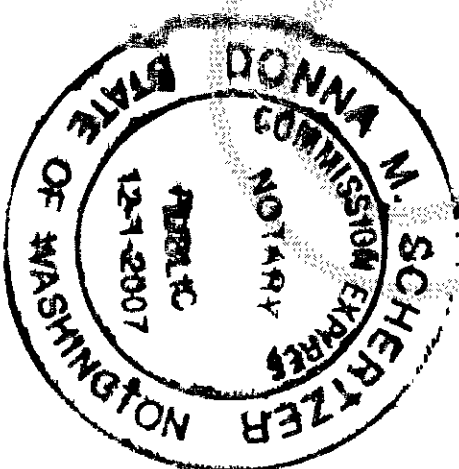
DATED October 7, 2003

SIGNATURE James M. Dehnbach

TITLE Notary Public

MY APPOINTMENT EXPIRES 12-31-2007

RESIDING AT: Burlington



STATE OF WASHINGTON  
COUNTY OF WA

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James M. Dehnbach IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/IT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT (N/A/SARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Notary Public OF PEOPLES BANK, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

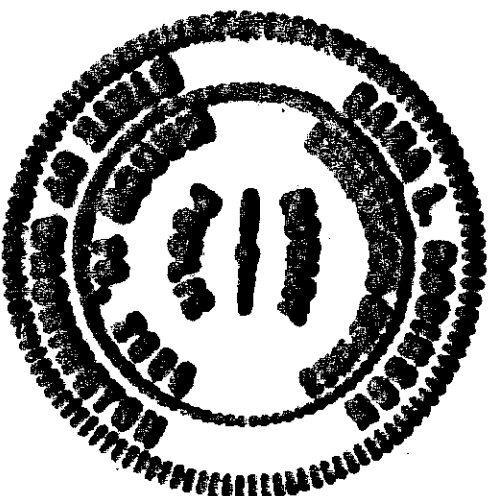
DATED January 9, 2004

SIGNATURE Notary Public

TITLE Notary Public

MY APPOINTMENT EXPIRES March 11, 2004

RESIDING AT: Seattle, WA



STATE OF WA  
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, PAT DANA AND SUSAN K. DANA, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Jan. 6, 2004

SIGNATURE Notary Public

TITLE Notary Public

MY APPOINTMENT EXPIRES March 11, 2004

RESIDING AT: Seattle, WA

AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

N. Paul Miller  
SKAGIT COUNTY AUDITOR DEPUTY Paul Fraser

APPROVALS

THE WITHIN AND FOREGOING LONG CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY LONG CARD SUBDIVISION ORDINANCE ON THIS 2 DAY OF February, 2003.

James R. Dehnbach  
SKAGIT COUNTY PLANNING DIRECTOR  
John W. Anderson  
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

Steve Shuck  
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING LONG CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 12 DAY OF January, 2004.

William Dehnbach  
SKAGIT COUNTY HEALTH OFFICER  
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A 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 2004.

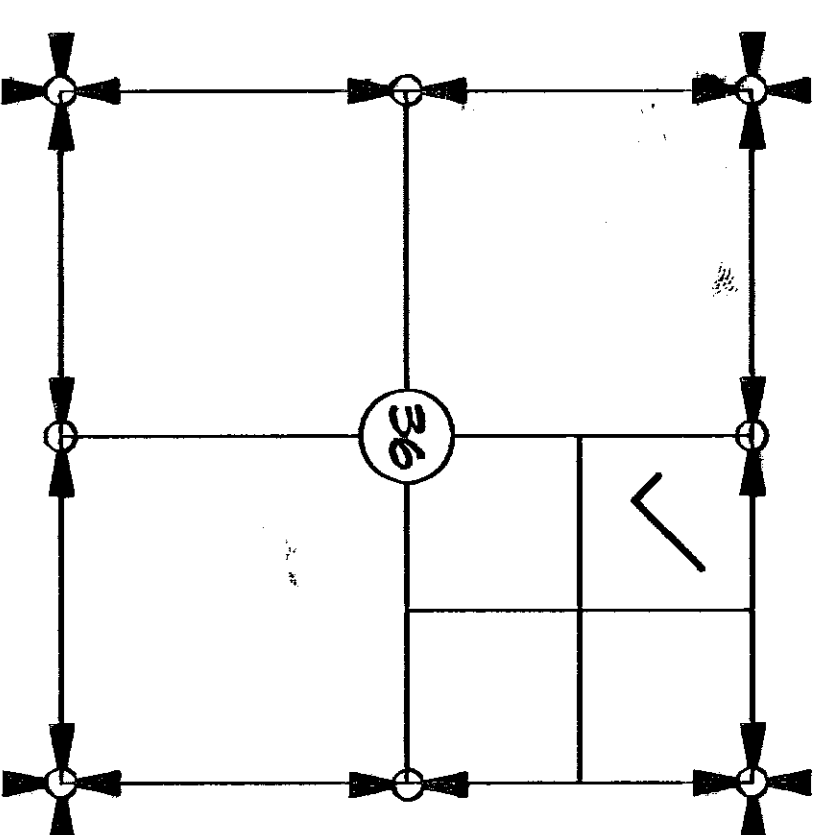
James M. Dehnbach  
SKAGIT COUNTY TREASURER  
Paul Fraser  
Notary Public

