

**SURVEY DESCRIPTION**

**PARCEL "A"**  
 LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 42-02, AS APPROVED APRIL 22, 1992, AND RECORDED APRIL 22, 1992, UNDER AUDITORS' FILE NO. 420428000, RECORDS OF PLATS, PART 12, COUNTY OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, 1M.

**PARCEL "B"**  
 A NON-EXCLUSIVE 60 FOOT ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 42-02, AS "FARBYNORTH PLATE", APPROVED APRIL 22, 1992, AND RECORDED APRIL 28, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 78, UNDER AUDITORS' FILE NO. 420428000, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, 1M.  
 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.



**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACGEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES, COSSERS, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE SUBDIVISION SET ON THE SECOND AS SHOWN ON THE PLAT AND THAT THE SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTERS 332-120-WAC.

KEVIN G. LISSNER, P.L.S., CERTIFICATE NO. 20123064  
 3202 MILLIKANE 9T, PO BOX 104  
 MOUNT VERNON, WA 98273  
 PHONE (360) 418-1442  
 FAX (360) 418-0581  
 E-MAIL KEVIN@LISSNER.COM

DATE: 11-17-23

**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.0200 AND SCC 410.01 ON THIS 30th DAY OF November, 2023.

SHORT PLAT ADMINISTRATOR

SKAGIT COUNTY ENGINEER

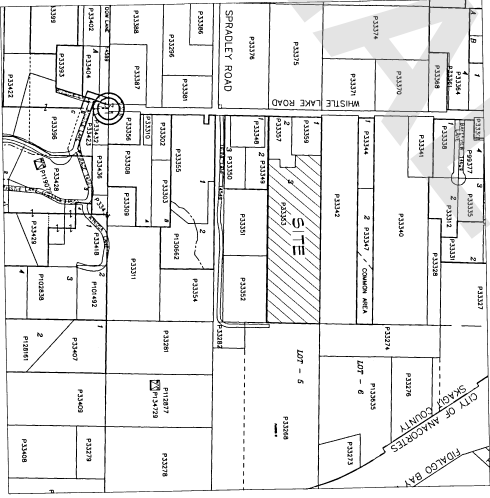
SKAGIT COUNTY HEALTH OFFICER

**TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE UPON THE LANDS DESCRIBED HAVE BEEN PAID TO AND INCLUDING THE YEAR OF 2023.

SKAGIT COUNTY TREASURER

DATE: 11/30/23



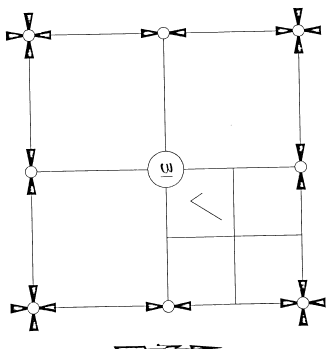
VICINITY MAP  
 SCALE: 1" = 500'  
 SKAGIT COUNTY ASSESSOR'S MAP

**AUDITORS CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC, THIS SHORT PLAT WAS FILED ON THIS 13th DAY OF December, 2023, AT 11:00 AM IN THE OFFICE OF THE CLERK OF COURTS, COUNTY OF SKAGIT, WASHINGTON. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY



SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, 1M.  
 VICINITY MAP

SHEET 1 OF 3		DATE: 11/17/23
SKAGIT COUNTY SHORT PLAT NO. PL-21-0362		
SURVEY IN A PORTION OF THE SW 1/4 OF THE NE 1/4 E 1/4 OF SECTION 31, T. 35 N., R. 2 E., W. 1M. FOR: MELVIN AND SUSAN FARBYNORTH		
FBI:	LISSNER & ASSOCIATES, PLLC	DAWG 20-156 SP
RS:	KEVIN G. LISSNER	360-418-1442
RESIDUAL ASSIGNED:	KEVIN G. LISSNER	360-418-1442

**OWNER'S CONSENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS AND INTERESTS IN THE LANDS SHOWN HEREON AND THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY STREETS FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT PLAT IN THE ORIGINAL RESPONSIBLE GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS AND SEALS THIS 11th DAY OF November 2023

*Melvin L. Farnsworth*  
MELVIN L. FARNSWORTH, HUSBAND  
*Susan D. Farnsworth*  
SUSAN D. FARNSWORTH, WIFE

PEOPLES BANK  
BY: *[Signature]*  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MELVIN L. FARNSWORTH AND SUSAN D. FARNSWORTH HUSBAND AND WIFE ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED FREE AND VOLUNTARILY THAT THEY SIGNED THIS INSTRUMENT AND UNDERSTOOD THE CONTENTS AND PURPOSES OF SAID INSTRUMENT.

DATED: 11/13/23  
SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_

STATE OF WA  
COUNTY OF Skagit  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT HE/SHE/they SIGNED THIS INSTRUMENT ON BEHALF OF THE UNDERSIGNED AND UNDERSTOOD THE CONTENTS AND PURPOSES OF SAID INSTRUMENT AND VOLUNTARILY ACT OF SIGNATURE FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 11/13/2023

