

SURVEY DESCRIPTION

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM.  
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.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SUBDIVIDERS CERTIFIES THAT THIS SHORT PLAT IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 30 DAY OF January, 2009.

Melissa E. Leiber  
MELISSA E. (LEIBER) ANDERSON

PEOPLES BANK

BY: Dennis E. Boe

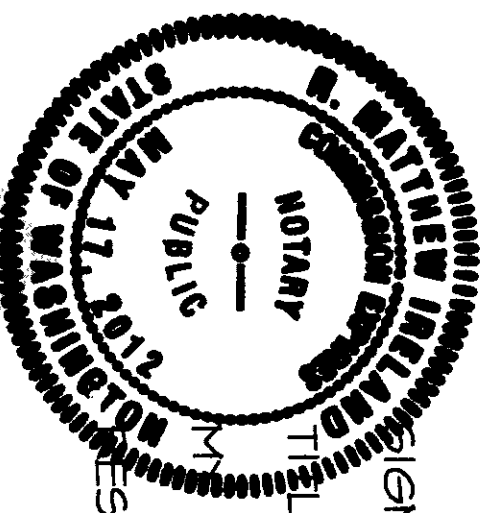
PRINTED NAME: Dennis E. Boe  
TITLE: Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, MELISSA E. (LEIBER) ANDERSON, AS HER SEPARATE PROPERTY, 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 1-30-09

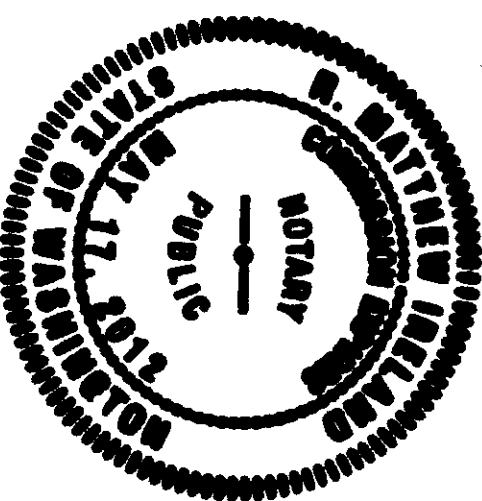


SIGNATURE R. Matthew Beland  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 5-17-2012  
RESIDING AT: Mt. Vernon, WA

STATE OF Washington  
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dennis E. Boe IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF PEOPLES BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

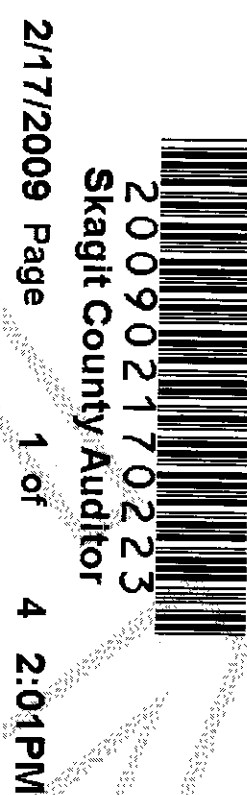
DATED: 1-30-2009



SIGNATURE R. Matthew Beland  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 5-17-2012  
RESIDING AT: Mt. Vernon, WA

AUDITOR'S CERTIFICATE

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



200902170323  
Skagit County Auditor  
2/17/2009 Page 1 of 4 2:01PM

J. Jaquist  
SKAGIT COUNTY AUDITOR

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 2009.

