

201903150031

03/15/2019 10:08 AM Pages: 1 of 2 Fees: \$189.00
Shasta County Auditor

Survey in the South 1/2 of the SW1/4 of Section 11, and the North 1/2 of the NW 1/4 of Section 14, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. PL18-0455

Date _____

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASS-OFF-BEARINGS - ASSUMED 889°44'44"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11;
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE DISTRICT. (RRV).
4. WATER - WATER WILL BE SUPPLIED BY BACUS RD. #1. (10# 64327)
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. THIS SURVEY WAS ACCOMPLISHED BY GPS USING THE VIRTUAL BASE STATION METHOD DEVELOPED BY THE WASHINGTON STATE REFERENCE NETWORK REAL TIME NETWORK AND A GLOSSUS ENABLED TOPCON G3X RECEIVER OR EXCEEDED THE STANDARDS CONTAINED IN WAC 332-120-090. ALL FIELD WORK WAS COMPLETED IN JUNE 2018.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT PART OF THE DISTRICT.
8. A SMOKE COUNTRY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS PERMITS, SMOKE COUNTRY CO. WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE ADDRESS RANGE. CONTRACT SMOKE COUNTRY PLANNING AND DEVELOPMENT SERVICES. (MAY REEVALUATE A CHANGE OF ADDRESS.
9. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE LOT OWNERS OF EACH MEMBER ALSO SEE ADDITIONAL INFORMATION FOR EXCEPTIONS, RESTRICTIONS AND MAINTENANCE PROVISIONS.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
11. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS: 604,214 S.F. (13.87 AC) TO C/O, 1/2 ST. 20 & BACUS RD. (GROSS) 787, 097 S.F. (18.07 AC) TO C/O, 1/2 ST. 20 & BACUS RD. (GROSS)
12. A RECORD 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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD SMOKE COUNTRY AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A/E NO. 201701040088
13. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR AN OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY WITHIN THE SAME AND ALL ROADS, STREETS AND/OR ALLEYS CONNECTING THE SAME TO THE FULL CURRENT COUNTY RIGHT-OF-WAY SHALL BE CONSIDERED TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
14. THE PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, AND EXCEPTIONS AS LISTED IN A/E NO. 223306, A/E NO. 832724, A/E NO. 8011180008, A/E NO. 8611180010, A/E NO. 8610110042, A/E NO. 8603140023, A/E NO. 8910230031, A/E NO. 891020073, A/E NO. 8911132023, A/E NO. 9006140094, A/E NO. 200905080139, A/E NO. 200512100102, AND A/E NO. 200512200036.
15. RIGHT TO MAINTAIN NATURAL RESOURCES, LANDS DECLASSIFIED, AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY INSTRUMENT RECORDED ON OCTOBER 24, 2017, UNDER AUDITOR'S FILE NO. 2017101040088
16. THE DEVELOPMENT IS IN A WATERSHED BASIN AS IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS BEEN DESIGNATED AS A WATERSHED BASIN OF SPECIAL CONCERN. ANY FURTHER DEVELOPMENT IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.
17. ACCESSORY DWELLING UNITS (ADU) ARE LIMITED BY CAPACITY OF WATER SERVICE COMPANY BACUS WATER D964327.
18. SEE PROTECTED CRITICAL AREA EASEMENT (PCE) AGREEMENT FILED IN A/E # 26191001500236.
19. FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMWATER MANAGEMENT RULES IN EFFECT AT THE TIME OF APPLICATION, AND MAY REQUIRE ADDITIONAL ANALYSIS & FLOW CONTROL TO COMPLY WITH STORMWATER MANAGEMENT RULES.
20. THE OPEN SPACE WITHIN LOT 4 HAS A DESIGNATION OF "RURAL OPEN" (OS-RO). THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL WATERSHED OF THE COUNTRY FOR OPEN SPACE PROPOSED FOR OPEN SPACE OR GREENBELTS. THIS OPEN SPACE MAY ONLY BE USED IN CONCORD WITH THE FOLLOWING DESIGNATIONS: EXISTING WILDLIFE RESIDENTIAL, RURAL, INTERMEDIATE, AND RURAL RESERVE. EXISTING RURAL OPEN SPACE UNIT HAS BEEN COMPLETED IN CONFORMANCE WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL AMENDMENT AND APPLICABLE REGULATION RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT, IN WHICH CASE THE OS-RO OPEN SPACE MAY BE RECLASSIFIED TO A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT. ANY RECLASSIFICATION TO THE PLAT MAY BE APPLIED TO RECORDED EASEMENTS. A REVISED PLAT MAY FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.
- Subject
Property
- Vicinity S

Legal Description

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 96-049, APPROVED MAY 4, 2005 AND RECORDED MAY 6, 2005, UNDER AUDITOR'S FILE NO. 200505060139, BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAY IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SPOKANE
I, CARY LOHMAN & GAIL LOHMAN, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARY LOHMAN & GAIL LOHMAN SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Treasurer's Certificate

STATE OF WASHINGTON, COUNTY OF SNOHOMISH
I, CLIFFY J. RABO, CLERK OF THE SUPERIOR COURT, DO HEREBY
ACKNOWLEDGE IT TO BE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE: Michael J. Rabo Notary
DATE: 2/27/19 MY APPOINTMENT EXPIRES: 12/31/21

Approvals

THE within and foregoing SHORT PLAT is APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKagit COUNTY CODE, TITLE 14.16 (LAND DIVISION) THIS 11 DAY OF March, 2013

Wm. A. Smith Erica B. Smith
 SPORT PLAT ADMINISTRATOR COUNTY ENGINEER

Owner/Developer
GORDON R. CLOUGH
5905 1ST STREET, N.E.
PUEBLO, CO. 81008
(303) 421-5183

**Minimum Setback
Requirements**

Owner/Developer
GARY & GAIL LOHMAN
8795 DISTRICT LINE RD.
BURLINGTON, WA 98223
(360) 421-5193



Diagram illustrating setbacks and street frontage for a building footprint:

- 8 FOOT SETBACK FROM PLAT BOUNDARY**: Indicated by a dimension line on the top side of the building footprint.
- 8 FOOT SETBACK FROM PLAT BOUNDARY**: Indicated by a dimension line on the right side of the building footprint.
- 20 FOOT SETBACK ON STREET RIGHT-OF-WAY**: Indicated by a dimension line on the bottom side of the building footprint.
- STREET**: Labeled on the left side of the diagram.

