



201911140094

11/14/2019 02:17 PM Page: 1 of 3 Fee: \$200.50 Skagit County Auditor

SURVEY DESCRIPTION

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF DRY SLOUGH IN SECTION II, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1M4, EXCEPT DITCH RIGHTS OF WAY5, IF ANY;

AND ALSO EXCEPT DIKE RIGHT OF WAY CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3054;

AND ALSO EXCEPT THEREBOW ANY PORTION WITHIN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AS CONVEYED TO ROBERT HINES AND MICHAEL HIGHERS IN THAT DEED RECORDED ON APRIL 24, 1994 UNDER AUDITORS FILE NUMBER 4904290002, RECORDS OF SKAGIT COUNTY;

AND ALSO EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION II, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1M4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION II (ALSO KNOWN AS THE SOUTH QUARTER CORNER OF SECTION II);
THENCE SOUTH 84°17'03" EAST 594.10 FEET ALONG THE SOUTH LINE OF SAID SECTION II;
THENCE NORTH 0°42'31" EAST 221.59 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 6°00'00" EAST 132.11 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 104°23'09", AN ARC DISTANCE OF 41.04 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 79°36'52" EAST 44.26 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84°05'04" EAST 150.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84°05'04" EAST 51.20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°54'51" EAST 82.42 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION II;
THENCE SOUTH 84°05'04" EAST ALONG SAID NORTH LINE TO DRY SLOUGH;
THENCE SOUTHERLY ALONG DRY SLOUGH TO A POINT THAT IS SOUTH 64°36'57" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 64°36'52" WEST TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION II, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1M4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION II (ALSO KNOWN AS THE SOUTH QUARTER CORNER OF SECTION II);
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THENCE SOUTH 79°36'52" EAST 44.26 FEET TO THE TRUE POINT OF BEGINNING;
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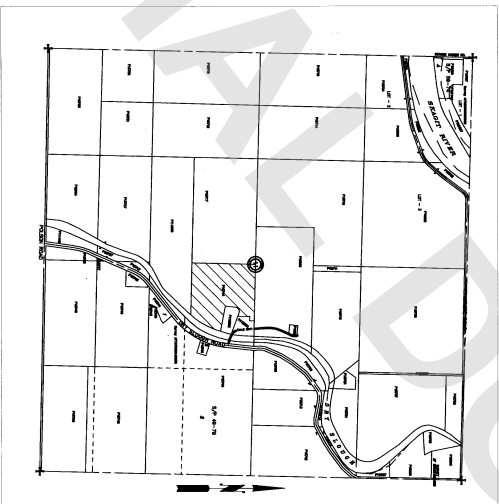
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYORS 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 THEREON HEREBY CONVEYED ARE CORRECT AND HAVE BEEN OBTAINED FROM THE ORIGINAL SURVEY PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

BRUCE L. LIGSER, P.L.S., CERTIFICATE NO. 22960
LIGSER & ASSOCIATES, PLLC
3320 MILWAUKEE ST., PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 418-7442
FAX (360) 418-0581
E-MAIL BRUCE@LIGSER.COM

DATE: 11/14/19



SECTION II, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1M4.
VICINITY MAP (ASSESSORS MAP)
1"=1000'

AUDITORS CERTIFICATE

FILED FOR AT THE REQUEST OF LIGSER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 14 DAY OF NOV 2019 AT 11:14 AM IN THE CLERK'S OFFICE OF SKAGIT COUNTY (PAGE 15) UNDER AUDITORS FILE NO. 201911140094 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR
Susan Nelson
DATE: 11/14/19

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 416.060 AND SCC 141B ON THIS 12 DAY OF November 2019.

DATE: 11/14/19
SHORT PLAT ADMINISTRATOR

DATE: 11/14/19
SKAGIT COUNTY ENGINEER

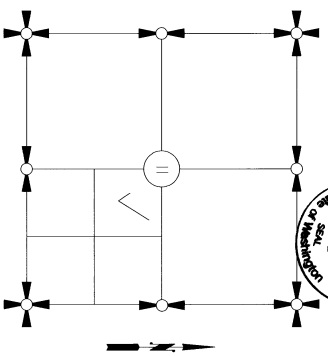
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 124.018 (WATER) THIS 5th DAY OF November 2019.

DATE: 11/14/19
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN PAID TO AND RECEIVED BY ME OR TO THE OFFICE OF THE COUNTY CLERK AND ADDED TO THE TAXES OF 2019.

DATE: 11-14-19
SKAGIT COUNTY TREASURER



SECTION II, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1M4.

