

SURVEY DESCRIPTION

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, 14th, 14th.

EXCEPT THAT PORTION THEREOF LYING AND BEING WITHIN THE BOUNDARIES OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, 14th, 14th, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SAGITT COUNTY, WASHINGTON.

EXCEPT FROM THE ABOVE THAT PORTION CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 OF SAGITT COUNTY, BY DEED RECORDED AUGUST 23, 1944 UNDER AUDITOR'S FILE NO. 440828003.

AND EXCEPT THE EAST 60.0 FEET THEREOF LYING SOUTHERLY OF MAESTRIC RIDGE ROAD AND THE PLAT OF BIG LAKE WATERFRONT TRACTS, SAGITT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SAGITT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, 14th, 14th.

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

SITUATE IN THE COUNTY OF SAGITT, STATE OF WASHINGTON.

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SAGITT COUNTY CODE (SCC) 14.16.060 AND SCC 14.10 ON THIS 22ND DAY OF November, 2023.

SHORT CARD ADMINISTRATOR

SAGITT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SAGITT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) § 12.45 (WATER) THIS 1ST DAY OF January, 2023.

SAGITT 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 2023.

Alvie Brunson
SAGITT COUNTY TREASURER

11/21/23
DATE



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISGER & ASSOCIATES, PLLC. FILED FOR RECORD THIS 29 DAY OF Nov, 2023 AT 5:33 MINUTES PAST 12 O'CLOCK P.M. IN VOLUME 4 OF PLATS ON (PAGES) 12 UNDER AUDITOR'S FILE NO. 202311290024, RECORDS OF SAGITT COUNTY, WASHINGTON.

SAGITT COUNTY AUDITOR

David Brunson
DEPUTY

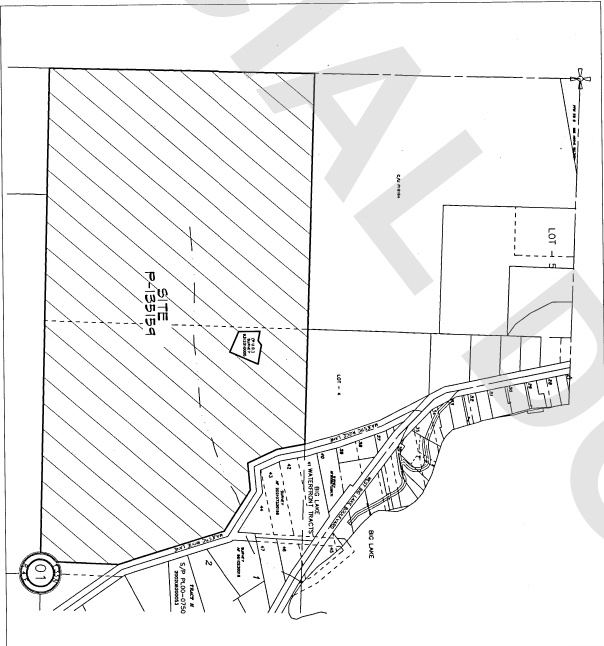


SURVEYOR'S CERTIFICATE

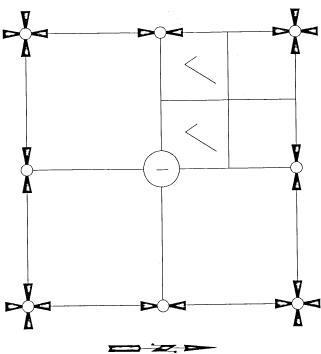
I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COERCES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 33A-120-WAC.

Kevin G. Lisger, P.L.S.
KEVIN G. LISGER, P.L.S., CERTIFICATE NO. 2012164
LISGER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98278
PHONE (360) 414-7442
FAX (360) 414-0558
E-MAIL: KEVIN@LISGER.COM

8-29-23
DATE



VICINITY MAP
ASSESSOR'S MAP
SCALE 1"=400'



SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, 14th, 14th.

