Short CaRD No. PL14-0489

FOR JASON M. HANDY

A PORTION OF THE SW/4 OF THE SE/4 OF SECTION 11, TOWNSHIP 35 N., RANGE 5 E., W.M.

PNC Bank, NA, s/b/m to national city mortgage a division of

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT NATIONAL CITY BANK, LLC, JASON M. HANDY, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT SHOWN HEREON AND THE USE THEREOF WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 27 DAY OF NOV., 2018

NATIONAL CITY BANK

BY: Adam Lott
Consumer Loan officer

JASON M. HANDY

11-16-18

LEGAL DEACRIPTION

PARCEL "A"

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING SOUTH OF BACUS HILL ROAD RIGHT-OF-WAY.

[ALSO KNOWN AS A PORTION OF TRACT 42 OF THAT SURVEY RECORDED OCTOBER 23,1989, IN VOLUME 9 OF SURVEYS, PAGES 51 AND 52, UNDER AUDITOR'S FILE No. 8910230031, RECORDS OF SKAGIT COUNTY, WASHINGTON]

PARCEL "B"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS CREATED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE No. 8902210090 AND 8910230016, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

ACKNOWLEDGEMENT

STATE OF Washington)
COUNTY OF Skagit)

ON THIS 16th DAY OF November, 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Jason Handy TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.

DATED: 11-16-18

PAT L. BEVERIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 01-13-2019

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, MY APPOINTMENT EXPIRES 1/13/19, RESIDING AT Mount Vernon

ACKNOWLEDGEMENT

STATE OF PA)
COUNTY OF Allegheny)

ON THIS 27 DAY OF NOV., 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Adam Lott Consumer Loan officer TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.

DATED: 11-27-18

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Gratton, Notary Public
Allegheny County
My commission expires September 23, 2022
Commission number 1061679
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC IN AND FOR THE STATE OF Washington PA, MY APPOINTMENT EXPIRES 9-23-2022, RESIDING AT Allegheny Co

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JASON M. HANDY, IN JANUARY, 2018

DATE: 1-18-2018

MYLES J. STANDISH, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 52089

MYLES J. STANDISH STATE OF WASHINGTON 52089 REGISTERED PROFESSIONAL LAND SURVEYOR

1-18-2018

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS. SEE EXISTING EASEMENT AND MAINTENANCE AGREEMENT FILED UNDER AF#200001210012, AND AF#200204160016.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL RESERVE (RRv).
4. SEPTIC: ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
5. WATER: PUBLIC BACUS WATER SYSTEM ID#64327. ACCESSORY DWELLING UNITS (ADU) SHALL BE LIMITED BY THE APPROVED CAPACITY OF THE WATER SYSTEM.
6. 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 OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
7. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICE.
8. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: AF#8611180010, AF#8811010042; AF#8902210090; AF#9006140064; AF#9006140064; AF#8910230031; AF#200505100003.
9. SEE PROTECTED CRITICAL AREA EASEMENT AGREEMENT RECORDED UNDER AF# 201809050028.
10. 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 RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
11. WITH THE EXCEPTION OF ACTIVITIES IDENTIFIED AS ALLOWED WITHOUT STANDARD REVIEW UNDER SCC 14.24.070, ANY LAND USE ACTIVITY THAT CAN IMPAIR THE FUNCTIONS AND VALUES OF CRITICAL AREAS OR THEIR BUFFERS THROUGH A DEVELOPMENT ACTIVITY OR BY DISTURBANCE OF THE SOIL OR WATER, AND/OR BY REMOVAL OF, OR DAMAGE TO, EXISTING VEGETATION SHALL REQUIRE CRITICAL AREAS REVIEW AND WRITTEN AUTHORIZATION PURSUANT TO SCC 14.24.
12. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
13. 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 PURPOSE UNLESS OTHERWISE RESTRICTED. SEE AFN 200704230176. NEW LOT CERT AFN 201812190006
14. 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 SPARYING, 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 INCOMPATIBILITIES, 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 OR MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
15. ALL OPEN SPACE DESIGNATED OS-RO MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS OR ANY RURAL RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATIONAL SO LONG AS A SPECIAL USE PERMIT IS OBTAINED. THE SAID OPEN SPACE AREA SHALL BE RESPONSIBILITY OF THE OPEN SPACE TRACT OWNER TO MAINTAIN IT AS NATURAL AS POSSIBLE.

