

SKAGIT COUNTY SHORT PLAT NO. PL17-0205
2 LOT SHORT PLAT FOR HALLORAN FOREST, LLC

LEGAL DESCRIPTION:

LOT B, SHORT PLAT NO. 94-004, APPROVED MAY 3, 1994, RECORDED MAY 3, 1994, IN VOLUME 11, PAGE 73 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9405030022; BEING A PORTION OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., EXCEPT THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF LOT B OF SKAGIT COUNTY SHORT PLAT NO. 94-004, APPROVED MAY 3, 1994, RECORDED MAY 3, 1994, IN VOLUME 11, PAGE 73 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9405030022, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, "SAMISH SHORES PLAT, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 7 AND 7A, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH TO THE NORTH LINE OF LOT A OF SKAGIT COUNTY SHORT PLAT NO. 94-004, APPROVED MAY 3, 1994, RECORDED MAY 3, 1994, IN VOLUME 11, PAGE 73 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9405030022, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL DESCRIPTION FROM "PARCEL A" OF SCHEDULE "A-1" OF LAND TITLE AND ESCROW COMPANY, SUPPLEMENTAL #1 TO 2ND TITLE REPORT, ORDER NO. 01-160759-OE, DATED FEBRUARY 1, 2017.)

CONDITIONS, COVENANTS & RESTRICTIONS

- LOTS IN THIS SHORT PLAT ARE TOGETHER WITH AN UNDIVIDED 14/40 INTEREST IN RESERVED TRACT A, OF SAMISH SHORES PLAT, RECORDED UNDER AUDITOR'S FILE NO. 396251, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO TOGETHER WITH AN UNDIVIDED 14/40 INTEREST IN THE TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATED IN FRONT OF SAID PLAT, EXCEPT THAT PORTION OF SAID TIDELANDS CONVEYED TO JOHN EARLS BY DEED RECORDED UNDER AUDITOR'S FILE NO. 357411, RECORDS OF SAID COUNTY.
- LOTS IN THIS SHORT PLAT ARE SUBJECT TO TERMS AND CONDITIONS IN SHORT PLAT NO. 94-004, APPROVED MAY 3, 1994, RECORDED MAY 3, 1994, IN VOLUME 11, PAGE 73 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9405030022
- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
- PUBLIC WATER SERVICE IS AVAILABLE FROM THE SAMISH FARMS WATER ASSOCIATION, WATER SHARES 0514 AND 0515 HAVE BEEN PURCHASED FOR THE TWO SHORT PLAT LOTS, CONTACT THE SAMISH FARMS WATER ASSOCIATION FOR INSTALLATION OF THE DOMESTIC WATER SERVICES & ASSOCIATED FEES.
- LOTS IN THIS SHORT PLAT ARE SUBJECT TO TERMS AND CONDITIONS IN PROTECTED CRITICAL AREA EASEMENT (PCE) RECORDED UNDER AUDITOR'S FILE NO. 261101010059.
- 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 15.32, THE ADDRESS RANGE IS: FOR HALLORAN ROAD: 10000 THROUGH 11001, AND FOR MERGER ROAD: 4846 THROUGH 5001.
- ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL INTERMEDIATE (RI).
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 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'S FILE NO. 201706120136, AND AUDITOR'S FILE NO. 201710170031
- 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.
- SETBACKS FOR LOTS WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE 14.16.300(5): DIMENSIONAL STANDARDS.
 - SETBACKS:
 - FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS. (ii) SIDE: 8 FEET ON INTERIOR LOT. (iii) REAR: 25 FEET.
 - ACCESSORY: (A) FRONT: 35 FEET, (B) SIDE: 8 FEET, HOWEVER, A 3-FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES, WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, PROVIDING THAT THE STRUCTURE IS LESS THAN 1,000 SQUARE FEET IN SIZE AND 18 FEET OR LESS IN HEIGHT. (C) REAR: 25 FEET, HOWEVER, A 3-FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, PROVIDING THAT THE STRUCTURE IS LESS THAN 1,000 SQUARE FEET IN SIZE AND 18 FEET OR LESS IN HEIGHT.
 - SETBACKS FROM NRI LOTS SHALL BE PROVIDED PER SCC 14.16.810(7).
 - MAXIMUM HEIGHT: 40 FEET
- METHOD OF SEWAGE DISPOSAL IS INDIVIDUAL SEPTIC DRAINFIELDS PER SCC 12.05.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

