# PLAT OF CASCADE HIGHLANDS - PHASE 2

A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

**FILE NO. #PL96-0058**

**SKAGIT COUNTY, WASHINGTON**

## LEGAL DESCRIPTION

TRACT C, (FUTURE DEVELOPMENT) OF PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 - PL96-0058, A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2019 UNDER RECORDING NUMBER 201904190032, RECORDS OF SKAGIT COUNTY, WASHINGTON.

## APPROVALS

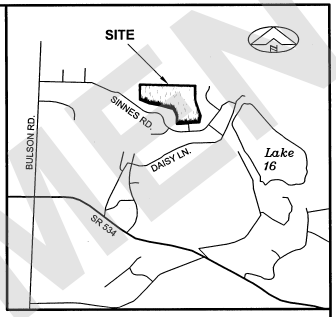
THE WITHIN AND FOREGOING PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY PLAT SUBDIVISION ORDINANCE THIS 21st DAY OF AUGUST, 2026.

SKAGIT COUNTY ENGINEER

PLANNING & DEVELOPMENT SERVICES DIRECTOR

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 15 DAY OF July, 2026.

SKAGIT COUNTY HEALTH OFFICER




**VICINITY MAP**

SCALE: 1" = 2,000'

## DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 23 DAY OF June, 2026.

LAKE 16, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Lisa Hallmon

ITS: Secretary

## ACKNOWLEDGMENT

STATE OF Washington )
) ss
COUNTY OF Snohomish )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lisa Hallmon IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Secretary OF LAKE 16, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6/23/2026

SIGNATURE: Andrew Lofstedt

PRINT NAME: Andrew S. Lofstedt

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT Everett, WA

MY APPOINTMENT EXPIRES: 3/17/2030

ANDREW STEPHEN LOFSTEDT NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-17-30 22020283

## ACKNOWLEDGMENT

STATE OF Washington )
) ss
COUNTY OF Snohomish )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AARON ELI TYSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6/23/2026

SIGNATURE: Andrew Lofstedt

PRINT NAME: Andrew S. Lofstedt

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT Everett, WA

MY APPOINTMENT EXPIRES: 3/17/2030

ANDREW STEPHEN LOFSTEDT NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-17-30 22020283

## 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 2026.

TAX PARCEL NO. P134726 / 6063-000-999-0003

Julie Brunson
(TREASURER, SKAGIT COUNTY)

7/27/26
DATE

Treasurer • Skagit County OFFICIAL SEAL State of Washington

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF AARON ELI TYSON, THIS 1 DAY OF September, 2026,

AT 10 MINUTES PAST 9 A M, AND RECORDED IN VOL. — OF PLATS, PAGE(S) —,

UNDER AUDITOR'S FILE NUMBER 202609010134, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Janet Berkins
AUDITOR, SKAGIT COUNTY

Judy Barald
DEPUTY COUNTY AUDITOR

## OWNERS OF RECORD/DEVELOPER

LAKE 16, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
2440 W COMMODORE WAY, SUITE 200
SEATTLE, WA 98199

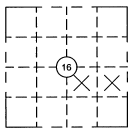
## LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LAKE 16, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, ON DECEMBER 2, 2025. I HEREBY CERTIFY THAT THIS MAP FOR THE PLAT OF CASCADE HIGHLANDS-PHASE 2, A PLAT COMMUNITY IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

AARON ELI TYSON — REGISTRATION #53114 — 6/23/2026
DATE

6/23/2026

AARON ELI TYSON STATE OF WASHINGTON 53114 REGISTERED PROFESSIONAL LAND SURVEYOR




**INDEX KEY**

T33N-R4E

AF# 202609010134

HARMSEN
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
sUAS AERIAL MAPPING • WETLAND SERVICES
2822 COLBY AVE, SUITE 300
EVERETT, WA 98201
(425) 252-1884
(360) 794-7811

| PLAT OF CASCADE HIGHLANDS - PHASE 2 | | |
|---|---|---|
| A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. FILE NO. #PL96-0058 SKAGIT COUNTY, WASHINGTON | | |
| DWN. BY: ASL | DATE: 06-23-2026 | JOB NO.: 21-414 |
| CHKD. BY: AET | S.T.R. INDEX: S16-T33N-R4E SE 1/4 & SW 1/4 | SHEET: 1 OF 6 |