RESEARCH

SURVEY UNDER	SHORT PLAT UNDER
S1. AFN 8910230031	SP1. AFN 200505260046
S2. AFN 897897	SP2. AFN 200505060139
	SP3. AFN 200001210010

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

THIS SHORT PLAT MAY OR MAY NOT HAVE USE TO ALL EASEMENTS SHOWN HEREON.

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6", AND A TRIMBLE R8 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

DEVELOPERS / OWNERS

JASON M. HANDY
8008 MY WAY
SEDRO-WOOLLEY, WA 98284

APPROVALS

THE WITHIN AND FORGOING SHORT C.A.R.D. IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 [ON-SITE SEWAGE] AND TITLE 12.48 WATER

THIS 11 DAY OF December, 2018

SKAGIT COUNTY HEALTH OFFICER

BASIS OF BEARING

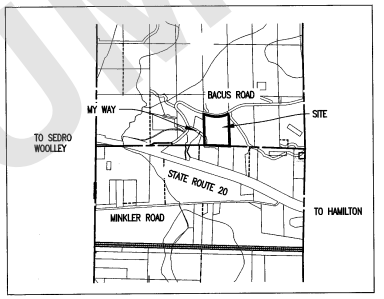
N 0°57'28" W -- BETWEEN THE MONUMENTED NORTH/SOUTH CENTERLINE OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, WM. AS PER ROS AFN 8910230031 [DATUM: NAD83-(2011)]

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

SKAGIT COUNTY AUDITOR

DEPUTY



VICINITY MAP

SCALE 1" = 2500'

TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2018

SKAGIT COUNTY TREASURER

11-30-18
DATE

Treasurer • Skagit County • OFFICIAL SEAL State of Washington

APPROVALS

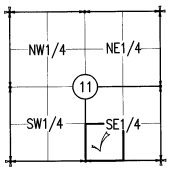
THE WITHIN AND FORGOING SHORT C.A.R.D. IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18

THIS 13 DAY OF December, 2018

SHORT PLAT ADMINISTRATOR

COUNTY ENGINEER

INDEX MAP



SECTION 11 TWP.35 N., RGE.5 E., W.M.

SHEET 1 OF 2

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

Short CaRD No. PL14-0489

IN A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

OWNER
JASON M. HANDY

DATE:	01.18.2018	BY: M.WARE	SCALE: AS NOTED
PROJECT NO.	17064		F.B.:

201812190005
12/19/2018 09:27 AM Pages: 1 of 2 Fees: $188.00
Skagit County Auditor

UNOFFICIAL DOCUMENT

201812190005
12/19/2018 09:27 AM Page 2 of 2

Short CaRD No. PL14-0489

FOR JASON M. HANDY

A PORTION OF THE SW/4 OF THE SE/4 OF SECTION 11, TOWNSHIP 35 N., RANGE 5 E., W.M.

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	39.75	S77° 11' 29"E
L2	53.92	S62° 23' 46"E
L3	112.89	S64° 29' 35"E
L4	190.95	S55° 00' 59"E
L5	102.65	S45° 50' 11"E
L6	62.00	S16° 50' 53"E
L7	146.50	S2° 35' 32"W
L8	27.75	S87° 33' 13"E

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L9	155.45	N74° 44' 55"E
L10	143.76	N71° 43' 00"E
L11	109.82	N68° 04' 18"E
L12	26.62	N56° 47' 13"E
L13	162.60	N73° 20' 59"E
L14	148.37	N71° 43' 00"E
L15	120.05	N68° 04' 18"E
L16	86.26	N78° 43' 20"E
L17	76.13	N68° 36' 21"E
L18	61.38	N52° 19' 07"E

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

SKAGIT COUNTY AUDITOR DEPUTY

LOT AREA

PARENT PARCEL	487,413.2 SQ.FT.	11.19 ACRES
LOT 1	443,861.7 SQ.FT.	10.19 ACRES
LOT 1-BUILDING AREA	43,560 SQ.FT.	1.0 ACRES
LOT 2	43,551.5 SQ.FT.	1.0 ACRES
TRACT "A"	62,709.0 SQ.FT.	1.44 ACRES
OPEN SPACE/RURAL OPEN	337,592.7 SQ.FT.	7.75 ACRES

