

**PARCEL "A" (P114780) DESCRIPTION BEFORE BLA**

LOT A, SHORT PLAT PLOT-0190, APPROVED MARCH 2, 2009, RECORDED MARCH 4, 2009, UNDER AUDITOR'S FILE NO. 200903040070, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

**PARCEL "B" (P128343) DESCRIPTION BEFORE BLA**

LOT B, SHORT PLAT PLOT-0190, APPROVED MARCH 2, 2009, RECORDED MARCH 4, 2009, UNDER AUDITOR'S FILE NO. 200903040070, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**TRACT A (P114780) DESCRIPTION AFTER BLA**

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**TOGETHER WITH THAT PORTION OF LOT B, SHORT PLAT PLOT-0190, APPROVED MARCH 2, 2009, RECORDED MARCH 4, 2009, UNDER AUDITOR'S FILE NO. 200903040070, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTH CORNER OF SAID LOT B:

THENCE NORTH 44°15'47" WEST ON THE SOUTHWEST LINE OF SAID LOT B A DISTANCE OF 280.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 44°15'47" WEST ON SAID SOUTHWEST LINE A DISTANCE OF 201.48 FEET;

THENCE SOUTH 72°43'51" EAST A DISTANCE OF 89.67 FEET;

THENCE SOUTH 52°38'00" EAST A DISTANCE OF 115.12 FEET;

THENCE SOUTH 37°22'00" WEST A DISTANCE OF 60.14 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**TRACT B (P128343) DESCRIPTION AFTER BLA**

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**EXCEPT THAT PORTION OF SAID LOT B, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTH CORNER OF SAID LOT B:

THENCE NORTH 44°15'47" WEST ON THE SOUTHWEST LINE OF SAID LOT B A DISTANCE OF 280.49 FEET TO THE TRUE POINT OF BEGINNING;

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THENCE SOUTH 37°22'00" WEST A DISTANCE OF 60.14 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**BOUNDARY LINE ADJUSTMENT**

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 4.18.700 ON March 14 2016  
*John B. Semrau*  
SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

**WATER PIPELINE EXTENSION**

PRIOR TO ISSUING A BUILDING PERMIT FOR TRACT B, THE PROPERTY OWNER SHALL DESIGN AND INSTALL A WATER PIPELINE EXTENSION FROM TURNERS BAY PLACE THROUGH TRACT A AT A LOCATION AND ACCORDING TO ADOPTED STANDARDS ACCEPTABLE TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. IN ADDITION, AN EASEMENT ACROSS TRACT B WILL BE PROVIDED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. ALL COSTS ASSOCIATED WITH THESE WATER SYSTEM DESIGN AND IMPROVEMENTS WILL BE PAID BY THE PROPERTY OWNER OF TRACT B.

**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 JEANINE BLACK-DIMMICK.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273 PHONE 360-424-9566

DATE 3-10-16

**OWNER'S CONSENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT OF THE SHORT PLAT IS MADE AS HIS/HERS FREE AND VOLUNTARY ACT AND DEED AND DO HEREBY RELINQUISH AND RELOCATE THE PRIVATE ROAD AND UTILITY EASEMENT SHOWN HEREON TO SERVE TRACT B.

*Jeanine Black-Dimmick*  
JEANINE BLACK-DIMMICK (FORMERLY JEANINE B. BRONCO)

GROUP BRONCO HOLDINGS, L.L.C.

BY: *Jeanine Black-Dimmick*

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME **JEANINE BLACK DIMMICK (FORMERLY JEANINE B. BRONCO)**, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 10 DAY OF MARCH 2016.

