SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE POSTANCES, COURSES, MAY BASED AND THAT LOT CARNERS HAVE BEEN ANOLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CARNERS HAVE BEEN ANGLES ARE SHOWN AS SHOWN ON THE SHORT CARD SUBDIVISION IN

KEVIN 6. LISSER, P.L.S., CERTIFICATE NO. 20123/69
LISSER & ASSOCIATES, P.L.C
320, MILMANUET STIPO BOX 109
MOUNT, VERVON MA 92218
PHONE (360) 449-7249
EAX. (360) 449-758)

DATE 8-29-23

%0) 419-0581 KEVIN@LISSER.COM

## SURVEY DESCRIPTION

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THAT PORTION THEREOF LYING AND BEING WITHIN THE BOUNDARIES OF THE PLAT OF THE LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT PROM THE ABOVE, THAT PORTION CONNETED TO RUBLIC UTILLTY DISTRICT NO. 1-0F SKAGIT COMITY BY DEED RECORDED AUGUST 23, 1944 UNDER AUDITOR'S FILE NO. 4408/230051.

AND EXCEPT THE EAST 60.0 FEET THEREOF LYING SOUTHERLY OF MALESTIC RIDGE BOAD AND THE PLAT OF BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS FER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, MASHINGTON. TOGETHER WITH THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

SUBJECT TO AND TOSETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER RESTRICTIONS TRECORD. INSTRUMENTS OF RECORD.

APPROVALS



ADMINISTRATOR

SKAGIT COUNTY ENGINEER

, 2023.

SKAGIT COUNTY AUDITOR

Druber Tecker



## TREASURER'S CERTIFICATE

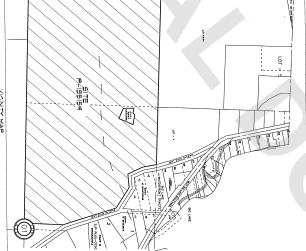
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANGS HEREIN DESCRIBED HAVE BEEN HELD PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 20022.











VICINITY MAP ASSESSOR'S MAP SCALE I"=400"

# SECTION I, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP

DATE: 8/25/23

X

X

SURVEY IN A PORTION OF THE SOUTH I/2 OF THE NN I/4 OF SECTION I, T. 39 N, R. 4 E, WM.

SKAGIT COUNTY, WASHINGTON

FOR: PAUL AND LEANN WOODMANGEE, HUSBAND AND WIFE SKAGIT COUNTY SHORT CARD NO. PL-23-0228

FB. PG. LISSER & ASSOCIATES PLU SCALE:

WENDIAN: ASSUMED HAN 1 AND 273 360-487-1442 DMG-18-036A SCARD

HEET | OF 6

FILED FOR RECORD AT THE REQUEST OF LISS AUDITOR'S CERTIFICATE





## OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE INDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT CARD DO HEREBY CERTIFY THAT THE DECUSION TO MAKE THIS SHORT CARD MAS JUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE FUBLIC FOREVER ALL STREETS AND AND HEREON AND THE USE THEREOF FOR ALL STREETS AND AND WEREON AND THE USE THEREOF FOR PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL MECESARY SUPER FOR CUT'S AND FILLS HON THE LOTS AND BLOCKS SHOWN ON THIS SHORT CARD IN THE ORIGINAL REASONABLE GRADING OF SAID STREET'S AND NEWES SHOWN HEREON.

IN MITNESS MHEREOF, ME HAVE HEREUNTO SET OUR HANDS AND SEALS THIS **5** DAY OF **26PEMBCC**, 2023.

JAMES WOODMANSEE

LEANN MARIE MOODMANSEE

UNITED WHOLESALE MORTGAGE, LLC

BY: Ancie Falcone
NAME: Nancie Falcone
TITLE: Vice President

**AUXNOMINDUXUNTO** 

STATE OF WASHINGTON

COUNTY OF SKAGIT

CERTIFY THAT, I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, PAUL MOODMANGEE AND LEANN MOODMANGEE, HAV ACQIRITED THILE AS PAUL JAWES MOODMANGEE AND LEANN MARIE MOODMANGEE, HISBAND AND MIEE, ARE THE PERSONS HAV APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THAT SIGNEY THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR PREE AND YOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR POEM THAT SIGNEY THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR PREE AND YOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE

