

DESCRIPTION

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 91-044, APPROVED OCTOBER 24, 1991 AND RECORDED NOVEMBER 4, 1991 UNDER AUDITOR'S FILE NO. 911040047, VOLUME 10 OF SHORT PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 14-80, APPROVED JUNE 19, 1980 AND RECORDED JUNE 19, 1980 UNDER AUDITOR'S FILE NO. 8006190030, IN VOLUME 4 OF SHORT PLATS, PAGE 121, BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M;

TOGETHER WITH LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 91-044, APPROVED OCTOBER 24, 1991 AND RECORDED NOVEMBER 4, 1991 UNDER AUDITOR'S FILE NO. 911040047, IN VOLUME 10 OF SHORT PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 14-80, APPROVED JUNE 19, 1980 AND RECORDED JUNE 19, 1980 UNDER AUDITOR'S FILE NO. 8006190030, IN VOLUME 4 OF SHORT PLATS, PAGE 121, BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M.

EXCEPT THAT PORTION OF SAID LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 91-044, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. 91-044;
 THENCE SOUTH 88°55'41" EAST ALONG THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 29.99 FEET TO AN ANGLE POINT ON SAID SOUTH LINE;
 THENCE NORTH 25°23'52" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 46.02 FEET TO A POINT ON THE EAST LINE OF THE WEST 50.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID LOT 4 AND BEING THE TRUE POINT OF BEGINNING;
 THENCE NORTH 0°23'21" WEST ALONG SAID EAST LINE OF THE WEST 50.00 FEET FOR A DISTANCE OF 385.87 FEET;
 THENCE NORTH 74°01'22" EAST FOR A DISTANCE OF 175.34 FEET;
 THENCE SOUTH 52°54'42" EAST FOR A DISTANCE OF 230.43 FEET TO SAID SOUTH LINE OF LOT 4;
 THENCE SOUTH 52°05'11" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 421.54 FEET TO AN ANGLE POINT ON SAID SOUTH LINE;
 THENCE SOUTH 25°23'52" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 39.97 FEET TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES AS GRANTED BY AGREEMENT RECORDED AUGUST 22, 1994, UNDER AUDITOR'S FILE NO. 9408220097, 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS REASONABLE 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 352-120-11AC.



DATE July 15, 2017

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

APPROVALS

THE WITHIN AND FOREGOING PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY PLAT SUBDIVISION ORDINANCE ON THIS 21 DAY OF August, 2017.

Ben Meier
 CHAIRMAN OF THE BOARD OF SKAGIT COUNTY COMMISSIONERS

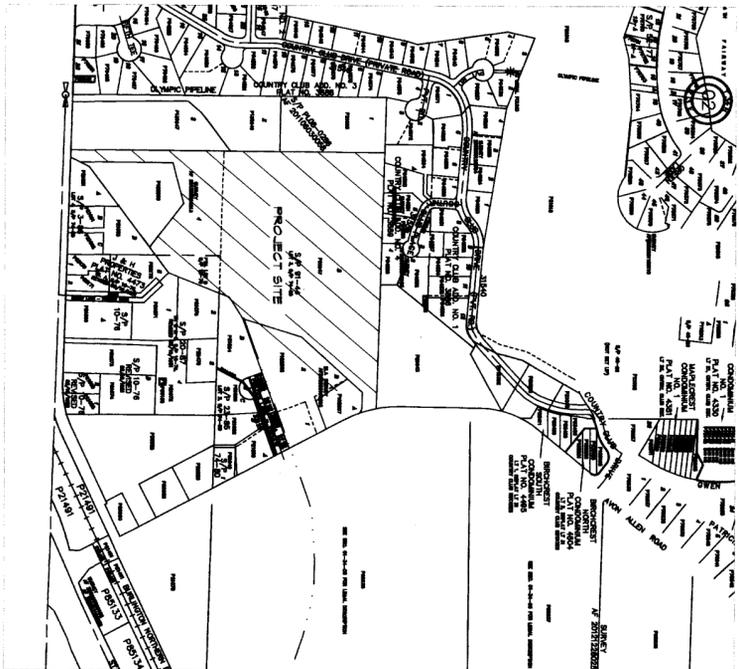
Pat A. Rasmussen
 SKAGIT COUNTY ENGINEER

Ade Brandt
 PLANNING AND DEVELOPMENT SERVICES DIRECTOR

W. Smith
 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 2017.

John J. Rasmussen
 SKAGIT COUNTY TREASURER



VICINITY MAP FROM SKAGIT COUNTY ASSESSOR'S RECORDS 1"=300'

