

SURVEY DESCRIPTION

LOTS 1, 2, 3 AND 4 SKAGIT COUNTY SHORT CARD NO. PL-18-0375 APPROVED JULY 13, 2020 AND RECORDED JULY 15, 2020. PORTION OF SKAGIT COUNTY RECORDING NO. 20201121052 1/4 OF SECTION 2 OF THE SOUTHEAST 1/4 OF TOWNSHIP 35 NORTH, RANGE 4 EAST, 11M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD RIGHT OF WAY OVER TO, THROUGH AND ACROSS THE EAST 25 FEET OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11M. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 5CC 14.18 ON THIS 18 DAY OF November 2021
Wm. H. Burt
 SKAGIT COUNTY AUDITOR
Paula Kelly
 SKAGIT COUNTY ENGINEER
 THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON SITE SEWAEG) 1 2.48 (WATER) THIS 28 DAY OF June 2021
Handwritten Signature
 SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2021
Patricia Brunson
 SKAGIT COUNTY TREASURER
 DATE 11/21/21

AUDITORS CERTIFICATE

FILED FOR AT THE REQUEST OF LISSEB & ASSOCIATES, PLLC.
 FILED FOR RECORD THIS 29 DAY OF November 2021 AT 11 MINUTES PAST 11 O'CLOCK A.M. IN VOLUME OF SHORT CARDS ON EASEMENT UNDER AUDITOR'S FILE NO 20211121052. RECORDS OF SKAGIT COUNTY, WASHINGTON.
Handwritten Signature
 SKAGIT COUNTY AUDITOR

SURVEYORS NOTE

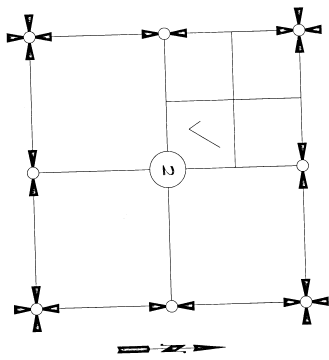
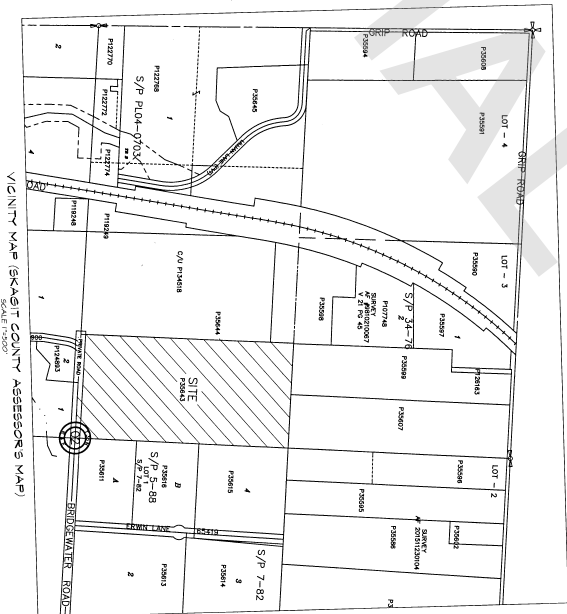
THIS SHORT CARD IS AN AMENDMENT TO PREVIOUSLY RECORDED SHORT CARD PL-18-0375 WHICH ATTACHED THE OPEN SPACE TO LOT 4. THIS AMENDMENT ATTACHED THE OPEN SPACE TO LOT 1, NO OTHER CHANGES HAVE BEEN MADE OTHER THAN MODIFYING THE NOTES TO REFLECT THESE CHANGES.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE AND CORRECT MEASUREMENT. THAT THE DISTANCES, CORNER POSITIONS AND ANGLES ARE SHOWN HEREON CORRECTED TO THE SHORT CARD SUBDIVISION SET ON THE GROUND HAS SHOWN. THIS SHORT CARD SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 33C-120-WAC.