2-16-09

Dennis E. Boe  
SKAGIT COUNTY TREASURER

APPROVALS

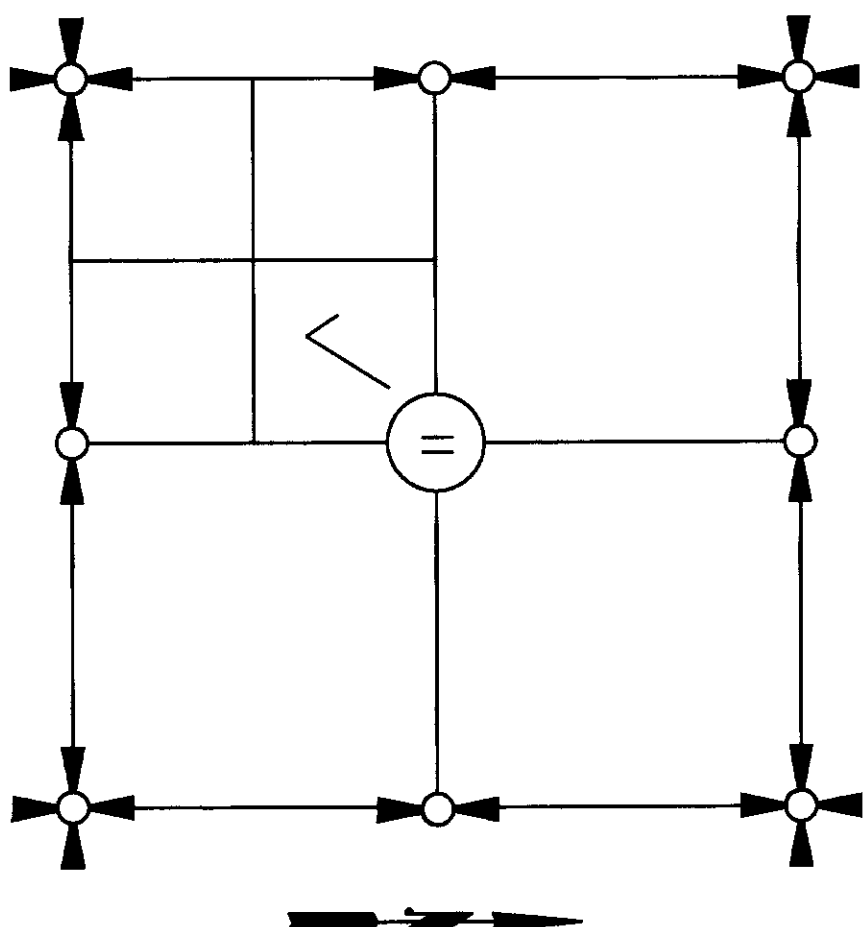
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 12th DAY OF February, 2009.

Bill Bruce  
SHORT PLAT ADMINISTRATOR

Bill Bruce  
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.46 (WATER) THIS 12th DAY OF February, 2009.

Heather W.  
SKAGIT COUNTY HEALTH OFFICER



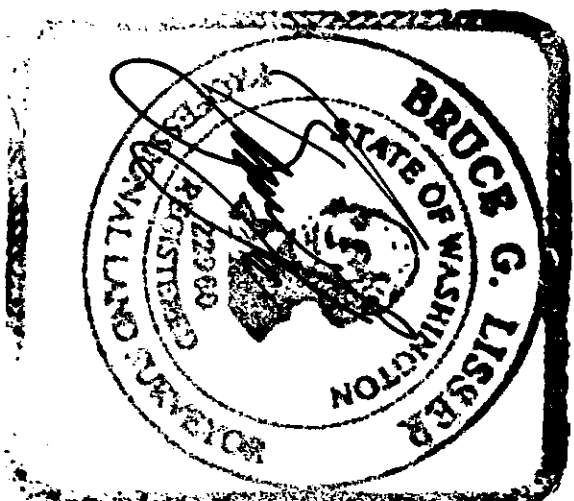
VICINITY MAP  
SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT 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 PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-130-WAC.

