

**SURVEY DESCRIPTION**

**PARCEL "A"**

ALL THE PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY, WESTERLY OF THE STATE HIGHWAY RIGHT OF WAY, AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE, TO WIT:

BEGINNING ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, 91.37 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF THE STATE HIGHWAY RIGHT OF WAY;  
 THENCE SOUTH 18°02'37" EAST 680.0 FEET TO A POINT ON THE WESTERLY LINE OF SAID STATE HIGHWAY RIGHT OF WAY;  
 THENCE SOUTH 17°31'30" EAST ALONG SAID HIGHWAY RIGHT OF WAY 208.0 FEET TO THE SOUTHEASTLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GARY N. FOSS AND PATRICIA FOSS, HUSBAND AND WIFE, BY INSTRUMENT RECORDED MARCH 12, 1964, UNDER AUDITOR'S FILE NO. 64711, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;  
 THENCE SOUTH 72°22'30" WEST 209.46 FEET TO THE SOUTHWESTERLY CORNER OF SAID FOSS TRACT;  
 THENCE NORTH 17°31'30" WEST 25.64 FEET TO ANY EXISTING FENCE CORNER POST;  
 THENCE NORTH 88°00' WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, A DISTANCE OF 752.3 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND THE TERMINAL POINT FOR THE DESCRIPTION OF SAID LINE.

**PARCEL "B"**

THAT PORTION OF THE NORTHEASTERLY 1/2 OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERLY RAILWAY COMPANY BY DEED RECORDED JULY 25, 1891, IN VOLUME 20 OF DEEDS, PAGE 504, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH LIES WITHIN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, WESTERLY OF STATE HIGHWAY NO. 9 AND SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THOSE PREMISES CONVEYED TO TED J. PALMER AND MARIE M. PALMER, BY DEED RECORDED AUGUST 21, 1964, UNDER AUDITOR'S FILE NO. 654930, IN VOLUME 340 OF DEEDS, PAGE 544.

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

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

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACGEABLE 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 SHORT CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 352-120-WAC.



DATE Oct. 11, 2011  
 BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960  
 LISSER & ASSOCIATES, PLLC  
 610 MILWAUKEE ST., PO BOX 1104  
 MOUNT VERNON, WA 98273  
 PHONE (360) 419-1442  
 FAX (360) 419-0561  
 E-MAIL BRUCE@LISSER.COM

**OWNER'S CONSENT**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS CERTIFY THAT THIS SHORT CARD IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS AND SEALS THIS 11th DAY OF OCTOBER, 2011.

511 MORRIS STREET, LLC

BY [Signature]  
 PRINT NAME: LAURE  
 TITLE: MANAGER

**ACKNOWLEDGEMENT**

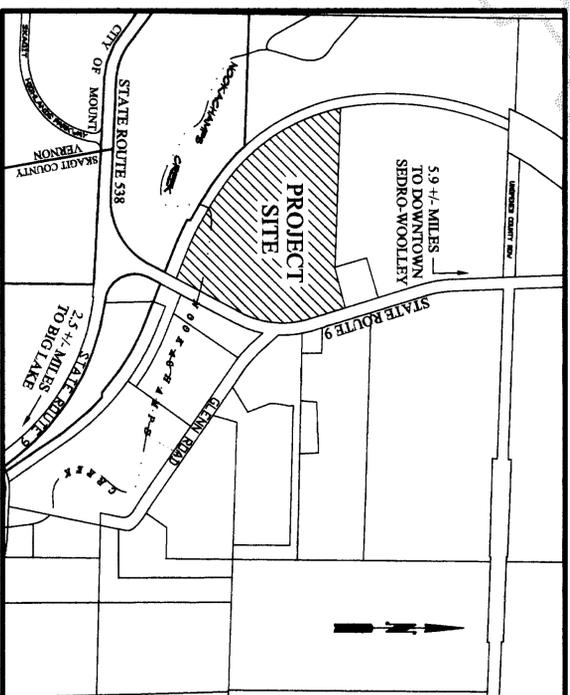
STATE OF WASHINGTON  
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAURE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/SHE/HET/HEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/HEY IS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF 511 MORRIS STREET, 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 Oct. 11, 2011

SIGNATURE [Signature]  
 NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES 7-14-12  
 RESIDING AT Mount Vernon

BRUCE G. LISSER  
 STATE OF WASHINGTON  
 NOTARY - PUBLIC  
 My Commission Expires 7-14-2012



**AUDITOR'S CERTIFICATE**

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



201110310073  
 Skagit County Auditor

10/31/2011 Page 1 of 4 4:10:04AM

[Signature]  
 SKAGIT COUNTY AUDITOR

**APPROVALS**

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD SUBDIVISION ORDINANCE NO. 1418-320 ON THIS 28th DAY OF October, 2011.

