



**OWNERS CONSENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT CARD DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT CARD WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND ALLEYS SHOWN HEREON IN THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT CARD IN THE ORIGINAL REASONABLE GRADINGS OF SAID STREETS AND AVENUES SHOWN HEREON.

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

Jeffrey L. Walden  
JEFFREY L. WALDEN, AN UNVARIABLE MAN  
WASHINGTON FEDERAL SAVINGS

BY: \_\_\_\_\_  
PRINT NAME: Doreen Nystrom  
TITLE: VP, Br. mgr.

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSONS WHO APPEARED BEFORE ME AND APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

**BRUCE G. LISSER**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 07-14-2020

SIGNATURE: Bruce G. Lisser  
NOTARY PUBLIC, MY COMMISSION EXPIRES 7/14/20  
RESIDING AT Liberty, WA 98290

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Doreen Nystrom IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED HE/SHE/THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE/THEY IS/ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED IT AS HIS/HER/THEIR FREE AND VOLUNTARY ACT OF WASHINGTON FEDERAL SAVINGS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11/28/18



SIGNATURE: Kim Taylor  
NOTARY PUBLIC, MY COMMISSION EXPIRES 04-10-22  
RESIDING AT Skagit, WA



SHEET 2 OF 5

SKAGIT COUNTY SHORT CARD NO. PL-18-0247

DATE: 10/16/18

SURVEY IN A PORTION OF THE  
SW 1/4 NW 1/4 NE 1/4 AND SE 1/4 OF  
SECTION 9, T. 56 N., R. 4 E. 1W  
SKAGIT COUNTY WASHINGTON  
FOR: JEFFREY L. WALDEN

FB: \_\_\_\_\_  
FG: \_\_\_\_\_  
MERIDIAN ASSAILED \_\_\_\_\_  
LISSE & ASSOCIATES, PLLC  
SURVEYING & LAND USE CONSULTATION  
360-418-7442 DWG: IT-0411 TOPRO SCALE: \_\_\_\_\_  
MOUNT VERNON, WA 98275

**NOTES**

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF THE NON-TRAFFIC SIDE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD IN ANY MANNER. THE ROAD SHALL BE MAINTAINED AND REPAIRED TO ANY SIGHT 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. A SHARED ACCESS EASEMENT AND ROAD MAINTENANCE DOCUMENT IS RECORDED UNDER A.F. NO. 201812200072.
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL RESERVE (RSV)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: INDIVIDUAL WELLS
6. WATER WILL BE SUPPLIED FROM DEVELOPMENT WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE FOR BUILDING PERMIT PURPOSES. QUANTITY TESTING WILL BE REQUIRED FOR 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WATER PRESERVATION OR PROTECTION WELL PROTECTION ZONE FOR LOTS 2 AND 4 HERE USED FOR WATER QUALITY TESTING SOURCES.
7. INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
8. BASIS OF BEARING: SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M.
9. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 01163546-F, DATED JUNE 24, 2017, BEARING S 30°01'49.22" EAST
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 16-75 RECORDED UNDER AUDITORS' FILE NO. 8602220020, SHORT PLAT NO. 123-77 RECORDED UNDER AUDITORS' FILE NO. 8667142, SHORT PLAT NO. 41-78 RECORDED UNDER AUDITORS' FILE NO. 941614, SHORT PLAT NO. 146-74 RECORDED UNDER AUDITORS' FILE NO. 8009270021, SHORT PLAT NO. 41-82 RECORDED UNDER AUDITORS' FILE NO. 8009270021, SHORT PLAT NO. 5-00 RECORDED UNDER AUDITORS' FILE NO. 4609446, SHORT PLAT NO. 11-00 RECORDED UNDER AUDITORS' FILE NO. 4912020011, SHORT CARD NO. 19-04-0191 RECORDED UNDER AUDITORS' FILE NO. 200607260045, SHORT CARD NO. 19-04-0040 RECORDED UNDER AUDITORS' FILE NO. 201017260104 AND RECORD OF SURVEYS RECORDED UNDER AUDITORS' FILE NUMBERS 013914, 901020024 AND 200702160094, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE MEASUR
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURE OR ANY OTHER STRUCTURE OR 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 THE ALGER CANYON LAKE ROAD FOR ROAD IN LINES 55 THE ACCESS LOCATION CHANGES 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. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR STEPHENS.
15. SETBACKS FOR LOTS WITHIN THIS SHORT CARD ARE PER SKAGIT COUNTY CODE 14.16.330 (5A).
- RESIDENTIAL:  
A) FRONT: 35 FEET MINIMUM, 25 FEET ON MINOR ACCESS OR DEAD-END  
B) SIDE: 8 FEET ON AN INTERIOR LOT LINE  
C) REAR: 25 FEET  
D) ACCESSORY: SEE COUNTY CODE

