

SURVEY DESCRIPTION

SHORT PLAT NO. 24-TT APPROVED MAY 4, 1977, AND RECORDED MAY 6, 1977, AS AUDITOR'S FILE NO. 259484, IN VOL. 2 OF SHORT PLATS, PAGE 55, BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, 11M, EXCEPT THE FOUR FOLLOWING DESCRIBED PORTIONS THEREOF:

- 1) LOT 1 OF SAID PLAT
- 2) THAT PORTION THEREOF CONVERTED TO THE STATE OF WASHINGTON BY DEED RECORDED JANUARY 6, 1998 AS AUDITOR'S FILE NO. 5603933.
- 3) THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY COMPANY, THE COUNTY ROAD RIGHT-OF-WAY ADJACENT TO THE NORTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY.

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.

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE SKAGIT COUNTY HEALTH CODE (SCDC) 14.16.290 AND SCC 14.16 ON THIS 25th DAY OF November, 2025.

[Signature]
 SKAGIT COUNTY ADMINISTRATOR
 SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON SITE SEWAGE) & 12.40 (WATER TREATMENT) ON THIS 18th DAY OF November, 2025.

[Signature]
 SKAGIT COUNTY HEALTH OFFICER

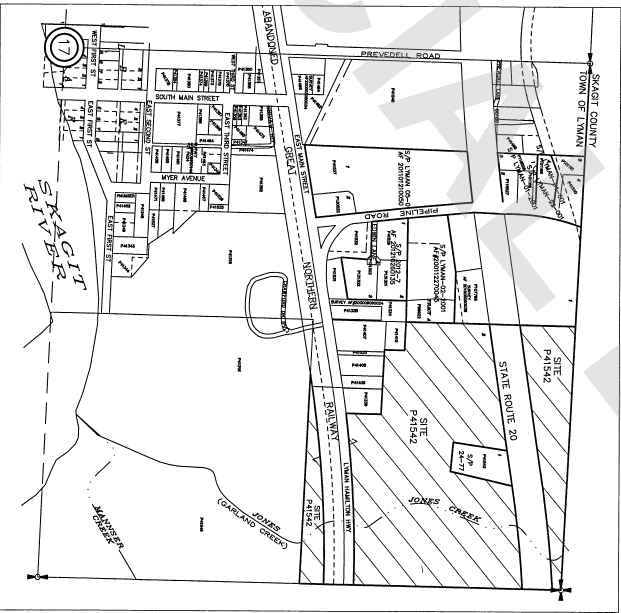
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2025.

[Signature]
 SKAGIT COUNTY TREASURER



VICINITY MAP - SKAGIT COUNTY ASSESSORS MAP
 SCALE 1"=400'



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEB & ASSOCIATES, PLLC, FILED FOR RECORD THIS 16th DAY OF NOV, 2025 AT 9 MINUTES PAST 3 O'CLOCK P.M. IN VOLUME 202511250115 OF SURVEYS ON PAGE(S) 2 UNDER AUDITOR'S FILE NO. 202511250115 ON RECORDS OF SKAGIT COUNTY, WASHINGTON.

[Signature]
 SKAGIT COUNTY AUDITOR

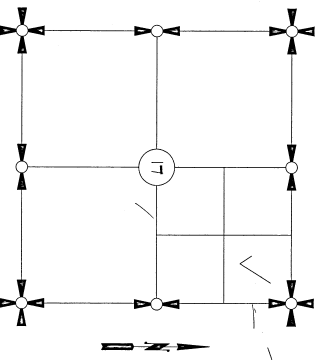
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HERON 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-RMC.

[Signature]
 KEVIN G. LISSEB, P.L.S., CERTIFICATE NO. 20123164
 3201 N. HAVEN ST., SUITE 1104
 MOUNT VERNON, WA 98273
 PHONE (360) 414-7442
 E-MAIL KEVIN@LISSEB.COM



DATE 10-2-25



SHEET 1 OF 5

DATE: 10/7/2025

SKAGIT COUNTY SHORT CARD NO. PLAN-2025-0107

SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 17, T. 35 N., R. 6 E., 11M, SKAGIT COUNTY, WASHINGTON

FOR: TREEMAN REVOCABLE TRUST / LIVING TRUST

LISSEB & ASSOCIATES, PLLC SCALE:

FB: 536, Pg: 11 SURVEYING & LAND USE CONSULTATION SKAGIT COUNTY, WASHINGTON 352-117142 DWG: 24-033 CARD MERIDIAN ASSUMED

OWNERS CONSENT AND DEDICATION

NIN: 1008370 0000000411 3
HERS PHONEX 888-674-6377

KNOW BY ALL THESE PRESENT THAT 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.

