

SURVEY DESCRIPTION

LOT 1, SKAGIT COUNTY SHORT CARD NO. PL03-0344, RECORDED UNDER AUDITOR'S FILE NO. 200609130044, BEING A PORTION OF TRACT 2 OF SKAGIT COUNTY SHORT PLAT 4-B4, RECORDED UNDER AUDITOR'S FILE NO. 8409250014. ALSO KNOWN AS A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 4 EAST, 11M.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S 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 CARD 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 GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 8th DAY OF August, 2017.

John M. Farrington
JOHN M. FARRINGTON, HUSBAND
Twylla M. Farrington

W. H. H. H.
CHEVRON FEDERAL CREDIT UNION

BY: *W. H. H. H.*
PRINT NAME: *W. H. H. H.* GABRIEL MARKOYAN
TITLE: *W. H. H. H.* ASSISTANT VICE PRESIDENT, CONSUMER LENDING

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, JOHN M. FARRINGTON AND TWYLLA M. FARRINGTON, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: *Aug 8, 2017*



SIGNATURE *Bruce G. Lissner*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-20
RESIDING AT *Mount Vernon*

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/SHE/THEY SIGNED THIS INSTRUMENT, ON DATH STATED THAT HE/SHE/THEY IS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF CHEVRON FEDERAL CREDIT UNION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____
RESIDING AT _____

See attached CA All Purpose Acknowledgment
SHEET 2 of 4

AUDITORS CERTIFICATE

FILED FOR AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.

Skagit County Auditor
20171017 100511
10/11/2017 Page 1 of 4 4:15:37PM \$174.00

SKAGIT COUNTY AUDITOR

DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.16.060 AND SCC 14.18 ON THIS 14th DAY OF September 2017.

Bob Frank
SHORT CARD ADMINISTRATOR

Bob Frank
SKAGIT COUNTY ENGINEER

Ben Meier
CHAIR, BOARD OF COUNTY COMMISSIONERS

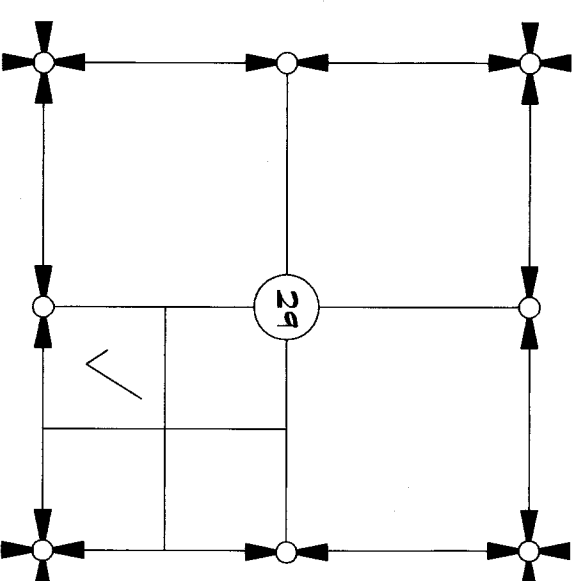
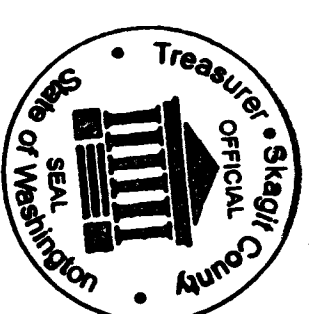
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2017.

Bob Frank
SKAGIT COUNTY TREASURER

DATE 9-12-17



SECTION 29, TOWNSHIP 36 NORTH, RANGE 4 EAST, 11M.
VICINITY MAP

SHEET 1 OF 4

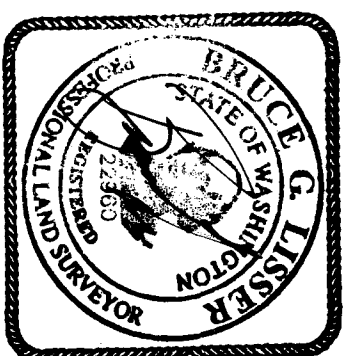
SKAGIT COUNTY SHORT CARD NO. PL-17-0186

DATE: 6/20/17

SURVEY IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, T. 36 N., R. 4 E., 11M. SKAGIT COUNTY, WASHINGTON FOR: JOHN M. AND TWYLLA M. FARRINGTON			
FB:	PG:	LISSNER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND USE CONSULTATION	DWG: 17-011 SC
		360-419-1442	

BRUCE G. LISSNER, PLLC, CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
322 MILWAUKEE ST., PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL BRUCE@LISSNER.COM

DATE Aug 7, 2017



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT CIVIL CODE 1184

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF ALAMEDA
OCTOBER 3, 2019
ON ~~OCTOBER 3, 2019~~ BEFORE ME
DATE
PERSONALLY APPEARED D. MORALES, NOTARY PUBLIC
HERE INSERT NAME AND TITLE OF THE OFFICER
~~WALTER BROWN~~ **GABRIEL YBARROLAZA**
(NAME(S) OF SIGNER(S)) **JM**

