

SURVEY DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 3, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., LESS COUNTY ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

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.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
BRADSHAW ROAD	13646	19275

NOTES

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - AGRICULTURAL-NRL (Ag-NRL)
COMPREHENSIVE PLAN - Ag-NRL
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
- WATER IS SERVED BY SKAGIT PUD
- - INDICATES IRON REBAR SET WITH YELLOW CAP - "SEMRAU 28626".
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.

- MERIDIAN - WASHINGTON STATE PLANE NORTH ZONE 4601 (NAD 83/09). LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER SECTION 3, T. 33 N., R. 3 E., W.M. BEARING = N 052.35° E.
- SURVEY DESCRIPTIONS FOR THIS SURVEY BY LAND TITLE AND ESCROW, ORDER NO. 01-161278-F DATED JANUARY 31, 2017.
- 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 REPORTS MENTIONED IN NOTE NUMBER 8 ABOVE.
- INSTRUMENTATION: LEICA MS 50 THEODOLITE DISTANCE METER, LEICA VIVA 14 GPS/GNSS RECEIVER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE AND RTK GPS FOR DATUM.

- 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- TOTAL ACREAGE OF SP NO. PL17-0266 IS 79.9 ACRES, 79-NRL, INCLUDING ROAD
- 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 LOT OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO. 201802070009
- 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS TRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MEASUREMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 352-20 WAC.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2788 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

NOTES

17. 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 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 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

18. THIS DEVELOPMENT IS LOCATED IN A WATERSHED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUND WATER WITHDRAWAL RESTRICTIONS. LEGAL ACCESS TO GROUND WATER FOR FUTURE USE OR DEVELOPMENT IS NOT GUARANTEED.

19. OPEN SPACE NATURAL RESOURCE LANDS (OS-NRL) - THE PURPOSE OF THIS OPEN SPACE IS TO PRESERVE THE NATURAL RESOURCE LANDS WITHIN THE COUNTY BY CLUSTERING DEVELOPMENT AND LEAVING THE REMAINDER OPEN FOR RESOURCE PRODUCTION. THE OPEN SPACE WITHIN GORDS ZONED Ag-NRL, IF-NRL, SF-NRL, OR Rg-NRL SHALL BE PLACED IN THIS CATEGORY, UNLESS DESIGNATED OS-NRL, SUBJECT TO THE PROVISIONS OF SCC 14.24. THE CRITICAL AREAS ORDINANCE. ALL OPEN SPACE DESIGNATED OS-NRL SHALL BE PLACED IN A NATURAL RESOURCE LANDS EASEMENT (NRL) WHICH RESTRICTS THE GRANTOR AND ITS HEIRS, SUCCESSORS AND ASSIGNS FROM EXERCISING RIGHTS TO USE AND SUBDIVIDE THE LAND FOR ANY AND ALL RESIDENTIAL, RECREATIONAL, COMMERCIAL, AND INDUSTRIAL PURPOSES AND ACTIVITIES WHICH ARE NOT INCIDENTAL TO THE PURPOSE OF THE NRL UNTIL SUCH TIME THAT THE LAND NO LONGER HAS LONG-TERM COMMERCIAL SIGNIFICANCE FOR THE PRODUCTION OF FOOD, AGRICULTURE PRODUCTS, TIMBER OR EXTRACTION OF MINERALS. PROPERTY IS RESTRICTED TO NATURAL RESOURCE PRODUCTION AS DEFINED IN THE NRL. PROVIDED, THAT IT MAY BE USED FOR THOSE USES OUTLINED IN THE UNDERLYING ZONE (EXCEPT FOR A DWELLING UNIT). IN THE CASE OF AGRICULTURE AND INDUSTRIAL FOREST LANDS, RESTRICTIONS DEFINED IN THE NRL MAY ONLY BE EXTINGUISHED UPON A DECLARATION IN A COURT OF COMPETENT JURISDICTION FINDING THAT IT IS NO LONGER POSSIBLE TO COMMERCIALLY USE THE PROPERTY FOR THE PRODUCTION OF FOOD, AGRICULTURE PRODUCTS, TIMBER, OR EXTRACTION OF MINERALS. NRL# ARL 201802070009

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 21st DAY OF February, 2018.