VICINITY MAP
N.T.S.

SHEET 1 OF 6		DATE: 8/29/23	
SAGITT COUNTY SHORT CARD NO. PL-23-0128			
SURVEY IN A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 1, T. 33 N., R. 4 E., 14th, 14th, SAGITT COUNTY, WASHINGTON FOR: PAUL AND LEANN WOODMANSEE, HUSBAND AND WIFE			
BY	RS	LISGER & ASSOCIATES, PLLC	SCALE
VERDIAN, ASSIGNED	MOORE, VERONICA	360-414-7442	DWIGHT OSMA, SCARD

OWNERS CONSENT AND DEDICATION

I, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED HAVE HEREBY AGREED TO MAKE THIS SHORT CARD AND VOLUNTARY ACT AND DEED 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 EASEMENTS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR PUBLIC PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY EASEMENTS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5 DAY OF SEPTEMBER, 2023.

PAUL JAMES MOODMANSEE

LEANN NARE MOODMANSEE

BY: Naomi Feltner
NAME: Naomi Feltner
TITLE: Vice President

UNITED WHOLESale MORTGAGE, LLC

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL MOODMANSEE AND LEANN MOODMANSEE, WHO ACQUIRED TITLE AS PAUL MOODMANSEE AND LEANN NARE MOODMANSEE, 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, 9-5-23

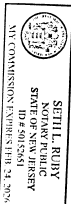
SIGNATURE [Signature]
NOTARY PUBLIC KEVIN LIPSE
MY APPOINTMENT EXPIRES 3-15-24
RESIDING AT Mount Velva, WA

STATE OF New Jersey
COUNTY OF Meuer

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Naomi Feltner IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/HAVE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/HAVE IS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF UNITED WHOLESale MORTGAGE LLC, A STATE OF MICHIGAN LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, November 4, 2023

SIGNATURE [Signature]
NOTARY PUBLIC SETH L. RUBY
MY APPOINTMENT EXPIRES Feb 24, 2026
RESIDING AT Meuer County



LOT AREA INFORMATION

LOT 1 (BUILDING)	76,294 SQ FT = 1.75 ACRES
LOT 1 (OPEN SPACE RESERVE - 'A')	16,415 SQ FT = 1.68 ACRES
LOT 1 (OPEN SPACE RESERVE - 'B')	76,792 SQ FT = 1.76 ACRES
LOT 1 (OPEN SPACE RESERVE - 'C')	16,415 SQ FT = 1.68 ACRES
LOT 1 (OPEN SPACE RESERVE - 'D')	46,242 SQ FT = 1.06 ACRES
LOT 1 (OPEN SPACE RESERVE - 'E')	48,408 SQ FT = 1.11 ACRES
PCAE TRACT 'A'	0.58 ACRES
PCAE TRACT 'B'	6.56 ACRES
PCAE TRACT 'C'	0.62 ACRES
PCAE TRACT 'D'	6.12 ACRES
LOT 2	43,860 SQ FT = 1.00 ACRES
INGRESS AND EGRESS EASEMENT AREA	= 3.13 ACRES
TOTAL PROJECT AREA	240,716.60 SQ FT = 66.75 ACRES

PROJECT DENSITY COMPUTATION INFORMATION

RURAL RESOURCE - NATURAL RESOURCE LANDS (RRL-NL)
37.44 ACRES = 1/6 OF A SECTION
PARCEL 15 DESCRIBED AS THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
ALLOWABLE DENSITY 4.40 (THIS PROJECT = 4)
UTILIZED DENSITY 2
REMANING DENSITY ALLOWED WITH FUTURE DEVELOPMENT = 2
RURAL RESOURCE (RRV)
26.81 ACRES
ALLOWABLE DENSITY 2 PER 10 ACRES (THIS PROJECT = 5)
UTILIZED DENSITY 2
REMANING DENSITY ALLOWED WITH FUTURE DEVELOPMENT = 5
BASED UPON THE ABOVE COMPUTATIONS THIS PROJECT HAS TWO ZONES RRL-NL WITH 4 ALLOWABLE UNITS AND RRV WITH 5 ALLOWABLE UNITS FOR A TOTAL ALLOWABLE OF UNITS 9. THIS PROJECT WILL UTILIZE 2 UNITS AND LEAVE 7 UNITS AVAILABLE FOR FUTURE DEVELOPMENT.
THIS UNIT COUNT IS DEPENDENT UPON NO CHANGES TO THE UNDERLYING ZONING. IF THE ZONING IS CHANGED THERE MAY BE AN IMPACT TO THE ALLOWABLE REMAINING NUMBER OF UNITS.