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

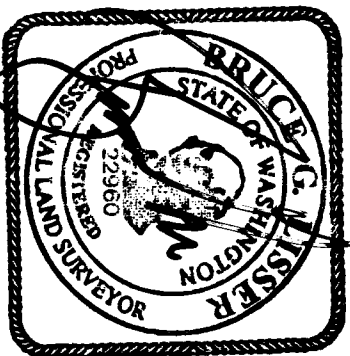
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *D. Morales*
SIGNATURE OF NOTARY PUBLIC

D. MORALES
COMMISSION # 2129637
NOTARY PUBLIC - CALIFORNIA ALAMEDA COUNTY
MY COMM. EXPIRES OCTOBER 9, 2019
PLACE NOTARY SEAL ABOVE

2017-01-00051
Skagit County Auditor
10/1/2019 Page 2 of 4 1:53PM
\$174.00



9-26-17

SHEET 2 OF 4

SKAGIT COUNTY SHORT CARD NO. PL-17-0186

DATE: 9/20/17

SURVEY IN A PORTION OF THE
SW 1/4 OF THE SE 1/4 OF
SECTION 29, T. 36 N., R. 4 E., WM.
SKAGIT COUNTY, WASHINGTON
FOR: JOHN M. AND TWILA M. FARRINGTON
LISSE & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND USE CONSULTATION
MERIDIAN: ASSUMED MOUNT VERNON, WA 98213 360-414-1442 DWG: 17-011 SC

NOTES

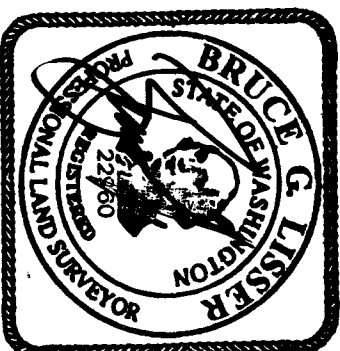
1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. SEE TERMS, CONDITIONS, RESERVATIONS AND PROVISIONS FOR LEVY OF ASSESSMENTS CONTAINED IN THAT CERTAIN "DECLARATION OF EASEMENT AND ROAD MAINTENANCE AGREEMENT" RECORDED NOVEMBER 21, 1984 UNDER AUDITOR'S FILE NO. 8411210024.
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION = RURAL RESERVE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: WATER WILL BE SUPPLIED BY HUMPHREY HILL WATER ASSOCIATION (ID #06021) UNDER THE TERMS AND CONDITIONS OF THE ARTICLES OF ASSOCIATION, RECORDED AUGUST 8, 2001 UNDER AUDITOR'S FILE NO. 200108080049.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
○ - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: PER SHORT CARD PL-03-0344, SOUTH LINE OF LOT 1
BEARING = NORTH 87°04'32" WEST
9. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 01-161845-E, DATED MARCH 16, 2017.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT CARD PL-03-0344 RECORDED UNDER AUDITOR'S FILE NO. 200609130049, IN RECORDS OF SKEGIT COUNTY, WASHINGTON. THIS SURVEY HONORED THIS PREVIOUSLY RECORDED SUBDIVISION.
11. INSTRUMENTATION: LEICA TCR705A 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 SKEGIT COUNTY FIRE DISTRICT.
14. A SKEGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION LOT 1 = 4824 HUMPHREY HILL ROAD AND LOT 2 = 4808 HUMPHREY HILL ROAD. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKEGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKEGIT COUNTY CODE 15.24. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.
15. NO BUILDING SETBACKS ARE REQUIRED IN A SHORT CARD EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE USE. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT
16. OWNER/DEVELOPER: JOHN AND TWYLA FARRINGTON
4824 HUMPHREY HILL ROAD
SEDOO-COLLETT WA 98284
17. SEE DRAINAGE REPORT OF HERRIGSTAD ENGINEERING ON FILE WITH THE SKEGIT COUNTY PLANNING AND DEVELOPMENT SERVICES PER PREVIOUS SHORT CARD PL-03-0344. NO ADDITIONAL DRAINAGE REPORT IS REQUIRED FOR THIS REVISED SHORT CARD.
ALL RUNOFF FROM INTERVIOUS 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 THE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKEGIT COUNTY AUDITOR'S FILE NUMBERS 201508130032, 8411210024, 8404250014, 4503160031, 200108080049, 200609130050, AND 200609130049.

