

**GARRETSON SHORT PLAT**  
**PL 16-0448**

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, AND  
OF GOVT LOT 1 (THE NE 1/4 OF THE NE 1/4) OF SECTION 9,  
TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. SKAGIT COUNTY,  
WASHINGTON

**LEGAL DESCRIPTION**

LOT 1 OF SKAGIT COUNTY SHORT PLAT PL 16-0448 RECORDED UNDER AUDITORS FILE NUMBER 2006091029, LOCATED IN SECTION 4 AND 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, EXCEPT A TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 3 OF SAID SHORT PLAT, THENCE NORTH 77°05'57" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 123.34 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 21°09'57" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 34.8 FEET TO A POINT PERSON CALLED "STATION M", THENCE SOUTH 21°09'57" EAST A DISTANCE OF 41.08 FEET, THENCE SOUTH 32°42'24" EAST A DISTANCE OF 106.8 FEET, THENCE SOUTH 07°27'52" EAST A DISTANCE OF 110.6 FEET, THENCE SOUTH 02°02'28" WEST A DISTANCE OF 18.43 FEET, THENCE SOUTH 71°17'51" WEST A DISTANCE OF 14.22 FEET TO THE WESTERLY LINE OF SAID LOT 4, THENCE NORTH 07°33' WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 188.80 FEET, THENCE NORTH 12°13'47" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 72.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT OF LAND BEING A PORTION OF LOT 3 OF SAID SHORT PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 3, THENCE NORTH 77°05'57" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 123.34 FEET TO THE WEST LINE OF SAID LOT 4, THENCE SOUTH 21°09'57" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 34.8 FEET TO A POINT PERSON CALLED "STATION M", THENCE SOUTH 21°09'57" EAST A DISTANCE OF 41.08 FEET, THENCE SOUTH 32°42'24" EAST A DISTANCE OF 106.8 FEET, THENCE SOUTH 07°27'52" EAST A DISTANCE OF 110.6 FEET, THENCE SOUTH 02°02'28" WEST A DISTANCE OF 18.43 FEET, THENCE SOUTH 71°17'51" WEST ALONG THE WEST LINE OF SAID LOT 4, THENCE NORTH 07°33' WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 14.22 FEET TO THE WESTERLY LINE OF SAID LOT 3, THENCE NORTH 12°13'47" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 72.10 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING AN AREA OF 11.97 ACRES, MORE OR LESS.

**SURVEY NOTES:**

1. THIS SURVEY WAS PERFORMED USING A COMBINATION OF FIELD TRAVERSING WITH A TOPCON 9000 SERIES TOTAL STATION AND RAPID STATIC GPS OBSERVATIONS WITH A TOPCON HYPER-V GPS SYSTEM. PROCEDURES MEET OR EXCEED W.A.C. 352-1-30-090.

2. HORIZONTAL DATUM: LOCAL (ASSUMED)

3. BASIS OF BEARINGS: ASSUMED N89°20'43"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9

3. FOR ADDITIONAL SURVEY INFORMATION SEE:  
RECORD OF SURVEY FILED IN AFR200408210129  
BOUNDARY LINE ADJUSTMENT FILED IN AFR201610200095 AND 201610200098

AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, THE BASIS OF BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEY.

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

5. THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND ILLUSTRATE PARCELS AS SHOWN ON SHEET 2 TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH THE COUNTY OF SKAGIT

**LOT AREA INFORMATION**

LOT 1 = 43,580 SQ FT / 1.00 ACRES  
LOT 2 BUILDING SITE = 43,588 SQ FT / 1.00 ACRES  
LOT 2 OPEN SPACE = 434,529 SQ FT / 9.98 ACRES  
TOTAL AREA = 521,694 SQ FT / 11.98 ACRES

AUTHOR'S CERTIFICATE ~~201709140051~~  
FILED FOR RECORD THIS 14 DAY OF Sept 2017 AT 11:04 AM.  
IN BOOK OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
CHRISTOPHER V. EDEN  
SURVEYOR'S NAME  
County Auditor



