

SURVEY DESCRIPTION

THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 84°43'53" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1552.22 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 28°19' EAST 261.20 FEET;
THENCE SOUTH 85°34'21" WEST 68.71 FEET;
THENCE NORTH 4°35' WEST 25 FEET;
THENCE NORTH 85°25' EAST 85 FEET;
THENCE NORTH 28°19' EAST 235.46 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE C.C.C. ROAD, AS THE SAME EXISTED ON APRIL 3, 1945;
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID C.C.C. ROAD TO THE POINT OF INTERSECTION OF A LINE DRAWN NORTH 3°22'01" WEST FROM A POINT ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 WHICH IS NORTH 84°43'53" WEST 894.85 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 3°22'01" WEST 346.45 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 84°43'53" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 657.37 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
SITUATE IN THE COUNTY OF SKAAGIT, STATE OF WASHINGTON.

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 FOR PUBLIC CURBS 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 HEREUNTO SET OUR HANDS AND SEALS THIS 30 DAY OF January, 2017

Jon K. Edson
Jon K. Edson, HUSBAND
NANCY EDSON, WIFE

Lisa M. Hill
LISA M. Hill, Assistant Vice President

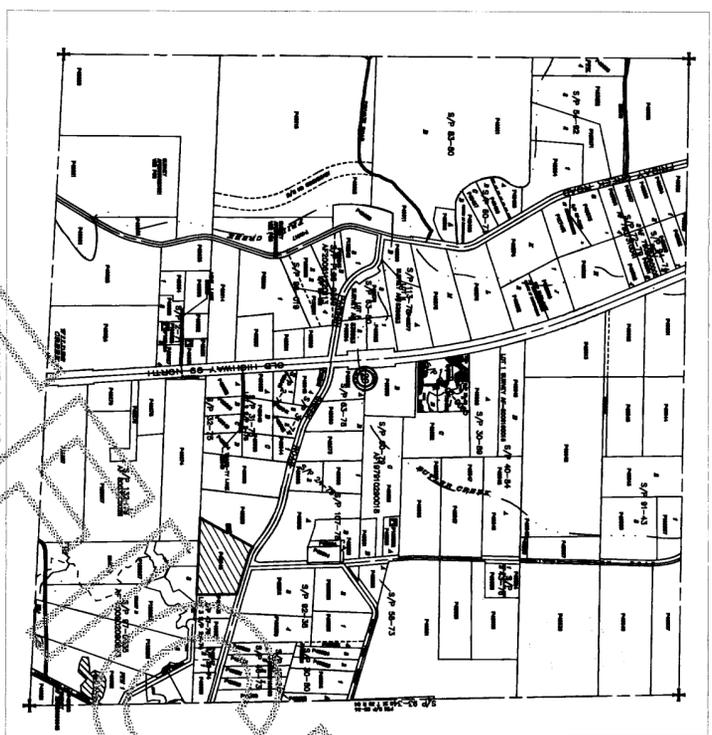
ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JON K. EDSON AND NANCY A. EDSON, 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: Jan. 30, 2017

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 07-31-2020

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-31-20
RESIDING AT Mount Vernon



ANDREA FOSS
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-20-18

Andrea Foss
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 1/20/2019
RESIDING AT Collin County Texas

STATE OF TEXAS
COUNTY OF COLLIN
CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, Lisa M. Hill SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE (THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Assistant Vice President OF BANK OF AMERICA, N.A., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: March 13, 2017

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 31 DAY OF March 2017 AT 11:00 MINUTES PAST 0 O'CLOCK A.M./P.M. IN VOLUME 2017 OF 2017 SURVEYS ON PAGE(S) 4 UNDER AUDITORS FILE NO. 201703310123
RECORDS OF SKAAGIT COUNTY WASHINGTON

James [Signature]
James [Signature]
DEPUTY

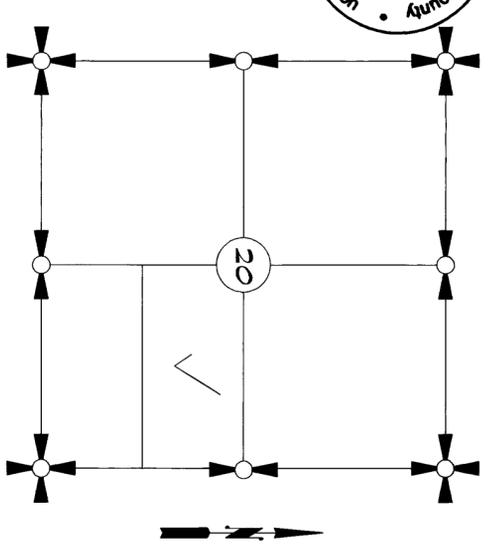
Tara [Signature]
Tara [Signature]
SKAGIT COUNTY ENGINEER

[Signature]
SKAGIT COUNTY HEALTH OFFICER

SKAGIT COUNTY TREASURERS 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.