THOMAS E. BARRY, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

DATE: 7-26-17

CONDITIONS, COVENANTS & RESTRICTIONS

- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.
- OWNER/DEVELOPER
HALLORAN FOREST, LLC, C/O TIMOTHY M. PEARSON
1633 LINDAMOOD LANE, BURLINGTON, WA 98233
- 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.

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THE UNDERSIGNED OWNERS 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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

TITLE MEMBER
HALLORAN FOREST LLC

TITLE SVP
HERITAGE BANK

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE, THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING PARTNER OF HALLORAN FOREST LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED September 27, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Ally Wilkins
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Burlington, WA

MY APPOINTMENT EXPIRES 8/7/21

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

)SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Secretary/Treasurer OF HERITAGE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED September 27, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Barbara K. Weymouth
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Mt Vernon, WA

MY APPOINTMENT EXPIRES 8/15/20

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF HALLORAN FOREST LLC.



201710170032

Skagit County Auditor
10/17/2017 Page 1 of 2 \$194.00

Skagit County Auditor

DEPUTY

APPROVALS

THE WITHIN AND FORGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT CODE, SKAGIT COUNTY CODE 14.18. HEREBY APPROVED THIS 13th DAY OF October, 2017

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

COUNTY HEALTH OFFICER

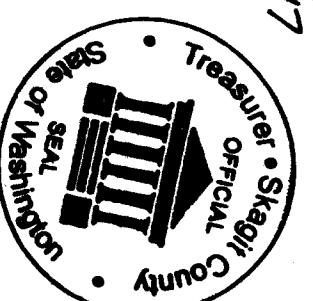
COUNTY ENGINEER

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2017 TAXES.

TREASURER SKAGIT COUNTY

DEPUTY COUNTY TREASURER

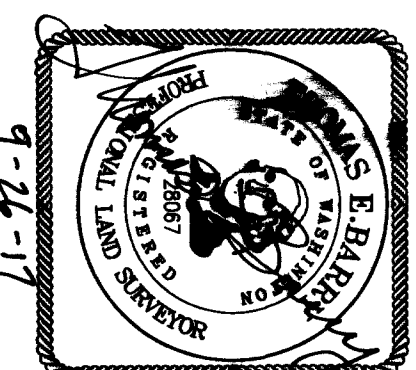


METTRON
and ASSOCIATES INC.

LAND SURVEYS, MAPS, AND LAND USE PLANNING
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ARLINGTON, WASHINGTON 98223
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2 LOT SHORT PLAT
SKAGIT COUNTY SHORT PLAT NO. PL17-0205

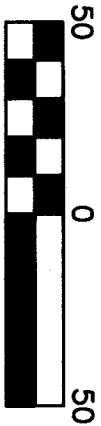
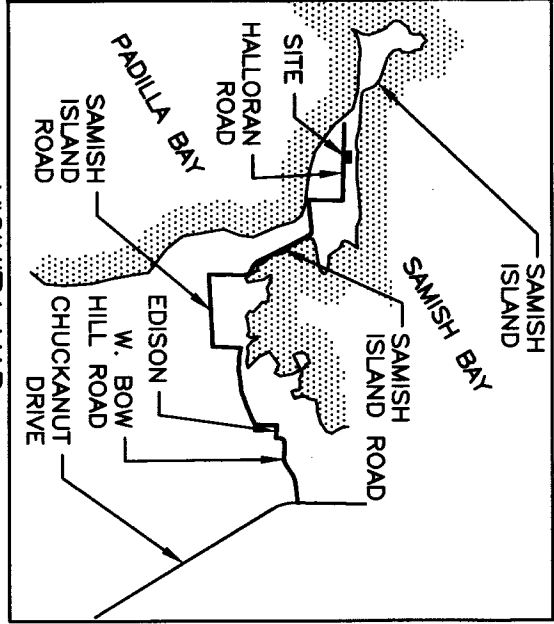
FOR
HALLORAN FOREST, LLC
A PORTION OF THE SE 1/4 SW 1/4 SECTION 26,
TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.,
COUNTY OF SKAGIT,
STATE OF WASHINGTON



