



LOTS 1 AND 2 OF SHORT PLAT NO. 33-B, APPROVED MAY 28, 1981, RECORDED MAY 28, 1981, IN BOOK 5 OF SHORT PLATS, PAGE 174, UNDER AUDITORS' FILE NO. 8105280024, RECORDS OF SKAGOT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 3 EAST, R1M, AND OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1N1E1.

TOGETHER WITH A NON-EXCUTIVE EXPERIMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 30-FOOT WIDE STRIP OF LAND LYING SOUTH OF THE DITCH ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4 AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, LINES 681 OF THE PLAT OF RECONSTRUCTION TRACT NO. 49, BEING PART OF AN ORIGINAL BUREAU DEEDS RECORD FILED IN 1942 AS AUDITOR'S FILE NO. 354003 IN VOLUME 186 OF DEEDS, PAGE 351;

EXCEPT ANY COUNTY ROAD RIGHTS, HELD BY SKAGIT COUNTY PURSUANT TO DEED RECORDED AUGUST 9, 1928 AS AUDITOR'S FILE NO. 215940 IN VOLUME 148 OF DEEDS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH AN EASEMENT 30 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES, AS DESCRIBED UNDER EASEMENT DATED NOVEMBER 7, 2017, AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201711040049.

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,

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC 14.16.060 AND SCC 14.18 ON THIS 17 DAY OF November 2017

Paul H. Reed
SHORT PLAT ADMINISTRATOR

Pat A. Zundell
SKAGIT COUNTY ENGINEER

THE WITIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER). THIS 21 DAY OF October, 2019

SKAGIT COUNTY HEALTH OFFICER

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2019.

SKAGIT COUNTY TREASURER

DATE 11-4-10



FILED FOR AT THE REQUEST OF LISSER & ASSOCIATES, PLLC

FILED FOR RECORD THIS DAY OF NOV, 2009, AT 24 MINUTES
PAST 2 O'CLOCK P.M., IN VOLUME 1 OF SHORT PLATS ON PAGE(S) 1
UNDER AUDITORS' FILE NO. 2009111400097, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

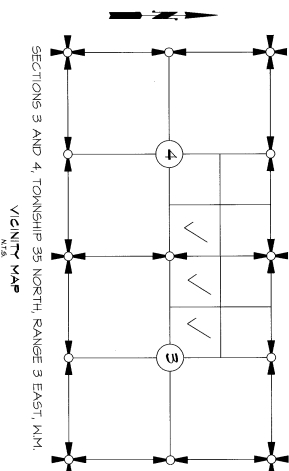
SKAGIT COUNTY AUDITOR

DEPUTY *[Signature]*

I HEREBY CERTIFY THAT THIS SHORT PLAY SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE 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 332, *Id.* P.M.C.

DATE Oct. 27, 2019

BRUCE ~~LISSER~~ PLLS, CERTIFICATE NO. 22466
LISSER & ASSOCIATES, PLLC
320 MIDLAKEE ST, PO BOX 1104
MOUNT VERNON, WA 98213
PHONE (360) 419-7442
FAX (360) 419-0581
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SHEET - OF 4

DATE: 8/28/19

SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE NW 1/4 OF
SECTION 3, T. 35 N., R. 3 E., NM,
AND A PORTION OF THE SE 1/4 OF
SECTION 4, T. 35 N., R. 3 E., NM,
SKAGIT COUNTY, WASHINGTON

FOR: CHUCKAND AS PROPERTIES, LLC	
FB:	PG: LISSER & ASSOCIATES, PLLC
	SURVEYING & LAND-USE CONSULTATION
	SCALE:

MERIDIAN: ASSUMED	MOUNT VERNON, WA 98273	360-419-7442	DWG: 14-003 SP
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11. SURVEY RECONNAISSANCE: LEAD LINES 10CM PLUS THEOXYGEN DISTANCE METER
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 SAGAUNT COUNTY FIRE DISTRICT.
14. A SAGAUNT COUNTY ADDRESS RANGE OF 0 TO 1000 CHICKADEE DRIVE HAS