BRUCE G. LISSEB, P.E., CERTIFICATE NO. 22360
 12000 W. STATE ST. SUITE 100
 MOUNT VERNON, WA 98273
 PHONE (360) 419-7442
 FAX (360) 419-0581
 E-MAIL BRUCE@LISSEB.COM

DATE Nov 1, 2021



SHEET 1 OF 5
 SKAGIT COUNTY SHORT CARD NO. PL-21-0121
 DATE: 5/27/21

SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11M.

VICINITY MAP

SURVEY IN A PORTION OF THE
 SE 1/4 OF THE NW 1/4 OF
 SECTION 2, COUNTY WASHINGTON
 FOR GEORGE DEVIRES, A MARRIED MAN,
 ANGELA GOSSON AND GORDON AND SALLY JOHNSON

ASSOCIATES, PLLC
 SCALE:
 CONSULTATION
 360-419-7442
 18-0294 REV

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT CARD DO HEREBY CERTIFY THAT THE LAND DEED AND THIS SHORT CARD WAS OUR FREE AND VOLUNTARY ACT AND DEED AND WE DO NOT INTEND TO 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 ALL HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY PUBLIC CONNECTIONS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT CARD IN THE ORIGINAL REASONABLE GRADING OF SAID LOTS AND BLOCKS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22nd DAY OF June 2021.

~~GEORGE B. DEVERIES, A MARRIED MAN~~ ~~SUZANNE L. DEVERIES, SPOUSE~~

~~GEORGE B. DEVERIES AND NANCY S. DEVERIES, TRUSTEES OF THE DEVERIES FAMILY TRUST DATED 02/29/02~~

BY: George B. Deveries Nancy S. Deveries
TRUSTEE TRUSTEE

ANGELA GOSSON, AN UNMARRIED WOMAN

Angela Gosson
GORDON JOHNSON, HUSBAND

Gordon Johnson
SALLY JOHNSON, WIFE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF Skiagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEORGE DEVERIES, A MARRIED MAN AND SUZANNE L. DEVERIES, HIS SPOUSE, IS THAT PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THE INSTRUMENT MENTIONED IN THE INSTRUMENT AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 22, 2021

SIGNATURE George B. Deveries
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-16-24
RESIDING AT Mount Vernon, WA



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEORGE P. DEVERIES AND NANCY S. DEVERIES, TRUSTEES OF THE DEVERIES FAMILY TRUST DATED 02/29/02 ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS HEREBY CERTIFIED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT TO EXECUTE THE FAMILY TRUST DATED 02/29/02 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

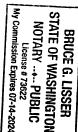
SIGNATURE _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____
RESIDING AT _____

STATE OF Washington
COUNTY OF Skiagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GORDON JOHNSON AND SALLY JOHNSON, HUSBAND AND WIFE, IS THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6-21

SIGNATURE Bruce G. Lissner
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-16-24
RESIDING AT Mount Vernon



STATE OF Washington
COUNTY OF Skiagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANGELA GOSSON IS THAT PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND VOLUNTARY ACT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6-8-21

SIGNATURE Bruce G. Lissner
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-16-24
RESIDING AT Mount Vernon



SHEET 2 OF 5

SKAGIT COUNTY SHORT CARD NO. PL-21-0121 DATE: 5/27/21

SURVEY IN A PORTION OF THE
SECTION 21, 25, 26, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FOR: GEORGE DEVERIES, A MARRIED MAN
ANGELA GOSSON AND GORDON AND SALLY JOHNSON