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LONG CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE LONG CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-1AC.

Bruce G. Lissner  
BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22460  
LISSNER & ASSOCIATES, PLLC  
310 MILWAUKEE ST. PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 414-1442  
FAX (360) 414-0581  
e-mail bruce@liisser.com

DATE Jan. 22, 2004



VICINITY MAP

N.T.S.

SHEET 1 OF 4

DATE: 4/14/03

LONG CARD NO. PL-OI-0523

SURVEY IN A PORTION OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: GREG AND DANIELL KRIEDER.

FB 24 PG 11  
LISSE & ASSOCIATES, PLLC  
SERVING LANDLORDS CONSULTATION  
MOUNT VERNON, WA 98273 360-414-1442  
SCALE: 1"=100'  
DRAWING: 01-042BDY



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. HOME OWNERS ASSOCIATION AND MAINTENANCE AGREEMENT ~~NO BE~~ RECORDED 2004021702001

2. LONG CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

3. COMPREHENSIVE PLANNING DESIGNATION = RURAL VILLAGE RESIDENTIAL

4. SEWAGE DISPOSAL: SKAGIT COUNTY SEWER DISTRICT #2 SEE AUDITORS FILE NO. 200109140095

5. WATER: P.U.D. NO. 1

6. • - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1558R 22960  
B - INDICATES EXISTING CONCRETE MONUMENT  
O - INDICATES EXISTING REBAR OR IRON PIPE FOUND

7. MERIDIAN: ASSUMED

8. BASIS OF BEARING: MONUMENTED CENTER LINE OF NOOKACHAMP HILLS DRIVE PER NOOKACHAMP HILLS P.U.D.  
BEARING = SOUTH 88°45'03" EAST

9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 73612, DATED APRIL 28, 2003.

10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF NOOKACHAMP HILLS P.U.D. RECORDED IN VOLUME 17 OF PLATS, PAGES 27 TO 31, AND PLAT OF BIG LAKE HEIGHTS RECORDED IN VOLUME 116 OF PLATS, PAGES 118-120, ALL IN 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 AUDITOR'S FILE NUMBERS 9204030001, 200112260205, 200109300097, 200109140095, 200110190042, 200304170138, 200304250211, 200304250212 AND 200304250213.

12. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.

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 OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.

16. OPEN SPACE DESIGNATED (OS-PA) REPRESENTS A PORTION OF LOT 5 SET ASIDE AS AN OPEN SPACE AREA TO BE UTILIZED FOR BUFFERS, AND CRITICAL AREAS(WETLANDS) PROTECTION. THIS AREA SHALL FALL WITHIN THE GUIDELINES SET FORTH IN SKAGIT COUNTY CODE 14-06 FOR CONSERVATION AND MAINTENANCE PURPOSES.

17. AT THE PRESENT TIME OWNERSHIP AND MAINTENANCE OF THE LAND WITHIN TRACT "A", GAVEN DRIVE OR TRACT DESIGNATED (OS) OR (OS-PA) ARE TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 5. TRACT "A" AND PARCEL (OS-PA) MAY BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BUT ARE NOT TO BE CONSIDERED SEPARATE BUILDABLE TRACTS UNLESS SO APPROVED BY SKAGIT COUNTY OFFICIALS.

