

LEGAL DESCRIPTION

PARCEL 'A'

TRACT 'B', SHORT PLAT NO. L.C.-80-3, APPROVED JULY 25, 1980, RECORDED JULY 28, 1980 IN VOLUME 4 OF SHORT PLATS, PAGE 154, UNDER AUDITOR'S FILE NO. 8007280018, AND BEING A PORTION OF BLOCK "D", CALHOUN ADDITION TO THE TOWN OF LA CONNER, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL 'B'

THE SOUTH 165 FEET OF THE NORTH 230 FEET OF THE WEST 190 FEET OF BLOCK "D", CALHOUN ADDITION TO THE TOWN OF LA CONNER, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

ALL BEING SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

UTILITIES EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF LA CONNER, PUEGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORP. AND WAVE BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON TRACT "X", DALAN PLACE AND THE EXTERIOR SEVEN (7) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS OR AS OTHERWISE SHOWN ON THE FACE OF THIS PLAT AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES, APPURTENANCES ATTACHED THERETO, 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.

EASEMENT

THE DEVELOPER/OWNER (GRANTOR), FOR VALUABLE CONSIDERATION DOES BY THESE PRESENTS GRANT UNTO THE TOWN OF LA CONNER, A MUNICIPAL CORPORATION OF SKAGIT COUNTY, WASHINGTON (GRANTEE), A PERPETUAL RIGHT-OF-WAY OR EASEMENT BEING 20.00 FEET IN WIDTH FOR WATER MAINS WITH THE NECESSARY APPURTENANCES THROUGH, OVER AND ACROSS PORTIONS OF LOTS 9, 10 AND 11 OF THE PLAT OF TILLINGHAST/DALAN ESTATES AS SPECIFICALLY SHOWN ON SHEET 4 OF 4 OF THIS PLAT.

THAT SAID GRANTEE SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT SUCH TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID PROPERTY FOR THE PURPOSE OF CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID WATER MAIN, OR MAKING ANY CONNECTIONS THEREIN WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR, PROVIDED THAT SUCH CONSTRUCTION, REPAIRING, ALTERING, OR RECONSTRUCTING OF SAID WATER MAIN SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT THE PRIVATE IMPROVEMENTS EXISTING IN THIS RIGHT-OF-WAY SHALL NOT BE DISTURBED OR DESTROYED OR IN THE EVENT THEY ARE DISTURBED OR DESTROYED, THEY WILL BE REPLACED IN AS GOOD A CONDITION AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE.

THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT, SO LONG AS SAID USE DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE WATER MAIN AND SO LONG AS NO PERMANENT BUILDINGS OR STRUCTURES ARE ERECTED ON SAID EASEMENT.

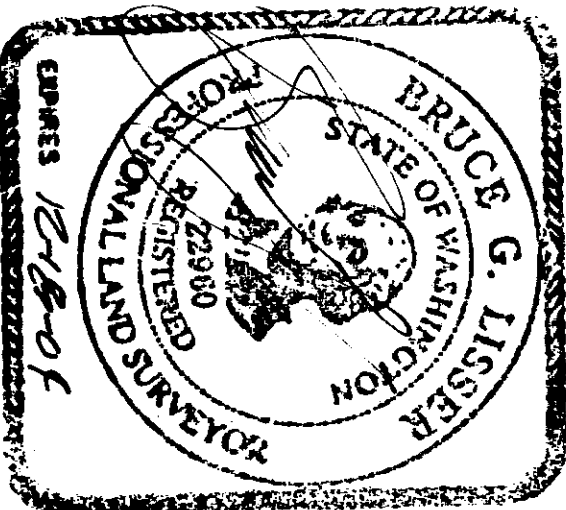
THIS EASEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TILLINGHAST/DALAN ESTATES, IS BASED UPON AN ACTUAL FIELD SURVEY OF THE PROPERTY SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, 11N AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE TOWN OF LA CONNER.

