



202412100057

12/10/2024 02:17 PM Page: 1 of 4 Fees: \$439.50
Skagit County Auditor

PARENT PARCEL LEGAL DESCRIPTION

FIRST AMERICAN TITLE SUBDIVISION GUARANTEE NUMBER 5033539.000112E PARCEL 12 THE PART OF THE TOWN OF MONTROSE, ACCORDING TO THE PLAN RECORDED IN VOLUME 2 OF PLATS PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH VACATED STREETS AND ALLEYS WHICH UPON VACATION ATTACHED TO SAID PARCEL IN OPERATION OF LAW, EXCEPTING THEREFROM THAT PORTION OF SHERIDAN STREET AS DESCRIBED IN OUR CLAIM DATED RECORDED SEPTEMBER 18, 2000 AS ADJUTOR'S FILE NO. 2000018010. ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UNDER THE SOUTHWESTERLY HALF OF OREGON STREET ADJACENT TO BLOCKS 18 AND 19 OF SAID PLAT.

PARCEL 37 THE TOWN OF MONTROSE, ACCORDING TO THE PLAN RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

OWNERS' CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND AND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND BEING AND NO OBLIGATION TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC PURPOSES. ALSO THE RIGHT OF MAKE ALL NECESSARY EASEMENTS, CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT PLAT IN SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 25 DAY OF NOVEMBER, 2024.

TERRI E COOK
LEGISLATIVE DEPARTMENT E COOK

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)



THIS IS TO CERTIFY THAT ON THIS 25 DAY OF NOVEMBER, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED TERRI E. COOK, TO BE KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF LEADERLIFE, LLC. TO BE HER FREE AND VOLUNTARY ACT AND BEING FOR THE USES AND PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
BURLEIGH, WA

BURLEIGH, WA

APPROVALS:

THE WITHIN AND FOREGOING SHORT CHAD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.16.060 AND SCC 14.18.010 ON THIS 27th DAY OF NOVEMBER, 2024.

COUNTY ENGINEER
SKAGIT COUNTY ADMINISTRATOR

THE WITHIN AND FOREGOING SHORT CHAD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 15.05 AND SCC 12.42.010 ON THIS 4th DAY OF DECEMBER, 2024.

SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LISTED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES UP TO AND INCLUDING THE YEAR OF 2024.

SKAGIT COUNTY TREASURER

OWNERS' CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND AND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND BEING AND NO OBLIGATION TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC PURPOSES. ALSO THE RIGHT OF MAKE ALL NECESSARY EASEMENTS, CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT PLAT IN SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 25 DAY OF NOVEMBER, 2024.

TERRI E COOK
LEGISLATIVE DEPARTMENT E COOK

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)



THIS IS TO CERTIFY THAT ON THIS 25 DAY OF NOVEMBER, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED TERRI E. COOK, TO BE KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF LEADERLIFE, LLC. TO BE HER FREE AND VOLUNTARY ACT AND BEING FOR THE USES AND PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
BURLEIGH, WA

BURLEIGH, WA

OWNERS' CONSENT AND DEDICATION

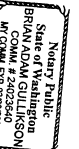
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND AND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND BEING AND NO OBLIGATION TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC PURPOSES. ALSO THE RIGHT OF MAKE ALL NECESSARY EASEMENTS, CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT PLAT IN SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 25 DAY OF NOVEMBER, 2024.

JAMES A COOK
LEGISLATIVE DEPARTMENT E COOK

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

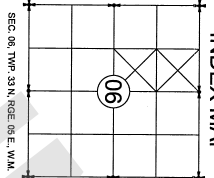


THIS IS TO CERTIFY THAT ON THIS 25 DAY OF NOVEMBER, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED JAMES A. COOK, TO BE KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PERSONAL REPRESENTATIVE OF JAMES A. COOK. TO BE HER FREE AND VOLUNTARY ACT AND BEING FOR THE USES AND PURPOSES MENTIONED HEREIN.