18. THIS LONG CARD SHOWS PROTECTED CRITICAL AREAS (OS-PA) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE (OS-PA)TRACT SHOWN THEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY B&A, INC. REPORT DATED AUGUST 10, 2001, WHICH IS ON FILE WITH SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE REPORT RECOMMENDS A BUFFER AREA HAVING A LINE EXTENDING LANDWARD 50 FEET FROM THE EDGE OF DELINEATED WETLAND, OR AS REPRESENTED HEREON WITH BUFFER AVERAGING. A PCA EASEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200402170200

19. BUILDING SETBACK REQUIREMENTS:

(A) FROM PUBLIC ROAD, A MINIMUM OF 20 FEET (FRONT)  
SIDE: 10 FEET  
REAR: 25 FEET

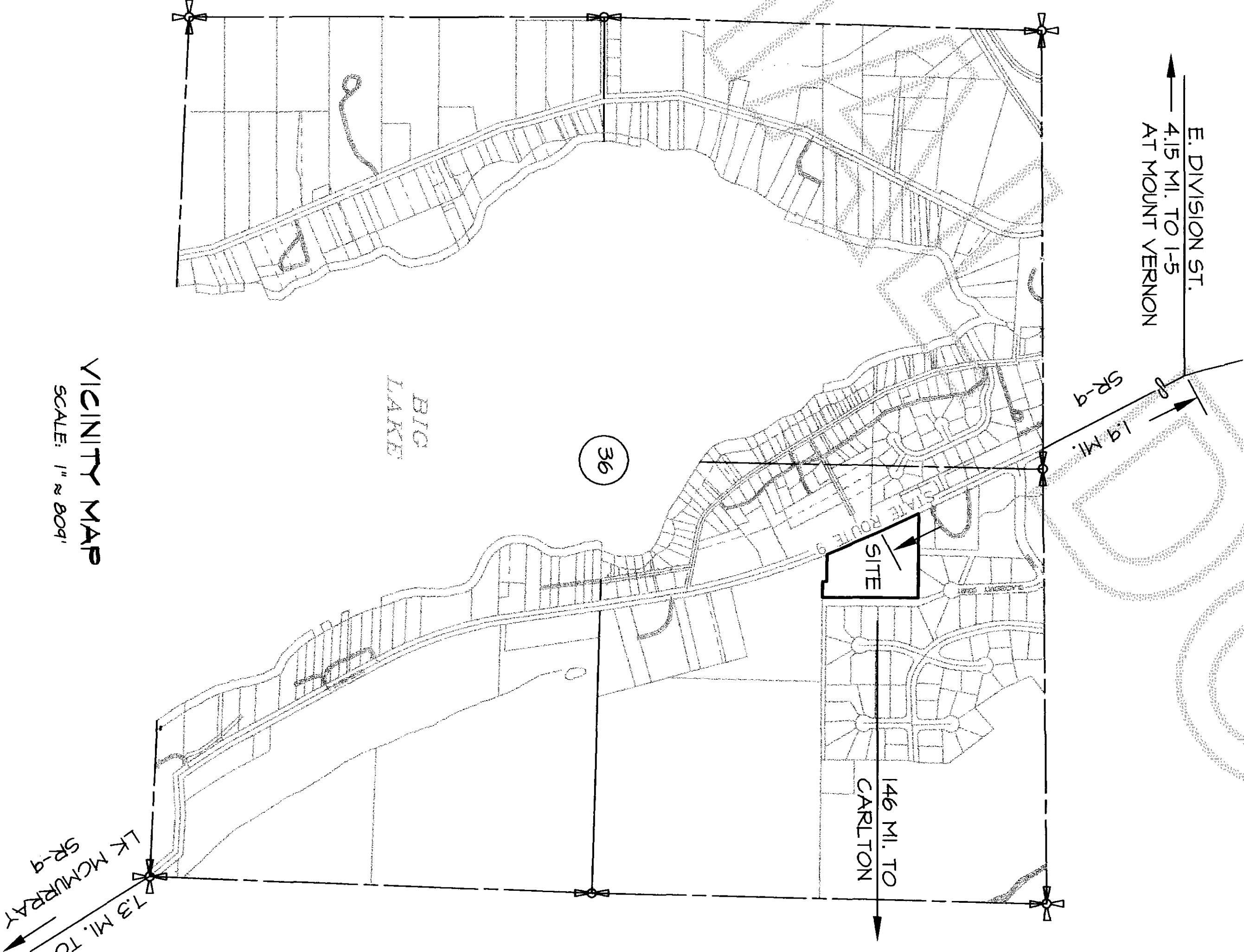
(B) SEE RECORDED COVENANTS FOR SPECIFIC LOT SETBACK INFORMATION