8-29-23

SHEET 2 OF 6

DATE: 8/29/23

SKAGIT COUNTY SHORT CARD NO. PL-23-0228	
SURVEY IN A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 1, T. 33 N., R. 4 E., 1M, SKAGIT COUNTY, WASHINGTON	
FOR: PAUL AND LEANN MOODMANSEE, HUSBAND AND WIFE	
FB.	LIPSE & ASSOCIATES, PLLC SCALE:
RS.	SURVEYING & LAND-USE CONSULTATION
MERIDIAN ASSIGNED: MOUNT VERNON, WA 10213 360-416-1142 DMS18-026A SCARD	

NOTES (CONTINUED)

22. A 30.00 WIDE NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INTEREST, EGRESS AND UTILITIES AND THE MAINTENANCE THEREOF IS HEREBY CREATED FOR THE MUTUAL BENEFIT OF PROPERTIES IDENTIFIED BY SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-16/63, P-135/64 (INCLUDES LOTS 1 AND 2 SHOWN HEREON) AND P-16/64. MAINTENANCE SHALL BE PRESUNTO THAT CERTAIN DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20200618051.
23. THIS PROPERTY IS LOCATED WITHIN THE SKAGIT RIVER INSTREAM RILE AREA. GROUNDWATER IS NOT PROPOSED AS THE WATER SOURCE FOR THIS SUBDIVISION AND DOES NOT APPEAR TO BE LEGALLY AVAILABLE FOR THIS PROPERTY.
24. RESIDENTIAL NFPA 13D SPRINKLERS SHALL BE INSTALLED IN ANY RESIDENCE WITHIN THE SUBDIVISION EXCEEDING 3,000 SQUARE FEET OR FOR ANY RESIDENCE THAT HAVE ACCESS GRADUOS TO THE RESIDENCE THAT ARE GREATER THAN 14% PER SKAGIT COUNTY DRIVEWAY STANDARDS.
25. ANY GATED ENTRANCES ARE REQUIRED TO HAVE AN EMERGENCY "KNOX" LOOK OR SWITCH INSTALLED FOR LOT(IES) AND ADOPTED SKAGIT COUNTY STANDARDS. SEPARATE FIRE CODE PERMITS ARE REQUIRED FOR GATES UNDERGROUND PROPAPE TANKS AND 13D RESIDENTIAL SPRINKLERS. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL INFORMATION WITH RESPECT TO FIRE CODE REQUIREMENTS THAT MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION REVIEW.
26. A GEOLOGICAL SITE ASSESSMENT REPORT WAS PREPARED BY MTC DATED JUNE 21, 2018 (AND REVISED FEBRUARY 14, 2020) FOR DEVELOPMENT WITHIN THE LOT 1 BUILDING SITE. THE REPORT IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES AND CONTAINS SPECIFIC RECOMMENDATIONS WITH RESPECT TO CONSTRUCTION WITHIN THE SITE.
27. LOT 2 IS SUBJECT TO CONSTRUCTION RECOMMENDATIONS TO MITIGATE THE GEOLOGIC HAZARDS ON SITE. ALL SITE PREPARATION AND CONSTRUCTION RECOMMENDATIONS CAN BE FOUND IN THE GEOLOGICALLY HAZARDOUS AREAS AND LIMITED TO GEOTECHNICAL REPORT PREPARED BY GEOTECH SERVICES, DATED MARCH 21, 2023. THE REPORT IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- THESE RECOMMENDATIONS WILL BE APPLIED TO ALL FUTURE LAND CLEARING AND DEVELOPMENT. THIS REPORT IS SPECIFIC TO LOT 2 BUILDING SITE AND REQUIRES GRADING OF THE PROPERTY IN ORDER TO ACCOMMODATE THE CONSTRUCTION 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 1/4 MILE OF RURAL RESOURCE FOREST OR MINERAL RESOURCE LANDS. THESE LANDS ARE DESIGNATED AS RURAL RESOURCE LANDS BY THE STATE OF WASHINGTON. THESE LANDS ARE SUBJECT TO VARIOUS RESTRICTIONS 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 PATEFF, DUST, SMOKE OR FUMES. THESE ACTIVITIES ARE NOT PROHIBITED BY ANY APPLICABLE STATE OR FEDERAL LAWS. PRIORITTY USE ON DESIGNATED NATURAL RESOURCE LANDS AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL STATE AND FEDERAL LAW.
30. PRIOR TO ANY CERTIFICATES OF OCCUPANCY ISSUED FOR FUTURE CONSTRUCTION ON LOTS 1 AND 2, MAJESTIC RIDGE LANE WILL BE REQUIRED TO MEET SKAGIT COUNTY PRIVATE ROAD STANDARDS. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT FOR SPECIFIC DETAILS WITH RESPECT TO CONSTRUCTION STANDARDS. A PERFORMANCE BOND WILL BE IN PLACE PRIOR TO FINAL PLAT APPROVAL FOR ASSURANCES ALL DRIVEWAYS OFF OF MAJESTIC RIDGE LANE SERVING SAID LOTS 1 AND 2 WILL BE REVIEWED AT THE TIME OF BUILDING PERMIT SUBMITTAL.