Polie [Signature]
Polie [Signature]
SKAGIT COUNTY READER
DATE 3/30/17



SHEET 1 OF 4
DATE: 10/26/16

SKAGIT COUNTY SHORT CARD NO. PL-16-0044

SURVEY IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SECTION 20, T. 36 N., R. 4 E., N.M., SKAGIT COUNTY, WASHINGTON FOR: JON AND NANCY EDSON

FB: Pg. LIGSER & ASSOCIATES, PLLC SCALE: MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION 360-419-7442 DWG: 15-092 5P



BRUCE G. LISSER, PLLS, CERTIFICATE NO. 22960
LIGSER & ASSOCIATES, PLLC
328 MILLWAUKEE ST, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSEK.COM

DATE Jan 30, 2017

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 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 INTERMEDIATE
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. THE EXISTING WELL ON LOT 2 WAS USED FOR A WATER QUALITY TESTING SOURCE, WELL NO.BJF-228. WATER SOURCE FOR LOT 1 IS CONSIDERED TO BE PRE-EXISTING NON-CONFORMING.
6. INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
 0 - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, WM.
 BEARING = NORTH 3°22'08" WEST
9. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 153644-0, DATED SEPTEMBER 30, 2015.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 47-16, RECORDED UNDER AUDITORS' FILE NO. 847674, SHORT PLAT NO. 107-18, RECORDED UNDER AUDITORS' FILE NO. 7902260001, SHORT PLAT NO. 92-038, RECORDED UNDER AUDITORS' FILE NO. 92118001, SHORT PLAT NO. 97-035, RECORDED UNDER AUDITORS' FILE NO. 200902040073 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 840970007 AND 201306060045, 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. 1226 TO 12101 PARSONS CREEK ROAD. 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 5.2. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS. THE EXISTING ADDRESS OF 19808 PARSONS CREEK ROAD WILL REMAIN THE SAME UNLESS THE ACCESS IS CHANGED.
15. SETBACKS FOR LOTS WITHIN THIS SHORT CARD (FOR LOT LINES ADJACENT TO ADJOINING PROPERTY LINES) ARE PER SKAGIT COUNTY CODE 14.16.300 5(A):
 (A) FRONT: 35 FEET MINIMUM, 25 FEET ON MINOR ACCESS OR DEAD-END STREET.
 (B) SIDE: 5 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(8))

- (A) FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET. FOR LOTS DESIGNATED AG-NRL, IF-NRL, AND SF-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: JON K. AND NANCY A. EDSON
 19808 PARSON CREEK RD
 SEDRO-WOOLLEY WA 98284

17. NO DRAINAGE REPORT WAS REQUIRED FOR THIS PROJECT. IT IS RECOMMENDED THAT HOUSES SHOULD DIRECT DOWNSPOUT WATER AWAY FROM THE RESIDENCES.
 ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINAGE SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, EASES, 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 NUMBERS 201101060037, 20142249017, 488882, AND 840970007.
19. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY WRITING OR RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED TO BE OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
 SEE AUDITOR FILE NO. 201703310129
20. THE OPEN SPACE WITHIN LOT 1 WAS A DESIGNATION OF "RURAL OPEN" (O5-R0).

THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS OPEN SPACE MAY ONLY BE USED IN CONJUNCTION WITH THE FOLLOWING DESIGNATIONS: RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE AND RURAL RESERVE EXCLUDING FIDA GO ISLAND UNTIL SUCH TIME THAT A SUBAREA PLAN WHICH ALLOWS FOR THIS OPTION HAS BEEN COMPLETED IN CONJUNCTION WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL REMAIN IN O5-R0 UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND IMPLEMENTING REGULATION RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT, IN WHICH CASE THE O5-R0 OPEN SPACE MAY BE REDESIGNATED TO O5-UR UPON APPLICATION TO THE COUNTY. SUCH APPLICATION SHALL REQUIRE AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENTS. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.

