## OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE INDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT ANS OUR FREE AND VOLUMENTARY ACT AND DEED MAD DO DEDICATE TO THE USE OF THE FUBLIC FOREYER ALL STREETS AND XENUES SHOWN HERESON AND THE INFRACES FOR ALL PREJIC OF PREPOSES NOT INCOMPISITIVE WITH THE USE THEREOF FOR THE FUBLIC HIGHWAY PREPOSES ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS JEVEN THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AND MICHAEL SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS DAY OF 1/2, 2022.

MAPLE FIELD, LLC,

#### STATE OF WASHINGTON COUNTY OF SKAGIT AUXNOMIED@EXENTS

L CRETETY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

BROAD FROM THE MISSTRUMENT ON OATH STATED THAT

HESHELTHEY THANSARE AUTHORIZED TO ENGUTE THE INSTRUMENT AUD

ACKNOWLEDGE IT AS THE INDAOLALAGE.

OF HAVELE FIELD LLC, A

WASHINGTON LIMITED LIABILITY CORPANY, TO BE THE FIELD LLC, A

VALUNTARY, ACT OF SUCH PARTY FOR THE ISEES AND DIRECUSES MENTIONED

IN THE INSTRUMENT.

B 15

P74361

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A P74407

P74362

P7435

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P74372

X P74373

73

DATED: May Ind , 3033

STATE OF WASHINGTON COUNTY OF SKAGIT SIGNATURE TO THE MANUEL STANDARD TSIGNATURE TO THE STANDARD TSIGNATURE AT THE STANDARD TSIGNATURE TO THE STANDARD TSIGNATURE THE STANDARD TSIGNATURE TO THE STANDARD TSIGNATURE TSIG

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, GREGG COOLET, A MARRIED MAN, AS HIS SEPARATE PROPERTY, IS THE PERSON AND APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWELDGED IT TO BE HIS FREE AND YOLLWIARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

P74348

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SITE

B P74406

DATED:

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES
RESIDING AT

### APPROVALS

THE MITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR COMPERVANCE WITH THE REVOKAGING OF THE TOWN OF LA CONNER MINICIPAL CODE AND IS HEREBY APPROVED THIS 11th DAY OF MAY 2022.





FILED FOR RECORD THIS LODAY OF MAY 2022 AT SS MINITES PAST ID OCLOCK (AN)PM IN VOLUME OF OF SHORT PLATS ON PAGE(S) NO 202108 (ACC) NO 202108 (

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

AUDITOR'S CERTIFICATE





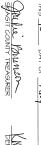
THIS IS TO CERTIFY THAT ALL TAXES HERETOPORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN HILLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2022. COUNTY TREASURER'S CERIFICATE

Southe Perhins

Nancy Linaves

THIS 16th DAY OF MAY











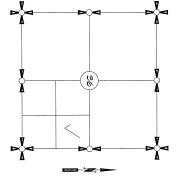








7 (P77,199) P74400 LIMIT OF SHORT PLAT



P20872

VICINITY MAP
SCALE I"=100"

### SURVEYOR'S CERTIFICATE

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

KEVIN 6. LISSER PLS. CERTIFICATE NO. 20123169
LISSER AND ASSOCIATES, PLLC
320 MILMAKETE SI PO BOX IIO9
MOUNT VERNON NA 48273
PHONE: (360) 419-1244
FAX. (360) 419-0591
E-MAIL KEVINGLISSER.COM



22-82-4

SHEET I OF 4

TOWN OF LA CONNER SHORT PLAT NO. LU-21-315P

SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

VICINITY MAP

DATE: 4/22/22

SURVEY IN A PORTION OF THE

NE 1/4 OF THE SE 1/4 OF

SECTION 36, T. 34 N., R. 2E, M.M.

SCAGIT COUNTY, WASHINGTON

FOR: MAPLE FIELD, LLC

LISSER & ASSOCIATES, PLLC SCALE, 1"-40"

MAIN TRONG MA 425T SOCIATION 10 DIG. 21-031 SP

FB: PG: MERIDIAN: ASSUMED

### DESORIFTION

#### PARCEL

PRATING OF LOTS, IAND 2 BLOCK 24 FRACT III AND OF LOTS 23 AND 4 BLOCK 25; "MAP 6 FANDICATE ADDITION TO THE TOWN OF LA COWER, SKABIT CO. MACH.", AS HER FLAT RECORDED IN VOLUME 2 OF FLATS, PACE ION, RECORDED OF SKABIT COUNTY, MACHINISTON BEING MORE PACETICAL ARLY DESCRIBED SOF SKABIT COUNTY, MACHINISTON BEING MORE PARTICALLARLY DESCRIBED AS FOLLOWS.

