

202405090051

Page 1 of 2 Fee: \$420.50

SURVEY DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, COUNTY OF SKAGIT, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A 20 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON RECORD SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGES 78 AND 79, UNDER AUDITOR'S FILE NO. 8810270058, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOTS 1, 2 AND 3 OF BLOCK 6 AND LOTS 8 AND 10, BLOCK 2 OF THE PLAT OF BINGHAM ACREAGE FILED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION CONVEYED BY BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED OCTOBER 22, 2007, UNDER AUDITOR'S FILE NO. 2007022010, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 1 AND 2 OF BLOCK 6 OF "PLAT OF BINGHAM ACREAGE" FILED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE SOUTHWEST CORNER OF TRACT B SHOWN ON THAT CERTAIN SURVEY FOR AVERY N. MARTIN FILED IN VOLUME 8 OF SURVEYS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH POINT IS ON THE SOUTH LINE OF LOT 1, BLOCK 6, OF SAID "PLAT OF BINGHAM ACREAGE"; ALONG THE SOUTH LINE OF SAID "PLAT OF BINGHAM ACREAGE" A DISTANCE OF 174.00 FEET; THENCE SOUTH 89°45' EAST, A DISTANCE OF 364.54 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT B WHICH IS 403.87 FEET FROM THE SOUTHEAST CORNER THEREOF; 189°00' WEST ALONG THE SOUTHEAST LINE OF SAID TRACT B, A DISTANCE OF 403.87 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

EXCEPT THAT PORTION CONVEYED BY BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED OCTOBER 22, 2007, UNDER AUDITOR'S FILE NO. 2007022011, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT B SHOWN ON THE CERTAIN SURVEY FOR AVERY N. MARTIN FILED IN VOLUME 8 OF SURVEYS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 89°45' EAST, A DISTANCE OF 759.50 FEET TO THE NORTHERLY CORNER OF THE EAST LINE OF THE COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED DATED APRIL 20, 1962 AND RECORDED UNDER AUDITOR'S FILE NO. 820549, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH ALONG THE WEST-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 903.45 FEET TO THE SOUTHWEST CORNER OF SAID ROAD; THENCE CONTINUING SOUTH ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID ROAD, A DISTANCE OF 129.22 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT B AND THE POINT OF BEGINNING OF THE EAST LINE OF SAID COUNTY ROAD; A DISTANCE OF 265.74 FEET TO THE SOUTH LINE OF THE "PLAT OF BINGHAM ACREAGE" FILED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89°10' WEST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 189.10 FEET TO THE WEST CORNER OF SAID TRACT B; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT B TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C: A 30 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON RECORD SURVEY RECORDED AUGUST 22, 2008, UNDER AUDITOR'S FILE NO. 200808220071, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

RETRACED AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND ACCORDING TO THE PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120 WAC.

Jacob L. Jennings
DATE 12-06-2023

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

CONSENT AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY DECLARE AND DEDICATE THIS SHORT PLAT, THE PLAT DRIVEWAY AND THE EASEMENTS SHOWN HEREON, WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Jacob L. Jennings
BRENDA JENNINGS
Mortgage Electronic Registration Systems, Inc. as assignee
of the security instrument, its successors and assigns
with an address of P.O. Box 2026, Flint, MI 48901-2026

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit County
ON THIS 17th DAY OF April 2024, BEFORE ME PERSONALLY APPEARED JACOB L. JENNINGS & BRENDA JENNINGS, A MARRIED COUPLE, WHO ARE THE GRANTORS OF THE FOREGOING SHORT PLAT, AND IN THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

SIGNATURE *Jacob L. Jennings*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-21-24

ACKNOWLEDGMENT

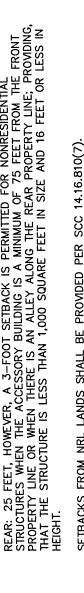
STATE OF WASHINGTON - Minnesota
COUNTY OF Hennepin
ON THIS 10th DAY OF April 2024, BEFORE ME PERSONALLY APPEARED *Sathia Louin*, TO ME KNOWN TO BE THE USUAL RESIDENT TO BE THE CORPORATION OFFICER, WHO HAS BEEN AUTHORIZED BY THE CORPORATION VOLUNTARILY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED.

SIGNATURE *Sathia Louin*
NOTARY PUBLIC, Sathia Louin
MY APPOINTMENT EXPIRES 01/31/2026

NOTES
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL VILLAGE RESIDENTIAL (RVR)
3. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
4. WATER - SKAGIT PUD NO. 1
5. SETBACKS -
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS.
SIDE: 8 FEET ON INTERIOR LOT, 20 FEET ON STREET RIGHT-OF-WAY.
REAR: 25 FEET.
ACCESSORY:
FRONT: 35 FEET.

SIDE: 8 FEET, HOWEVER, A 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 THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, PROVIDING THAT THE STRUCTURE IS LESS THAN 1,000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.
REAR: 25 FEET, HOWEVER, A 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 THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, PROVIDING THAT THE STRUCTURE IS LESS THAN 1,000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.

