

OWNER CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCULCED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STRIPS, EASEMENTS, RIGHTS AND INTERESTS OF ANY KIND AND ALL PUBLIC PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT PLAT IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVEUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREINTO SET OUR HANDS AND SEALS THIS 28TH DAY OF November, 2018.

[Signature]
 BRUCE G. LISBER
 BUSINESS OWNER, SWIBANK

[Signature]
 JOHN G. SPRINGER, HUSBAND

[Signature]
 JOHN G. SPRINGER, WIFE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, BEFORE ME, BRUCE G. LISBER IS THE PERSON WHO APPEARED AND SIGNED THIS INSTRUMENT AND ACKNOWLEDGED THAT HE/HE/SHE SIGNED THE INSTRUMENT ON THE INSTRUMENT AND ACKNOWLEDGED AS THE AGENT FOR SWIBANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, Nov. 28, 2018



SIGNATURE *[Signature]*
 NOTARY PUBLIC Bruce G. Lisber
 NOTARY COMMISSION EXPIRES SEPT 15, 2020
 RESIDING AT Skagiton Falls

STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, GRANT V. SPRINGER AND JONI G. SPRINGER, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND VOLUNTARILY AND FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, Nov. 28, 2018

SIGNATURE *[Signature]*
 NOTARY PUBLIC Bruce G. Lisber
 NOTARY COMMISSION EXPIRES SEPT 15, 2020
 RESIDING AT Skagiton Falls

BRUCE G. LISBER
 STATE OF WASHINGTON
 NOTARY PUBLIC
 Commission Expires 07-14-2020

DESCRIPTION

LOT 3, BLOCK 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 4 RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DEEDED TO THE STATE OF WASHINGTON BY DEED RECORDED W/BOOK 11, 1939 UNDER AUDITOR'S FILE NO. 295190. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRACABLE 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 SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 35C-120-040A.C.

DATE Nov. 27, 2018

BRUCE G. LISBER, P.L.S., CERTIFICATE NO. 22960
 3000 MANAGER AT TEO BOX 1104
 MOUNT VERNON, WA 98273
 PHONE (360) 414-7442
 FAX (360) 414-0561
 E-MAIL BRUCE@LISBER.COM



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISBER & ASSOCIATES, PLLC.

[Signature]
 SKAGIT COUNTY AUDITOR

[Signature]
 DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SHORT PLAT CODE TITLE 3205 (ON 1/16/200 AND 3000 410 ON THIS 11TH DAY OF December, 2018.

Nov. 28, 2018
 SHORT PLAT ADMINISTRATOR

[Signature]
 SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 3205 (ON-SITE SEWER) & 1246 (WATER) THIS 11TH DAY OF December, 2018.

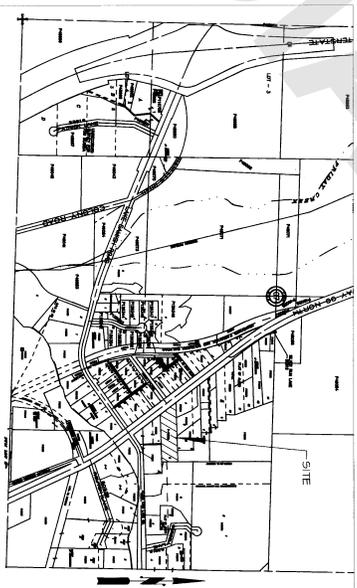
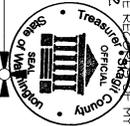
[Signature]
 SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

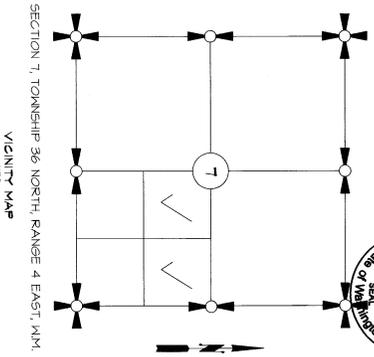
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LIQUID AND WHICH HAVE BEEN PAID AND DISCHARGED ACCORDING TO THE REGISTRATION BY OFFICE UP TO AND INCLUDING THE YEAR OF 2018.