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_



11-17-23

**NOTES**

1. 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 OF A ROAD AND ALL ROADS, STREETS AND/OR ALLEYS CONNECTING THE SAME TO THE FULL CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS BY A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE ZONING DESIGNATION = RURAL INTERMEDIATE (RI)
4. SEWAGE DISPOSAL:
  - Lot 1 ON-SITE INDIVIDUAL SEPTIC SYSTEM
  - Lot 2 ON-SITE INDIVIDUAL SEPTIC SYSTEM
  - Lot 5 ON-SITE INDIVIDUAL SEPTIC SYSTEM
5. WATER, CITY OF ANACORTES
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1888R 2023A94  
○ - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARINGS: UNMENTIONED WEST LINE OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, N41° BEARING = NORTH 1°45'46" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE AND ESCROW COMPANY, 2023 DIVISION GUARANTEE ORDER NO. 210485-11, DATED OCTOBER 2, 2023.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 42-02 RECORDED UNDER AUDITOR'S FILE NO. 4204280001, SHORT PLAT NO. 14-83 RECORDED UNDER AUDITOR'S FILE NO. 8229524004 AND SHORT PLAT NO. PL-10-0022 RECORDED UNDER AUDITOR'S FILE NO. 2010220002. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: TRIPLE 5-5 TOTAL STATION
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. SKAGIT COUNTY ADDRESS SYSTEM (SKAGIT COUNTY CODE 1524) BUILDING AND/OR ACCESS SKAGIT COUNTY WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH SKAGIT COUNTY CODE
15. SETBACKS FOR LOTS WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE (416.300 (B)(A)).
- RESIDENTIAL:**
  - (A) FRONT 35 FEET MINIMUM 25 FEET ON MINOR ACCESS OR DEAD-END STREET
  - (B) SIDE, 5 FEET ADJACENT TO A PROPERTY LINE
  - (C) REAR, 25 FEET
  - (D) ACCESSORY: SAME AS PRINCIPAL STRUCTURES.
16. OWNER/DEVELOPER: MELVIN AND SUSAN FARNSWORTH  
1704 AMHURST LANE, FND  
ANACORTES, WA 98221
17. THE COUNTY MAY REQUIRE ADDITIONAL DRAINAGE ANALYSIS WITH ANY FUTURE APPLICATIONS FOR BUILDING PERMITS ON LOTS A, B OR C, CONTACT SKAGIT COUNTY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.
18. ALL RUNOFF FROM INTERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTIES.

19. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS SHORT PLAT. BY VIRTUE OF RECORDING FOR ALL LOTS DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
20. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREA BUFFERS (PCAB) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.090 CRITICAL AREAS ORDINANCE. THE PROTECTED OPEN SPACE TRACTS SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY BACHMAN ENVIRONMENTAL, LLC IN 2010. THE PCAB AND BUFFERS ARE SET BACK BY 100 FEET FROM THE CRITICAL AREAS AND BUFFER AREAS AS Delineated BY EDISON ENGINEERING IN JUNE 2021. SEE REPORTS ON FILE AT SKAGIT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.
21. A PCAB WAS FILED UNDER AUDITOR'S FILE NO. 202312130043 FOR NGRESS, EGRESS AND UTILITIES, AND THE MAINTENANCE THEREOF, IS HEREBY DEDICATED FOR THE MUTUAL BENEFIT OF LOTS A, B, AND C. SEE ROAD MAINTENANCE DOCUMENT FOR ADDITIONAL DETAILS.
22. A 1950 SQ FOOT EASEMENT ACROSS LOT "X", AS SHOWN IS HEREBY CREATED FOR THE BENEFIT OF LOT "B" DRAINAGE AREA. NO STRUCTURES OR LANDSCAPING SHALL BE PLACED IN THIS AREA. OWNER OF LOT "B" SHALL BE RESPONSIBLE TO MAINTAIN THE AREA. A 5500 SQ FOOT EASEMENT ACROSS LOT "B", AS SHOWN IS HEREBY CREATED FOR THE BENEFIT OF LOT "C" DRAINAGE PURPOSES. NO STRUCTURES OR LANDSCAPING SHALL BE PLACED IN THIS AREA. OWNER OF LOT "C" SHALL BE RESPONSIBLE TO MAINTAIN THE AREA.
23. THE WATER SERVICE LINE FOR LOT "C" HEADERS IN AND OUT OF THE INGRESS, EGRESS AND UTILITIES AREAS OF LOT "C" ARE SHOWN OVER UNDER AND ACROSS THE CENTERLINE OF THE 45 CONSTRUCTED WATER LINE BEING 5'0" IN WIDTH ON EITHER SIDE OF SAID WATER SERVICE LINE.

**LOT AREA INFORMATION**

LOT A 11116 SQ FT = 255 ACRES (INCLUSIVE OF CRITICAL AREA TRACT "Z" AND INGRESS, EGRESS AND UTILITIES EASEMENT)  
LOT B 113303 SQ FT = 2.60 ACRES (INCLUSIVE OF CRITICAL AREA TRACT "X")  
LOT C 110251 SQ FT = 254 ACRES (INCLUSIVE OF CRITICAL AREA TRACTS "W" AND "Y")  
PCAE TRACT "W" = 11524 SQ FT = 0.271 ACRES  
PCAE TRACT "X" = 14514 SQ FT = 1.63 ACRES  
PCAE TRACT "Y" = 1603 SQ FT = 0.24 ACRES  
PCAE TRACT "Z" = 7115 SQ FT = 0.16 ACRES  
INGRESS, EGRESS AND UTILITIES EASEMENT 22,864 SQ FT = 0.54 ACRES  
TOTAL PROJECT AREA = 334,412 SQ FT = 7.64 ACRES

SHEET 2 OF 3		DATE: 11/14/23
SKAGIT COUNTY SHORT PLAT NO. PL-21-0362		
SURVEY IN A PORTION OF THE S1/4 OF THE NE 1/4 OF SECTION 31, T. 35 N., R. 2 E., N.M. SKAGIT COUNTY, WASHINGTON FOR MELVIN AND SUSAN FARNSWORTH		
FB:	ISSUED BY ASSOCIATES, PLLC	SCALE:
RG:	SURVEYING & LAND-USE CONSULTATION	DWG: 20-186 9P
	3605-4th-1142	
	HOINT VERNON, WA 98273	