*John B. Semrau*

NOTARY PUBLIC IN AND FOR THE STATE OF

RESIDING AT Mount Vernon

MY COMMISSION EXPIRES: 10-31-18

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME **JEANINE BLACK DIMMICK (FORMERLY JEANINE B. BRONCO HOLDINGS, L.L.C.)**, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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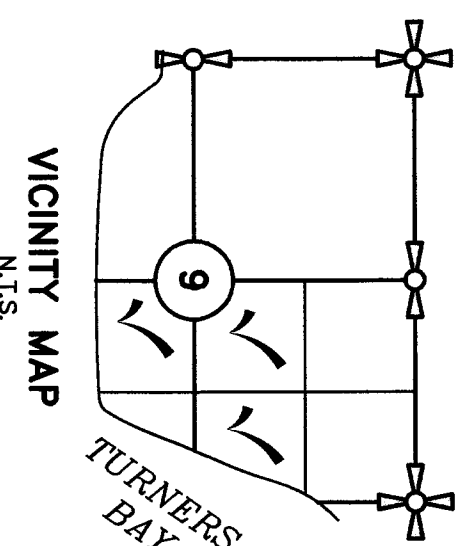
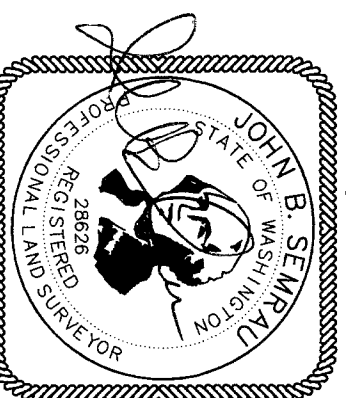
COUNTY OF SKAGIT

**PUD UTILITY EASEMENT**  
EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY, ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, 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. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

**APPLICANT**

JEANINE BLACK-DIMMICK  
8657 TURNERS BAY PLACE  
ANACORTES, WA 98221  
GROUP BRONCO HOLDINGS, L.L.C.  
PO BOX 1193  
ANACORTES, WA 98221



**AUDITOR'S CERTIFICATE**

Skagit County Auditor  
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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

*Jeanine Black-Dimmick*  
SKAGIT COUNTY AUDITOR

**NOTES**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL RESERVE (RRV)
3. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
4. WATER PUD NO. 1 OF SKAGIT COUNTY.
5. MERIDIAN - PLAT OF ESTATES AT SUMMIT PARK DIV. III.
6. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE CO., INC. BY LAND TITLE COMPANY ORDER NO. 54530-01 DATED FEBRUARY 12, 2016.
7. BASIS OF BEARING: PLAT MONUMENTS FOUND IN THE CENTERLINE OF TURNERS BAY PLACE BEARING = N 55°1'00" E.
8. ALL DISTANCES ARE SHOWN IN FEET.
9. INSTRUMENTATION: LEICA MS 50 THEODOLITE DISTANCE METER.
10. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
11. THIS SURVEY WAS REQUESTED BY JEANINE BLACK-DIMMICK.
12. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
13. 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 DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 6 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 8907070040, 9810070047, 9611050066, 9703190069, 9801090055, 200009120165, 200106130035, 199910280052, 200104160137, 200903040070, 200903040071, 200903040072, 200903040073.
14. 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.
15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
16. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
17. 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.
18. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE MILK BAY SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
19. SEE PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200903040072 FOR PCA EASEMENT AGREEMENTS.
20. 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 DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. AF NO. 200903040071.
21. A PORTION OF THE PLAT OF ESTATES AT SUMMIT PARK DIVISION III IS AFFECTED BY EAGLE NEST SITE TURNER BAY. SEE AUDITOR'S FILE NO. 9506060012. AT TIME OF DEVELOPMENT, EACH LAND OWNER SHALL CONTACT THE WASHINGTON STATE DEPARTMENT OF FISH & WILDLIFE REGARDING A SITE SPECIFIC BALD EAGLE MANAGEMENT PLAN.