**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 NATHAN AND JESSICA GARRETSON IN AUGUST 2016.

DATE: 7-17-17  
CHRISTOPHER V. EDEN  
CERTIFICATE NO. 52080

**PLAT NOTES:**

- OWNER/DEVELOPER: NATHAN AND JESSICA GARRETSON  
12891 SUMMIT TRAIL LN  
ANACORTES, WA 98221
- 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.
- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR AN OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS AND/OR ALLEYS CONVEYING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
- COMPREHENSIVE PLANNING DESIGNATION = RURAL RESERVE (RRV)
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
- WATER:  
LOT 1: WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE IF ADDITIONAL WATER QUALITY/DIAGNOSTIC TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELLS. IMPROVEMENTS OR REPLACEMENT OF LOT 2 GAVENS TO LOT 1 AN OVERLAPPING WELL PROTECTION ZONE WITH WELL TAGGED "BONOPOR" TO BE FOR THE SOLE USE OF LOT 1. SET WATER INTRUSION REQUIREMENTS TO BE MET FOR DEVELOPMENT ON LOT 1 PER SCC14.2.3.30
- PUBLIC WATER SYSTEM SERVICED BY PUBLIC UTILITY DISTRICT NO. 1

- SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 1294 TO 12999 SUMMIT TRAIL LANE. 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. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.
- SETBACKS FOR LOTS WITHIN THIS SHORT CARD ARE PER SKAGIT COUNTY CODE 14.16.320.5: FROM NEAREST PARCEL PROPERTY LINES
- RESIDENTIAL:  
(A) FRONT: 25 FEET MINIMUM, 25 FEET ON MINOR ACCESS OR DEAD-END STREETS.  
(B) SIDE: 8 FEET ADJACENT TO A PROPERTY LINE.  
(C) REAR: 25 FEET  
(D) ACCESSORY: SAME AS PRINCIPAL STRUCTURES
- SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 500303-0001660E, DATED SEPTEMBER 16, 2016
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 10 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 980707040, 200903180035, 550882, 980709065, 200408210127, 200409210128, 200101260086, 200610040050, 200702120180, 201510200095, AND 201510200098
- 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.
- SEE AUDITOR FILE NO. 201709140051
- A 20-FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY PROVIDED ACROSS A PORTION OF TRACT A, OPEN SPACE FOR THE BENEFIT OF LOT 1, THE MAINTENANCE OF THE ROADWAY WITHIN THE EASEMENT AREA WILL BE SHARED EQUALLY BY THE OWNER OF BOTH LOTS 1 AND 2 OF THIS SUBDIVISION
- THE OPEN SPACE WITHIN LOT 2 HAS A DESIGNATION OF "OPEN SPACE RECREATIONAL/AMENITIES" (OS-RA).

THIS DESIGNATION IS TO PROVIDE OPEN SPACE AREAS THAT WILL BE USED FOR RECREATIONAL PURPOSES. RECREATIONAL USES MAY APPLY EITHER SOLELY TO OWNERS WITHIN THE CARD PLAT OR THE GENERAL PUBLIC OR A COMBINATION THEREOF. THE OPEN SPACE WITHIN CARDS ON LANDS ZONED RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE, AND RURAL RESERVE AND WHICH IS INTENDED FOR RECREATION PURPOSES, COMMUNITY FACILITIES, AND/OR GREENBELTS SHALL BE PLACED IN THIS CATEGORY.

15. ANY DEVELOPMENT WITHIN 200 FEET OF TURNERS BAY WILL NEED TO COMPLY WITH THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM.