Neil G. Harty
SKAGIT COUNTY PLANNING DIRECTOR

Patricia A. Jones
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 16th DAY OF January, 2018.

Heather King
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 2018 THIS 05th DAY OF February, 2018.

John B. Semrau
TREASURER

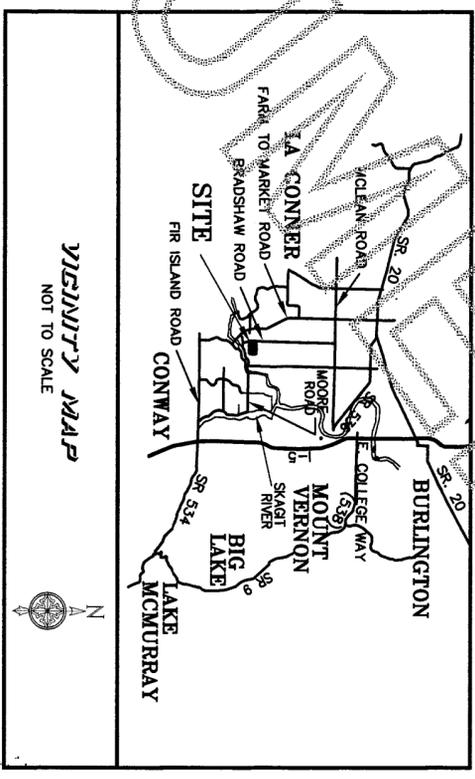
SHORT PLAT NO. _____ DATE _____

AUDITOR'S CERTIFICATE

201802070008
\$183.00
Skagit County Auditor
2/7/2018 Page 1 of 2 10:01AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,
Marlene Spangher
SKAGIT COUNTY AUDITOR

John B. Semrau
DEPUTY



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, AND DO HEREBY DECLARE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ADDITIONAL 10 FEET OF RIGHT-OF-WAY SHOWN HEREON.

Richard Larson
L. RICHARD LARSON

P. May Larson
P. MAY LARSON

ACKNOWLEDGMENT

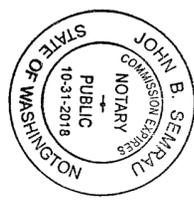
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE L. RICHARD LARSON AND P. MAY LARSON, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1-12-18
SIGNATURE *L. Richard Larson*
TITLE Notary Public
MY APPOINTMENT EXPIRES 10-31-18

OWNERS

L. RICHARD LARSON AND P. MAY LARSON
20906 SKAGIT CITY ROAD
MOUNT VERNON, WA 98273



SHEET 1 OF 2

SHORT PLAT NO. PL 17-0266

SURVEY IN A PORTION OF THE
S 1/2 OF THE SW 1/4 OF
SECTION 3, T. 33 N., R. 3 E., W.M.
FOR: P. MAY LARSON

FB. Pg. ASSUMED SEMRAU ENGINEERING & SURVEYING SCALE: N/A
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5598

NOTES CONTINUED

20. Ag-NRL Residential Setbacks (SCC 14.18.100(1)(c)(xii)):

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 WAIVED 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.