BRUCE G. LISSER, PLS. CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
620 MILLWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-1442
FAX: (360) 419-0561
E-MAIL: BRUCE@LISSER.COM

Sept. 30, 2004
DATE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PAMELA A. JOHNSON, AS HER SEPARATE PROPERTY OWNERS, IN THE FREE SIMPLE OR CONTRACT PURCHASES AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS, AVENUES, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

TRACT X, DALAN PLACE, IS A PRIVATE ROAD. THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS "TOWN ROADS", SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS IN THE PLAT AND/OR OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY SAID ROADS, STREETS AND/OR ALLEYS, AND THAT OBLIGATIONS TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHOM TITLE OF SAID ROADS, STREETS, AND/OR ALLEYS BEHELD. IN THE EVENT THAT THE OWNERS OF ANY OF THESE LOTS OR THE CORPORATE OWNERS OF ANY OF THE ROADS, STREETS AND/OR ALLEYS OF THIS PLAT OR ANY ADDITIONAL PLATS SERVED BY THESE ROADS, STREETS AND/OR ALLEYS SHALL PETITION THE TOWN COUNCIL TO INCLUDE THESE ROADS, STREETS AND/OR ALLEYS IN THE ROADS SYSTEM, SAID PETITIONER SHALL BE OBLIGATED TO BRING THE SAME TO THE TOWN STANDARDS IN ALL RESPECTS PRIOR TO ACCEPTANCE BY THE TOWN. SEE DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS FOR THE PLAT OF TILLINGHAST/DALAN ESTATES FOR SPECIFIC MAINTENANCE REQUIREMENTS.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED HER SIGNATURE TO BE HEREIN SUBSCRIBED AND HERE AFFIXED THIS 30th DAY OF September, 2004.

RESTRICTIVE COVENANTS AND CONDITIONS

DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS FOR THE PLAT OF TILLINGHAST/DALAN ESTATES IS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 800410290109

IN WITNESS WHEREOF, THE OWNER HAS CAUSED HER SIGNATURE TO BE HEREIN SUBSCRIBED AND HERE AFFIXED THIS 30th DAY OF September, 2004.

PAMELA A. JOHNSON, AS HER SEPARATE PROPERTY

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAMELA A. JOHNSON, AS HER SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Sept. 30, 2004

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-08
RESIDING AT Mount Vernon

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2008

PRIVATE DRAINAGE EASEMENT

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN FAVOR OF ALL ADJOINING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJOINING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE TOWN OF LA CONNER IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

AUDITOR'S CERTIFICATE

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

200410290108
Skagit County Auditor
10/29/2004 Page 1 of 4 4:12:28PM

Nama Burnett
COUNTY AUDITOR DEPUTY

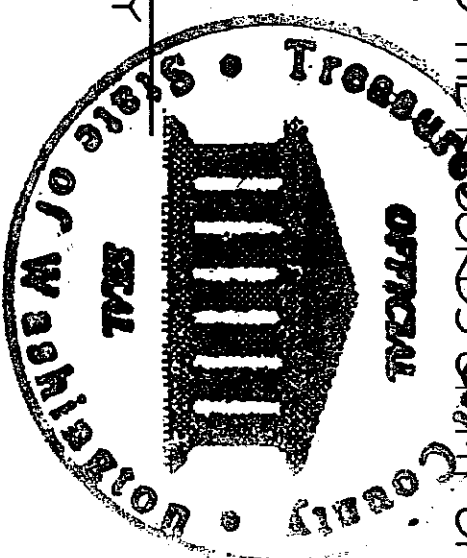
TREASURER'S CERTIFICATE

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 THIS OFFICE, UP TO AND INCLUDING THE YEAR OF 2005.

THIS 4th DAY OF October, 2004.

Paula Lissier
SKAGIT COUNTY TREASURER

DEPUTY



TOWN OF LA CONNER TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 26th DAY OF October, 2004.

Debbi Melnick
TOWN TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 21 DAY OF October, 2004.

