

SURVEY DESCRIPTION

BROWNING OWNERSHIP

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 01-0753 AS APPROVED JUNE 11, 2002 AND RECORDED JUNE 14, 2002 UNDER AUDITOR'S FILE NO. 2022061402046, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION II, TOWNSHIP 35 NORTH, RANGE 7 EAST, 11TH, 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.

TRASK/VAN DEN ENGH OWNERSHIP

LOTS 2 AND 3, SKAGIT COUNTY SHORT PLAT NO. 01-0753 AS APPROVED JUNE 11, 2002 AND RECORDED JUNE 14, 2002 UNDER AUDITOR'S FILE NO. 2022061402046, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION II, TOWNSHIP 35 NORTH, RANGE 7 EAST, 11TH, 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 NOTE

THIS SHORT CARD IS A MODIFICATION TO PREVIOUS SHORT CARD NO. PLOI-0753 TO RESOLVE ENCROACHMENT ISSUES ON LOT 1 OF SAID SHORT CARD. THE DEVELOPMENT ON LOT 1 WAS PERFORMED UNDER PERMIT PLAN. THE SITE PLAN ASSIGNED THAT THE NORTH LINE OF LOT 1 WAS ON A WESTERLY EXTENSION OF LOT 2 OF SAID SHORT CARD NO. PLOI-0753. THE BUILDING PERMIT WAS APPROVED AND DEVELOPMENT FOLLOWED THE APPROVED SITE PLAN ON THE BUILDING PERMIT.

THIS REVISED SHORT CARD IS A MODIFICATION TO FIT THE DEVELOPMENT WITHIN THE AREA OF LOT 1, WHICH NOW EXCEEDS THE 1.0 ACRE SHOWN ON THE ORIGINAL LOT.

THE ORIGINAL LOT 2 IS BEING REINFORCED WITH THIS NEW SHORT CARD AND IS BEING DESIGNATED AS AN OPEN SPACE PROTECTED AREA. ADDITIONALLY THE AREA ALONG THE WESTERN PORTION OF THE OWNERSHIP IS BEING FARMED AND IS NOW DESIGNATED AS OPEN SPACE RECREATIONAL/AMENITIES.

THE INTENT FOR THE LOT 2 OPEN SPACE AREAS IS TO NOT HAVE ANY DEVELOPMENT TAKE PLACE ON THE LAND.



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, 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 352-120-WAC.

2-2

KEVIN G. LISSNER, PLLS., CERTIFICATE NO. 20129164
LISSNER & ASSOCIATES, PLLC
3000 UNIVERSITY BOULEVARD, BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL KEVIN@LISSNER.COM

4-8-24 DATE

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.6.660 AND SCC 14.6.110 ON THIS 21ST DAY OF MAY, 2024.

SHORT CARD ADMINISTRATOR
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 12.0.5 (N/A) SITE DESIGNATED 1 (2-45 (WATER)) THIS 2ND DAY OF MAY, 2024.

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 MT OFFICE, UP TO AND INCLUDING THE YEAR OF 2023.

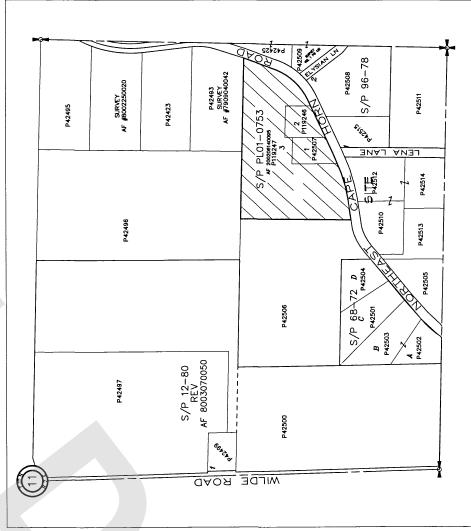
SKAGIT COUNTY TREASURER



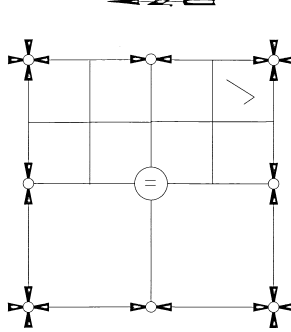
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 11TH DAY OF MAY, 2024 AT 8:00
MINUTES PAST 1 O'CLOCK P.M. IN VOLUME 202405220101
PAGE(S) 3 UNDER AUDITOR'S FILE NO. 202405220101
RECORDS OF SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY AUDITOR
DEPUTY



