

SKAGIT COUNTY SHORT PLAT ALTERATION NO. PL17-0576, AN ALTERATION OF SHORT PLAT NO. PL07-0190

**LEGAL DESCRIPTION:**  
 1. SKAGIT COUNTY SHORT PLAT NO. PL07-0190, APPROVED MARCH 2, 2009 AND RECORDED UNDER AUDITOR'S FILE NO. 9905120072 BEING PORTIONS OF LOT 7, "PLAT OF ESTATES AT SUMMIT PARK DIVISION, SKAGIT COUNTY, WASHINGTON," AS SHOWN ON SHEET 2 OF 2 OF SAID LOT 7 BEING TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, CROSS AND UNDER SAID LOT 4 AS DELINEATED ON THE FACE OF SAID SHORT PLAT.  
 (LEGAL DESCRIPTION FROM SCHEDULE "C" OF FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO.: 5003353-0001897E, DATED SEPTEMBER 28, 2017.)

**CONDITIONS, COVENANTS & RESTRICTIONS**

1. SHORT PLAT ALTERATION NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING COMPREHENSIVE PLAN DESIGNATION = RURAL RESERVE (RRV).
3. 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 EXISTING LOT LINE OR CORNER OF A LOT.
4. WATER - PUD NO. 1 OF SKAGIT COUNTY.
5. CHANGE IN LOCATION OF ACCESS MAY BE NECESSARY TO CHANGE ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
6. ALL RAINOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED 50 AS MARK OF THE SHULK BAY SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT. NOS. 91418, 10693, AND 164189.
7. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEEDS RECORDED UNDER AUDITOR'S FILE NO. 8807000.
8. SKAGIT COUNTY AUDITOR'S FILE NO. 200603040071.
9. SKAGIT COUNTY AUDITOR'S FILE NO. 981090006.
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99. SKAGIT COUNTY AUDITOR'S FILE NO. 981090006.
100. SKAGIT COUNTY AUDITOR'S FILE NO. 981090006.

**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 PLACED AND THE BOUNDARIES AND BEINGS ARE ACCURATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT.  
 THOMAS E. BARRY, P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 28067  
 DATE: 8-1-18

**EASEMENTS**  
 1. A 30' SHARED INGRESS, EGRESS AND UTILITIES EASEMENT IS HEREBY ESTABLISHED ACROSS LOT A AND LOT B TO BENEFIT LOT A AND LOT B, AS SHOWN ON SHEET 2 OF 2 OF SAID LOT A AND LOT B.  
 2. LOT A, AS SHOWN HEREON, GRANTS AND CONVEYS A DRAINFIELD EASEMENT FOR THE BENEFIT OF LOT B AND IS ANNOTATED AND DESCRIBED ON SHEET 2 OF 2 AS "LOT B DRAINFIELD EASEMENT."

**OWNERS CERTIFICATE AND DEDICATION**  
 I, JEANINE B. DIMMICK, OWNER OF THE ABOVE DESCRIBED EASEMENT, 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  
 JEANINE B. DIMMICK  
 BRONCO HOLDINGS, LLC.  
 TITLE Member

**ACKNOWLEDGEMENT**  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEANINE BLACK DIMMICK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: Aug 2nd 2018

**ACKNOWLEDGEMENT**  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ERIC KAUR DIMMICK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: Aug 2nd 2018

**ACKNOWLEDGEMENT**  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PUSHPINDER ER KAUR DIMMICK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT AND PURPOSES MENTIONED IN THE INSTRUMENT.  
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 DATED: Aug 2nd 2018

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF JEANINE B. DIMMICK.  
 SKAGIT COUNTY AUDITOR  
 JUDITH GUNDEL  
 DEPUTY COUNTY AUDITOR  
 201809110043

**APPROVALS**  
 THE TRIN AND PONSONS OF THE SKAGIT COUNTY SHORT PLAT CODE SKAGIT COUNTY CODE 14.18, HEREBY APPROVED THIS 1st DAY OF September 2018  
 Kenneth A. Davelle  
 CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONER

**APPROVALS**  
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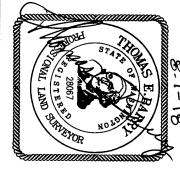
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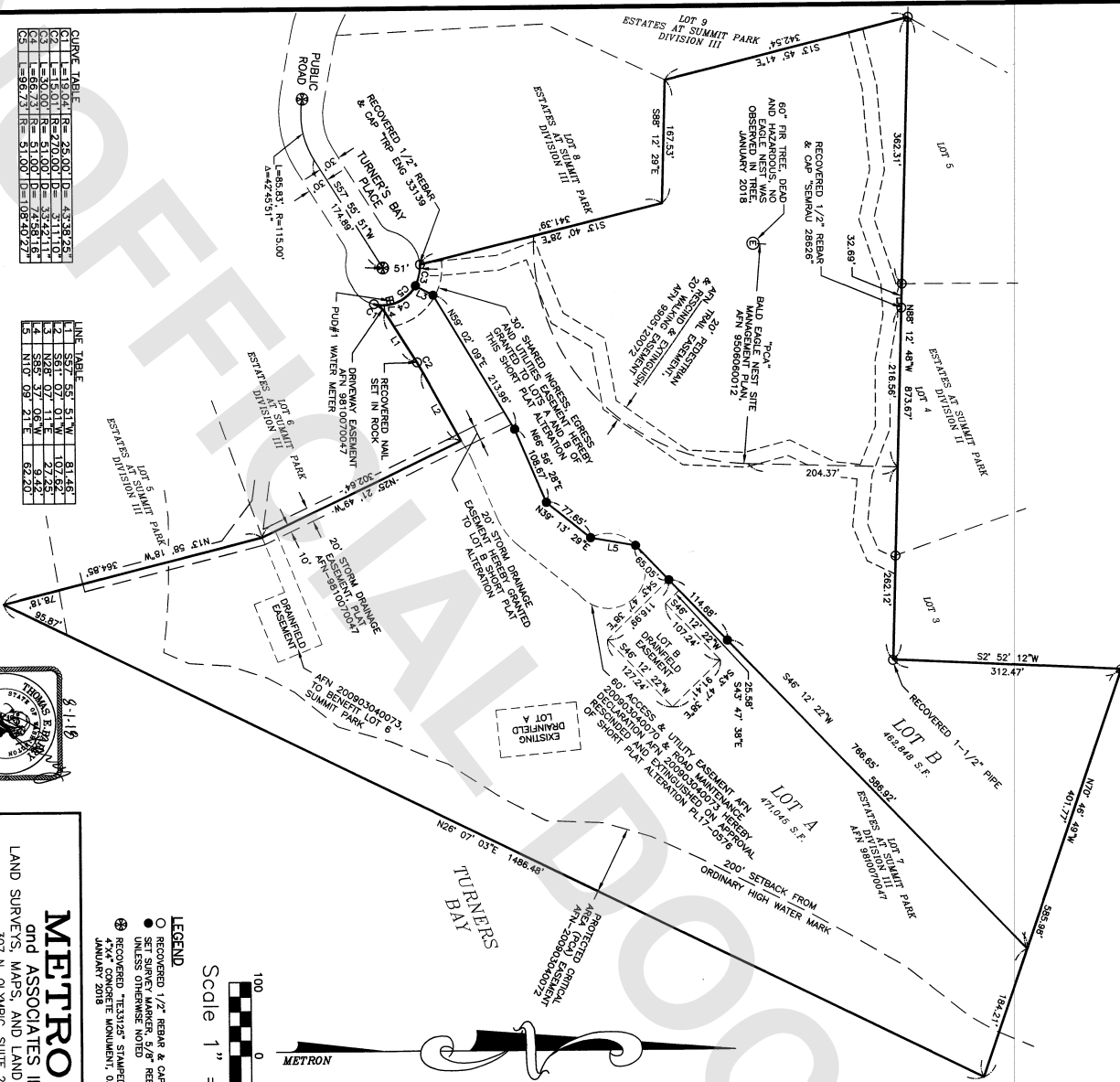


**METTRON**  
 and ASSOCIATES, INC.  
 LAND SURVEYS, MAPS, AND LAND USE PLANNING  
 507 N. OLIVIERI SUITE 208  
 ARLINGTON, WASHINGTON 98223  
 (360) 435-3777 FAX (360) 435-4822  
 Copyright reserved 2017 © Mettron and Associates, Inc.  
 DATE: MAY 2017 BY: S.W. SCALE: 1" = 100'  
 PROJECT NO. 17041

SKAGIT COUNTY  
 SHORT PLAT ALTERATION NO. PL17-0576,  
 AN ALTERATION OF SHORT PLAT NO. PL07-0190  
 JEANINE B. DIMMICK  
 A PORTION OF THE SW 1/4 OF THE SW 1/4  
 AND THE SE 1/4 OF THE SW 1/4 OF THE  
 SECTION 9, SKAGIT COUNTY, WASHINGTON  
 SHEET 1 OF 2



