HABITAT FOR HUMANITY CALEDONIA SHORT PLAT

A PORTION OF GOVERNMENT LOT 4, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 02 EAST, W.M.

FILE NO. LU24-47SP

TOWN OF LA CONNER

SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE NORTH 100.00 FEET OF LOT 1, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THE EAST 80.00 FEET THEREOF AS MEASURED PARALLEL TO AND AT RIGHT ANGLES FROM THE EAST LINE OF SAID LOT 1.

TOGETHER WITH THAT PORTION OF LOT 4, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF THE EAST 80.00 FEET OF LOT 1, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO. WASH.", PRODUCED NORTHERLY.

ALSO TOGETHER WITH THAT PORTION OF LOT 5, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 1, BLOCK 3 OF SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH".

(ALSO KNOWN AS PARCEL "B", SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT, RECORDED UNDER AUDITOR'S FILE NUMBER 202307250023).

SITUATE IN THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SKAGIT HABITAT FOR HUMANITY, A WASHINGTON NON-PROFIT CORPORATION, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT, DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 6 DAY OF August, 2025.

SKAGIT HABITAT FOR HUMANITY,
A WASHINGTON NON-PROFIT CORPORATION

BY: TINA TATE

ITS: CHIEF EXECUTIVE OFFICER

ACKNOWLEDGMENT

STATE OF Washington)
) ss
COUNTY OF Skagit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TINA TATE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CHIEF EXECUTIVE OFFICER OF SKAGIT HABITAT FOR HUMANITY, A WASHINGTON NON-PROFIT CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 6, 2025

SIGNATURE: Jessica M Massingale

PRINT NAME: Jessica Massingale

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT Mt. Vernon, WA 98273

MY APPOINTMENT EXPIRES: Jan 1, 2027

JESSICA MASSINGALE
NOTARY PUBLIC
COMMISSION # 22025
MY COMMISSION EXPIRES
JANUARY 01, 2027
NOTARY PUBLIC
COMM # 22025
STATE OF WASHINGTON

SITE DATA

OWNER:	SKAGIT HABITAT FOR HUMANITY, A WASHINGTON NON-PROFIT CORPORATION
SITE ADDRESS:	UNIMPROVED LAND
TAX PARCEL NUMBER:	P20898 / 340236-4-043-0005
EXISTING ZONING:	RESIDENTIAL
PROPOSED ZONING:	RESIDENTIAL
EXISTING COMP. PLAN:	RESIDENTIAL
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL & ACCESSORY DWELLING UNITS
GROSS SITE AREA:	12,398 SF (0.28 ACRES)
WATER SOURCE/PURVEYOR:	PUBLIC/TOWN OF LA CONNER
SEWAGE DISPOSAL/PURVEYOR:	PUBLIC/TOWN OF LA CONNER
FIRE DISTRICT:	LA CONNER FIRE DEPARTMENT
SCHOOL DISTRICT:	LA CONNER SCHOOL DISTRICT NO. 311

COVENANTS, CONDITIONS AND RESTRICTIONS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE DRIVEWAYS AND PARKING AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
4. EACH LOT WITHIN THIS SHORT PLAT MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF BUILDING PERMITS.

MATTERS OF RECORD

1. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER RECORDED UNDER VOLUME 2 OF PLATS, PAGE 109.
2. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 202307250023.

LAND SURVEYOR'S CERTIFICATE

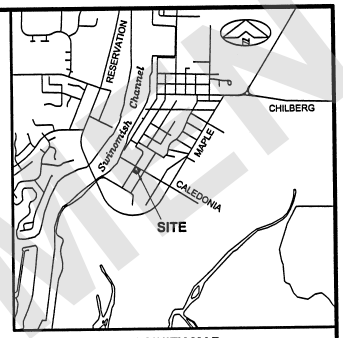
I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

7/23/2025

DEREK RUFFNER
REGISTRATION #21013255

DATE

DEREK RUFFNER
STATE OF WASHINGTON
21013255
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-23-25



VICINITY MAP
SCALE: 1" = 2,000'

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF CHAPTER 15.30 OF THE TOWN OF LA CONNER MUNICIPAL CODE AND IS HEREBY APPROVED THIS 6 DAY OF August, 2025.