VICINITY MAP
SCALE: 1"=400'



VICINITY MAP
SCALE: 1"=400'

SHEET 1 OF 4

DATE: 4/08/24

SKAGIT COUNTY SHORT CARD NO. PL-23-0517

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF SECTION II, T. 35 N., R. 7 E., 11th, N.M.
SKAGIT COUNTY, WASHINGTON
FOR: KEVIN F. BROWNING AND DONNA M. BROWNING
AND BARBARA J. TRASK AND GERRIT J. VAN DEN ENGH

FB: PG: LISSNER & ASSOCIATES, PLLC SCALE:
SURVEYING & LANDUSE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
DNV: 23-014A SC

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, INCLUDING THE RIGHT TO GRADEN, PAVEMENT, AND TO CONVEY THE SAME TO THE PUBLIC FOR 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 HEREUNTO SET OUR HANDS AND SEALS THIS 9 DAY OF April, 2024.

Kevin F. Browning
KEVIN F. BROWNING

Donna M. Browning
DONNA M. BROWNING

Barbara Jo Trask
BARBARA JO TRASK

Gerrit J. Van Den Engh
GERRIT J. VAN DEN ENGH

Kevin M. Cupp
BANNER BANK

BY: Jessica M. Cupp
TITLE: Branch Manager

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, KEVIN F. BROWNING AND DONNA M. BROWNING, HUSBAND AND WIFE, AS TO LOT 1, 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: 4-9-24

SIGNATURE Kevin Lisser
NOTARY PUBLIC KEVIN LISSER
MY APPOINTMENT EXPIRES 3-15-26
RESIDING AT Mount Vernon, WA

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, BARBARA JO TRASK AND GERRIT J. VAN DEN ENGH, A MARRIED COUPLE, BOTH OF WHOM ARE 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: 4-9-24

SIGNATURE Kevin Lisser
NOTARY PUBLIC KEVIN LISSER
MY APPOINTMENT EXPIRES 3-15-26
RESIDING AT Mount Vernon, WA

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jessica M. Cupp IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/SHE/IT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT IS/ARE Branch Manager AND AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE/IT SIGNED THIS INSTRUMENT FOR THE PURPOSES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 12, 2024

SIGNATURE Jessica M. Cupp
NOTARY PUBLIC Jessica M. Cupp
MY APPOINTMENT EXPIRES 06/01/2027
RESIDING AT 1411 Vernon, WA



SHEET 2 OF 4

DATE: 4/09/24

SKAGIT COUNTY SHORT CARD NO. PL-23-0517

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF SECTION 11, T. 35 N., R. 7 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: KEVIN F. BROWNING AND DONNA M. BROWNING
AND BARBARA J. TRASK AND GERRIT J. VAN DEN ENGH

FB: PS: LISSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-HRT-1442 DWG: 23-0714A SC
MERIDIAN: ASSUMED

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 AFTER THE TIME OF COMPLETION OF THE ROAD. THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY 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. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

3. COMPREHENSIVE PLANNING ZONING DESIGNATION:
RURAL RESERVE (RRV)

4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS

5. WATER: INDIVIDUAL WELL

WATER IS SUPPLIED BY AN EXISTING TYPE B WATER SYSTEM. CONTACT THE SKAGIT COUNTY PUBLIC HEALTH TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY DOES NOT HAVE A ZONED 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.

BY VIRTUE OF THE RECORDING OF THIS SHORT PLAT, THE WELL PROTECTION ZONE SHOWN HEREON IS TO BE MAINTAINED AND ENFORCEMENT UNDER AND ACROSS MULTIPLE LOTS AS SHOWN. A PROTECTION ZONE IS INTENDED TO PROTECT THE WATER QUALITY FOR THE WELL SOURCE AT THE CENTER OF THE ZONE. SKAGIT COUNTY RESTRICTS CERTAIN ACTIVITIES WITHIN A WELL PROTECTION ZONE INCLUDING ANIMAL GRAZING, SEPTIC DRAINFIELDS, STORAGE OF CHEMICALS AS WELL AS OTHER RESTRICTIONS. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR DETAILS.

