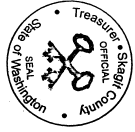


PL20-0238

NW 1/4 OF NE 1/4, SEC 33, T36N, RNG. 4, E.W.M.

Kitzman Shortplat

TREASURERS CERTIFICATE
This amount that taxes heretofore levied and which have become a lien upon the lands herein described, and which are paid and discharged according to the records of my office, up to and including the year of 2022.



The 3rd day of May, 2022
Dale Brunson
Skagit County Treasurer

COUNTY APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE & 12-48 CHAPTER 109.010, DATED JANUARY 1, 1980.

Mel A. ...
Director of the Planning and Development Services Department
Date 5/6/22
P. ...
County Engineer
Date 4/29/22

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY TITLE 12.05 ON-SITE SEWAGE & 12-48 CHAPTER 109.010, DATED JANUARY 1, 1980.

County Health Officer
Date 4/29/22

WELL PROTECTION EASEMENT

1. A WELL PROTECTION EASEMENT IS HEREBY GRANTED TO LOT #2 FROM LOT #1 FOR THAT AREA WITHIN 100 FEET OF THE WELL ON LOT #2, IDENTIFIED AS THE WELL PROTECTION ZONE AREA WITHIN THE RIGHT TO COMPLETE SHOWER CONTROL, AS DETERMINED BY THE COUNTY HEALTH DEPARTMENT.

STORM WATER NOTES

1. RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS, AND YARD DRAINS MUST BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
2. 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.

PROTECTED CRITICAL AREA NOTES

1. A PROTECTED CRITICAL AREA EASEMENT HAS BEEN RECORDED WITH THE AUDITOR HEREIN.
2. ALL DEVELOPMENT AND CLEARING MUST BE LOCATED AT LEAST 100 FEET FROM SLOPES EXCEEDING 40%.

ADDRESS RANGE

ROAD NAME: PRAIRIE ROAD
BEGINNING RANGE: 19072
ENDING RANGE: 23999

SURVEYORS CERTIFICATE

I hereby certify that the short subdivision is based on an actual survey, which is retrievable and based on a true subdivision of the ground, and that the distances, courses, and angles are shown thereon. The boundaries and monuments have been set and lot corners staked on the ground, and shown in accordance with the provisions contained in Chapter 322-120 WAC.

Date Herringstad, PLS. Dale Brunson

Certificate No. 27807
Date APR 16 22, 2022

OWNERSHIP CERTIFICATE

I, Jason R. Kitzman, hereby certify that I am a property owner of the property described in the attached application and that I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application and that the information submitted herein is true and correct to the best of my knowledge and belief.

20654 Prairie Rd
Seedo-Woolley, WA 98284
360-757-7373

Signature: [Signature]

I, Maria L. Kitzman, hereby certify that I am a property owner of the property described in the attached application and that I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application and that the information submitted herein is true and correct to the best of my knowledge and belief.

20654 Prairie Rd
Seedo-Woolley, WA 98284
360-757-7373

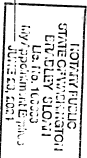
Signature: [Signature]

County of Skagit
State of Washington

I certify that I know or have satisfactory evidence that Jason R. Kitzman and Maria L. Kitzman, husband and wife, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 22 day of April, 2022.

Notary Public [Signature]
Name printed: [Name]
Residing at: [Address]
My commissions expires: 6-28-2024



That I, We, [Name], [Name], the lien holder of that certain tract of land shown hereon, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the information submitted herein and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as KITZMAN SHORT PLAT.

Witness my hand this 16 day of April, 2022.

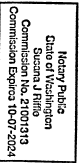
Banki Velis Fargo
Address: 420 Monticoney, St.
San Francisco, CA 98104

Signature: [Signature]
[Name], [Title]

State of Washington

I certify that I know of how satisfactory evidence that [Name] [Name] signed this instrument, on each stated that (s)he/they/ (they/are) authorized to execute the instrument and acknowledged it as the voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 16th day of April, 2022.
Notary Public in and for the State of Washington
Name printed: [Name]
Residing at: [Address]
My commissions expires: [Date]



Signature: [Signature]

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF MAY 2022 AT 10 MINUTES PAST 11 O'CLOCK AM UNDER AUDITORS FILE NO. 202205100042 RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITOR [Signature]
DEPUTY AUDITOR [Signature]

That [Name], the lien holder of that certain tract of land shown hereon, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as KITZMAN SHORT PLAT.