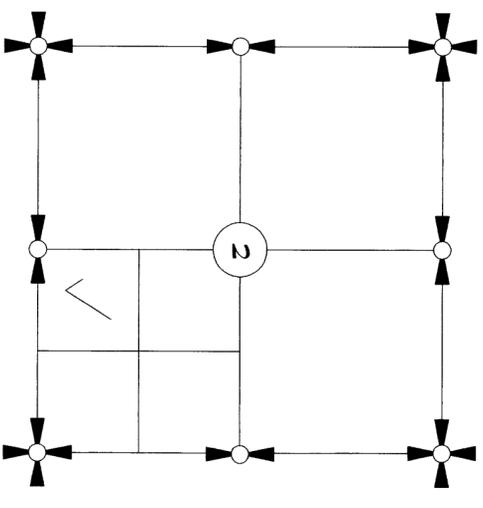
AUDITORS CERTIFICATE

AUDITOR'S CERTIFICATE FILED FOR AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.

201708240298
 Skagit County Auditor
 8/21/2017 Page 1 of 6 3:11PM \$185.00

James Longmire
 SKAGIT COUNTY AUDITOR

SM
 DEPUTY



SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M.

VICINITY MAP N.T.S.

SHEET 1 OF 6 DATE: 6/12/17

PLAT OF FRAZIER HEIGHTS PL-15-0465

SURVEY IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 2, T. 34 N., R. 3 E., 11M. SKAGIT COUNTY, WASHINGTON FOR: FRAZIER HEIGHTS, LLC

FB:	PG:	LISSNER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	DWG: 02-104 PLAT

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT 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 PLAT IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREINTO SET OUR HANDS AND SEALS THIS 17th DAY OF July, 2017.

FRAZIER HEIGHTS, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Brian D Gentry
TITLE: Manager

J AND L FRAZIER, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

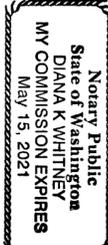
BY: [Signature]
NAME: Lloyd Frazier, Jean Frazier
TITLE: Managers

SAVIBANK
BY: [Signature]
NAME: Frank Serfaty
TITLE: U.S.

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian D. Gentry SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Manager OF FRAZIER HEIGHTS 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: July 17th, 2017



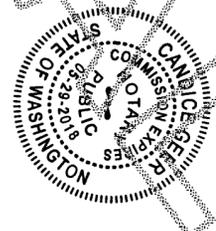
SIGNATURE [Signature]
NOTARY PUBLIC Diana K. Whitney
MY APPOINTMENT EXPIRES 15 MAY 2021
RESIDING AT Bow

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Frank Serfaty SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Vice President OF Savibank 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: July 18th, 2017

SIGNATURE [Signature]
NOTARY PUBLIC Candice Gear
MY APPOINTMENT EXPIRES 29 May 2018
RESIDING AT Arcade



ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lloyd Frazier and Jean Frazier SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Managers OF J and L Frazier, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 07/18/2017

SIGNATURE [Signature]
NOTARY PUBLIC STEVEN G. BAUGHN
MY APPOINTMENT EXPIRES 01/29/2018
RESIDING AT Mr. Kenney WA



2017 108210208
Skagit County Auditor
8/21/2017 Page 2 of 6 8:11PM
1185.00



SHEET 2 OF 6
DATE: 4/06/17

PLAT OF FRAZIER HEIGHTS PL-15-0465
SURVEY IN A PORTION OF THE
5M 1/4 OF THE SE 1/4 OF
SECTION 2, T. 34 N., R. 3 E., M.M.,
SKAGIT COUNTY, WASHINGTON
FOR: FRAZIER HEIGHTS, LLC

FB: Pg: LISSNER & ASSOCIATES, PLLC
MERIDIAN ASSURED SURVEYING & LAND USE CONSULTATION
360-418-1442
SCALE: DWG: 02-104 PLAT