ADDRESS NOTE

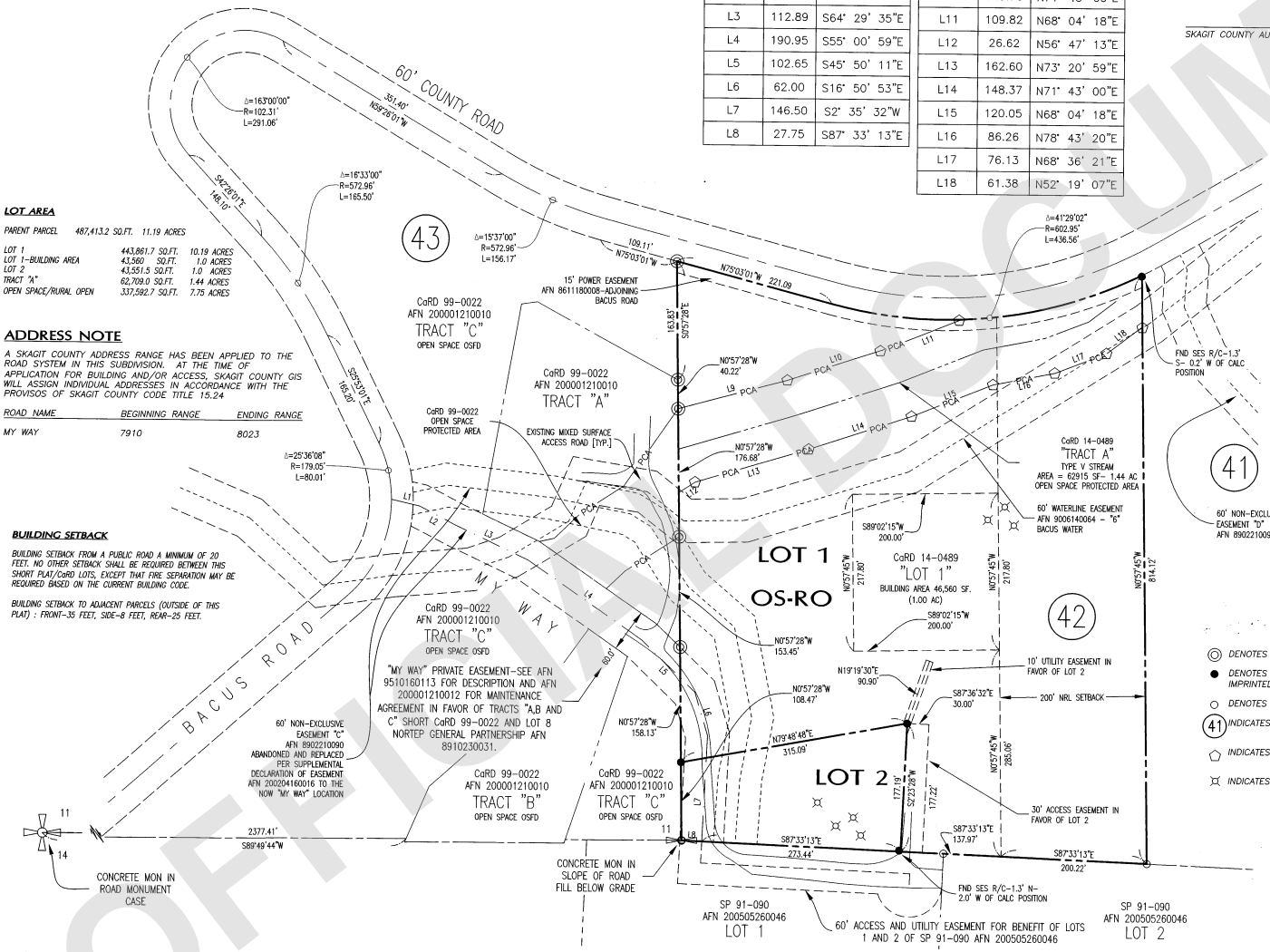
A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISOS OF SKAGIT COUNTY CODE TITLE 15.24

ROAD NAME	BEGINNING RANGE	ENDING RANGE
MY WAY	7910	8023

BUILDING SETBACK

BUILDING SETBACK FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. NO OTHER SETBACK SHALL BE REQUIRED BETWEEN THIS SHORT PLAT/CaRD LOTS, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE CURRENT BUILDING CODE.