SETBACK FOR BUILDING66 WITHIN THE DEVELOPMENT (PER SKAGIT COUNTY CODE 14.16.300(8))

- (A) FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET. FOR LOTS DESIGNATED AGRICULTURAL, FOREST AND OPEN SPACE SHALL BE CONFIGURED AS FOLLOWS: (1) HISTORIC SITES, A USE COVENANT WITH COVENANTS, CONDITIONS AND RESTRICTIONS (CCARS) SHALL BE DETERMINED THROUGH THE CARD OF THE COVENANT SHALL BE NOTED ON THE PLAN.
- (B) A 200-FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NEAR DESIGNATED PARCELS. IN THOSE INSTANCES WHERE THE BUILDING FOOTPRINT OF THE ROAD RIGHT-OF-WAY CAN BE INCLUDED IN THE 200-FOOT SETBACK SETBACK SHALL BE OBSERVED FROM THE 100-FOOT (C) UNDERLYING ZONING SETBACKS SHALL BE REQUIRED FROM THE EXTERIOR BOUNDARIES OF THE CARD DEVELOPMENT EXCEPT AS PROVIDED IN SECTION 6(A) OF THIS SECTION.
- (E) INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.
16. OWNER/DEVELOPER: JEFFREY L. WALDEN  
16000 ALGER CANYON LAKE ROAD  
SEASIDE, WASHINGTON WA 98284  
PHONE (360) 661-9194
17. NO DRAINAGE REPORT WAS REQUIRED FOR THIS SUBDIVISION. AT THE TIME OF BUILDING PERMIT SUBMITTAL SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE A DRAINAGE REPORT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE DRAINAGE FROM THE ALL RUNOFF FROM IMPROVED SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, COVENANTS, CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 200505230059, 2006010070, 431257, 441278, 649130 AND 20080915013.
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. THE OPEN SPACES WITHIN LOT 4 HAVE DESIGNATIONS OF "RURAL OPEN" (05-R) AND "PROTECTED AREAS" (05-PA)
21. THE OPEN SPACE RURAL OPEN (05-R) DESIGNATION IS TO PROVIDE FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS OPEN SPACE MAY ONLY BE USED IN CONCORD WITH THE FOLLOWING DESIGNATIONS. RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE AND RURAL RESERVE. EXCLUDING RURAL OPEN (05-R) UNTIL SUCH TIME THAT A SURVEY PLAN WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL REMAIN IN 05-R UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND IMPLEMENTING REGULATION RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE PLAN AMENDMENT AND IMPLEMENTING REGULATION AND/OR OPEN SPACE MAY BE REDESIGNATED TO 05-PA UPON APPLICATION TO THE COUNTY. SUCH APPLICATION SHALL REQUIRE AMENDMENTS TO THE MAP AND BE CONSIDERED EASEMENTS. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.
22. THE OPEN SPACE PROTECTED AREAS (05-PA) DESIGNATION IS TO SET ASIDE CRITICAL AREAS WITHOUT THE EXERCISE OF A DETAILED SITE ASSESSMENT, HISTORIC SITES AND VIEW SHIELDS. ALL LANDS WHICH HAVE NOT RECEIVED A SITE ASSESSMENT PURSUANT TO CHAPTER 14.24 SCC CRITICAL AREAS OR DESIGNATION SHALL BE PLACED IN THIS CATEGORY. IF IN THE FUTURE A CRITICAL AREA SITE ASSESSMENT IS COMPLETED AND THE CRITICAL AREAS DESIGNATION IS DETERMINED TO BE APPROPRIATE, THE SETBACKS MAY BE LOCATED INSIDE OR OUTSIDE OF THIS OPEN SPACE TO 5CC 14.24.080 AND 14.24.090 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND CHAPTER 14.24 SCC IS SATISFIED.

