

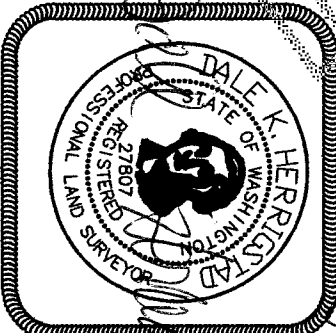
DENT 3-LOT SHORT PLAT
NW 1/4, SECTION 11, TOWNSHIP 34 N., RNG. 1 EAST W.M.

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

2016161240088
\$162.00
10/14/2016 Page of 211-10A01

DALE K. HERRIGSTAD
REGISTERED PROFESSIONAL LAND SURVEYOR
DEPUTY AUDITOR

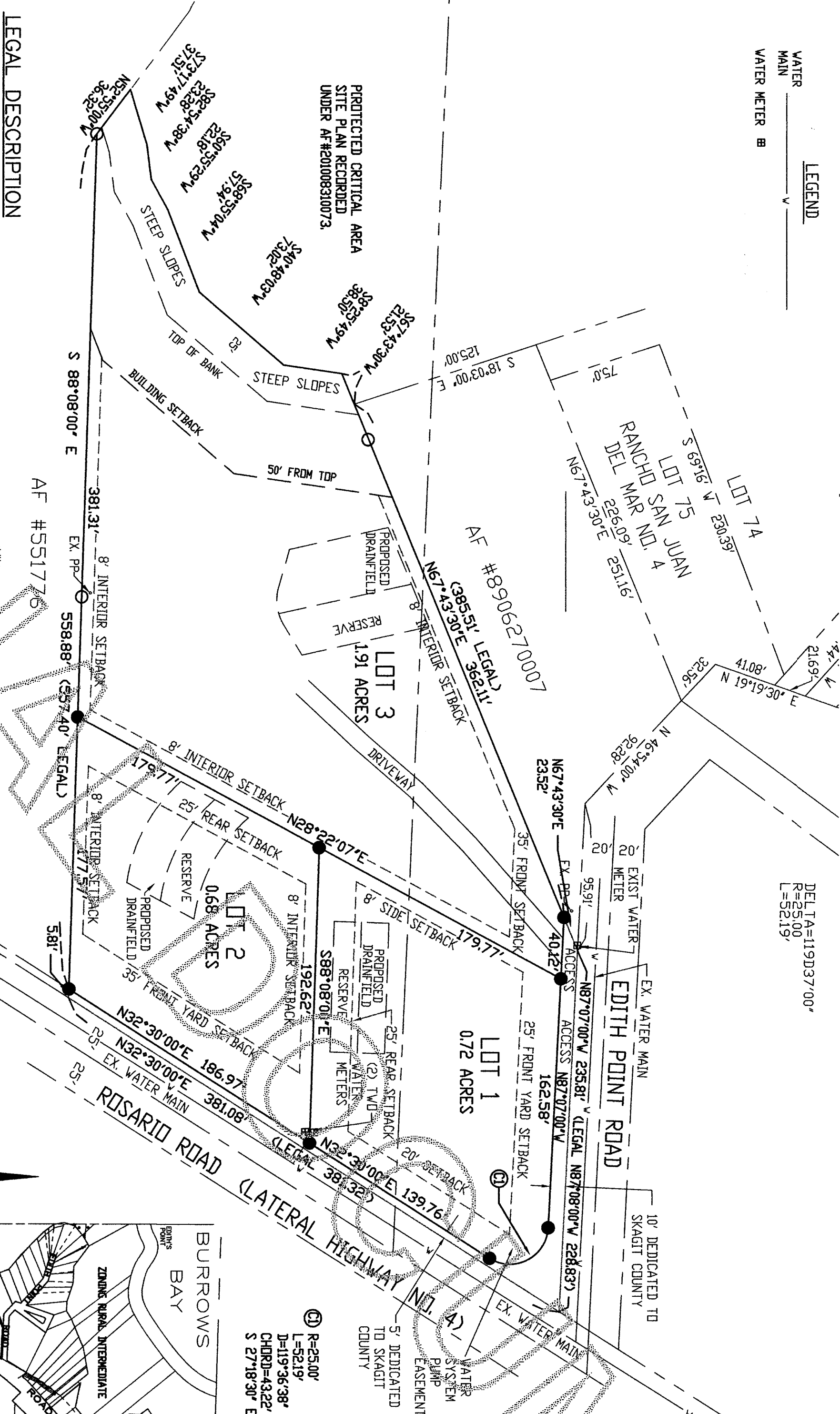


SURVEYORS CERTIFICATE

THIS RECORD OF SURVEY CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
THE SURVEY RECORDING ACT AT THE REQUEST OF LARRY DENT
OF SKAGIT COUNTY, IN JULY 2016.

DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date SEPTEMBER 7 2016

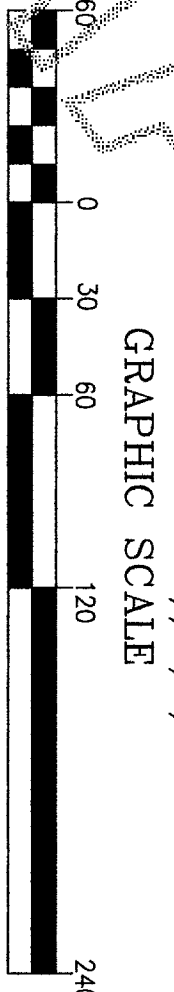
① R=25.00'
L=52.19'
D=119°36'38"
CHORD=43.22'
S 27°18'30" E



LEGAL DESCRIPTION

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 11,
Township 34 North, Range 1 East of the W. M. described as follows:

Beginning at the Southwest corner of Lot 75, "PLAT OF RANCHO SAN JUAN DEL
MAR SUBDIVISION No. 4, PLATE No. 3" as per Plat recorded in Volume 6 of
Plats, pages 19 to 22 inclusive, records of Skagit County, Washington,
Thence South 18°03' East, along the Southwesterly line of the certain tract
conveyed to Brian J. Eorp and Shirley E. Eorp, husband and wife, by deed
recorded on June 27, 1989 under Auditor's File No. 8906270007, records of
Skagit County, Washington, a distance of 155.00 feet to the Southwest corner
thereof and the true point of beginning;
Thence South 67°43'30" West a distance of 21.53 feet;
Thence South 8°25'49" West a distance of 38.58 feet;
Thence South 40°48'03" West a distance of 73.02 feet;
Thence South 68°55'04" West a distance of 57.94 feet;
Thence South 60°55'29" West a distance of 22.18 feet;
Thence South 82°54'38" West a distance of 33.28 feet;
Thence South 73°17'49" West a distance of 57.51 feet to the North line of that
certain tract conveyed to Kenneth M. Dodson and Oletha M. Dodson, husband
and wife, by deed recorded on May 27, 1987 under Auditor's File No. 551776,
records of Skagit County, Washington;
Thence South 52°55'00" East, along the North line thereof, a distance of 36.32
feet to angle point in said North line;
Thence South 88°08'00" East, along said North line, a distance of 557.40 feet
to the Westerly margin of Lateral Highway No. 4; as shown on said Plat, and
also known as Rosario Road;
Thence North 32°30'00" East, along said Westerly margin, a distance of 381.32
feet, to the Southerly margin of the Edith Point Road, also known as County
Road No. 377, and as shown on said Plat of Rancho San Juan Del Mar
Subdivision No. 4;
Thence North 87°08'00" West along said South margin, a distance of 228.83
feet to the intersection with the Southeasterly line of the aforementioned Eorp
tract;
Thence South 67°43'30" West, along said Southeasterly line, a distance of 385.51
feet to the true point of beginning.



ADDRESS RANGES

Road Name	Beginning Range	Ending Range
Rosario Road	13250	15705
Edith Point Road	4034	4177

TOTAL SITE AREAS

Gross Area = 144,301 Sq. Ft = 3.31 Acres
Lot 1 31,398 Sq. Ft. = 0.72 Acres
Lot 2 29,778 Sq. Ft. = 0.68 Acres
Lot 3 83,125 Sq. Ft. = 1.91 Acres

LEGEND

- SET RE-BAR AND RED CAP P.L.S. #27807.
- FOUND EXISTING REBAR AND CAP P.L.S. #9636.
- FOUND MONUMENT WITH CASE AND COVER.

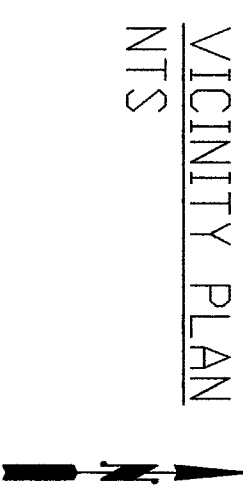
OWNER-DEVELOPER

Larry B. Dent
2304 42nd Place
Anacortes, WA 98221

SURVEYOR

Dale Herrigstad
4320 Whistle Lake Road
Anacortes, WA 98221

Sept. 7, 2016



SHORT PLAT

SP93-0040

FOR: Larry Dent
4140 Edith Point Road
Anacortes, WA 98221

A PORTION OF THE SW 1/4 OF THE NW 1/4, SECTION 11,
TOWNSHIP 34 N., RNG. 1 EAST, W.M. CITY OF ANACORTES,
SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SHEET 1 OF 2

DWN BY: DKH

CHECK BY: DH

DATE: Sept. 2016

SCALE: 1"=60'

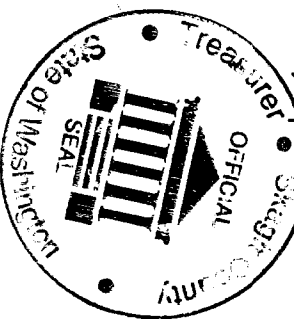
JOB NO.: 551

TREASURERS CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2016.