FBI: FBI: LISSENER & ASSOCIATED BILLIG SCALE: DWG: 18-0294 REV

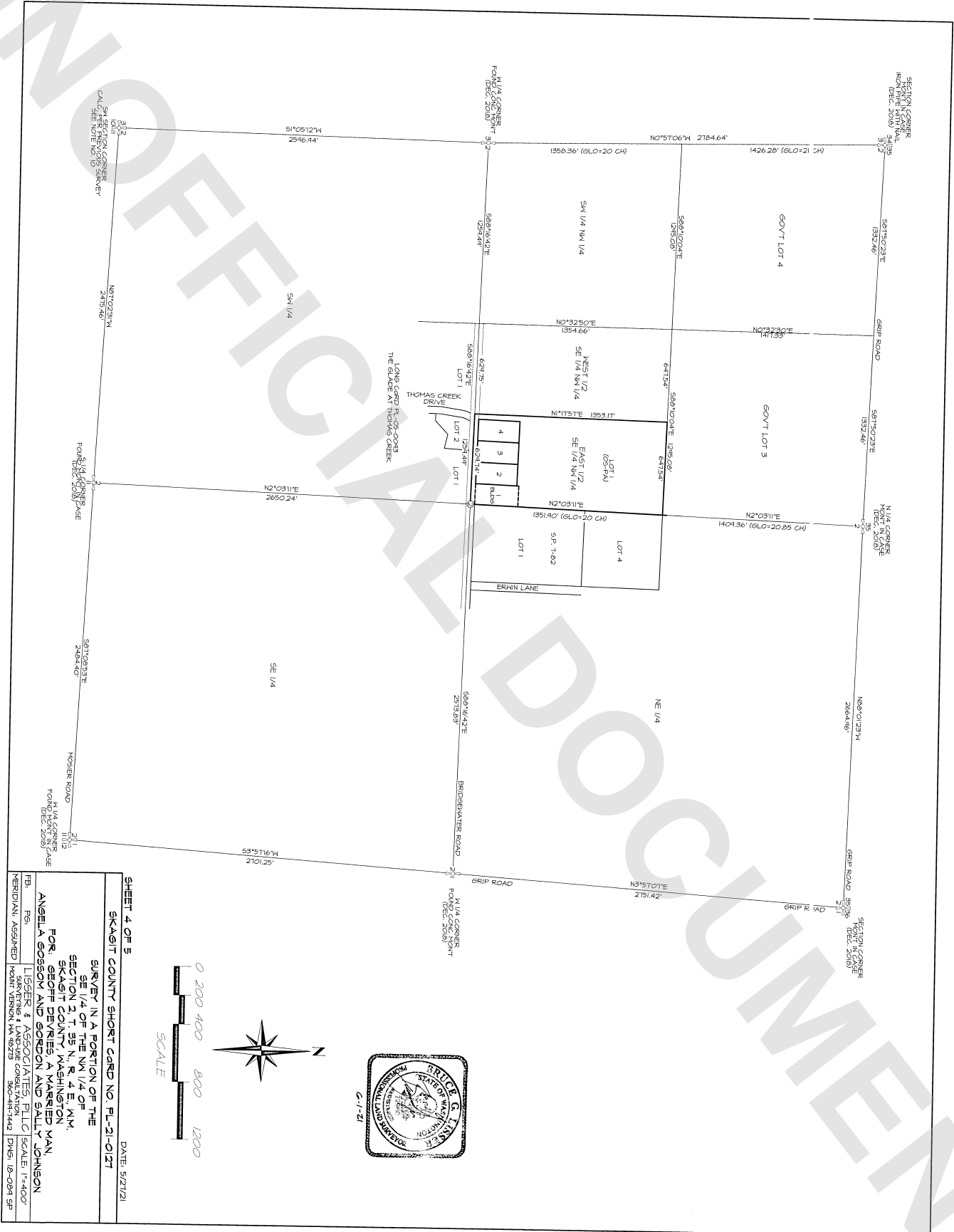
NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNER. THE MAINTENANCE OF THE ROAD IN NO CASE SHALL BE IN DIRECT RETENTION TO ANY OBLIGATION AS TO ANY SUCH ROAD STREET AND/OR ALLEY UNTIL THE SAME AND ALL CURB, SIDEWALKS AND/OR ALLEYS CONNECTING THE SAME TO THE FULL STANARDS AND A RIGHT-OF-WAY DEED HAS BEEN BROUGHT TO AND ACCEPTED BY THE COUNTY.
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL RESERVE (RRV)
4. SEWER DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: INDIVIDUAL WELLS
IF ADDITIONAL WATER QUALITY OR QUANTITY CONCERNS ARE IDENTIFIED FOR BUILDING PERMIT APPROVALS, SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER FEES. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN EASEMENTS, BY VIRTUE OF WHICH THE SHORT CARD, ALL WELL ENCUMBRANCES TO THE AREA WITHIN THE PROTECTION ZONE AND MAY BE IN FACT OVER UNDER AND ACROSS MULTIPLE LOTS AS SHOWN. A PROTECTION THE IS INTENDED TO PROTECT THE WATER QUALITY FOR THE WELL SOURCE AT WITHIN A WELL PROTECTION SKAGIT COUNTY RESTRICTS CERTAIN ACTIVITIES DRAINAGE, STORAGE OF CHEMICALS, MINERAL SPRING, SEPTIC SYSTEMS, SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR DETAILS, PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE AND MAINTAIN RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