[Signature]  
 SHORT CARD ADMINISTRATOR

[Signature]  
 SKAGIT COUNTY ENGINEER

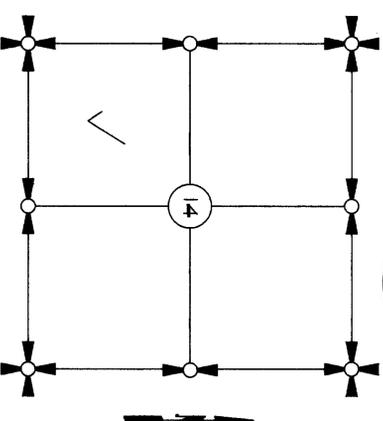
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE & 1240 WATER) THIS 16 DAY OF October, 2011.

[Signature]  
 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 2011.

[Signature]  
 SKAGIT COUNTY TREASURER



SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4.

VICINITY MAP N.T.S.

SHEET 1 OF 4

SHORT CARD NO. PL-11-0041

DATE: 2/11/11

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, T. 34 N., R. 4 E., 1/4, SKAGIT COUNTY, WASHINGTON FOR: 511 MORRIS STREET, LLC			
FB: N/A	PG: N/A	LISSER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND USE CONSULTATION	DWG: 10-0409C
		360-419-1442	

NOTES CONTINUED

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 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.
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION = RRV (RURAL RESERVE)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL PRESSURE SYSTEMS
5. WATER: PUD NO. 1
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 229460  
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST (PER PREVIOUS SURVEYS, SEE NOTE NO. 10)  
BEARING = NORTH 88°40'15" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 136643-0, DATED JUNE 11, 2010, UPDATED AUGUST 26, 2010 AND MARCH 22, 2011.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 14-87 RECORDED UNDER AUDITOR'S FILE NO. 8707230011, SHORT PLAT NO. 24-87 RECORDED UNDER AUDITOR'S FILE NO. 8802120024 AND RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 8612150023, 8710100061, 200110290079, 200510280156 AND 200702200076. RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO SEE RAILROAD RIGHT-OF-WAY MAP SEATTLE DIVISION MAIN LINE SEATTLE TO SUNDAS M.P. 80 TO M.P. 100 DATED 1916 FROM SKAGIT COUNTY PUBLIC WORKS AND SEE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION MAP SR 9 M.P. 44.80 TO M.P. 53.99 L.C.T. SR 538 TO HOMEY ROAD DATED FEBRUARY 1984.
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. 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.
14. SETBACKS FOR ALL BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE SETBACK A MINIMUM OF 35 FEET FROM SR 9 AND 25 FEET FROM PRIVATE ROADS.  
NO OTHER SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.
15. OWNER/DEVELOPER: 511 MORRIS STREET, LLC  
18340 OSPREY COURT  
MOUNT VERNON WA 98274
16. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, DATED OCTOBER 27, 2010, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. THE REPORT RECOMMENDS DIRECTING DOWNSPOUT WATER AWAY FROM RESIDENCES AND INTO OPEN SPACE AREAS.  
ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
17. A SKAGIT COUNTY ADDRESS RANGE OF 0 TO 24001 STATE ROUTE NO. 9 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 14678 STATE ROUTE NO. 9 WILL REMAIN THE SAME FOR LOT 2.
18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 9 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED IN VOLUME 20 OF DEEDS, PAGE 504, VOLUME 54 OF DEEDS, PAGE 183, VOLUME 91 OF DEEDS, PAGE 574 AND UNDER AUDITOR'S FILE NUMBERS 547544, 647111, 654480, 201006240069, 201001280048, 201010100050 AND 201010190081 ALSO SEE SKAGIT COUNTY SUPERIOR COURT SUMMARY JUDGMENT NO. 95-2-01273-4.