20. OWNER/DEVELOPER:  
GREG AND DANNELL KREIDER  
13142 PERSONS ROAD  
BOM, WA 98232

21. TEMPORARY 20 FOOT CONSTRUCTION EASEMENT IS GRANTED TO SKAGIT COUNTY SEWER DISTRICT NO. 2 FOR THEIR USE WHILE CONSTRUCTING A SANITARY SEWER CONVEYANCE PIPE. NO PERMANENT IMPROVEMENTS SHALL BE MADE WITHIN THIS 20 FOOT STRIP. SAID 20 FOOT WIDE EASEMENT SHALL BE RELINQUISHED UPON COMPLETION OF SANITARY SEWER CONVEYANCE PIPE. ANY PERMITS REQUIRED WITH RESPECT TO WORKING WITHIN THE DELINEATED CRITICAL AREAS ARE THE RESPONSIBILITY OF SKAGIT COUNTY SEWER DISTRICT NO. 2.

22. 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 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.

23. THIS LONG CARD IS LOCATED WITHIN AN AREA IDENTIFIED AS A LOW FLOW AREA PER SCC 14.24.310(I)(A) AND IS SUBJECT TO THE FOLLOWING CODE REQUIREMENTS SCC 14.24.350(I)(A)(II) "IMPERVIOUS SURFACES: THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED, AND IF THE PROJECT USES AN APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION. IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER." SEE MITIGATION PLAN BY RAVINER & ASSOCIATES ON FILE AT SKAGIT COUNTY PLANNING AND PERMIT CENTER. ALSO SEE A.F. NO. 200109300097 AND 200110190042 FOR ADDITIONAL RECORDED RESTRICTIONS.



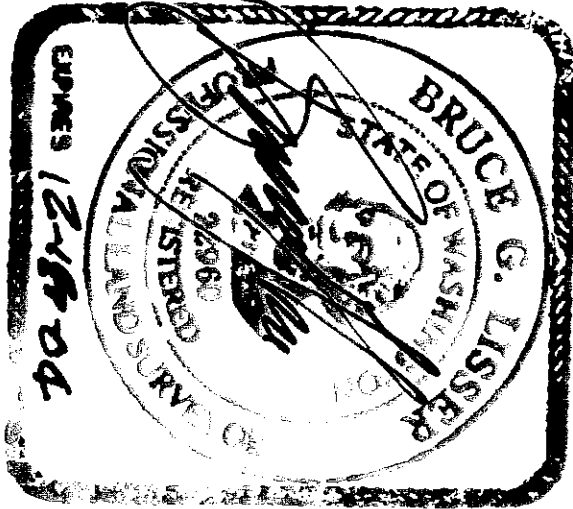
EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SKAGIT COUNTY, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND CEDAR COMMUNICATIONS (TV CABLE), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT (GAVEN LANE) AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE LONG CARD, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES, AND APPURTENANCES ATTACHED THEREON FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

WATER PIPELINE EASEMENT

AN EASEMENT OVER LOT 1 IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS SHOWN ON THE LONG CARD TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTORS PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICTS USE OF THE EASEMENT.



SHEET 2 OF 4

DATE: 5/15/03

LONG CARD NO. PL-01-0523

SURVEY IN A PORTION OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: GREG AND DANNELL KREIDER

FB 24	PG 11	L1558R & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: 1" = 100' DRAWING: 01-042BDY
MERIDIAN: ASSUMED			



NORTHEAST SECTION CORNER  
CALCULATED  
SEE NOTE NO. 10

NORTH 1/4 CORNER  
BRASS CAPPED MONT  
(2001)  
NOOKACHAMPS HILLS DRIVE  
568°45'03"E  
257.31'  
MONT IN CASE  
(2001)

