

DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST OF WM,

EXCEPT ROADS AND DITCHES AND RIGHTS OF WAY THEREOF.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAIGIT, STATE OF WASHINGTON.

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT CARD 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 STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT CARD IN THE ORIGINAL REASONABLE GRADINGS OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22nd DAY OF MAY, 2016.

Quinton Schroeder by Notary Public
QUINTON SCHROEDER

AUDITORS CERTIFICATE

FILED FOR AT THE REQUEST OF LISSEER & ASSOCIATES, PLLC



201604190039
Skagit County Auditor
4/19/2016 Page 1 of 3 1:59PM

J. Young
SKAGIT COUNTY AUDITOR DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAIGIT COUNTY CODE (SCC) 4.10.060 (LAND SCC 14.10 ON THIS 13th DAY OF April, 2016.

Wade Pennell
SHORT PLAT ADMINISTRATOR

Patricia Reuter
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAIGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.08 (WATER) THIS 14th DAY OF April, 2016.

John Hart
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 DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THIS OFFICE, UP TO AND INCLUDING THE YEAR OF 2016

John August
SKAGIT COUNTY TREASURER DATE 4-18-16



BRUCE G. LISSEER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2016

SIGNATURE *[Signature]*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-16
RESIDING AT Mount Vernon

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KIRK CAMPBELL, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ATTORNEY IN FACT FOR QUINTON SCHROEDER PER GENERAL DURABLE POWER OF ATTORNEY FOR FINANCIAL DECISION MAKING FOR QUINTON SCHROEDER DATED APRIL 23, 2011 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

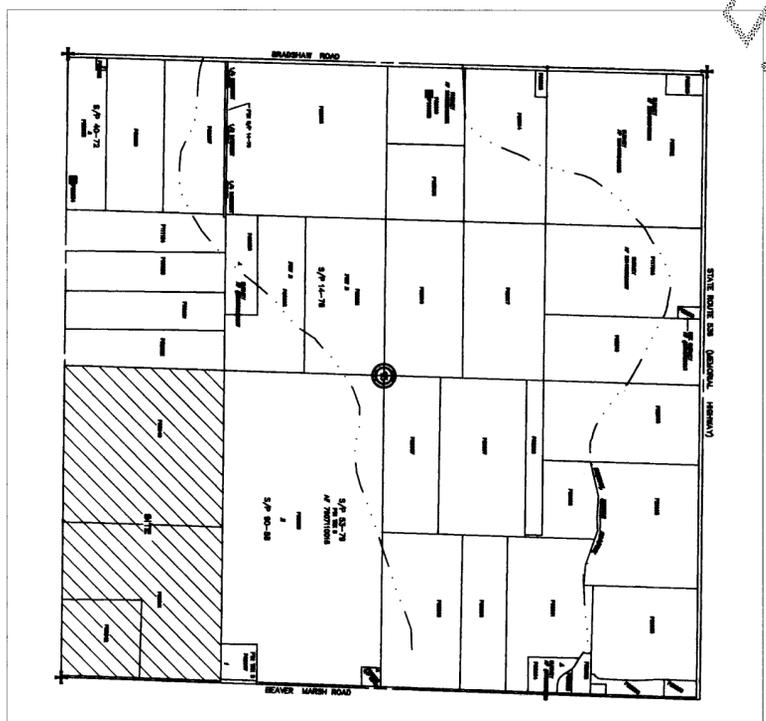
DATED: MAY 22 2016

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

BRUCE G. LISSEER, P.L.S., CERTIFICATE NO. 22960
LISSEER & ASSOCIATES, PLLC
320 N. MARKEE ST. PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL BRUCE@LISSEER.COM

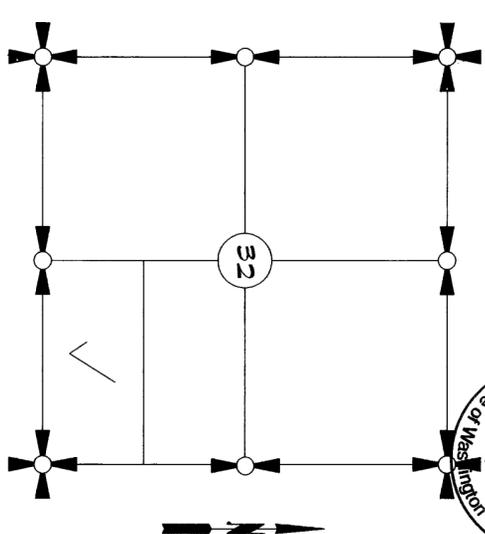
DATE May 22 2016



VICINITY MAP
SCALE: 1"=100'

SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM.