DATE Jan. 30, 2009

BRUCE & LISSER, PLLC, CERTIFICATE NO. 22960  
LISSE & ASSOCIATES, PLLC  
3102 MILWAUKEE STREET, PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 414-7442  
FAX (360) 414-0581  
E-MAIL BRUCE@LISSE.COM



SHEET 1 OF 4

SHORT PLAT NO. PLOB-0378

DATE: 1/16/09

SURVEY IN A PORTION OF  
THE NE 1/4 OF THE SW 1/4 OF  
SECTION 11, T. 35 N., R. 4 E., WM.  
SKAGIT COUNTY, WASHINGTON  
FOR: MELISSA (LEIBER) ANDERSON

FB	PG	LISSE & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	DRAWING: 07-0189P



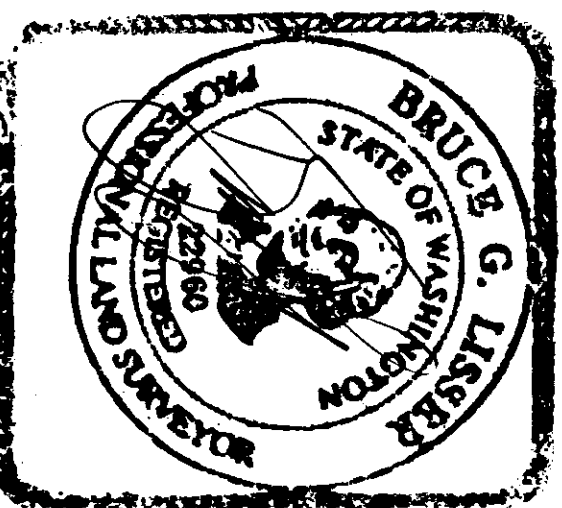
NOTES

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. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION/ZONING DESIGNATION:  
RRV (RURAL RESERVE)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: INDIVIDUAL WELLS  
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. AN AQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 1.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L18SER 22460.  
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 M.M.  
BEARING = NORTH 84°55'33" WEST
9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 90750, DATED FEBRUARY 9, 2007, UPDATED OCTOBER 17, 2008.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 90-65 RECORDED UNDER AUDITORS' FILE NO. 9102130034, SHORT PLAT NO. 91-12 RECORDED UNDER AUDITORS' FILE NO. 9105060007, SHORT PLAT NO. 97-0003 RECORDED UNDER AUDITORS' FILE NO. 9805130062, SHORT PLAT NO. 97-0051 RECORDED UNDER AUDITORS' FILE NO. 9903180008, SHORT PLAT NO. 97-0034 RECORDED UNDER AUDITORS' FILE NO. 200410260142, SHORT PLAT NO. 97-99-0011 RECORDED UNDER AUDITORS' FILE NO. 199908120028 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 8009300024 AND 9310010104, ALL IN THE RECORDS OF THE 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 800387, 200503280092, 843942, 8102180044, AND 200108140116.
12. INSTRUMENTATION: LEICA TCRT05A 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. A SKAGIT COUNTY ADDRESS RANGE OF T752 TO T999 CULLY LANE 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. THE EXISTING ADDRESS OF T755 CULLY LANE WILL REMAIN FOR THE EXISTING HOUSE ON LOT 1 UNLESS THE ACCESS CHANGES.

(NOTES CONTINUED)

NOTES (CONT'D)

