

LOT AREA CALCULATIONS
 -OVERALL (P&U #847771)
 GROSS: 1,316,046 S.F. (30.21 AC)
 NET: 1,294,983 S.F. (29.72 AC)

-LOT 1
 GROSS: 436,168 S.F. (10.01 AC)
 NET: 435,551 S.F. (10.00 AC)
 P&U #847771
 P&U #847771

-LOT 2
 GROSS: 436,684 S.F. (10.00 AC)
 NET: 436,067 S.F. (9.99 AC)
 P&U #847771
 P&U #847771

-LOT 3
 GROSS: 444,193 S.F. (10.20 AC)
 NET: 443,576 S.F. (10.19 AC)
 P&U #847771
 P&U #847771

SURVEY PROCEDURE
 FIELD TRAVERSE USING A GEOMAX CR2+ 2 SECOND ROBOTIC TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 352-100-090.

OCCUPATIONAL INDICATORS
 THIS SURVEY HAS DERIVED EXISTING FENCE LINES FROM AERIAL PHOTOGRAPHS AND WAC CHAPTER 352.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR EVIDENCE OF UNWRITTEN OWNERSHIP. THE LEGAL BASIS OF UNWRITTEN OWNERSHIP IS THAT TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY. SKAGIT COUNTY, BY APPROVAL OF THIS SHORT PLAT MAKES NO DETERMINATION AS TO THE VALIDITY OF SUCH CLAIMS SHOULD THEY ARISE.

BASIS OF BEARINGS
 RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY RECORD #2010966125. THE NORTH LINE OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, BERN. RANGE 3 EAST, W.M., BEARS: S 89°37'19" W.

LEGAL DESCRIPTION
 S.W.D. A.F. #202003130128
 P&U #847771

CURVE TABLE

CURVE NO	RADIUS	DELTA	LENGTH
C1	447.47'	353.43°	30.42'
C2	447.47'	370.13°	27.98'



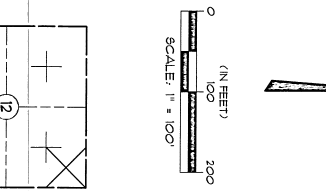
LARRY STEELE & ASSOCIATES
 LAND SURVEYORS
 1034 4th Street, Suite 1
 Bellingham, WA 98225
 360-678-8300
 FRK 67741

BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 SEC. 12, TWP. 36 N., RANG. 3 E., W.M. SKAGIT COUNTY, WA.

SHORT PLAT APPLICATION FOR RANDY COOMBS

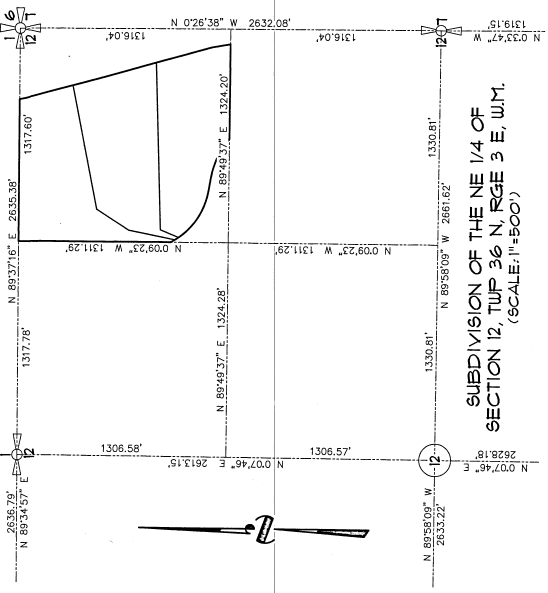
DRWN BY	DATE	JOB NO.
EAK	7/07/2021	03670

CHKD BY	SCALE	SHEET	OF
EAK	1" = 100'	2	2



- LEGEND (AUGUST 2011 & JUNE 2011)**
- FOUND FROM PIPE OR REBAR/CAP
 - FOUND FROM P&U #847771
 - FOUND FROM P&U #775208
 - SET REBAR/CAP "13A #4578"
 - SET REBAR/CAP "13A #4578"
 - ON LOT LINE AT WETLAND BUFFER
 - PCA SIONS
- EASEMENTS NOTE**
 DRAINAGE EASEMENT A.F. #899719 LISTED IN SUBDIVISION GUARANTEE DOES NOT PRECISEly SUBJECT PROPERTY

APPROVALS
 THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SHORT PLAT ORDINANCE THIS 19 DAY OF July, 2021.
Mad H. Ford
 COUNTY ADMINISTRATOR
R.C. Bell
 COUNTY ENGINEER



SUBDIVISION NOTES:

- CRITICAL AREAS:
 - UNDEVELOPED CRITICAL AREA EASEMENT HAS BEEN RECORDED UNDER SKAQT COUNTY AUDITORS FILE NO. 202107160070
 - ALL LOTS IN THE SHORT PLAT ARE TO BE SUBJECT TO SWSL REQUIREMENTS ACCORDING TO SEC 14-24-06(3) IF APPLICABLE.
 - POE BUFFERS ARE MARKED IN ACCORDANCE WITH SCC 14.24.06(2)(B) AT THE CORNERS OF THIS AREA IDENTIFIED AS POE MUST BE LEFT UNDEVELOPED IN A NATURAL STATE PURSUANT TO SCC14.24.06(1)(G).
 - WETLAND DELINEATION AND REPORT BY SKAQT WETLAND AND CRITICAL AREAS IN JUNE 2020.
- STORMWATER:
 - RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS, AND YARD DRAINS MUST 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.
- CURRENT PLANNING:
 - ZONING: RURAL RESERVE (RRV)
 - COMPREHENSIVE PLAN/ZONING DESIGNATION - RURAL RESERVE (RRV)
 - NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES, WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAQT COUNTY FIRE DISTRICT.
 - ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE ADJOINING LANDOWNER. THE PLANNING AND CONSTRUCTION SHALL BE IN DIRECT RELATIONSHIP TO THE USAGE OF ROAD IN NO CASE SHALL BE IN DIRECT DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL FULL CURRENT CO. RECORDS FOR THE ROAD, STREET, AND/OR ALLEY ARE ON FILE WITH SKAQT COUNTY. SEE SHARED ROAD MAINTENANCE AGREEMENT FILED UNDER SKAQT COUNTY AUDITORS FILE NO. 202106220113.
 - LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS SHORT PLAT. THE CURRENT RECORDS FOR THE LOTS ARE ON FILE WITH SKAQT COUNTY AUDITORS FILE NO. 2021071600679
 - LOT CERTIFICATION, ALL LOTS HEREIN SHALL BE CONSIDERED REGISTERED SEE AUDITORS FILE NO. 2021071600679

TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT ALL TAXES, HERETOFORE LEVIED, AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS IN MY OFFICE, UP TO AND INCLUDING THE YEAR 2021.
Jacob Brunson 7/19/21
 SKAQT COUNTY TREASURER

OCCUPANCY INDICATORS NOTE
 THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC CHAPTER 332.130. THESE OCCUPANCY INDICATORS ARE NOT INTENDED TO BE USED AS EVIDENCE OF UNWRITTEN OWNERSHIP. THE BEST EVIDENCE OF UNWRITTEN OWNERSHIP TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY. SKAQT COUNTY PLANNING & DEVELOPMENT SERVICES, THE ROAD NAME, ROAD NUMBER, ADDRESS PLANNING & ADDRESS WILL CHANGE WHEN THE PLAT IS RECORDED. THE EXISTING ADDRESSES 17841, 1247 OLD MOUNTAIN VIEW PLACE ON RECORDS OF THIS SHORT PLAT.

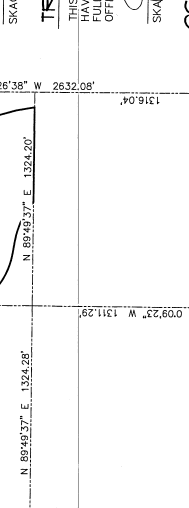
CONSENT
 I KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE SUBDIVISOR, HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE IN ACCORDANCE WITH THE SWSL AND VOLUNTARY ACT AND DEED.
Randall C. Coombs
Jeanette M. Coombs
James M. Harriott
 RANDALL C. COOMBS
 JEANETTE M. COOMBS
 JAMES M. HARRIOTT

ACKNOWLEDGMENT
 STATE OF WASHINGTON)
 COUNTY OF Whitman)
 ON THIS DAY PERSONALLY APPEARED BEFORE ME RANDALL C. COOMBS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WITHIN THE FOREGOING DECLARATION AND DEED, FOR THE USES AND PURPOSES SET FORTH THEREIN, AND HE/SH/IT HAS GIVEN UNDER MY HAND AND OFFICIAL SEAL OF THIS 19 DAY OF July, 2021.
Chk. Bell
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
 RESIDING AT Bellingham
 MY COMMISSION EXPIRES: 1/15/2024

ACKNOWLEDGMENT
 STATE OF WASHINGTON)
 COUNTY OF Whitman)
 ON THIS DAY PERSONALLY APPEARED BEFORE ME JEANETTE M. COOMBS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WITHIN THE FOREGOING DECLARATION AND DEED, FOR THE USES AND PURPOSES SET FORTH THEREIN, AND HE/SH/IT HAS GIVEN UNDER MY HAND AND OFFICIAL SEAL OF THIS 19 DAY OF July, 2021.
Chk. Bell
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
 RESIDING AT Bellingham
 MY COMMISSION EXPIRES: 1/15/2024

ACKNOWLEDGMENT
 STATE OF WASHINGTON)
 COUNTY OF Whitman)
 ON THIS DAY PERSONALLY APPEARED BEFORE ME HARMON M. HARRIOTT, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WITHIN THE FOREGOING DECLARATION AND DEED, FOR THE USES AND PURPOSES SET FORTH THEREIN, AND HE/SH/IT HAS GIVEN UNDER MY HAND AND OFFICIAL SEAL OF THIS 19 DAY OF July, 2021.
Chk. Bell
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
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 MY COMMISSION EXPIRES: 1/15/2024

ACKNOWLEDGMENT
 STATE OF WASHINGTON)
 COUNTY OF Whitman)
 ON THIS DAY PERSONALLY APPEARED BEFORE ME RANDALL C. COOMBS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WITHIN THE FOREGOING DECLARATION AND DEED, FOR THE USES AND PURPOSES SET FORTH THEREIN, AND HE/SH/IT HAS GIVEN UNDER MY HAND AND OFFICIAL SEAL OF THIS 19 DAY OF July, 2021.
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BEING A PORTION OF THE NE 1/4 OF THE NE 1/4, SEC. 12, TWP. 36 N., RGE. 3 E., WM. 1, SKAQT COUNTY, WA.

SHORT PLAT FOR RANDY & JEANETTE COOMBS
 DRAWN BY: EAK DATE: 1/10/2021 JOB NO.: 036210
 CHKD BY: EAK SCALE: N.T.S. SHEET 1 OF 2
 FBK 6/7/41