- THE EXISTING WELL NO. BK1 836 ON LOT 2 WAS USED FOR A WATER QUALITY TESTING SOURCE.
EACH WELL WITHIN THIS SHORT CARD SHALL BE LIMITED TO 1250 GALLON/DAY. CONDITIONS OF APPROVAL FOR THESE FEES WILL INCLUDE METERS FOR EACH WELL AND 1 GALLON/MINUTE RESTRICTION VALUES FOR EACH WELL SERVICE.
- THE PROPERTY IS LOCATED WITHIN WRIA 3 LOWER SAVIHS-SWEE CREEK AND WATER RIGHT CLAIMS CONTACT THE DEPARTMENT OF ECOLOGY FOR ANY STREAM RILE WAC 173-502.
6. INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER 22460 (SET PER PREVIOUS SHORT CARD NO. P-19-0375) INDICATED
7. MERIDIAN ASSIGNED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 BEARING - SOUTH 87°05'53" EAST
9. SURVEY DESCRIPTION IS FROM CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 620045591, DATED NOVEMBER 16, 2020 AND REVISION NO. 2 DATED MAY 21, 2021.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT CARD NO. P-19-0375 RECORDED UNDER AUDITOR'S FILE NO. WASHINGTON1013
11. INSTRUMENTATION: LEICA TORQSOA THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. 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.
14. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 22460 TO 23001 BRIDGEWATER ROAD AND THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY PROPERTY ADDRESS INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF RCW 49.12.020 CHANGE IN LOCATION OF THE ADDRESS RANGE AND DEVELOPMENT SERVICES FOR SPECIFICS.