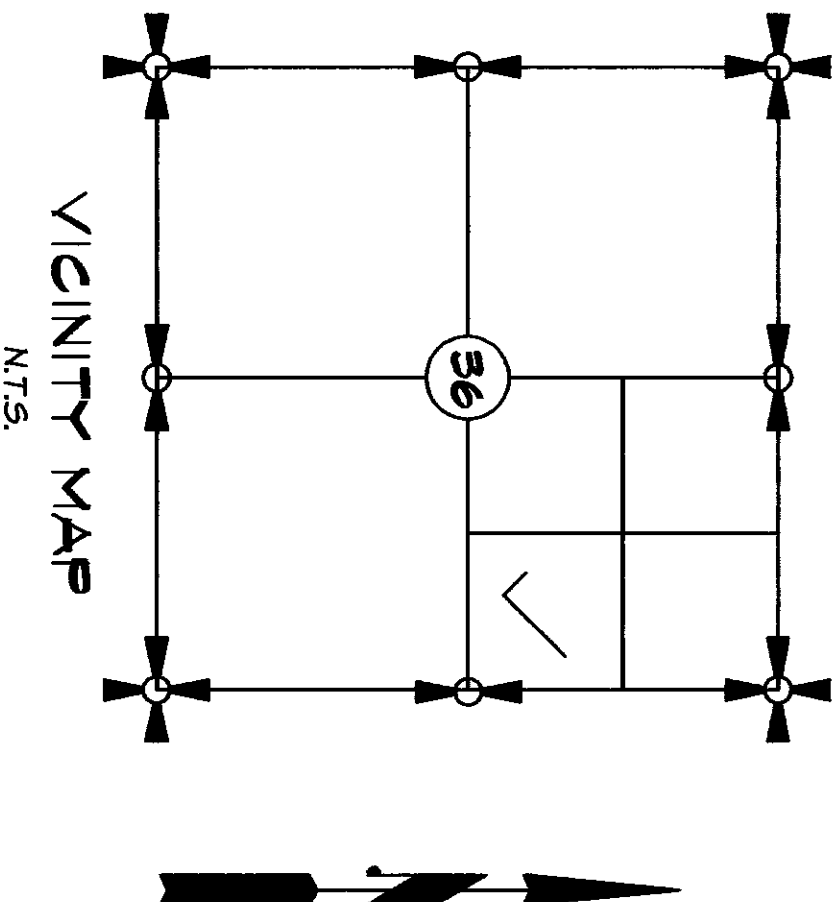
Steve Mendel
TOWN ENGINEER

APPROVED BY THE COUNCIL OF THE TOWN OF LA CONNER, WASHINGTON THIS 26 OF October, 2004.

ATTEST: TOWN MAYOR

ATTEST: PLANNING DIRECTOR

Wanda Swartz
Blue Blende



SHEET 1 OF 4 DATE: 7/6/04

PLAT OF TILLINGHAST / DALAN ESTATES

SURVEY IN A PORTION OF THE
SOUTHEAST OF THE NORTHEAST 1/4 OF
SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, 11N,
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON
FOR: PAMELA A. JOHNSON

FB 253 PG 11
LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-1442
SCALE: 1"= 30'
DRAWING: 01-11BPP

NOTES

1. ☐ -INDICATES EXISTING MONUMENT IN CASE.
☒ -INDICATES MONUMENT SET IN CASE.
O -INDICATES EXISTING PIPE OR REBAR FOUND.
● -INDICATES REBAR OR SCREEN IN LEAD SET WITH CAP INCRIBED L1568R 22960.

2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. S-44285, DATED DECEMBER 6, 2001 AND UPDATED MAY 12, 2004.

3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF CALHOUN ADDITION TO THE TOWN OF LA CONNER RECORDED IN VOLUME 1 OF PLATS, PAGE 14 AND SHORT PLAT NO. L.C.-80-3 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 154, IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

4. ZONING CLASSIFICATION: (RD) RESIDENTIAL AND (C) COMMERCIAL

5. APPROVED BUILDING SETBACKS FOR THIS PLAT
RESIDENTIAL BUILDING SET BACKS: SINGLE FAMILY LOTS (SF)

FRONT YARD: .15'
SIDE YARDS: 5'
SUM OF BOTH SIDE YARDS: .10'
EXCEPT CORNER LOTS (SUM OF SIDE YARDS =10')
REAR YARD:
RESIDENTIAL .10'
FOR ACCESSORY BUILDING 5'
AGRICULTURAL SETBACK: 25'