DATED: 9-5-23

SIGNATURE CIPSEL
NOTARY PUBLIC KEVIN LIPSEL
MY APPOINTENT EXPRES 3-15-26
RESIDING AT MONT VELAUN, WA

COUNTY OF Mercer STATE OF New Jersey

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NAME. FALSON HAVE SATISFACTORY EVIDENCE THAT I NAME SAID FRESON ACKNOWLEDGED WISHEDMEY SIGNED THIS INSTRUMENT, ON OATH SISTAILED HAT WESHEVINEY SIGNED MISON TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE W.C. PREMARY OF WITHED MOLESALE MORTISAGE LLC, A STATE OF MICHIGAN LIMITED LIABILITY COMPANY, TO BE THE FREE MY OLUMINARY ACT OF SUCH PARTY FOR THE ISES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Novemberg, 2023



## LOT AREA INFORMATION

LOT I (BUILDING) 76,389 SQ FT = 1.75 ACRES

LOT I (OPEN SPACE RESERVE - "A") 169981 SQ FT = 17.68 ACRES LOT I (OPEN SPACE RESERVE - "B") 76,732 SQ FT = 1.76 ACRES

LOT | (OPEN SPACE RESERVE - "C") | (64,415 50 FT = 3.71 ACRES LOT | (OPEN SPACE RESERVE - "D") | 46,242 50 FT = 1,06 ACRES LOT | (OPEN SPACE RESERVE - "E") | 489,403 50 FT = 22.72 ACRES

PCAE TRACT"X"
PCAE TRACT"X"
PCAE TRACT"Y"
PCAE TRACT"Z" 0.58 ACRES 6.56 ACRES 0.62 ACRES 6.12 ACRES

LOT 2

NORESS AND EGRESS EASEMENT AREA = 3.13 ACRES 43,560 SQ FT = 1.00 ACRES

TOTAL PROJECT

AREA 2,907,860 SQ FT = 66.75 ACRES

# PROJECT DENSITY COMPUTATION INFORMATION

RURAL RESOURCE - NATURAL RESOURCE LANDS (RRC-NRL) 37.94 ACRES = 1/16 OF A SECTION PARCEL IS DESCRIBED AS THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4

ALLOWABLE DENSITY 4/40 (THIS PROJECT = 4)
UTILIZED DENSITY 2
REMAINING DENSITY ALLOWED WITH FUTURE DEVELOPMENT = 2

RURAL RESOURCE (RRV) 28.81 ACRES

OWABLE DENSITY 2 PER IO ACRES (THIS PROJECT = 5)

REMAINING DENSITY ALLOWED WITH FUTURE DEVELOPMENT = 5

BASED UPON THE ABOVE COMPUTATIONS THIS PROJECT HAS TWO ZONES RRC-NEL WITH 4 ALLOWABLE INITS AND RRV WITH 5 ALLOWABLE WITS FOR A TOTAL ALLOWABLE OF 9 WITHS, THIS SHORT CARD WILL UTILIZE 2 WITS AND LEAVE 7 WITS AVAILABLE FOR FUTURE DEVELOPMENT.

THIS JUIT COUNT IS DEPENDENT UPON NO CHANGES TO THE UNDERLYING ZONING. IF THE ZONING IS CHANGED THERE MAY BE AN IMPACT TO THE ALLOWABLE REMAINING NAMBER OF UNITS.



SHEET 2 OF 6 COUNTY SHORT CARD NO. PL-23-0228 8/25/23

SURVEY IN A PORTION OF THE SOUTH 1/20 OF THE SOUTH 1/20 OF THE SOUTH 1/20 OF THE NO 1/4 OF SECTION 1, T. 33 N., R. 4 E., WM. SCASIT COUNTY, MASHINGTON AND MIFE PAUL AND LEANN MODDMANSEEL HUSBAND AND MIFE PAUL AND LEANN MODDMANSEEL HUSBAND AND MIFE

FB: PG: LISSER & ASSOCIATES, PLLC SCALE: SERVENIUS & LANCHEE CONSULTATION DIVISION DIVISION DA SCARE CONSULTATION DIVISION DIVISIONI DI VISIONI DIVISIONI DIVISIONI DIVISIONI DIVISIONI DI VISIONI DI VISIONI

I. ALL MANTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT ONNERS AND THE RESPONSIBILITY OF ME INDIVIDED HAVE SHAPED BY THE RESPONSIBILITY OF NOR AND CASE SHAPE. THE CONNY CACCETY A DEPLOATION OR ANY OBJECTION AS INCHESON OF REPLANDING THE AND A REPLANDING THE FARE AND STATES CONNECTING THE SAME BALL. COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FILL COUNTY ROAD SAME AND SYSTEM HAVE BEEN BROUGHT TO FILL COUNTY ROAD SAME AND SAME BEEN TRANSFERRED TO AND ACCEPTED BY THE CONNY.