THE EXISTING WELL ON LOT 1 (NO. A6L-143) WAS USED FOR A WATER QUALITY TESTING SOURCE.

SEE TWO PARTY WATER SYSTEM USERS AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 20107010018.

THIS PROPERTY IS LOCATED WITHIN THE SKAGIT RIVER INSTREAM RULE AREA AREA-4. THE EXISTING WELL LOCATED ON LOT 1 IS AN APPROVED WATER SOURCE FOR THE EXISTING RESIDENCE. RESTRICTIONS OF THE INSTREAM RULES APPLY TO THE PROPERTY AND ANY SUBSEQUENT EASEMENT OR ENCROACHMENT. SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL INFORMATION. SEE PROOF OF MITIGATED WATER SUPPLY (P-MWS) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202402270024.

THE EXISTING TWO PARTY SYSTEM IS LIMITED TO 1/2 ACRE OF TOTAL COMBINED IRRIGATION.

6. • - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LIGSER 20129164

0 - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED

• - INDICATES EXISTING CONCRETE MONUMENT AS INDICATED

7. MERIDIAN: ASSIGNED

8. BASIS OF BEARING: EAST LINE OF THE SOUTHEAST 1/4 OF SECTION II, TOWNSHIP 34 NORTH, RANGE 1 EAST, WM.

9. SURVEY DESCRIPTION IS FROM GUARDIAN NORTHWEST TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 23-19227-TO, DATED SEPTEMBER 7, 2023.

10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT CARD NO. 20200640095 RECORDED UNDER AUDITOR'S FILE NO. 20200640095. PLAT OF ELYSIAN MEADOWS RECORDED UNDER AUDITOR'S FILE NO. 2003010010060, SHORT PLAT NO. 46-78 RECORDED UNDER AUDITOR'S FILE NO. 8422948 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NO. 2130008 AND 7408040042 ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

11. INSTRUMENTATION: TRIANGLE 5-5 TOTAL STATION

12. SURVEY PROCEDURE: FIELD TRAVERSE

13. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL ADDITION OR CONVERSION OF A RESIDENTIAL PROPERTY UNTIL THE TIME OF APPROVAL IS DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

14. THE SKAGIT COUNTY ADDRESS SYSTEM (SKAGIT COUNTY CODE 1524) APPLIES TO THIS SHORT SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH SKAGIT COUNTY CODE.

THE EXISTING ADDRESS OF 18008 NE CAPE HORN ROAD WILL BE RETAINED FOR THE HOUSE ON LOT 1. 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 THE FOLLOWING SKAGIT COUNTY CODES:
416.320 5 (RURAL RESERVE);

A. PRIMARY STRUCTURE:
(I) FRONT: 35 FEET MINIMUM, 25 FEET ON MINOR ACCESS OR DEAD-END STREET; 35 FEET ON AN INTERIOR LOT LINE.

(II) REAR: 25 FEET.

B. ACCESSORY STRUCTURE:
(I) FRONT: 35 FEET.

(II) SIDE: 8 FEET; A 3-FOOT SETBACK IS PERMITTED FOR NON-RESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A GARAGE OR CARPORT. SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY. AN ALLEY ALONG THE REAR PROPERTY LINE, 20 FEET FROM THE STREET.

(III) REAR: 25 FEET; A 3-FOOT SETBACK IS PERMITTED FOR NON-RESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE.

CARD SETBACKS PER SKAGIT COUNTY CODE 416.310 (B)

(A) FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET.

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

16. OWNER/DEVELOPER:

LOT 1
KEVIN AND DONNA BROWNING
18008 NE CAPE HORN ROAD
CONCRETE NA 98237

LOT 2
BARBARA J. TRASK AND
GERRIT VAN DEN ENGH
41218 ELYSIAN LANE
CONCRETE NA 98237

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

FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMWATER MANAGEMENT RULES IN EFFECT AT THE TIME OF DEVELOPMENT AND MAY REQUIRE ADDITIONAL ANALYSIS AND FLOW CONTROL TO COMPLY WITH STORMWATER MANAGEMENT RULES.

