

202411070009

11/07/2024 11:07 AM

SURVEY DESCRIPTION

PARCEL "A"
LOT 2, SKAGIT COUNTY SHORT PLAT NO. 45-001, APPROVED APRIL 11, 1945, RECORDED APRIL 14, 1945, IN BOOK 11 OF SHORT PLATS, PAGES 192 AND 193, UNDER AUDITOR'S FILE NO. 4504H0094, AND BY AFFIDAVIT OF CORRECTION RECORDED OCTOBER 11, 2000, UNDER AUDITOR'S FILE NO. 200004H0094, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, 11M.
PARCEL "B"
THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, 11M, LYING SOUTHERLY OF THE NEN COUNTY ROAD KNOWN AS THE ALGER-CAN LAKE ROAD, AND NORTHERLY OF THE BLOEDEL DONOVAN LUMBER MILLS RAILWAY RIGHT-OF-WAY (NON ABANDONED).

EXCEPT THAT PORTION LYING WITH THE FOLLOWING DESCRIBED TRACTS:
1) BEGINNINGS AT THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE NORTHEASTERLY ALONG ROAD TO ITS INTERSECTION WITH BLOEDEL DONOVAN LUMBER MILLS COAL BUNKER SPIR;
THENCE SOUTHERLY ALONG ROAD TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND OWNED BY DONOVAN LUMBER MILLS, RECORDED SEPTEMBER 16, 1916, UNDER AUDITOR'S FILE NO. 115121;
THENCE WEST PARALLEL WITH SOUTH LINE OF SECTION 4 A DISTANCE OF 1000 FEET;
THENCE NORTH TO COUNTY ROAD;
THENCE NORTHEASTERLY ALONG COUNTY ROAD TO BEGINNINGS.
2) BEGINNINGS AT A POINT ON THE NORTHERLY EDGE OF THE RIGHT-OF-WAY OF THE BLOEDEL DONOVAN LUMBER MILLS RAILWAY, 238 FEET NORTH AND 600 FEET EAST OF THE SOUTHWEST SECTION CORNER OF SAID SECTION 8, (BEING THE CORNER OF SECTIONS 1, 8, 11 AND 18);
THENCE NORTH 500 FEET TO A POINT;
THENCE EAST 1000 FEET TO THE PALMER LAKE SPIR;
THENCE SOUTHWESTERLY ALONG A LINE 20 FEET DISTANCE FROM PARALLEL TO, AND ON THE WESTERLY SIDE OF THE CENTERLINE OF SAID SPIR, 225 FEET TO INTERSECTION WITH THE RIGHT-OF-WAY OF BLOEDEL DONOVAN LUMBER MILLS RAILWAY;
THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID RIGHT-OF-WAY 1076 FEET TO THE POINT OF BEGINNINGS.
3) BEGINNINGS AT THE SECTION CORNER OF SECTIONS 1, 8, 11 AND 18, SAME BEING THE SOUTHWEST SECTION CORNER OF SECTION 8;
THENCE RUNNING NORTH 35°56'30" EAST, 1122.7 FEET TO THE TRUE POINT OF BEGINNINGS;
THENCE NORTH 4°04' EAST, 2715 FEET TO A POINT;
THENCE NORTH 50°08'30" EAST, 516 FEET TO A POINT;
THENCE SOUTH 4°03' WEST 311.1 FEET TO A POINT;
THENCE NORTH 45°33' WEST, 565.1 FEET TO A POINT;
THENCE NORTH 4°03' EAST 102.4 FEET TO THE TRUE POINT OF BEGINNINGS, SAME BEING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, 11M.
TOGETHER WITH THAT PORTION, IF ANY, OF THE VACATED ALGER-CAN LAKE ROAD NO. 294, WHICH REVERTED TO SAID PROPERTY BY OPERATION OF LAW.

SURVEYORS 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-NAC.