2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

3. COMPREHENSIVE PLANZONING DESIGNATION: RURAL RESERVE (RRV)

RURAL RESERVE (RRV)

SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS

MATER: SKAGIT COUNTY P.U.D. NO. I

6. • - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 20123/68. INDICATED

MERIDIAN: ASSUMED

BASIS OF BEARING: KONWENTED WEST LINE OF THE NORTHWEST 1/4
OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, M.M.
BEARING = NORTH 2"24"30" MEST

9. SURVEY DESCRIPTION IS FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 620053585, DATED FEBRUARY 3, 2023.

RECORDED INDER AIDTORS FILE NO. 200206200053 AND RECORD OF SURVEY YMPS RECORDED WHOSE AUDTORS FILE NO. 200206200053 AND RECORD OF SURVEY YMPS RECORDED WHOSE AUDTORS FILE WHOSE GIIIZ00104, 9312210025, 4602310029, 46102320010 AND 202107320154, ALL IN RECORDS OF SACATIC COUNTY, IMPSHINGTON, ALSO SEE FRELIMINARY PLAT OF YOONLIGHT TERRACE DATED LINE 5, 2008 AVAILABLE AT SKASIT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT "BIG LAKE MATERFRONT TRACTS, SKAGIT COUNTY, MASHINGTON", CORDED IN VOLUME 4 OF PLATS, PAGEI 12, SHORT FLAT NO. PL-00-07

INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION

SURVEY PROCEDURE: FIELD TRAVERSE

I3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES, WHICH ARE NOT, AT THE THE OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

4 THE SKABIT COUNTY ADDRESS 97STEM (SKABIT COUNTY CODE 15,24)
APPLIES TO THIS SHORT SUBDIVISION, AT THE TIME OF APPLICATION FOR
BUILDING AND/OR ACCESS, SKABIT COUNTY WILL ASSIGN INDIVIDIAL
ADDRESSES IN ACCORDANCE WITH SKABIT COUNTY CODE.

THE EXISTING ADDRESS OF 18240 MAJESTIC RIDGE LANE WILL BE RETAINED FOR THE HOUSE ON LOT I BUILDING. CHANGE IN LOCATION OF ACCESS MAY NECESTIATE A CHANGE IN ADDRESS, CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

. SETBACKS FOR LOTS WITHIN THIS SHORT CARD ARE PER THE OLLOWING SKAGIT COUNTY CODES:

14.16.320 5 (RURAL RESERVE):

A. PRIVARY STRUCTURE:
(1) FRONT, 35 FEET MINIMAL 25 FEET ON MINOR ACCESS OR DEAD-BUD STREETS
(1) SIDE: 8 FEET ON AN INTERIOR LOT LINE.
(11) SEAR, 25 FEET.

B. ACCESSORY STRUCTURE.

(I) SODE & REET, A S-POOT SETENCK IS PERMITTED FOR MAIN IN STRUCTURES WHEN THE ACCESSORY BUILDING IS A WAILED ALONG THE FRONT HE ROLL FROM THE STREET HOW THE STREET FROM THE STREET

14.16.430 5 (RURAL RESOURCE - NATURAL RESOURCE LANDS)

A. PRIMARY STRUCTURES:
(I) FRONT: 50 FEET.
(II) SIDE: 50 FEET.
(III) REAR: 50 FEET.

B. ACCESSORY.
(1) FRONT: 50 FEET.
(11) SIDE: 50 FEET.
(111) REAR: 50 FEET.

SETBACK FOR BUILDINGS WITHIN THIS DEVELOPMENT (PER SKAGIT COUNTY CODE 14:18:300(6))

