

SHORT PLAT PL 14-0479

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SCHEMMER
CONSULTING GROUP, PLLC

201712290067
\$164.00
Skaigi County Auditor
12/29/2017 Page 1 of 2 1:58PM

SKAGIT COUNTY AUDITOR

URSULA THOMAS

Consent

Know all persons by these presents that we, the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

GUENTHER, THOMAS

Acknowledgment

State of Washington, County of Skagit

I, Guenther Thomas and Ursula Thomas signed this instrument and acknowledged it to be their free and voluntary act for the uses mentioned herein.

Notary Signature

Date 05.18.17 My appointment expires

Consent

Know all persons by these presents that we, the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

TASSO SHIELKE

Acknowledgment

State of Washington, County of Skagit

I certify or have satisfactory evidence that Tasso Shielke signed this instrument and acknowledged it to be their free and voluntary act for the uses mentioned herein.

Notary Signature

Date 05.18.17 My appointment expires

Treasurers 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 2017.

SKAGIT COUNTY TREASURER 12-21-17 Deputy

Approvals

The within and foregoing plat is approved in accordance with the provisions of Skagit County Code 14.18 this 29th day of December, 2017.

SKAGIT COUNTY HEALTH OFFICER

Short Plat Administrator

County Engineer

Health Officer Approval

The within and foregoing short plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) and 12.48 (Water) this 29 day of December, 2017.

SKAGIT COUNTY HEALTH OFFICER

Auditor's Certificate

Owners of Record

Lot 1

Thomas, Gunther
Thomas, Ursula
AM Utercastell 27
Hallen, GE 45721

Lot 2

Schielke, Tasso
Karlstrasse 33
OER Eikenschwick, 45739

Surveyor and Engineer

Dale Herrigstad P.L.S.
James T. Schiemmer P.E.
Schemmer Consulting Group PLLC
301 30TH ST., Suite C
Anacortes, WA 98221

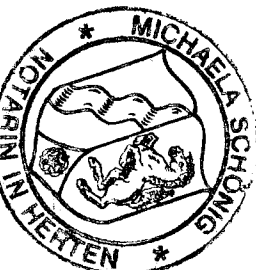
Total acreage

80.945 acres

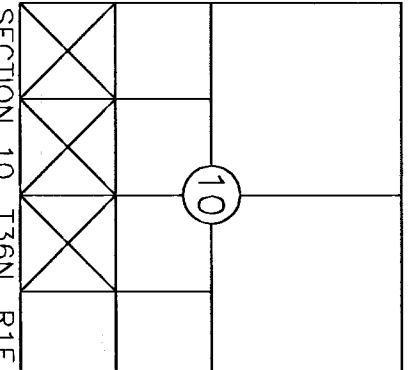
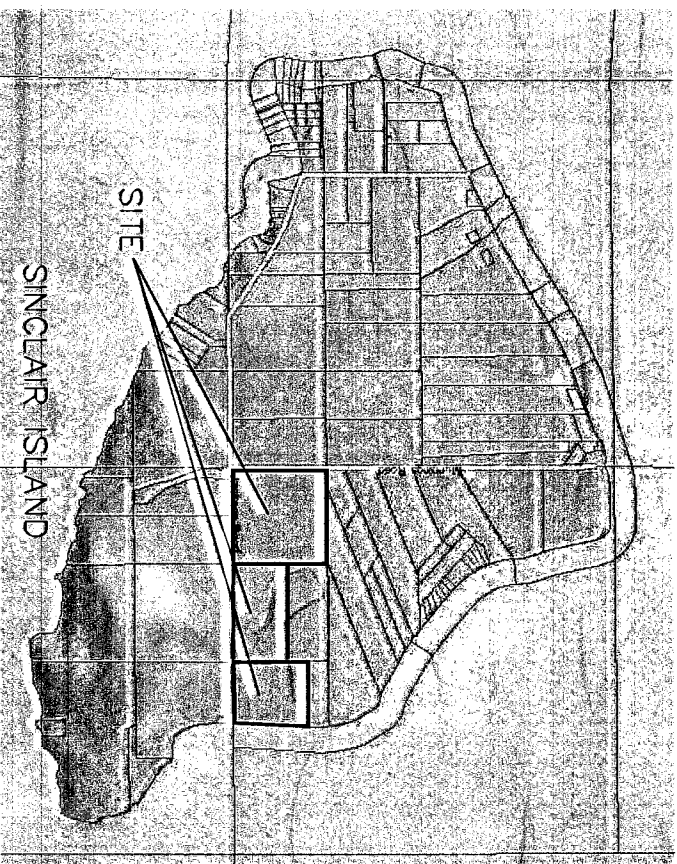
Basis of Bearings - North 89°34'17" East along the monumented south line of the SW quarter of Section 10, T36N, R1E, W1N.

This survey conforms to the requirements set forth in RCW 58.09 and WAC 332-190.

This survey was performed by field traverse with a 3 second total station in July of 2014, monuments shown were visited at that time. Accuracy exceeds the WAC 332-030-090 requirements.