Salal Credit Union
Address: PO Box 75029
Seattle, WA 98175

Signature: [Signature]
Senior Loan Servicing Specialist

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that [Name] [Name] signed this instrument, on each stated that (s)he/they/ (they/are) authorized to execute the instrument and acknowledged it as the voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 22 day of April, 2022.
Notary Public in and for the State of Washington
Name printed: [Name]
Residing at: [Address]
My commissions expires: 08/11/2022



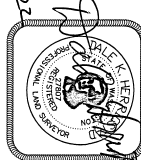
DEVELOPERS/OWNERS
Jason & Maria Kitzman
20654 Prairie Rd
Seedo-Woolley, WA 98284

SURVEYOR

Date Herringstad PLS
4320 Whistle Lake Road
Anacortes, WA 98221

GENERAL INFORMATION

- Assessor's Account No. 360453-1-002-0001 / P50559.
- Land Description information is from the Subdivision Guarantee, Certificate No. 620051317 dated April 6, 2022.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments referred to in Auditors File #421383 (Marionly Dead) AF #9711080053 (Record of Survey) AF #200406040132 (Record of Survey) AF #2009020090104 (Low Flow Mitigation Title Notice) and 200406040150 BIA (Out Claim Deed).



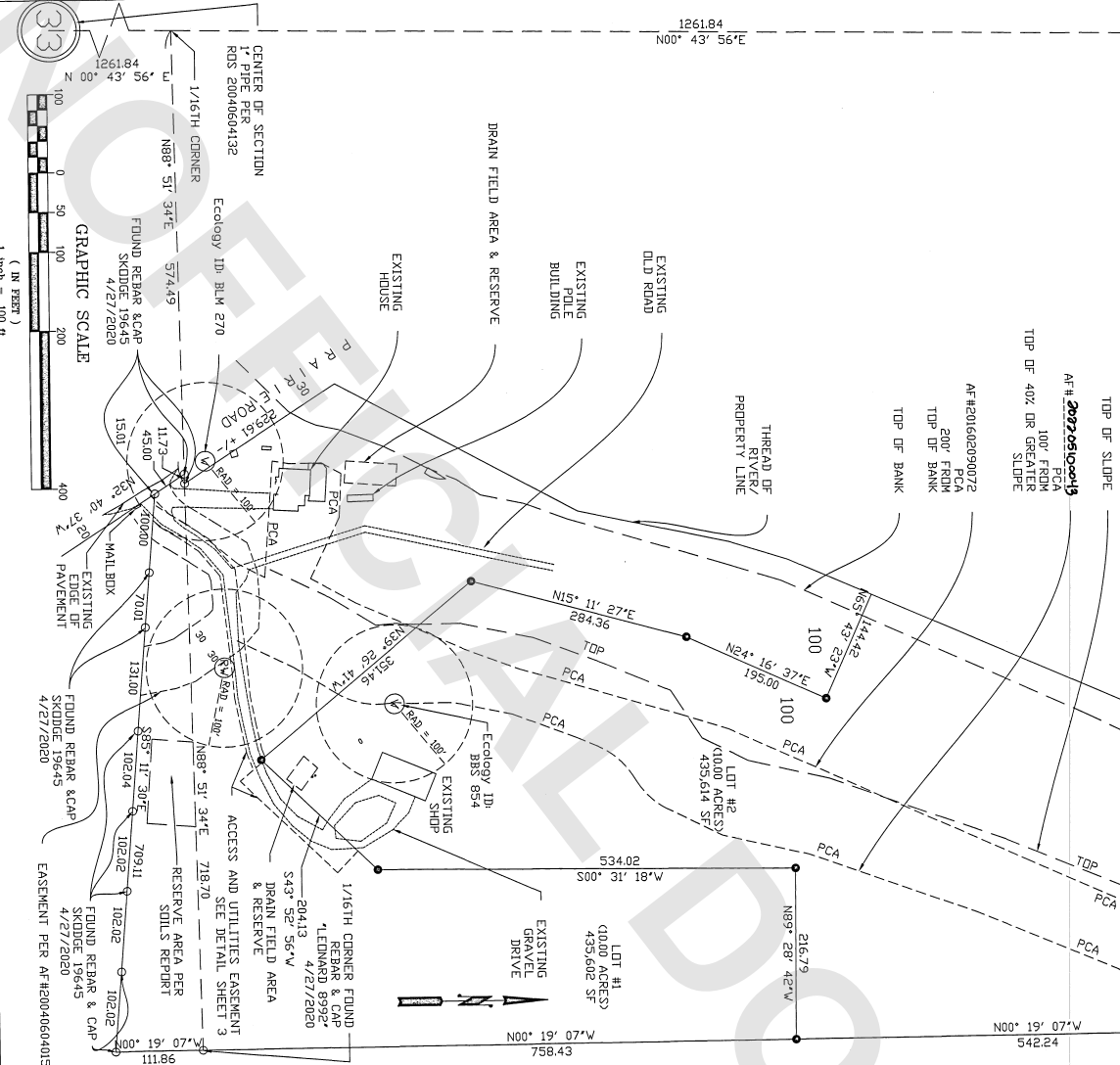
PL20-0238

Kitzman Shortplat

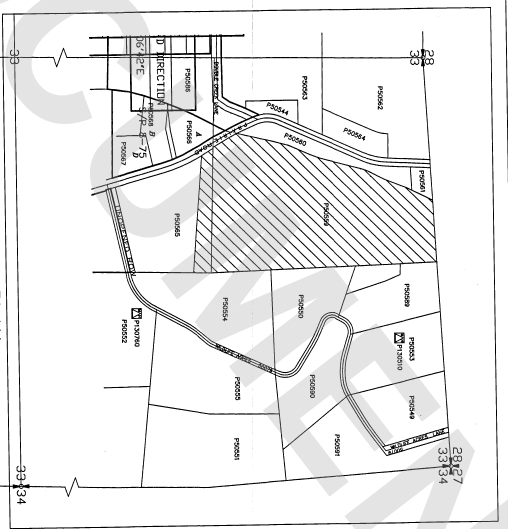
NW 1/4 OF THE NE 1/4, SEC 33, T36N, RNC. 4, E.W.M.