OF-WAY MAKON OF SAID MARIE STREET;

OF-WAY MAKON OF SAID MARIE STREET;

HENCE WORTH 2975/007 EAST ALONG SAID SOUTHEASTERLY RIGHT-OFWAY MAKON OF MARIE STREET FOR A DISTANCE OF 150.0 HET TO THE
MESTERLY MOST CORNER OF LOT 28 LOCK 25 SAID MAR OF STRUCKTE
ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO, MASH, AS FER
PLAT RECORDED IN VOLUME 2 OF EATS PACED ON GENERALING
COUNTY MASHINGTON AND EINIG THE TRUE POINT OF BERNANING.

THAKE CONTINUE NORTH 27% SOOT EAST ALONG SAID SOUTHEASTERLY
RIGHTSHAM WARGIN FOR A DISTANCE OF 200.00 FIETT,
THAKE SOUTH 27% SOOT EAST FOR A DISTANCE OF 200.00 FIETT,
THAKE SOUTH 27% SOOT MAST FOR A DISTANCE OF 200.00 FIETT,
THAKE SOUTH 27% SOOT SAID FOR A DISTANCE OF 200.00 FIETT,
THAKE SOUTH 27% SOOT SAID FOR A DISTANCE OF 200.00 FIETT,
THAKE SOUTH 27% SOOT SAID FOR ADDITANCE OF 200.00 FIETT,
THAKE SOUTH 27% SOOT SAID FOR ADDITANCE OF 200.00 FIETT,
THAKE SOUTH 27% SOOT SAID FOR ADDITANCE OF 200.00 FIETT,
THAKE SOUTH 2000 OF THE TOWN OF SAID SOUTHERY THE FOR A DISTANCE OF 100.00 FIETD SAID SOUTH SOU BEGINNING AT THE MONIMENT AT THE CENTERLINE OF MAPLE STREET AND LAWREL STREET;

THENCE SOUTH 60°0400° EAST ON THE PROJECTION OF SAID LAWREL STREET FOR A DISTANCE OF 3000 FREET TO THE SOUTHEASTERLY RIGHT
THENCE SOUTH 60°0400° EAST ON THE PROJECTION OF SAID LAWREL STREET FOR A DISTANCE OF 3000 FREET TO THE SOUTHEASTERLY RIGHT
THE CONTROL OF THE SOUTHEASTERLY RIGHT
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T

ALSO KNOWN AS PARCEL "H" OF BOUNDARY LINE ADJUSTMENT RECORDED ON APRIL 20, 2021 WHERE AUDITOR'S FILE NO, 202104200001, RECORDS OF SKASIT COUNTY, AMSHINGTON.

#### PARCEL "B"

TOSETHER WITH THAT CERTAIN NON-EXCLUSIVE MITUAL IT BERFICIAL
EASHRUIT FOR INGRESS, GREESS AND ITUTIES RETREBLICED AS
TEACHRUIT O'AND "EASHRUIT E'IN IT HE CERTAIN LONI USE REASHRUS
TEACHRUIT NAND "EASHRUIT COUNT" AUDITORS FILLE NO. 2021/0420-062, AS
AMBRED IN DOCUMENT RECORDED INDER ON AUGUST 5, 2021 INDER
AMBRED IN DOCUMENT RECORDED INDER ON AUGUST 5, 2021 INDER
AUDITORS FILE NO. 2021/06/050056, RECORDS OF SKAGIT COUNT",
VASHINGTON.

ALL OF THE MEYONE ALSO BEING SUBJECT TO AND TOGETHER WITH EAGHRAITS, RESERVATIONS, RESTRECTIONS, COMENTANTS, LIENS, LEAGES, COMET CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

#### NOTES

I. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

SEWAGE DISPOSAL: TOWN OF LA CONNER PUBLIC

4.

6. • - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY INSCRIBED LISSER 20123169

• - INDICATES EXISTING REBAR OR IRON ROD FOUND AS NOTED

• - INDICATES EXISTING HONNENT AS NOTED

MERIDIAN: ASSUMED

4. FOR ADDITIONAL SURVEY AND SUBDIVISION NEGRNATION SEE MAP OF SYNDICARE ADDITION TO THE TOWN OF LICK OWNER SEASITION, MSSH, RECORDED IN VOLUME 2 OF FLATS, BY LICK OWNER SHORT IS AT NO. LC-IVED OF RECORDED INDER AUDITIONS HILL BIO. NO 22/2014/2013 AND RECORDED LICHES RECORDED INDER AUDITIONS HILL BIO. NO 22/2014/2013 AND RECORDED INDER AUDITIONS HILL NUMBERS \$1000/2002/2014/2003033, 2004/3018/1018/15, 2005/2005/36, 2004/3005/20, AUDITIONS, HILL NUMBERS \$1000/2002/2016/25/2013/2003/2005/2005/23, 2004/3018/2016/2018/4, 2005/25/25/31, 2005/2005/23, 2004/2005/26, ALL IN RECORDS OF SYCHETIC COUNTY AUDITION.

IO. BENCHMARK: TOP OF MONT IN CASE AT THE INTERSECTION OF RAINIER STREET AND MAPLE AVENUE ELEVATION = 4.2! NOVD 24 (DAINN SHIFT TO NAVD'86 = 18AD'24 + 3.78)
BASE FLOOD BLEVATION = 8.0'

12 THIS PROPERTY IS SUBJECT TO AND TOSETHER WITH EASEMENTS RESERVATIONS, RESTRICTIONS COMPANY TO THE LAKES COURT OF RECORD INCLUDING BUT NOT LIMITED CAUSES AN INTERPRETABLE THAT LIMITED TO THOSE THE PROPERTY OF THE PROPERT

17. BUILDING SETBACK REQUIREMENTS FROM: II FEET SUDE: 3 FEET FEAR: 7 FEET; WHEN ALLEY ACCESS IS AVAILABLE, REAR SETBACK IS 0 FEET, AGRICULTURAL SETBACKS, 25 FEET AGRICULTURAL SETBACKS, 25 FEET

IG. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

20. LANDSCAPING FOR EACH LOT SHALL BE REQUIRED WITH FUTURE BUILDING PERVITS, CONTACT TOWN OF LA CONNER FOR ADDITIONAL INFORMATION.

2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

WATER: TOWN OF LA CONNER

8. BASIS OF BEARING: MONUMENTED CENTERLINE OF MAPLE AVENUE BEARING = NORTH 24°56'00" EAST

THE TOWN OF LA CONNER REQUIRES AN ADDITIONAL  $|\phi'|$  ABOVE THE BASE FLOOD ELEVATION FOR FINISHED FLOOR ELEVATION.

II. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. OI-184194-F, DATED APRIL 15, 2021 AND REVISION NO. 1 DATED ARRIL 26, 2020 AND REVISION NO. 2 DATED NOVEMBER II, 2021, AND REVISION NO. 3 DATED FEBRUARY 15, 2022.

INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION

SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

15. OWNER/DEVELOPER: MAPLE FIELD, LLC 504 EAST FAIRHAVEN BURLINGTON WA 98233

I6. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

I.B. ASSESSORS PARCEL NO. P-135504

21. THS PROPERTY IS SUBJECT TO THE C, C AND R'S PER THAT CERTAIN DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2012/05/19

SAID DOCUMENT ALSO INCLUDES REQUIREMENTS WITH RESPECT TO THE USE AND MAINTENANCE OF EASEMENTS "A" AND "B" THAT ARE HEREBY DEDICATED FOR THE USE OF THE LOTS REPERENCED IN SAID DOCUMENT. SEE AMENDED AND RESTATED JOINT USE EASEMENTS RECORDED INDER A.F. NO. 20705[NdD]6

EASEMENTS "A" AND "B" RECORDED UNDER AUDTOR'S FILE NO.
2020/2020/2020 ARE STILL VALID, HONENER, THE EASEMENT DIRRIGIONS
2020/2020/2020 ARE STILL VALID, HONENER, THE EASEMENT DIRRIGIONS
REFERENCED IN EAU ARGED TO FIT HE AS CONSTRUCTED UTILITIES AND
DRIVING SURPACES, IT IS HEREBY DEDICATED TO FOR THE USE OF THE LOTS
REFERENCED IN SAID ANENDED AND RESTATED JOINT USE EASEMENTS
DOCUMENT FOR THE AFORMENTIONED CHANGES AS SHOWN HEREON.