IT IS HEREBY CREATED AND GRANTED TO THE LOT OWNERS SUCH EASEMENTS AS APPEAR ON THIS SHORT PLAT, THE SAME BEING NON-EXCLUSIVE EASEMENTS FOR THE USES AND PURPOSES DESIGNATED HEREON FOR THE BENEFIT OF THE LOT OWNERS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 10th DAY OF October, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (HERS) AS DESIGNATED NOMINEE FOR SKAGIT BANK BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS.

By: Carole Leigh Barnett
PRINT NAME: Carole Leigh Barnett
TITLE: Assistant Secretary

TRIEBMAN REVOCABLE TRUST, DATED JULY 1, 2015

BY: [Signature]
WILLIAM R. TRIEBMAN
TRUSTEE

BY: [Signature]
RACHEL M. TRIEBMAN
TRUSTEE

TRIEBMAN LIVING TRUST, DATED SEPTEMBER 18, 2014

BY: [Signature]
WILLIAM C. TRIEBMAN
TRUSTEE

BY: [Signature]
RACHEL M. TRIEBMAN
TRUSTEE

ACKNOWLEDGMENTS

STATE OF Washington

COUNTY OF Yakima

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Carole Leigh Barnett IS THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT HE/SHE/IT(S) SIGNED THIS INSTRUMENT ON OATH AND STATED THAT HE/SHE/IT(S) WAS/WAS NOT AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Assistant Secretary OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/10/2025

SIGNATURE: [Signature]
NOTARY PUBLIC: Karen Clump
MY APPOINTMENT EXPIRES: 7/14/2023
RESIDING AT: Yakima County



STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM R. TRIEBMAN AND RACHEL M. TRIEBMAN, TRUSTEES OF THE TRIEBMAN REVOCABLE TRUST DATED JULY 1, 2015, AND THE PERSON(S) WHO SIGNED THIS INSTRUMENT, AND RACHEL M. TRIEBMAN, TRUSTEE OF THE TRIEBMAN LIVING TRUST, DATED SEPTEMBER 18, 2014, ARE THE PERSON(S) WHO SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-8-25

SIGNATURE: [Signature]
NOTARY PUBLIC: Kevin Lissler
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 WILLIAM C. TRIEBMAN AND NORRYA J. TRIEBMAN, TRUSTEES OF THE LIVING TRUST DATED SEPTEMBER 18, 2014, ARE THE PERSON(S) WHO SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-8-25

SIGNATURE: [Signature]
NOTARY PUBLIC: Kevin Lissler
MY APPOINTMENT EXPIRES: 3-15-26
RESIDING AT: Mount Vernon WA



10-7-25

SHEET 2 OF 5		DATE: 10/10/2025
SKAGIT COUNTY SHORT CARD NO. PLAN: 2025-0107		
SURVEY IN A PORTION OF THE		
NE 1/4 OF THE NE 1/4 OF E 1/4, N.M.		
SECTION 18, T12N, R10E, E1M,		
SKAGIT COUNTY, WASHINGTON.		
FOR: TRIEBMAN REVOCABLE TRUST / LIVING TRUST		
FBI: 5386 P61, 71	LISSER & ASSOCIATES PLLC	SCALE:
MERIDIAN: ASSUMED	1000 1/2 AVENUE, SUITE 100	DNV63-24-083 (CARD)
	MOUNT VERNON, WA 98273	360-416-7442

NOTES (CONTINUED)