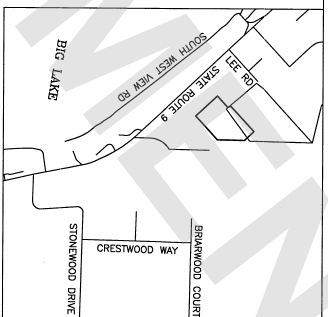
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
BURLEIGH, WA

BURLEIGH, WA

INDEX MAP



VICINITY MAP



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF NORTLINE SURVEYING, INC. FILED FOR RECORD THIS 10 DAY OF DECEMBER, 2024 A.D. AT 11 MINUTES PAST 10 O'CLOCK P.M. IN VOLUME 102412100057 OF SHORT PLATS ON PAGES UNDER AUDITOR'S FILE NO. 202412100057 RECORDS OF SKAGIT COUNTY, WASHINGTON.

COURT AUDITOR

DEPUTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY OF THE LANDS SHOWN ON THIS SHORT PLAT AND THAT THE DISTANCES, CORNERS, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 33C-120 WAC.

STATE OF WASHINGTON
REGISTRATION #220201006



Northline Surveying
1380 PORT DRIVE
BURLINGTON, WA 98233
(360)999-9598

SKAGIT COUNTY SHORT PLAT

NO. PL21-0560
SKAGIT COUNTY, WASHINGTON

PREP: 10/31/2024
REV:
DRAWN: BAG
CHK:
SHEET 1 OF 4
PROJECT: 20-290

NOTES

- ON SITE SOIL EVALUATIONS FOR SEPTIC HAVE BEEN APPROVED FOR ALL LOTS BECAUSE OF THE LOCATION.
- NEW SITE EVALUATIONS FOR LOT 4 MAY BE NECESSARY AT THE TIME OF DEVELOPMENT.
- ALL RAINFALL FROM IMPERVIOUS SURFACES AND ROOF DRAINS MUST BE DIRECTED TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES
- EACH LOT GRANTS A RIGHT OF ACCESS FOR FUTURE DRAINAGE INSPECTIONS, ADVANCED NOTIFICATION WILL BE PROVIDED TO THE LANDOWNER IN ADVANCE OF THE INSPECTION EXCEPT IN THE EVENT OF DECLARED EMERGENCY.
- 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.
- ANY FUTURE LAND USE AND DEVELOPMENT ACTIVITIES MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF S.C. 14.24, THE CRITICAL AREA ORDINANCE.
- A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION, 18280 TO 18290 BLACKBURN TRAIL ROAD AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
- ADDRESS RANGE SHOWN IN SITE DATA IS AN ESTIMATED RANGE, ADDRESSES WILL BE ASSIGNED BY SKAGIT COUNTY FOR A ROAD BLACKBURN TRAIL - PRIVATE ROAD THAT WILL BE ADDED TO THE DATABASE AFTER THE PLAT IS RECORDED.
- 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 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 TRANSMERGED TO AND ACCEPTED BY THE COUNTY.
- SETBACKS FOR LOTS WITHIN THE SHORT PLAT ARE PER SKAGIT COUNTY CODE 14.8.10.9(A)
(i) FRONT: 28 FEET, 22 FEET ON COMMON ACCESS, AND BEYOND ON STREETS
(ii) SIDE: 8 FEET ON INTERIOR LOT, 20 FEET ON STREET RIGHT-OF-WAY.
(iii) REAR: 25 FEET
(iv) ACCESSORY:
(A) SIDE: 4 FEET
(B) SIDE: 4 FEET HOWEVER, A FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 7 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, PROVIDED, THAT THE STRUCTURE IS LESS THAN 1,000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.
(C) REAR: 25 FEET, HOWEVER, A FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, PROVIDED, THAT THE STRUCTURE IS LESS THAN 1,000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.
(D) SETBACKS FROM NEAR LINES SHALL BE PROVIDED PER SCC 14.8.10.10).
- MAXIMUM HEIGHT: 20 FEET OR SMALL CONFORM TO SKAGIT COUNTY BUILDING CODE
(i) HEIGHT EXEMPTIONS: FLAGPOLES, HAWK RADIO ANTENNAS, CHIMNEY STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL, WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.8.10.20
- ALL STRUCTURES SHALL APPLY TO SETBACKS AND SITE COVERAGE AND WILL BE REVIEWED BY SKAGIT COUNTY WITH ALL FUTURE BUILDING PERMITS.
- SEWAGE DISPOSAL, ON-SITE INDIVIDUAL SEPTIC SYSTEMS
- WATER PUD DISTRICT NO. 2
- FIRE DISTRICT NO. 9
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- COMPREHENSIVE PLANNING DESIGNATION: RURAL VILLAGE RESIDENTIAL (RV/R)
- INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER 22072006
INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
- MEMBER, ASSUMED BASIS OF BEARING PER AUDITORS FILE NO. 201702100105
- BASE OF BEARING: NORTH 45°07'11" WEST ALONG THE CENTERLINE OF STATE HIGHWAY 9 (HEREINAFTER REFERRED TO AS "STATE HIGHWAY 9")
- LEGAL DESCRIPTION TAKEN FROM FIRST AMERICAN TITLE SUBDIVISION GUARANTEE NUMBER 500333-0000112E
- INSTRUMENTATION, LEGAL 1°18'18" RADIUS TOTAL STATION AND LEICA GS18 GPS RECEIVER
- PROCEDURES: FIELD TRAVERSE AND NETWORK GPS