21. A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY PROVIDED ACROSS A PORTION OF LOT 1, OPEN SPACE FOR THE BENEFIT OF LOT 2. THE MAINTENANCE OF THE ROADWAY WITHIN THE EASEMENT AREA WILL BE SHARED EQUITABLY BY THE OWNER OF BOTH LOTS 1 AND 2 OF THIS SUBDIVISION.
22. THIS PROPERTY IS LOCATED WITHIN THE RESTRICTION AREA OF A LOW FLOW AQUIFER. 3.5-AMISH WILDES CREEK. LOW FLOW AREAS REQUIRE THAT AT SUCH TIME PUBLIC WATER IS AVAILABLE, THE LAND OWNER SHALL CONNECT TO THE PUBLIC WATER SYSTEM. ADDITIONALLY LAWN WATERING RESTRICTIONS APPLY DURING THE DRY MONTHS OF THE YEAR. OWNERS WITHIN THIS PLAT SHALL BE LIMITED TO THE FOLLOWING LAWN WATERING RESTRICTIONS: LAWN WATERING MAY TAKE PLACE UP TO THREE (NON CONSECUTIVE) DAYS PER WEEK AND BE LIMITED TO 2 HOURS PER DAY DURING THE MONTHS OF JUNE, JULY, AUGUST AND SEPTEMBER. THESE RESTRICTIONS MAY BE MODIFIED BY MUTUAL AGREEMENT BETWEEN THE COUNTY AND THE HOME OWNERS. NEW CONSTRUCTION WITHIN LOT 2 SHALL BE LIMITED TO 5 PERCENT OF THE TOTAL LOT AREA UNLESS OTHERWISE APPROVED BY THE COUNTY. SEE SKAGIT COUNTY CODE 14.24.300-3 FOR ADDITIONAL INFORMATION.

23. AN AREA IS SET ASIDE AS SHOWN, BEING 100 FEET FROM THE WESTERLY AND SOUTHERLY PROPERTY LINES AS A RESERVE AREA FOR A FUTURE WELL SITE FOR THE LOT 1 HOUSE SITE. THAT SUCH TIME THE EXISTING WATER SOURCE FAILS AND A NEW WELL IS REQUIRED TO BE DRILLED.

24. PURSUANT TO SKAGIT COUNTY CODE 14.16.300(7), LOT 2 WITHIN THIS SHORT CARD EXCEEDS THE 1 ACRE MINIMUM LOT SIZE AS ALLOWED AS FOLLOWS:
 LOT 2 EXCEEDS THE MINIMUM TO INCLUDE BOTH THE WELL AND THE SEPTIC SYSTEM WITHIN THE BUILDING LOT 500(4.18 3107)(1).
 THE TOTAL AREA OF LOTS 1 AND 2 EQUALS 2.0 ACRES, PROVIDING THE REQUIRED MINIMUM OF 1.0 ACRE PER LOT

LOT AREA INFORMATION

LOT 1 BUILDING SITE 41,716 SQ FT = 0.94 ACRES
 LOT 1 OPEN SPACE 126,233 SQ FT = 2.90 ACRES
 LOT 2 45,935 SQ FT = 1.06 ACRES

TOTAL AREA FOR LOT 1 BUILDING SITE AND LOT 2 = 87,111 SQ. FT. 2.0 ACRES
 RIGHT OF WAY DEDICATED TO SKAGIT COUNTY 71,021.50 FT = 0.16 ACRES
 TOTAL AREA = 220,446 SQ FT = 5.06 ACRES