15. SETBACKS FOR LOTS WITHIN THIS DEVELOPMENT ARE PER SKAGIT COUNTY CODE 14.03.010 (I):
(A) GENERAL SETBACKS WITHIN RURAL RESERVE (RRV) LAND DESIGNATION SHALL BE:
(i) FRONT: 35 FEET MINIMUM; 25 FEET ON MINOR ACCESS OR DEAD-END STREETS.
(ii) SIDE: 5 FEET ON AN INTERIOR LOT LINE.
(iii) REAR: 25 FEET.
(iv) SETBACKS ACCESSORY STRUCTURE:
(i) FRONT: 35 FEET
(ii) SIDE: 5 FEET
(iii) REAR: 25 FEET
(iv) SETBACKS THE ACCESSORY BUILDING IS A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE. 20 FEET FROM THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE. A 3-FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE.
16. OWNER/DEVELOPER: GEORGE DEVIRES, 20888 CASCADE RIDGE DRIVE, MOUNT VERNON WA 98275, PHONE: (360) 333-0711
17. ALL BUFFER FROM INTERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES. FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMWATER MANAGEMENT ANALYSIS AND FLOW CONTROL TO COMPLY WITH STORMWATER MANAGEMENT RULES.
18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEAS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN AUDITOR'S FILE NUMBER 202007130101, 20200120041, 20200120041, 202001220215, 202002240148, 202002240150, AND AT 5150 FILE RECONVEYANCE DOCUMENT RECORDED UNDER A.F. NO. 202105260094.
19. A LOT OF RECORD CERTIFICATED IN THIS MAP WAS USED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. THE CERTIFICATE RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATE RECORDING THIS LAND SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
- SEE AUDITOR FILE NO. 202111240052.
20. THE OPEN SPACE WITHIN THIS SHORT CARD HAS A DESIGNATION OF OPEN SPACE-PROTECTED AREAS (OS-PA).
21. OPEN SPACE - PROTECTION AREAS (OS-PA). THE PURPOSE OF THIS DESIGNATION IS TO SET AREAS OF OPEN SPACE IN A PROTECTIVE REGIMEN IN ORDER TO PROTECT CRITICAL AREAS WITHOUT THE EXPENSE OF ALL LANDS WITHIN THE AFFECTED HISTORIC SITES AND VIEW SHEDS. CHAPTER 14.24 SCC, CRITICAL AREAS ORITICAL AREAS ARE SUBJECT TO THIS CATEGORY. IF IN THE FUTURE A CRITICAL AREA SITE BE PLACED IN IS PERFORMED AND THE CRITICAL AREAS HAVE BEEN DELINEATED (SEE SCC 14.24.020), THEN THE OS-PA MAY BE CHANGED TO ANOTHER OPEN SPACE DESIGNATION BASED ON THE CRITERIA SET FORTH IN THIS SECTION WITH THE CRITICAL AREAS IDENTIFIED AS PROTECTED CRITICAL AREAS (PCAS), ARE IDENTIFIED TO THE PLAT MAP AND RECORDED EASEMENT SHALL BE REQUIRED. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CANCELED UNTIL THE PLAT AMENDMENT. NONRESIDENTIAL HISTORIC SITES AND HISTORIC SITES USED AS RESIDENCE ALSO BE PLACED IN THIS CATEGORY. OUTSIDE OF THIS OPEN SPACE. ALL OPEN SPACE SITES ARE TO BE PRESERVED PURSUANT TO SCC 14.24.020 AND 14.24.030 UNTIL CHAPTER 14.24 SCC IS SATISFIED. USES AND PRESERVATION OF THE OS-PA SHALL OCCUR AS FOLLOWS:
(i) CRITICAL AREAS. FOLLOW THE PARAMETERS SET FORTH IN CHAPTER 14.24 SCC FOR CONSERVATION AND MAINTENANCE.
(ii) HISTORIC SITES. USE THE CRITERIA AND MAINTENANCE, CONDITIONS, REVIEW PROCESSES AND NOTED ON THE PLAT. THE DURATION OF THE COVENANT SHALL BE NOTED ON THE PLAT.
(iii) A 30-FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY PROVIDED ACROSS LOTS 3 AND 4 AND 4 WITHIN THE EASEMENT AREA WILL BE SHARED EQUITABLY BY THE OWNERS OF SAID LOTS 3 AND 4 OF THIS SUBDIVISION.