VICINITY MAP
N.T.S.



SHEET 1 OF 3 DATE: 12/17/15

SKAGIT COUNTY SHORT CARD NO. PL-15-0572

SURVEY IN A PORTION OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 15, T. 34 N., R. 3 E., WM. SKAGIT COUNTY, WASHINGTON FOR: QUINTON SCHROEDER

FB: Pg: LISSEER & ASSOCIATES, PLLC SCALE: SURVEYING & LAND-USE CONSULTATION 360-419-1442 DWG: 15-080 SP MERIDIAN: ASSUMED

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 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 COUNTY ROAD STANDARDS AND 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 PLANNING DESIGNATION = NATURAL RESOURCE LANDS (AG-NRL)

4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS

5. WATER: P.U.D. NO. 1,

SEPARATE WATER METERS ARE REQUIRED FOR EACH LOT, PRIOR TO BUILDING PERMITS BEING ISSUED FOR ANY CONSTRUCTION ON THE LOTS WITHIN THIS SHORT CARD, VERIFICATION OF WATER METERS SHALL BE REQUIRED.

THIS DEVELOPMENT IS IN A WATERSHED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUND WATER WITHDRAWAL RESTRICTIONS PER MAC 173-503. LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT OR ACTIVITY IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.

6. INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSEK 22960
0 - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED

7. MERIDIAN: ASSUMED

8. BASIS OF BEARING: SOUTH LINE PARCEL 1 SKAGIT COUNTY SHORT PLAT NO. 90-84
BEARING = NORTH 89°16'58" EAST

9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 109701, DATED JULY 7, 2015.

10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 53-74 RECORDED UNDER AUDITORS' FILE NO. 7901001B AND SKAGIT COUNTY SHORT PLAT NO. 90-88 RECORDED UNDER AUDITORS' FILE NO. 9103070021, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER

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. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 14000 TO 14001 REBAR NASH 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. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

15. SETBACKS FOR LOTS WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE (4.16.400 5(A)(1)).

RESIDENTIAL:

(A) FRONT: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD, UNLESS SPECIFIED BELOW OR ELSEWHERE IN THIS CHAPTER. NO PORTION OF A STRUCTURE SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE FRONT LOT LINE AND NO PORTION OF A STRUCTURE SHALL BE LOCATED FURTHER THAN 200 FEET FROM THE FRONT LOT LINE. IF A PARCEL IS LOCATED SUCH THAT NO PORTION OR DEVELOPABLE PORTION OF THE PROPERTY IS WITHIN 200 FEET OF A PUBLIC ROAD, THE MAXIMUM 200-FOOT SETBACK SHALL BE MEASURED FROM THE FRONT PROPERTY LINE. THE MAXIMUM SETBACK MAY BE MAIVED BY PLANNING AND DEVELOPMENT SERVICES WHERE CRITICAL AREAS, PREVENTING THE PLACEMENT OF RESIDENTIAL STRUCTURES, ARE LOCATED WITHIN THE 200-FOOT SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE MAIVED BY PLANNING AND DEVELOPMENT SERVICES IN CASES WHERE NONFLOODPLAIN OR NONPRIME AGRICULTURAL LAND IS LOCATED ON THE LOT OUTSIDE OF THE SETBACK AREA WHICH WOULD PROVIDE FOR A MORE APPROPRIATE PLACEMENT OF RESIDENTIAL STRUCTURES. IN CASES WHERE A RESIDENCE EXISTS OUTSIDE THE SETBACK AREA, RESIDENTIAL ACCESSORY STRUCTURES MAY BE PLACED OUTSIDE THE SETBACK AREA IF LOCATED IN ACCORDANCE WITH THE SITING CRITERIA OUTLINED IN SUBSECTION (6) OF THIS SECTION.

(B) SIDE: 8 FEET ADJACENT TO A PROPERTY LINE.

(C) REAR: 35 FEET.

(D) ACCESSORY: SAME AS PRINCIPAL STRUCTURES.

NONRESIDENTIAL:

(A) FRONT: 35 FEET.

(B) SIDE: 15 FEET.

(C) REAR: 35 FEET.

SETBACK FOR BUILDINGS WITHIN THE DEVELOPMENT (PER SKAGIT COUNTY CODE 14.18.300(6))

(A) FROM A PUBLIC ROAD A MINIMUM OF 200 FEET FOR LOTS DESIGNATED AG-NRL, IF-NRL AND SP-NRL. LOTS SHALL BE CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS.

