

**OWNER'S CONSENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT CARD DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT CARD WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT CARD IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 27 DAY OF Feb, 2017

*Brandon Schuh*  
BRANDON SCHUH, HUSBAND

*Heather Schuh*  
HEATHER SCHUH, WIFE

BANK OF THE PACIFIC

BY: *Scott DeGru*  
TITLE: *VP & Commercial Banking Officer*

**ACKNOWLEDGEMENTS**

COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, BRANDON SCHUH AND HEATHER SCHUH, 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: 2-27-17

SCOTT C. DE GRAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires May 29, 2018  
RESIDING AT Skagit County WA

STATE OF Washington  
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED HE/SHE/THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE/THEY IS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VP & Commercial Banking Officer OF BANK FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: February 27th, 2017



*Karen Ashler*  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 12-31-2018  
RESIDING AT Seaside-120142

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION 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 SHORT CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

BRUCE G. LISSER, P.L.L.C., CERTIFICATE NO. 22960  
LISSER & ASSOCIATES, PLLC  
320 MILWAUKEE ST., PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSER.COM

DATE: Feb 27, 2017

**SURVEY DESCRIPTION**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1N1E.

EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS DATED NOVEMBER 6, 1926 AND RECORDED FEBRUARY 2, 1928, UNDER AUDITOR'S FILE NOS. 210341 AND 210342, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

**AUDITORS CERTIFICATE**

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

201703270414  
Skagit County Auditor  
3/27/2017 Page 1 of 4 10:37AM

*James Spang*  
SKAGIT COUNTY AUDITOR  
*James Spang*  
DEPUTY

**APPROVALS**

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 416.860 AND SCC 141B ON THIS 23 DAY OF March, 2017.

*Michelle Brund*  
SHORT CARD ADMINISTRATOR

*Paul A. Bensch*  
SKAGIT COUNTY ENGINEER

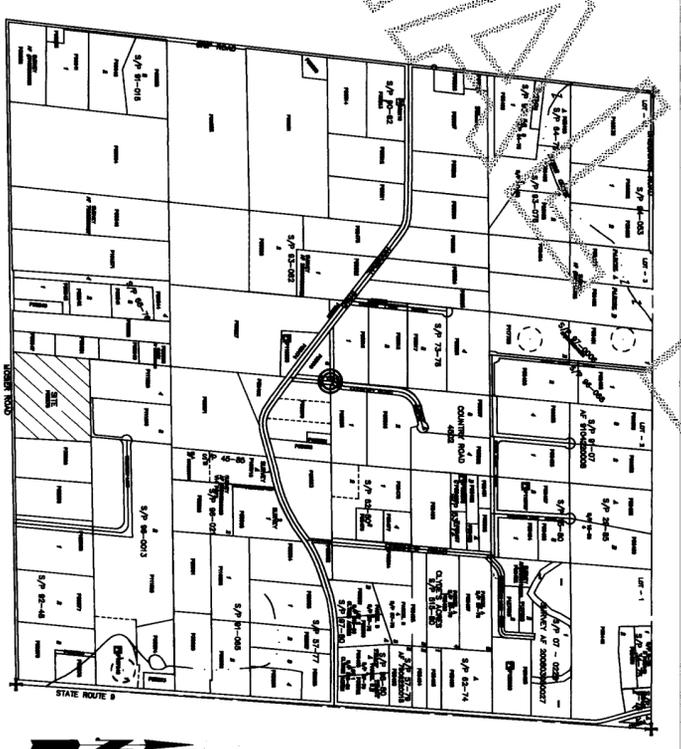
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 17.05 (ON-SITE SEWAGE) § 12.48 (WATER) THIS 13 DAY OF March, 2017.

*Richard W.D.*  
SKAGIT COUNTY HEALTH OFFICER

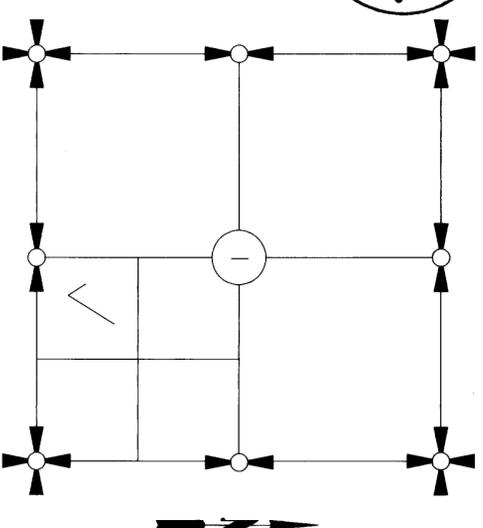
**SKAGIT COUNTY TREASURER'S CERTIFICATE**

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 2017.