NORTH 1/4 CORNER
28 CONC. MEN PER RDS 20040604132

NORTH 1/16TH CORNER
FOUND REBAR AND CAP 4/27/2020



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



GRAPHIC SCALE
(IN FEET)
1 inch = 500 ft.

LEGAL DESCRIPTION

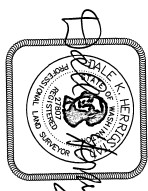
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERNLY OF THE SKAGIT RIVER, EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF PRAIRIE ROAD, AS SAID ROAD WAS LOCATED ON THE GROUND ON DECEMBER 6, 1974;

TOGETHER WITH ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE COUNTY ROAD AS THE SAME EXISTED ON JULY 12, 1939, AND LYING NORTH AND EAST OF THE FOLLOWING QUANTING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, WASHINGTON, THESE SURVEYS, PAGE 208, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 19 OF SURVEYS, PAGE 208, RECORDS OF SKAGIT COUNTY, WASHINGTON, 11189 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; 11189 FEET TO THE NORTHEASTERLY LINE OF PRAIRIE ROAD; THENCE NORTH 32°40'37\"/>

- NOTES -
1. SET RE-BAR AND YELLOW CAP P.L.S.
 2. FOUND EXISTING MONUMENT AS NOTED.
 3. BASIS OF BEARINGS USED THE BEARINGS OF NO.4356'E, BETWEEN THE CENTER 1 CORNER AND THE NORTH 1/4 CORNER OF SECTION 33 PER RECORD AT PAGE 208 UNDER AUDITOR'S FILE NO. 971060053; RECORDS OF SKAGIT COUNTY, WASHINGTON.
 4. EQUIPMENT USED: SPECTRA PRECISION FOCUS, 2\"/>