SHEET 1 OF 2

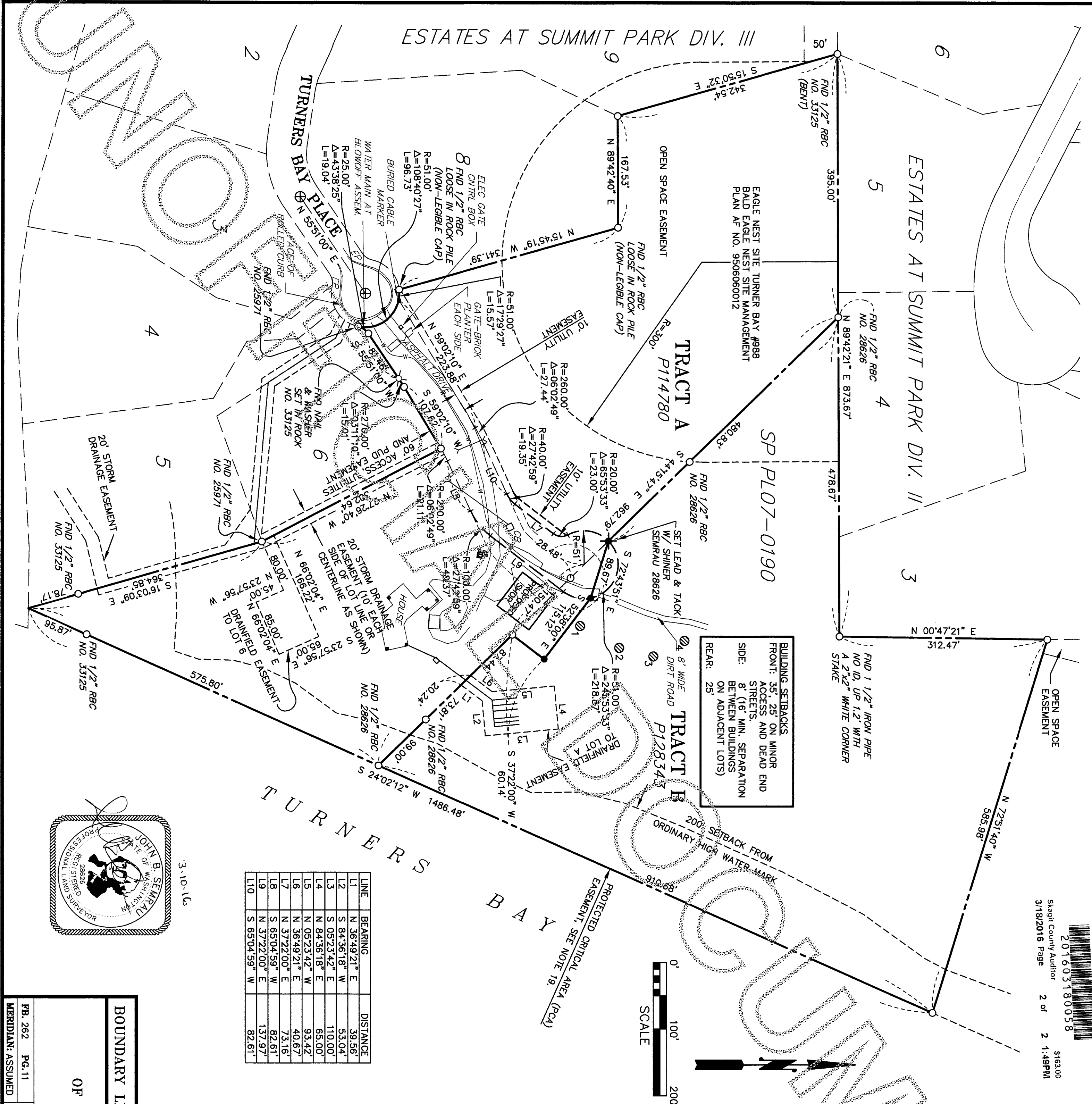
**BOUNDARY LINE ADJUSTMENT OF SP PLOT-0190**

SURVEY IN A PORTION OF  
OF SECTION 9, T. 34 N., R. 2 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR JEANINE BLACK-DIMMICK

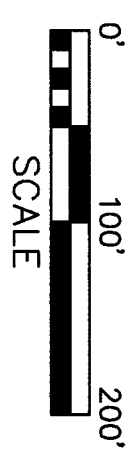
FB. 262	Pg.11	SEMRAU ENGINEERING & SURVEYING, P.L.L.C.	SCALE: 1" = 100'
MERIDIAN: NOTE 1		SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 4709B

ESTATES AT SUMMIT PARK DIV. III

ESTATES AT SUMMIT PARK DIV. II



**BUILDING SETBACKS**  
 FRONT: 35', 25' ON MINOR ACCESS AND DEAD END STREETS.  
 SIDE: 8' (16' MIN. SEPARATION BETWEEN BUILDINGS ON ADJACENT LOTS)  
 REAR: 25'