URS-NR.
964114



SECTION 10, T36N, R1E,
W1N,
SKAGIT COUNTY, WA

SHORT PLAT FOR

TASSO SHIELKE AND GUENTHER THOMAS

Date 11/23/2017 Job no. 17-004

Scale Sheet 1 of 2

SCHEMMER CONSULTING GROUP PLLC
ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN
301 30th Street, Suite C, Anacortes, WA 98221
office: 360-293-9006 fax: 360-293-4051

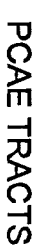
SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT. I HEREBY REQUEST OF TASSO SHIELKE AND GUENTHER THOMAS THAT THEY SIGN AND ACCEPT THIS SHORT PLAT. DALE HERRIGSTAD P.L.S., CERTIFICATE NO. 27807

1. The purpose of this short plat is to divide the property along the line of partition ordered by Skagit County Superior Court Cause 07-2-02415-1: (1) Per court order of September 22, 2009; (2) As clarified by Order of Clarification of July 2, 2010; and (3) As confirmed and amended by order of October 25, 2011, all recorded under auditor's file 20120200031, records of Skagit County, Washington.
2. Plat name and number and date of approval shall be included in deeds and contracts.
3. Change in location of access may necessitate change of address, contact Skagit County Planning and Development Services.
4. A Skagit County address range of 2250 to 3629 Jackson Road 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.
5. 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 AF No. 201712290067.
6. Comprehensive Plan/Zoning Designation: Rural Reserve (RRV)
7. Sewer: Lot 1 has an individual on-site septic system; Permit No. 99-0317.
8. At the time of development septic SCC 12.05 and water SCC 12.48 requirements shall be met.
9. Future development shall meet the Seawater Intrusion requirements in Skagit County Code 14.24.380.
10. Water will be supplied from individual water systems. Contact the Skagit County Planning and Development Services to determine if additional water quality or quantity testing will be required for building permit approvals.
11. 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 in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement.
12. Top of casing survey for Shielke well (BAA-741) must be completed prior to development.
13. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties.
14. Any development within 200 feet of Bellingham Channel will need to comply with Skagit County Shoreline Management Master Program.
15. 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. On saltwater islands that do not contain any designated Natural Resource Lands (NRLs) or Public Open Space of Statewide/Regional Importance (OSRSI), and are not within a the district, a single-family dwelling or accessory building permit may be applied for if it meets all of the following or comparable alternative fire protection requirements as determined by the Fire Marshal/(A) Approved noncombustible roofing materials must be used. (B) Flash-resistant within 200 feet of any portion of the exterior of the structure. (C) A safety zone, cleared of flammable vegetation 30 feet from any portion of the exterior of the structure, on level ground and 100 feet downhill on sloped ground. (D) There is availability of 300 gallons of water on-site, 400 feet of hose with foam applicator, and an internal combustion engine powered pump, or an equivalent system as approved by the Skagit County Fire Marshal. (E) Building sprinklers, installed per National Fire Protection Association 13D (NFPA 13D). Exceptions from the sprinkler requirement in the Subsection may be provided if: (i) The proposed single-family dwelling guest/country building does not exceed 1,500 square feet of heated structure.
16. Setbacks for Lots within this Short Plat are per Skagit County Code 14.16.320 (5)
17. See Protected Critical Area Easement Agreement, Filed in A.F. # 201712290067
18. 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 the Usage of the Road. In no case shall Skagit County accept Dedication or any Obligation as to any such Road, Street, and/or Alley until the time and all Roads, Streets and/or Alleys connecting the same to the full, current Skagit County Road System have been brought to full Skagit County Road Standards and a Right-of-Way Deed has been transferred to and accepted by Skagit County.
19. Legal Description found in AF # 20131130096

12-14-2017

Shagbush County Auditor
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NOTES

1
2
3
4
5

- FISH AND WILDLIFE HABITAT
CONSERVATION AREA (100' BUFFER).**

- ② GEOLOGIC HAZARD BUFFER (30' BUFFER).

- ③ CATEGORY III WETLAND (75' BUFFER)

- ④ CATEGORY III WETLAND, SMALLER THAN 1,000 SQ. FT. (NO BUFFER) SCC 14.24.230

- (b)(a)

- ⑤ ORDINARY HIGH WATER (OHWM) AS
DELINEATED BY NORTHWEST ECOLOGICAL

- SERVICES IN JUNE OF 2014.**

- WETLANDS A THRU G, DELINEATED
BY NORTHWEST ECOLOGICAL
SERVICES IN MAY & JUNE OF 2014.

LINE	BEARING	DISTANCE
L1	S89.34°17"W	81.41'
L2	N00°25'43"W	53.10'
L3	N07°48'44"E	230.45'
L4	N65°28'46"E	54.69'

**DRIVEWAY EASEMENT
LINE TABLE**

L17	N73°16'30"E	111.47
L18	N32°43'34"E	39.00
L19	N89°34'17"E	85.98
L20	S06°06'14"W	12.26
L21	N04°05'03"E	123.69
L22	N00°09'23"E	124.52
L23	S08°41'51"E	81.54
L24	N89°34'17"E	44.54

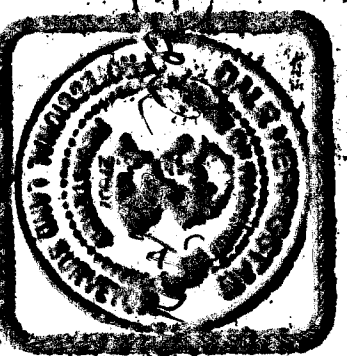
BOUNDARY
LINE TABLE

LEGEND

- ☒ SET REBAR WITH CAP HERRIGSTAD PLS NO. 27807
- ☒ FOUND REBAR WITH CAP PLS NO. 37550
- ☐ FOUND REBAR WITH CAP PLS NO. 25971

A 4x4 grid with a circle containing the number 10 in the center. The top-left 2x2 area is shaded with an 'X' pattern.

SECTION 10, T100N, R12E,
W.M.,
SKAGIT COUNTY, WA



12-14-2017



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TASSO SHIELKE AND GUENTHER THOMAS

Date	Job no.
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11/23/2017	17-004
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Scale	Sheet
4" = 200'	2 of 2