SKAGIT COUNTY SHORT PLAT NO. PL17-0205
2 LOT SHORT PLAT FOR HALLORAN FOREST, LLC

201710170052
Skagit County Auditor
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WALLEN ROAD



Scale 1" = 50'

BASIS OF BEARING
THE SOUTH LINE OF THE SOUTHWEST QUARTER
AS MONUMENTED AND SHOWN HEREON BEARS
NORTH 88°40'14" WEST

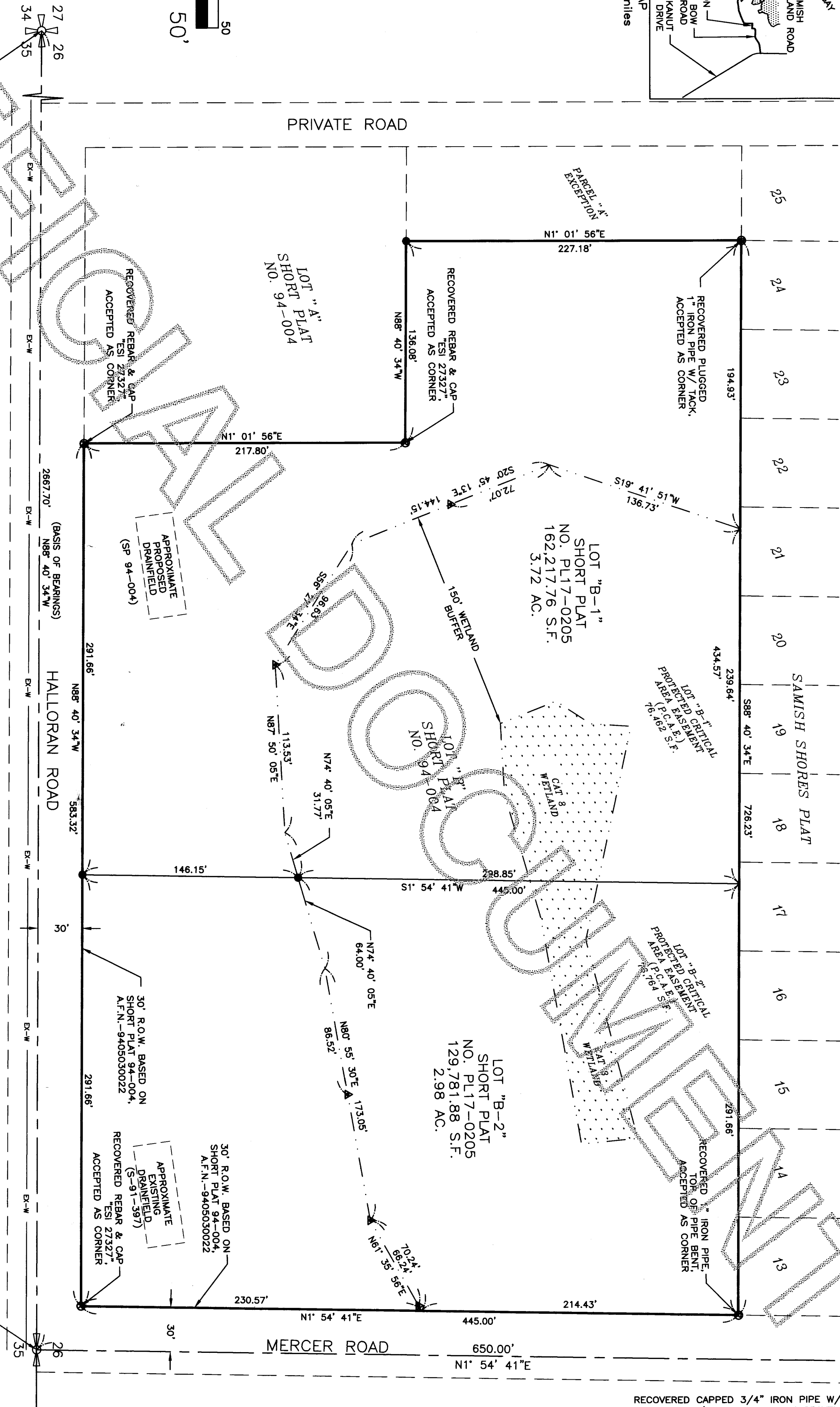
RESEARCH
SAMISH SHORES PLAT
SHORT PLAT 94-004
A.F.N. 596231
A.F.N. 9405030022

