

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS 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. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF January, 2018.

Dan DeGroot
DAN DEGROOT, HUSBAND

Carlyn DeGroot
CAROLYN DEGROOT, WIFE

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF Yakima

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN DEGROOT AND CAROLYN DEGROOT, 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 1/20/18



SIGNATURE [Signature]
NOTARY PUBLIC W.F. [Signature]
MY APPOINTMENT EXPIRES 7/8/21
RESIDING AT Grandview WA

APPROVALS

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

Mel Daniels
for CHAIRMAN OF THE BOARD OF SKAGIT COUNTY COMMISSIONERS

Paul C. [Signature]
SKAGIT COUNTY ENGINEER

Hal W. [Signature]
PLANNING AND DEVELOPMENT SERVICES DIRECTOR

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWERAGE) & 12.48 (WATER) THIS 26th DAY OF January, 2018.

[Signature]
SKAGIT COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSE & ASSOCIATES, PLLC. FILED FOR RECORD THIS 29th DAY OF MARCH, 2018 AT 12 MINUTES PAST 1 O'CLOCK P.M. IN VOLUME OF PLATS ON PAGE(S) UNDER AUDITOR'S FILE NO. RECORDS OF SKAGIT COUNTY, WASHINGTON.

[Signature]
SKAGIT COUNTY AUDITOR

[Signature]
DEPUTY

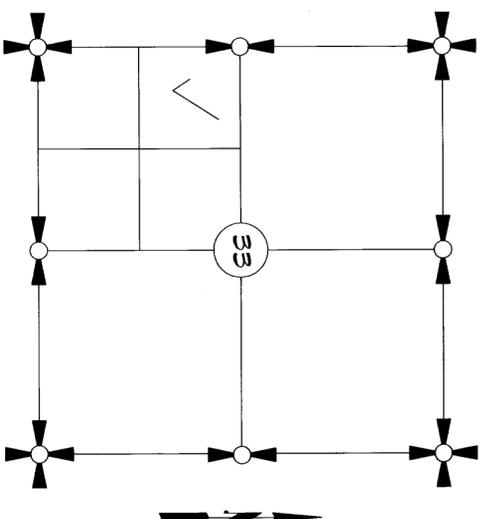
TREASURER'S CERTIFICATE

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.

[Signature]
SKAGIT COUNTY TREASURER



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\$168.00
Skagit County Auditor
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SECTION 33, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

VICINITY MAP
N.T.S.

SHEET 1 OF 3

DATE: 10/25/17

AMENDED PLAT OF LOT 5-B SKYRIDGE DIV. 6 PL-17-0415

SURVEY IN A PORTION OF THE
NW 1/4 OF THE SW 1/4 OF
SECTION 33, T. 34 N., R. 4 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: DAN AND CAROLYN DEGROOT

LISSE & ASSOCIATES, PLLC SCALE: 14-104 PLAT
SURVEYING & LAND USE CONSULTATION 360-419-1442
FB: PG: MERIDIAN: ASSUMED MOUNT VERNON, WA 98273

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRACEABLE 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 PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 33.2-120-WAC.