PLANNING DIRECTOR

PUBLIC WORKS DIRECTOR

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 2025.

TAX PARCEL NO. P20898 / 340236-4-043-0005

Treasurer • Skagit County OFFICIAL SEAL State of Washington

August 14, 2025

TREASURER, SKAGIT COUNTY

DATE

AUDITOR'S CERTIFICATE

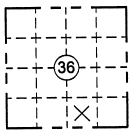
FILED FOR RECORD AT THE REQUEST OF HARMSEN LLC, THIS 14 DAY OF August, 2025,

AT 1 MINUTES PAST 09 P M, AND RECORDED IN VOL. ____ OF SHORT PLATS, PAGE(S) ____,

UNDER AUDITOR'S FILE NUMBER 202508180041 RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITOR, SKAGIT COUNTY

DEPUTY COUNTY AUDITOR



INDEX KEY
T34N-R02E

AF# 202508180041

CALEDONIA FINAL SHORT PLAT			
HABITAT FOR HUMANITY			
SCALE: 1" = NA DRAWN BY: ASL/DR DATE: 7/23/25	HARMSEN 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199	SHEET: S-1	
REVIEWED BY: F/B: MV JOB#: 24HRM0339		S.T.R. INDEX SW 1/4, SE 1/4 SEC 36, T34N, R 2E	

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P:\WORK\PROJECTS\2024\24HRM0339 HABITAT FOR HUMANITY LA CONNER\LS\DWG\24-339FP.DWG

202508180041
08/18/2025 01:09 PM Pages: 1 of 4 Fees: $438.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

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08/18/2025 01:09 PM Page 2 of 4

HABITAT FOR HUMANITY CALEDONIA SHORT PLAT

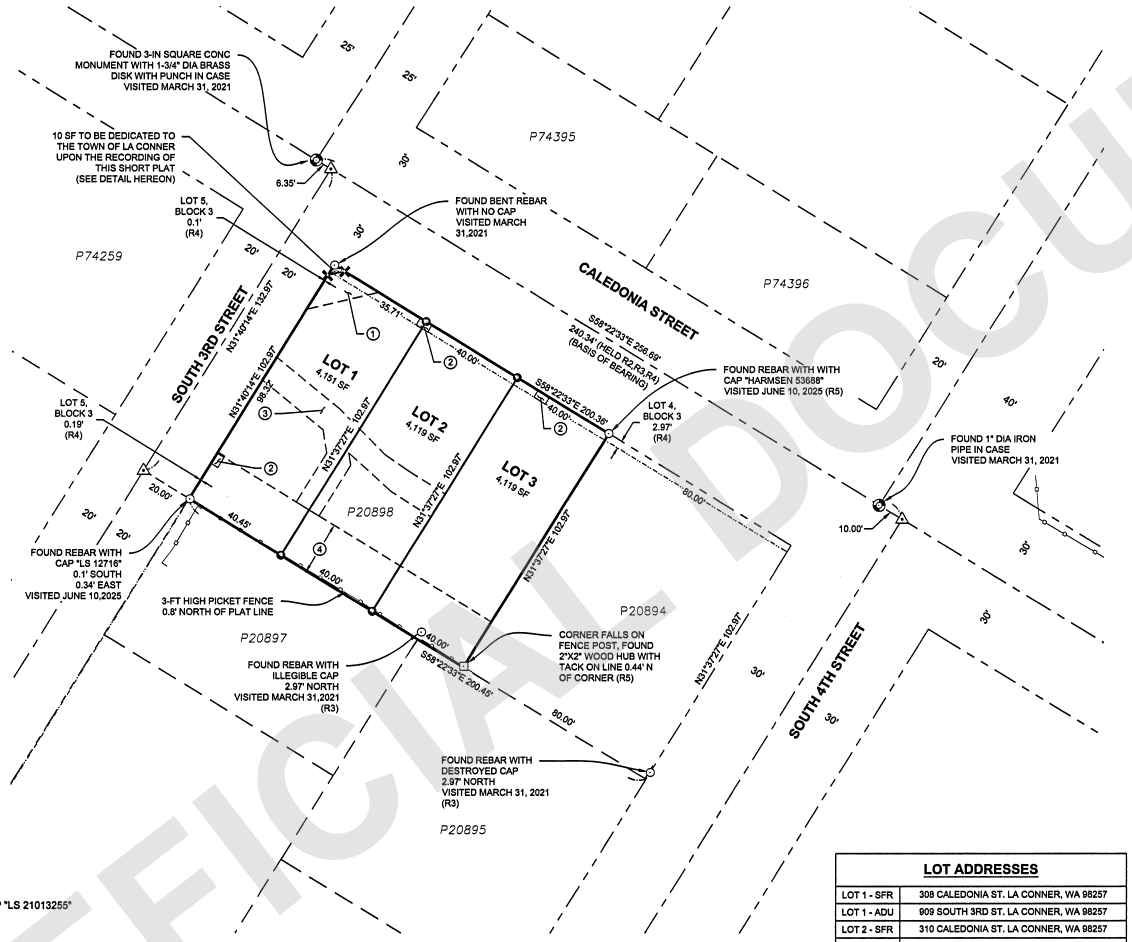
A PORTION OF GOVERNMENT LOT 4, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 02 EAST, W.M.