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09/01/2026 09:38 AM Pages: 1 of 6 Fees: $448.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

202609010134
09/01/2026 09:10 AM Page 2 of 6

# PLAT OF CASCADE HIGHLANDS - PHASE 2

A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

**FILE NO. #PL96-0058**

**SKAGIT COUNTY, WASHINGTON**

## SUBDIVISION NOTES

1. A MINIMUM 30-FOOT SETBACK TO ALL BUILDING FOOTINGS FROM THE TOP, TOE AND SIDES OF ALL AREAS WITH SLOPES GREATER THAN 40% SHALL BE PROVIDED. OF THIS AREA THE FIRST 20 FEET FROM THE POTENTIAL HAZARD AREA SHALL BE RETAINED AS A VEGETATED BUFFER. THIS CONDITION MAY ONLY BE MODIFIED IF A LOT-SPECIFIC GEOLOGICALLY HAZARDOUS AREA SITE ASSESSMENT DEMONSTRATES TO THE SATISFACTION OF THE COUNTY THAT A REDUCED SETBACK/BUFFER WILL NOT INCREASE POTENTIAL RISKS TO HUMAN SAFETY OR THE ENVIRONMENT.
2. ADDITIONAL GEOLOGIC HAZARD SITE ASSESSMENTS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT REVIEW.
3. EXCEPT AS IDENTIFIED HEREON AND/OR MODIFIED AND SET FORTH IN THE FINAL MITIGATION PLAN APPROVED BY THE COUNTY, THE FOLLOWING BUFFERS SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT:
   - 3.1. 200-FOOT BUFFER FROM THE ORDINARY HIGH WATER MARK (OHWM) OF LAKE 16;
   - 3.2. 100-FOOT BUFFER FROM THE OHWM OF BULSON CREEK OR TO THE TOP OF THE ADJACENT SLOPE, WHICHEVER IS GREATER;
   - 3.3. 50-FOOT BUFFER FROM THE DELINEATED EDGE OF ALL ON-SITE WETLANDS (EXCLUDING LAKE 16, ADDRESSED ABOVE);
   - 3.4. 50-FOOT BUFFER FROM THE OHWM OF ALL TYPE 5 WATERS (UNNAMED STREAMS).
4. A MINIMUM 10-FOOT SETBACK FROM THE OUTER EDGES OF ALL WETLAND AND STREAM PCAS TO ALL STRUCTURES REQUIRING BUILDING PERMIT APPROVAL SHALL BE MAINTAINED.
5. DEVELOPMENT WITHIN 200 FEET OF THE ORDINARY HIGH WATER MARK OF LAKE SIXTEEN OR WITHIN ASSOCIATED WETLANDS SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT, RCW 90.58.
6. A VOLUNTARY MITIGATION AGREEMENT FOR PAYMENTS TO OFFSET IMPACTS ON COUNTY PARKS AND RECREATION FACILITIES HAS BEEN ENTERED INTO IN THE AMOUNT OF $100 PER LOT. PAYMENT TO BE MADE BY THE DEVELOPER PRIOR TO FINAL PLAT OR PAID BY THE APPLICANT TO SKAGIT COUNTY PARKS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. A FEE FOR THE IMPACT OF THE DEVELOPMENT ON SCHOOLS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS. THE FEE WILL BE IN THE AMOUNT REQUIRED BY THE CONWAY SCHOOL DISTRICT AT THE TIME THAT PAYMENT IS MADE.
8. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY THE CASCADE HIGHLANDS AT LAKE 16 HOMEOWNERS ASSOCIATION OR BY THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND SHALL BE KEPT IN GOOD REPAIR. ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROADS OR FACILITIES.
9. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS NATURAL RESOURCE LANDS IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH GENERATE TRAFFIC, DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
10. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
11. THE FORESTED OR NATIVE CONDITION RETENTION AREAS (FNCRAS) SHALL NOT BE ALTERED OR ADJUSTED WITHOUT THE APPROVAL OF SKAGIT COUNTY BASED ON THE REVIEW OF A NEW ENGINEERED DRAINAGE PLAN MEETING THE REQUIREMENTS OF THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL IN EFFECT AT THE TIME OF THE ALTERATION REQUEST. AN ALTERATION OF ANY FNCRA AND ASSOCIATED BUILDING ENVELOPE PURSUANT TO THIS CONDITION WILL NOT BE CONSIDERED A PLAT ALTERATION. TO BE CONSIDERED FOR APPROVAL, THE ALTERED SITE PLAN SHALL INCLUDE, AT A MINIMUM, THE NEW DIMENSIONS AND FNCRA PERCENTAGE PER THE ENGINEERED DRAINAGE PLAN, THE LOCATION OF THE NEW STAKES, THE LEGAL DESCRIPTION, AND THE PARCEL NUMBER. THE APPROVED SITE PLAN SHALL BE RECORDED AT THE AUDITOR'S OFFICE.
12. ALL AREAS APPROVED IN CONJUNCTION WITH THE USE OF FULL DISPERSION THAT ARE PROPOSED FOR DESIGNATION AS FORESTED OR NATIVE CONDITION RETENTION AREAS ARE SHOWN ON THE FACE OF THE FINAL PLAT AND MARKED IN THE FIELD AS REQUIRED BY THE SKAGIT COUNTY PUBLIC WORKS DEPARTMENT. FNCRAS SHALL NOT BE ALTERED OR ADJUSTED WITHOUT THE APPROVAL OF SKAGIT COUNTY BASED ON THE REVIEW OF A NEW ENGINEERED DRAINAGE PLAN MEETING THE REQUIREMENTS OF THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL IN EFFECT AT THE TIME OF THE ALTERATION REQUEST. AN ALTERATION OF ANY FNCRA AND ASSOCIATED BUILDING ENVELOPE PURSUANT TO THIS CONDITION WILL NOT BE CONSIDERED A PLAT ALTERATION.
13. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES. FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMWATER MANAGEMENT RULES IN EFFECT AT THE TIME OF DEVELOPMENT, AND MAY REQUIRE ADDITIONAL ANALYSIS AND FLOW CONTROL TO COMPLY WITH STORMWATER MANAGEMENT RULES.
14. WATER IS SUPPLIED BY SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1.
15. PER WAC 173-503, THIS DEVELOPMENT IS IN A WATERSHED BASIN IDENTIFIED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AS HAVING GROUNDWATER WITHDRAWAL RESTRICTIONS. LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT IS NOT GUARANTEED. CONTACT THE WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR ADDITIONAL INFORMATION.