*Julie Jurgent*  
SKAGIT COUNTY TREASURER  
DATE: 3-20-17



SKAGIT COUNTY ASSESSOR'S MAP  
SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1N1E.  
VICINITY MAP  
1:10000



SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1N1E.  
VICINITY MAP  
N.T.S.

SHEET 1 OF 4

DATE: 2/20/17

SKAGIT COUNTY SHORT CARD NO. PL-16-0146

SURVEY IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, T. 35 N., R. 4 E., 1N1E.

FOR: BRANDON AND HEATHER SCHUH, HUSBAND AND WIFE

LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
360-419-1442  
SCALE: DWG. 15-111 ROS  
MERIDIAN: ASSURED



**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. 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 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 PLANNING DESIGNATION = RURAL RESERVE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: SKAGIT COUNTY PUD NO. 1
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960  
○ - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM, BEARING = SOUTH 88°36'00" WEST
9. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 154492-0, DATED FEBRUARY 8, 2016.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 92-048 RECORDED UNDER AUDITOR'S FILE NO. 9302010096, SHORT PLAT NO. 96-003 RECORDED UNDER AUDITOR'S FILE NO. 9706060035 AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200803210005, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
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. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 22530 TO 24405 MOSIER ROAD. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY 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 THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.
15. SETBACKS FOR LOTS WITHIN THIS SHORT CARD ARE PER SKAGIT COUNTY CODE 14.16.300 5(A):  
RESIDENTIAL:  
(A) FRONT: 35 FEET MINIMUM, 25 FEET ON MINOR ACCESSOR DEAD-END STREETS;  
(B) SIDE: 8 FEET ADJACENT TO A PROPERTY LINE  
(C) REAR: 25 FEET.  
(D) ACCESSORY: SAME AS PRINCIPAL STRUCTURES.

SETBACK FOR BUILDINGS WITHIN THE DEVELOPMENT (PER SKAGIT COUNTY CODE 14.16.300(B))

- (A) FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. FOR LOTS DESIGNATED AS-NRL, IN-NRL AND SE-NRL, LOTS SHALL BE CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS.
- (B) A 200-FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NRL DESIGNATED PARCELS. IN THOSE INSTANCES WHERE THE BUILDING LOTS ARE SEPARATED FROM THE ADJACENT NRL PARCEL BY A PUBLIC ROAD, THE WIDTH OF THE ROAD RIGHT-OF-WAY CAN BE INCLUDED IN THE 200-FOOT SETBACK CALCULATION.
- (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 (B)(A) OF THIS SECTION.
- (E) INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.

16. OWNER/DEVELOPER: BRANDON AND HEATHER SCHUH  
15903 BOW HILL ROAD  
BOW, WA 98232

17. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, INC., DATED JUNE 17, 2016. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

THE REPORT RECOMMENDS THE FOLLOWING: THE NEW DRIVEWAY WILL BE GRADED WITH A UNIFORM CROSS-SLOPE TO PROMOTE RUNOFF TO SHEET FLOW FROM THE ROAD SURFACE AND DISPERSE ONTO A NATIVE VEGETATED FLOW PATH WHERE RUNOFF WILL HAVE OVER 30-FEET OF WIDTH, PROVIDING RUNOFF AN OPPORTUNITY TO INFILTRATE INTO THE UNDERLYING SOILS.

ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURTESY 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 NUMBERS 201512310016, 201512310017, 201305191005, 201308210002 AND 201509250117 AND ALSO IN VOLUME 17 OF DEEDS, PAGE 11.