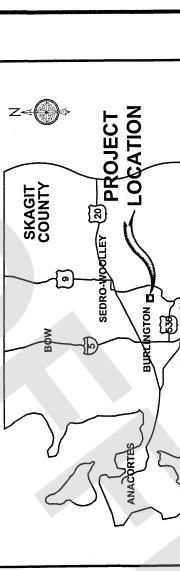
SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14-16.810(7).



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF May 2024 AT 11:12 P.M. UNDER AUDITOR'S FILE # 202405090051, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Jacob L. Jennings
DEPUTY AUDITOR



LOT ADDRESS INFORMATION
THE SKAGIT COUNTY ADDRESS SYSTEM (SKAGIT COUNTY CODE 15.24) APPLIES TO THIS SHORT SUBDIVISION. AT THE TIME OF APPROVAL OF THIS SHORT PLAT, SKAGIT COUNTY WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH SKAGIT COUNTY CODE.

LOT 1 13083 GLENWOOD DRIVE, MOUNT VERNON, WA 98273

APPROVALS
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 17th DAY OF April 2024.
SKAGIT 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 17th DAY OF April 2024.
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY SUBMITTED TO THE AUDITOR'S OFFICE FOR COLLECTION ACCORDING TO THIS SHORT PLAT, HAVE BEEN PAID AND INCLUDING THE YEAR OF 2024.

Jacob L. Jennings
DATE 5/3/24

OWNERS
JACOB & BRENDA JENNINGS
13083 GLENWOOD DRIVE
MOUNT VERNON, WA 98273

SHORT PLAT NO. 2024-0345 DATE 5/3/24

SHEET 1 OF 2

SHORT PLAT NO. PL 23-0845
SURVEY IN LOTS 1, 2, AND 3 BLOCK 6, AND LOTS 8 AND 10 BLOCK 2, PLAT OF BINGHAM ACREAGE IN NE 1/4 OF SECTION 11, T. 34 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: JACOB L. JENNINGS
SURVEYING - ENGINEERING
MOUNT VERNON, WA 98273 509-424-9566

FB. 334 PG. 48-51
MERIDIAN: ASSUMED
SCALE: 1" = 60'

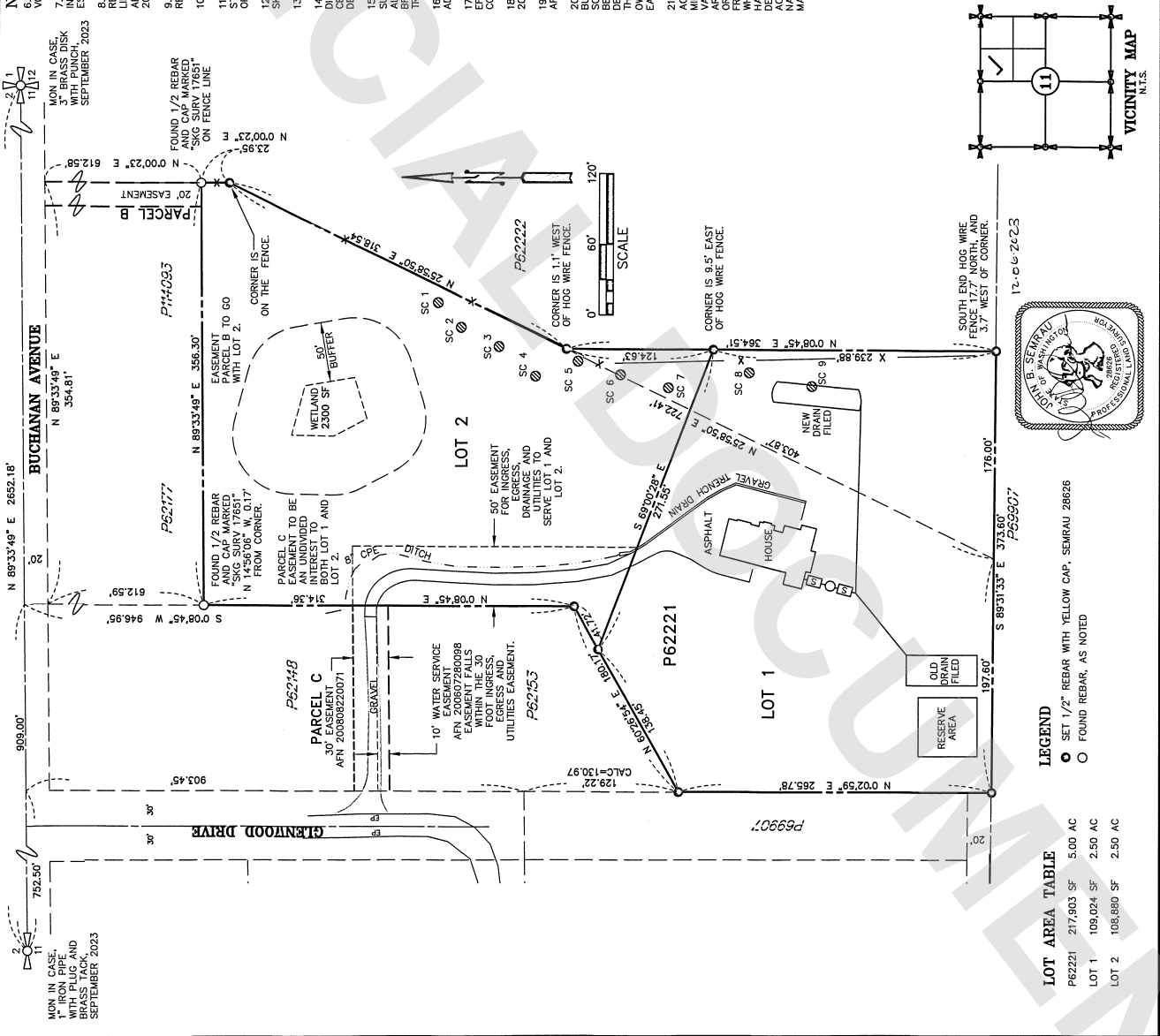
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NOTES CONTINUED