## SUBDIVISION NOTES (CONT.)

16. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
17. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
18. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
19. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS AND/OR ALLEY'S CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
20. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. AN ADDRESS RANGE TABLE FOR LOTS IN THIS SUBDIVISION IS SHOWN ON SHEET 5 HEREON.
21. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. LOT OF RECORD CERTIFICATE FILED UNDER AF# 202609010135
22. SUBJECT TO APPROVED VARIANCE #PL10-0025 APPROVED ON JANUARY 11, 2011.
23. THE METHOD OF SEWAGE DISPOSAL SHALL BE BY INDIVIDUAL SEPTIC DRAINFIELD SYSTEMS. LOCATION OF DRAINFIELD AND RESERVE AREAS MAY REQUIRE ALTERNATIVE SYSTEMS TO BE UTILIZED BASED ON THE SOILS CHARACTERIZED AND RESTRICTIVE LAYER.
24. THE DISTANCE TO A FIRE HYDRANT MUST NOT EXCEED 400 FEET FROM ANY RESIDENCE. REFER TO IFC 507.3, AND NFPA 13D SPRINKLERS MUST BE INSTALLED IN THE RESIDENCE IF THIS LIMIT IS EXCEEDED.

## PUD UTILITY EASEMENT (WATER EASEMENTS)

1. EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, ELECTRICAL AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED FACILITIES. THIS INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, CHANGE THE SIZE OF, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME PIPE(S), LINE(S) RESERVOIRS, STORAGE TANKS, PUMP SYSTEMS AND HOUSINGS OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND CONTROL OF WATER, SEWER, ELECTRICAL AND ELECTRONIC INFORMATION ON FACILITIES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LANDS OF THE GRANTOR(S). THE GRANTOR(S) ALSO GIVES THE DISTRICT PERMISSION TO CUT, TRIM AND/OR REMOVE ALL TIMBER, TREES, BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR(S) IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM AND/OR REMOVE VEGETATION WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID PIPE(S), LINE(S) OR RELATED FACILITIES, AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR(S) AGREES THAT TITLE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

   GRANTOR(S), ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR(S) SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

## TITLE RESTRICTIONS

1. SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING MINES, ETC., PROVIDED THAT NO RIGHTS SHALL BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; TOGETHER WITH THE RIGHT, UPON PAYING REASONABLE COMPENSATION, TO ACQUIRE RIGHTS OF WAY FOR TRANSPORTING AND MOVING PRODUCTS FROM OTHER LANDS, CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 678629.
2. SUBJECT TO A QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF RECORDED UNDER RECORDING NUMBER 201105190048.
3. SUBJECT TO AN INGRESS, EGRESS, ROADWAY AND UTILITIES EASEMENT FOR THE PURPOSE(S) SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 201105190048.
4. SUBJECT TO AN AGREEMENT RE: EASEMENTS INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF RECORDED UNDER RECORDING NUMBER 201312310098.
5. SUBJECT TO A WAIVER OF 200 FOOT SETBACKS FOR PROPERTIES OUTSIDE OF AND IMMEDIATELY ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF RECORDED UNDER RECORDING NUMBER 201303010105.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 9604010105.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 9604010106.
8. SUBJECT TO A UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY EASEMENT FOR THE PURPOSE(S) SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 201802050159.
9. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 RECORDED UNDER RECORDING NUMBER 201904190032.
10. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 201904190033. SUBJECT TO MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING NUMBERS 201908020044 AND 202201210110.
11. SUBJECT TO A PLAT LOT OF RECORD CERTIFICATION, AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 201904190034.
12. SUBJECT TO THE ORDER ON SHORELINES SUBSTANTIAL DEVELOPMENT PERMIT, PL19-0017, AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 201909130008.
13. SUBJECT TO A PROTECTED CRITICAL AREA EASEMENT FOR THE PURPOSE(S) SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202609010136
14. SUBJECT TO A PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE(S) SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202609010137
15. SUBJECT TO AN INGRESS, EGRESS AND UTILITY EASEMENT FOR THE PURPOSE(S) SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202609010138
16. SUBJECT TO A DRAINFIELD EASEMENT FOR THE PURPOSE(S) SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202609010139
17. CONDITIONS, COVENANTS AND RESTRICTIONS FOR THE PLAT OF CASCADE HIGHLANDS - PHASE 2 ARE RECORDED UNDER RECORDING NUMBER 202609010140

AF# _____

6/23/2026

AARON ELI TYSON — STATE OF WASHINGTON — 53114 — REGISTERED PROFESSIONAL LAND SURVEYOR

HARMSEN
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
sUAS AERIAL MAPPING • WETLAND SERVICES
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(425) 252-1884
(360) 794-7811

**PLAT OF CASCADE HIGHLANDS - PHASE 2**

A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

**FILE NO. #PL96-0058**

**SKAGIT COUNTY, WASHINGTON**

| DWN. BY | DATE | JOB NO. |
|---|---|---|
| ASL | 06-23-2026 | 21-414 |
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# PLAT OF CASCADE HIGHLANDS - PHASE 2