PER SEC. 14.18.35(2)(c), NO INTERNAL SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UNIFORM BUILDING CODE 3.

Short Card for

Gary Lohman

SURVEYOR'S CERTIFICATE

AUDITOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2018 at the request of Gary Lohman.

Louis H. Requa
Louis H. Requa CERT#16224
Date 2/25/19

Filed for record this 15th day of
March 2019 at 10:08 A.M. in book ...
of ... at page ... at the
request of

Mr. Perkins New Bedford
County Auditor or Deputy Auditor



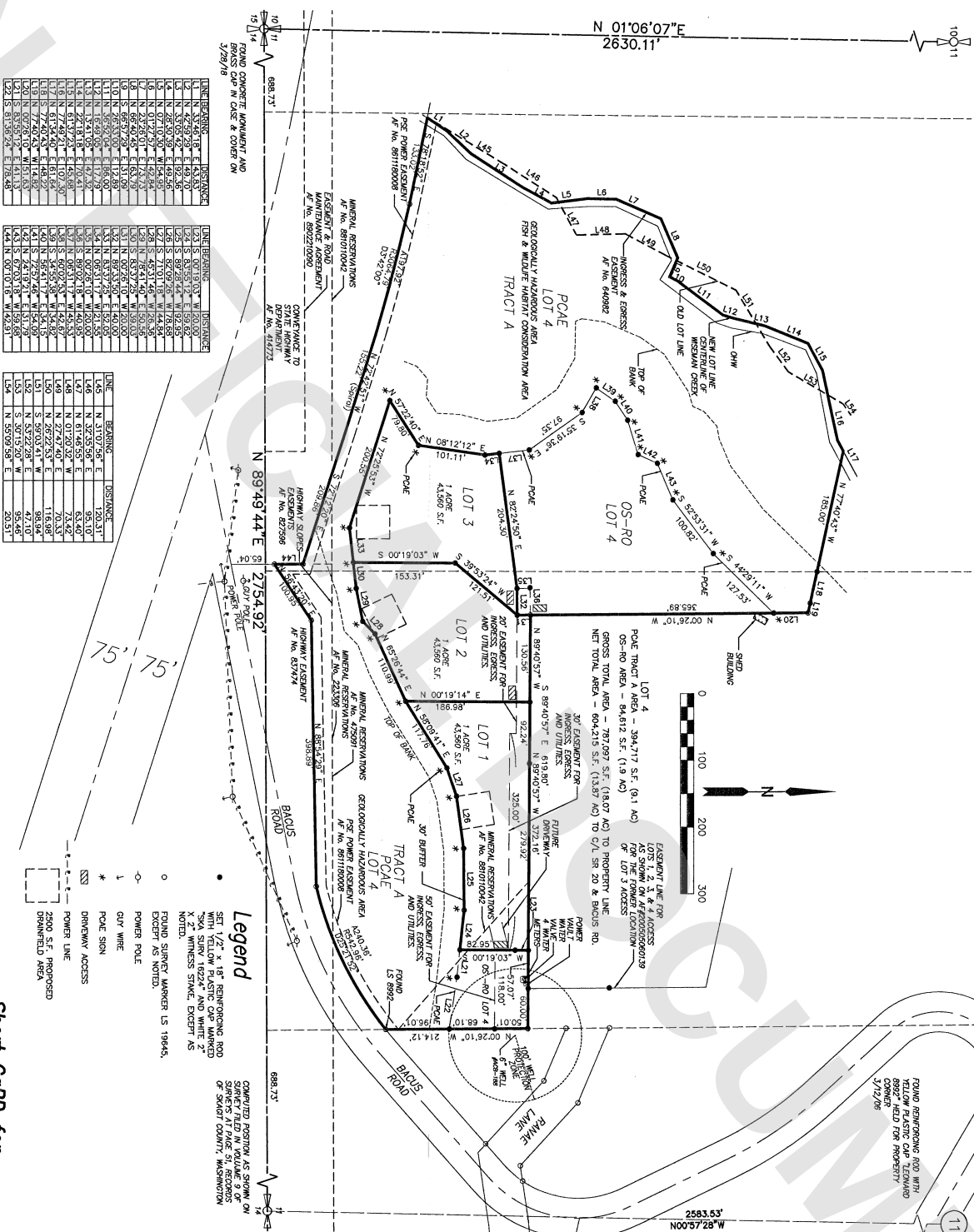
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806 Metcalf St Sedro-Woolley WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



Survey in the South 1/2 of the SW1/4 of Section 11, and the North 1/2 of the NW 1/4 of Section 14, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. PL18-0455
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SURVEYOR'S CERTIFICATE

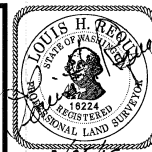
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2018 at the request of Gary Lohman.

Louis H. Requa, CERT#16224
Date 2/25/19

AUDITOR'S CERTIFICATE

Filed for record this ... day of ..., 20... at ...M. in book ... of ... at page ... at the request of

County Auditor or Deputy Auditor



Short Card for
Gary Lohman