FILE NO. LU24-47SP

TOWN OF LA CONNER

SKAGIT COUNTY, WASHINGTON

FINAL SHORT PLAT



SCALE: 1"=30'

BASIS OF BEARING

GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE, BEING SOUTH 58°22'33" EAST AS MEASURED BETWEEN FOUND MONUMENTS IN CALEDONIA STREET AS DEPICTED HEREON.

SURVEY REFERENCES

R1 MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER SKAGIT CO. WASHINGTON, RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON

R2 SURVEY FOR TOWN OF LA CONNER RECORDED APRIL 22, 1982, UNDER AUDITOR'S FILE NUMBER 8204220020.

R3 SURVEY FOR ZALMAR W. PERLIN RECORDED APRIL 4, 1985, UNDER AUDITOR'S FILE NUMBER 8504040002.

R4 SURVEY FOR JUDY IVERSON RECORDED OCTOBER 28, 1996, UNDER AUDITOR'S FILE NUMBER 9610280077.

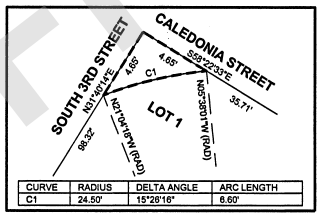
R5 BOUNDARY LINE ADJUSTMENT RECORDED JULY 25, 2023, UNDER AUDITOR'S FILE NUMBER 202307250023.

SURVEY NOTES

1. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC (GNSS) DATA CORRECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.
2. ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 332-130-085 AND 332-130-090.
4. THE SOURCE OF THE LEGAL DESCRIPTION RECITED HEREON IS FROM CHICAGO TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 620057040, DATED APRIL 9, 2025. SCHEDULE B DID NOT REFERENCE ANY EASEMENTS.
5. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
6. THIS SURVEY ACCEPTS AND UTILIZES THE BOUNDARY RESOLUTION OF THE SUBJECT PROPERTY AS SHOWN ON BOUNDARY LINE ADJUSTMENT REFERENCED HEREON AS R5.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR AS DESCRIBED
- CALCULATED POSITION
- SET 24" X 1/2" REBAR WITH CAP "LS 21013255"
- FOUND HUB W/TACK
- SET TACK/WASHER "LS 21013255"
- C CALCULATED
- M MEASURED
- (R) RADIAL
- WOOD FENCE