DEVELOPERS/OWNERS
Jason & Maria Kitzman
20654 Prairie Rd
Sedro-Woolley, WA 98284

SURVEYOR
Dale Herrigstad PLS
4320 Whistle Lake Road
Anacortes, WA 98221

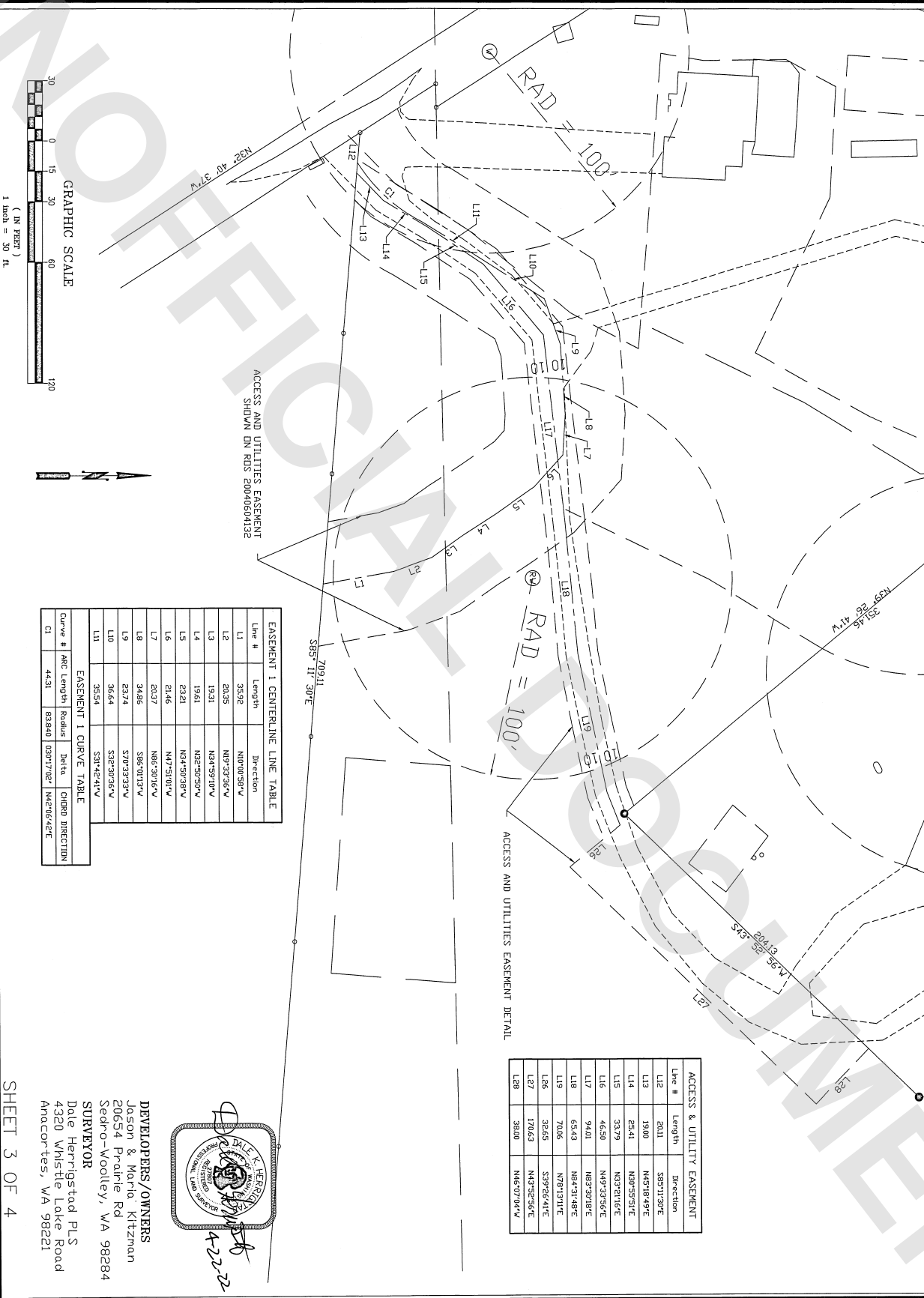


SHEET 2 OF 4

PL20-02338

Kitzman Shortplat

NW 1/4 OF THE NE 1/4, SEC 33, T36N, R36E, R4, E.W.M.