- CONTINUED -

NOTES CONTINUED

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. 20110310074
20. THE OPEN SPACE WITHIN LOT 2 WILL BE DESIGNATED RECREATIONAL/AMENITIES WITH ALL OWNERSHIP AND MAINTENANCE RESPONSIBILITIES BEING BORNE BY THE OWNER OF SAID LOT 2. SEE OPEN SPACE REFERENCE SCC 14.18.310(5)(E).
21. A CRITICAL AREAS REPORT WAS PREPARED FOR THIS PROJECT BY METLAND TECHNOLOGY, INC. SEE SKAGIT COUNTY DEPARTMENT OF PLANNING AND COMMUNITY SERVICES FOR A COPY OF THE REPORT.
22. THIS SHORT CARD SHOWS PROTECTED CRITICAL AREAS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.090 CRITICAL AREAS ORDINANCE. THE PCA TRACTS SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BOUNDARIES AS DELINEATED BY METLAND TECHNOLOGY. SEE REPORT AVAILABLE IN THE OFFICE OF SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- A PCAE WAS FILED UNDER AUDITOR'S FILE NO. 20110310075
23. 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 SIGNIFICANT) 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 INCONVENIENCES, 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 14.18.310. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
24. PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD ZONES AT AND C AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 530151-0250-C DATED JANUARY 3, 1985.  
NO BENCHMARK WAS PROVIDED AS THE FLOODPLAIN IS LOCATED OUTSIDE OF THE BUILDABLE AREAS OF LOTS 1 AND 2.
25. THIS PROPERTY IS LOCATED WITHIN SHORELINE JURISDICTION. ALL DEVELOPMENT AND LAND USE ACTIVITIES ON SITE SHALL COMPLY WITH SCC 14.26, SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM, NOOKKACHAMPS CREEK IS A RURAL SHORELINE.

SCC 14.18.310 (5) (E)

(E) OPEN SPACE RECREATIONAL/AMENITIES (OS-RA). THIS DESIGNATION IS TO PROVIDE OPEN SPACE AREAS THAT WILL BE USED FOR RECREATIONAL PURPOSES. RECREATIONAL USES MAY APPLY EITHER SOLELY TO OWNERS WITHIN THE CARD PLAT, OR TO THE GENERAL PUBLIC OR A COMBINATION THEREOF. THE OPEN SPACE WITHIN CARDS ON LANDS ZONED RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE, AND RURAL RESERVE AND WHICH IS INTENDED FOR RECREATION PURPOSES, COMMUNITY FACILITIES, AND/OR GREENBELTS SHALL BE PLACED IN THIS CATEGORY.  
THE REQUIREMENTS FOR OS-RA ARE:  
ALL OPEN SPACE DESIGNATED OS-RA MAY BE USED FOR HOBBY FARMS, GREENBELTS, AND TRAILS OR ANY RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATION, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED. THE APPLICABLE OPEN SPACE DESIGNATION SHALL BE MAINTAINED THROUGH A PLAT RESTRICTION. AN OS-RA MAY BE REDESIGNATED TO ANOTHER OPEN SPACE DESIGNATION ONLY IF ALL PROPERTY OWNERS WITHIN THE CARD DIVISION AGREE TO THE REDESIGNATION AND IF IT MEETS THE APPROPRIATE CRITERIA FOR THE OPEN SPACE DESIGNATION DESIRED AS PROVIDED IN SUBSECTIONS (5)(A) THROUGH (F) OF THIS SECTION AND IT MEETS THE UNDERLYING ZONING CRITERIA. AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENTS SHALL BE REQUIRED. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.



SHEET 2 OF 4

DATE: 3/24/11

SHORT CARD NO. PL-11-0041

SURVEY IN A PORTION OF  
THE SOUTHWEST 1/4 OF  
SECTION 14, T. 34 N., R. 4 E., W.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: 511 MORRIS STREET, LLC

FB: N/A	Pg: N/A	LISSER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON WA 98275 360-414-1442	DWG: 10-0405C

N. 1/4 CORNER  
OBLITERATED, CALC. PER  
PREVIOUS SURVEYS  
SEE NOTE NO. 10

N. 1/4 CORNER  
IRON PIPE PER  
PREVIOUS SURVEY  
SEE NOTE NO. 10

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Skagit County Auditor

589°35'34"E  
PLAN = 540'  
CALC. = 536.1'

HELD DESC.  
94.37' -

GUNDERSON ROAD  
1378.95'

2684.05'

589°35'34"

2697.29'