A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

**FILE NO. #PL96-0058**

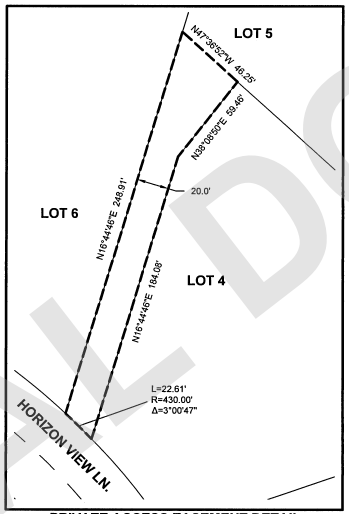
**SKAGIT COUNTY, WASHINGTON**

## EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CASCADE HIGHLANDS AT LAKE 16 HOMEOWNERS ASSOCIATION, AND LOT OWNERS FOR UTILITY SERVICE NEEDS. COUNTY OF SKAGIT, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORPORATION, AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES, TEN FEET (10.0') WIDE OR AS SHOWN ON THE FACE OF THIS PLAT, FOR UTILITIES, INGRESS AND EGRESS, STORM DRAINS AND SEWER LINES IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

2. THE PRIVATE ACCESS EASEMENT LOCATED ACROSS LOT 5, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 5 AND 6. THE OWNERS OF LOTS 5 AND 6 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY SURFACE WITHIN SAID EASEMENT THAT SERVES THEIR RESPECTIVE LOT. SEE DETAIL, HEREON.

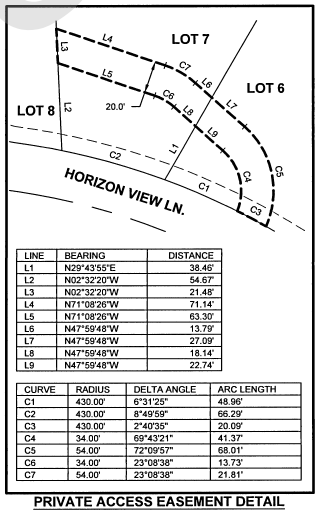
3. THE PRIVATE ACCESS EASEMENT LOCATED ACROSS LOTS 6 AND 7, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 7 AND 8. THE OWNERS OF LOTS 7 AND 8 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY SURFACE WITHIN SAID EASEMENT THAT SERVES THEIR RESPECTIVE LOT. SEE DETAIL, HEREON.




**PRIVATE ACCESS EASEMENT DETAIL**

SCALE: 1" = 50'

(SEE HEREON, EASEMENT PROVISIONS #2)




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N29°43'55"E | 38.46' |
| L2 | N02°32'20"W | 54.67' |
| L3 | N02°32'20"W | 21.48' |
| L4 | N71°08'26"W | 71.14' |
| L5 | N71°08'26"W | 63.30' |
| L6 | N47°59'48"W | 13.79' |
| L7 | N47°59'48"W | 27.09' |
| L8 | N47°59'48"W | 18.14' |
| L9 | N47°59'48"W | 22.74' |

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH |
|---|---|---|---|
| C1 | 430.00' | 6°31'25" | 48.96' |
| C2 | 430.00' | 8°49'59" | 66.29' |
| C3 | 430.00' | 2°40'35" | 20.09' |
| C4 | 34.00' | 69°43'21" | 41.37' |
| C5 | 54.00' | 72°09'57" | 68.01' |
| C6 | 34.00' | 23°08'38" | 13.73' |
| C7 | 54.00' | 23°08'38" | 21.81' |

**PRIVATE ACCESS EASEMENT DETAIL**

SCALE: 1" = 50'

(SEE HEREON, EASEMENT PROVISIONS #3)

AF#_____

6/23/2026

LARON ELI TYSON
STATE OF WASHINGTON
53114
REGISTERED
PROFESSIONAL LAND SURVEYOR

HARMSEN
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
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PLAT OF CASCADE HIGHLANDS - PHASE 2
A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.
FILE NO. #PL96-0058
SKAGIT COUNTY, WASHINGTON

