

202210070029

10/27/2022 10:24 AM Pages: 1 of 2 Fees \$292.50 Skagit County Auditor

PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CARD LAND DIVISION

PINS: NE1/4 SE1/4 GOV'T LOT 7J, SE1/4 SE1/4 GOV'T LOT 8J, SW1/4 SE1/4 & NW1/4 SE1/4 SECTION 36, TOWNSHIP 34 N, RANGE 4 E, OF W.M. & PTN. SW1/4 SW1/4, GOV'T LOT 4J, SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., SKAGIT COUNTY, WASHINGTON

P107-0465

OWNER'S CONSENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS LONG CARD DO HEREBY CERTIFY THAT THE DEVISION 'THE RESERVE AT OVERLOOK CREST, A LONG CARD LAND DIVISION' VOLUNTARILY MADE BY THE UNDERSIGNED IS IN ACCORDANCE WITH THE PROVISIONS OF RCW 66.03.010 AND 66.03.020.

THIS DAY OF November 2022

DATE: 4/12/22

DATE: 4/28/22

DATE: 4/29/22

DATE: 4/29/22

DATE: 4/29/22

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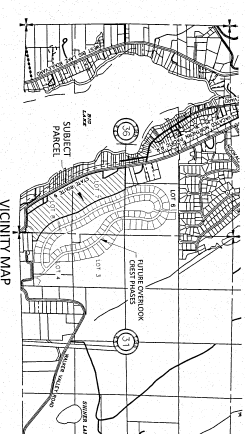


SURVEYOR'S CERTIFICATE

THE SAID SURVEYOR HEREBY CERTIFIES THAT THE SAID SURVEY WAS MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF BO JAMONI IN OCTOBER 2021.

CHRISTOPHER MICHAEL PEPSON

DATE: 4/15/22



NATURAL RESOURCE LAND NOTE: THIS PARCEL LIES WITHIN AN AREA OR IS WITHIN 500 FEET OF AN AREA DESIGNATED AS A NATURAL RESOURCE LAND (AGRICULTURAL, FOREST, AND WILDLIFE)...

SUBDIVISION NOTES:

- 1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS... 2. THE ONE-PARTY EASEMENT... 3. THE OWNERS SHALL BE RESPONSIBLE... 4. NO BUILDING PERMIT... 5. THE TIME OF APPLICATION... 6. NO BUILDING STRIP... 7. THIS PROJECT... 8. ALL OTHER... 9. FUTURE DEVELOPMENTS... 10. ALL RECORD... 11. ALL DRAINAGE... 12. THERE SHALL... 13. AT THE TIME... 14. A PARK DONATION...

AUDITOR'S CERTIFICATE: ON THIS DAY OF October 2022 I have examined the accounts of the undersigned and find them correct...

FLOOD HAZARD NOTE:

THIS SUBJECT PARCEL IS LOCATED WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD ZONE... THE FLOOD HAZARD ZONE DESIGNATION IS BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM)...

Table with grid layout showing parcel numbers 30 and 31, and their corresponding N, S, E, W dimensions and bearings.

PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CARD LAND DIVISION. PINS: NE1/4 SE1/4 GOV'T LOT 7J, SE1/4 SE1/4 GOV'T LOT 8J, SW1/4 SE1/4 & NW1/4 SE1/4 SECTION 36...

PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CARD LAND DIVISION

PIN: N1/4 SE1/4 (GOV'T LOT 7), SE1/4 SE1/4 (GOV'T LOT 8), SW1/4 SE1/4 & NW1/4 SE1/4 SECTION 36, TOWNSHIP 34 N, RANGE 4 E OF W.M.
& PIN: SW1/4 SW1/4 (GOV'T LOT 9), SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., SKAGIT COUNTY, WASHINGTON



- #### LEGEND
- FOUND 1/2" IRON REBAR & CAP (P.S. NO. 28023), JULY 2021
 - FOUND 1/2" IRON REBAR & CAP (P.S. NO. 28023), JULY 2021 & NOTED (SEE MONUMENTATION TABLE)
 - FOUND 1/2" IRON PIPE
 - SET 1/2" REBAR & CAP (P.S. NO. 55923), JULY 2021 & MARCH 2022 (SEE MONUMENTATION TABLE)
 - SET 1/2" REBAR & CAP (P.S. NO. 55923), JULY 2021 & MARCH 2022 TO OCCUR ON THIS AREA
 - CALCULATED PROPERTY CORNER (NOT SET; FALLS IN FRONT)
 - FUTURE PHASE DEVELOPMENT
 - OS-FV
 - *FUTURE PHASE DEVELOPMENT TO OCCUR ON THIS AREA

- #### REFERENCE SURVEYS
- | RECORDING NO. | DATE | NAME | RECORD OF SURVEY |
|---------------|------------|--------------------|-------------------------|
| 8003338 | 09/08/2008 | OVERLOOK CREST LLC | BOUNDARY LINE AGREEMENT |
| 9666930024 | 2/08/2024 | OVERLOOK CREST LLC | BOUNDARY LINE AGREEMENT |
| 9666930025 | 2/08/2024 | OVERLOOK CREST LLC | BOUNDARY LINE AGREEMENT |
| 20064120075 | 2/08/2024 | OVERLOOK CREST LLC | BOUNDARY LINE AGREEMENT |
| 20064120076 | 2/08/2024 | OVERLOOK CREST LLC | BOUNDARY LINE AGREEMENT |
| 20000120077 | 2/08/2024 | OVERLOOK CREST LLC | BOUNDARY LINE AGREEMENT |