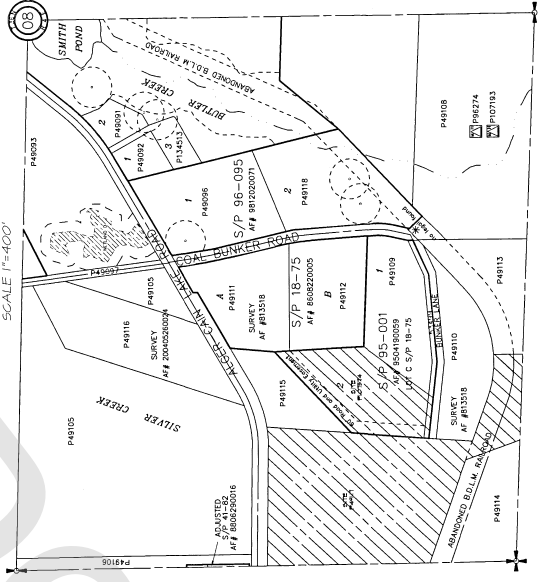
10-8-24 DATE
KEVIN G. LISSER, P.L.S., CERTIFICATE NO. 20123164
LISSER & ASSOCIATES, PLLC
MOUNT VERNON, WA 98243
PHONE (360) 419-1442
FAX (360) 419-0261
E-MAIL KEVIN@LISSER.COM



SURVEY DESCRIPTION (CONTINUED)

ALSO TOGETHER WITH THAT PORTION OF THE WEST 1030 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, 11M, LYING SOUTHERLY OF THE NORTHERN RIGHT-OF-WAY MARGIN OF THE BLOEDEL-DONOVAN LUMBER MILLS RAILROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (SOUTHWEST SECTION CORNER);
THENCE SOUTH 87°49'32" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 600.82 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 600 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID SECTION 8 AND BEING THE TRUE POINT OF BEGINNINGS;
THENCE NORTH 18°34'20" WEST FOR A DISTANCE OF 204.53 FEET, MORE OR LESS, TO SAID NORTHERLY RIGHT-OF-WAY MARGIN OF THE BLOEDEL DONOVAN LUMBER MILLS RAILWAY;
THENCE SOUTH 70°12'00" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE CERTAIN PARCEL OF LAND OWNED BY DONOVAN LUMBER MILLS, RECORDED SEPTEMBER 16, 1916, UNDER AUDITOR'S FILE NO. 202004H0020;
THENCE CONTINUE SOUTH TO 1°20'00" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 232.88 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 533.61 FEET, THROUGH A CENTRAL ANGLE OF 24°19'11", AN ARC DISTANCE OF 222.30 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL, CONVEYED TO KEANEN G. INCE AND VALERIE JACOBSEN, HUSBAND AND WIFE, BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2020200013;
THENCE NORTH 27°11'29" WEST ALONG THE WESTERLY LINE OF SAID INCE/JACOBSON PARCEL FOR A DISTANCE OF 147.01 FEET, MORE OR LESS, TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AT A POINT BEARING SOUTH 87°48'32" EAST OF THE TRUE POINT OF BEGINNINGS;
THENCE NORTH 87°49'32" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 424.10 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNINGS.
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 17 DAY OF NOV., 2024 AT 05
MINUTES PAST 9 O'CLOCK A.M. IN VOLUME 11 OF SURVEYS ON
PAGE(S) UNDER AUDITOR'S FILE NO. 202411070009
RECORDS OF SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY AUDITOR
Tara Delnich
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.02.060 AND SCC 14.10 ON THIS 16 DAY OF OCTOBER, 2024

SKAGIT COUNTY ADMINISTRATOR
P. P. [Signature]
SKAGIT COUNTY ENGINEER

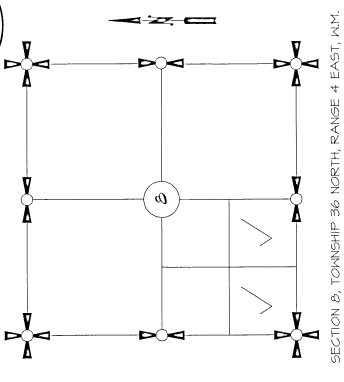
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON SITE SEWAGE) 12.048 (WATER) THIS 30 DAY OF OCTOBER, 2024.