| DWN. BY | DATE | JOB NO. |
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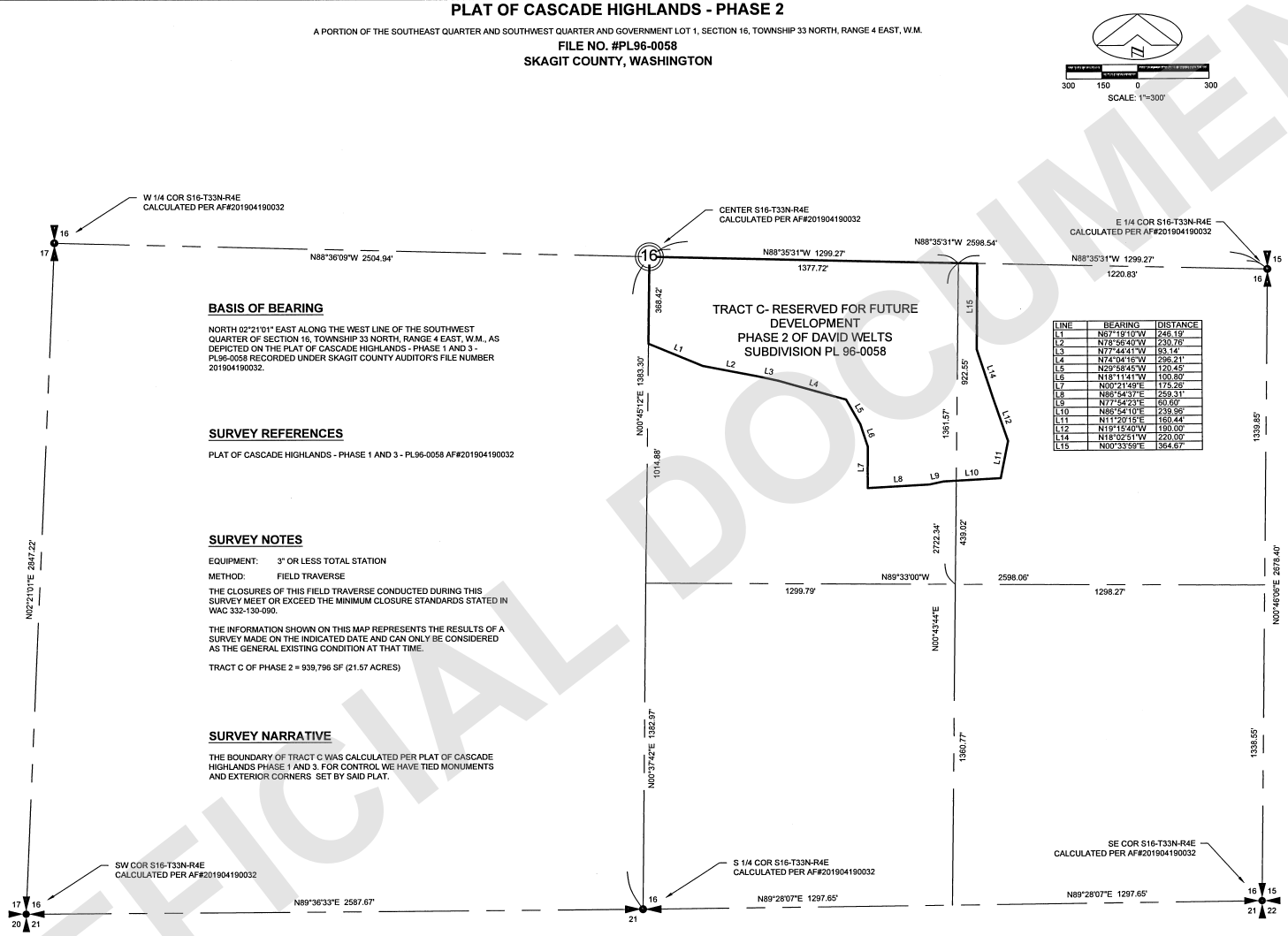
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# PLAT OF CASCADE HIGHLANDS - PHASE 2

A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

**FILE NO. #PL96-0058**

**SKAGIT COUNTY, WASHINGTON**




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N67°19'10"W | 246.19' |
| L2 | N78°56'40"W | 230.76' |
| L3 | N77°44'41"W | 93.14' |
| L4 | N74°04'16"W | 286.21' |
| L5 | N29°58'45"W | 120.45' |
| L6 | N18°11'41"W | 100.80' |
| L7 | N00°21'49"E | 175.26' |
| L8 | N86°54'37"E | 259.31' |
| L9 | N77°54'23"E | 60.60' |
| L10 | N86°54'10"E | 239.96' |
| L11 | N11°20'15"E | 160.44' |
| L12 | N19°15'40"W | 190.00' |
| L14 | N18°02'51"W | 220.00' |
| L15 | N00°33'59"E | 364.67' |

## BASIS OF BEARING

NORTH 02°21'01" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AS DEPICTED ON THE PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 - PL96-0058 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201904190032.