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 ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
2. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = BR-R (BAYVIEW RIDGE RESIDENTIAL)
4. SKAGIT COUNTY ASSESSORS PARCEL NO. P-21047
5. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM
6. WATER: PUD NO. 1
7. - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
 - o - INDICATES REBAR OR IRON PIPE FOUND
 - o - INDICATES CONCRETE MONUMENT SET WITH YELLOW CAP INSCRIBED LISSER 22960
8. MERIDIAN: ASSUMED
9. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11N1, BEARING = SOUTH 88°55'47" EAST
10. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY, REVISED SUBDIVISION GUARANTEE NO. 01-16116-0, DATED FEBRUARY 21, 2017.
11. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF COUNTRY CLUB ADDITION NO. 3, RECORDED UNDER AUDITORS' FILE NO. 64063, PLAT OF COUNTRY CLUB ADDITION NO. 4, RECORDED UNDER AUDITORS' FILE NO. 663410, PLAT OF J & H PROPERTIES, RECORDED UNDER AUDITORS' FILE NO. 8502140001, SHORT PLAT NO. 74-80 RECORDED UNDER AUDITORS' FILE NO. 8006180030, SHORT PLAT NO. 3-86 RECORDED UNDER AUDITORS' FILE NO. 8602180003, SHORT PLAT NO. 20-81 RECORDED UNDER AUDITORS' FILE NO. 8902140026, SHORT PLAT NO. 41-044 RECORDED UNDER AUDITORS' FILE NO. 911040047, SHORT PLAT NO. PL-08-0286 RECORDED UNDER AUDITORS' FILE NO. 20106030058 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 200507010009, 200606140093 AND 201208290013, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
12. INSTRUMENTATION: LEICA TCR105A 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 OFFICERALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
15. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 16548 TO 16734 FRAZIER HEIGHTS BLVD AND 1260 TO 12833 FRAZIER HEIGHTS BLVD. 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 THE PLANNING AND PERMIT CENTER FOR SPECIFICS.
16. SETBACKS FOR LOTS WITHIN THIS PLAT ARE PER SKAGIT COUNTY CODE 14.16.340 5(C)
 - RESIDENTIAL:
 - (A) FRONT: CLASS 9 ROAD, LOCAL NEIGHBORHOOD STREET)
 - HOUSE = 20 FEET
 - GARAGE = 25 FEET
 - ALL ROADS OTHER THAN CLASS 9 HOUSE = 35 FEET
 - GARAGE = 40 FEET
 - (B) SIDE: 15 FEET TOTAL, MINIMUM 5 FEET ON ONE SIDE
 - (C) REAR: 20 FEET
 - (D) ATTACHED GARAGES MUST BE SET BACK FROM HOUSE FRONT A MINIMUM OF 5 FEET UNLESS LOCATED TO THE SIDE OR REAR OF THE STRUCTURE OR ALLEY LOADED.

ACCESSORY STRUCTURES:

- (A) FRONT: 20 FEET.
- (B) SIDE: 5 FEET, 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR LOT LINES 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 1000 SQUARE FEET OR LESS IN SIZE AND 16 FEET OR LESS IN HEIGHT. A SIDE YARD SETBACK OF 20 FEET IS REQUIRED FOR ALL ACCESSORY BUILDINGS WHEN THE SIDE PROPERTY LINE IS ADJACENT TO A STREET RIGHT-OF-WAY.
- (C) REAR YARD: 20 FEET, 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR LOT LINES 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 1000 SQUARE FEET OR LESS IN SIZE AND 16 FEET OR LESS IN HEIGHT.
- (D) SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810(T).

OWNER/DEVELOPER:

FRAZIER HEIGHTS, LLC
 504 EAST FAIRHAVEN AVENUE
 BURLINGTON WA 98233
 PHONE: (360) 755-9021

16. A DRAINAGE REPORT WAS PREPARED FOR THIS PLAT BY RYAN K ASSOCIATES, INC. DATED JULY 27, 2015. SEE REPORT ON FILE WITH SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

ALSO SEE NOTE NO. 32 FOR ADDITIONAL SORM DRAINAGE INFORMATION

19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT THOSE AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THESE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 10 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 201584 (SHOULD BE 201585), ALSO 820582, NOT SHOWN ON TITLE REPORT, 220585, 800890030, 4207060100, 8107220035, 821180027, 9305180084, 200807120048, 911040047, 9408220097, 9410030098, 28128280044, 200606140093, 200903050091, 201208290013, 20130720188, 201508230071, 201603280082, 201606030035, 201608120115, 201608120116, 201608120117, 201608120118, 201608150066, 201608150067, 201608150068, 201612300065, AND 201612300089.

20. 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. 201708210209

21. 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 EXTRACTON, 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 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

22. THE PROPERTY IS LOCATED IN FLOOD ZONES AT- AND C- DATED IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 53015-0250-C DATED JANUARY 3, 1985. IN FLOOD ZONE AT, ADDITIONAL BUILDING STANDARDS AND MINIMUM FLOOR ELEVATIONS REQUIREMENTS ARE ESTABLISHED. SEE SKAGIT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT FOR SPECIFIC REQUIREMENTS.

BENCHMARK: TOP MONUMENT IN CASE AT SOUTH 1/4 CORNER ELEVATION = 1724 NGVD29

23. CRITICAL AREAS WERE IDENTIFIED ON THIS PROPERTY BY METLAND RESOURCES, INC. SEE REPORTS ON FILE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. CRITICAL AREAS HAVE BEEN DELETED AND ENLARGED AS REQUIRED BY SKAGIT COUNTY CODE. A PROTECTED CRITICAL AREA EASEMENT HAS BEEN RECORDED, SEE AUDITOR FILE NO. 201708210210

24. THE HOMEOWNER'S ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR FRAZIER HEIGHTS NO. 201708210211

25. A JOINT USE MAINTENANCE AND COST SHARING COVENANT FOR TRACT "1", A PRIVATE COMMON DRIVEWAY FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF LOTS 28, 29, 30, AND TRACTS "X" AND "Z" IS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 201708210212