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	24.50'	15°26'16"	6.60'

RIGHT-OF-WAY DEDICATION DETAIL

SCALE: 1" = 5'
AREA: 10 SF

EASEMENT REFERENCES

1. PUBLIC SIDEWALK EASEMENT
   SEE EASEMENT PROVISION #1, SHEET 4
   SEE EASEMENT DETAIL, SHEET 4
2. PUBLIC WATER EASEMENTS
   SEE EASEMENT PROVISION #2, SHEET 4
   SEE EASEMENT DETAIL, SHEET 4
3. PRIVATE DRAINAGE EASEMENT
   SEE EASEMENT PROVISION #3, SHEET 4
   SEE EASEMENT DETAIL, SHEET 4
4. PRIVATE ACCESS & UTILITIES EASEMENT
   SEE EASEMENT PROVISION #4, SHEET 4
   SEE EASEMENT DETAIL, SHEET 4

LOT ADDRESSES

LOT 1 - SFR	308 CALEDONIA ST. LA CONNER, WA 98257
LOT 1 - ADU	909 SOUTH 3RD ST. LA CONNER, WA 98257
LOT 2 - SFR	310 CALEDONIA ST. LA CONNER, WA 98257
LOT 2 - ADU	907 SOUTH 3RD ST. LA CONNER, WA 98257
LOT 3 - SFR	312 CALEDONIA ST. LA CONNER, WA 98257
LOT 3 - ADU	905 SOUTH 3RD ST. LA CONNER, WA 98257

AF# 202508180041

DEREK RUFFNER
STATE OF WASHINGTON
21013255
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-23-25

CALEDONIA FINAL SHORT PLAT		
HABITAT FOR HUMANITY		
SCALE: 1" = 30' DRAWN BY: ASL/DR DATE: 7/23/25	HARMSEN 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199	SHEET: S-2
REVIEWED BY: MV F/B: JOB#: 24HRM0339		S.T.R. INDEX SW 1/4, SE 1/4 SEC 36, T34N, R 2E