## SURVEY REFERENCES

PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 - PL96-0058 AF#201904190032

## SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION

METHOD: FIELD TRAVERSE

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

TRACT C OF PHASE 2 = 939,796 SF (21.57 ACRES)

## SURVEY NARRATIVE

THE BOUNDARY OF TRACT C WAS CALCULATED PER PLAT OF CASCADE HIGHLANDS PHASE 1 AND 3. FOR CONTROL WE HAVE TIED MONUMENTS AND EXTERIOR CORNERS SET BY SAID PLAT.

## S16-T33N-R4E

SUBDIVISION BREAKDOWN PER PLAT OF CASCADE HIGHLANDS PHASE 1 AND 3 AF#201904190032.

AF#_____

6/23/2026

AARON ELI TYSON
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**PLAT OF CASCADE HIGHLANDS - PHASE 2**

A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

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**SKAGIT COUNTY, WASHINGTON**

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A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

**FILE NO. #PL96-0058**

**SKAGIT COUNTY, WASHINGTON**

P16643

SCALE: 1"=100'

## EASEMENT NOTES

1. 10-FOOT PUBLIC UTILITIES EASEMENT (TYP.) SEE EASEMENT PROVISION #1, SHEET 3
2. PRIVATE ACCESS EASEMENT SEE EASEMENT PROVISION #2, SHEET 3 SEE EASEMENT DETAILS, SHEET 3
3. PRIVATE ACCESS EASEMENT SEE EASEMENT PROVISION #3, SHEET 3 SEE EASEMENT DETAILS, SHEET 3
4. PRIVATE ROAD EASEMENT AF# 202609010138
5. PRIVATE DRAINAGE EASEMENT AF# 202609010137
6. PRIVATE ACCESS AND UTILITY EASEMENT AF# 201904190032
7. PRIVATE DRAINAGE AND UTILITY EASEMENT AF# 201904190032
8. PRIVATE DRAINAGE AND UTILITY EASEMENT AF# 201904190032
9. PRIVATE DRAINAGE EASEMENT AF# 201904190032
10. PRIVATE DRAINFIELD EASEMENT AF# 202609010139

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N77°44'41"W | 93.14' |
| L2 | N29°58'45"W | 120.45' |
| L3 | N18°11'41"W | 100.80' |
| L4 | N77°54'23"E | 60.60' |
| L5 | N29°58'45"W | 105.79' |
| L6 | N29°58'45"W | 14.66' |
| L7 | N38°08'50"E | 59.46' |
| L8 | N00°33'59"E | 29.86' |
| L9 | N04°02'22"W | 279.41' |
| L10 | N04°02'22"W | 275.16' |
| L11 | N04°02'22"W | 270.92' |
| L12 | N86°20'01"W | 20.78' |
| L13 | N04°02'22"W | 208.79' |
| L14 | N53°55'17"W | 77.81' |

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH |
|---|---|---|---|
| C1 | 400.00' | 82°17'39" | 574.52' |
| C2 | 430.00' | 78°20'33" | 587.95' |
| C3 | 370.00' | 77°29'35" | 500.43' |
| C4 | 25.00' | 40°05'02" | 17.49' |
| C5 | 50.00' | 265°29'26" | 231.68' |
| C6 | 25.00' | 46°15'23" | 20.18' |
| C7 | 430.00' | 8°41'24" | 65.22' |
| C8 | 430.00' | 21°09'13" | 158.76' |
| C9 | 430.00' | 10°03'59" | 75.55' |
| C10 | 430.00' | 3°00'47" | 22.61' |
| C11 | 430.00' | 22°35'30" | 169.55' |
| C12 | 430.00' | 8°49'59" | 66.29' |
| C13 | 430.00' | 3°59'42" | 29.98' |
| C14 | 50.00' | 57°53'17" | 50.52' |
| C15 | 50.00' | 140°20'14" | 122.47' |
| C16 | 50.00' | 67°15'55" | 58.70' |
| C17 | | NOT USED | |
| C18 | | NOT USED | |
| C19 | 370.00' | 27°14'35" | 175.93' |
| C20 | 370.00' | 32°41'43" | 211.14' |
| C21 | 370.00' | 17°33'17" | 113.36' |

| ADDRESS RANGE TABLE | | |
|---|---|---|
| ROAD NAMES | BEGINNING RANGE | ENDING RANGE |
| HORIZON VIEW LANE | 20570 | 20710 |
| SINNES ROAD | 20000 | 20864 |
| TIMBERHILL DRIVE | 0 | 0 |