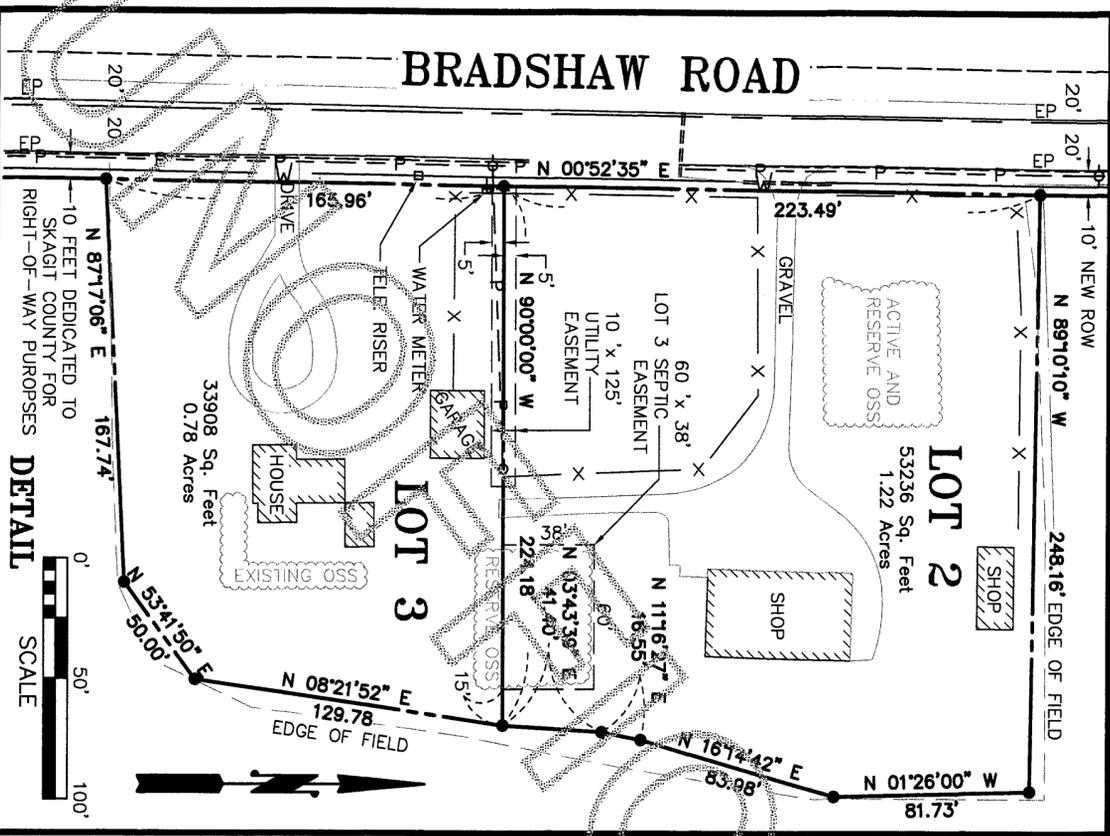
SIDE: 8 FEET ADJACENT TO A PROPERTY LINE.

REAR: 35 FEET.