26. THE PROPERTY IS LOCATED WHOLLY OR PARTIALLY WITHIN THE SKAGIT COUNTY PIPELINE CONSULTATION AREA, DEFINED BY SKAGIT COUNTY CODE AS THE AREA WITHIN 100 FEET OF ANY HAZARDOUS LIQUID OR NATURAL GAS TRANSMISSION PIPELINE. THE PIPE LINE RUNS THROUGH LOT 2 IN THE AREA SHOWN AND WILL FALL WITHIN THE REQUIREMENTS OF WASHINGTON STATE RCW 19.122 WHICH INCLUDES THE FOLLOWING EXCEPTIONS UNDER 19.122.031, (A) AN EXCAVATION OF LESS THAN TWELVE INCHES IN DEPTH ON PRIVATE NONCOMMERCIAL PROPERTY, IF THE EXCAVATION IS PERFORMED BY THE PERSON OR AN EMPLOYEE OF THE PERSON WHO OWNS OR OCCUPIES THE PROPERTY ON WHICH THE EXCAVATION IS BEING PERFORMED;

(C) THE TILLING OF SOIL FOR AGRICULTURAL PURPOSES LESS THAN: (i) TWELVE INCHES IN DEPTH WITHIN A UTILITY EASEMENT; AND (ii) TWENTY INCHES IN DEPTH OUTSIDE OF A UTILITY EASEMENT;

IN COMPLIANCE WITH THE CALL BEFORE-YOU-DIG LAWS (811) IS A REQUIRED CALL PRIOR TO ANY WORK AROUND THE PIPELINE TO INSURE THAT THE UTILITY COMPANY LOCATES THE LINE OR LINES.

27. THIS DEVELOPMENT IS IN A WATER-SHED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUND WATER WITHDRAWAL RESTRICTIONS. LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT OR ACTIVITY IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.

28. THE SOUTHERN PORTION OF THE PROPERTY IS LOCATED WITHIN THE AIRPORT ENVIRONS OVERLAY (AEO) ADDITIONAL COMPATIBILITY ZONES (ACZ) 6 AND 4L. REQUIRED AVIGATION EASEMENT AND TITLE NOTICE:

(A) THE DEPARTMENT MAY NOT ISSUE ANY PERMIT ON PROPERTY OTHER THAN THAT OWNED BY THE PORT OF SKAGIT UNLESS THE DOCUMENTS INDICATED BELOW ARE RECORDED IN THE CHAIN OF TITLE FOR THE UNDERLYING PROPERTY:

- (i) IN ACZ 1 AND 3-6
 - (A) AN AVIGATION EASEMENT IN FAVOR OF THE PORT OF SKAGIT; AND
 - (B) A NOTICE AND ACKNOWLEDGEMENT OF AIRPORT AND AIRCRAFT OPERATIONS;
- (ii) IN ACZ 2
 - (A) AN AVIGATION EASEMENT IN FAVOR OF THE PORT OF SKAGIT; AND
 - (B) A NOTICE AND ACKNOWLEDGEMENT OF AIRPORT AND AIRCRAFT OPERATIONS AND A WAIVER OF CLAIMS;

(B) THE REQUIRED RECORDINGS MUST BE IN FORMS SUBSTANTIALLY SIMILAR TO THAT ATTACHED TO ORDINANCE NO. 020140006 AND MUST INCLUDE COMPLETE EXHIBITS. FORMS FOR THIS PURPOSE ARE AVAILABLE FROM THE DEPARTMENT.

THE MAXIMUM BUILDING HEIGHT WITHIN THE BR-R ZONE IS 40 FEET OR SHALL CONFORM TO THE APPLICABLE FEDERAL AVIATION ADMINISTRATION REGULATIONS CONCERNING HEIGHT RESTRICTIONS PURSUANT TO THE AIRPORT ENVIRONS OVERLAY, SCC 14.16.210, WHICHEVER IS LESS.

NOTES CONTINUED ON SHEET 4 OF 6

SHEET 3 OF 6 DATE: 7/25/17

PLAT OF FRAZIER HEIGHTS PL-15-0465



FB:	For:	LISSNER & ASSOCIATES, PLLC	SCALE:
MERIDIAN:	ASSUMED	SURVEYING & LAND-USE CONSULTATION	DWG: 02-104 PLAT
		POINT VERNON, WA 98273	360-419-7442

7-25-17

NOTES (CONTINUED FROM SHEET 3 OF 6)

24. TRACTS 5, U, V, M, X, Y AND Z SHALL BE CONVEYED TO THE FRAZIER HEIGHTS HOME OWNERS ASSOCIATION AND ARE TO BE MAINTAINED AS DESCRIBED IN THE CC&RS REFERENCED IN PLAT NOTE NUMBERS 24 AND 25.