**CONSTRUCTION**  
**SURVEYORS**

NORTH CENTRAL WASHINGTON

854 N Mandrestler Pl, East Wenatchee, WA 98802  
(509) 881-8315

GARRETSON SHORT PLAT PL 16-0448		JOB NO. 1403	
PREPARED FOR NATHAN AND JESSICA GARRETSON		DATE 05/20/17	
A PORTION OF THE SE 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 9, TOWNSHIP 34 N., RANGE 2 E., W.M.		SCALE N/A	
SKAGIT COUNTY	DATE	SCALE	SHEET 1 OF 2
DWN BY C. EDEN	05/20/17	N/A	1403
CHKD BY C. EDEN			



**DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT NATHAN GARRETSON AND JESSICA GARRETSON, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED:

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 22 DAY OF July A.D. 2017

Nathan Garretson  
Jessica Garretson

Witnesses:  
Nathan Garretson  
Jessica Garretson

ALL MEN BY THESE PRESENTS THAT WE OATH THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

In witness whereof, we have set our hands this 14 day of September 2017

STATE OF WASHINGTON ) S.S.  
COUNTY OF SKAGIT )

THIS IS TO CERTIFY THAT ON THIS 14 DAY OF July A.D. 2017 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NATHAN GARRETSON AND JESSICA GARRETSON, TO ME KNOWN TO BE THE PERSON(S) THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

*Karna B. Babin*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Anacortes

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Nathan Garretson IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE AT HER FREE WILL.

*Karna B. Babin*  
NOTARY PUBLIC

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME ALIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF SKAGIT COUNTY UP TO AND INCLUDING THE YEAR 2017

*Paula B. Babin*  
SKAGIT COUNTY TREASURER

DATE 8-14-17

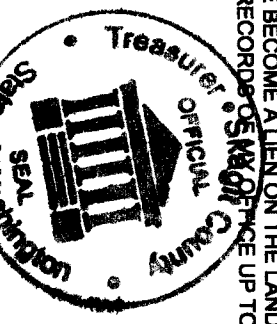
APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.16 (LAND DIVISIONS) THIS 14 DAY OF September 2017

*Paula B. Babin*  
SHORT PLAT ADMINISTRATOR  
COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.08 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 17 DAY OF July

