

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C2	59.45	150.00	30.12	22.4233°
C3	103.62	110.00	56.01	53.9818°
C4	140.30	100.00	84.48	80.2307°
C6	117.90	215.00	60.47	31.2510°

LINE	LENGTH	BEARING
L1	9.30	S87°33'13"E
L2	9.30	S87°33'13"E
L3	16.49	N27°36'30"W

201412020000
Skagit County Auditor
12/2/2014 Page 2 of 2 2:35PM \$144.00
COUNTY AUDITOR

BY DEPUTY

NOTE:

- LEGAL DESCRIPTION IS PER APN. 20080710084.
- TITLE REPORT PREPARED BY GUARDIAN NORTHWEST TITLE & ESROW COMPANY POLICY NO. H-1006120-0029979 IS USED.

SURVEY EQUIPMENT & PROCEDURE

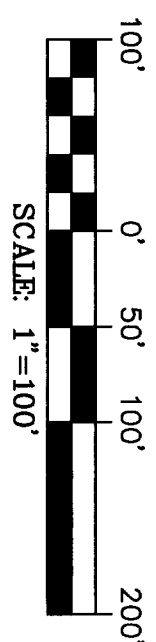
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING NIKON DTM-520 TOTAL STATION ON SEPTEMBER 2014.

BASES OF BEARING

BEARING SHOWN IS BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 36N, RANGE 3E BEING N89°49'41"E.

LEGEND

- SET REBAR & CAP #9361
- ◆ FND CONC. MON.
- ⊙ FND 1" I.P. PER SAN JUAN LOOKOUT
- ⊙ FOUND MARKER AS NOTED
- CALCULATED POINT
- ◇ APPROVED SOIL LOCATION
- FENCE



LEGAL DESCRIPTION

TRACT 17, "REVISED PLAT OF SAN JUAN LOOKOUT, SKAGIT COUNTY 3-ACRE PARCEL, SUBDIVISION NO. 509-80", APPROVED NOVEMBER 13, 1981 AND RECORDED NOVEMBER 13, 1982 IN VOLUME 3 OF SURVEYS, PAGE 151, UNDER AUDITOR'S FILE NO. 811130039, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A REVISION OF THAT SUBDIVISION RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SITUATED IN SKAGIT COUNTY, WASHINGTON.

DEVELOPERS/OWNERS

J & J SAMISH LLC,
2110 BUCHANAN LOOP SUITE 1
FERNDALE, WA 98248

BUILDING SETBACK

BUILDING SETBACK: FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. NO OTHER SETBACK SHALL BE REQUIRED BETWEEN THIS SHORT PLAT/CORR LOTS, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE CURRENT BUILDING CODE. BUILDING SETBACK TO ADJACENT PARCELS (OUTSIDE OF THIS PLAT): FRONT-35 FEET, SIDE-8 FEET, REAR-25 FEET.

AREA CALCULATION

TOTAL SITE: 703,211 sq.ft. (16.14 acres)
LOT 1: 616,095 sq.ft. (14.14 acres)
BUILDING AREA: 43,556 sq.ft. (1.00 acre)
OPEN SPACE RURAL OPEN: 313,811 sq.ft. (7.20 acres)
PROTECTED CRITICAL AREAS EASEMENT: 258,728 sq.ft. (5.94 acres)
LOT 2: 43,556 sq.ft. (1.00 acre)
LOT 3: 43,580 sq.ft. (1.00 acre)

LINE PER SAN JUAN LOOKOUT PLAT DOES NOT AGREE WITH DEEDS FOR PARCELS TO THE WEST HELD CORNERS FOUND IN-FIELD