(B) A 200-FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NRL DESIGNATED PARCELS. IN THOSE INSTANCES WHERE THE BUILDING LOTS ARE SEPARATED FROM THE ADJACENT NRL PARCEL BY A PUBLIC ROAD, THE WIDTH OF THE ROAD RIGHT-OF-WAY CAN BE INCLUDED IN THE 200-FOOT SETBACK CALCULATION.

(C) FIRE SEPARATION SHALL BE REQUIRED PURSUANT TO THE IBC.

(D) UNDERLYING ZONING SETBACKS SHALL BE REQUIRED FROM THE EXTERIOR BOUNDARIES OF THE CARD DEVELOPMENT EXCEPT AS PROVIDED IN SUBSECTION (6)(A) OF THIS SECTION.

(E) INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.

LOT 3 SHALL BE ENCUMBERED WITH A NATURAL RESOURCES LAND EASEMENT WITH A RESIDENTIAL CONSTRUCTION ALLOWED. SEE NONRESIDENTIAL SETBACK INFORMATION FOR LOT 3.

OWNER/DEVELOPER: QUINTON SCHAROEDER
P.O. BOX 2469
MOUNT VERNON WA 98273

17. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, INC, DATED DECEMBER 21, 2015, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. SINCE THE PROPERTY IS LOCATED IN THE FLOOD PLAIN, ANY DEVELOPMENT WILL REQUIRE THE USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES WHERE FEASIBLE. THE REPORT RECOMMENDS USING SPLASH BLOCKS AND LIMITING DEVELOPMENT FROM CLOSE PROXIMITY TO PROPERTY LINES TO ALLOW APPROPRIATE INFILTRATION. SEE REPORT FOR SPECIFICS.

ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 4768407152044 AND 201602080064.

19. A 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.

SEE AUDITOR FILE NO. 2016041900039

20. THE OPEN SPACE WITHIN LOT 3 WILL BE DESIGNATED NATURAL RESOURCE LANDS (AG-NRL) WITH ALL OWNERSHIP AND MAINTENANCE RESPONSIBILITIES BEING BORNE BY THE OWNER OF SAID LOT 3.

21. 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 LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, 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 PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO 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. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECTOLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA CONSISTENT WITH SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

22. THE PROPERTY IS LOCATED IN FLOOD ZONE A-7 AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 530151-0250-C DATED JANUARY 3, 1985. BENCHMARK: TOP REBAR AT SOUTHEAST CORNER OF LOT 1
ELEVATION = 15.59' NGVD29

23. A GEOTECHNICAL SOILS EVALUATION MAY BE REQUIRED FOR ANY NON-RESIDENTIAL BUILDINGS CONSTRUCTED ON LOTS 1, 2 OR 3. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR SPECIFIC DETAILS RELATING TO THIS REQUIREMENT.