TRACT "S" IS AN OPEN SPACE TRACT FOR THE PURPOSE OF A PROTECTED STREAM BUFFER AREA (PCAE) AND WALKING PATH.

TRACT "U" IS A COMMON AREA FOR THE PURPOSE OF THE COMMUNITY'S IDENTIFICATION SIGNAGE AND ASSOCIATED ENTRY LANDSCAPING.

TRACT "V" IS AN OPEN SPACE TRACT FOR THE PURPOSE OF A PROTECTED WETLAND BUFFER AREA (PCAE).

TRACT "M" IS A COMMUNITY PARK FOR USE BY THE FRAZIER HEIGHTS COMMUNITY FOR MILDLIFE VIEWING, PICNICING AND OTHER LOW-IMPACT RECREATIONAL USES.

TRACT "X" IS FOR THE PURPOSES OF A STORM WATER POND AND RELATED DRAINAGE FACILITIES. THIS AREA IS ALSO RECOGNIZED AS PARK, RECREATION OPEN SPACE. THE POND WILL HAVE GRASSED SIDE SLOPES AND, ALTHOUGH NOT PHYSICALLY ACCESSIBLE, WILL PROVIDE A NATURAL AREA FOR VIEWING.

TRACT "Y" IS AN OPEN SPACE TRACT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES. THIS TRACT IS ALSO SUBJECT TO THE PROTECTED CRITICAL AREA EASEMENT REFERENCED IN PLAT NOTE NO. 23.

TRACT "Z" IS SUBJECT TO GAS EASEMENTS AS REFERENCED. THIS AREA IS ALSO RECOGNIZED AS PARK, RECREATION OPEN SPACE AND WILL BE LEFT IN A GRASSED CONDITION TO PROVIDE A NATURAL AREA FOR VIEWING.

30. TRACT T SHALL BE CONVEYED TO THE OWNERS OF LOTS 29, 24 AND 30 AND IS TO BE MAINTAINED AS DESCRIBED IN THE CC&RS REFERENCED IN PLAT NOTE NUMBERS 24 AND 25.

TRACT "I" IS FOR INGRESS, EGRESS, AND UTILITIES PURPOSES

31. TOTAL PROJECT AREA = 680,854 SQ. FT. = 15.63 ACRES

32. POST DEVELOPMENT CONDITIONS (STORM DRAINAGE)
USING MWHM, A FLOW DURATION CURVE IS DETERMINED FOR THE POST-DEVELOPED CONDITION. THIS USES THE COMBINED FLOW GENERATED BY THE PROPOSED 32 LOT RESIDENTIAL DEVELOPMENT PROPOSED WITHIN THE BASIN AREA, WHICH IS REQUIRED TO MEET THE 2005 DOE FLOW CONTROL STANDARDS. IT IS ESTIMATED THAT 15 LOTS WILL BE ABLE TO INFILTRATE ROOF WATER AND DISPERSE DRIVEWAY RUNOFF ONTO ADJOINING LAIN AREAS. FOR THE PURPOSES OF THIS REPORT IT WILL BE ASSUMED THAT EACH ROOF WILL BE 2500 SQUARE FEET. THEREFORE 37500 SQUARE FEET (0.86 ACRES) OF ROOF AREA MAY BE DISCOUNTED FROM THE TOTAL BASIN AREA FOR THE CALCULATION OF THE POST-DEVELOPED CONDITION WHEN SIZING THE STORMWATER FACILITIES PER VOLUME III, CHAPTER 3 FLOW DESIGN WITHIN THE 2005 DOE MANUAL. DISPERSION OF 1% OF THE PROPOSED DRIVEWAYS EACH ASSUMED TO BE 400 SQUARE FEET, WILL ADD AN ADDITIONAL 1200 SQUARE FEET (0.03 ACRES) OF AREA TO BE MODELED AS AN AREA WITH INTERVENTIONS SURFACES. THE RESULTING POST-DEVELOPED UNIMPROVED FLOW INFORMATION IS NOTED AS "I01 IN LOOK TO POST "I" ON THE MWHM EXHIBITS.

PUD UTILITY EASEMENT (WATER EASEMENTS)

EASEMENTS TO PUBLIC UTILITY DISTRICT NO. 1 AS SHOWN HEREON, ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLAGE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OR OTHER SIMILAR PUBLIC SERVICES OVER ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTE A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS, AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREAS WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S (OR ASSIGNS) PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

WALKING PATH EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FRAZIER HEIGHTS HOME OWNERS ASSOCIATION OVER, UNDER AND ACROSS THE 10 FOOT WIDE WALKING PATH THROUGH LOT 30 AND THROUGH TRACT "S" ALONG THE EXISTING PATHWAY, AS CONSTRUCTED, FOR PEDESTRIAN AND NON-MOTORIZED BICYCLE USE.