DATE: 12/3/2017

LISSE & ASSOCIATES, PLLC
360 MILWAUKEE ST, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL BRUCE@LISSE.COM



SURVEY DESCRIPTION

LOT 5-B, "PLAT OF SKYRIDGE DIV. NO. VI", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER LOT 5-C SHOWN ON THE FACE OF SAID PLAT. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = URR, URBAN RESERVE RESIDENTIAL
4. SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-83520
5. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEM, SKAGIT COUNTY PERMIT NO. 91-243
6. WATER: PUD NO. 1
7. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
○ - INDICATES REBAR OR IRON PIPE FOUND
⊗ - INDICATES CONCRETE MONUMENT SET WITH YELLOW CAP INSCRIBED LISSER 22960
8. MERIDIAN: ASSUMED
9. BASIS OF BEARING: MONUMENTED CENTERLINE OF SKYRIDGE DRIVE SOUTH BEARING = SOUTH 58°34'00" EAST
10. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 1140031, DATED JUNE 2, 2017.
11. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF SKYRIDGE DIV. 3, RECORDED UNDER AUDITORS' FILE NO. 8008260001, PLAT OF SKYRIDGE DIVISION NO. VI, RECORDED UNDER AUDITORS' FILE NO. 81110071, AND SKAGIT COUNTY SHORT PLAT NO. T-81, RECORDED UNDER AUDITORS' FILE NO. 8105210005, ALL IN RECORDS OF SKAGIT COUNTY WASHINGTON.
12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. 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.
15. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 17430 TO 17665 SKYRIDGE DRIVE SOUTH. THE ADDRESS OF 17577 SOUTH SKYRIDGE DRIVE WILL REMAIN THE SAME UNLESS THE ACCESS IS CHANGED. PER THE PROVISIONS OF SKAGIT COUNTY CODE 15.24, CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT THE PLANNING AND PERMIT CENTER FOR SPECIFICS.
16. SETBACKS FOR LOTS WITHIN THIS PLAT ARE PER SKAGIT COUNTY CODE 14.16.370 5(A)
 - (A) SETBACKS, PRIMARY STRUCTURE:
FRONT: 20 FEET
SIDE: 8 FEET
REAR: 10 FEET
 - (B) SETBACKS, ACCESSORY STRUCTURES:
FRONT: 25 FEET
SIDE: 8 FEET
REAR: 10 FEET OR LESS IN HEIGHT.
AND 16 FEET OR LESS IN SIZE
AND 16 FEET OR LESS IN HEIGHT.

17. OWNER/DEVELOPER:

DAN AND CAROLYN DEER
4701 SCORN ROAD
SUNNYSIDE WA 98144

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 TO ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 8004030050, 8008260001, 8105210005, 800160034, 80121007, 820940111 AND 200601180017.

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.

20. SEE AUDITOR FILE NO 200601180017 AND **201803290080**
AREA FOR LOT 5-B = 22,119 SQ. FT = 0.51 ACRES
TOTAL PROJECT AREA = 22,119 SQ. FT = 0.51 ACRES

21. THIS AMENDED PLAT IS BEING PREPARED TO REMOVE THE BUILDING SETBACK LINE AND RESERVE AREA FOR DRAIN FIELD NOTES SHOWN ON THE ORIGINAL PLAT OF SKYRIDGE DIV. NO. VI, WITHIN LOT 5-B, RECORDED UNDER AUDITORS' FILE NO. ~~80121007~~ **811210071**

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

23. PURSUANT TO SCC 14.24, A CURRENT GEOLOGIC HAZARD SITE ASSESSMENT MUST BE PREPARED AND SUBMITTED TO SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES PRIOR TO ANY FUTURE DEVELOPMENT (BUILDING) PERMITS.

201803290079 \$188.00
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12-3-17