(A) FROM A PUBLIC ROAD, A MINIMAN OF 20 HETT. FOR LOTS DESIGNATED AS-NRL, IF-NRL, MAY SEARCH, LOTS SHALL ECONFIGNED DESIGNANTED AS-NRL, IF-NRL, MAY SEARCH, LOTS SHALL ECONFIGNED OF THAT HOUSES ARE NO MORE THAN 2000 FEET FROM ADJACENT NRL RESIGNANTED PARCELS. IN ITACSE INSTANCES MERE THE BUILDING LOTS ARE SEPARATED FROM THE ADJACENT NRL PARCEL BY A PUBLIC ROAD. THE MOTH OF THE ROAD RIGHT-OF-MAY CAN BE INCLIDED IN THE 2000-FOOT SETBACK CALCULATION.

THE MOTH OF THE ROAD RIGHT-OF-MAY CAN BE INCLIDED IN THE 2000-FOOT SETBACK SALL BE REQUIRED PRESUMENT TO THE BEAUTION SANIOS SETBACKS SHALL BE REQUIRED PROSUMENT TO SETBACK SOUTHER SETBACKS SHALL BE REQUIRED FROM THE EXTERNOR BOUNDARIES OF THE CARD DEVELOPMENT EXCEPT AS PROVIDED IN SUBSECTION (8)/A) OF THIS SECTION.

(E) INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.

16. OWNER/DEVELOPER:

PAUL AND LEANN WOODMANSEE 18240 MAJESTIC RIDGE LANE MOUNT VERNON WA 98274

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

뭐.그

FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMANTER MANAGEMENT RULES IN REFIECT AT THE THE OF DEVELOPMENT AND MAY REQUIRE ADDITIONAL ANALYSIS AND FLOW CONTROL TO COMPLY WITH STORMMATER MANAGEMENT RULES.

THE EXISTING STORMWATER PONDS ARE NOT TO RECIEVE ANY MEMAADITIONAL STORM RUNOFF, UNLESS ENGINEERING DESIGN AND APPROVED BY SKASIT COUNTY.

SITE DEVEOPMENT SHALL INCORPORATE ALL APPLICABLE OPERATIONAL AND SOURCE CONTROL BEST MANAGEMENT PRACTICES

A GEOTECHNICAL ASSESSMENT AND REPORT MAY BE REQUIRED IF A STORMMATER FACILITY IS INSTALLED ON OR NEAR A SLOPE STEEPER THAN IS PERCENT.

IN THIS PROPERTY IS SUBJECT TO AND TOSETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COMENANTS, LENS, LEAGES, COMENTS, LESS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT NETHORIZED IN NOTE INMERS A ABOVE AND BEING RECORDED INVERS SCALED IN COUNTY AND TOR A ABOVE AND BEING RECORDED IN THE REPORT NETHORIZED IN AUDITOR'S FILL INVERSE 4300150201, 4304230021, 4402330021, 4402130021, 4402130021, 40040140124, 200601260026, 1402120005, 440500214, 400401201230061, 201201230061, 201201230062, 201803230026, 20180320026,

IR. A LOT PERCORD CERTIFICATION HAS BEIN ISSUED FOR ALL LOTS INCLUEDD IN THE LAND DIVISION, BY VIRTIE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE COMPETANCE AND DEVELOPMENT LOTS OF RECORD FOR COMPETANCE AND DEVELOPMENT PAREOSES WILESS OTHERWISE RESTRICTED.

AUDITOR FILE NO. 202311290025

SEE

20. THE OPEN SPACES WITHIN THIS SHORT CARD HAVE THE FOLLOWING DESIGNATIONS: "OPEN SPACE RESERVE" (OS-RSV).

2), THIS SHORT CARD SHOKE PROTECTED CRITICAL AREA BIFFERS (PCALE)
FER REQUIREMENTS OF SCALE IT COUNTY DUE (SCC.) LIMPTER LA JUNGO
PER REQUIREMENTS OF SCALE IT COUNTY DUE (SCC.) LIMPTER LA JUNGO
ARTICAL AREA SCRIBINANCE IT HARROTECTED SETTICAL AREA TRACTS
FOR THE OF THE STATE BIFFERS OF SETTICAL AREA TO SETTICAL WITH THE BIFFERS OF DELIVERATION ON THE ATT SCACIFF COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES. 202311290026

A PCAE WAS FILED UNDER AUDITOR'S FILE NO.