USES AND PRESERVATION OF THE 05-PA SHALL OCCUR AS FOLLOWS:

- (1) CRITICAL AREAS, FOLLOW THE PARAMETERS SET FORTH IN CHAPTER 14.24 SCC FOR CONSERVATION AND MAINTENANCE.
- (2) HISTORIC SITES, A USE COVENANT WITH COVENANTS, CONDITIONS AND RESTRICTIONS (CCARS) SHALL BE DETERMINED THROUGH THE CARD OF THE COVENANT SHALL BE NOTED ON THE PLAN.
21. A 30-FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY PROVIDED ACROSS A PORTION OF LOT 3 FOR THE BENEFIT OF THE EASEMENT AREA WILL BE SHARED EQUALLY BY THE OWNERS OF ALL LOTS 1, 2 AND 3 OF THIS SUBDIVISION.
22. A 10 FOOT WIDE EASEMENT FOR WATERLINE, UTILITIES AND WELL ACCESS (TO BE CENTERED ALONG THE TO BE CONSTRUCTED WATER LINE) IS HEREBY PROVIDED OVER UNDER AND ACROSS A PORTIONS OF LOT 3 AND 4 OPEN SPACE UNDER AND ACROSS A PORTIONS OF LOT 1, MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OF LOT 1.
23. A 10 FOOT WIDE EASEMENT FOR WATERLINE, UTILITIES AND WELL ACCESS (TO BE CENTERED ALONG THE TO BE CONSTRUCTED WATER LINE) IS HEREBY PROVIDED OVER UNDER AND ACROSS A PORTIONS OF LOT 2, MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OF LOT 2.
24. A 10 FOOT WIDE EASEMENT FOR WATERLINE, UTILITIES AND WELL ACCESS (TO BE CENTERED ALONG THE TO BE CONSTRUCTED WATER LINE) IS HEREBY PROVIDED OVER UNDER AND ACROSS A PORTIONS OF LOT 4 OPEN SPACE FOR THE BENEFIT OF LOT 3, MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OF LOT 3.
25. THIS SHORT CARD SHOWS PROTECTED CRITICAL AREAS (P-CAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.090 CRITICAL AREAS OR DESIGNATION. THE PROTECTED OPEN SPACE TRACTS SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BARRIERS AS DETERMINED BY METLAND TECHNOLOGY IN MAY 2017. SEE REPORT ON FILE AT SKAGIT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES. A P-CAE WAS FILED UNDER AUDITORS' FILE NO. 201812200075
26. THE EXISTING DRIVEWAY ACCESS TO ALGER CANYON LAKE ROAD BUTLER CREEK ROAD AND LOT 4 DRIVEWAY SITE AS SHOWN AS THE EXISTING DRIVEWAY ACCESS AREA "A" ARE TO BE CONSIDERED PRE-EXISTING NON-CONFORMING USES WITHIN THE OPEN SPACE PROTECTED AREA. THESE USES MAY CONTINUE AND THE BUILDINGS, ACCESS ROAD AND PATHS MAINTAINED IN THEIR CURRENT CONDITIONS AND LOCATIONS. NO EXPANSIONS WILL BE ALLOWED OUTSIDE OF THE EXISTING FOOTPRINTS. THIS RESTRICTION DOES NOT APPLY TO ANY INTERIOR SPACE DEVELOPMENT WITHIN THE EXISTING DRIVEWAY ACCESS AREA. ANY NEW DEVELOPMENT WITHIN THE NEW RESIDENCE IS CONSIDERED TO BE WITHIN LOT 4 BUILDING SITE. THE EXISTING HORSE RENTAL TO LAWN AND/OR OTHER APPROVED VEGETATION.
27. A 25' BUFFER REDUCTION FROM METLAND "A" AND METLAND "B" HAS BEEN DETERMINED TO BE NECESSARY TO BE COMPACTLY FREE FROM BUFFER IMPACTS PROVIDES FOR LOT 4 BUILDING SITE TO BE COMPACTLY FREE FROM BUFFER IMPACTS.
28. THIS PROPERTY LIES WITHIN A WATER-SHED BASIN DEFINED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY. 3. FRIDAY CREEK SANDY HILL WATER USAGE FOR THE ENTIRE PROPERTY, LOTS 1, 2 AND 4 IS REQUIRED TO NOT EXCEED 5000 GALLONS PER DAY PER ACRE. THIS PROPERTY IS NOT TO EXCEED 5000 GALLONS PER ACRE UNLESS OTHERWISE DETERMINED BY THE PROPERTY OWNERS THROUGH A SEPARATELY RECORDED AGREEMENT. CONTACT THE DEPARTMENT OF ECOLOGY FOR ANY QUESTIONS RELATING TO WATER USAGE OR WATER RIGHTS.
29. THE PROPERTY IS LOCATED WITHIN 1/2 MILE OF FRIDAY CREEK AND INDIVIDUAL WELLS ARE RESTRICTED TO RESIDENTIAL USE ONLY.
30. WETLAND MITIGATION WAS PERFORMED IN CONJUNCTION WITH NATURAL RESOURCES STEWARDSHIP PROGRAM. A TEMPORARY EASEMENT WAS RECORDED UNDER A.F. NO. 2018081400871.