22. EASEMENT "C" FOR THE BENEFIT OF PARCEL B WITH PARTIAL RELINQUISHMENT, SEE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 202104200062 AND 202108050056.

23. EASHMENT ON 16, HERBEY DEDICATED FOR THE BENEFIT OF THE LOT USE RETREACHED IN SAID DOCUMENT SEE ANEIGHDE AND RESTATED JOINT USE EASH-RING RECORDED WHOTE AUDITOR'S FILE. NO. 2022051K0XIS

24. EASEMENT "E" FOR THE BUNETT OF THE LOTS
REFERENCED IN SAID DOOLMENT, SEE AMERICED AND RESTATED JOINT USE
EASEMENT'S RECORDED UNDER AUDITOR'S FILE NO. \_\_202205[b00]8.

25. EASEMENT "F" FOR THE BENEFIT OF THE LOTS
REFERENCED IN SAID DOOUMENT, SEE AMENUED AND RESTATED JOINT USE
EASEMENT'S RECORDED WIDER AUDITOR'S FILE NO. 1020516 0018 26. EASEMENT "6" FOR THE BENEFIT OF THE LOTS REFERENCED IN SAID DOCUMENT, SEE AMENUED AND RESTATED JOINT USE EASEMENTS RECORDED NOTES AUTIONS FILE NO. 1072/05/NDOID

## AREA AND ADDRESS INFORMATION

ď

| LOT #-2<br>LOT #-3   |  |
|--|--|
| 407<br>403<br>339<br>315   |  |
| MAPLE AVENUE<br>MAPLE AVENUE<br>MAPLE AVENUE<br>MAPLE AVENUE   |  |
| 7,000 50 FT, 0.16 ACRES<br>7,000 50 FT, 0.16 ACRES<br>7,000 50 FT, 0.16 ACRES<br>7,000 50 FT, 0.16 ACRES |  |

# ADJOINING OWNERSHIP INFORMATION

SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-14407 (TO THE NORTHEAST) TOWN OF LA COUNTR PO BOX  $400\,$ 

LA CONNER MA 98257

SKABIT CONNT ASSESSORS PARCEL NOS P-14406 P-110748, P-114063, P-14409, P-106624 AND P-135503 (ALL TO THE SOUTHEAST)
MAPLE FIELD LLC
SOA E PAINHAMEN MENUE
BIRLINGFON MA 46223

SKAGIT COUNTY ASSESSORS PARCEL NO. P-74400 (TO THE SOUTHEST)
JULIBIE AND CHRISTOPHER MALL
413 MAPLE ACKENIE
LA CONNER MA 48257

TOWN OF LA CONNER SHORT PLAT NO. LU-21-315P

| TOWN OF LA CONNER | SECTION 36, T. 34 N., R. 13 H., X.X. | NE I/4 OF THE SE I/4 OF | SURVEY IN A PORTION OF THE |  |
|-------------------|--------------------------------------|-------------------------|----------------------------|--|
|                   |                                      |                         |                            |  |

| TOTAL ACCOUNTS DIVINIS | FOR: MAPLE FIELD, LLO | SKAGIT COUNTY, WASHINGTON | TOWN OF LA CONNER | SECTION 36, T. 34 N., R. 13 F., N.Y. | NE I/4 OF THE DE I/4 OF |
|------------------------|-----------------------|---------------------------|-------------------|--------------------------------------|-------------------------|
| 1                      |                       |                           |                   |                                      |                         |

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|---|--|---|-------|
|   | MERIDIAN: ASSUMED  | FB: PG:                                 |       |
|   | MERIDIAN: ASSUMED MOUNT VERKON, WA 48273 360-414-1442 DWG: 21-03T SP | LISSER & ASSOCIATES, PLLC SCALE: I"=40" | - CZ: |
|   | 0 ا  | 1                                       | 1     |