25. CONTINUED AGRICULTURAL ACTIVITIES, INCLUDING GRASSING, IS ALLOWED ON THE SUBJECT PROPERTY AND PARCELS SPECIFIED IN THE APPROVED EASEMENT, DEED AND DATED OCTOBER 2024, PER SCC 14.24.090 5(d) CONTRACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL INFORMATION.
26. THIS PROPERTY IS LOCATED IN THE WELLSHEAD PROTECTION AREA FOR HEADWATER DEVELOPMENT SUBJECT TO THE MITIGATION HEADWATER SPECIFIED BY SCC 14.24.340 (F) AND SCC 14.24.340 2(B).
27. SITE IS WITHIN THE JONES CREEK SURFACE WATER SOURCE LIMITED IN STREAM AREA AND SUBJECT TO THE MITIGATION HEADWATER SPECIFIED IN SCC 14.24.340 3 AND SCC 14.24.340 2(B).
28. OPEN SPACE RESERVE (OS-RSV) THE OPEN SPACE DESIGNATION IS ONLY FOR THOSE PARCELS WHICH HAVE NOT ENTERED THE ZONING DEVELOPMENT RIGHTS, OTHERWISE PERMITTED UNDER THE ZONING DESIGNATION. ALL OPEN SPACE DESIGNATED OS-RSV MAY HAVE THE SAME USES AS ALLOWED IN OS-FA. THE APPLICABLE OPEN SPACE DESIGNATION, WHICH SHALL BE MAINTAINED THROUGH A FLAT RESTRICTION SHALL CONTINUE TO BE MAINTAINED THROUGH A FLAT RESTRICTION SHALL CONTINUE THROUGH THE PERMITTING AND RECORDING PROCESS. PROVIDED THAT A RESTRICTION SHALL EXCEED THE ALLOWABLE DEVELOPMENT RIGHTS OF THE ORIGINAL PARCEL, ALL OPEN SPACE DESIGNATED OS-RSV MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS AND/OR RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USE RELATING TO RECREATION, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED.
29. A TEN (10) FOOT WIDE NON-EXCLUSIVE EASEMENT FOR WATER LINE PURPOSES AND THE MAINTENANCE THEREOF (TO BE CENTERED ALONG THE TO-BE CONSTRUCTED WATER LINE) OVER, UNDER AND ACROSS A PORTION OF LOT 1 AND LOT 3 (OS-RSV 'B') FOR THE BENEFIT OF LOT 2 IS HEREBY PROVIDED. THE GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE TO CHANGES TO ANY REAL PROPERTY OF THE GRANTOR. THE GRANTEE SHALL BE RESPONSIBLE FOR THE COSTS OF THE WATER LINE AND SAID EASEMENT BENEFITS, IRON CONNECTION OF ANY MAINTENANCE OR CONSTRUCTION, THE SITE SHALL BE RETURNED TO ITS PRE-CONSTRUCTION OR PRE-MAINTENANCE CONDITION.
30. THE LOCATION OF THE SAID EASEMENT AREA MAY BE RELOCATED AS NECESSARY TO ACCOMMODATE THE SAID EASEMENT. A FINAL UTILITY AGREED UPON LOCATION OF THE SAID EASEMENT SHALL BE A CONDITION HERON IS REPRESENTATIVE ONLY WITH THE FINAL LOCATION TO BE CENTERED ALONG THE TO-BE CONSTRUCTED WATER LINE. SAID WATER LINE IS TO BE INSTALLED WITH A MINIMUM COVER OF 3.0 FEET TO ENSURE THERE IS NO DAMAGE TO THE WATER LINE FROM ONGOING AGRICULTURAL ACTIVITIES.
30. AN APPROVED ACCESS PERMIT FROM WSDOT WILL BE REQUIRED PRIOR TO ANY DEVELOPMENT ON LOT 2.
31. A 30 FOOT EASEMENT FOR ACCESS AND UTILITIES IS HEREBY GRANTED OVER THE LANDS FROM THE FRONT OF LOT 2 TO THE FRONT OF LOT 1 AND LOT 3 (OS-RSV 'B') FOR THE BENEFIT OF LOT 2 AS SHOWN ON SHEET 5 OF 51 OF THE EASEMENT DEED (OS-RSV 'B' UNDER A.F. NO. 202005300118).
- IF AND WHEN A BUILDING PERMIT IS APPLIED FOR ON LOT 2, THE OWNERS WILL BE REQUIRED TO OBTAIN A SINGLE-FAMILY RESIDENCE ACCESS PERMIT FOR A NEW ACCESS CONNECTION PERMIT TO ACCOMMODATE A SHARED ACCESS FOR A SINGLE-FAMILY RESIDENCE.
32. LOT 1 AND A PORTION OF LOT 3 LIES WITHIN 500 FEET OF AN AREA DESIGNATED AS NATURAL RESOURCE LANDS. SEE TITLE NOTIFICATION DEVELOPMENT ACTIVITIES ON OR ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS, RECORDED UNDER AUDITOR'S FILE NO. 201604120012.
33. THERE ARE NO WELLS ON THIS PROPERTY WHICH REQUIRE DECOMMISSIONING PERMIT TO MAC IT-160. THE ONLY WELL SHOWN HEREON IS LOCATED ON LOT 1, SHORT PLAT NO. 24-71 AND IS NOT INCLUDED WITHIN THIS LAND DIVISION.
34. A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONES A-6 AND B, AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 530151 0260 C, EFFECTIVE DATE: JANUARY 3, 1995.