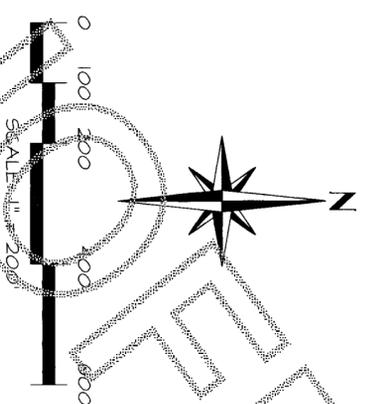
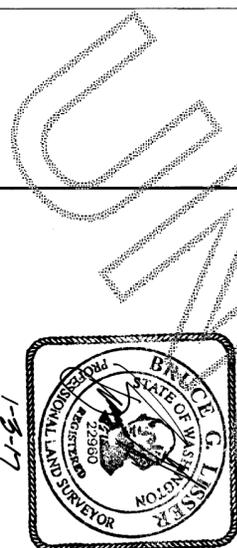
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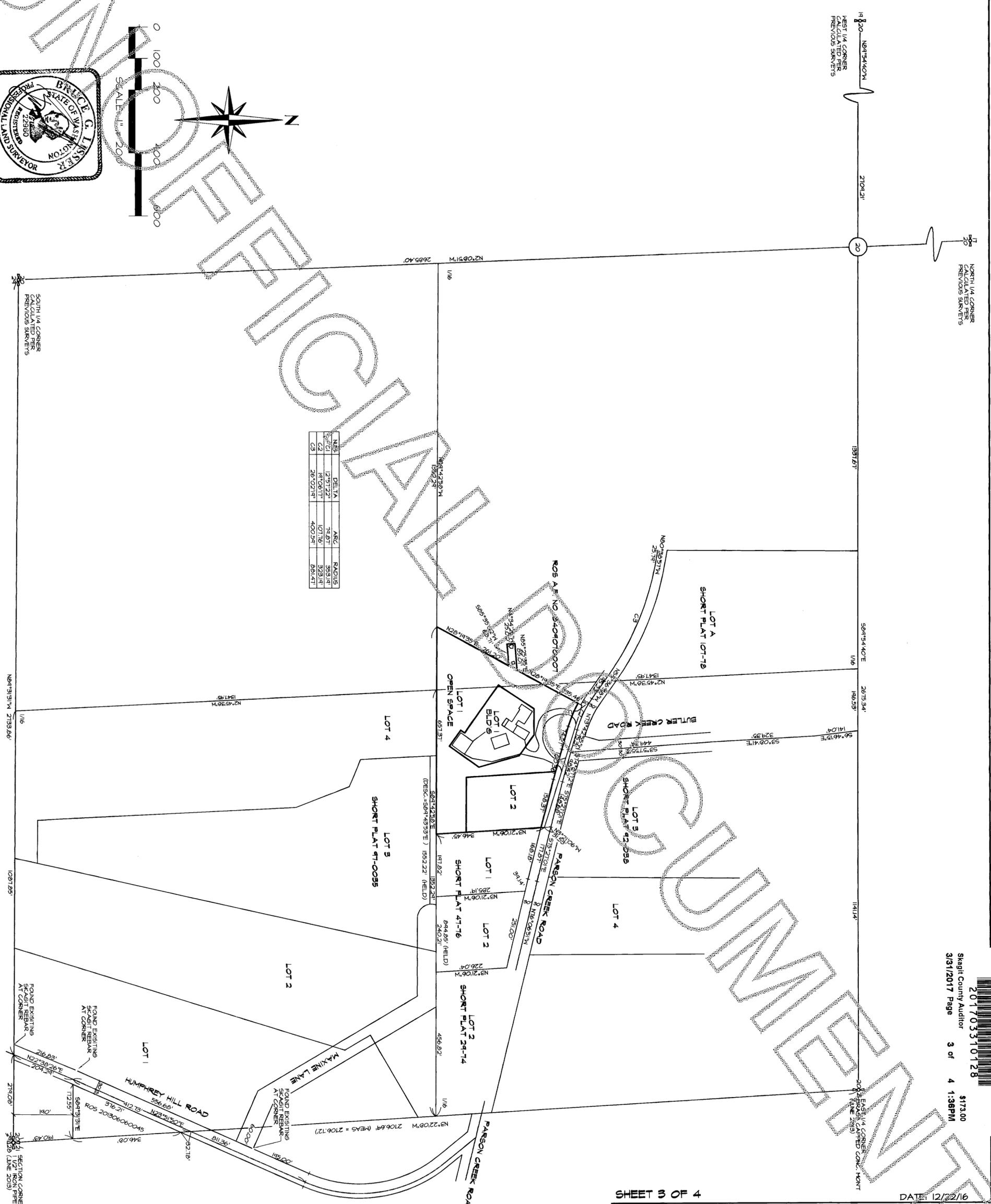
DATE: 01/03/17

SKAGIT COUNTY SHORT CARD NO. PL-16-0044

SURVEY IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SECTION 20, T. 36 N., R. 4 E., WM. SKAGIT COUNTY, WASHINGTON FOR: JON AND NANCY EDSON			
FB:	Pg:	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	SCALE: 1"=80'
MERIDIAN: ASSUMED		360-418-1442	DWG: 15-042 SP



NAME	DELTA	ASC	RADIUS
C1	129°12'21"	14.87'	353.14'
C2	161°06'17"	107.16'	323.14'
C3	26°02'14"	400.54'	81.47'



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 \$173.00

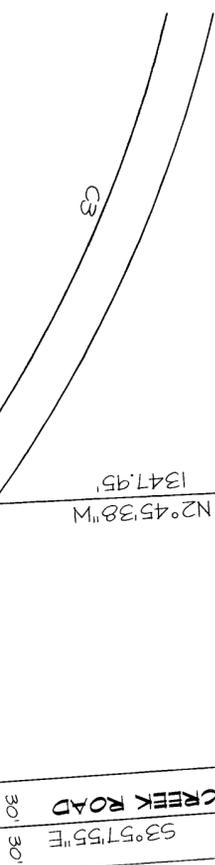
SHEET 3 OF 4 DATE: 12/22/16

SKAGIT COUNTY SHORT CARD NO. PL-16-0044

SURVEY IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SECTION 20, T. 36 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: JON AND NANCY EDSON