8-29-23

LINE TABLE

N/M	BEARING	DISTANCE
L1	S70°04'46"E	16.451
L2	S71°02'54"E	19.921
L3	S70°02'54"E	10.931
L4	S70°02'54"E	10.931
L5	S70°02'54"E	10.931
L6	S70°02'54"E	10.931
L7	S70°02'54"E	10.931
L8	S70°02'54"E	10.931
L9	S70°02'54"E	10.931
L10	S70°02'54"E	10.931
L11	S70°02'54"E	10.931
L12	S70°02'54"E	10.931
L13	S70°02'54"E	10.931
L14	S70°02'54"E	10.931
L15	S70°02'54"E	10.931
L16	S70°02'54"E	10.931
L17	S70°02'54"E	10.931
L18	S70°02'54"E	10.931
L19	S70°02'54"E	10.931
L20	S70°02'54"E	10.931
L21	S70°02'54"E	10.931
L22	S70°02'54"E	10.931
L23	S70°02'54"E	10.931
L24	S70°02'54"E	10.931
L25	S70°02'54"E	10.931
L26	S70°02'54"E	10.931
L27	S70°02'54"E	10.931
L28	S70°02'54"E	10.931
L29	S70°02'54"E	10.931
L30	S70°02'54"E	10.931
L31	S70°02'54"E	10.931
L32	S70°02'54"E	10.931
L33	S70°02'54"E	10.931
L34	S70°02'54"E	10.931
L35	S70°02'54"E	10.931
L36	S70°02'54"E	10.931
L37	S70°02'54"E	10.931
L38	S70°02'54"E	10.931
L39	S70°02'54"E	10.931
L40	S70°02'54"E	10.931
L41	S70°02'54"E	10.931
L42	S70°02'54"E	10.931
L43	S70°02'54"E	10.931
L44	S70°02'54"E	10.931
L45	S70°02'54"E	10.931
L46	S70°02'54"E	10.931
L47	S70°02'54"E	10.931
L48	S70°02'54"E	10.931
L49	S70°02'54"E	10.931
L50	S70°02'54"E	10.931
L51	S70°02'54"E	10.931
L52	S70°02'54"E	10.931
L53	S70°02'54"E	10.931
L54	S70°02'54"E	10.931
L55	S70°02'54"E	10.931
L56	S70°02'54"E	10.931

