

SURVEY DESCRIPTION

LOT "B", LONG CARD NO. PL-06-1046, APPROVED MAY 8, 2007, RECORDED MAY 22, 2007, UNDER AUDITOR'S FILE NO. 200705220073 AND AS AMENDED BY THAT SURVEY MAP RECORDED DECEMBER 24, 2007, UNDER AUDITOR'S FILE NO. 200712240160, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11M.

(SAID LOT "B" INCLUDES THOSE AREAS DELINEATED ON THE FACE OF SAID LONG CARD AND SURVEY MAP AMENDMENT AS "LOT B, PROTECTED OPEN SPACE" AND "LOT B, BUILDING SITE");

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 CARD IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS AND SEALS THIS 7th DAY OF November, 2014.

Curtis Dougherty
CURTIS DOUGHERTY, HUSBAND
Jacquelyn Dougherty
JACQUELYN DOUGHERTY, WIFE

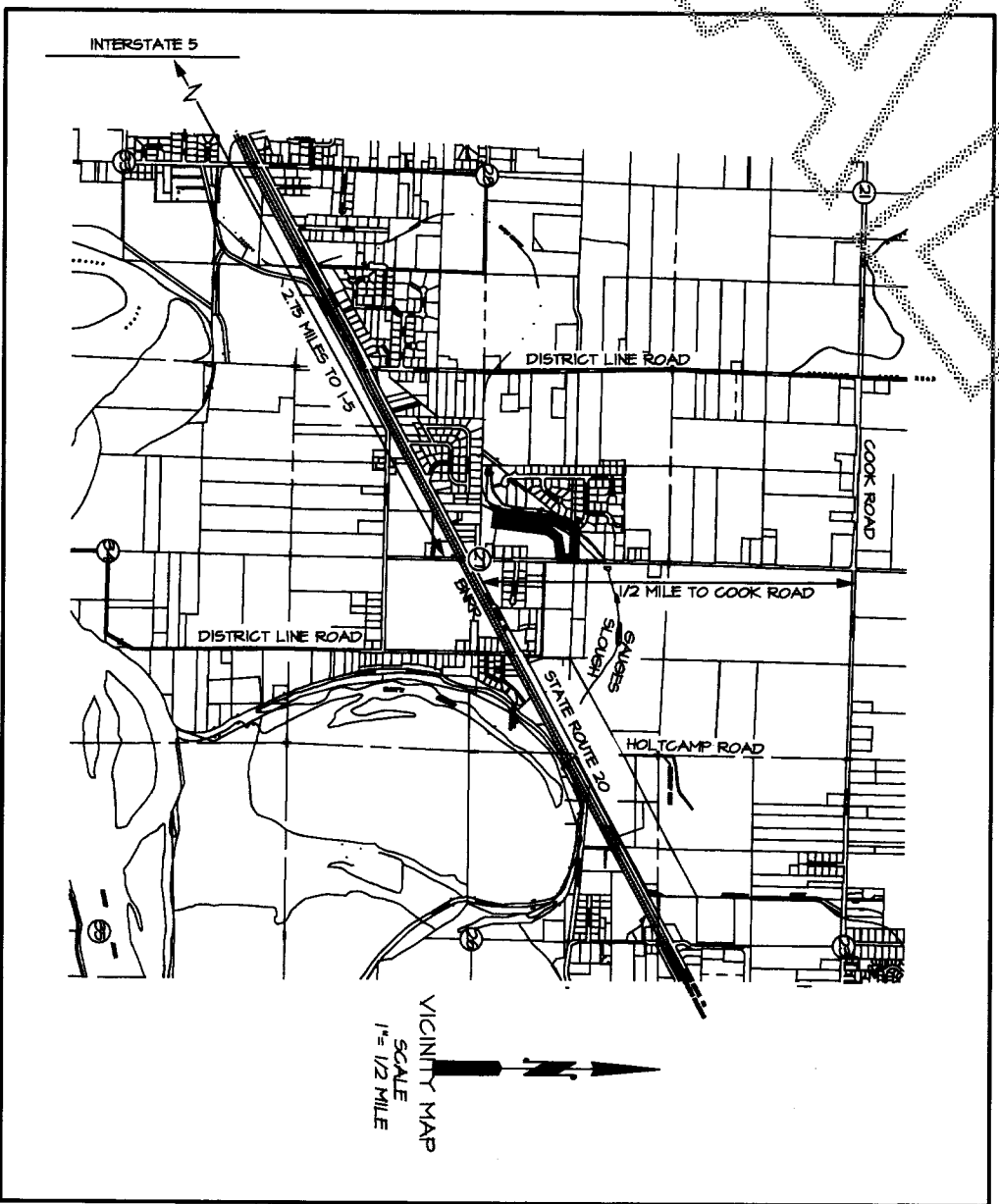
ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CURTIS DOUGHERTY AND JACQUELYN DOUGHERTY, 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: Nov. 7, 2014