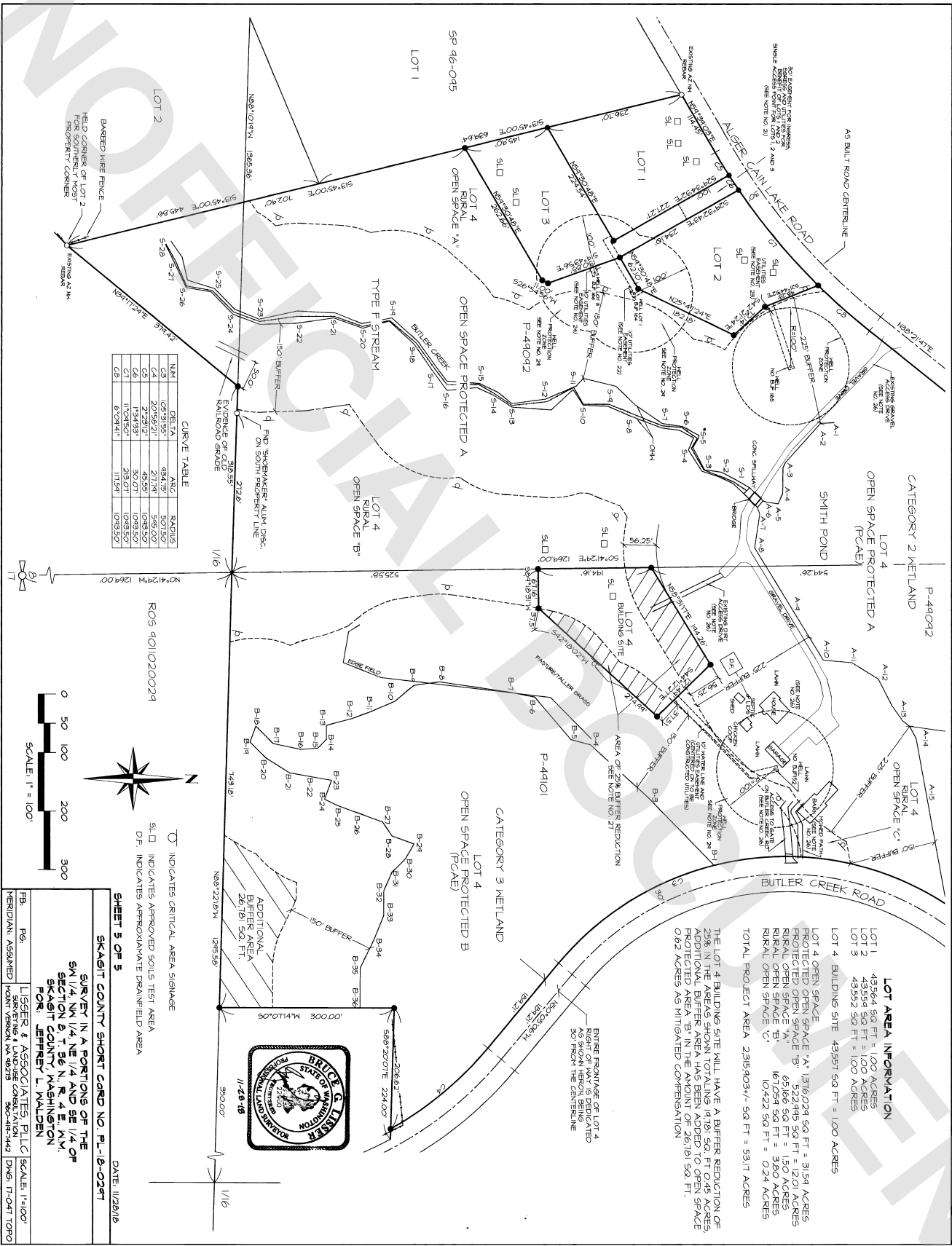
**SHEET 3 OF 5**  
DATE: 10/16/18

SKAGIT COUNTY SHORT CARD NO. PL-18-0241

SURVEY IN A PORTIONS OF THE SW 1/4 NW 1/4 NE 1/4 AND SE 1/4 OF SECTION 21, T36N, R4E, N.M., FOR JEFFREY L. WALDEN

FB:	ISSUER & ASSOCIATES, PLLC	SCALE:
PG:	16000 ALGER CANYON LAKE ROAD SEASIDE, WASHINGTON WA 98284	DWG: PT-041 TOPO





**CURVE TABLE**

NAME	DEG/TA	ARC	RADIUS
C3	03°31'55"	434.15'	507.50'
C4	20°58'21"	210.74'	159.00'
C6	1°34'53"	30.07'	1043.50'
C7	1°04'50"	213.07'	1043.50'
C8	6°08'41"	117.58'	1043.50'

**LOT AREA INFORMATION**

LOT 1	43364 SQ FT = 1.00 ACRES
LOT 2	43354 SQ FT = 1.00 ACRES
LOT 3	43352 SQ FT = 1.00 ACRES
LOT 4 BUILDING SITE	43557 SQ FT = 1.00 ACRES
LOT 4 OPEN SPACE	1376028 SQ FT = 3154 ACRES
PROTECTED OPEN SPACE 'A'	522295 SQ FT = 12.01 ACRES
PROTECTED OPEN SPACE 'B'	167094 SQ FT = 3.80 ACRES