23. PROCEDURES: FIELD TRAVERSE AND NETWORK GPS

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL, ANIMAL COMMERCIAL, STRUCTURES, WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

25. OWNER: JAMES A. COOK & TERRE E. COOK
3819 WINKLER RD, SENO WOODLEY, WA 98284
PARCEL NUMBER: P7460 (PARCEL 1)
OWNER: PARCEL NUMBER P7460 (PARCEL 1)
LEADER LANE, LLC
3819 WINKLER RD, SENO WOODLEY, WA 98284

26. SITE ADDRESS: -NA-

27. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY WRIT OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR COVERAGE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED

28. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL, RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL, RESOURCE LANDS OF LONG-TERM COMMERCIAL, SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL, RESOURCE LANDS AND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCORPORATED INTO DEVELOPMENT. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, BURNING, MOUNDING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL, RESOURCE MANAGEMENT OPERATIONS AS A PROPERTY USE ON DESIGNATED NATURAL, RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE AWARE OF SUCH INCOMPATIBILITIES. INCOMPATIBILITIES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL, RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW, IN THE CASE OF NATURAL LANDS, APPLICATIONS SHOULD BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXPLORATION, MINING, CRUSHING, STOCKPILING, BULKING, TRANSPORTING AND RECEIVING OF MINERALS. IN ADDITION, GREATER SETBACKS FROM PROPERTY LINES MAY BE REQUIRED FROM THE RESOURCE AREA, CONSENT WITH SCC 14.8.10.10 CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