## LEGEND

- FOUND CONC MONUMENT W/3" BRASS DISC & PUNCH DOWN 0.5' IN CASE SET PER THE PLAT OF CASCADE HIGHLANDS PHASE 1 AND 3 AF#201904190032
- FOUND REBAR & CAP STAMPED " HAI 27327" SET PER THE PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 RECORDED UNDER RECORDING NUMBER 201904190032 UNLESS OTHERWISE NOTED
- SET CASED CONC MONUMENT W/3" BRASS DISC & PUNCH STAMPED "LS 53114"
- SET 24" X 1/2" REBAR WITH CAP STAMPED "LS 53114"
- SET MAG NAIL & WASHER STAMPED "LS 53114"
- (R) RADIAL

AF#_____

## SITE DATA

ASSESSOR'S PARCEL NUMBER: P134726 / 6063-000-999-0003
TOTAL PROJECT ACREAGE: 939,796 SF (21.57 ACRES)
ZONING/COMPREHENSIVE PLAN: RURAL RESERVE (RRv)
TOTAL NUMBER OF LOTS / TRACTS: 16 LOTS / 0 TRACTS

BUILDING SETBACK LINES (BSBL):
FRONT: 25'
SIDES: 8'
REAR: 25'

6/23/2026

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**FILE NO. #PL96-0058**

**SKAGIT COUNTY, WASHINGTON**

P16643

SCALE: 1"=100'

## SOIL LOG NOTES

| LOT NOS. | PERMIT NO. | SOIL LOG NOS. |
|---|---|---|
| 1 | SW23-0220 | SL-1, SL-2, SL-3 |
| 2, 3 | SW21-0444 | 35.A, 36.2, 37.B, 37.2, 37.3, 37.4, 38.1, 38.2, 38.3 |
| 4, 5, 6 | SW21-0445, SW21-0446, SW21-0447 | 38.1, 38.2, 38.3, 39.1, 39.2, 39.3, 40.1, 40.3, 40.4 |
| 7 | SW21-0448 | 41.1, 41.2, 41.3 |
| 8 | SW21-0449 | 42.1, 42.2, 42.3 |
| 11 | SW21-0450 | 43.1, 43.2, 43.3 |
| 10 | SW21-0451 | 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9 |
| 9 | SW21-0452 | 45.1, 45.2 |
| 12 | SW21-0453, SW21-0454 | 46.1, 46.2, 46.3, 46.4, 46.5 |
| 13 | SW21-0455 | 49.1, 49.2, 49.3 |
| 14 | SW21-0456 | 50.A, 50.B, 50.1, 50.2, 50.3 |
| 15 | SW21-0457 | 51.1, 51.2, 51.3 |
| 15 | SW21-0458 | 52.1, 52.2 |
| 16 | SW23-0221 | A, B, C |

## DRAINFIELD NOTE

- THE DRAINFIELD DESIGN FOR LOT 13 WILL REQUIRE A WASHINGTON STATE DEPARTMENT OF HEALTH CLASS A WAIVER FROM DISPERSAL COMPONENT TO SURFACE WATER. WAIVERS ARE SUBJECT TO SKAGIT COUNTY PUBLIC HEALTH SCHEDULE OF CHARGES.

## LEGEND

- ⊙ XXX — SOIL TEST LOCATION & LOG NUMBER
- RESERVE DRAINFIELD AREA, AS DESIGNED AND PROPOSED
- W — APPROXIMATE WATER LINE LOCATION
- PCA SIGN
- WATER METER
- FIRE HYDRANT

AF#_____

6/23/2026

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