- #### SURVEYOR'S NOTES
- BASES OF BEARINGS: MAG 89.111 W/36 NORTH ZONE
 1. SEE ALSO RECORD OF SURVEY FOR HANSEN / OVERLOOK B/LA UNDER AP. NO. 20121200101.
 USE FIELD OF 01° E - 282.32' (MARKED) ALONG THE SOUTHERLY LINE FROM COMPTON TO SEC. 36, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M. AND FOUND IRON PIPE AT THE QUARTER CORNER COMMON TO SAID SECTIONS 36 AND 34, AS SHOWN.
 2. THIS SURVEY WAS PERFORMED UNDER A COMBINATION OF RELATIVE CROSS THRESHOLD PROCEDURES WITH A TOTAL STATION IN JUNE 2021 & JULY 2021.
 3. THIS SURVEY WAS PERFORMED UNDER A COMBINATION OF RELATIVE CROSS THRESHOLD PROCEDURES WITH A TOTAL STATION IN JUNE 2021 & JULY 2021.
 4. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF THE CHURCH TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 62006564.
 5. THIS SURVEY WAS COMPLETED WITH AN EFFECTIVE DATE OF JUNE 11, 2021.
 6. THIS SURVEY WAS COMPLETED WITH AN EFFECTIVE DATE OF JUNE 11, 2021.
 7. THIS SURVEY WAS COMPLETED WITH AN EFFECTIVE DATE OF JUNE 11, 2021.
 8. THIS SURVEY WAS COMPLETED WITH AN EFFECTIVE DATE OF JUNE 11, 2021.
 9. THIS SURVEY WAS COMPLETED WITH AN EFFECTIVE DATE OF JUNE 11, 2021.

- #### MONUMENTATION TABLE
- | POINT NO. | DESCRIPTION | DATE FOUND | DATE SET |
|-----------|--|------------|----------|
| 1 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |
| 2 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |
| 3 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |
| 4 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |
| 5 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |
| 6 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |
| 7 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |
| 8 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |
| 9 | 1/2" IRON REBAR & CAP (P.S. NO. 28023) | | |

JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
BELLINGHAM, WA 98225
PHONE: (360) 735-6700 | FAX: (360) 647-8939 | EMAIL: CALDERSON@JEPSONENGINEERING.COM

PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CARD LAND DIVISION

PIN: N1/4 SE1/4 (GOV'T LOT 7), SE1/4 SE1/4 (GOV'T LOT 8), SW1/4 SE1/4 & NW1/4 SE1/4 SECTION 36, TOWNSHIP 34 N, RANGE 4 E OF W.M. & PIN: SW1/4 SW1/4 (GOV'T LOT 9), SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., SKAGIT COUNTY, WASHINGTON

CLIENT: THE RESERVE AT OVERLOOK CREST
 DATE: 06/14/2022
 JOB NO.: 05128.03
 DRAWING NO.: 2 OF 2

LOT 106
43,560 SF (1.0 AC.)
SCALE: 1" = 80'

SCALE: 1" = 80'

SEGMENT TABLE

LINE NO.	START POINT	END POINT	DESCRIPTION
1	106.1	106.2	...
2	106.2	106.3	...
3	106.3	106.4	...
4	106.4	106.5	...
5	106.5	106.6	...
6	106.6	106.7	...
7	106.7	106.8	...
8	106.8	106.9	...
9	106.9	107.0	...
10	107.0	107.1	...
11	107.1	107.2	...
12	107.2	107.3	...
13	107.3	107.4	...
14	107.4	107.5	...
15	107.5	107.6	...
16	107.6	107.7	...
17	107.7	107.8	...
18	107.8	107.9	...
19	107.9	108.0	...
20	108.0	108.1	...
21	108.1	108.2	...
22	108.2	108.3	...
23	108.3	108.4	...
24	108.4	108.5	...
25	108.5	108.6	...
26	108.6	108.7	...
27	108.7	108.8	...
28	108.8	108.9	...
29	108.9	109.0	...
30	109.0	109.1	...
31	109.1	109.2	...
32	109.2	109.3	...
33	109.3	109.4	...
34	109.4	109.5	...
35	109.5	109.6	...
36	109.6	109.7	...
37	109.7	109.8	...
38	109.8	109.9	...
39	109.9	110.0	...
40	110.0	110.1	...
41	110.1	110.2	...
42	110.2	110.3	...
43	110.3	110.4	...
44	110.4	110.5	...
45	110.5	110.6	...
46	110.6	110.7	...
47	110.7	110.8	...
48	110.8	110.9	...
49	110.9	111.0	...
50	111.0	111.1	...

NOTE: DEVELOPMENT MAY BE SUBJECT TO THE STORMWATER AND MANAGEMENT RULES IN EFFECT AT THE TIME OF DEVELOPMENT AND MAY REQUIRE RANDOMLY MONITORING TO CONFORM WITH THE STORMWATER MANAGEMENT RULES.