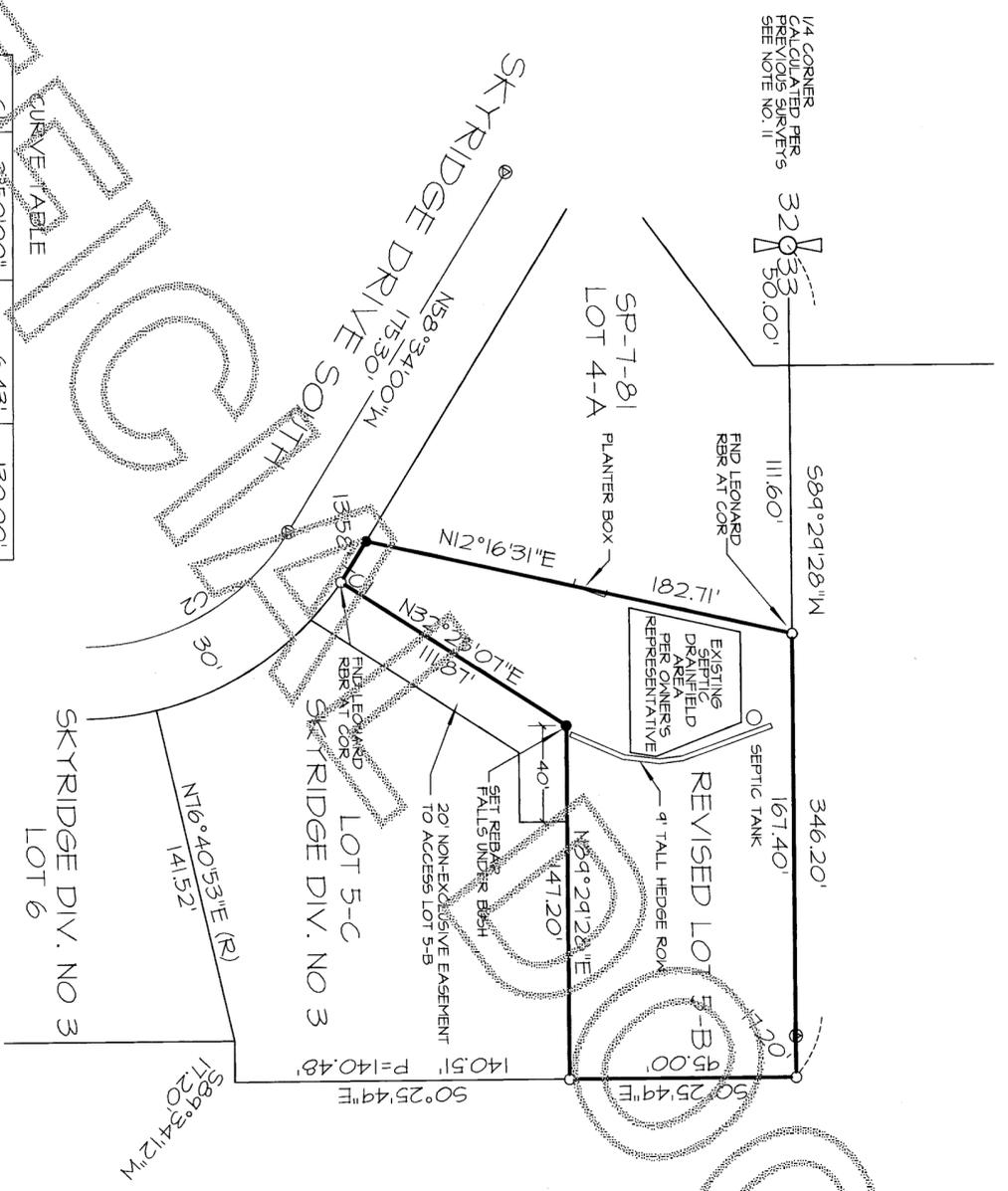
SHEET 2 OF 3
AMENDED PLAT OF LOT 5-B SKYRIDGE DIV. 6 PL-17-0415
DATE: 10/25/17

SURVEY IN A PORTION OF THE
NW 1/4 OF THE SW 1/4 OF
SECTION 33, T. 34 N., R. 4 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: DAN AND CAROLYN DEER

FB: LISSNER & ASSOCIATES, PLLC SCALE:
PG: SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSUMED MOUNT VERNON, WA 98275 360-419-1442 DWG: 14-104 PLAT

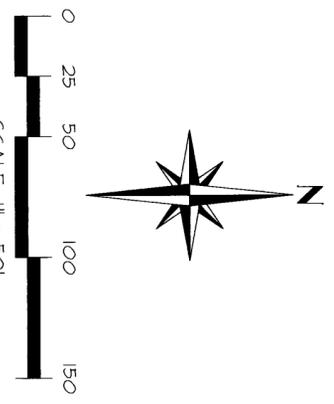
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201803290073 \$168.00
 Skagit County Auditor
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CURVE TABLE

C1	3°50'00"	6.43'	130.00'
C2	58°10'18"	101.53'	100.00'



SHEET 3 OF 3
 AMENDED PLAT OF LOT 5-B SKYRIDGE DIV. 6 PL-17-0415
 DATE: 10/25/17

SURVEY IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, T. 34 N., R. 4 E., M.M. SKAGIT COUNTY WASHINGTON FOR: DAN AND CAROLYN DESROOT

FB: 400 Pg: 24 LISGER & ASSOCIATES, PLLC SCALE: 1"=50'
 SURVEYING & LAND-USE CONSULTATION
 MERIDIAN: ASSUMED MOUNT VERNON, WA 98275 360-415-7442 DWG: 14-104 PLAT



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