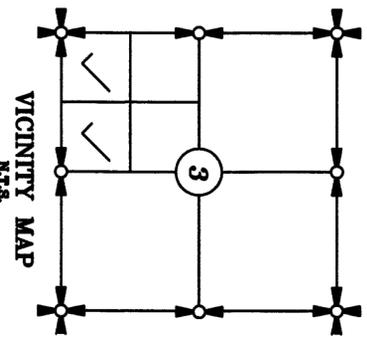
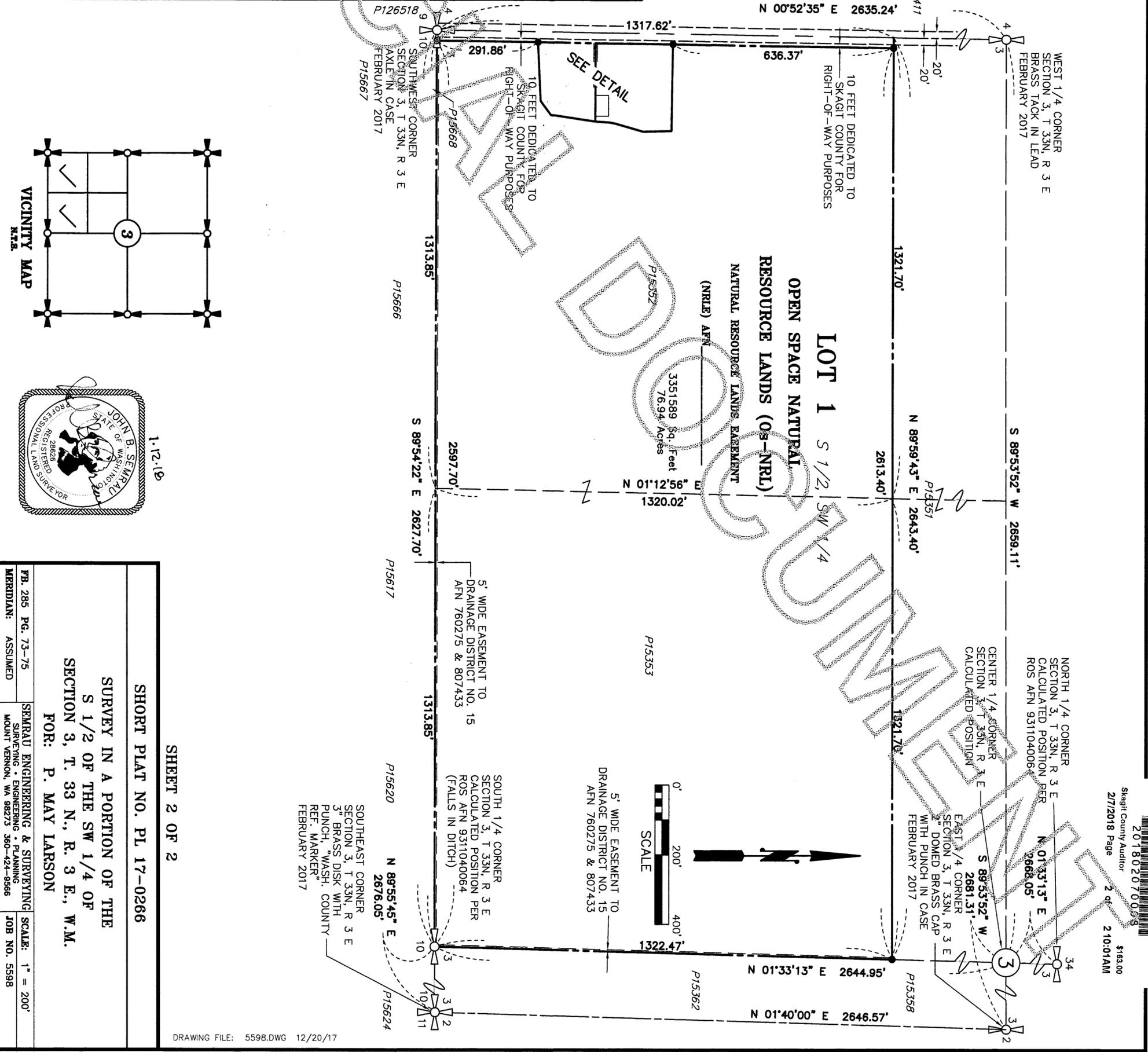
ACCESSORY: SAME AS PRINCIPAL STRUCTURES.

MAXIMUM HEIGHT: 40 FEET.

21. THE DEPARTMENT'S ADMINISTRATIVE OFFICIAL INTERPRETATION (ISSUED AUGUST 25, 2009, GOVERNING RESIDENTIAL DWELLING UNITS ON LAND ZONED Ag-NRL) REQUIRES A DEMONSTRATION OF THREE YEARS OF INCOME FROM AGRICULTURAL USES TO CONSTRUCT A NEW PRIMARY RESIDENCE ON Ag-NRL, BUT EXEMPTS TAX PARCELS OF ONE ACRE OR LESS. THE AVERAGE SIZE OF THE TWO DEVELOPMENT LOTS CREATED BY THIS LAND DIVISION IS ONE ACRE, THEREFORE BOTH PARCELS ARE EXEMPT FROM AOT'S REQUIREMENT.



BRADSHAW ROAD
N 00°52'35" E 2635.24'



SHORT PLAT NO. PL 17-0266

SURVEY IN A PORTION OF THE
S 1/2 OF THE SW 1/4 OF
SECTION 3, T. 33 N., R. 3 E., W.M.

FOR: P. MAY LARSON

SEMRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566

SCALE: 1" = 200'
JOB NO. 5598

FB. 285 Pg. 73-75 ASSUMED

SHEET 2 OF 2