SKAGIT COUNTY HEALTH OFFICER
[Signature]

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 2024

SKAGIT COUNTY TREASURER
[Signature]
DATE 11/14/2024



SHEET 1 OF 5
VICINITY MAP
DATE 9/24/24
SKAGIT COUNTY SHORT CARD NO. PL24-0172
SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE SW 1/4 OF
SECTION 8, T. 36 N. R. 4 E. 11M.
SKAGIT COUNTY, WASHINGTON
FOR: RICHARD SPINK AND BUNKER LANE, LLC
LISSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTING
PERIDIAN, ASSUMED MOUNT VERNON, WA 98275 360-419-1442 DWS-22-1028 CARD

OWNERS 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 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 HEREIN SET OUR HANDS AND SEALS THIS 10-1-24 DAY OF October, 2024.

Richard Spink
RICHARD SPINK, AN UNMARRIED MAN

BUNKER LANE, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

Timothy G. Spink
TIMOTHY G. SPINK
MEMBER

Lori P. Spink
LORI P. SPINK
MEMBER

KOPE COMMERCIAL PROPERTY, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Paul Phirel
NAME: Paul Phirel
TITLE: President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD SPINK, AN UNMARRIED MAN, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-1-24

SIGNATURE R. P. J.
NOTARY PUBLIC KEVIN LISSE
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 TIMOTHY G. SPINK AND LORI P. SPINK SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGING MEMBERS OF BUNKER LANE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; THAT THE FOREGOING INSTRUMENT ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 9-25-24

SIGNATURE R. P. J.
NOTARY PUBLIC KEVIN LISSE
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 Paul Phirel SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT WAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE President OF KOPE COMMERCIAL PROPERTY, 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: 10-1-24

SIGNATURE R. P. J.
NOTARY PUBLIC KEVIN LISSE
MY APPOINTMENT EXPIRES 3-15-26
RESIDING AT MOUNT VERNON, WA



SHEET 2 OF 5

DATE: 9/24/24

SKAGIT COUNTY SHORT CARD NO. PL24-0172

SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE SW 1/4 OF
SECTION 8, T. 36 N., R. 4 E., N.W.
SKAGIT COUNTY, WASHINGTON

FOR: RICHARD SPINK AND BUNKER LANE, LLC

FB: PG: LISSER & ASSOCIATES, PLLC SCALE:
MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION
360-HR-142 DWS-22-108 CARD

10-8-24

SHEET 3 OF 5

SKAGIT COUNTY SHORT CARD NO. PL24-0172

SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE SW 1/4 OF
SECTION 8, T. 36 N., R. 4 E., WM

FOR: RICHARD SPINV AND BUYER TAKE THE
SKASIT COUNTY, WASHINGTON

LISSE & ASSOCIATES, PLLC SCALE:

SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
DWG:22-

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 HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
2. A MAINTENANCE AND REPAIR AGREEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202410010011
3. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. COMPREHENSIVE PLAZAZONING DESIGNATION = RURAL RESERVE (RRV)
5. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
6. WATER: WATER WILL BE SUPPLIED FROM GROUP B TWO-CONNECT SYSTEMS. "SPINK" SYSTEM WILL SERVE LOTS 1 AND 4 USING WELL BPC 499 WITH A "NOTICE TO FUTURE PROPERTY OWNERS" RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202410010014 WATER SYSTEM "SPINK 2" AND 3 WILL SERVE LOTS 2 AND 5. LOTS 2 AND 5 WILL BE WITH A TWO-CONNECT SYSTEM. "SPINK 2" SYSTEMS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202410010015.
7. EACH WATER SYSTEM HAS APPROVED BY SKAGIT COUNTY PUBLIC HEALTH TO SERVE ONE RESIDENCE ON EACH OF THE TWO LOTS IT SERVES. NO FURTHER CONNECTIONS, INCLUDING ACCESSORIES, SHALL BE MADE WITHOUT WRITTEN APPROVAL BY SKAGIT COUNTY PUBLIC HEALTH. COUNTY SKAGIT COUNTY PUBLIC HEALTH TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
8. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE. LOTS 2 AND 5 REQUIRE THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS.
9. BY VIRTUE OF RECORDING THIS SHORT FLAT, THE WELL PROTECTION ZONE SHORT HEREIN IS TO BE CONSIDERED AN EINGRANDED AND A PART OF A 100-FOOT MULTIPLE LOTS AS SHOWN. A PROTECTION ZONE FOR UNDER ANY PROTECT THE WATER QUALITY FOR THE WELL SOURCE AT THE CENTER OF THE ZONE. SKAGIT COUNTY RESTRICTS CERTAIN ACTIVITIES WITH A WELL PROTECTION ZONE INCLUDING ANIMAL GRAZING, SEPTIC DRAINFIELDS, STORAGE OF CHEMICALS AS WELL AS OTHER RESTRICTIONS.
10. THE LOTS MAY NOT BE WITHIN THE VICINITY OF THE ALGER LANDFILL. ALL WELLS SHALL NOT BE LOCATED WITHIN CERTAIN MINIMUM DISTANCES OF KNOWN OR POTENTIAL SOURCES OF CONTAMINATION LISTED IN MAC 119-160 DRINKING WATER MUST BE 1000-FEET FROM THE BOUNDARY OF A PERMITTED OR PREVIOUSLY PERMITTED SOLID WASTE LANDFILL AS DEFINED BY THE LRP. THE WELL MUST BE LOCATED WITHIN THE PROTECTION ZONE OF THE LANDFILL. DRILLING A COMPLAINT REFLECTANCE WELL MAY NOT BE FEASIBLE. CONNECTION TO AN APPROVED AND CONFORMING PUBLIC WATER SYSTEM, WHEN AVAILABLE, IS RECOMMENDED BY PUBLIC HEALTH.
11. THE PROPERTY IS LOCATED WITHIN AREA 3 LOWER SKAGIT CATCHMENT ZONE. SUCH THE DRAINAGE AREA OF THE PROPERTY IS NOT ANY WATER RIVER CLAIM QUESTIONS OR QUESTIONS ABOUT THE SKAGIT IN STREAM RULE MAC 119-503.
12. THE TWO WATER SYSTEMS IN THIS FLAT ARE SUBJECT TO CAMPBELL AND GINNIN V. ECOLOGY. BOTH GROUP B TWO-CONNECT SYSTEMS ARE ALLOWED UP TO A TOTAL OF 5000 GPD AND UP TO 1/2 ACRE IRRIGATION COVERED.
13.
 - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER 15599 229460
 - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
14. MERIDIAN: ASSIGNED
15.
 - Δ BASIS OF BEARING: SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, 1M.
 - BEARING = SOUTH 87°48'32" EAST
16.
 - 1. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 211290-LT REVISION #3, DATED FEBRUARY 8, 2024.