NOTES CONTINUED ON SHEET 4 OF 6



2-95-8

8/25/23

SKAGIT COUNTY SHORT CORD NO. PL-23-0228

SURVITY IN A PORTION OF THE SOUTH IN OF THE WAY IA OF SECTION IT IS SUN, IN A IE. IN W. SKAPEL COUNTY, MASSEEL, HUSBAND AND MIFE AND LEANN MODODYANGEE, HUSBAND AND MIFE

FB. PG. LISSER & ASSOCIATES, PLLC SCALE.

SURVEYING LAWDUSE CONSULTATION

DIAGRAPH CONSULTA

## NOTES (CONTINUED)

22. A 3000 MIDE NON-EXCLUSIVE MITUALLY BENEFICIAL EXCEPTENT FOR INSPERSE, SERVES AND INITIATES AND THE MAINTENANCE THEREOF IS EXCEPTED FOR THE MITUAL SENERTIC OF PROPERTIES IDENTIFIED BY SEASON OF PROPERTIES IDENTIFIED BY SEASON CONTRACTOR OF PROPERTIES IDENTIFIED BY SEASON CONTRACTOR OF PROPERTIES IN A SEASON OF PROPERTIES OF PROPERTIES IN A SEASON OF PROPERTIES AND EXCEPTION OF PROPERTIES OF PROPERTIES OF PROPERTIES IN A SEASON OF PROPERTIES OF

THIS PROPERTY IS LOCATED MITHIN THE SKAGIT RIVER NISTREAM. E AREA, GROUNDWATER IS NOT PROPOSED AS THE MATER SOURCE FOR SUBDIVISION AND DOES NOT APPEAR TO BE LEGALLY AVAILABLE FOR

24. RESIDENTIAL NEPA 13D SPRINKLERS SHALL BE INSTALLED IN ANY RESIDENCE MITH SQUARE FOOTAGE EXCEEDING 3500 SQUARE FEET OR FOR ANY RESIDENCE THAT HAVE ACCESS GRADESTO TO THE RESIDENCE THAT ARE GREATER THAN 14% PER SKAGIT COUNTY DRIVEWAY STANDARDS.

25. ANY AATED ENRANCES ARE BEQUIRED TO HAVE AN EMERGENCY "KNOX" LOCK OR SWITCH INSTALLED FOR IOISING AND ADDRIED SKASIT CON'Y CODE IN PLACE ACT HET IMPE OF GATE CONSTRUCTION. ADDITIONALLY, CODE IN PLACE ACT HET IMPE OF GATE CONSTRUCTION. ADDITIONALLY, SEPARANTE FIRE CODE FERMING ARE REQUIRED FOR GATES, INDERGROUND PROPAME TANKS, AND 19D REDICENTIAL SPRINKLERS. SEE SKASIT CONIN'T PLANNING AND DEVELOPHENT SERVICES FOR ADDITIONAL, INFORMATION WITH RESPECT TO FIRE CODE REQUIRED HET HAT MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION REVIEW.

GEOLOGIC HAZARDS ONSITE. ALL SITE PREPERATION AND CONSTRUCTION RECOMMENTIONS CAN BE FOOND IN THE GEOLOGICALLY HAZARDOUS AREAS AND LIMITED TO GEOTIC/HI/CAL REPORT REPARED BY GEOTEST SERVICES, DATED MARCH 21, 2023. THE REPORT IS AVAILABLE AT SKAGIT COINTY FLANNING AND DEVELOPMENT SERVICES. 26. A GEOLOGICAL SITE ASSESSMENT REPORT IMAS PREPARED BY NIC DATED JUNE 21, 2016 KAN REVISED FEBRUARY IA, 2020 FEOR DEVELOPMENT WITHIN THE LOT I BULDING SITE. THE REPORT IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES AND CONTAINS SPECIFIC RECOMMENDATIONS WITH RESPECT TO CONSTRUCTION WITHIN THE SITE. 21, LOT 2 IS SUBJECT TO CONSTRUCTION RECOMMENDATIONS TO MITIGATE THE GEOLOGIC HAZARDS ONSITE. ALL SITE PREPERATION AND CONSTRUCTION

THESE RECOMMENDATIONS WILL BE APPLIED TO ALL PUTURE LAND CLEARNING AND DEPETURATION THIS REPORT IS SPECIFIC TO LOT 2 BUILDING SITE AND REQUIRES READING OF THE PROPERTY IN VORDER TO ACCOMPANTE THE CONSTRUCTOR REQUIREMENTS AND POTENTIAL HOUSE LOCATIONS ALONG THE SLOPED PART OF THE PROPERTY.