COVENANTS, CONDITIONS, AND RESTRICTIONS

- THIS PROPERTY IS SUBJECT TO TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, TERMS, LEASES, COURT ORDERS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 500333-000172E AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS: 20065001078, 20065001080, 20065001083, 20190630136, 20191018163, 202009180171, 20210728182, 20220818018.
- SUBJECT TO PRIVATE RIGHTS OF ACCESS AND UTILITIES, IF ANY, OVER VACATED STREETS LYING WITHIN THE SUBJECT PROPERTY.
- SEE PROTECTED CRITICAL AREA EASEMENT AGREEMENT RECORDED UNDER # 202412100057
- SUBJECT TO AN EASEMENT AFFECTING A PORTION OF THE SUBJECT PROPERTY FOR UTILITY LINES AND RELATED FACILITIES AND PROVISIONS THEREIN, GRANTED TO PLUGET SOUND ENERGY AND/OR ITS PREDECESSORS, RECORDED ON AUGUST 18, 2022, AS AUDITORS FILE NO. 20220818016, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.
- SUBJECT TO CONDITIONS, RESTRICTIONS, AND MATTERS OF RECORD SET FORTH UNDER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, TOGETHER WITH MAINTENANCE AGREEMENT RECORDED UNDER AUDITORS FILE NO. 202412100057, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.
- NO CLEARING OR DEVELOPMENT WITHIN REGULATED CRITICAL AREAS OR ASSOCIATED BUFFERS IS AUTHORIZED WITHOUT ENVIRONMENTAL PLANNING REVIEW.
- WETLAND AND STREAM BOUNDARIES AND ASSIGNED BUFFERS ARE SUBJECT TO CHANGE. ADDITIONAL ENVIRONMENTAL REVIEW MAY BE REQUIRED BY SKAGIT COUNTY FOR FUTURE DEVELOPMENT PROPOSALS, PURSUANT TO SCC 14.24.080.
- SUBJECT TO CONDITIONS, RESTRICTIONS, AND MATTERS OF RECORD SET FORTH UNDER THE STORM WATER MAINTENANCE PLAN PER IMPACT DESIGN, LLC ON RECORD AT SKAGIT COUNTY PLANNING AND DEVELOPMENT AND RECORDED UNDER AUDITORS FILE NO. 202412100072, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

EASEMENTS

INDENTURE, EGRESS AND UTILITY EASEMENT, ETC.
A 50' WIDE ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOTS 1 AND 2, 3 AND 4 AS DESCRIBED HEREIN, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PARCELS WITH INGRESS, EGRESS, ELECTRICAL, TELEPHONE, GAS, TELEVISION, CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED, WITH THE UNDERTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IF CAUSED BY ANY REAL PROPERTY OWNERS IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. THE RIGHT OF ACCESS IS HEREBY GRANTED TO SKAGIT COUNTY PUBLIC WORKS FOR THE PURPOSE OF CONDUCTING FUTURE STORM INSPECTIONS, OPERATION, AND MAINTENANCE OF THE STORM DRAINAGE SYSTEM.

INDENTURE, EGRESS AND UTILITY EASEMENT, ETC.
EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE HERETOFOR SAID PRIVILEGE AND AUTHORITY EMANATING FROM THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF WATER, SEWER, ELECTRICAL, AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED FACILITIES. THIS INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE OR REPLACE, CHANGE THE SIZE OF, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME (PERIODS) ON RELATED FACILITIES, ALONG WITH NECESSARY APPROPRIANCES FOR THE TRANSPORTATION AND CONTROL OF WATER, SEWER, ELECTRICAL, AND ELECTRONIC INFORMATION ON FACILITIES OVER, ACROSS, ALONG, IN AND UNDER THE LOTS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LOTS OF THE GRANTEE(S). THE GRANTEE(S) ALSO GIVES THE DISTRICT PERMISSION TO CUT, TRIM AND/OR REMOVE ALL TIMBER, TREES, BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTEE(S) IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM AND/OR REMOVE VEGETATION WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID PERE(S) LINES(S) OR RELATED FACILITIES, ANNOY TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES(S). THE GRANTEE(S) AGREES THAT TITLE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT. GRANTEE(S), ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTEE(S) SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTEE(S) PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR DIMINUTE THE UTILITY OR USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENHANCE THE DISTRICTS USE OF THE EASEMENT.

PRIVATE UTILITY EASEMENT.
A 16' FOOT WIDE PRIVATE UTILITY EASEMENT ACROSS PARCEL P7460 IS HEREBY RESERVED FOR AND GRANTED TO PARCEL P7469 AND PARCEL P7460 AS DESCRIBED HEREIN, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE AND BENEFIT OF EXTENDING TWO DOMESTIC WATER SERVICES TO PARCEL P7469 AND PARCEL P7460. SAID EASEMENT TO AUTOMATICALLY VACATE AT SUCH TIME AS PARCEL P7469 AND PARCEL P7460 ARE EXTENDED SOUTHWEST TO THE 50' WIDE INGRESS, EGRESS, UTILITY, AND PUD UTILITY EASEMENT.