BUILDING SETBACK TO ADJACENT PARCELS (OUTSIDE OF THIS PLAT) : FRONT-35 FEET, SIDE-8 FEET, REAR-25 FEET.



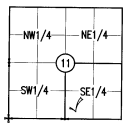
SURVEY NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO FURTHER SUBDIVIDE A PORTION OF TRACT 42 OF THAT SURVEY AS RECORDED IN VOLUME 9 OF SURVEYS AT PAGES 51 AND 52 UNDER AUDITORS FILE NUMBER 8910230031. FURTHER IT HAS LEGAL LOT OF RECORD STANDING PER "LOT OF RECORD CERTIFICATION" PER AFN 200704230176
2. ON OR ABOUT MID-YEAR OF 2008 THE OWNER/DEVELOPER "JASON M. HANDY" CONTRACTED WITH "SUMMIT ENGINEERS & SURVEYORS, INC (SES, INC) UNDER THE DIRECTION OF PLS YOUNG-SOO KIM [32169] A SURVEYOR IN GOOD STANDING TO PROVIDE THE DOCUMENTATION AND SURVEY TO PERFORM A SHORT CARD SUBDIVISION PER COUNTY CODE. AS TIME AND THE DEVELOPMENT PROGRESSED AND ADVANCED THROUGH NUMEROUS COUNTY REVIEW AND PER CURRENT COUNTY CODE. SES, INC ACTUALLY PERFORMED A FIELD SURVEY AND MONUMENTED THE LOTS NUMBERED 1 AND 2 OF THIS ACTION. DUE TO THE UNTIMELY PASSING OF "PLS YOUND-SOO KIM" SOUND DEVELOPMENT DEVELOPMENT GROUP, LLC WAS RETAINED TO COMPLETE THE PLATTING PROCESS AND RECORD THE DOCUMENTS REQUIRED TO FULFIL COUNTY AND STATE CODE TO DEVELOP THE PARENT PARCEL.
3. THE PROPERTY SHOWN ON THIS SOUTH BOUNDARY LINE WAS ESTABLISHED AND MONUMENTED PER THE RECORD OF SURVEY AS DISCLOSED IN NOTE 1, ALONG THE SOUTH LINE OF SECTION 11, T35N, R 5E, W.M. AND HELD BY "PLS YOUND-SOO KIM"
4. PRIOR TO YOUNG-SOO KIM PASSING JULY 15, 2015, "PLS YOUND-SOO KIM" PERFORMED ALL OF THE FIELD SURVEY AND MONUMENTATION AS SHOWN ON THE FACE OF THIS ACTION, BUT DID NOT HAVE TIME TO FINAL THE ACTION. SOUND DEVELOPMENT GROUP IS PROVIDING A PLAT MAP FOR RECORDING PURPOSES BASED UPON PAPER DOCUMENTATION OF FINAL COUNTY APPROVAL OF SES WITH THE BOUNDARY OF THE SEGREGATIONS AS PER SES PAPER RECORDS AS APPROVED BY COUNTY JURISDICTION, BEING AN UNRECORDED PLATTING ACTION.
5. THE POSITION AND ALIGNMENT OF BACUS ROAD AND MY WAY IS BASED UPON ACTIONS OF RECORD.

LEGEND

- ◎ DENOTES FOUND REBAR AND CAP IMPRINTED "SKODJE 19645"
- ● DENOTES A REBAR FOUND AS SET AND CAPPED WITH YELLOW CAP IMPRINTED 32169 "BEFORE HIS PASSING JULY 2015"
- ○ DENOTES COMPUTED POINT PER PLS 32169 SUBMITTALS TO COUNTY
- (41) INDICATES SURVEY LOT NUMBER PER AFN 198910230031
- ⬠ INDICATES PERMANENT BUFFER EDGE MARKER SET BY PLS 32169
- ⌑ INDICATES APPROVED SOIL LOCATION

INDEX MAP



SECTION 11 TWP. 35 N., RGE. 5 E., W.M.

SHEET 2 OF 2

MYLES J. STANDISH STATE OF WASHINGTON 32089 REGISTERED PROFESSIONAL LAND SURVEYOR
1-18-2018

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

Short CaRD No. PL14-0489

IN A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

OWNER
JASON M. HANDY

DATE:	01.18.2018	BY: M.WARE	SCALE: AS NOTED
PROJECT NO.	17064		F.B.:

UNOFFICIAL DOCUMENT