This 14th day of October, 2016.

John J. Jorgensen
Skagit County Treasurer



COUNTY APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of the Skagit County Code on this 14th day of October, 2016.

John J. Jorgensen
Director of the Planning and Development Services Date

Barbara Lee
County Engineer Date 9/13/16

HEALTH OFFICER APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of the Skagit County Title 12.05 (On-site sewage) & 12.48 (Water) on this 14th day of September, 2016.

Heather Smith
County Health Officer Date 9/13/16

NOTES:

1. The short plat number and date of approval shall be included in all deeds and contracts.
2. Survey Method: Standard field traverse.
Equipment Used: Pentax 323N total Station.
3. Basis of bearing and Section Subdivision - Plat of Rancho San Juan Del Mar Subdivisions No. 3 and No. 4 Recorded in Volume 6 of Plats at Pages 19-22, Records of Skagit County, Washington.
4. The short plat number and date of approval shall be included in all deeds and contracts.
5. A lot of record of 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 herein shall be considered lots of record for conveyance and development purposes unless otherwise restricted. See A.F. # 2016-04-0089.
6. No building permit shall be issued for any residential and/or commercial structures which are not at the time application, determined to be within an official designated boundary of Skagit County Fire District.
7. Change in location of access, may necessitate change of address, contact Skagit County Planning & Development Services.
8. A Skagit County address range has been applied to the road system in this subdivision. 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.
9. Water will be supplied from DEL MAR COMMUNITY SERVICE INC., ID #18580. Accessory dwelling units are limited by the approved capacity of the public water system.
10. Lots are served by overhead power and telephone via utility poles along the West side of Rosario Road and the south side of Edith Point Road.
11. Zoning and Comprehensive Plan - Rural Intermediate.
12. All private roads, easements, community utilities and properties shall be owned and maintained by separate corporate entity of the owners of property served by the facility and kept in good repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance by any future land divisions that will also use the same private road.
13. Sewage disposal will be on-site septic/drainfield systems of special design based upon the required soil logs for the short plat which are on file with the Skagit County and Development Services Department. See Skagit county Health Officer for details.
14. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.
15. In accordance with SCC 14.32, an Engineering Drainage Plan for residential construction upon all three lots of this short subdivision has been prepared by Herrigstad Engineering and is currently on file with the Skagit County Planning and Development Services Department requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.
16. 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 recycling of minerals. In addition, greater setbacks than typical may be required from the resource area, consistent with SCC 14.16.010. Contact Skagit County Planning and Development Services for details.

OWNERSHIP CERTIFICATE

Know all men by these present that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT, do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 14th day of October, 2016.

LARRY B. DENT

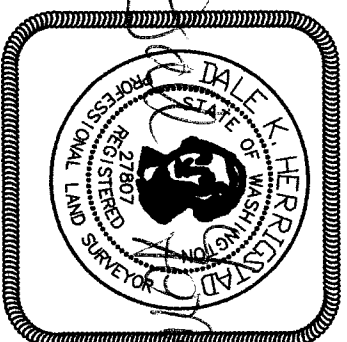
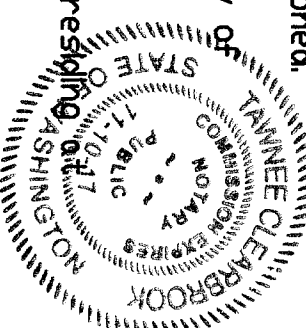
ACKNOWLEDGEMENT

State of Washington
County of Skagit

In this day personally appeared before me LARRY B. DENT known to be the individual who executed the within and foregoing instruments and acknowledged that they signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 14th day of October, 2016.

Notary Public in and for the State of Washington resigning



SHORT PLAT

FOR: Larry Dent

4140 Edith Point Road
Anacortes, WA 98221

A PORTION OF THE SW 1/4 OF THE NW 1/4, SECTION 11,
TOWNSHIP 34 N., RNG. 1 EAST, W.M. CITY OF ANACORTES,
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