[Signature]
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-16
RESIDING AT Mount Vernon

BRUCE G. LISSE
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires 7-14-2016



AUDITOR'S CERTIFICATE

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



201411260087

Skagit County Auditor
11/26/2014 Page 1 of 1 3:14:00 PM 2:33PM

SKAGIT COUNTY AUDITOR

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE (SCC) 14.18 ON THIS 11th DAY OF November, 2014.

[Signature]
SHORT PLAT ADMINISTRATOR
SKAGIT COUNTY ENGINEER

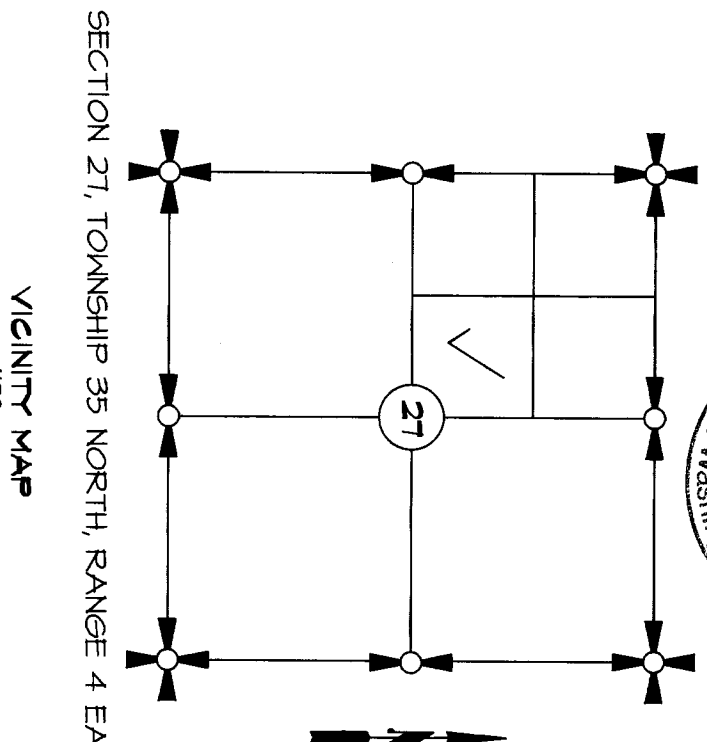
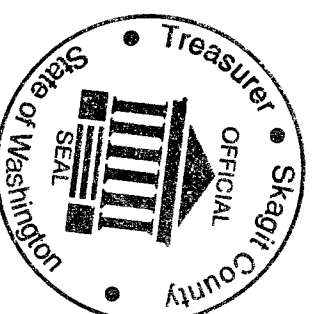
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 11th DAY OF November, 2014.

[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 2014.