COMMERCIAL ZONE BUILDING SET BACKS:

FRONT YARD: 5'
FRONT YARD CORNER LOT: .15'
SIDE YARDS: 5'
SUM OF BOTH SIDE YARDS: .15'
REAR YARD:
RESIDENTIAL 25'
FOR ACCESSORY BUILDING 5'
AGRICULTURAL SETBACK: 25'

6. SEWAGE DISPOSAL: TOWN OF LA CONNER

7. STORM DRAINAGE: TOWN OF LA CONNER

8. STREET STANDARD: TOWN OF LA CONNER

9. WATER: TOWN OF LA CONNER

10. POWER: PUGET SOUND ENERGY

11. TELEPHONE: VERIZON NORTHWEST

12. GAS: CASCADE NATURAL GAS

13. TELEVISION CABLE: WAVE BROADBAND

14. GARBAGE COLLECTION: TOWN OF LA CONNER SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY UNLESS OTHERWISE SPECIFIED.

15. MERIDIAN: ASSUMED

16. BASIS OF BEARING: MONUMENTED CENTERLINE OF MORRIS STREET AS SHOWN HEREON
BEARING = SOUTH 89°44'30" EAST

17. INSTRUMENTATION: LEICA TCRTOSA THEODOLITE DISTANCE METER

18. SURVEY PROCEDURE: FIELD TRAVERSE

19. ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES FOR FIRE, PARKS AND ANY OTHER TOWN IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT. CONTACT THE TOWN OF LA CONNER FOR SPECIFIC REQUIREMENTS. NO SCHOOL IMPACT FEES ARE REQUIRED DUE TO A PREVIOUS CONTRIBUTION OF LAND TO THE SCHOOL DISTRICT IN LIEU OF IMPACT FEES FROM THE DEVELOPER.

20. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE TOWN OF LA CONNER FOR DETAILS.

21. ALL HOMES SHALL BE BUILT ON SITE.

22. OWNER/DEVELOPER: PAM JOHNSON
18485 BEST ROAD
MOUNT VERNON WA 98273
PHONE: (360) 466-3485

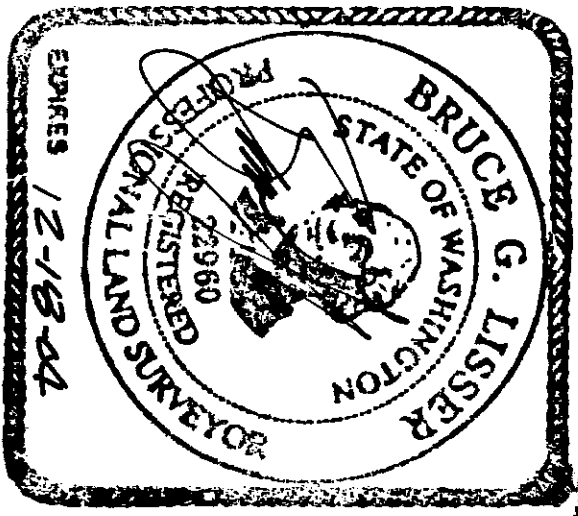
23. BUYERS SHOULD BE AWARE THAT THIS PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION. THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE AT ON THAT CERTAIN FEMA FLOOD MAP NO. 530186-0001-B DATED DECEMBER 18, 1984 WITH AN ELEVATION DESIGNATION OF B. THE TOWN OF LA CONNER MUNICIPAL CODE 15.10.130 PROVISIONS FOR FLOOD HAZARD REDUCTION - SPECIFIC STANDARDS, LISTS SEVERAL REQUIREMENTS FOR CONSTRUCTION OF RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS INCLUDING A MINIMUM FLOOR ELEVATION OF 1-FOOT ABOVE THE FIRM ELEVATION, WHICH WOULD REQUIRE A LOWEST FLOOR OF 9.0 WITHIN THE LOTS OF THIS PLAT. CONTACT THE TOWN OF LA CONNER PLANNING DEPARTMENT FOR ADDITIONAL DETAILS AND BUILDING REQUIREMENTS.