28. THIS PROPERTY IS SUBJECT TO ADDITIONAL GEOTECHNICAL REVIEW AS PART OF ANY FUTURE FOREST PRACTICE ACTIVITY OR DEVELOPMENT ACTIVITY.

29, THIS PROPERTY LIES WITHIN LIA MILE OF RURAL RESOURCE, FOREST DR MINERAL RESOURCE LANDS OF LOWS-TERN COMMERCIAL SIGNIFICANCE IN SKAGIT COUNTY A VARIETY OF MANUFAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR NAY OCCUR IN THE AREA THAT NAY NOT BE COMPATIBLE WITH MON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DECOMPORT TO AREA RESDENTS. THIS MAY ARISE FROM THE SEC OF CHEMICALS, OR FROM SPRAYING, PRUNNING, HARVESTING OR MIREAL EXTRACTION WITH ASSOCIATED ACTIVITIES, MICH OCCASIONALLY GENERALS TRAFFIC, DIST, SYOCE, WIGH, AND ODDR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRICARTY USE ON LESIGNATED MATURAL RESOURCE LANDS, MU AREA RESOURCE FROM LOW BE PREPARED TO ACCEPT SUCH MICHPATIBLITES, MICHOCANIONS WELL PROPERED IN CONVENIENCES OR DISCOMPORT FROM 10 MITH BEST MANAGEMENT NATURAL RESOURCE LAND SPERATIONS MEAN PERFORMED IN COMPETIANCE WITH BEST MANAGEMENT FRACTICES AND LOCAL, STATE, AND PERFORMED IN COMPETIANCE WITH BEST MANAGEMENT FRACTICES AND LOCAL, STATE, AND PETERAL LAND SPERATIONS MEAN PETERAL LAND.

L56

54°50'30"W 28.00"

30. PROPE TO ANY CERTIFICATES OF OCCUPANCY ISSUED FOR FUTURE CONSTRUCTION ON LOTS I AND 2 MA ESTIC ROPE FLAME ALL BE REQUIRED TO MET SKAMET COUNTY PRIVATE ROAD STANDARDS SEE SKAMET COUNTY PARAMIS AND DEVELOPMENT SERVICES A DEPORTED FOR SEPCIFIC DETAILS WITH RESPECT TO CONSTRUCTION STANDARDS A PERFORMANCE BOND MILL BE IN PLACE PRIVAT OF FINAL PLAT APPROVAL FOR ASSURANCES A PERFORMANCE BOND MILL BE IN PLACE PRIVAT OF FINAL PLAT APPROVAL FOR ASSURANCES

ALL DRIVEWAYS OFF OF MAJESTIC RIDGE LANE SERVING SAID LOTS I AND 2 WILL BE REVIEWED AT THE TIME OF BUILDING FERMIT SUBMITTAL.

### LINE TABLE

47-41	2 5
1777/18   1777	NTT°4T'23"W
9079771   907977	26.85 47.41
SOP	
a 5	1.68 1.70 1.72
44.00 55.14 50.00 100.00 100.00 11.00 12.0	545°52'18'E 528°53'21'E 58°25'21'E 51°27'26'E 515°12'12'E
	55.74° 55.74° 51.00° 106.00°

### CURVE TABLE

285.00	111.96	22°30'29"	S
150.00	412.02'	15T°22'43"	C2
50.50	114.17	129°31'45"	0
RADIUS	ARC	DELTA	MUN

SKAGIT COUNTY SHORT CARD DATE: 8/25/23

SURVEY IN A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 1. T. 33 N., R. 4 E., MM. SKABIT COUNTY, WASHINGTON AND LEANN MOODMANSEE, HUSBAND AND WIFE

FB. PG. LISSER & ASSOCIATES, PLLC 5CALE.

SURVEYING & LAND-USE CONSULTATION

SURVEYING & LAND-USE CONSULTATION

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