SITE DATA

SITE ADDRESS: 18280 BLACKBURN TRAIL, 18280 WASHINGTON, WA 98284
TAX PARCEL NO(S): 223179 36 12 2 ACCESS
NEAR STATE HIGHWAY 9
FEMA MAP PANEL: 500151 0405 C
EFFECTIVE DATE: 01-03-1985

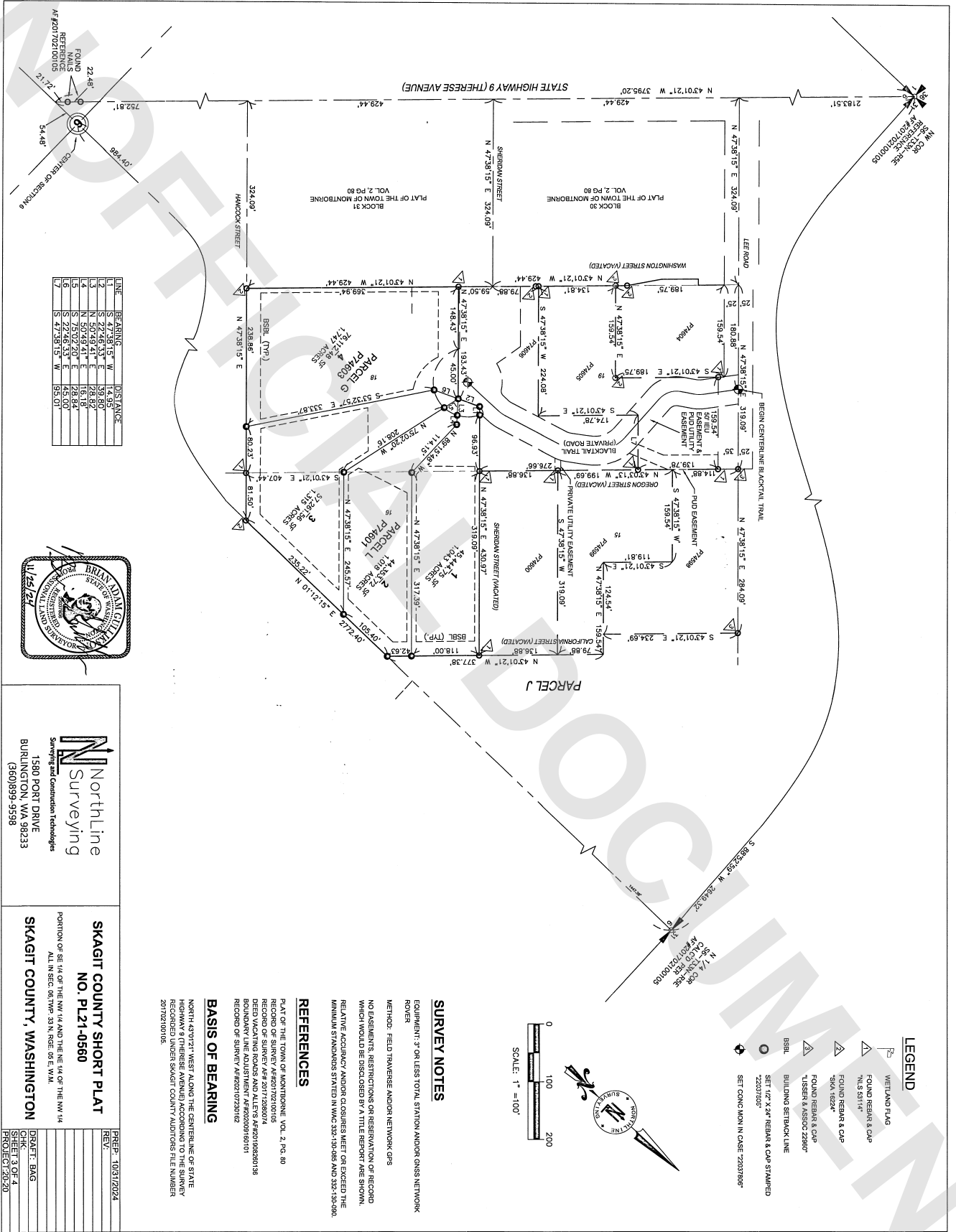


ZONING INFORMATION
ZONE: RURAL VILLAGE RESIDENTIAL (RV/R)
MINIMUM LOT SIZE: 1 ACRE WITH PUBLIC WATER AND SEPTIC
MINIMUM LOT WIDTH: 75 FEET WITH PUBLIC WATER AND SEPTIC
SETBACKS MIN: 50 FT
FRONT: 35 FT (LEFT ON MONOR ACCESS AND BEYOND END STREETS)
REAR: 25 FT
SETBACKS ACCESSORY: 25 FT
SIDE: 8 FT WITH EXCEPTIONS
REAR: 25 FT WITH EXCEPTIONS
MAXIMUM HEIGHT: 40 FT

Northline Surveying
Surveying and Construction Technologies
1580 PORT DRIVE
BURLINGTON, WA 98233
(800)989-9598

SKAGIT COUNTY SHORT PLAT NO. PL21-0650
PORTION OF SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4 ALL IN SEC. 06, T19N, 33 N, R2E, 06 E, W14
SKAGIT COUNTY, WASHINGTON

PREP: 1/19/2024	DRAWN: BAG
REV: _____	SHEET 2 OF 4
PROJECT: 20-20	



LINE	BEARING	DISTANCE
1	S 47°38'15" W	14.95'
2	N 47°38'15" E	28.90'
3	N 47°38'15" E	28.90'
4	N 47°38'15" E	18.18'
5	S 47°38'15" W	28.84'
6	S 47°38'15" W	45.01'
7	S 47°38'15" W	59.01'



NorthLine Surveying
Surveying and Construction Technologies
1580 PORT DRIVE
