

SURVEY DESCRIPTION

LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL-06-0343, APPROVED DECEMBER 11, 2006 AND RECORDED DECEMBER 12, 2006. AUDITORS' FILE NO. 20061210130. RECORDED OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 OF SECTION 27, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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.
2. LONG CARD AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION: R1 ZONING: R1 (RURAL INTERMEDIATE)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: P.U.D. NO. 1
6.
 - - INDICATES IRON REBAR SET WITH YELLOW CAP
 - o - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4. BEARING = NORTH 0°30'30" WEST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 124074-SM, DATED DECEMBER 7, 2006.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. PL-06-0343 RECORDED UNDER AUDITORS' FILE NO. 20061210130, IN THE RECORDS OF SKAGIT COUNTY AUDITOR.
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 AUDITORS' FILE 643177, 1507102, 808546, 9210260016, 9210440032, 9211160044, 9512240024, 200504200119, 20010100168, 200301210019, 200610160190, 20061210130, 20061210131, AND 20061210132.
12. INSTRUMENTATION: LEICA TCR105A 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 DEVELOPMENT SERVICES.
16. BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.
17. PROPERTY IS LOCATED IN FLOOD ZONE A7 AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 530151-0235-D DATED SEPTEMBER 24, 1984. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.

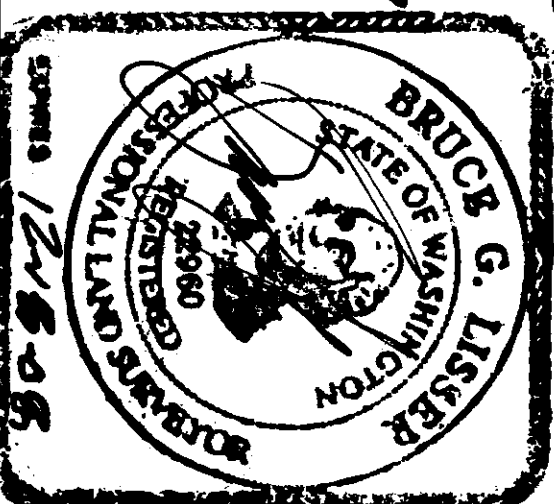
BENCH MARK: 4
ELEVATION = 38.3 DATUM = NGVD24

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS LONG CARD IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES, COUSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 35.7130-WAC.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460
LISSER & ASSOCIATES, PLLC
380 MILWAUKEE STREET PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 414-1442
FAX (360) 414-0381
E-MAIL BRUCE@LISSER.COM

DATE May 29, 2007



OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS CERTIFIES THAT THIS LONG CARD IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS AND SEALS THIS 29th DAY OF MAY, 2007.

LOHINK, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Mike Spurr
PRINT NAME: Mike Spurr
TITLE: Managing Member

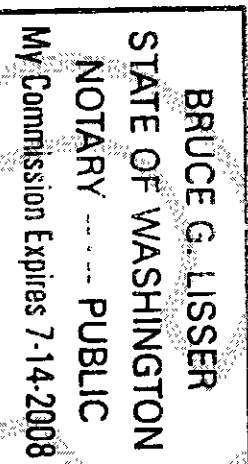
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mike Spurr SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Managing Member OF LOHINK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 29, 2007

SIGNATURE [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-16-08
RESIDING AT Mount Vernon



(NOTES CONTINUED)

18. DIMENSIONAL STANDARDS: R1
(A) SETBACKS:
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS.
SIDE: 8 FEET ON INTERIOR LOT, 20 FEET ON STREET RIGHT-OF-WAY REAR: 25 FEET
ACCESSORY: FRONT: 35 FEET
SIDE: 8 FEET, HOWEVER, A 3-FOOT SETBACK IS PERMITTED WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE PROVIDING THAT THE STRUCTURE IS LESS THAN 1,000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT
SETBACKS FROM MRL LANDS SHALL BE PROVIDED PER SCC 14.16.0107.
(B) MAXIMUM HEIGHT: 30 FEET OR IF ADJACENT TO A B-1 ZONE, THE MAXIMUM HEIGHT SHALL NOT EXCEED 40 FEET, UNLESS LIMITED BY SCC 14.16.010 (AIRPORT ENVIRONS).
HEIGHT EXCEPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.120.

19. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS: A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.010. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

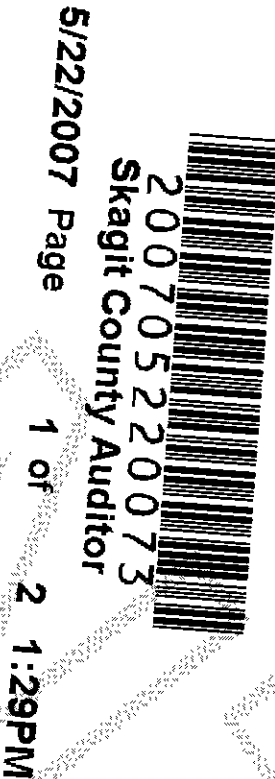
20. OWNER/DEVELOPER: LOHINK, LLC
1016 SOUTH THIRD STREET
MOUNT VERNON, WA 98273

21. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, INC., DATED 2006. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. THE REPORT RECOMMENDS DIRECTIONAL DOWNSLOP WATER AWAY FROM THE RESIDENCES. SEE REPORT FOR SPECIFICS.
ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
22. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
SEE AUDITOR FILE NO. 20070522.0074

23. THIS LONG CARD SHOWS PROTECTED CRITICAL AREAS (PCA) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE PCA TRACT SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY EARTH SYSTEMS SCIENCE, INC. REPORT DATED OCTOBER 6, 2003. THE REPORT RECOMMENDS BUFFER AREAS AS SHOWN HEREON.
A PCAE WAS FILED UNDER AUDITORS' FILE NO. 20061210132.

AUDITOR'S CERTIFICATE

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



L. Wunagast
SKAGIT COUNTY AUDITOR

Shawn D. Wilson
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING LONG CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY LONG CARD ORDINANCE ON THIS 29th DAY OF May, 2007.