24. BENCHMARK A: TOP OF MONUMENT IN CASE
ELEVATION =3.79 NGVD24
BENCHMARK B: TOP OF MONUMENT IN CASE
ELEVATION =5.03 NGVD24

25. DALAN PLACE (TRACT X) IS A PRIVATE ROAD WITH THE REQUIREMENTS FOR MAINTENANCE BEING BORN BY THE "DALAN PLACE ROAD ASSOCIATION" PER THE RECORDED DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS FOR THE PLAT OF TILLINGHAST/DALAN ESTATES, SEE SHEET 1 OF 4.

LOT ADDRESS AND AREA INFORMATION

LOT 1	603	TILLINGHAST DRIVE	5797 SQ. FT.
LOT 2	605	TILLINGHAST DRIVE	6386 SQ. FT.
LOT 3	607	TILLINGHAST DRIVE	6500 SQ. FT.
LOT 4	604	TILLINGHAST DRIVE	6500 SQ. FT.
LOT 5	611	TILLINGHAST DRIVE	6633 SQ. FT.
LOT 6	613	TILLINGHAST DRIVE	7462 SQ. FT.
LOT 7	615	TILLINGHAST DRIVE	6408 SQ. FT.
LOT 8	618	TILLINGHAST DRIVE	6408 SQ. FT.
LOT 9	616	TILLINGHAST DRIVE	6453 SQ. FT.
LOT 10	614	TILLINGHAST DRIVE	6352 SQ. FT.
LOT 11	612	TILLINGHAST DRIVE	5754 SQ. FT.
LOT 12	610	TILLINGHAST DRIVE	5446 SQ. FT.
LOT 13	608	TILLINGHAST DRIVE	7201 SQ. FT.
LOT 14	606	TILLINGHAST DRIVE	6021 SQ. FT.
LOT 15	202	DALAN PLACE	5918 SQ. FT.
LOT 16	204	DALAN PLACE	6672 SQ. FT.
LOT 17	206	DALAN PLACE	7110 SQ. FT.
LOT 18	205	DALAN PLACE	6930 SQ. FT.
LOT 19	203	DALAN PLACE	6974 SQ. FT.
LOT 20	604	TILLINGHAST DRIVE	7326 SQ. FT.
LOT 21	202	NORTH 6TH STREET	6000 SQ. FT.
LOT 22	602	TILLINGHAST DRIVE	5317 SQ. FT.
LOT 23	615	MORRIS STREET	9445 SQ. FT.
LOT 24	617	MORRIS STREET	9445 SQ. FT.



SHEET 2 OF 4

DATE: 10/13/04

PLAT OF TILLINGHAST / DALAN ESTATES

SURVEY IN A PORTION OF THE
SOUTHEAST OF THE NORTHEAST 1/4 OF
SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, N.M.
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON

FOR: PAMELA A. JOHNSON

FB 253	PG 11	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1"= 50'
MERIDIAN: ASSUMED			DRAWING: OI-118PP

STATE STREET

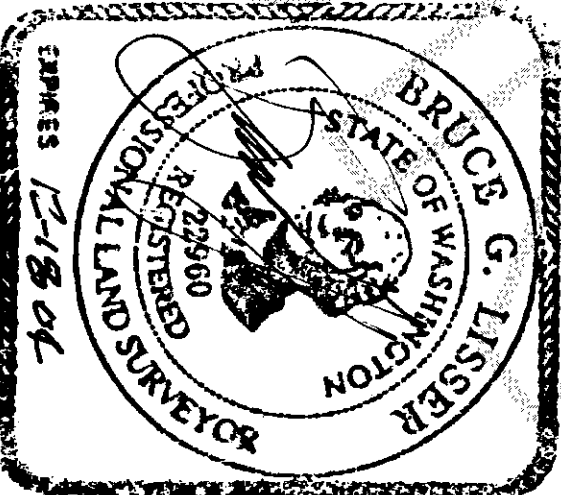
PORTION OF VACATED STATE STREET
CONVEYED TO LACONNER SCHOOL DISTRICT
IN LIEU OF IMPACT FEES, A.F. NO.200409280140.
(SEE NOTE NO. 11)