SHEET 1 OF 5

DATE: 8/20/18

SKAGIT COUNTY SHORT PLAT NO. PL-19-0234

FB:	BRUCE L. LIGSER, P.L.S., CERTIFICATE NO. 22960
PLS:	LIGSER & ASSOCIATES, PLLC
RECORDING:	SKAGIT COUNTY CLERK
DATE:	11/14/19
TIME:	11:14 AM
FILED:	11/14/19
BY:	SKAGIT COUNTY CLERK

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DESIGNATED PUBLIC RIGHTS AND EASES ARE NECESSARY FOR THE PROPER USE OF THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH 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 PLAT IN THE ORIGINAL REASONABLE GRADINGS OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS AND SEALS THIS 28 DAY OF Oct, 2019

Bryce Tellebro
BRYCE TELLEBRO,
A MAN, COLLECTIVELY AS TO
AN UNDIVIDED 1/2 INTEREST

Wendy Dostart
WENDY DOSTART, WIFE

Ann Norwick
ANN NORWICK, WIFE
A MARIED MAN, SUBJECT TO THE PRESUMPTIVE
COMMUNITY INTEREST OF HIS SPOUSE, COLLECTIVELY AS TO
AN UNDIVIDED 1/2 INTEREST

Kathryn J. Wheeler
KATHRYN J. WHEELER
HEIRS AND DEVISEES OF TED C. TELLEBRO, DECEASED
AS TO AN UNDIVIDED 1/2 INTEREST

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LINDSEY DOSTART A MARRIED WOMAN, AS TO THE PRESUMPTIVE COMMUNITY INTEREST OF HER SPOUSE, APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/28/2019

DANIEL SWANLOT
Notary Public
State of Washington
Commission # 8823
My Comm. Expires Oct 15, 2022

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES
RESIDING AT Bellingham, WA 10/15/22

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LINDSEY DOSTART A MARRIED WOMAN, AS TO THE PRESUMPTIVE COMMUNITY INTEREST OF A SPOUSE PERSONALLY APPEARED ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/28/2019

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES
RESIDING AT Bellingham, WA 10/15/22

DANIEL SWANLOT
Notary Public
State of Washington
Commission # 8823
My Comm. Expires Oct 15, 2022

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRYCE TELLEBRO A MARRIED MAN, AS TO AN UNDIVIDED 1/2 INTEREST SUBJECT TO THE PRESUMPTIVE COMMUNITY INTEREST OF HIS SPOUSE, COLLECTIVELY AS TO AN UNDIVIDED 1/2 INTEREST IS THE PERSON WHO 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.

DATED: 10/28/2019

DANIEL SWANLOT
Notary Public
State of Washington
Commission # 8823
My Comm. Expires Oct 15, 2022

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES
RESIDING AT Bellingham, WA 10/15/22

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TELLEBRO, A MARRIED MAN, AS TO AN UNDIVIDED 1/2 INTEREST SUBJECT TO THE PRESUMPTIVE COMMUNITY INTEREST OF HIS SPOUSE, COLLECTIVELY AS TO AN UNDIVIDED 1/2 INTEREST IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/28/2019

DANIEL SWANLOT
Notary Public
State of Washington
Commission # 8823
My Comm. Expires Oct 15, 2022

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES
RESIDING AT Bellingham, WA 10/15/22

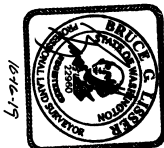
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FOR LEO TELLEBRO, DECEASED, AS TO AN UNDIVIDED 1/2 INTEREST, IS THE PERSON WHO 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.

DATED: 10/28/2019

DANIEL SWANLOT
Notary Public
State of Washington
Commission # 8823
My Comm. Expires Oct 15, 2022

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES
RESIDING AT Bellingham, WA 10/15/22



SHEET 2 OF 5

SKAGIT COUNTY SHORT PLAT NO. PL-14-0234

DATE: 10/14/19
SURVEY IN A PORTION OF THE
NW 1/4 OF THE SE 1/4 OF
SECTION 11, T. 35 N., R. 3 E., 10M,
SKAGIT COUNTY, WASHINGTON
FOR: BRYCE TELLEBRO, ETAL

FB: RSG 115586 & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION DWG: 18-010 SP
HOUSTON, TEXAS 77058 360-418-7442