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HABITAT FOR HUMANITY CALEDONIA SHORT PLAT

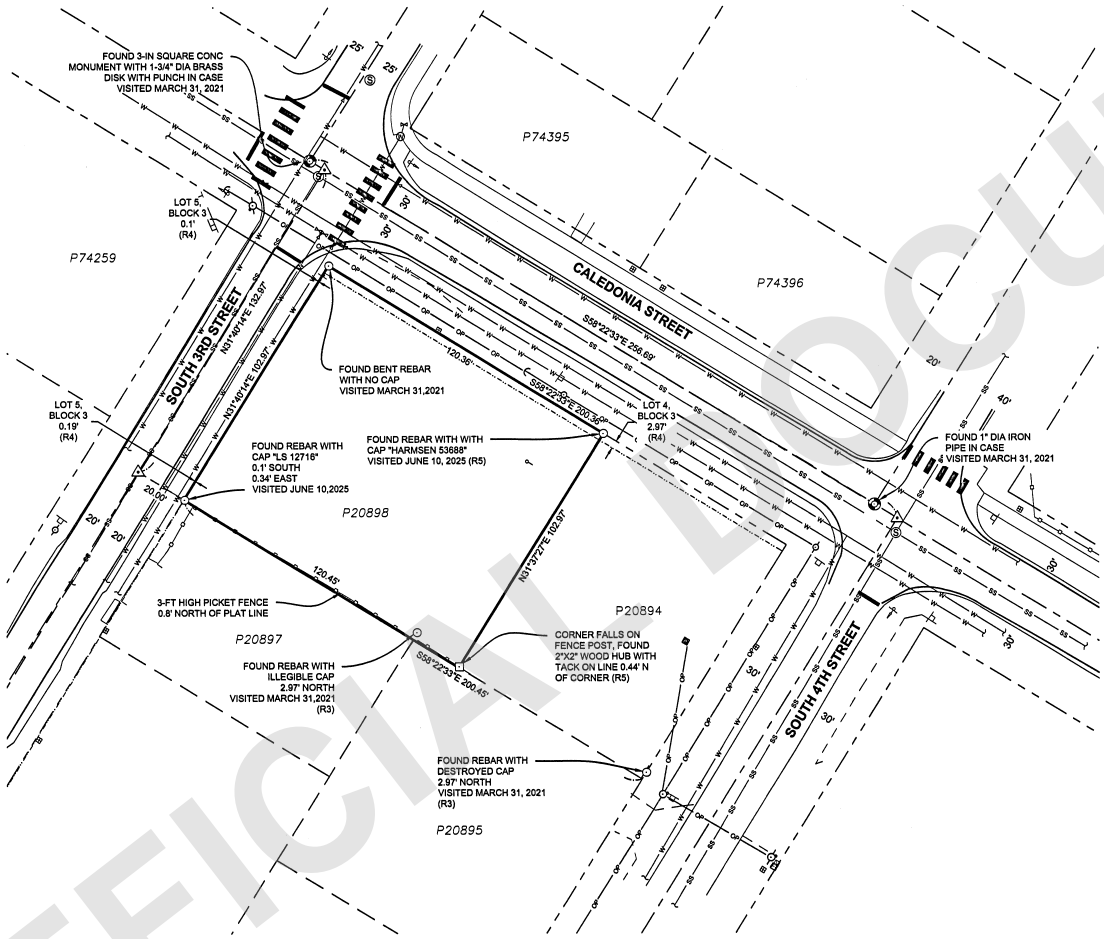
A PORTION OF GOVERNMENT LOT 4, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 02 EAST, W.M.

FILE NO. LU24-47SP

TOWN OF LA CONNER

SKAGIT COUNTY, WASHINGTON

EXISTING SITE CONDITIONS



SCALE: 1"=30'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR AS DESCRIBED
- CALCULATED POSITION
- SEWER MANHOLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- WATER FAUCET
- POWER METER
- SIGN
- WATER MANHOLE
- SEWER LINE
- STORM DRAIN
- GAS
- WATER LINE
- OVERHEAD POWER
- WOOD FENCE
- EDGE OF GRAVEL
- RIGHT OF WAY
- PROPERTY LINE
- EDGE OF CONCRETE
- TRAFFIC STRIPING
- EDGE OF PAVEMENT

EXISTING CONDITIONS NOTES

1. REFERENCE SHEET S-2 FOR BASIS OF BEARINGS AND SURVEY NOTES.
2. EXISTING CONDITIONS SHOWN BASED ON RECORD SURVEY DATA, AVAILABLE ASBUILT RECORDS AND OBSERVED EVIDENCE IN THE FIELD AT THE TIME OF SURVEY.

AF# 202508180041

DEREK RIEFFNER STATE OF WASHINGTON 21013255 REGISTERED PROFESSIONAL LAND SURVEYOR 7-23-25

CALEDONIA FINAL SHORT PLAT	
HABITAT FOR HUMANITY	
SCALE: 1" = 30' DRAWN BY: ASL/DR DATE: 7/23/25	HARMSEN 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199
REVIEWED BY: F/B: MV JOB#: 24HRM0339	SHEET: S-3 S.T.R. INDEX SW 1/4, SE 1/4 SEC 36, T34N, R 2E

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HABITAT FOR HUMANITY CALEDONIA SHORT PLAT

A PORTION OF GOVERNMENT LOT 4, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 02 EAST, W.M.