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Skagit County Auditor

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	90°26'22"	15.18'	10.00'
C2	5°26'01"	40.04'	450.00'
C3	5°38'45"	43.61'	450.00'
C4	78°28'52"	13.70'	10.00'
C5	98°40'24"	17.22'	10.00'
C6	8°40'24"	83.26'	550.00'
C7	45°56'10"	53.60'	32.00'
C8	45°34'32"	43.75'	55.00'
C9	25°55'54"	24.84'	55.00'
C10	22°34'58"	21.76'	55.00'
C11	34°03'57"	32.13'	55.00'
C12	15°52'54"	15.25'	55.00'
C13	40°18'01"	38.64'	55.00'
C14	1°30'54"	1.45'	55.00'
C15	22°03'30"	28.87'	75.00'
C16	13°24'22"	17.55'	75.00'
C17	13°24'22"	17.55'	75.00'
C18	40°18'50"	52.77'	75.00'
C19	0°48'53"	1.07'	75.00'
C20	0°34'01"	4.45'	500.00'
C21	7°28'24"	65.23'	500.00'
C22	4°21'37"	38.05'	500.00'
C23	1°36'43"	28.14'	1000.00'
C24	12°33'57"	213.84'	475.00'
C25	0°22'04"	3.36'	525.00'
C26	12°01'58"	110.26'	525.00'

LINE	NUM	DISTANCE	BEARING
L1	25.00'	584°44'30"E	
L2	25.00'	584°54'20"E	
L3	35.02'	N0°15'30"E	
L4	25.00'	N0°15'30"E	
L5	17.68'	S0°15'30"W	
L6	4.05'	584°44'30"E	
L7	31.52'	S71°52'51"E	



PLAT BOUNDARY AND LOT DIMENSIONS

SHEET 3 OF 4

PLAT OF TILLINGHAST / DALAN ESTATES

DATE: 6/21/04

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON

FOR: PAMELA A. JOHNSON

FB 253 Pg 11 LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-418-1442
MERIDIAN: ASSUMED SCALE: 1" = 50'
DRAWING: 01-118PP

PER SHORT PLAT
LC-80-3



STATE STREET

589°44'30"E
225.00'

PORTION OF VACATED STATE STREET
CONVEYED TO LACONNER SCHOOL DISTRICT
IN LIEU OF IMPACT FEES, A.F. NO. 20044280140.
(SEE NOTE NO. 11)

200410290108
Skagit County Auditor
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589°44'30"E 418.64' 428.72' BOARD FENCE 0.5' SOUTH
OF PROPERTY LINE