[Signature]
11-26-14
SKAGIT COUNTY TREASURER



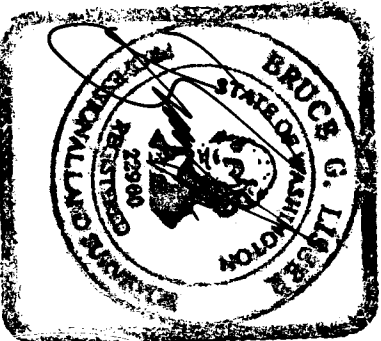
SHEET 1 OF 3

DATE: 10/09/14

SHORT CARD NO PL-14-0334

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 27, T. 35 N., R. 4 E., 11M.
SKAGIT COUNTY, WASHINGTON
FOR: CURTIS AND JACQUELYN DOUGHERTY

FB: Pg: LISSE & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION 360-419-1442
MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 14-084 SH. CARD



DATE 09.30.2014
BRUCE G. LISSE, P.L.S., CERTIFICATE NO. 22960
LISSE & ASSOCIATES, PLLC
130 MILWAUKEE STREET PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL BRUCE@LISSE.COM

NOTES

1. SHORT CARD AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. COMPREHENSIVE PLAN DESIGNATION: RI ZONING: RI (RURAL INTERMEDIATE)
3. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
4. WATER: P.U.D. NO. 1
5. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1SSER 22960.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED EAST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4M. BEARING = NORTH 0°30'30" WEST
8. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY REVISED SUBDIVISION GUARANTEE (REVISION #1), ORDER NO. 150033-O, DATED AUGUST 5, 2014.
9. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY LONG CARD NO. PL-06-1046 RECORDED UNDER AUDITOR'S FILE NO. 200705220073 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200712240160, IN THE RECORDS OF SKAGIT COUNTY AUDITOR.
10. 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 643177, 9210260016, 9211040032, 9211190049, 9512290029, 20010100169, 200301210019, 200610160190, 200612120130, 200612120131, 200612120132, 2007052220073, 200712240160 AND 200803190090
11. INSTRUMENTATION: LEICA TCRT05A 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. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

A SKAGIT COUNTY ADDRESS RANGE OF 8010 TO 10751 COLLINS ROAD AND 21282 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.

15. 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.

16. PROPERTY IS LOCATED IN FLOOD ZONE AN AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 53015-0285-D DATED SEPTEMBER 29, 1984. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.

BENCH MARK: AS SHOWN ON FACE OF LONG CARD NO. PL-06-1046 ELEVATION = 38.3 DATUM = NAVD 83

17. SKAGIT COUNTY CODE 14.16.310(8) SETBACKS FOR ALL BUILDINGS WITHIN THE DEVELOPMENT.
A) FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET,
C) FIRE SEPARATION SHALL BE REQUIRED PURSUANT TO THE IBC,
D) UNDERLYING ZONING SETBACKS SHALL BE REQUIRED FROM THE EXTERIOR BOUNDARIES OF THE CARD DEVELOPMENT EXCEPT AS PROVIDED IN SUBSECTION (8)(A) OF THIS SECTION.
E) INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.
- SETBACKS IN THE RURAL INTERMEDIATE ZONE (RI) ARE AS FOLLOWS:
(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 1000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.
SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.210(T)
(B) MAXIMUM HEIGHT: 30 FEET OR IF ADJACENT TO A BR-1 ZONE, THE MAXIMUM HEIGHT SHALL NOT EXCEED 40 FEET, UNLESS LIMITED BY SCC 14.16.210 (AIRPORT ENVIRONS).
HEIGHT EXEMPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.720.

18. 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, DRAINING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.210. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

19. OWNER/DEVELOPER: CURTIS AND JACQUELYN DOUGHERTY
C/O GARY LOHMAN
6795 DISTRICT LINE ROAD
BURLINGTON WA 98233

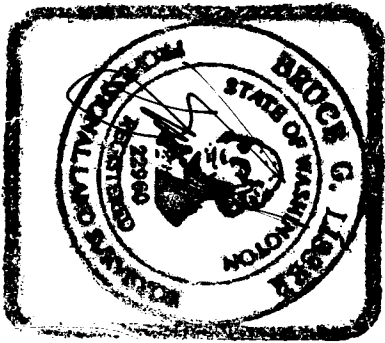
20. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, INC., DATED DECEMBER 27, 2006 PER LONG CARD NO. PL-06-1046, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. THE REPORT RECOMMENDS DIRECTING DOWNSPOUT WATER AWAY FROM THE RESIDENCES, SEE REPORT FOR SPECIFICS. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

21. 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. 201411260088

22. THIS SHORT CARD SHOWS PROTECTED CRITICAL AREAS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE PCA TRACT SHOWN HEREON AS LOT "C" REPRESENTS 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. LOT "C" IS NOT FOR RESIDENTIAL BUILDING PURPOSES.