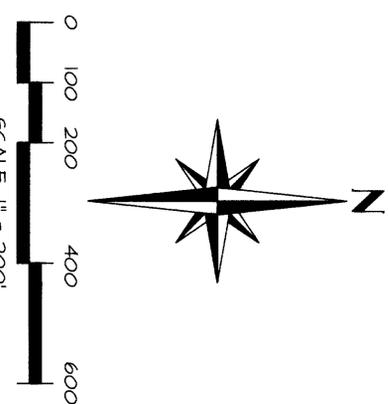
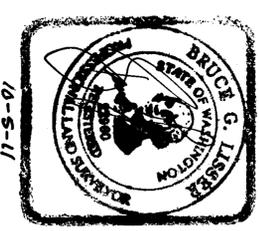
E. 1/4 CORNER  
PIPE IN CASE PER PREVIOUS SURVEY  
SEE NOTE NO. 10

N.0°52'02"W  
2702.63'

M.0°12'51"W  
2621.25'

S.P. 29-87  
4

- RAILROAD CURVE DATA
- ① 4 - 15' CHORDS  
Δ = 1°40'
  - ② 5 - 19' CHORDS  
Δ = 2°30'
  - ③ 7 - 22' CHORDS  
Δ = 4°40'
  - ④ = N60°47'43"W  
0.80'
  - ⑤ C = 5°  
R = 1146.28'
  - ⑥ R = 934.72'  
Δ = 40°13'42"  
L = 659.19'



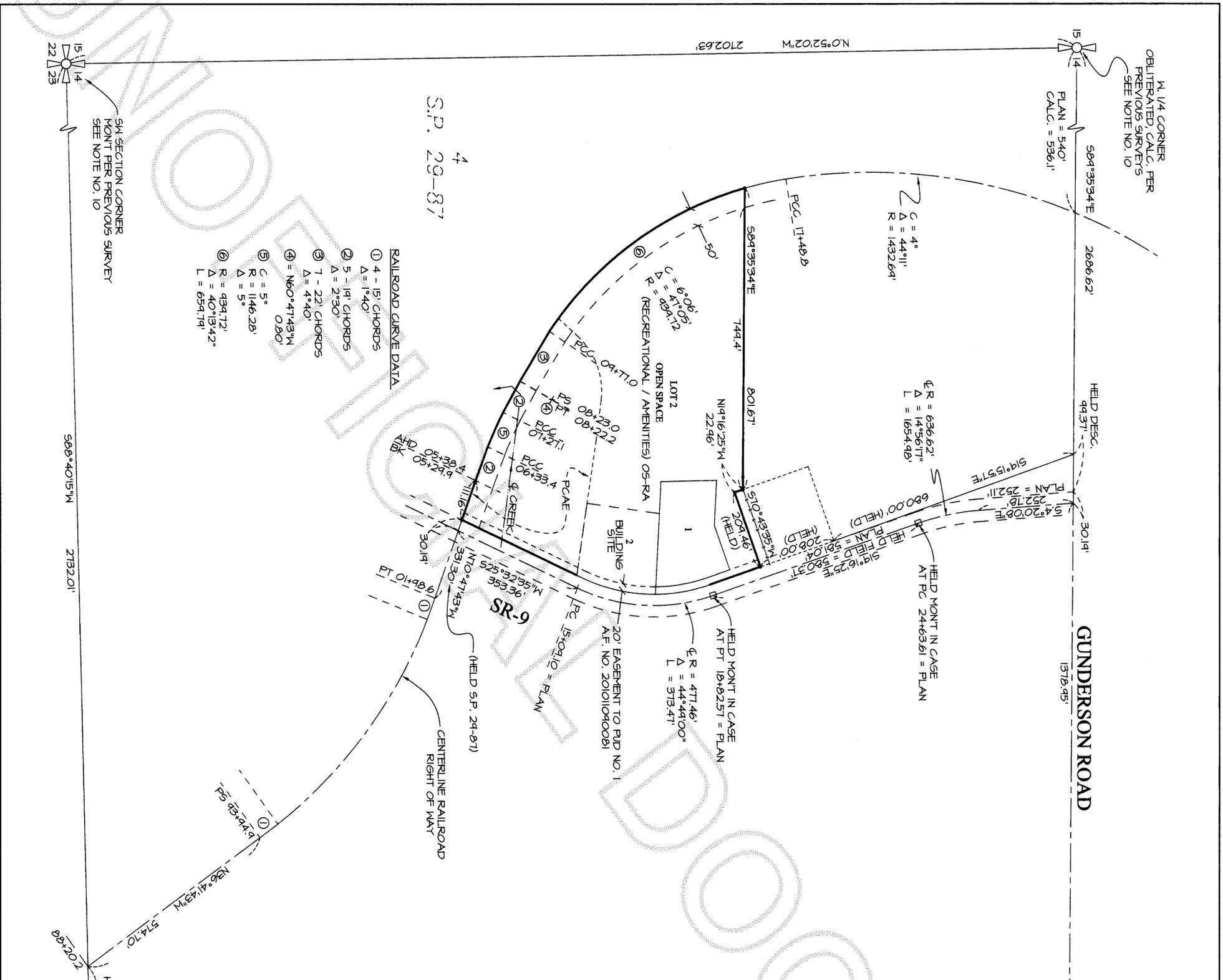
SHEET 3 OF 4  
SHORT CARD NO. PL-11-0041  
DATE: 2/11/11

