

202405090049

984911 County Auditor 1 of 2 Fees: \$426.50

SURVEY DESCRIPTION

1. SHORT PLAT NO. P100-0286, APPROVED APRIL 11, 2001, RECORDED APRIL 13, 2001, UNDER AUDITOR'S FILE NO. 200104130124 AND BEING A PORTION OF TRACT 1, OF THAT CERTAIN SURVEY ENTITLED "THE UPLANDS", FILED DECEMBER 14, 1982, UNDER AUDITOR'S FILE NO. 8212140010, IN VOLUME 4 OF SURVEYS PAGES 529-600, RECORDS OF SKAGIT COUNTY, AFFIDAVIT RECORDED UNDER AUDITOR'S FILE NO. 200104130124, RECORDS OF SKAGIT COUNTY, EAST, W.M., AND SECTION 30, TOWNSHIP 34 NORTH, RANGE 4, EAST, W.M., AND SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M. TOGETHER WITH THOSE CERTAIN EASEMENTS DELINEATED ON THE FACE OF SAID SURVEY AND NOTED THEREON, BEING DEDICATED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 8002040045 AND 8212100032, EXCEPT THOSE PORTIONS OF TRACT 1 DEEDED TO SKAGIT COUNTY FOR ROAD PURPOSES BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 8610130006 THROUGH 8610130010, INCLUSIVE.

ALSO TOGETHER WITH A 20 FOOT WIDE FARM ACCESS EASEMENT AS SHOWN ON THE FACE OF SHORT PLAT NO. P100-0286.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

THE SKAGIT COUNTY ADDRESS SYSTEM (SKAGIT COUNTY CODE 15.24) APPLIES TO THIS SHORT SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH SKAGIT COUNTY CODE.

LOT 4 15814 LARSON LANE, MOUNT VERNON, WA 98273

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL RESERVE (RRV) COMPREHENSIVE PLAN - RRV
3. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM PERMIT SW05-0615
4. WATER SERVICE PROVIDED BY SKAGIT PUD (8" DI CO3287 1983 000000), WHICH RUNS ALONG THE NORTH SIDE OF GUNDERSON ROAD.
5. METRIAN - ASSUMED, SHORT PLAT P100-0286, AEN 200104130124, BASIS OF BEARINGS SOUTH LINE OF THE SE 1/4 SECTION 24, BEARING N 89°12'47" E, CONVERSION TO WASHINGTON PLANE COORDINATE SYSTEM (WPCS), ROTATE N 0°00'09" E, FOR BEARING N 89°12'56" E, FROM RTK GPS ON JUNE 15, 2021.
6. SURVEY DESCRIPTIONS IS SUBDIVISION GUARANTEE ORDER NO. 22-16795-TO, DATED AUGUST 25, 2022.
7. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, CONDITIONS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS LIST IN THE TITLE REPORTS MENTIONED IN NOTE NUMBER 8 ABOVE.
8. INSTRUMENTATION: LEICA MS 50 THEODOLITE DISTANCE METER, LEICA VIVA 14 GPS/GNSS RECEIVER.
9. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE AND RTK GPS FOR DATUM.
10. 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.
11. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
12. PROPERTY IS A SECTIONAL 10 ACRES. TOTAL ACREAGE OF SP NO. P100-0286 IS 10.06 ACRES, INCLUDING ROAD.
13. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY THIS ACT, THE LOTS THEREIN SHALL BE CONSIDERED LOT OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO. 202405090030.
14. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A NIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DONALD & VICTORIA SIMPSON IN JUNE OF 2024.

DATE: 12-16-2023

JOHN B. SEMRAU, COUNTY AUDITOR, CERTIFICATE NO. 28825
 2118 RIVERSIDE DRIVE, SUITE 208
 MOUNT VERNON, WA 98273
 PHONE: 360-424-9566



OWNERS

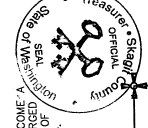
DONALD & VICTORIA SIMPSON
 15814 LARSON LANE
 MOUNT VERNON, WASHINGTON 98273

TREASURER'S CERTIFICATE

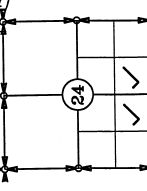
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A DEBT AS TO THIS LAND UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2024. THIS 24th DAY OF July 2024.

Julie Bruner, Treasurer
 DATE: 12-22-2023

SHORT PLAT NO. P100-0286 DATE 4/13/2001



VICINITY MAP
N.T.S.