A PCAE WAS FILED UNDER AUDITOR'S FILE NO. 200612120132.

23. LOT C HAS NO RESIDENTIAL BUILDING RIGHTS.



SHEET 2 OF 3

SHORT CARD NO PL-14-0339

DATE: 10/29/14

SURVEY IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, T. 35 N., R. 4 E., 1/4M. SKAGIT COUNTY, WASHINGTON FOR: CURTIS AND JACQUELYN DOUGHERTY			
FB:	PO:	LISSEY & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	14-084 SH. CARD

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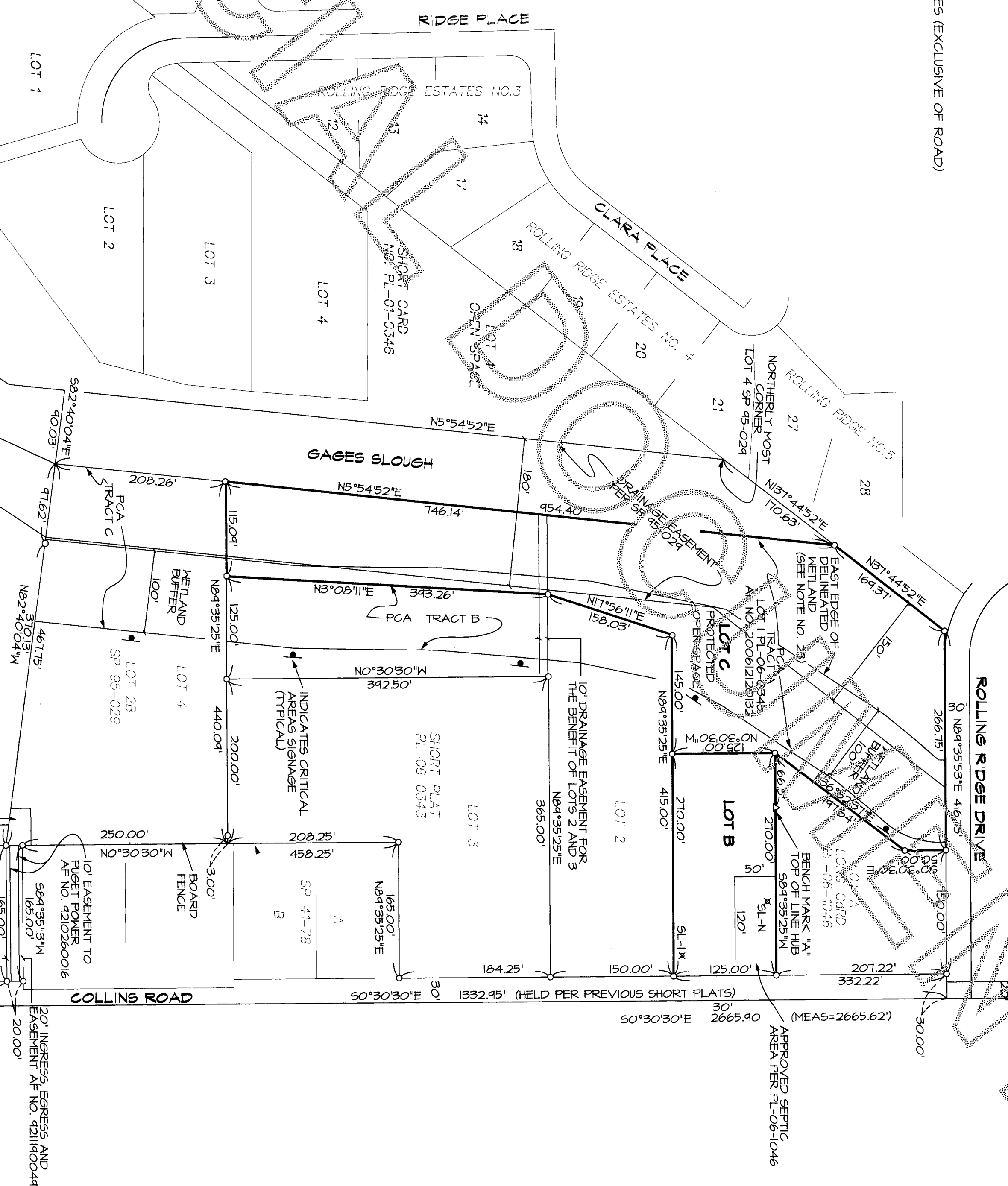
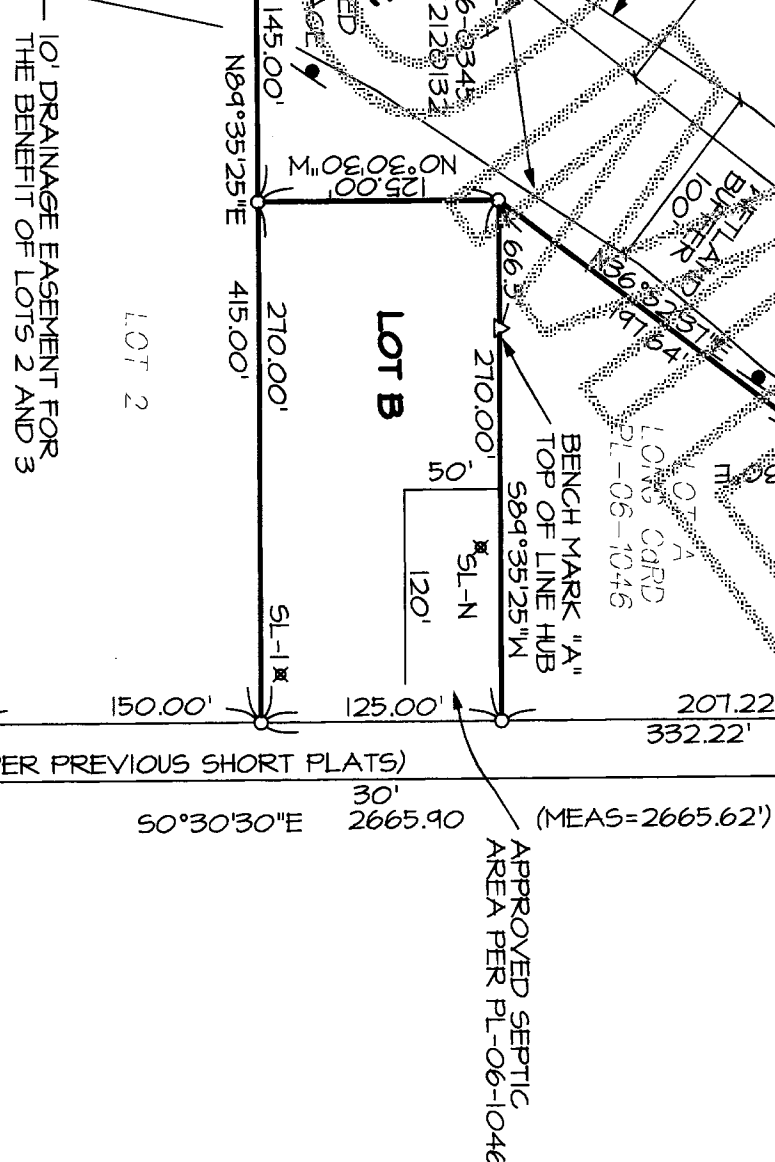
ROLLING RIDGE DRIVE

0 N84°35'53"E 416.75'

266.75'

50.00'

50.00'



DATE: 10/09/14

WEST 1/4 CORNER
CALCULATED PER
PREVIOUS SURVEYS
SEE NOTE NO. 9

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 360-419-7442
 MOUNT VERNON, WA 98273

SCALE: 1"=100'
 14-084 SH. CAR

10

N89°35'00"E

CENTER OF SECTION
HELD MONTH IN CASE
PER PREVIOUS SURVEYS
(2006)