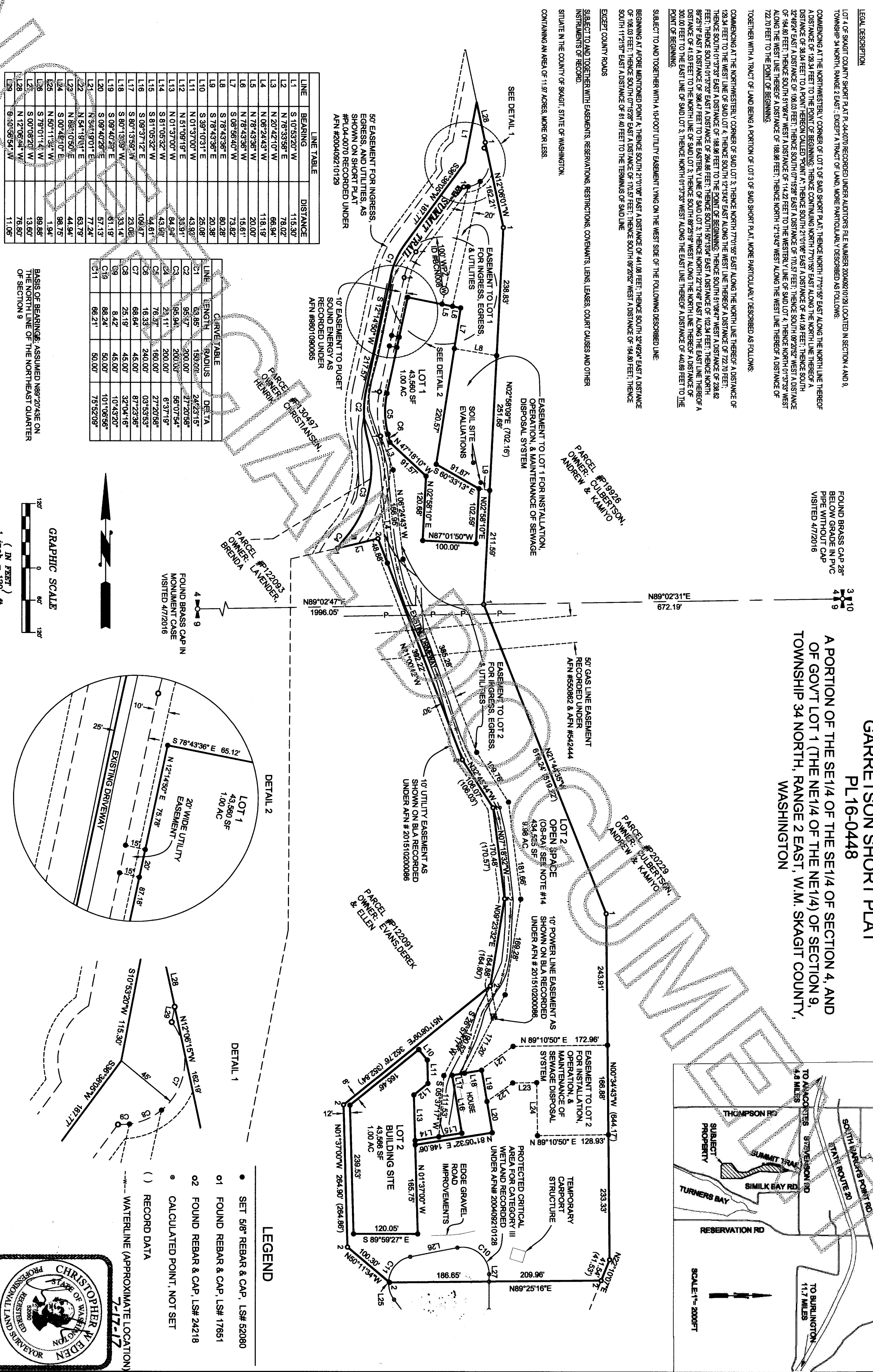
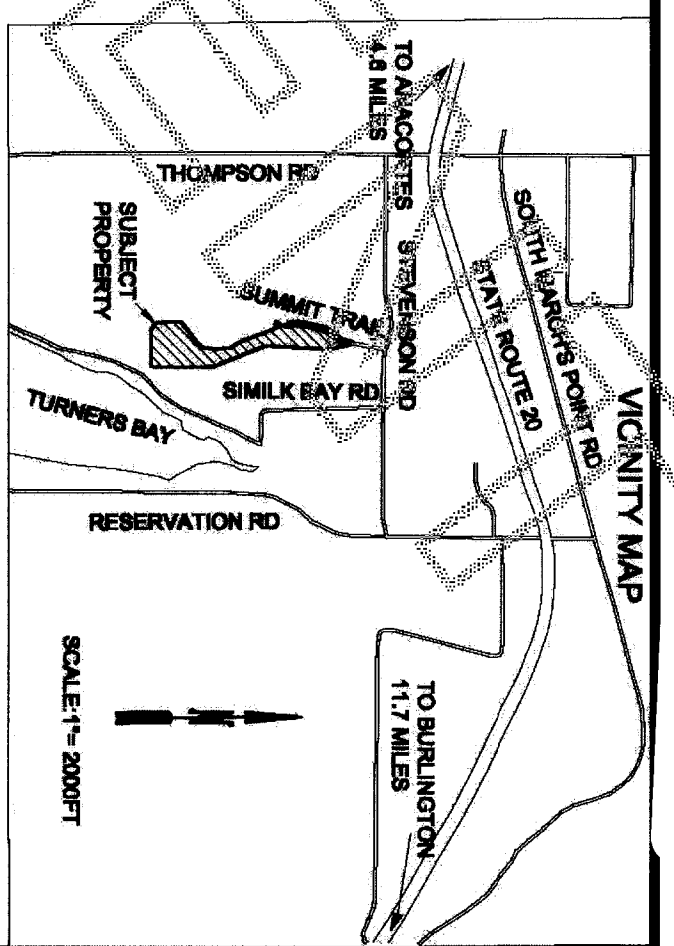
*Christopher V. Eden*  
SKAGIT COUNTY HEALTH OFFICER