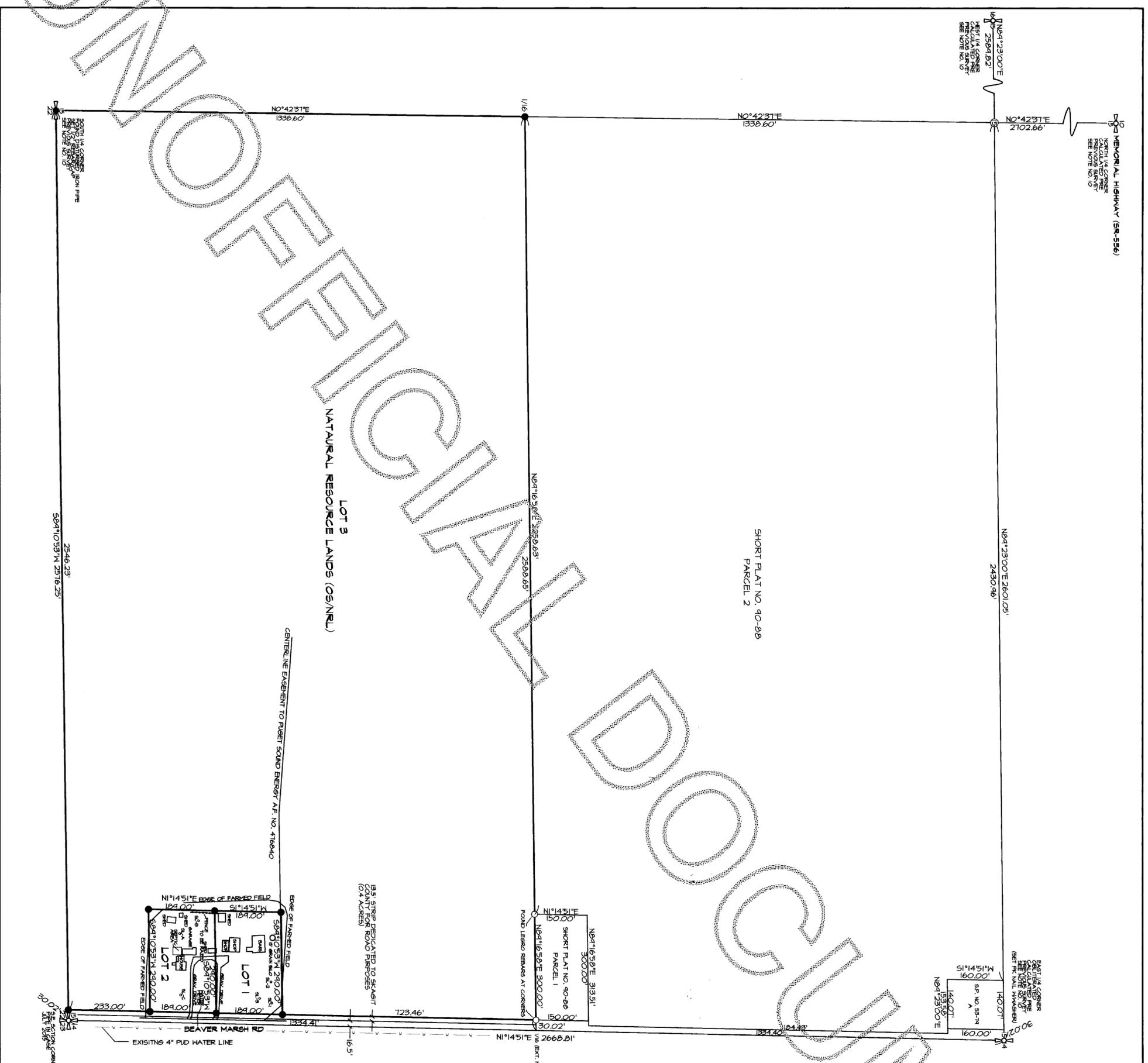


SHEET 2 OF 3		DATE: 02/09/16	
SKAGIT COUNTY SHORT CARD NO. PL-15-0572			
SURVEY IN A PORTION OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 15, T. 34 N., R. 3 E., M. 1, SKAGIT COUNTY, WASHINGTON FOR: QUINTON SCHAROEDER			
FBI:	Pg:	LISSEK & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON, WA 98273	DWG: 15-080 SP

MEMORIAL HIGHWAY (SR-586)
 SOUTH 1/4 CORNER
 CALCULATED FROM
 PREVIOUS SURVEY
 SEE NOTE NO. 10

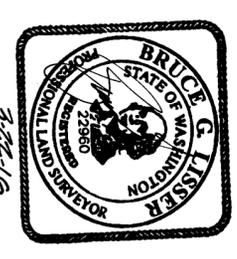
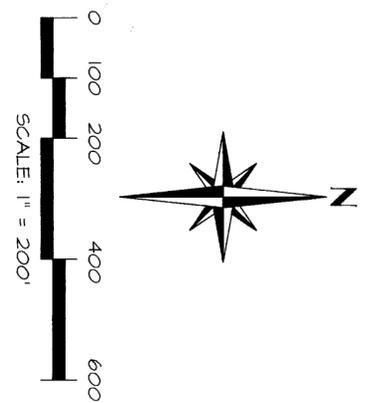
WEST 1/4 CORNER
 CALCULATED FROM
 PREVIOUS SURVEY
 SEE NOTE NO. 10

DEPT. OF AGRICULTURE
 SKAGIT COUNTY
 CENTERLINE OF ROAD
 (SEE THE WALL MAPS)



LOT AREA INFORMATION

LOT 1 54,774 SQ. FT. = 1.26 ACRES
 LOT 2 54,774 SQ. FT. = 1.26 ACRES
 LOT 3 OPEN SPACE (OS/NRL) 3,300,223 SQ. FT. = 75.76 ACRES
 DEDICATED ROAD RIGHT OF WAY = 18,015 SQ. FT. 0.41 ACRES
 TOTAL AREA = 3,427,786 SQ. FT. = 78.69 ACRES
 (EXCLUSIVE OF EXISTING RIGHT OF WAY)



SHEET 3 OF 3
 SKAGIT COUNTY SHORT CARD NO. PL-15-0572
 DATE: 02/04/16

SURVEY IN A PORTION OF THE
 SOUTH 1/2 OF THE SE 1/4 OF
 SECTION 15, T. 34 N., R. 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: QUINTON SCHRÖEDER

LISSENER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98275 360-419-7442

FBI 364 Pg. 18
 MERIDIAN: ASSUMED
 SCALE: 1"=200'
 DWG: 15-080 SP