18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS AND RECORDS OF RECORD FOR CONVEYANCE IN THE PUBLIC RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 202206140095, 20107010018, 201100300067, 2022091230005.

19. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY PARTIAL CERTIFICATION, THERE IS NO CERTIFICATION OF RECORD FOR CERTIFICATION OF LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

SEE AUDITOR FILE NO. 202405220002.0101

20. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS A NATURAL RESOURCE LAND (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 IS A TECHNICAL OR ACTIVITY OR PROHIBITING, PRUNING, HARVESTING OR MINERAL EXTRACTOR 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 AREAS ADJACENT TO 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 EXTRACTOR, WASHING, CRUSHING, STOCKPILES, AND OTHER ACTIVITIES. SUCH ACTIVITIES MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH 56C 14.6.020. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

21. THE OPEN SPACE WITHIN THIS SHORT CARD HAS THE FOLLOWING DESIGNATION: "OPEN SPACE NATURAL RECREATION/AMENITIES (OS-RA). "OPEN SPACE RECREATION/AMENITIES" (OS-RA) THIS DESIGNATION IS TO PROVIDE OPEN SPACE AREAS THAT WILL BE USED FOR RECREATIONAL PURPOSES. RECREATIONAL USES MAY APPLY EITHER SOLELY TO OWNERS WITH THE CARD PLAT OR TO THE GENERAL PUBLIC OR A COMBINATION THEREOF. THE OPEN SPACE WITHIN CARDS ON LANDS ZONED RURAL VILLAGE, RESIDENTIAL, RURAL INTERMEDIATE, AND RURAL RESERVE AND VILLAGE RECREATION/AMENITIES SHALL BE PLACED IN THIS CATEGORY.

THE REQUIREMENTS FOR OS-RA ARE:

ALL OPEN SPACE DESIGNATED OS-RA MAY BE USED FOR HOBBY FARMS, ALL-SEASON RESIDENCES, RECREATION/AMENITIES, AND OTHER RECREATIONAL UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATION SO LONG AS A SPECIAL USE PERMIT IS OBTAINED. THE APPLICABLE OPEN SPACE DESIGNATION SHALL BE MAINTAINED THROUGH A PLAT RESTRICTION. AN OS-RA MAY BE REDESIGNATED TO ANOTHER OPEN SPACE DESIGNATION ONLY IF ALL PROPERTY OWNERS WITHIN THE CARD DIVISION AGREE TO THE REDESIGNATION. REDESIGNATION OF AN OPEN SPACE DESIGNATION TO AN OPEN SPACE DESIGNATION DESIRED AS PROVIDED IN SUBSECTIONS (B)(A) THROUGH (F) OF THIS SECTION AND IT MEETS THE UNDERLYING ZONING CRITERIA. AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENTS SHALL BE REQUIRED. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.

22. THE SHARED 30' X 35' ACCESS EASEMENT SHOWN ON SHORT CARD NO. PL-01-0783 FOR LOTS 1 AND 2 OF SAID SHORT CARD IS HEREBY RELINQUISHED.

LOT AREA INFORMATION

LOT 1 53,971.50 FT = 1.2 ACRES
LOT 2 OPEN SPACE (OS-RA 1) 145,846.50 FT = 3.3 ACRES
LOT 2 OPEN SPACE (OS-RA 2) 342,668.50 FT = 7.9 ACRES
TOTAL PROJECT 542,249.50 FT = 12.4 ACRES



4-8-24

SHEET 3 OF 4

DATE: 4/09/24

SKAGIT COUNTY SHORT CARD NO. PL-23-0517

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF SECTION II, T. 35 N., R. 1 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: KEVIN F. BROWNING AND DONNA M. BROWNING
AND BARBARA J. TRASK AND GERRIT J. VAN DEN ENGH

FB: LIGSER & ASSOCIATES, PLLC SCALE:

MERIDIAN: ASSIGNED SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98279 360-414-1442 DWG: 23-014A SC