6. MERIDIAN - ASSUMED FROM RECORD OF SURVEY, AUDITOR'S FILE NUMBER 8810270058, VOLUME 8, PAGE 78, RECORDS OF SNAKIG COUNTY, WASHINGTON.
7. SURVEY DESCRIPTION IS FROM SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 22-16322-TO, PREPARED BY GUARDIAN NORTHWEST TITLE & ESCROW COMPANY, DATED APRIL 20, 2023.
8. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS LISTED IN THE TITLE REPORTS MENTIONED IN NOTE NUMBER 6 ABOVE, AS RECORDED UNDER AUDITOR'S FILE NUMBERS 200701202010, 2006808220071, 201503060059, AND 201606230068.
9. INSTRUMENTATION: LEICA M 50 THEODOLITE DISTANCE METER, LEICA VIVA 14 GPS/GNSS RECEIVER.
10. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE AND RPK GPS FOR DATUM.
11. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH DO NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAALLY DESIGNATED BOUNDARY OF A SNAKIG COUNTY FIRE DISTRICT.
12. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SNAKIG COUNTY PLANNING AND DEVELOPMENT SERVICES.
13. PROPERTY IS 5.0 ACRES, EXCLUDING ADJACENT EASEMENTS AND RIGHT-OF-WAYS.
14. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VERTICALLY RECORDING THIS SURVEY, THE SURVEYOR IS PROVIDING A RECORD CERTIFICATION. ALL LOTS THEREIN SHALL BE CONSIDERED LOT OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO. **101650005**.
15. 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 RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
16. 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 SNAKIG COUNTY PRIVATE ROAD STANDARDS AND THE 2015 INTERNATIONAL FIRE CODE APPENDIX D FOR FIRE APPARATUS ACCESS ROADS.
19. A PROTECTED CRITICAL AREA EASEMENT HAS BEEN RECORDED UNDER AF NO. **101650005**.
20. THE WELHEAD PROTECTION ZONES SHOWN HEREON HAVE RESTRICTIONS WITH RESPECT TO THE WELHEAD PROTECTION ZONES. THE PROTECTION ZONES SHALL BE CONSIDERED COVENANTS FOR THE BENEFIT OF THE WELL ASSOCIATED WITH EACH LOT. SEE SNAKIG COUNTY PLANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL INFORMATION WITH RESPECT TO RESTRICTIONS WITHIN PROTECTED CRITICAL AREAS. THE PROTECTION ZONES ARE NOT TO BE CONSIDERED OWNED IN FEE. SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS.
21. THIS PROPERTY MAY BE DESIGNATED OR MAY BE WITHIN ONE MILE OF DESIGNATED AGRICULTURAL LAND OR DESIGNATED OPEN SPACE LAND OR DESIGNATED OPEN SPACE OR MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE IN SNAKIG COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN AN AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCORPORATED INTO A ZONING DISTRICT. SUCH ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO: FISHING, OR FROM SPRAYING, PRUNING, HARVESTING OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SNAKIG COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON PROTECTED CRITICAL AREAS. SUCH OPERATIONS ARE CONSIDERED A PRIORITY USE ON ACCEPT SUCH INCOMPATIBILITIES. INCONVENIENCES OR DISCOMFORT FROM NORMAL NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.

SHEET 2 OF 2

SHORT PLAT NO. PL 23-0345
SURVEY IN LOTS 1, 2, AND 3 BLOCK 6, AND LOTS 8 AND 10 BLOCK 2, PLAT OF BINGHAM ACREAGE IN THE NE 1/4 OF SECTION 11, T. 34 N., R. 4 E., W.M. SNAKIG COUNTY, WASHINGTON
FOR: JACOB JENNINGS
SEMRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-624-5866 JOB NO. 6243
PREPARED BY: ASSUMED
SCALE: 1" = 60'

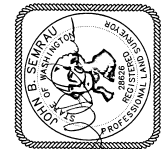


LOT AREA TABLE

P62221	217,903 SF	5.00 AC
LOT 1	109,024 SF	2.50 AC
LOT 2	108,880 SF	2.50 AC

LEGEND

- SET 1/2" REBAR WITH YELLOW CAP, SEMRAU 28626
- FOUND REBAR, AS NOTED



VICINITY MAP
N.T.S.