NORTHWEST SECTION  
CORNER CALCULATED  
SEE NOTE NO. 10  
2622.67'  
161.91'  
161.91'  
30°  
31°  
184°23'44"N

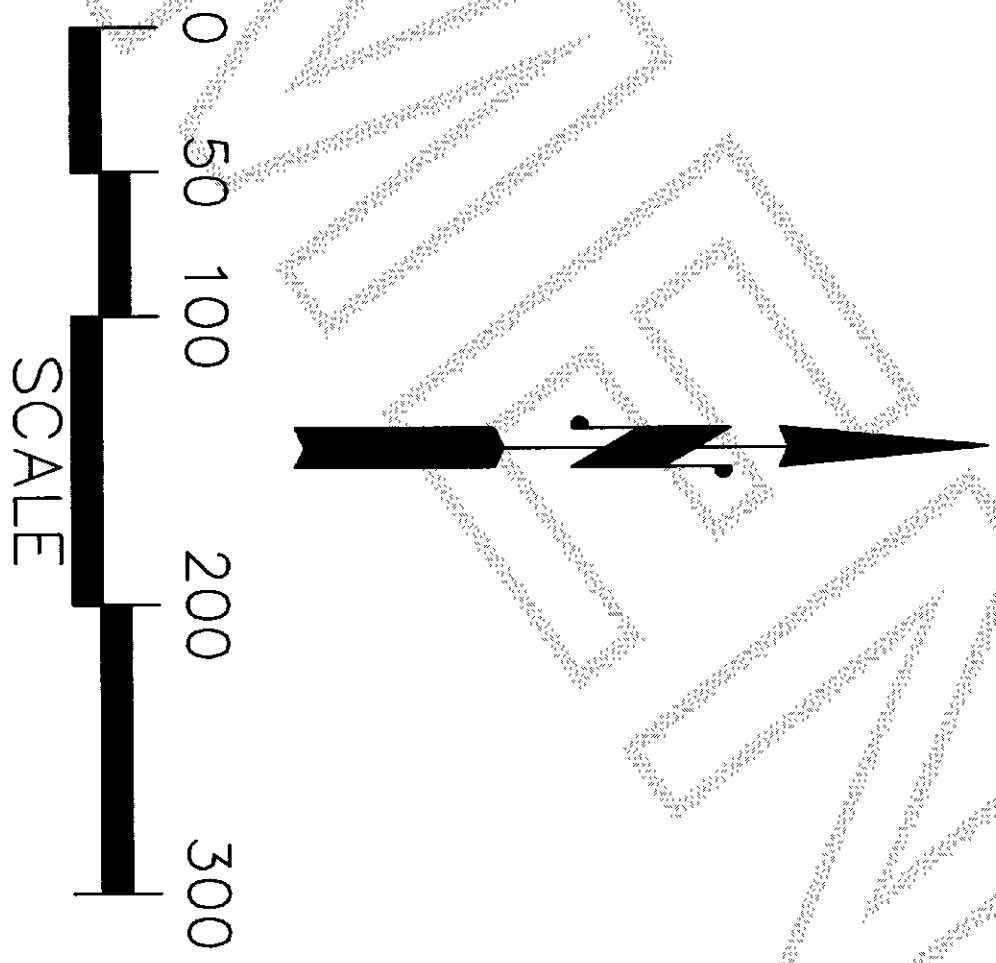
LOT AREA AND ADDRESS INFORMATION

LOT 1	23607 GAVEN DRIVE	AREA = 24844 SQ FT = 0.64 ACRES
LOT 2	23619 GAVEN DRIVE	AREA = 18,014 SQ FT = 0.41 ACRES
LOT 3	23641 GAVEN DRIVE	AREA = 20,317 SQ FT = 0.47 ACRES
LOT 4	23620 GAVEN DRIVE	AREA = 10,217 SQ FT = 0.23 ACRES
LOT 5	23644 GAVEN DRIVE BUILDING ENVELOPE	AREA = 16,945 SQ FT = 0.34 ACRES