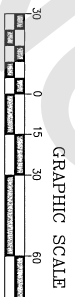
ACCESS AND UTILITIES EASEMENT
SHOWN ON RDS 20040604132

ACCESS AND UTILITIES EASEMENT DETAIL

Line #	Length	Direction
L1	35.92	N00°00'00\"W
L2	20.35	N19°33'36\"W
L3	19.31	N34°59'10\"W
L4	19.61	N22°50'50\"W
L5	23.21	N24°30'38\"W
L6	21.46	N47°51'01\"W
L7	20.37	N86°30'16\"W
L8	34.86	S86°01'13\"W
L9	23.74	S70°33'33\"W
L10	36.64	S28°30'36\"W
L11	35.54	S31°42'41\"W

Curve #	ARC Length	Radius	Beta	Chord	DIRECTION
C1	44.31	83.840	030°17'02\"	N42°06'42\"E	

Line #	Length	Direction
L12	20.11	S65°11'30\"E
L13	19.00	N45°18'49\"E
L14	25.41	N30°55'51\"E
L15	33.79	N33°21'04\"E
L16	46.50	N49°33'56\"E
L17	94.01	N83°30'18\"E
L18	63.43	N84°31'48\"E
L19	70.06	N78°13'11\"E
L20	38.65	S39°56'41\"E
L21	17.653	N43°52'56\"E
L22	38.00	N46°07'04\"W



DEVELOPERS / OWNERS
Jason & Maria Kitzman
20654 Prairie Rd
Sedro-Woolley, WA 98284

SURVEYOR
Dale Herrigstad PLS
4320 Whistle Lake Road
Anacortes, WA 98221

PL20-0238
NW 1/4 OF THE NE 1/4, SEC 33, T36N, RNG. 4, E.W.M.
Kitzman Shortplat
Notes Page

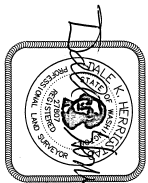
1. The short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads is the responsibility of the owners as members.
3. No building permit shall be issued for any residential and/or commercial structures which are not at the time of approval within the boundaries of the official designated boundary of Skagit County Fire District.
4. A Skagit Address Range has been applied to the road system in this application for building and /or access. Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County 1992-1224, Beginning Skagit Address Range. Any change in location of access may necessitate a change in address. Contact Skagit County Planning & Development Services.
5. Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. (100)
6. Individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise the right to exercise the water service land through other legal provisions, such as recorded covenants or easements. (ord. 14063 (part), 1991).
7. Area calculations:
The total acreage on the entire parcel (2000 acres)
Lot 1 435,602 sq. ft. (100 acres)
Lot 2 435,614 sq. ft. (100 acres)
8. Zoning and Comprehensive Plan Designation - Rural Reserve (RRV).
9. In no case shall the County accept a dedication or any obligation as to any such road, street, and/or alley and the same and all roads, streets, and alleys shall be 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.
10. All private roads, easements, community utilities and properties shall be owned and maintained by separate corporate entities by the facility and kept in good repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance by any future land divisions and will also use the same private road.
11. Sewage disposal will be individual on-site septic systems.
12. 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 other purposes unless otherwise restricted. See AF # ~~2022050944~~.