LOT AREA INFORMATION

LOT 1 BUILDING SITE 43560 SQ. FT. = 1.00 ACRES
LOT 1 OPEN SPACE PROTECTED (OSPA) 287136 SQ. FT. = 5.2 ACRES
LOT 1 OPEN SPACE RECREATIONAL (OSR) 112100 SQ. FT. = 2.6 ACRES
LOT 2 EXISTING LOT 43550 SQ. FT. 1.0 ACRES
TOTAL AREA = 426826 SQ. FT. = 9.8 ACRES

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. 201710110052
20. A PORTION OF LOT 1 IS DESIGNATED OPEN SPACE PROTECTED AREA (OSPA) AND SHALL BE MAINTAINED BY THE OWNERS, HEIRS, AND ASSIGNS OF LOT 1 AND SHALL BE PRESERVED PURSUANT TO SCC 14.24.160 AND 14.24.170 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND SCC 14.24 IS SATISFIED.
A PORTION OF LOT 1 IS DESIGNATED OPEN SPACE RURAL OPEN (OS-RO) AND SHALL BE MAINTAINED BY THE OWNERS, HEIRS, AND ASSIGNS OF LOT 1 AND SHALL REMAIN IN SUCH DESIGNATION UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT. SEE ADDITIONAL REQUIREMENTS IN SCC 14.18.310.

21. THIS SHORT CARD REPRESENTS AN ALTERATION TO THAT CERTAIN SHORT CARD PREVIOUSLY APPROVED SEPTEMBER 12, 2006 AND RECORDED UNDER SKEGIT COUNTY AUDITOR'S FILE NO. 200609130049.



SHEET 3 OF 4
DATE: 6/20/17
SKAGIT COUNTY SHORT CARD NO. PL-17-0186

SURVEY IN A PORTION OF THE
SW 1/4 OF THE SE 1/4 OF
SECTION 29, T. 36 N., R. 4 E., W.M.,
SKEGIT COUNTY, WASHINGTON
FOR: JOHN M. AND TWYLA M. FARRINGTON

FB:	PS:	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: DWS: 1"=1011 SC
MERIDIAN: ASSUMED			

8-7-17

29
CENTER SECTION
CALC. PER PREVIOUS SURVEY
SEE NOTE NO. 10

S87°44'58"E

NUM	BEARING	DISTANCE
L1	S0°08'40"W	20.02'
L2	S0°08'40"W	22.12"
L3	S87°11'19"E	35.04'
L4	N85°34'44"E	35.11"

CURVE TABLE

C1	57°25'16"	20.04'	20.00'
C2	25°06'01"	19.11'	45.00'
C3	26°45'18"	21.01'	45.00'

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Sagitt County Auditor
10/17/2017 Page 4
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1:53PM

LOT 1
OPEN SPACE PROTECTED (OS-PA)
5.2 Acres.
227536 sq.ft.

SHORT CARD PL-03-0344

EXISTING CORNER PER
PREVIOUS SURVEY
(TYP)

LOT 2
FIND 5/8" AZIMUTH NM
S87°11'19"E 196.33'
N0°48'41"W 181.93'

LOT 1
OPEN SPACE RECREATIONAL (OS-RO)
2.6 Acres.
112,180 sq.ft.
NEW BUILDING SITE
BOUNDARY LINE
573.35'

HOUSE
DECK
BLDG. SITE
243560 sq.ft.
GRAY DRIVE
SHOP
MALL
HUMPHREY HILL ROAD
20' INGRESS, EGRESS AND
UTILITIES EASEMENT FOR
THE BENEFIT OF LOT 1 BLDG.

FIND 1/2" SKAG. SURV.

N0°09'13"W 2677.74'

669.44'

334.72'

688.03'

S87°11'19"E 135.57'

INGRESS, EGRESS AND
UTILITIES EASEMENT FOR
THE BENEFIT OF LOT 2

S87°11'19"E 342.07'

S87°11'19"E 60.07'

337.27'

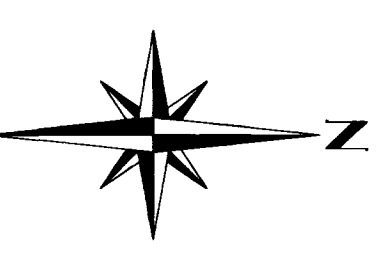
N0°08'40"E

674.53'

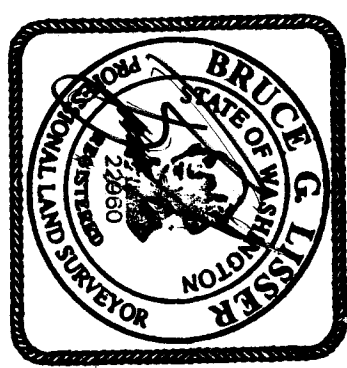
N0°08'40"E

S86°50'56"E 1330.73'

SOUTH 1/4 CORNER
CALC. PER PREVIOUS SURVEY
SEE NOTE NO. 10



0 40 80 160 240
SCALE: 1" = 80'



SHEET 4 OF 4

SKAGIT COUNTY SHORT CARD NO. PL-17-0186

DATE: 7/31/17

SURVEY IN A PORTION OF THE
SW 1/4 OF THE SE 1/4 OF
SECTION 29, T. 36 N., R. 4 E., WM.
SKAGIT COUNTY, WASHINGTON
FOR: JOHN M. AND TAYLA M. FARRINGTON
FB: PG: LISSNER & ASSOCIATES, PLLC SCALE: 1"=80'
SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSUMED MOUNT VERNON, WA 98275 360-415-1442 DWG: 17-011 SC