FILE NO. LU24-47SP

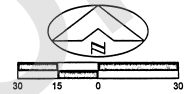
TOWN OF LA CONNER

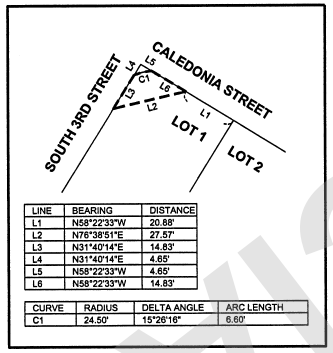
SKAGIT COUNTY, WASHINGTON

EASEMENT PROVISIONS

1. THE PUBLIC SIDEWALK EASEMENT LOCATED ACROSS LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED AND CONVEYED TO THE TOWN OF LA CONNER FOR ACCESS AND MAINTENANCE OF THE PUBLIC SIDEWALK WITHIN THE RIGHT OF WAY.
2. THE PUBLIC WATER EASEMENTS LOCATED ACROSS LOTS 1, 2, AND 3, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED AND CONVEYED TO THE TOWN OF LA CONNER FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC., WHICH INTERFERE WITH THE TOWN OF LA CONNER MAINTENANCE AND REPAIR RESPONSIBILITIES.
3. THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOTS 1 AND 2, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1, 2 AND 3. THE OWNERS OF SAID BENEFITED LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT SERVING THEIR RESPECTIVE LOTS.
4. THE 20-FOOT PRIVATE ACCESS AND UTILITIES EASEMENT LOCATED ON LOTS 1, 2, AND 3, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1, 2, AND 3. THE OWNERS OF SAID BENEFITED LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY SURFACE AND UTILITIES WITHIN SAID EASEMENT SERVING THEIR RESPECTIVE LOTS.

EASEMENT DETAILS



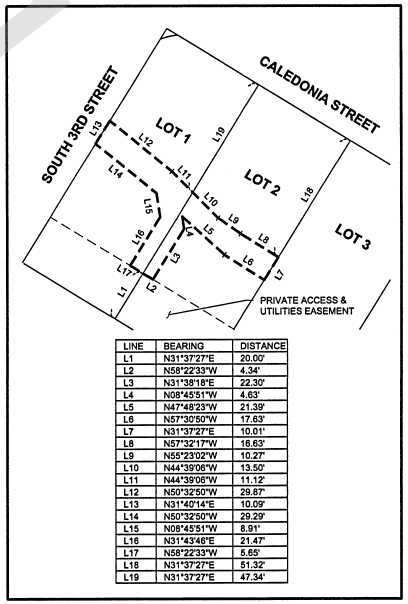


LINE	BEARING	DISTANCE
L1	N58°22'33"W	20.88'
L2	N76°38'61"E	27.57'
L3	N31°40'14"E	14.83'
L4	N31°40'14"E	4.65'
L5	N58°22'33"W	4.65'
L6	N58°22'33"W	14.83'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	24.50'	15°26'16"	6.60'

PUBLIC SIDEWALK EASEMENT DETAIL

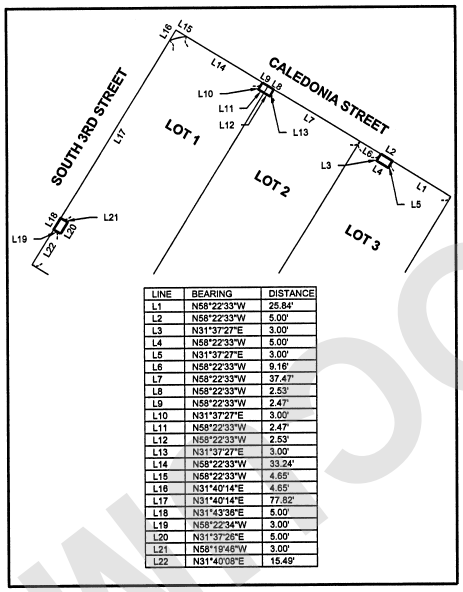
SCALE: 1" = 30'
AREA: 180 SF
(SEE EASEMENT PROVISION #1 HEREON)