FB:	PG:	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1"=200'
MERIDIAN: ASSUMED			DWG: 15-092 5P

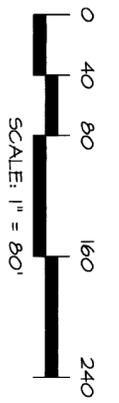
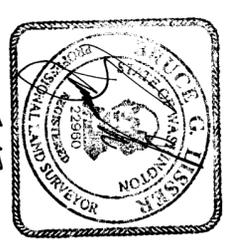
LOT A
SHORT PLAT 107-78



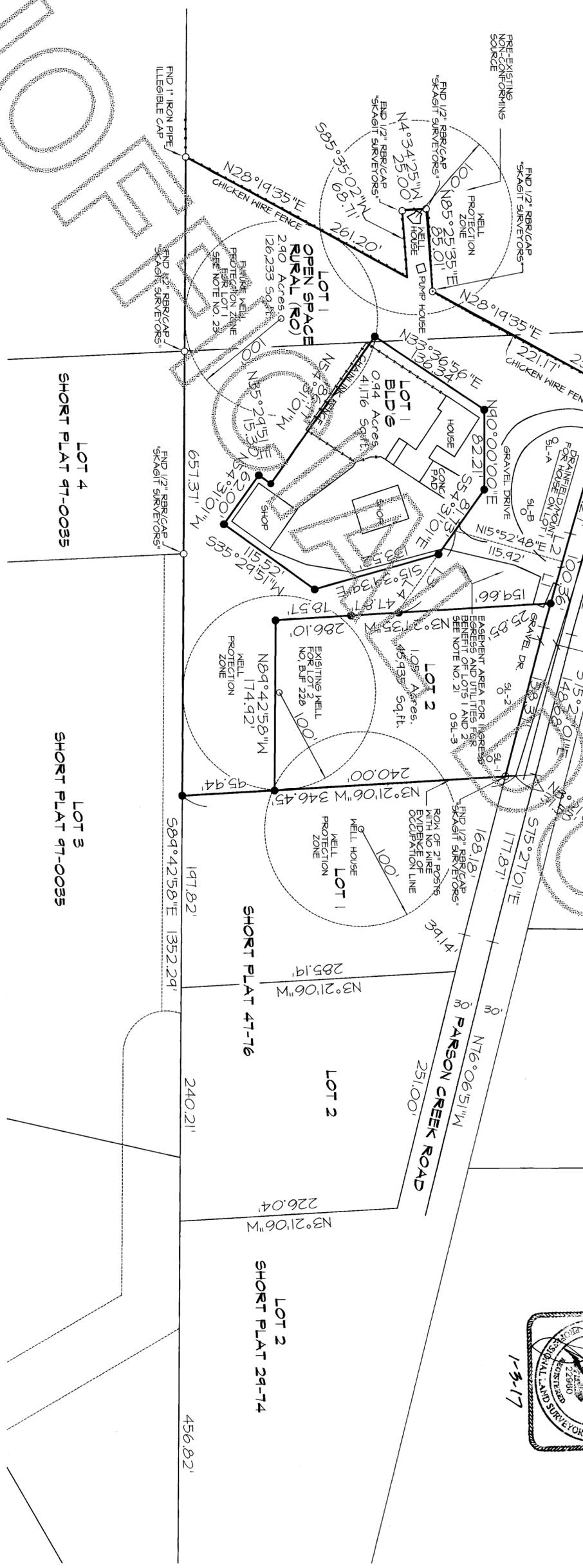
SHORT PLAT 92-038
LOT 3

LOT 4

ROS A.F. NO. 8409070007



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CURVE TABLE

NUM	DELTA	ARC LENGTH	RADIUS
C1	12°57'22"	79.87'	353.19'
C2	19°06'17"	107.76'	323.19'
C3	26°02'19"	400.59'	881.47'

LINE TABLE

NUM	BEARING	DISTANCE
L1	N74°07'12\"/>	

SHEET 4 OF 4

SKAGIT COUNTY SHORT CARD NO. PL-16-0044

DATE: 12/22/16

SURVEY IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SECTION 20, T. 36 N., R. 4 E., M.M., SKAGIT COUNTY, WASHINGTON FOR: JON AND NANCY EDSON

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

FB: P6:
MERIDIAN: ASSUMED

SCALE: 1"=80'
DWG: 15-042 SP