BURLINGTON, WA 98223
(360)999-9598

SKAGIT COUNTY SHORT PLAT
NO. PL21-0560
PORTION OF SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4
ALL IN SEC. 06 T14N R3E 06E W.M.
SKAGIT COUNTY, WASHINGTON

PREP.	10/31/2024
REV.	
DATE	
BY	
CHECK	
SHEET 3 OF 4	
PROJECT	20-20

SURVEY NOTES
EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK ROVER
METHOD: FIELD TRAVERSE AND/OR NETWORK GPS
NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN. RELATIVE ACCURACY AND/OR OF CURVES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 352-190-065 AND 352-190-080.

REFERENCES
PLAT OF THE TOWN OF MONTBORNE, VOL. 2, P. 80
RECORD OF SURVEY A#172208074
RECORD OF SURVEY A#1492017208074
DEED WATCHING ROADS AND ALLEYS A#2491608280186
BOUNDARY LINE ADJUSTMENT A#7620209160101
RECORD OF SURVEY A#7620210720162

BASIS OF BEARING
NORTH 43°12' WEST ALONG THE CENTERLINE OF STATE HIGHWAY 9 (THERESE AVENUE) TO THE POINT OF BEGINNING. RECORD 2021 SKAGIT COUNTY ADJUSTED FILE NUMBER 2017021001005.

- LEGEND**
- WETLAND FLAG
 - FOUND REBAR & CAP
"NLS 531" 1/4"
 - FOUND REBAR & CAP
"SVA 1623"
 - FOUND REBAR & CAP
"LASSER & ASSOC 2286"
 - BSBL
BUILDING SETBACK LINE
 - SET 1/2" X 24" REBAR & CAP STAMPED
2301393
 - SET CONC MON IN CASE "7203786"