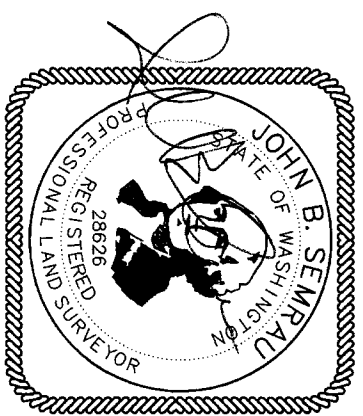
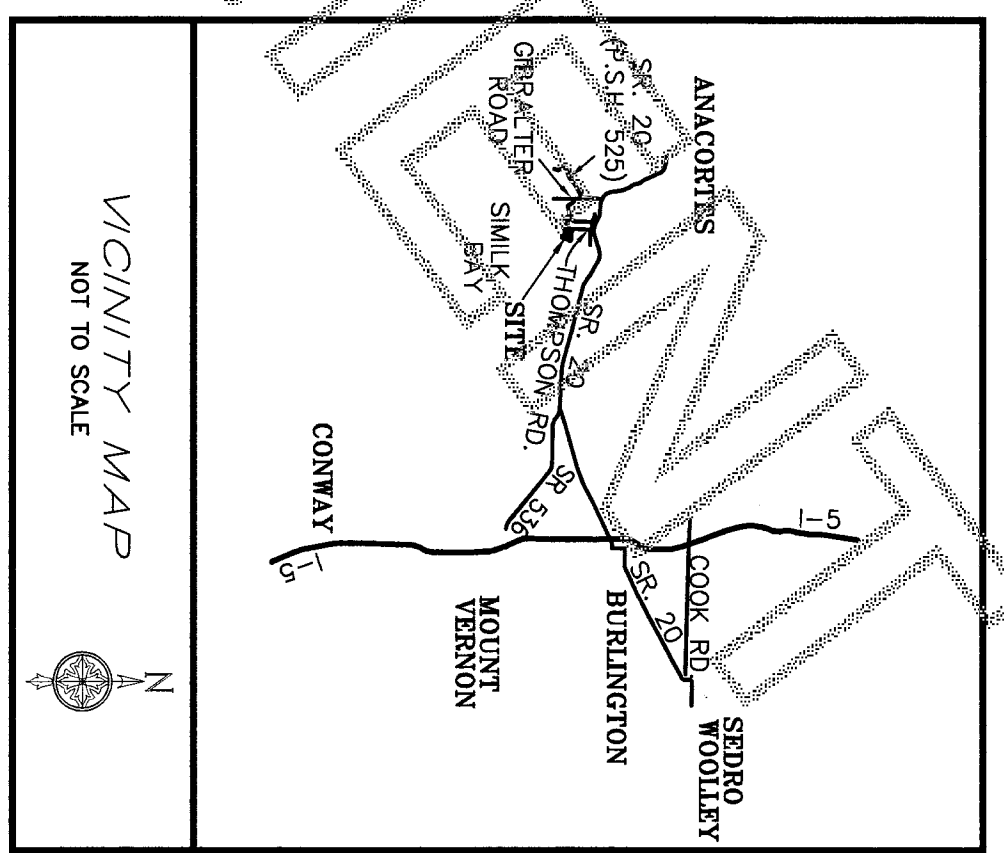


LINE	BEARING	DISTANCE
L1	N 36°49'21" E	39.56
L2	S 84°36'18" W	53.04
L3	S 05°23'42" E	110.00'
L4	N 84°36'18" E	65.00'
L5	N 05°23'42" W	93.42'
L6	N 36°49'21" E	40.67'
L7	N 37°22'00" E	73.16'
L8	S 65°04'59" W	82.61'
L9	N 37°22'00" E	137.97'
L10	S 65°04'59" W	82.61'

**AREAS**

PARCEL	SQ. FT.	ACRES
PARCEL A (BEFORE BLA)	471,469	10.82
PARCEL B (BEFORE BLA)	462,423	10.62
TRACT A (AFTER BLA)	479,237	11.00
TRACT B (AFTER BLA)	454,656	10.44

- KEY**
- - INDICATES IRON REBAR SET WITH YELLOW CAP
  - - SURVEY NUMBER SEMRAU 28626.
  - - INDICATES EXISTING 1/2" REBAR AND CAP NO. 33125 (UNLESS OTHERWISE NOTED)
  - ⊕ - SOIL HOLE LOCATION (TYPICAL OF 4)
  - ⊗ - INDICATES EXISTING MONUMENT IN CASE TE33125.



BOUNDARY LINE ADJUSTMENT OF SP PLOT-0190

SHEET 2 OF 2

SURVEY IN A PORTION OF SECTION 9, T. 34 N., R. 2 E., W.M. SKAGIT COUNTY, WASHINGTON FOR JEANNINE BLACK-DIMMICK

SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 100'  
 SURVEYING • ENGINEERING • PLANNING  
 MOUNT VERNON, WA 98273 360-424-9566

JOB NO. 4709B

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