SURVEY IN A PORTION OF  
THE SOUTHWEST 1/4 OF  
SECTION 14, T. 34 N., R. 4 E., W.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: 511 MORRIS STREET, LLC

FB: PG:  
MERRIDIAN: ASSUMED

LISSENER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98275  
360-414-1443

SCALE: 1"=200'  
DWG: 10-0405C



S.M. SECTION CORNER  
MONT PER PREVIOUS SURVEY  
SEE NOTE NO. 10

S. 1/4 CORNER  
CONC. MONT PER  
PREVIOUS SURVEY  
SEE NOTE NO. 10

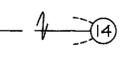


PLAN = 540'  
CALC = 536.1'

S89°35'34"E 2686.62'

HELD DESC.  
99.37'

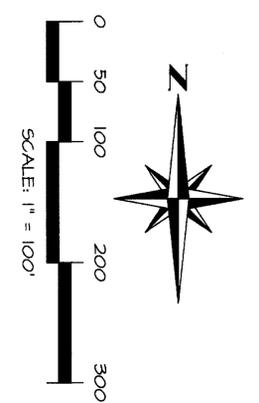
GUNDERSON ROAD  
1378.95'



**LOT AREA INFORMATION**

LOT	AREA	AREA
LOT 1	43,565 SQ. FT. = 1.0 ACRES	AREA
LOT 2	43,560 SQ. FT. = 1.0 ACRES	AREA
OPEN SPACE OS-RA	317,548 1/4 SQ. FT. = 7.294 ACRES	AREA
PCAE CRITICAL AREAS	149,124 SQ. FT. = 3.444 ACRES	AREA
TOTAL PROJECT AREA = 12.73 ACRES (EXCLUSIVE OF ROAD RIGHT-OF-WAY)		

C = 4°  
Δ = 44°11'  
R = 1432.69'



THIS AREA WAS CONVEYED TO PALMER BY GCD AF NO 654933 AND SHOULD BE ADJUSTED TO LOT 2 TO CLEAR TITLE, THE AREA WAS NOT INCLUDED IN THE ORIGINAL DEEDS OUT OF THE PALMER ESTATE

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS
C1	18°54'20"	147.64'	447.46'
C2	25°54'40"	202.36'	447.46'
C3	20°07'39"	157.19'	447.46'
C4	18°45'20"	139.93'	427.46'



**LOT 2 OPEN SPACE**  
(RECREATIONAL / AMENITIES) OS-RA

C = 6°06'  
Δ = 47°05'  
R = 989.72'

- SOIL TEST HOLES (TYPICAL)
- SEPTIC AND UTILITIES EASEMENT AREA FOR THE BENEFIT OF LOT 2
- HELD MONT IN CASE AT PT 18+82.57
- PUD WATERLINE
- 20' INGRESS, EGRESS AND UTILITIES EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2

- ① 4 - 15' CHORDS  
Δ = 1°40'
- ② 5 - 19' CHORDS  
Δ = 2°30'
- ③ 7 - 22' CHORDS  
Δ = 4°40'
- ④ = N60°47'43"W  
0.80'
- ⑤ C = 5°  
Δ = 1146.28'  
R = 5°
- ⑥ R = 939.72'  
Δ = 40°13'42"  
L = 659.79'

- ⊠ = EXISTING SEPTIC SYSTEM
- = UTILITY POLE
- ⊞ = CRITICAL AREA SIGNAGE

SHEET 4 OF 4  
SHORT CARD NO. PL-11-0041  
DATE: 10/04/11

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, T. 34 N., R. 4 E., W.M., SKAGIT COUNTY, WASHINGTON FOR: 511 MORRIS STREET, LLC

LINGER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98275  
360-414-1442

SCALE: 1" = 100'  
DWG: 10-0405C

20110310073  
Skagit County Auditor  
10/31/2011 Page 4 of 4 10:04AM