PUBLIC SANITARY SEWER EASEMENTS

SANITARY SEWER EASEMENTS ARE HEREBY GRANTED INTO THE CITY OF BURLINGTON IN THE AREAS DESIGNATED AS PUBLIC SEWER EASEMENT WITH RIGHT, PRIVILEGE AND AUTHORITY, TO SAID CITY TO CONSTRUCT, OR CAUSE TO CONSTRUCT, MAINTAIN, REPAIR, RECONSTRUCT, AND REMOVE SANITARY SEWER FACILITIES, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, IN AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES OR OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE USE OF SUCH FACILITIES OR APPURTENANCES IN THE EASEMENT, AND THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSES OF DOING ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED, AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND PRIVILEGE.

THERE IS RESERVED TO THE GRANTOR, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANTOR, AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED. THE GRANTEE IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE-DESCRIBED WORKS OF IMPROVEMENT.

THE GRANTOR SHALL REFRAIN FROM CONSTRUCTING OR PLACING ANY BUILDINGS OR IMPROVEMENTS UPON THE ABOVE-DESCRIBED PREMISES. THE CITY SHALL RESTORE THE EASEMENT SITE, IF SAID IMPROVEMENTS ARE IN ANY WAY DISTURBED DURING THE EXERCISE OF THE ABOVE DESCRIBED EASEMENT PRIVILEGES.

PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVERTING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJOINING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ADJOINING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM AND MAINTENANCE (REPAIRS AND THRESHOLD PER THE ATTACHED FACILITY MAINTENANCE STANDARDS) AS SPECIFIED.

THE SAGIT COUNTY PUBLIC WORKS IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR AND ASSIGNS FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

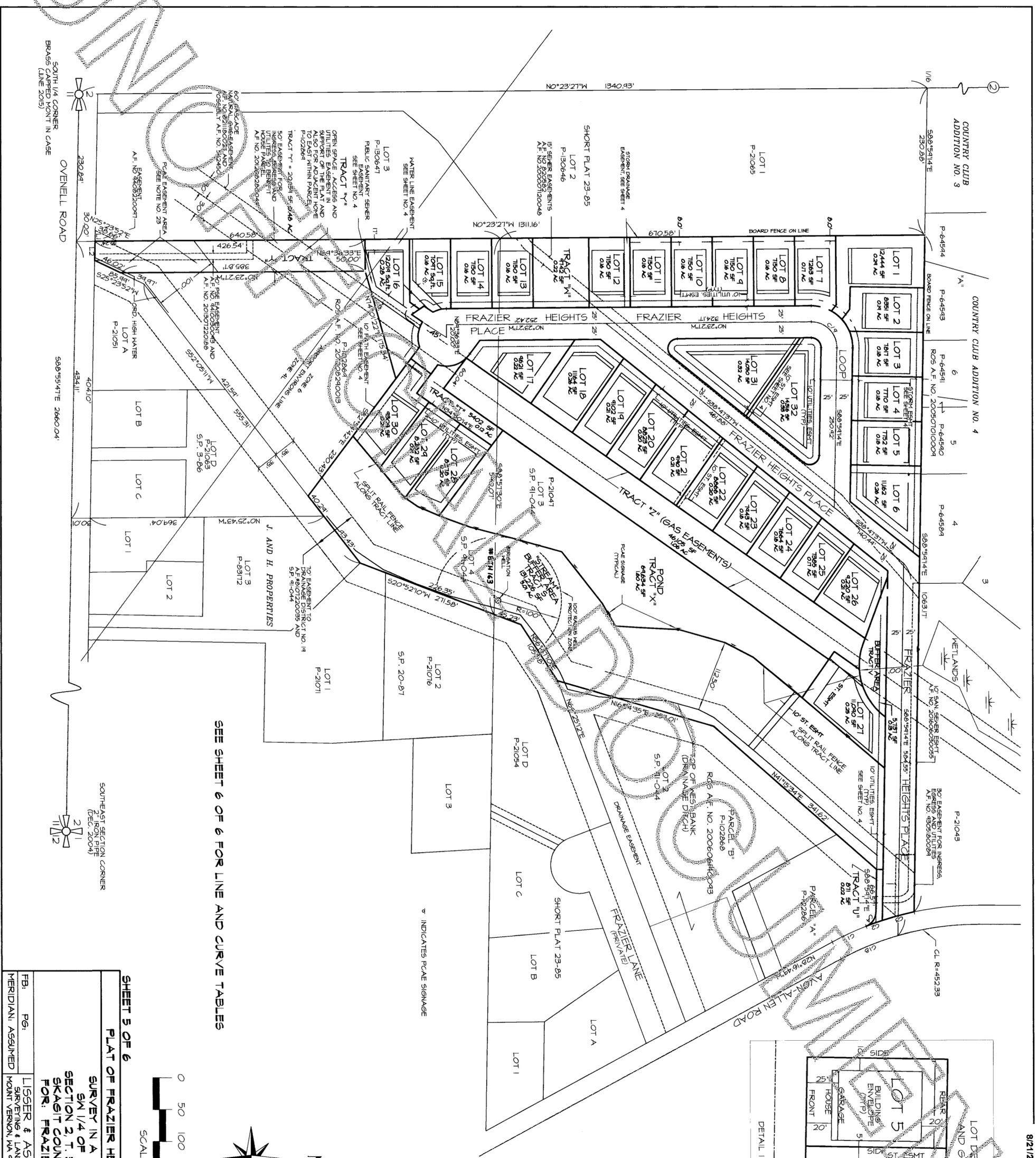
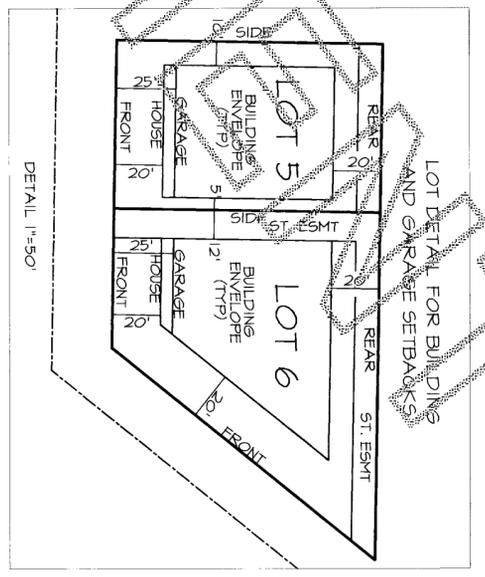
EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FRAZIER HEIGHTS HOMEOWNERS ASSOCIATION, LOT OWNERS FOR UTILITY SERVICE NEEDS, COUNTY OF SKAGIT, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORP., AND CONCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES, TEN FEET (10.0') EASEMENT OR AS OTHERWISE SHOWN, OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT AND OTHER EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, FOR UTILITIES, INGRESS AND EGRESS, STORM DRAINS AND SEWER LINES IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES AND PEDESTRIAN ACCESS TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