12. Setbacks: RV setbacks are as follows per SCC 1416.320(a)-(c):
 - (a) Front: 35 feet, 25 feet on minor access and dead-end streets;
 - (b) Side: 8 feet on an interior lot;
 - (c) Rear: 25 feet.
- (d) Setback, Accessory Structures:
 - (i) Side: 8 feet, 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when property line, 20 feet from the street right-of-way.
 - (ii) Rear: 25 feet, a 3-foot setback is permitted for nonresidential structures when the accessory structure is a minimum of 75 feet from the front property line or when there is an alley along the rear property line.
 - (c) Setbacks from NRE lands shall be provided per SCC 1416.810(7).
13. This parcel lies within an area of within 500 feet of area designated as a natural resource lands (Agricultural, forest, and mineral resource lands of long-term value to the State and Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that are not compatible with non-resource uses and may be incompatible with the use of the area residents. This may arise from the use of chemicals or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally include the use of herbicides, pesticides, and odor. Skagit County has established natural resources management operations as a priority use on designated natural resource lands, and area residents should be notified of such operations when performed in compliance with natural resource land operations and management practices and local, state, and federal laws. Application might be made for mining-related activities including extraction, washing, crushing and stockpiling, blasting, transporting and recycling of materials in addition, geology, and other related activities, be required from the resource area, consistent with SCC1416.810. Contact Skagit County Planning and Development Services for details.
14. This property is located within the re-estrication area of a low flow stream, categorized as a Category 1 Upper, Danish, Low flow areas require that at such the public water is available, the land owner shall connect to the public water system and decommission wells compliant with WAC 173-160. Additionally, lawn watering restrictions apply during the dry months of the year. Diners within the property shall be notified of the following lawn watering restrictions: no lawn watering will be performed from June 1 to September 30. Each lot in this area is limited to 5% impervious surface of the total lot area. The maximum volume of water collected from a residential property shall be limited to 5,000 gallons per day (gpd) without an Ecology-issued water right. Each lot is limited to 2,500 gpd, one-half of the maximum volume, unless otherwise provided in a separate agreement.
15. Pursuant to SCC 1424.340(3) Surface Water Source Limited (SWSL) Stream Mitigation excluding additions to a single-family dwelling units that rely on an existing domestic groundwater system, is located within 1/2 mile of any of the streams identified in Subsection 33Xd of this section. The applicant shall be required to provide the following mitigation measures shall be required, as applicable:
 - (a) Public Water. If an existing public water system of the watershed is located outside of the watershed reasonably available to a project property within a SWSL watershed, and where the water provider is willing and able to provide safe and reliable potable water service, then the applicant shall be required to connect to the public water supply as a condition of project approval. Interm Groundwater Withdrawals. If reasonably available, as specified in Subsection 33Xd of this section, the applicant may utilize groundwater withdrawal from the SWSL watershed on an interim basis, providing that the property shall be subject to mandatory participation in a local improvement district that will provide potable water service to the property if and when that occurs. The property owner shall be required to sign a written agreement with the local improvement district, which shall include the LID or special improvement district, and have those conditions recorded on the property title before a County permit or land division is approved. The property owner shall be required to connect all water fixtures to this public water system as soon as it is timely and reasonably available, and shall decommission any wells utilized for

Interim groundwater withdrawals in accordance with applicable State and County rules and regulations expeditiously following connection to the public system.

- (b) Lawn Watering. Lawn water conservation measures shall be required for properties included in land divisions approved after the date of adoption of the ordinance codified in this Chapter. Lawn watering measures shall not apply under the following conditions:
 - (a) The proposed development connects to an existing public water supply as described in Subsection 33Xd of this section.
 - (b) The proposed development is draining water from an aquifer that meets the demonstration standard as specified in Subsection 33Xd of this section.
 - (c) The County encourages extension of new public water lines to serve existing watersheds through establishment of a utility improvement district or other mechanism that provides for the extension of such water service to an urban growth area is consistent with the County's Comprehensive Plan, where appropriate. The County shall consider as part of its Comprehensive Plan limitations on the uses and densities within designated SWSL stream corridors to limit new individual wells as necessary to protect tributary base flows.
17. Any development within 200 feet of the Danish River or the associated wetlands will need to comply with the Skagit County Shoreline Management Master Program.
18. A portion of the property is located in Flood zone A5 as identified on FEMA FLEDDPLAIN MAP ND, 3, 1985. 33031-0045C Dated January 3, 1985.



4-22-22