[Signature]
 SKAGIT COUNTY TREASURER

DATE 12-13-18



SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M.
 VICINITY MAP
 1" = 800'



SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M.
 VICINITY MAP
 1" = 800'

SHEET 1 OF 3 DATE: 11/19/18

SKAGIT COUNTY SHORT PLAT NO. PL-18-0166

SURVEY IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, T. 36 N., R. 4 E. N.M., SKAGIT COUNTY, WASHINGTON FOR: GRANT AND JONI SPRINGER

FB: 413	PG: 66	LISBER & ASSOCIATES, PLLC (SCALE)
MERIDIAN ASSUMED	POINT VERNON, WA 98273	DWG: 11-1271 ROS

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 CURRENT RIGHTS AND INTERESTS CONNECTING THE SAME TO THE FULL ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL VILLAGE RESERVE (RVR)
4. SEWAGE DISPOSAL:
LOT 1: WATCOM COUNTY WATER DISTRICT NO. 12
LOT 2: ON-SITE INDIVIDUAL SEPTIC SYSTEM
5. WATER: ALGER PUD STATE ID NO. 01400 MANAGED BY SKAGIT PUD NO. 1
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISTED 22#60 INDICATED EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARINGS: FOUND REBAR WITH CAPS ALONG WEST EDGE OF RECORD OF SURVEY FOR COUNTY AUDITORS' FILE NO. 200207240001 BEARING = SOUTH 58°56'29" EAST
9. SURVEY DESCRIPTION IS FROM GUARDIAN NORTHWEST TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 19510, DATED FEBRUARY 2, 2018 AND UPDATED MARCH 7, 2018.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE 'PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON', AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 4, AND SHORT PLAT 41-92, RECORDED UNDER A.F. NO. 8806240016, CORRELL SHORT PLAT NO. P.-06-084, RECORDED UNDER A.F. NO. 20070160142 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 210150048, 200207240001 AND 2008101000942. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: LEICA 1103 TCR4 PLUS THEODOLITE DISTANCE MEASUREMENT
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. 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.
14. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION TO LOCAL RD HWY 94 NORTH. 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 18.24. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

15. SETBACKS FOR LOTS 1 AND 2, WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE 14B.510 (XVI):
SETBACKS: FEET, 25 FEET ON VINCOR ACCESS AND DEAD-END STREETS, 25 FEET ON INTERIOR LOT, 20 FEET ON STREET RIGHT-OF-WAY, REAR, 25 FEET, ACCESSORY:
FRONT: 35 FEET,
SIDE: 8 FEET, HOWEVER, A 3-FOOT SETBACK IS PERMITTED FOR SIDE YARD ACCESS TO A DRIVEWAY OR DRIVEWAY PORCH. THERE IS A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE, PROVIDING THAT THE STRUCTURE IS LESS THAN 1000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.
REAR: 25 FEET, HOWEVER, A 3-FOOT SETBACK IS PERMITTED FOR REAR YARD ACCESS TO A DRIVEWAY OR DRIVEWAY PORCH. THERE IS A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE, PROVIDING THAT THE STRUCTURE IS LESS THAN 1000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.
40 FEET.
SETBACKS FROM NRI LANDS SHALL BE PROVIDED PER SCC 14B.510(1).
16. OWNER/DEVELOPER:
GRANT AND JONI SPRINGER
1643 OLD HWY 94 NORTH ROAD
BELLINGHAM WA 98224
17. SKAGIT COUNTY ASSESSORS' PARCEL NO. P-70392
18. NO DRAINAGE REPORT WAS REQUIRED FOR THIS SHORT PLAT. THE COUNTY MAY REQUIRE DRAINAGE ANALYSIS WITH ANY FUTURE APPLICATIONS FOR BUILDING PERMITS ON EITHER LOTS 1 OR 2.
19. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, EASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS REFERRED TO IN THE TITLE REPORT MENTIONED IN NOTE 10. THE INSTRUMENTS OF RECORD ARE HELD BY SKAGIT COUNTY AUDITORS' FILE NUMBERS 200804300182 AND 8908190034.
20. 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 ARE CONSIDERED TO BE SEPARATELY MARKETABLE FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
- SEE AUDITOR FILE NO. 201812190016
21. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCAE) PER CERTIFICATIONS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.2410. CERTIFIED AREAS SHOWN ON THIS PLAT ARE THE RESULT OF THE 2017 GIS WORK HERON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY GRABLE ENVIRONMENTAL CONSULTING COMPANY IN OCTOBER 2016. SEE REPORT ON FILE AT SKAGIT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.
- A PCAE WAS FILED UNDER AUDITORS' FILE NO. 201812190017
22. ANY FUTURE ADUS WITHIN LOTS 1 OR 2 SHALL BE LIMITED BASED UPON THE APPROVED CAPACITY OF THE WATER SYSTEM. SEE SKAGIT PUD NO 1 FOR ANY LIMITATIONS OR RESTRICTIONS WITH RESPECT TO ADU DEVELOPMENT.



SHEET 2 OF 3
DATE: 11/9/18

SKAGIT COUNTY SHORT PLAT NO. PL-18-0166
SURVEY IN A PORTION OF THE
NORTH 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 7, T.36 N., R. 4 E., NW,
SKAGIT COUNTY, WASHINGTON
FOR: GRANT AND JONI SPRINGER

FEI: 413	PG: 66	LISENER & ASSOCIATES, PLLC SCALE:
HERIDIAN: ASSUMED	UNPROVEN LANDS CONSULTATION	NOVEMBER 2018
		11-21-18