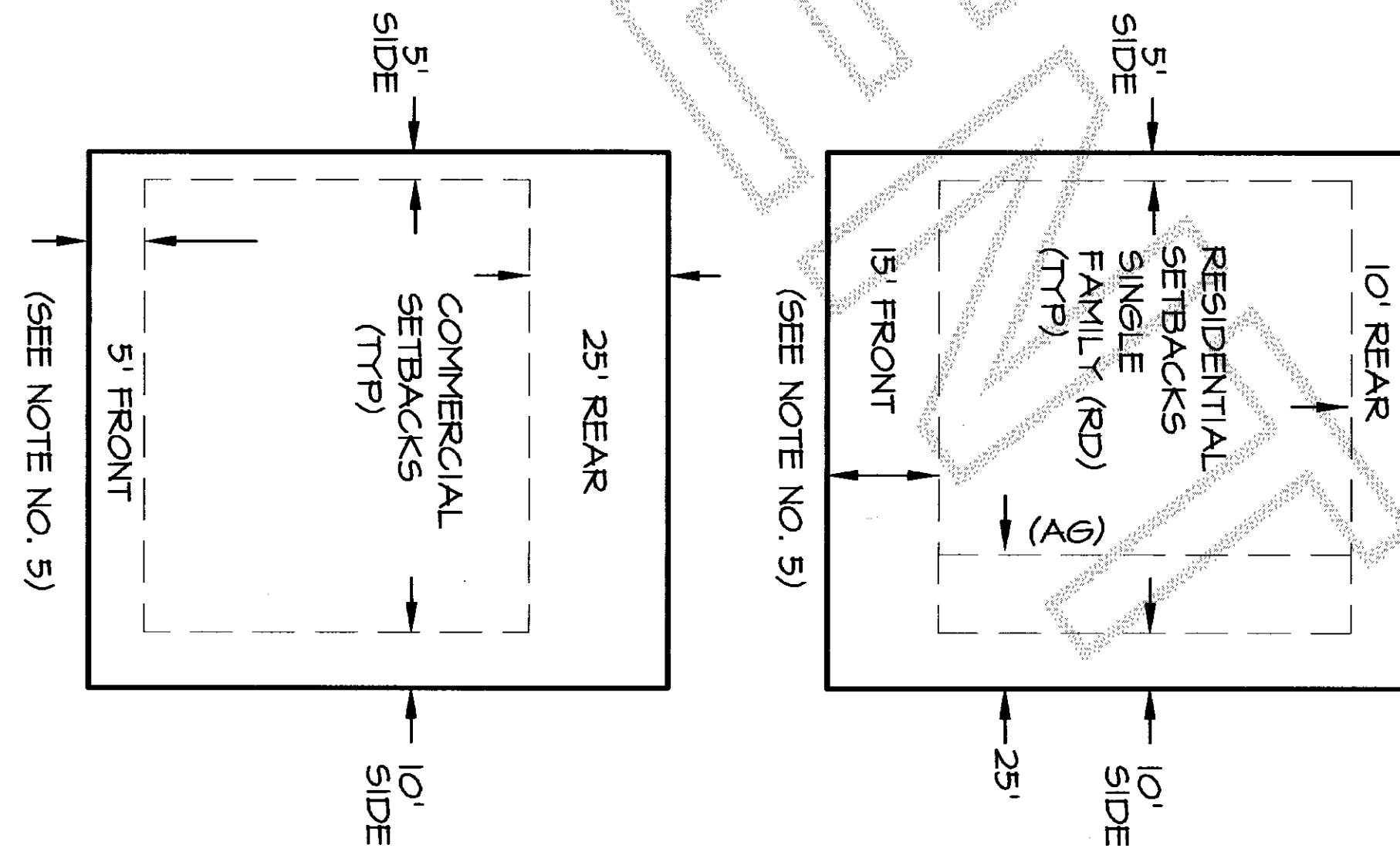
HELD CENTERLINE
OF N. 6TH ST.
PER SHORT PLAT
LC-80-3

BENCH MARK "A"
SEE NOTE NO. 24

TILLINGHAST DRIVE

BENCH MARK "B"
SEE NOTE NO. 24

AGRICULTURAL



N. 6TH STREET N0°15'30"E 515.00'

(RD) RESIDENTIAL
(C) COMMERCIAL

CALHOUN ADD'N
TO TOWN OF LACONNER
BLOCK D

PRIVATE ROAD
DALAN PLACE
TRACT X

EXISTING REAL ESTATE
BUILDING

EXISTING BUILDING
BY THE BAY

EASEMENT TO PSPPL
A.F. NO. 030520022

EASEMENT
TO UTILITIES

PRIVATE UTILITIES
EASEMENT AREA

SHORT PLAT LC-80-6

MORRIS STREET

EXISTING MONT
IN CASE
(2004)

MAPLE STREET

SHEET 4 OF 4

DATE: 10/13/04

PV= POWER VAULT
ADDITIONAL EASEMENT AREA

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON
FOR: PAMELA A. JOHNSON

FB 253 P0 71 LIGSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-416-1442
MERIDIAN: ASSUMED SCALE: 1"= 50'
DRAWING: 01-12PP