UNAPPROVED



SHEET 4 OF 6		DATE: 6/20/17
PLAT OF FRAZIER HEIGHTS PL-15-0465		
SURVEY IN A PORTION OF THE 5M 1/4 OF THE SE 1/4 OF SECTION 2, T. 34 N., R. 3 E., M.M. SKAGIT COUNTY, WASHINGTON FOR: FRAZIER HEIGHTS, LLC		
FB:	PG:	SCALE:
MERIDIAN: ASSIGNED	LISGER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	DWG: 02-104 PLAT



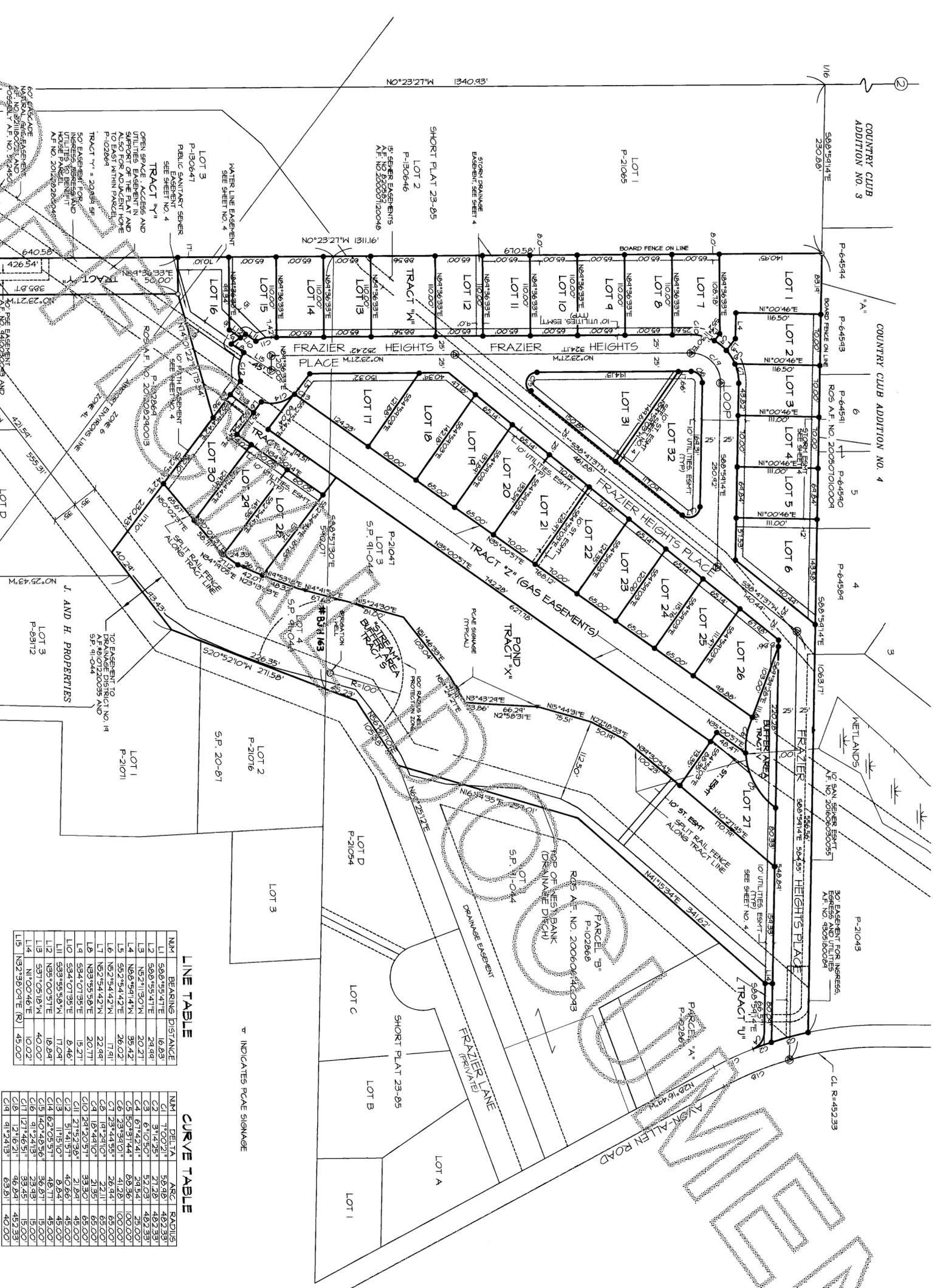
SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES



SHEET 5 OF 6
PLAT OF FRAZIER HEIGHTS PL-15-0465
 DATE: 7/29/17

FB:	PG:	LISGER & ASSOCIATES, PLLC	SCALE: 1"=100'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DATE: 02-10-14 PLAT
		360-419-7442	

UNRECORDED
 SOUTH 1/4 CORNER
 BRASS CAPPED MOUNT IN CASE
 (LINE 2015)
 OVENELL ROAD
 SOUTH-EAST SECTION CORNER
 2" IRON PIPE
 (DEC. 2004)



LINE TABLE

N/M	BEARING	DISTANCE
L1	S88°55'47"E	16.83
L2	S88°55'47"E	24.94
L3	N82°11'30"W	20.21
L4	N88°56'14"W	35.42
L5	S52°54'42"E	26.02
L6	N82°58'43"W	17.91
L7	N82°58'43"W	22.84
L8	N83°59'59"E	19.21
L9	S94°01'39"E	8.46
L10	S93°55'58"W	11.04
L11	S93°55'58"W	18.84
L12	N93°00'57"E	40.00
L13	S91°05'18"W	40.00
L14	N1°00'46"E	10.02
L15	N82°38'04"E (R)	45.00

CURVE TABLE

N/M	DELTA	ARC RADIUS
C1	7°02'31"	487.33
C2	3°14'25"	27.28
C3	6°10'25"	487.33
C4	6°10'25"	487.33
C5	2°52'10"	20.56
C6	2°52'10"	20.56
C7	2°52'10"	20.56
C8	2°52'10"	20.56
C9	18°41'01"	2.11
C10	24°20'57"	33.30
C11	21°52'39"	21.84
C12	51°41'57"	40.66
C13	11°51'07"	8.53
C14	62°02'51"	46.71
C15	91°24'51"	23.43
C16	91°24'51"	23.43
C17	127°46'51"	33.45
C18	127°46'51"	46.84
C19	41°24'13"	63.81



DATE: 7/26/17

PLAT OF FRAZIER HEIGHTS PL-15-0465

SURVEY IN A PORTION OF THE
 SW 1/4 OF THE SE 1/4 OF
 SECTION 2, T. 34 N., R. 3 E., M.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: FRAZIER HEIGHTS, LLC

FB: Pg: LISSE & ASSOCIATES, PLLC SCALE: 1"=100'
 SURVEYING & LAND-USE CONSULTATION
 MERIDIAN: ASSUMED MOUNT VERNON, WA 98275 360-414-1442 DWG: 02-104 PLAT

SOUTH 1/4 CORNER
 BRASS CAPPED MOUNT IN CASE
 (JUNE 2015)

OVENELL ROAD

LOT A
 LOT B
 LOT C
 LOT D
 LOT 1
 LOT 2
 LOT 3

SOUTHEAST SECTION CORNER
 IRON PIPE
 (DEC. 2004)