PROTECTED OPEN SPACE(OS-PA)  
AREA = 94,424 SQ FT = 2.24 ACRES

GAVEN DRIVE PRIVATE ROAD TRACT "A"  
AREA = 18,560 SQ FT = 0.43 ACRES

TOTAL PROJECT AREA  
213,926 SQ FT = 4.91 ACRES

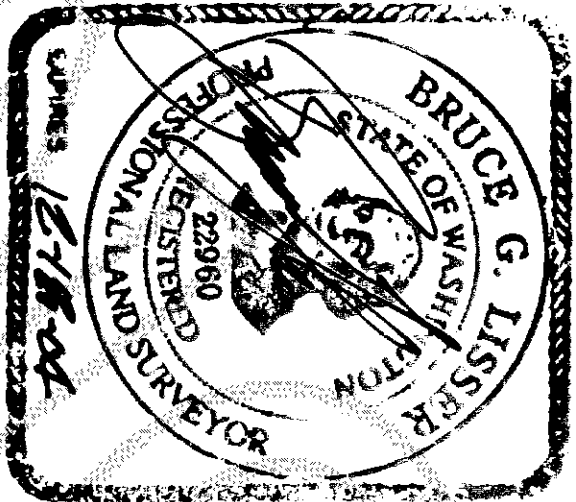
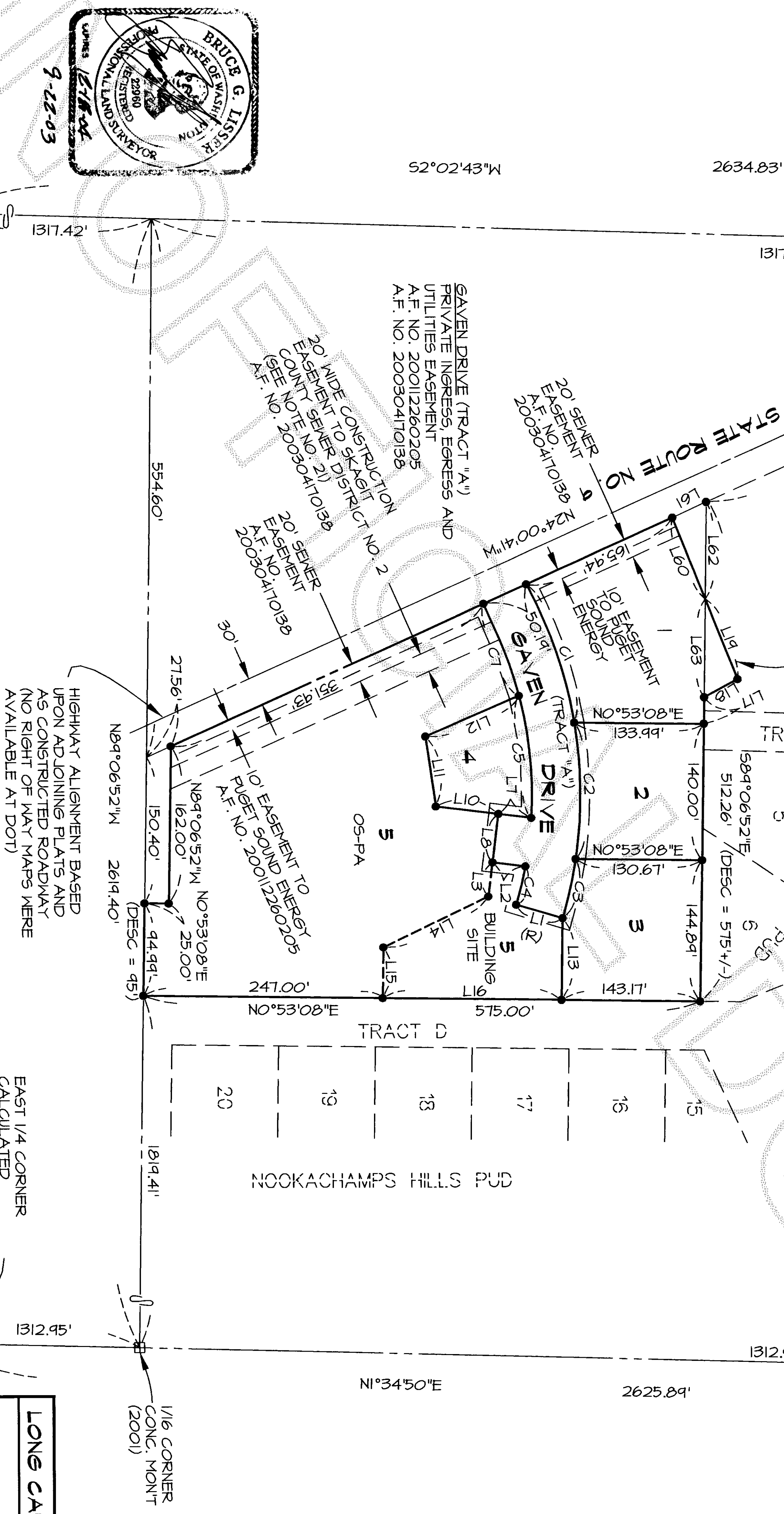


CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	14°14'22"	151.1'	450.00'
C2	17°54'11"	140.6'	450.00'
C3	7°56'37"	62.34'	450.00'
C4	5°50'21"	40.77'	400.00'
C5	18°07'25"	126.53'	400.00'
C6	14°21'27"	92.41'	275.00'
C7	14°32'24"	101.51'	400.00'

LINE TABLE

NUM	DISTANCE	BEARING
L1	50.00'	N16°25'20"E
L2	34.22'	S7°03'14"W
L3	35.60'	S82°56'46"E
L7	34.17'	S7°03'14"W
L8	50.00'	N82°56'46"W
L9	83.18'	N84°23'41"W
L10	65.00'	S7°03'14"W
L11	72.40'	S81°38'12"W
L12	105.00'	N23°02'15"W
L13	83.82'	N84°06'52"W
L14	120.16'	S25°25'24"E
L15	52.00'	S84°06'52"E
L16	184.83'	N0°53'08"E
L17	27.23'	S84°06'52"E
L18	34.04'	S27°41'11"E
L19	88.84'	N68°13'44"E
L60	40.20'	N68°13'44"E
L61	38.30'	N24°00'41"W
L62	44.36'	S84°06'52"E
L63	100.78'	S84°06'52"E



9-18-03

CENTER OF SECTION  
CALCULATED  
SEE NOTE NO. 10

LONG CARD NO. PL-01-0523

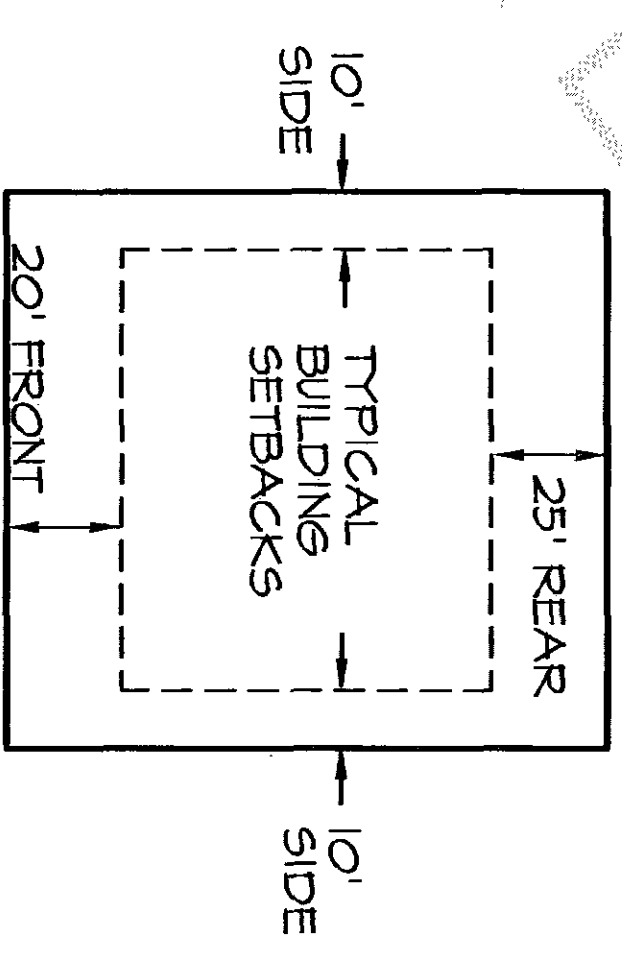
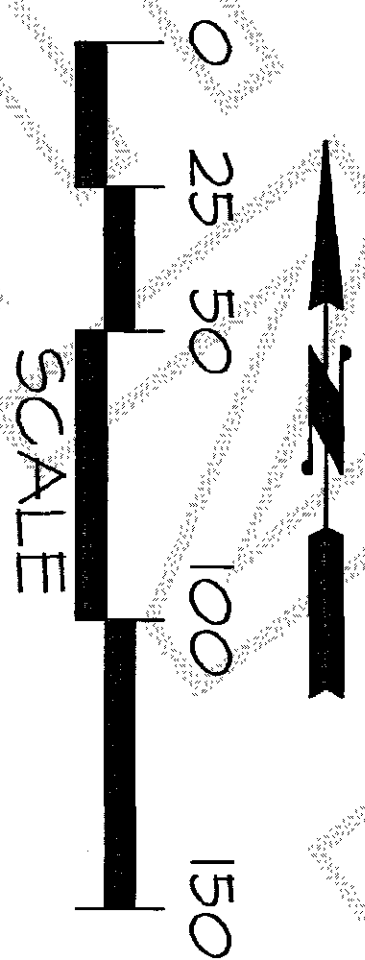
SHEET 3 OF 4