LINE	BEARING	DISTANCE
L1	N31°37'27"E	20.00'
L2	N58°22'33"W	4.34'
L3	N31°38'18"E	22.30'
L4	N08°45'51"W	4.63'
L5	N47°48'23"W	21.39'
L6	N57°30'50"W	17.63'
L7	N31°37'27"E	10.01'
L8	N57°32'17"W	16.63'
L9	N55°23'02"W	10.27'
L10	N44°39'06"W	13.50'
L11	N44°39'06"W	11.12'
L12	N50°32'50"W	29.87'
L13	N31°40'14"E	10.09'
L14	N50°32'50"W	29.29'
L15	N08°45'51"W	8.91'
L16	N31°43'46"E	21.47'
L17	N58°22'33"W	5.65'
L18	N31°37'27"E	51.32'
L19	N31°37'27"E	47.34'

PRIVATE DRAINAGE EASEMENT DETAIL

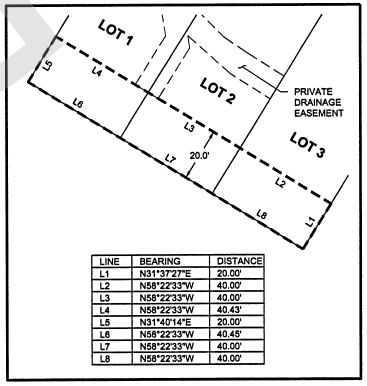
SCALE: 1" = 30'
AREA: 1,062 SF
(SEE EASEMENT PROVISION #3 HEREON)



LINE	BEARING	DISTANCE
L1	N58°22'33"W	25.84'
L2	N58°22'33"W	5.00'
L3	N31°37'27"E	3.00'
L4	N58°22'33"W	5.00'
L5	N31°37'27"E	3.00'
L6	N58°22'33"W	9.16'
L7	N58°22'33"W	37.47'
L8	N58°22'33"W	2.53'
L9	N58°22'33"W	2.47'
L10	N31°37'27"E	3.00'
L11	N58°22'33"W	2.47'
L12	N58°22'33"W	2.53'
L13	N31°37'27"E	3.00'
L14	N58°22'33"W	33.24'
L15	N58°22'33"W	4.65'
L16	N31°40'14"E	4.65'
L17	N31°40'14"E	77.82'
L18	N31°43'36"E	5.00'
L19	N58°22'34"W	3.00'
L20	N31°37'26"E	5.00'
L21	N58°19'46"W	3.00'
L22	N31°40'08"E	15.49'

PUBLIC WATER EASEMENTS DETAIL

SCALE: 1" = 30'
AREA: 15 SF EACH
(SEE EASEMENT PROVISION #2 HEREON)



LINE	BEARING	DISTANCE
L1	N31°37'27"E	20.00'
L2	N58°22'33"W	40.00'
L3	N58°22'33"W	40.00'
L4	N58°22'33"W	40.43'
L5	N31°40'14"E	20.00'
L6	N58°22'33"W	40.45'
L7	N58°22'33"W	40.00'
L8	N58°22'33"W	40.00'

PRIVATE ACCESS & UTILITIES EASEMENT DETAIL

SCALE: 1" = 30'
AREA: 2,409 SF
(SEE EASEMENT PROVISION #4 HEREON)

AF# 202508180041

DEREK RURPNER
STATE OF WASHINGTON
21013255
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-23-25

CALEDONIA FINAL SHORT PLAT

HABITAT FOR HUMANITY

SCALE: 1" = 30'
DRAWN BY: ASL/DR
DATE: 7/23/25
REVIEWED BY: F/B: MV
JOB#: 24HRM0339

HARMSEN
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 336-9199

SHEET: S-4

S.T.R. INDEX
SW 1/4, SE 1/4
SEC 36, T34N, R 2E

P:\WORK\PROJECTS\2024\24HRM0339 HABITAT FOR HUMANITY LA CONNER\LS\DWG\24-339FP.DWG

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