201709140051  
Skagit County Auditor  
9/14/2017 Page 1 of 2 1:58PM

### GARRETSON SHORT PLAT PL 16-0448

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, AND  
 OF GOVT LOT 1 (THE NE 1/4 OF THE NE 1/4) OF SECTION 9,  
 TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. SKAGIT COUNTY,  
 WASHINGTON

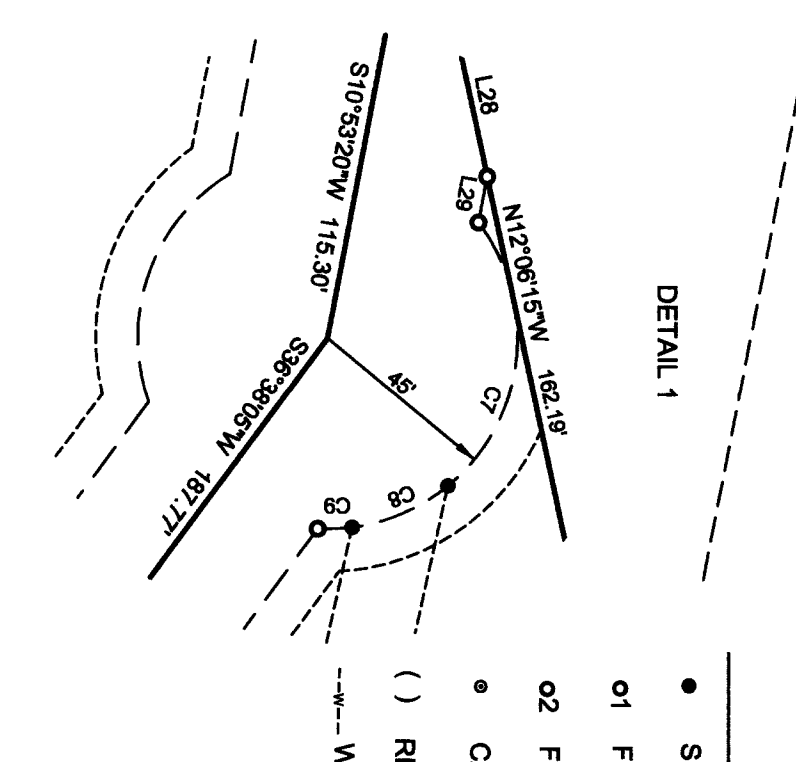
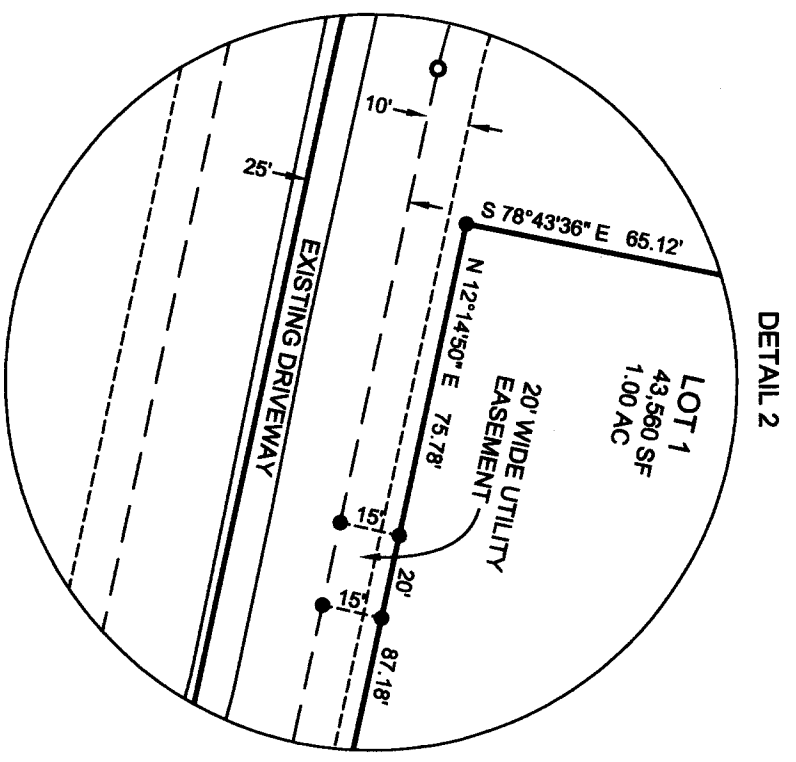
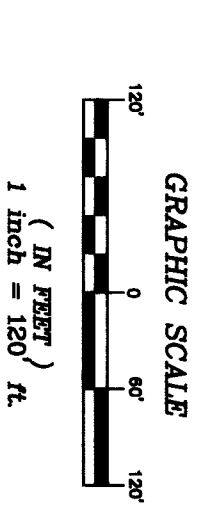