20. THE OPEN SPACES WITHIN THIS SHORT CARD HAVE A DESIGNATION OF "OPEN SPACE-PROTECTED AREAS" (OS-PA).
 - *OPEN SPACE-PROTECTED AREAS* (OS-PA). THE PURPOSE OF THIS DESIGNATION IS TO PROTECT CRITICAL AREAS WITHIN THE EXPENSE OF A DETAILED SITE ASSESSMENT, HISTORIC SITES AND VIEW SHEDS. ALL LANDS WHICH HAVE NOT RECEIVED A SITE ASSESSMENT PURSUANT TO CHAPTER 14.24 SCC CRITICAL AREAS ORDINANCE SHALL BE PLACED IN THIS CATEGORY. IF IN THE FUTURE A CRITICAL AREA SITE ASSESSMENT IS PERFORMED AND THE CRITICAL AREAS HAVE BEEN DELINEATED (SEE SCC CRITICAL AREAS ORDINANCE), THE CRITICAL AREAS WITHIN THIS SECTION WITH DESIGNATION BASED ON THE CRITERIA SET FORTH IN THIS SECTION WITH THE CRITICAL AREAS IDENTIFIED AS PROTECTED CRITICAL AREAS (PCAs), APPLICANTS TO THE PLAT MAP FOR THIS PURPOSE SHALL NOT BE REQUIRED. A REVISED PLAT MAP FOR THIS PURPOSE SHALL NOT BE CONSIDERED A PLAT AMENDMENT. NONRESIDENTIAL HISTORIC SITES AND THEIR LANDSCAPES SETTING SHALL NOT BE PLACED IN THIS CATEGORY. CRITICAL AREAS IDENTIFIED AS PROTECTED CRITICAL AREAS (PCAs) OUTSIDE OF THIS OPEN SPACE. ALL OPEN SPACE DESIGNATED OS-PA SHALL BE PRESERVED PURSUANT TO SCC 14.24.080 AND 14.24.090 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND CHAPTER 14.24 SCC IS SATISFIED.
 21. THE WELL PROTECTION ZONES SHOWN HEREON HAVE RESTRICTIONS WITH RESPECT TO BUILDING LOT DEVELOPMENT. THE ZONES AS SHOWN ARE FOR THE PROTECTION OF THE WATER SOURCES. THE PROTECTION ZONES SHALL BE CONSIDERED AN EASEMENT FOR THE BENEFIT OF THE WELL ASSOCIATED WITH THE LOTS. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL INFORMATION WITH RESPECT TO RESTRICTIONS WITHIN THE WELL PROTECTION ZONES.
 22. A CRITICAL AREA STUDY WAS PERFORMED ON THE PROPERTY TO INSURE THAT NO CRITICAL AREAS, OR CRITICAL AREA BUFFERS, IMPACT LOTS 1, 2, 3 OR LOT 4 BUILDING AREA. SEE REPORT PREPARED BY COOPER GEOLOGICS, LLC DATED DECEMBER 2023 ON FILE WITH SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT FOR ADDITIONAL DETAILS.
 23. AN EASEMENT FOR DRAINFIELD PURPOSES, AND THE MAINTENANCE THEREOF, IS HEREBY PROVIDED OVER, UNDER AND ACROSS A PORTION OF LOT 4 (OSPA-2) AS SHOWN HEREON FOR THE BENEFIT OF LOT 1. THE OWNERS OF LOT 1, AND ANY PERSONS FROM WHOM LOT 1 IS ACQUIRED, SHALL MAINTAIN AND DEFEND THE DRAINFIELD AND DRAINFIELD ACCESS IS TO BE ALLOWED.
- THE EXISTING ADDRESS OF 1133 BUTLER LANE WILL BE RETAINED FOR THE HOUSE ON LOT 3. 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 SKAGIT COUNTY CODE 14.16.320 5(A):
- RESIDENTIAL:
(A) FRONT: 35 FEET MINIMUM, 25 FEET ON MINOR ACCESS OR DEAD-END LOT.
(B) SIDE: 8 FEET ON AN INTERIOR LOT LINE.
(C) REAR: 25 FEET.
(D) ACCESSORY: SEE COUNTY CODE.
- SETBACK FOR BUILDINGS WITHIN THE DEVELOPMENT (PER SKAGIT COUNTY CODE 14.16.310(B))
- (A) FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. FOR LOTS DESIGNATED AS-NRL, IF-NRL, AND SE-NRL LOTS SHALL BE CONFIGURED SUCH THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS.
 - (B) A 200-FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NRL.

16. OWNER/DEVELOPER:
RICHARD SPINK
BUNKER LAKE LLC
18662 COLONY ROAD
BOON WA 98252

19. 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.

NOTES (CONTINUED)

24. EASEMENT "A" - A 10' WIDE EASEMENT FOR WATERLINE PURPOSES, AND THE MAINTENANCE THEREOF, CENTERED ALONG THE AS-CONSTRUCTED WATERLINE, OVER, UNDER AND ACROSS PORTIONS OF LOT 4 (OSPA-2), OSPA-B AND LOT 3 AS SHOWN HEREON FOR THE BENEFIT OF SAID LOT 3. THE OWNERS OF SAID OSPA-B AND LOT 3 SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND MAINTENANCE OF SAID WATERLINE. ACCESS IS TO BE ALLOWED THERE SHALL BE NO LANDSCAPE TREES OR BUILDING TO BE PLACED WITHIN THE EASEMENT AREA.