22. AN EASEMENT OF VARYING WIDTHS IS HEREBY PROVIDED OVER, UNDER AND ACROSS A PORTION OF LOT 1 AND LOT 2 AS SHOWN, EGRESS AND UTILITIES FOR THE BENEFIT OF LOT 1 AND LOT 2 AS SHOWN. THE LOCATION OF THE ROADWAY WITHIN THE EASEMENT AREA WILL BE SHARED EQUITABLY BY THE OWNERS OF SAID LOTS 1 AND 2.
23. A TEN (10) FOOT WIDE EASEMENT FOR WATER LINE, UTILITIES AND WELL ACCESS TO BE CENTERED ALONG THE TO BE CONVEYED WATER LINE OVER UNDER AND ACROSS LOTS 2 AND 3 IS HEREBY PROVIDED. FOR E.A.U. EASEMENT SEE RESPONSIBILITY OF THE LOT OWNER TO SHOW THE EASEMENT BENEFITS THE LOCATION OF THE EASEMENT AREA MAY BE RELOCATED AS NECESSARY, THE LOCATION AS SHOWN IS THE LOCATION TO BE CENTERED WITH THE FINAL LOCATION TO BE CENTERED ALONG THE TO BE CONVEYED UTILITY LINES FROM THE RESIDENTIAL LOT TO THE WELL.
24. ALL NEW AND OR REPLACED INTERVIOUS/HARD SURFACE AREAS SHALL OF DEVELOPMENT ARE STORMWATER REQUIREMENTS IN PLACE AT THE TIME OF EROSION CONTROL. REQUIREMENTS ARE CURRENTLY PROVIDED IN THE EDITION) LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL FOR RAINSET SOUND (2012 EDITION) AND SKAGIT COUNTY CODE SECTIONS 14.32 AND 14.34.
25. GEOTECHNICAL ASSESSMENT AND REPORT MAY BE REQUIRED IF A STORMWATER FACILITY IS INSTALLED ON, OR NEAR A SLOPE STEEPER THAN TEST PITS MAY BE REQUIRED TO CONFIRM THE FEASIBILITY OF STORMWATER INFILTRATION AND/OR BIO-RETENTION FACILITIES. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL DETAILS.
26. THIS DEVELOPMENT IS IN A MATTERSEED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUND WATER RESTRICTIONS, LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT OR ACTIVITY IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.
27. THE WELL PROTECTION ZONES SHOWN HEREON HAVE RESTRICTIONS WITH RESPECT TO BUILDING LOT DEVELOPMENT. THE ZONES AS SHOWN ARE FOR THE PROTECTION OF THE WATER SOURCE FOR EACH LOT. THE PROTECTION ZONES SHALL BE CONSIDERED EASEMENTS FOR THE BENEFIT AND DEVELOPMENT OF EACH LOT. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR CONVEYANCE AND DEVELOPMENT PURPOSES WITHIN THE WELL PROTECTION ZONES.
28. NO CRITICAL AREA STUDY HAS BEEN PERFORMED ON LOT 1 OPEN SPACE. THE CRITICAL AREAS IDENTIFIED AS PROTECTED CRITICAL AREAS (PCAS) TO BE RECORDED IN THIS PLAT. THE REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.030 ARE IDENTIFIED IN THIS PLAT. THE PCAS MAY BE MODIFIED AT A FUTURE DATE OR RELINQUISHED BY A COMPLETE CRITICAL AREA ASSESSMENT THAT DOES NOT AFFECT CRITICAL AREAS ON THE SITE OR THE CRITICAL AREAS DO NOT ENCOMPASS THE ENTIRE PROPERTY AS SHOWN HEREON.
- A PCAS HAS FILED UNDER AUDITOR'S FILE NO. 202111240052.

LOT AREA INFORMATION	
LOT 1	BUILDING SITE 43462 SQ FT = 1.0 ACRES
LOT 1	PROTECTED AREA OPEN SPACE (OS-PA) 604926 SQ FT = 13.83 ACRES
LOT 2	43594 SQ FT = 1.0 ACRES
LOT 3	43594 SQ FT = 1.0 ACRES
LOT 4	BUILDING SITE 43594 SQ FT = 1.0 ACRES
TOTAL PROJECT AREA 863765 SQ FT = 19.83 ACRES	



SHEET 4 OF 5
DATE: 5/27/21

SKAGIT COUNTY SHORT CARD NO. PL-31-0127

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 2, T. 35 N., R. 4 E., 1st AM
SKAGIT COUNTY, WASHINGTON

FOR: GEOFF DEVERIS, A MARRIED MAN,
ANGELA GOSSON AND GORDON AND SALLY JOHNSON

LISSEY & ASSOCIATES, PLLC (SCALE: 1"=400')
SURVEYING & LAND USE CONSULTATION
1801 1/2 AVENUE, SUITE 100
SEASIDE, WA 98294

FB: MERIDIAN ASSUMED
PG: 360-414-442
DN5: 10-024 5P