16. DIMENSIONAL STANDARDS: RRV  
(A) SETBACKS:  
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS.  
SIDE: 8 FEET ON INTERIOR LOT  
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. 20 FEET FROM THE STREET RIGHT OF WAY.  
REAR: 25 FEET. HOWEVER, A 3-FOOT SETBACK IS PERMITTED WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE.  
SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.210(7).  
MAXIMUM HEIGHT: 30 FEET OR SHALL CONFORM TO SKAGIT COUNTY BUILDING CODE.  
HEIGHT EXEMPTIONS: 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.
17. OWNER/DEVELOPER: MELISSA E. (LEEBER) ANDERSON  
T755 CULLY LANE  
SEDR0 WOOLLEY WA 98284
18. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY SKAGIT VALLEY ENGINEERING CONSULTANTS, DATED NOV. 20, 2008. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.  
ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
19. 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. 200902170224
20. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.ITO CRITICAL AREAS ORDINANCE. THE PCA TRACTS SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY WETLAND TECHNOLOGY REPORT DATED APRIL 12, 2007. THE REPORT RECOMMENDS BUFFER AREAS AS SHOWN HEREON.  
A PCAE WAS FILED UNDER AUDITORS' FILE NO. 200902170225
21. THIS PROPERTY IS DESCRIBED SUBDIVISIONALLY AND THE TOTAL ACREAGE IS LESS THAN THE NORMAL 40 ACRES IN A TYPICAL NE 1/4 OF A SW 1/4. ANY FUTURE SUBDIVISION OF LOT 2 OF THIS SHORT PLAT SHALL BE ALLOWED THE DENSITY AS THOUGH IT WERE 30 ACRES IN SIZE. THIS IS CONSISTENT WITH COUNTY CODE 14.16.320.5(e) MINIMUM LOT SIZE: 10 ACRES OR 84TH OF A SECTION.



VICINITY MAP  
(NOT TO SCALE)  
SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 M.M.

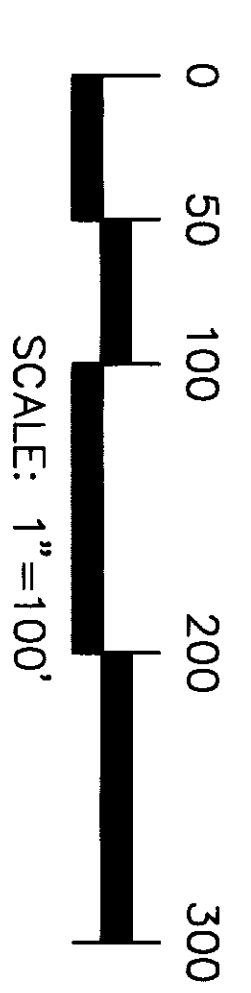
SHEET 2 OF 4

DATE: 1/16/09



SHORT PLAT NO. P108-0378				DATE: 1/16/09
SURVEY IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, T. 35 N., R. 4 E., 1/4 M.M. SKAGIT COUNTY, WASHINGTON FOR: MELISSA (LEEBER) ANDERSON				
FB	PG	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: N/A	DRAWING: 07-0189P
MERIDIAN: ASSUMED				







☒ = STORM DRAIN CATCH BASIN

- = IRON REBAR SET WITH CAP
- = EXISTING REBAR OR PIPE FOUND
- x - = FENCE
- = WETLAND BUFFER AREA
-  = APPROVED MITIGATION AREAS FOR ROAD CROSSING PER PL-OT-0614
- 5T = SEPTIC TANK
-  = DRAIN FIELD
- U = INDICATES CRITICAL AREA SIGNAGE

**LOT | AREA**  
**435,601 SQ FT = 10.00 ACRES**

LOT 2	AREA	1,204,844 SQ FT = 27.77 ACRES
	CRITICAL AREA A-1	11,031± SQ FT
	CRITICAL AREA B-1	81,366± SQ FT
	CRITICAL AREA D-1	328± SQ FT
	CRITICAL AREA A-2	14,505± SQ FT
	CRITICAL AREA B-2	87± SQ FT
	CRITICAL AREA C	4,064± SQ FT
	CRITICAL AREA D-2	17,164± SQ FT

- APPROVED RESERVE  
DRAINFIELD AREA

DATE: 1/16/09

Z

FB246/302 Pg.28/29	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 (360) 419-7442	SCALE: 1"=100'
MERIDIAN: ASSUMED		DRAWING: 07-0185P

LINE TABLE	
L1	N84°46'50" W 123.88'
L2	N1°22'42" E 50.11'

CULLY LANE

== EASEMENT TO PUGET POWER  
WITHIN CULLY LANE RIGHT OF WAY  
AF NO. 810218044