25. EASEMENT "B" - A 10' WIDE EASEMENT FOR WATERLINE PURPOSES, AND THE MAINTENANCE THEREOF, CENTERED ALONG THE AS-CONSTRUCTED WATERLINE, OVER, UNDER AND ACROSS PORTIONS OF LOT 4 (OSPA-1) AND LOT 3 AS SHOWN HEREON FOR THE BENEFIT OF LOT 1 AND LOT 4 (BUILDING). THE OWNERS OF SAID LOT 1 AND LOT 4 (BUILDING) SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND MAINTENANCE OF SAID WATERLINE. ACCESS IS TO BE ALLOWED THERE SHALL BE NO LANDSCAPE TREES OR BUILDING TO BE PLACED WITHIN THE EASEMENT AREA.

26. EASEMENT "C" - A 20' WIDE EASEMENT ACCESS AND UTILITIES EASEMENT, CENTERED ALONG THE AS-CONSTRUCTED ROAD, IS HEREBY PROVIDED OVER, UNDER AND ACROSS PORTIONS OF LOT 4 (OSPA-1) AS SHOWN FOR THE BENEFIT OF LOT 4 (BUILDING).

THE OWNERS OF LOT 4 (BUILDING) SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND MAINTENANCE.

ADDITIONALLY, REASONABLE ACCESS TO THE WELL NO. M023914 SHALL BE ALLOWED FOR MAINTENANCE, TESTING AND MONITORING.

27. ACCESS AND UTILITIES TRACT "X" IS HEREBY CREATED FOR ACCESS AND UTILITIES PURPOSES FOR THE BENEFIT OF LOT 3 AND LOT 4 (BUILDING). CONSTRUCTION OF THIS TRACT SHALL BE AS DESCRIBED ON THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 202411070001.

28. THIS SHORT CARD SHOWS PROTECTED CRITICAL AREA BUFFERS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24. CRITICAL AREA ORDINANCE THE PROTECTED AREA REPRESENTED BY THESE SHOWN HEREON IS NOT TO BE INTERFERED WITH BY ANY DEVELOPMENT OR OTHER ACTS. ANY DEVELOPMENT OR OTHER ACTS THAT COULD INFRINGE ON THAT CRITICAL AREA SHALL BE AS DESCRIBED ON THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 202411070001.

A PCAE WAS FILED UNDER AUDITOR'S FILE NO. 202411070001

29. WELLHEAD PROTECTION AREA:
THIS PROPERTY IS LOCATED IN THE WELLHEAD PROTECTION AREA FOR THE SKAGIT PUD-ALGER 40400 PUBLIC WATER SYSTEM. SPECIAL PRECAUTIONS MUST BE TAKEN TO PROTECT THE SOURCE OF THIS PUBLIC WATER SYSTEM. THESE PRECAUTIONS AREA ASSOCIATED WITH PERMIT NO. PL24-0112 AND INCLUDE:
I. STORE ALL CHEMICALS (SOLVENTS, FUELS, OILS, PESTICIDES, ETC.) WITH SECONDARY CONTAINMENT AREAS TO PREVENT LEAKAGE TO THE GROUND. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THESE CONTAINMENT AREAS.
II. ALL APPLICATION AND DISPOSAL OF ALL CHEMICALS WILL BE ACCORDING TO THE MANUFACTURER'S LABEL DIRECTIONS OR BEST AVAILABLE COUNTY DISPOSAL PRACTICE. SEE SKAGIT COUNTY HEALTH DEPARTMENT FOR MORE INFORMATION.
III. NO INDUSTRIAL, COMMERCIAL OR AGRICULTURAL ACTIVITIES THAT UTILIZE CHEMICALS THAT COULD INJURE THE AQUIFER WILL BE CONDUCTED ON THIS PROPERTY.
IV. ON-SITE SEWAGE SYSTEM DISPOSAL INSTALLATION, ALTERATION, OR REPAIR SHALL BE IN ACCORDANCE WITH SKAGIT COUNTY CODE 12.05 OR APPLICABLE SKAGIT COUNTY RULES AND REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS.