Chris Hoffman
SHORT PLAT ADMINISTRATOR

Dee M. P.E.
SKAGIT COUNTY ENGINEER

Chiriporn, Board of County Commissioners
Sharon D. Wilson

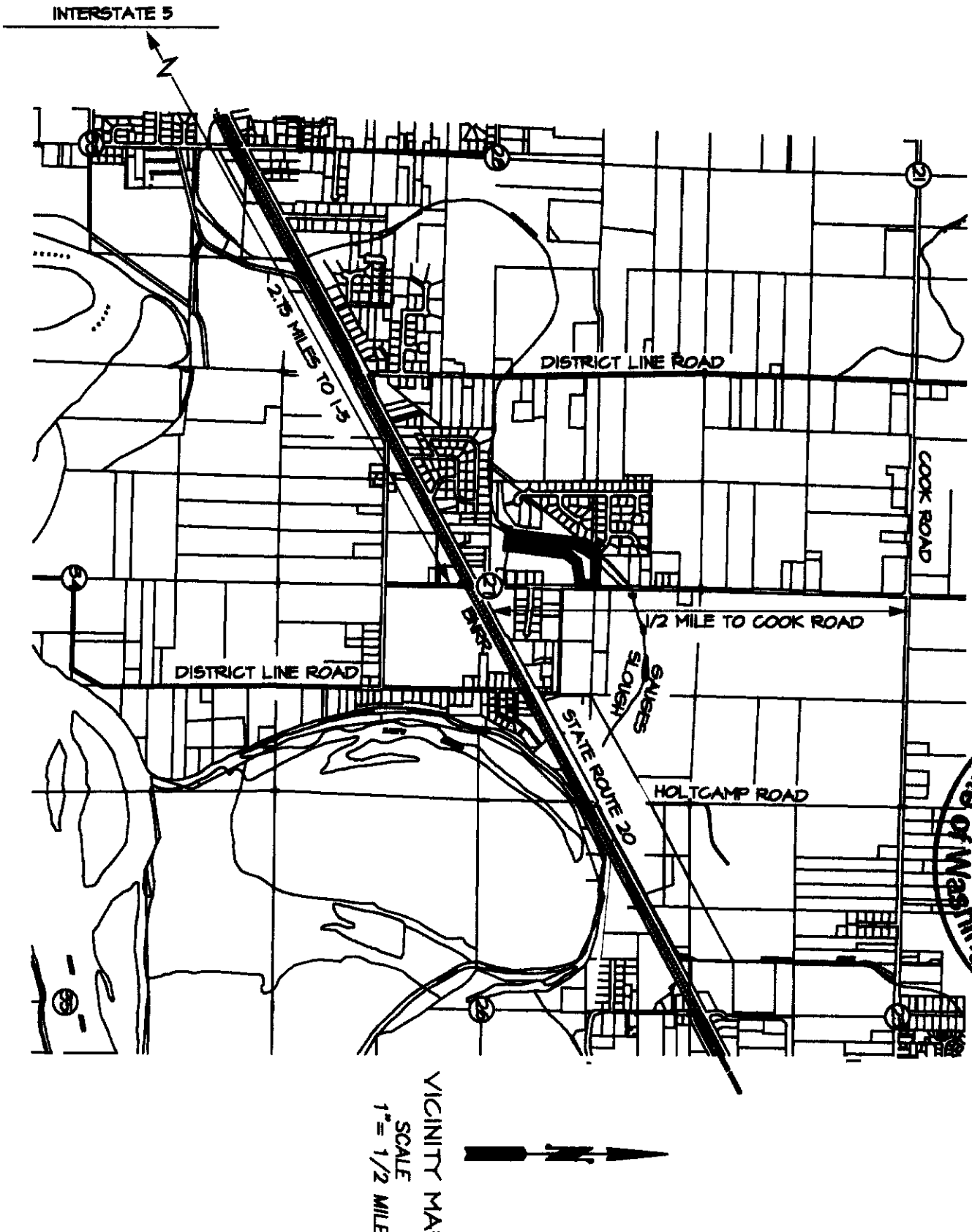
THE WITHIN AND FOREGOING LONG CARD IS APPROVED WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWER) AND 12.45 (WATER) THIS 5th DAY OF April, 2007.

Heinrich
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 2007.