RURAL OPEN SPACE 'B'	104222 SQ FT = 0.24 ACRES
RURAL OPEN SPACE 'C'	
<b>TOTAL PROJECT AREA</b>	<b>2315903+/- SQ FT = 53.17 ACRES</b>

THE LOT 4 BUILDING SITE WILL HAVE A BUFFER REDUCTION OF 25% IN THE AREAS SHOWN TOTALING 14721 SQ. FT. 0.45 ACRES. ADDITIONAL BUFFER AREA HAS BEEN ADDED TO OPEN SPACE PROTECTED AREA 'B' IN THE AMOUNT OF 26721 SQ. FT. 0.62 ACRES AS MITIGATED COMPENSATION.

**SHEET 5 OF 5**  
SKAGIT COUNTY SHORT CORD NO. P-18-0291  
DATE: 11/28/18

**SURVEY IN A PORTION OF THE SW 1/4, NW 1/4, NE 1/4 AND SE 1/4 OF SECTION 8, T.36 N., R. 4 E., N.W. 1/4, SAGIT COUNTY, WASHINGTON FOR: JEFFREY L. WALDEN**

DATE: 11/28/18



Legend:  
 ◻ INDICATES CRITICAL AREA SIGNAGE  
 ◻ INDICATES APPROVED SOILS TEST AREA  
 D.F. INDICATES APPROXIMATE DRAINFIELD AREA

Scale: 1" = 100'

North Arrow