30. FRIDAY CREEK, A SURFACE WATER SOURCE LIMITED STREAM, IS LOCATED WITHIN 1/2 MILE OF LOT 4 (OSPA). ANY FUTURE DEVELOPMENT IN THIS BUFFER IS SUBJECT TO MITIGATION LISTED UNDER SCC 14.24.340.

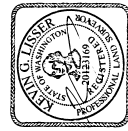
THE 1/2 MILE FRIDAY CREEK BUFFER AREA SHOWN ON THIS MAP IS A PRELIMINARY BUFFER AREA. ANY FUTURE DEVELOPMENT WITHIN THIS AREA, THE DISTANCE TO FRIDAY CREEK SHOULD BE VERIFIED TO DETERMINE THE ACTUAL LOCATION OF THE BUFFER LIMITS.

LINE TABLE

N/M	BEARINGS	DISTANCE	N/M	BEARINGS	DISTANCE
L1	N83°41'50"W	30.00'	L31	N36°24'31"E	37.55'
L2	N65°12'10"E	14.50'	L32	N53°10'23"E	39.15'
L3	N53°10'23"E	30.00'	L33	S53°10'23"E	20.00'
L4	N53°00'30"E	124.48'	L34	S56°24'51"W	70.00'
L5	N60°00'00"E	41.60'	L35	S78°46'59"E	126.61'
L6	N7°00'00"E	62.41'	L36	N4°02'51"E	162.00'
L7	N1°01'01"E	54.45'	L37	N1°01'01"E	54.45'
L8	N4°02'51"E	26.41'	L38	S44°46'44"E	80.61'
L9	N4°02'51"E	44.11'	L39	N70°03'25"W	52.64'
L10	N6°07'01"E	71.94'	L40	N57°10'01"W	71.04'
L11	N4°02'51"E	64.45'	L41	N60°04'01"W	91.18'
L12	N4°02'51"E	92.98'	L42	N53°00'24"E	54.54'
L13	N5°15'55"W	42.93'	L43	N53°00'24"E	54.54'
L14	N6°24'24"W	67.21'	L44	S58°20'14"W	64.46'
L15	N5°00'30"E	44.64'	L45	N22°54'01"W	44.50'
L16	N5°00'30"E	44.64'	L46	N11°24'41"E	44.62'
L17	N11°24'41"E	44.62'	L47	N11°24'41"E	44.62'
L18	N60°13'54"W	34.34'	L48	N31°40'20"E	16.27'
L19	N56°54'54"W	39.62'	L49	S66°24'31"E	107.64'
L20	N56°54'54"W	39.36'	L50	N66°50'14"E	51.20'
L21	N3°09'41"W	66.78'	L51	S56°21'37"W	30.00'
L22	N5°02'51"E	50.00'	L52	N53°10'23"E	39.15'
L23	N5°02'51"E	50.00'	L53	N29°34'34"W	46.64'
L24	N66°50'14"E	40.00'	L54	N29°30'23"E	63.78'
L25	S59°04'41"E	16.00'	L55	S66°24'31"E	86.78'
L26	S60°50'14"W	30.00'	L56	S56°54'51"E	4.89'
L27	N5°02'51"E	50.00'	L57	N60°04'01"W	91.18'
L28	S59°04'41"E	30.00'	L58	N31°40'20"E	85.27'
L29	S59°04'41"E	30.00'	L59	N31°40'20"E	85.27'
L30	N30°24'31"E	102.10'	L54	N11°24'41"E	34.62'

CURVE TABLE

N/M	DELTA	ARC	RADIUS
G1	24°18'11"	222.30'	523.64'
G2	63°33'00"	636.31'	573.64'



SHEET 4 OF 5

DATE: 9/24/24

SKAGIT COUNTY SHORT CARD NO. PL24-0112

SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE SW 1/4 OF
SECTION 8, T. 36 N., R. 4 E., AM.
SKAGIT COUNTY, WASHINGTON

FOR: RICHARD SPINK AND BUNKER LANE, LLC

LISSEY & ASSOCIATES, PLLC [SCALE:
SURVEYING & LAND-USE CONSULTATION
100% PERSONAL USE ONLY
2024-09-24-1442

FB: MERIDIAN, ASSIGNED