FIELD PROCEDURES AND INSTRUMENTATION

WAC 332-130-090 FIELD TRAVEL STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVEL TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-090.

WAC 332-130-100 EQUIPMENT AND PROCEDURES: THE EQUIPMENT THAT WAS USED TO CONDUCT THIS LAND BOUNDARY SURVEY INCLUDED A COMBINATION OF TOTAL STATION POSITIONING SYSTEM (TSP) AND GLOBAL POSITIONING SYSTEM (GPS), BASED ON MANUFACTURERS SPECIFICATIONS THE TSP STANDARD LINEAR ACCURACY IS 2MM+2 PPM AND TSP STANDARD ANGULAR ACCURACY IS 3 SECONDS, BASED ON MANUFACTURERS SPECIFICATIONS THE STATIC SURVEY ACCURACY OF THE GPS SYSTEM HAS A HORIZONTAL ACCURACY OF 3MM+(1PPM*BASELINE LENGTH) AND AN AZIMUTH ACCURACY OF 1 ARC SECOND + (3/BASELINE LENGTH IN KM).

PROCEDURES USED TO ACCOMPLISH THIS SURVEY INCLUDED A COMBINATION OF RADIAL MEASUREMENTS, OPEN TRAVERSE AND CLOSED TRAVERSE METHODS.



SURVEY NOTE:

SUBDIVISION AND BOUNDARY SOLUTION PER
SHORT PLAT A.F.N. 9405030022

LOT AREA NOTE:

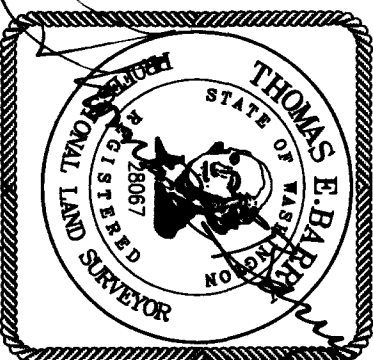
LOT "B-1" = 162,217.76 S.F. 3.72 AC.
LOT "B-2" = 129,781.88 S.F. 2.98 AC.
TOTAL AREA = 291,999.64 S.F. 6.70 AC.

LEGEND

- SURVEY MARKER RECOVERED APRIL 2017, AS NOTED
- SET 5/8" X 24" REBAR WITH CAP STAMPED "LS 28067"
- ▲ SET STEEL FENCE POST AT APPROXIMATE EDGE OF WETLAND BUFFER

A.F.N. 20110170052

REV 04 VSW 9-26-17



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FOR
HALLORAN FOREST, LLC
A PORTION OF THE SE 1/4 SW 1/4 SECTION 26,
TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.,
STATE OF WASHINGTON

DATE: APRIL 2017 BY: V.S.W.

SCALE: 1" = 50'

PROJECT NO. 17026

F.B. 2-35-1

SHEET 2 OF 2