N/M	BEARING	DISTANCE
L57	S70°02'54"E	10.931
L58	S70°02'54"E	10.931
L59	S70°02'54"E	10.931
L60	S70°02'54"E	10.931
L61	S70°02'54"E	10.931
L62	S70°02'54"E	10.931
L63	S70°02'54"E	10.931
L64	S70°02'54"E	10.931
L65	S70°02'54"E	10.931
L66	S70°02'54"E	10.931
L67	S70°02'54"E	10.931
L68	S70°02'54"E	10.931
L69	S70°02'54"E	10.931
L70	S70°02'54"E	10.931
L71	S70°02'54"E	10.931
L72	S70°02'54"E	10.931
L73	S70°02'54"E	10.931
L74	S70°02'54"E	10.931
L75	S70°02'54"E	10.931
L76	S70°02'54"E	10.931
L77	S70°02'54"E	10.931
L78	S70°02'54"E	10.931
L79	S70°02'54"E	10.931
L80	S70°02'54"E	10.931
L81	S70°02'54"E	10.931
L82	S70°02'54"E	10.931
L83	S70°02'54"E	10.931
L84	S70°02'54"E	10.931
L85	S70°02'54"E	10.931
L86	S70°02'54"E	10.931
L87	S70°02'54"E	10.931
L88	S70°02'54"E	10.931
L89	S70°02'54"E	10.931
L90	S70°02'54"E	10.931
L91	S70°02'54"E	10.931
L92	S70°02'54"E	10.931
L93	S70°02'54"E	10.931
L94	S70°02'54"E	10.931
L95	S70°02'54"E	10.931
L96	S70°02'54"E	10.931
L97	S70°02'54"E	10.931
L98	S70°02'54"E	10.931
L99	S70°02'54"E	10.931
L100	S70°02'54"E	10.931
L101	S70°02'54"E	10.931
L102	S70°02'54"E	10.931
L103	S70°02'54"E	10.931
L104	S70°02'54"E	10.931
L105	S70°02'54"E	10.931
L106	S70°02'54"E	10.931
L107	S70°02'54"E	10.931
L108	S70°02'54"E	10.931
L109	S70°02'54"E	10.931
L110	S70°02'54"E	10.931
L111	S70°02'54"E	10.931