LOT AREA INFORMATION

LOT 1	44,195 SQ FT = 1.0 ACRES
LOT 2	43,554 SQ FT = 1.0 ACRES
LOT 3 OS-RSV 'A'	204,830 SQ FT = 4.7 ACRES (INCLUSIVE OF PCAE)
PCAЕ TRACT 'X' WITHIN LOT 3 OS-RSV 'A'	192,844 SQ FT = 3.0 ACRES
LOT 3 OS-RSV 'B'	740,752 SQ FT = 18.3 ACRES (INCLUSIVE OF PCAE)
FACE TRACT 'Y' WITHIN LOT 3 OS-RSV 'B'	404,252 SQ FT = 43 ACRES
LOT 3 OS-RSV 'C'	19,166 SQ FT = 19 ACRES (INCLUSIVE OF PCAE)
FACE TRACT 'Z' IS THE ENTIRETY OF LOT 3 OS-RSV 'C'	
TOTAL PROJECT AREA	1,171,042 SQ FT = 26.8 ACRES

PROJECT DENSITY AND DEVELOPMENT RIGHTS

THE TOTAL DENSITY OF THE PROPERTY IS AS FOLLOWS:
 RURAL RESERVE: 25.05 ACRES (2 UNITS PER 10 ACRES) = 5 ALLOWABLE AGRICULTURAL-NATURAL RESOURCE LANDS; 1.8 ACRES PRE-EXISTING, NON-CONFORMING PARCEL, CONTRACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR INFORMATION REGARDING ANY POTENTIAL DEVELOPMENT RIGHTS.
 THIS SHORT CARD UTILIZED TWO OF THE ALLOWABLE DEVELOPMENT RIGHTS IN THE RURAL RESERVE ZONE. THEREFORE, THREE ADDITIONAL DEVELOPMENT RIGHTS REMAIN ON THIS PROPERTY AND WILL REQUIRE AN ADDITIONAL LAND DIVISION.

LINE TABLE

N/M	BEARING	DISTANCE
L1	N1°35'11"E	66.241
L2	N60°37'24"E	1.81
L3	N81°41'44"E	42.24
L4	N1°35'11"E	106.41
L5	N75°52'31"W	60.37
L6	S85°12'43"W	112.53
L7	N85°00'53"W	144.87
L8	N81°36'16"W	64.87
L9	N16°56'23"W	42.24
L10	S74°01'41"W	20.54
L11	S77°43'00"E	64.15
L12	S86°46'44"W	34.06
L13	S13°33'44"E	26.68
L14	N81°41'44"E	76.72
L15	S21°15'24"E	44.67
L16	S1°06'51"W	164.11
L17	N53°36'16"E	67.05
L18	N81°32'30"E	130.46
L19	N4°23'30"E	203.25
L20	S12°50'17"W	144.23
L21	S14°43'22"E	36.07
L22	S10°23'46"E	74.28
L23	S61°41'44"W	25.40
L24	N15°41'24"E	57.31
L25	S11°28'48"W	204.16
L26	S66°14'05"E	15.32
L27	N15°41'24"E	36.36
L28	N4°05'13"E	110.61
L29	S85°47'03"E	2.41
L30	S01°15'23"E	74.07
L31	S61°05'22"E	43.54
L32	S3°23'03"E	87.86
L33	S85°47'43"E	56.00
L34	S4°12'17"W	30.00
L35	S85°47'43"E	113.94
L36	N1°35'11"E	183.06
L37	S85°47'43"E	164.97

CURVE TABLE

N/M	DELTA	ARC	RADIUS
G1	47°03'56"	411.91	5805.00
G2	37°56'11"	388.53	5805.00
G3	1747'04"	114.23	5754.65
G4	6°41'18"	681.80	5754.65
G5	107°35'41"	1036.61	5604.65
G6	107°35'41"	1036.61	5724.65
G7	47°00'42"	10.50	150.00
G8	18°54'47"	44.51	150.00
G9	241°01'56"	76.01	150.00
G10	15°30'07"	40.58	150.00
G11	3°54'25"	404.28	5805.00
G12	23°28'03"	81.42	2000.00
G13	11°18'11"	130.88	5754.65
G14	15°52'50"	55.43	2000.00
G15	6°36'16"	23.05	2000.00
G16	46°41'34"	122.24	150.00
G17	107°28'22"	27.42	150.00

SHEET 4 OF 5

SKAGIT COUNTY SHORT CARD NO. PLAN-2025-0107

DATE: 10/17/2025



SURVEY IN A PORTION OF THE
 NE 1/4 OF THE NE 1/4 OF
 SECTION 17, T. 35 N., R. 6 E., M.
 SKAGIT COUNTY, WASHINGTON

FOR: TRULAMAN REVOCABLE TRUST / LIVING TRUST

LISSEER & ASSOCIATES, PLLC
 SURVEYING & LAND USE CONSULTATION
 3601 144th HWY
 BERIDIAN, WASHN 98248

DATE: 10/17/2025