SKAGIT COUNTY SHORT PLAT ALTERATION NO. PL17-0576, AN ALTERATION OF SHORT PLAT NO. PLOT-0190



CURVE TABLE

C1	=19.04'	R=25.00'	D=4.382828'
C2	=15.01'	R=20.00'	D=3.11110'
C3	=30.00'	R=51.00'	D=7.45411'
C4	=38.73'	R=51.00'	D=9.42727'
C5	=38.73'	R=51.00'	D=9.42727'

LINE TABLE

1	527.55'	S17°55'	81.46'
2	581.07'	01°11'	107.85'
3	585.00'	01°11'	107.85'
4	585.00'	01°11'	107.85'
5	585.00'	01°11'	107.85'



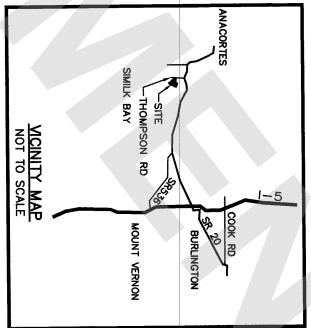
Scale 1" = 100'

- LEGEND**
- RECOVERED 1/2" REBAR & CAP "33125" UNLESS NOTED OTHERWISE
  - UNLESS OTHERWISE NOTED
  - ⊗ RECOVERED "TELESTAR" STAMPED IN 1-3/4" BRASS DISC IN 1"x4" CONCRETE MONUMENT, 02" DEEP, IN MONUMENT CASE, JANUARY 2018

**METTRON**  
and ASSOCIATES, INC.  
LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLIVAR, SUITE 205  
ARLINGTON, WA 98201  
(360) 477-7575 FAX (360) 435-4822  
Copyright, reserved 2017 © Metron and Associates, Inc.

DATE: MAY 2017 BY: V.S.W. SCALE: 1" = 100'  
PROJECT NO. 17041 F.B. 2-34



**LEGAL DESCRIPTION:**  
LOT A AND LOT B OF SKAGIT COUNTY SHORT PLAT NO. PLOT-0190, APPROVED MARCH 2, 2009 AND RECORDED MARCH 2, 2009 AS AUDITOR'S FILE NO. 20090304020; BEING PORTION OF SHORT PLAT RECORDED IN VOLUME 17 OF PLATS, AT PAGES 22 THROUGH 25, INCLUSIVE; SAID LOT B BEING TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER SAID LOT A AS DELINEATED ON THE FACE OF SAID SHORT PLAN.  
(LEGAL DESCRIPTION FROM SCHEDULE "C" OF FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE AND: 5003355-000197/E, DATED SEPTEMBER 28, 2017.)

**TRACT AREAS**  
LOT A (BEFORE ALTERATION) = 471,489 S.F. (10.8 AC)  
LOT B (BEFORE ALTERATION) = 462,424 S.F. (10.6 AC)  
LOT A (AFTER ALTERATION) = 471,045 S.F. (10.8 AC)  
LOT B (AFTER ALTERATION) = 462,848 S.F. (10.6 AC)  
TOTAL PARENT TRACT AREA = 933,893 S.F. (21.4 AC)

**BASIS OF BEARING:**  
CENTERLINE OF TURNERS BAY PLACE AS MONUMENTED AND SHOWN HEREON BEARS SOUTH 57°55'51" WEST.

**RESEARCH:**  
ESTATES AT SUMMIT PARK DIV. II A.F.N. 9703190068  
ESTATES AT SUMMIT PARK DIV. III A.F.N. 981070047  
BOUNDARY LINE ADJUSTMENT A.F.N. 200803040070  
BOUNDARY LINE ADJUSTMENT A.F.N. 201803180058

**APPLICANT:**  
JEANNIE DIMWICK  
8833 TURNERS BAY PL.  
ARLINGTON, WA 98221  
360-299-2505  
JIRONCO@GMAIL.COM

SKAGIT COUNTY  
SHORT PLAT ALTERATION NO. PL17-0576,  
AN ALTERATION OF SHORT PLAT NO. PLOT-0190  
FOR  
JEANNIE B. DIMWICK

A PORTION OF THE SW 1/4 OF THE SW 1/4  
AND THE SE 1/4 OF THE SW 1/4 OF SECTION 9, T8S, R1E, W.M.,  
SKAGIT COUNTY, WASHINGTON

REV 04 VSW 07-19-18

SHEET 2 OF 2