5/15/03

SURVEY IN A PORTION OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: GREG AND DANNELL KREIDER

FB 24	PG 11	LISSENER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	SCALE: 1"= 100' DRAWING: 01-042BDY
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BUILDING SETBACK DETAIL  
SEE RECORDED COVENANTS FOR  
ADDITIONAL INFORMATION

LINE TABLE

LINE TABLE (CONT)

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L20	19.05'	S38°37'14"W	L40	17.65'	S13°48'22"W
L21	24.81'	S26°10'01"E	L41	13.23'	S50°43'27"E
L22	12.33'	S70°31'50"W	L42	10.06'	S4°44'21"W
L23	18.90'	S24°46'02"E	L43	21.58'	S28°04'55"E
L24	26.17'	S44°35'51"E	L44	31.95'	S66°20'13"E
L25	20.25'	S75°11'14"E	L45	32.17'	N24°57'53"E
L26	15.77'	S04°04'25"E	L46	65.44'	N50°00'24"E
L27	22.65'	N79°58'15"E	L47	18.79'	S01°08'41"E
L28	14.24'	S63°21'46"E	L48	16.31'	N04°42'11"E
L29	16.58'	S42°36'04"E	L49	21.28'	S30°00'27"E
L30	15.00'	S58°20'34"W	L50	19.68'	S18°54'02"E
L31	12.83'	S48°42'26"W	L51	33.41'	S45°24'04"E
L32	22.21'	S22°16'10"E	L52	20.19'	S26°18'48"E
L33	10.33'	S6°23'07"E	L53	12.00'	S03°03'41"E
L34	17.31'	S55°34'34"W	L54	15.82'	S77°48'23"E
L35	16.81'	S79°26'09"W	L55	11.11'	S75°33'17"E
L36	11.03'	S44°01'40"W	L56	21.54'	N70°08'33"W
L37	21.76'	S4°31'44"W	L57	4.68'	S65°54'19"W
L38	22.44'	S14°51'30"E	L58	33.91'	S38°37'14"W
L39	11.66'	N08°41'05"E			

**BUFFER AVERAGING INFORMATION**

ADDITIONAL BUFFER  
BUFFER AREA "A" = 6700 SQ. FT.  
ELIMINATED BUFFER  
BUFFER AREA "B" = 275 SQ. FT.  
BUFFER AREA "C" = 2477 SQ. FT.  
BUFFER AREA "D" = 763 SQ. FT.  
TOTAL = 3515 SQ. FT.

DATUM: SKAGIT COUNTY SENIOR DISTRICT NO. 2  
CONTOUR INTERVAL: 2 FOOT  
T - INDICATES CRITICAL AREA MARKER SIGNAGE  
LL - INDICATES APPROVED ACCESS LOCATION  
SEE NOTE NO. 15  
TOPOGRAPHICAL INFORMATION SHOWN  
HEREON REFLECTS PRE-DEVELOPMENT CONDITIONS

LONG CARD NO. P-01-0523

SHEET 4 OF 4

DATE: 4/14/03

SURVEY IN A PORTION OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
SKAGIT COUNTY, WASHINGTON

FOR: GREG AND DANNELL KREIDER

FB 24 P011 LISSER & ASSOCIATES, PLLC SCALE: 1" = 50'  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-424-5517 DRAWING: 4\_01-042B07