15. SETBACKS
 (A) PRIMARY STRUCTURE
 FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS.
 SIDE: 8 FEET ON AN INTERIOR LOT.
 REAR: 25 FEET.
 (B) ACCESSORY STRUCTURE
 FRONT: 35 FEET.
 REAR: 8 FEET.
16. SETBACKS TO A PUBLIC ROAD, A MINIMUM OF 20 FEET FOR LOTS DESIGNATED AG-NRL, IF-NRL, AND SF-NRL. LOTS SHALL BE CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADWAYS OBSERVED FROM ADJACENT NRI DESIGNATED PARCELS. IN THOSE INSTANCES WHERE THE BUILDING LOTS ARE SEPARATED FROM THE ADJACENT NRI PARCEL BY A PUBLIC ROAD, THE WIDTH OF THE ROAD RIGHT-OF-WAY CAN BE INCLUDED IN THE 200-FOOT SETBACK MEASUREMENT TO THE ROAD.
17. UNDERLYING ZONING SETBACKS SHALL BE REQUIRED FROM THE EXTERIOR BOUNDARIES OF THE CARD DEVELOPMENT EXCEPT AS PROVIDED IN SUBSECTION (8)(c) OF THIS SECTION.
18. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.
19. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS MUST BE DIRECTED TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
17. 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.
18. DRIVEWAYS ARE REQUIRED TO MEET SKAGIT COUNTY PRIVATE ROAD STANDARDS AND THE 2015 INTERNATIONAL FIRE CODE APPENDIX D FOR FIRE APPARATUS ACCESS ROADS.
19. PERMANENT TO SSC 14-24-090, A PROTECTED CRITICAL AREA EASEMENT HAS BEEN RECORDED UNDER AF NO. 200104130125.
20. SURFACE WATER SOURCE LIMITED (SWSL) STREAM MITIGATION, SSC 14-24-340(3)(b). IF A PROJECT IS LOCATED WITHIN 1/2 MILE OF ANY OF THE STREAMS IMPERVIOUS SURFACE OF THE SUBSECTION (3)(b) SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, TREAT THAT RUNOFF, AND DISCHARGE IT TO A CREEK OR WATER QUALITY AND WATERSHED PROTECTION (WQP) PROGRAM. A 10% PERCENTAGE OF THE TOTAL LOT AREA ON-SITE, THE IMPERVIOUS SURFACE LIMITATION MAY BE WAIVED UNDER THE FOLLOWING CONDITIONS:
 (a) A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM THAT HAS A SOURCE APPROVED WATER LOCATED ON-SITE OF THE PROJECT AND IT IS DETERMINED THAT THE ON-SITE SEWAGE DISPOSAL SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER; OR
 (b) THE PROJECT IS LOCATED IN AN AREA THAT THE COUNTY ENGINEER DETERMINES IS IN A STORMWATER INFILTRATION, OR
 (c) THE LIMITATION IS INCONSISTENT WITH APPLICABLE STORMWATER REGULATIONS.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 5th DAY OF MAY 2024.

_____ COUNTY PLANNING DIRECTOR
 _____ SKAGIT COUNTY ENGINEER

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 5th DAY OF March 2024.

_____ SKAGIT COUNTY HEALTH OFFICER

ACKNOWLEDGMENT

STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE DONALD SIMPSON, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 12/21/24
 SIGNATURE: [Signature]
 NOTARY PUBLIC IN THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES 7-21-25



STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE VICTORIA SIMPSON, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 12/21/24
 SIGNATURE: [Signature]
 NOTARY PUBLIC IN THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES 7-21-25



SHEET 1 OF 2

SHORT CARD NO. P122-0456 DATE 1/17/2023

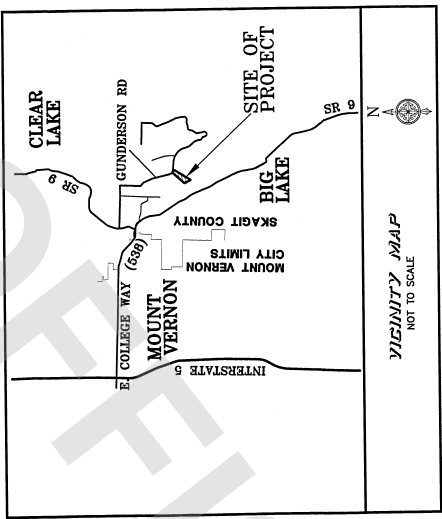
SURVEY IN A PORTION OF
 THE SW 1/4 AND THE SE 1/4
 OF SECTION 24, T. 34 N., R. 4 E., W.M.
 FOR: DONALD & VICTORIA SIMPSON

FB. 325 Pg. 10-19 SEMRAU ENGINEERING & SURVEYING SCALE: 1"=100'
 MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 6106

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 09 DAY OF May 2024 AT 11:11 P.M. UNDER AUDITOR'S FILE # 202405090049 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

[Signature] DEPUTY AUDITOR
 [Signature] DEPUTY AUDITOR



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, AND DO HEREBY DECLARE AND DEDICATE THE PUD EASEMENT SHOWN HEREON.

Donald Simpson DATE: 12/21/24
 Victoria Simpson DATE: 12/21/24