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. **201703270115**

20. THE OPEN SPACE "A" AND OPEN SPACE "B" ARE DESIGNATED OPEN SPACE - PROTECTED AREAS (OS-PA).

THE PURPOSE OF THIS DESIGNATION IS TO SET AREAS OF OPEN SPACE IN A PROTECTIVE EASEMENT IN ORDER TO PROTECT CRITICAL AREAS WITHOUT THE EXPENSE OF A DELAIDED SITE ASSESSMENT, HISTORIC SITES AND VIEW SHEDS. ALL LANDS WHICH HAVE NOT RECEIVED A SITE ASSESSMENT PURSUANT TO CHAPTER 14.24 SCC, CRITICAL AREAS ORDINANCE, SHALL BE PLACED IN THIS CATEGORY. IN THE FUTURE A CRITICAL AREA SITE ASSESSMENT IS PERFORMED AND THE CRITICAL AREAS HAVE BEEN DELINEATED (SEE SCC 14.24.090), THEN THE OS-PA PARCEL MAY BE CHANGED TO ANOTHER OPEN SPACE DESIGNATION BASED ON THE CRITERIA SET FORTH IN THIS SECTION WITH THE CRITICAL AREAS IDENTIFIED AS PROTECTED CRITICAL AREAS (PCAS). AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENT SHALL BE REQUIRED. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT. NONRESIDENTIAL HISTORIC SITES AND THEIR LANDSCAPE SETTINGS SHALL ALSO BE PLACED IN THIS CATEGORY. HISTORIC SITES USED AS RESIDENCES MAY BE LOCATED INSIDE OR OUTSIDE OF THIS OPEN SPACE. ALL OPEN SPACE DESIGNATED OS-PA SHALL BE PRESERVED PURSUANT TO SCC 14.24.090 AND 14.24.090 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND CHAPTER 14.24 SCC IS SATISFIED.

CRITICAL AREAS HAVE BEEN DELINEATED AND BUFFERED AS REQUIRED BY SKAGIT COUNTY CODE.

A PROTECTED CRITICAL AREA EASEMENT HAS BEEN RECORDED, SEE AUDITOR FILE NO. **201703270116**

21. A 20-FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY PROVIDED WITHIN TRACT "A". THE MAINTENANCE OF THE ROADWAY WITHIN THE EASEMENT AREA WILL BE SHARED EQUITABLY BY THE OWNERS OF BOTH LOTS 1 AND 2 OF THIS SUBDIVISION.

22. THIS DEVELOPMENT IS IN A WATERSHED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUND WATER WITHDRAWAL RESTRICTIONS. LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT IS NOT GUARANTEED. PLEASE CONTACT THE WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR ADDITIONAL INFORMATION.

23. AN ANNUAL MITIGATION MONITORING REPORT SHALL BE SUBMITTED TO SKAGIT COUNTY PDS FOR A PERIOD OF 5 YEARS.



SHEET 2 OF 4

DATE: 2/01/17

SKAGIT COUNTY SHORT CARD NO. PL-16-0146

SURVEY IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, T. 35 N., R. 4 E., WM, SKAGIT COUNTY, WASHINGTON

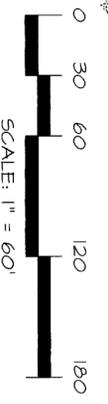
FOR: BRANDON AND HEATHER SCHUH, HUSBAND AND WIFE

LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98275 360-418-1442

FBI, 374 PG. 9  
MERIDIAN: ASSUMED

DWG: 15-III ROS

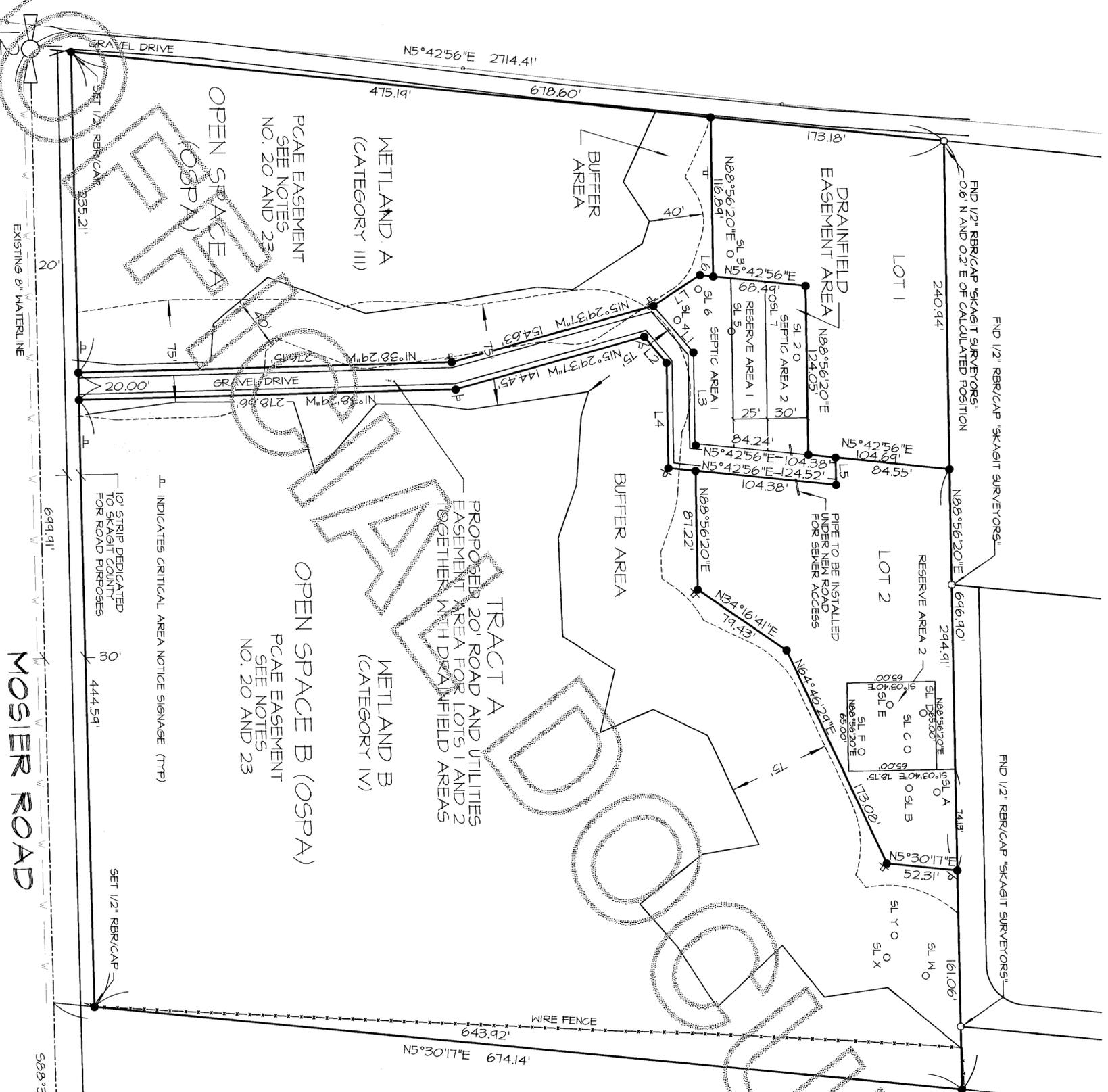




**LOT AREA INFORMATION**

- LOT 1 32,948 SQ FT = 0.76 ACRES
- LOT 2 31,051 SQ FT = 0.85 ACRES
- OPEN SPACE A (OS-PA) 91,461 SQ FT = 2.1 ACRES,  
INCLUDES CRITICAL AREAS
- OPEN SPACE B (OS-PA) 262,406 SQ FT = 6.0 ACRES,  
INCLUDES CRITICAL AREAS
- INGRESS, EGRESS AND UTILITIES EASEMENT TRACT "A" = 12,964 SQ FT = 0.3 ACRES
- DRAIN FIELD EASEMENT AREA 11,130 SQ FT = 0.25 ACRES
- RIGHT OF WAY DEDICATED TO SKAGIT COUNTY 6,948 SQ FT = 0.16 ACRES
- TOTAL AREA = 455,013 SQ FT = 10.45 ACRES

NUM	BEARING	DISTANCE
L1	N48°58'02"E	45.07'
L2	N48°58'02"E	25.19'
L3	N88°56'20"E	66.74'
L4	N88°56'20"E	77.23'
L5	N88°56'20"E	20.14'
L6	S5°42'56"W	9.85'
L7	N33°25'49"W	41.21'



**MOSIER ROAD**

SHEET 4 OF 4

SKAGIT COUNTY SHORT CARD NO. PL-16-0146

DATE: 2/01/17



**SURVEY IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, T. 35 N., R. 4 E., N.M., SKAGIT COUNTY, WASHINGTON FOR: BRANDON AND HEATHER SCHUH, HUSBAND AND WIFE**

LISSNER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98275 360-419-1442

FB: 374 Pg. 4 SCALE: 1"=60'  
 MERIDIAN: ASSUMED DWG: 15-111 ROS

UNRECORDED

WETLAND A (CATEGORY III)  
 PCAE EASEMENT SEE NOTES NO. 20 AND 23  
 OPEN SPACE A (OSPA)

WETLAND B (CATEGORY IV)  
 OPEN SPACE B (OSPA)  
 PCAE EASEMENT SEE NOTES NO. 20 AND 23

TRACT A  
 PROPOSED 20' ROAD AND UTILITIES EASEMENT AREA FOR LOTS 1 AND 2 TOGETHER WITH DRAINFIELD AREAS

△ INDICATES CRITICAL AREA NOTICE SIGNAGE (TYP)

10' STRIP DEDICATED TO SKAGIT COUNTY FOR ROAD PURPOSES

EXISTING 6" WATERLINE