David Gusterson
SKAGIT COUNTY TREASURER
Levi Gusterson



SHEET | OF 2

DATE: 3/6/07

LONG CARD NO. PL-06-1046

SURVEY IN A PORTION OF
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

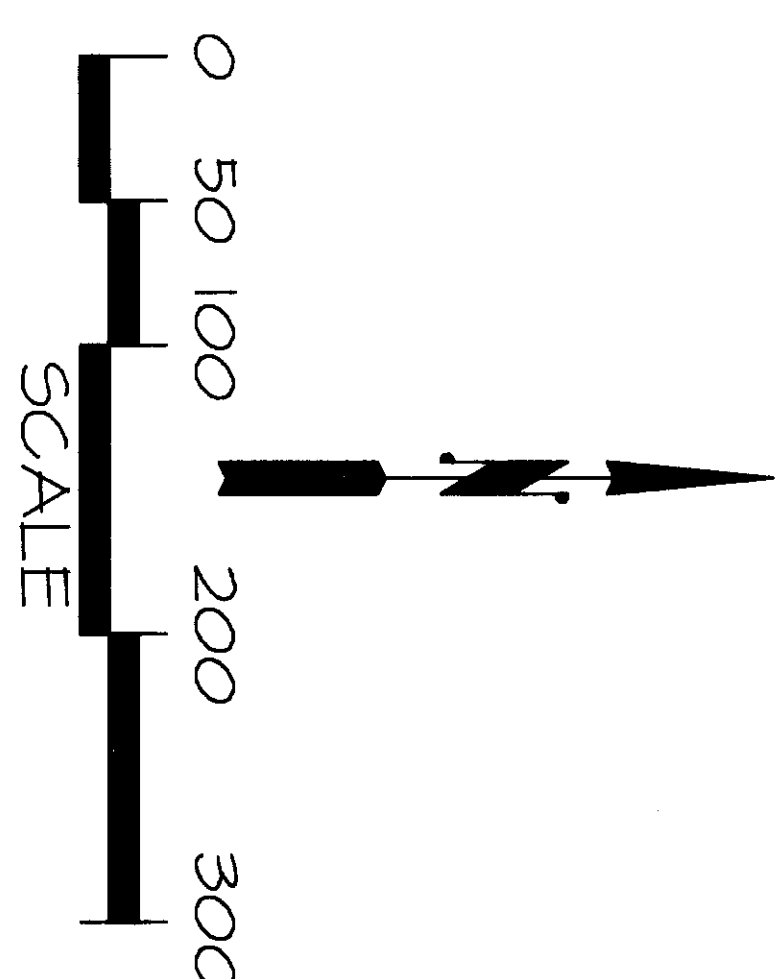
FOR: LOHINK, LLC

FB XXX	PG XX	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-1442	SCALE: N/A DRAWING: 06-065
MERIDIAN: ASSUMED			

200705220073
Skagit County Auditor

5/22/2007 Page 2 of 2 1:29PM

27 26
EAST 1/4 CORNER
IRON PIPE IN CASE
(2006)



LOT AREA AND ADDRESS INFORMATION

LOT A
ROLLING RIDGE DRIVE
AREA 40,520 SQ. FT. = 0.93 ACRES

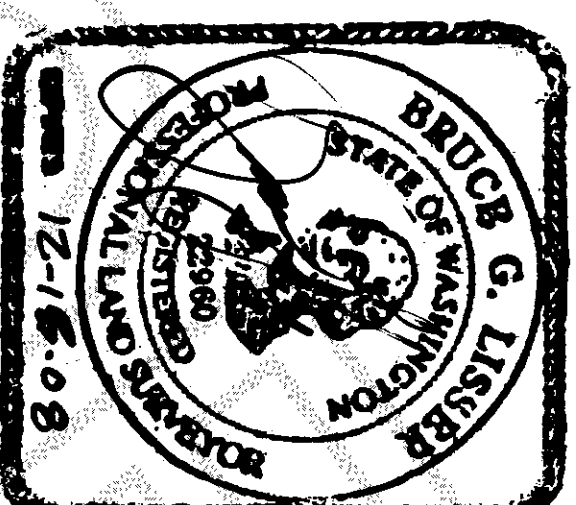
LOT B
COLLINS ROAD
BUILDING AREA 33,750 SQ. FT. = 0.78 ACRES

PROTECTED OPEN SPACE AREA 15,2568 SQ. FT. = 3.50 ACRES

PORTION OF LOT B ENCUMBERED BY PROTECTED CRITICAL AREA
TRACT "A" AUDITOR'S FILE NO. 20061210132 = 14,324 SQ. FT. =
3.21 ACRES

A SKAGIT COUNTY ADDRESS RANGE OF 8010 TO 10751 COLLINS ROAD AND
21222 TO 21501 ROLLING RIDGE DRIVE HAS BEEN APPLIED TO THE ROAD
SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR
BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL
ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE
15.24. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN
ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
FOR SPECIFICS.

● - INDICATES CRITICAL AREA SIGNAGE



DATE: 3/21/07

SHEET 2 OF 2

LONG CARD NO. PL-06-1046

SURVEY IN A PORTION OF
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.
SKAGIT COUNTY, WASHINGTON

FOR: LOHINK, LLC

FB XXX	PG XX	LISSEY & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN, ASSIGNED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	DRAWING: 06-065