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 10°53'20" W	115.30'
L2	N 78°33'58" E	78.02'
L3	N 20°42'10" W	66.94'
L4	N 08°24'43" W	118.19'
L5	N 78°43'36" W	20.00'
L6	N 78°43'36" W	15.61'
L7	S 08°56'40" W	73.82'
L8	S 78°43'36" E	80.28'
L9	S 78°43'36" E	20.38'
L10	S 39°10'31" E	28.08'
L11	N 01°37'00" W	43.92'
L12	N 51°09'19" E	33.91'
L13	N 01°37'00" W	84.54'
L14	S 81°08'32" W	43.92'
L15	S 81°08'32" W	14.61'
L16	S 09°37'12" E	23.08'
L17	S 80°13'58" W	33.14'
L18	S 09°40'28" E	51.19'
L19	S 09°40'28" E	57.13'
L20	S 09°40'28" E	77.24'
L21	N 54°18'31" E	63.79'
L22	N 88°10'50" E	44.94'
L23	S 00°48'10" E	98.75'
L24	N 50°11'14" W	1.94'
L25	S 79°01'14" W	88.88'
L26	S 00°08'28" W	13.80'
L27	N 12°06'24" W	78.80'
L28	S 43°56'54" W	11.06'

CHANGEMENT TABLE

LINE	LENGTH	RADIUS	DELTA
C1	63.95	150.00	242.315'
C2	95.57	200.00	272.058'
C3	95.94	200.00	66.0754'
C4	23.11	200.00	6.3715'
C5	76.87	180.00	272.058'
C6	16.33	240.00	03.5353'
C7	68.64	45.00	87.2336'
C8	25.19	45.00	32.0416'
C9	8.42	45.00	10.4320'
C10	88.24	50.00	107.0695'
C11	66.21	50.00	75.5209'



#### LEGEND

- SET 5/8" REBAR & CAP, L.S.# 52080
- FOUND REBAR & CAP, L.S.# 17851
- FOUND REBAR & CAP, L.S.# 24218
- CALCULATED POINT, NOT SET
- ( ) RECORD DATA
- WATERLINE (APPROXIMATE LOCATION)



#### GARRETSON SHORT PLAT PL 16-0448

PREPARED FOR  
 NATHAN AND JESSICA GARRETSON  
 A PORTION OF THE SE 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 9,  
 TOWNSHIP 34 N., RANGE 2 E., W.M.

SKAGIT COUNTY	DATE	JOB NO.
DWN BY C. EDEN	5/2017	1403
CHKD BY C. EDEN	SCALE	SHEET
	1"=200'	2 OF 2

#### 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 NATHAN AND JESSICA GARRETSON  
 IN AUGUST 2016.

CHRISTOPHER W. EDEN  
 DATE 7-17-17  
 CERTIFICATE NO. 52080

#### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 20 AT M.  
 IN BOOK OF AT PAGE AT THE REQUEST OF  
 CHRISTOPHER W. EDEN  
 SURVEYOR'S NAME  
 County Auditor Deputy County Auditor

County Auditor Deputy County Auditor