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 RELATED STREETS ROAD SYSTEMS HAVE BEEN PROPERLY FILED WITH THE COUNTY AND THE ROAD SYSTEMS HAVE BEEN PROPERLY FILED WITH THE COUNTY STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY. SEE SHARED ROAD MAINTENANCE AGREEMENT FILED UNDER SKAGIT COUNTY AUDITORS FILE NO. **20104100934**
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION
4. AGRICULTURAL - NATURAL RESOURCE LANDS (AG-NRL)
5. SEWAGE DISPOSAL
6. ON-SITE INDIVIDUAL SEPTIC SYSTEMS
7. WATER, SKAGIT PUD NO. 1
8. INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L158ER 22460
9. INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
10. MERIDIAN: ASSUMED
11. BASIS OF BEARING: UNMENTIONED SOUTHEAST 1/4 OF SECTION 11, T. 35 N. R. 3 E. S. 1, SKAGIT COUNTY, WASHINGTON - SOUTH PART OF EAST BERING - SOUTH PART OF EAST BERING
12. SURVEY DESCRIPTION IS FROM GUARDIAN NORTHWEST TITLE INSURANCE COMPANY, TITLE REPORT ORDER NO. 116533, DATED AUGUST 1, 2016 AND UPDATED OCTOBER 12, 2016 AND APRIL 19, 2019.
13. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 44-74 RECORDED UNDER AUDITORS FILE NO. 2004040028 IN RECORDS OF SKAGIT COUNTY, WASHINGTON AND UNRECORDED SECTION SUBDIVISION DATA FROM OLD RECORDS OF LEOWARD, BOUNDNOT AND SKODJE.
14. INSTRUMENTATION: LEICA 1103 TCR4 PLUS THEODOLITE DISTANCE METER
15. SURVEY PROCEDURE: FIELD TRAVERSE
16. 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.
17. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION AND BUILDING TELESCOPE LINES. SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE IS 24. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.
18. SETBACKS FOR LOTS WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE 14.6.400 5(A).
19. RESIDENTIAL: (A) FRONT: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD, UNLESS SPECIFIED BELOW OR ELSEWHERE IN THIS CHAPTER. NO PORTION OF A STRUCTURE SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE FRONT SETBACK LINE. (B) REAR: 35 FEET MINIMUM. IF A PARCEL IS LOCATED SUCH THAT NO PORTION OR DEVELOPABLE PORTION OF THE PROPERTY IS WITHIN 200 FEET OF A PUBLIC ROAD, THE MAXIMUM 200-FOOT SETBACK SHALL BE MEASURED FROM THE FRONT PROPERTY LINE. THE MAXIMUM SETBACK MAY BE EXCEEDED BY PLANNING AND DEVELOPMENT SERVICES. (C) SIDE: 15 FEET MINIMUM. (D) REAR: 35 FEET MINIMUM. (E) MAXIMUM HEIGHT: 40 FEET. RESIDENTIAL STRUCTURES ARE LOCATED WITHIN THE 200-FOOT SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE MAINTAINED BY PLANNING AND DEVELOPMENT SERVICES IN CASES WHERE NON-FLOODPLAIN OR NONRIPARIAN AGRICULTURAL LAND IS LOCATED ON THE LOT OUTSIDE OF THE SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE MAINTAINED BY PLANNING AND DEVELOPMENT SERVICES IN CASES WHERE NON-FLOODPLAIN OR NONRIPARIAN AGRICULTURAL LAND IS LOCATED ON THE LOT OUTSIDE OF THE SETBACK AREA. RESIDENTIAL ACCESSORY STRUCTURES MAY BE PLACED OUTSIDE THE SETBACK AREA IF LOCATED IN ACCORDANCE WITH

NOTE 15 CONTINUED

- (A) FRONT: 35 FEET
- (B) REAR: 35 FEET
- (C) SIDE: 15 FEET
- (D) REAR: 35 FEET
- (E) MAXIMUM HEIGHT: 40 FEET

NONRESIDENTIAL:

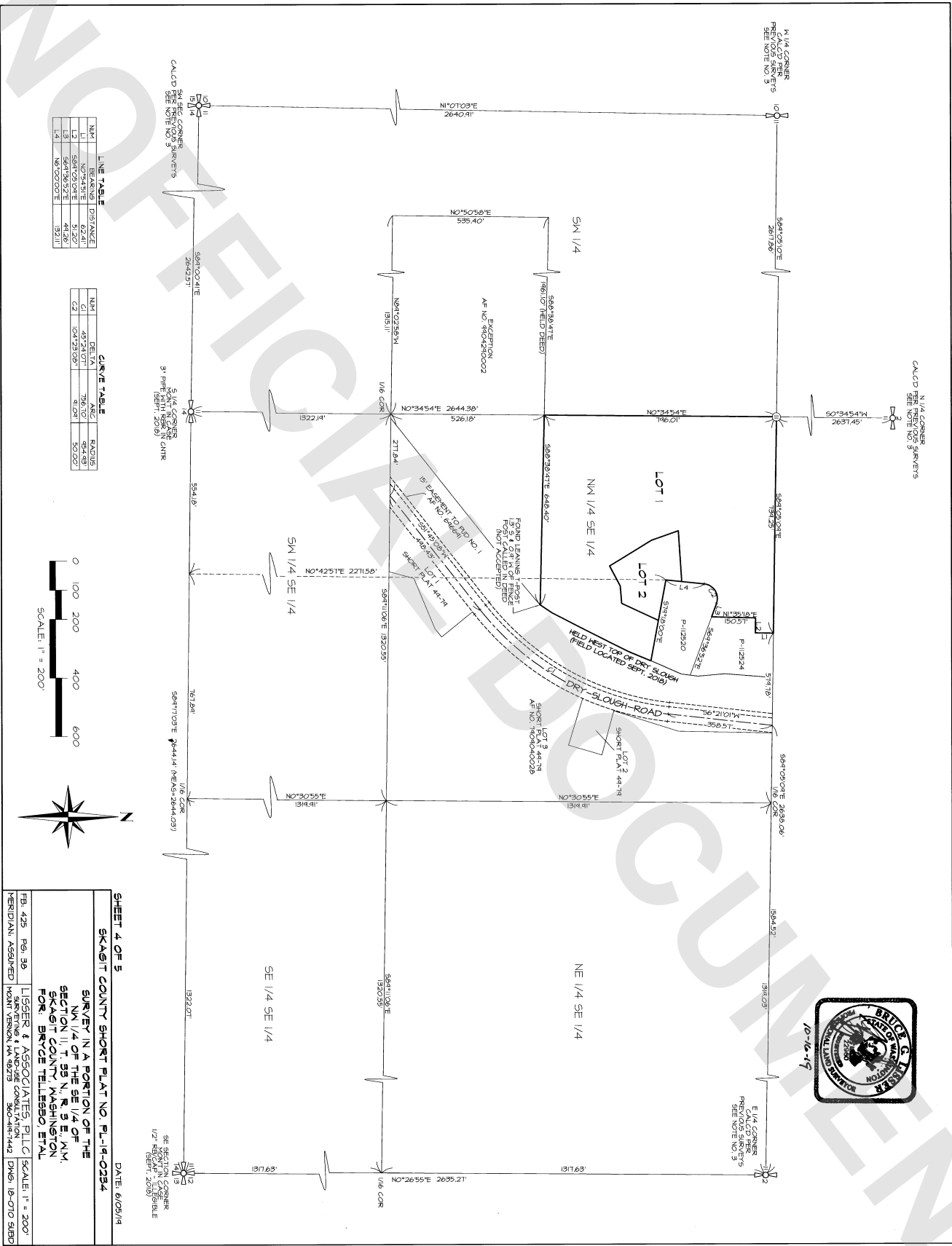
- (A) FRONT: 35 FEET
- (B) REAR: 35 FEET
- (C) SIDE: 15 FEET
- (D) REAR: 35 FEET

OWNER:

BRUCE TELLEBO
HERS OF LEO TELLEBO
2614 NORTH 27TH STREET
MOUNT VERNON WA 98273
PHONE: (360) 420-1691

1. FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMWATER MANAGEMENT RULES IN EFFECT AT THE TIME OF DEVELOPMENT AND MAY REQUIRE ADDITIONAL ANALYSIS AND FLOW CONTROL TO COMPLY WITH STORMWATER MANAGEMENT RULES. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS AND YARD DRAINS MUST BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES. SEE 500.432080(1)(b)

18. 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 DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 8 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY RECORDS OF SKAGIT COUNTY, WASHINGTON AS FOLLOWS: 2009010030, 2009010031, 2009010032, 2009010033, 2009010034, 2009010035, 2009010036, 2009010037, 2009010038, 2009010039, 2009010040, 2009010041, 2009010042, 2009010043, 2009010044, 2009010045, 2009010046, 2009010047, 2009010048, 2009010049, 2009010050, 2009010051, 2009010052, 2009010053, 2009010054, 2009010055, 2009010056, 2009010057, 2009010058, 2009010059, 2009010060, 2009010061, 2009010062, 2009010063, 2009010064, 2009010065, 2009010066, 2009010067, 2009010068, 2009010069, 2009010070, 2009010071, 2009010072, 2009010073, 2009010074, 2009010075, 2009010076, 2009010077, 2009010078, 2009010079, 2009010080, 2009010081, 2009010082, 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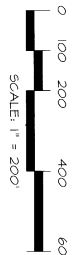


LINE TABLE

LINE	BEARING	DISTANCE
L1	N074°41'E	62.41'
L2	S84°10'00"E	51.20'
L3	S64°19'32"E	41.92'
L4	N0°00'00"E	15.11'

CURVE TABLE

NAME	BEARING	RADIUS
C1	45°24'00"	76.70'
C2	04°23'00"	81.04'



SHEET 4 OF 5
DATE: 6/05/14

SKAGIT COUNTY SHORT PLAT NO. PL-14-0234

SURVEY IN A PORTION OF THE
NW 1/4 OF THE SE 1/4 OF
SECTION 11, T. 35 N., R. 3 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: BRYCE TELLESBO ETAL

ISSUER & ASSOCIATES, PLLC SCALE: 1" = 200'
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