CURVE TABLE

N/M	BEARING	ASC	DESC
L1	S70°02'54"E	10.931	10.931
L2	S70°02'54"E	10.931	10.931
L3	S70°02'54"E	10.931	10.931

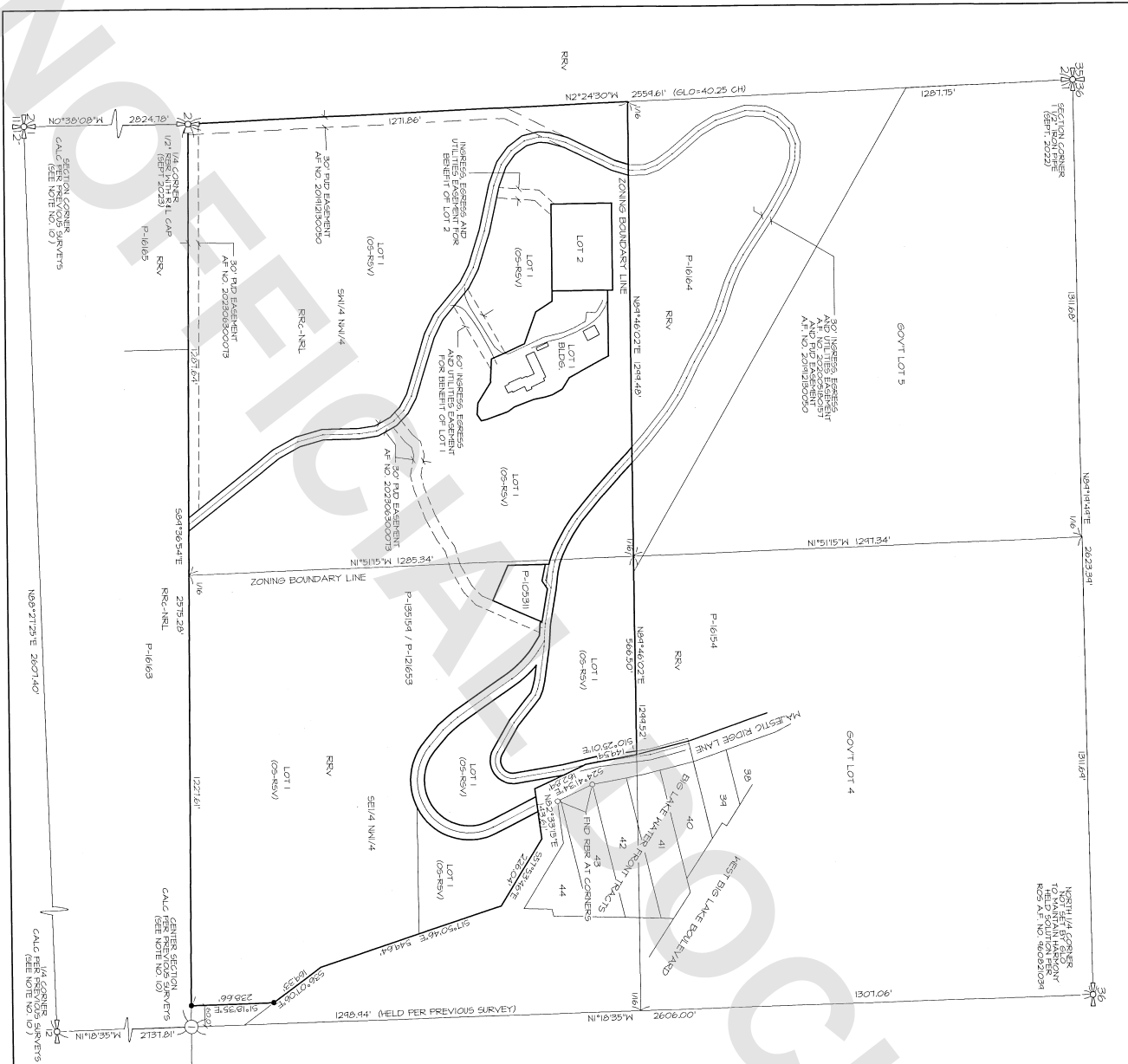
SHEET 4 OF 6

SKAGIT COUNTY SHORT CORD NO. PL-23-0325

DATE: 8/29/23

SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE NW 1/4 OF
SECTION 1, T 35 N, R 4 E, MN,
SKAGIT COUNTY, WASHINGTON
FOR: PAUL AND LEANN WOODMANSEE, HUSBAND AND WIFE

FB: ASSOCIATES, PLLC
FBI: ASSOCIATES, PLLC
MERIDIAN: ASSIGNED
POINT VERSION: 14.0
SCALE: 3000=1"=144.28
DRAWN BY: SCARD



SHEET 5 OF 6
SKAGIT COUNTY SHORT CORRD NO PL-23-0228
DATE: 8/25/23

SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE NW 1/4 OF
SECTION 17, T. 35 N., R. 4 E., 10N,
SKAGIT COUNTY, WASHINGTON
FOR: PAUL AND LEANN MOODYANBEE, HUSBAND AND WIFE

PREPARED BY:	LISSE & ASSOCIATES, PLLC	SCALE: 1"=200'
DATE:	8/25/23	
PROJECT NO:	2023-0228	
CLIENT:	PAUL AND LEANN MOODYANBEE	