ADDRESS OF 6218 CHICKAUNT DRIVE WILL BELONG TO THE SINGLE FAMILY RESIDENCE ON LOT 1-R AND THE EXISTING ADDRESS OF 6222 CHICKAUNT

CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS

15. SETBACKS FOR LOTS WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE 14.16.400 5(A).

OF A STRUCTURE SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE FRONT LOT LINE AND NO PORTION OF A STRUCTURE SHALL BE LOCATED CLOSER THAN 100 FEET FROM THE FRONT LOT LINE. IF A PARCEL IS

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 WAIVED BY PLANNING AND DEVELOPMENT SERVICES WHERE CRITICAL AREAS PREVENTING THE PLACEMENT OF RESIDENTIAL STRUCTURES ARE LOCATED WITHIN THE 200-FOOT SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE WAIVED BY PLANNING AND DEVELOPMENT SERVICES IN CASES WHERE NONFLOODPLAIN OR NONPRIME AQUEOUS TERRAIN IS LOCATED IN THE FRONT PORCH OF THE SETBACK.

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SIGNATURE _____
NOTARY PUBLIC _____

INCARNI FORD, SECRET OR LEGATE
MY APPOINTMENT EXPIRES 7-14-70
RESIDING AT Mass Hotel

|||

NONRESIDENTIAL:
(A) FRONT, 35 FEET;
(B) SIDE, 15 FEET;
(C) REAR, 35 FEET.
MAXIMUM HEIGHT: 40 FEET

NOTE: THE EXISTING HOUSE ON LOT 2R IS A PRE-EXISTING, NON-CONFORMING STRUCTURE. IF THE EXISTING HOUSE IS TO BE MAINTAINED, THE STRUCTURE MUST BE REPAIRED AND REFINISHED TO MEET THE MINIMUM STRUCTURE WILL BE REQUIRED TO CONFORM TO CURRENT SETBACK STANDARDS. THE EXISTING FOOTPRINT WILL NOT BE RECOGNIZED AS AN ALLOWABLE LOCATION.

16. OWNER: CHUCKANUT AG PROPERTIES, LLC
KRAIG SMITZEN

BURLINGTON WA 98233
PHONE, 360-757-6771

11. 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 AND ROOF DRAINS AND YARD DRAINS MUST BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT

CAUSES AND OTHER NUMBERS 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 354005, 750418, 807907, 349712, 354005, 8105220024 AND 20711090094.

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.
SEE AUDITOR FILE NO. 2091114 ddo

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NOTE: THE EXISTING HOUSE ON LOT 2R IS A PRE-EXISTING NON-CONFORMING STRUCTURE WITH RESPECT TO PROPERTY LINE SETBACKS. IF THE STRUCTURE IS DESTROYED BY FIRE OR IS RAZED FOR RE-DEVELOPMENT, ANY NEW STRUCTURE WILL BE REQUIRED TO CONFORM TO CURRENT SETBACKS STANDARDS. THE CURRENT FOOTPRINT WILL NOT BE RECOGNIZED AS AN ALLOWABLE LOCATION FOR ANY NEW CONSTRUCTION.

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DATE: 10/22/19

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LINE	BEARING	DISTANCE
L1	N25°01'01"W	42.77'
L2	N0°48'59"E	34.15'
L3	N88°35'50"W	60.00'
L4	N0°48'59"E	45.50'

SHEET 4 OF 4
DATE: 8/29/19
SKANSIT CO. SHORT PLAT NO. PL-19-0148 (REV. OF S.P. 32-81)

SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE NW 1/4 OF
SECTION 3, T. 35 N., R. 3 E., M. 1.
AND A PORTION OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 4, T. 35 N., R. 3 E., M. 1.
SKELET COUNTY, WASHINGTON
FOR: CHICKAUNT AG PROPERTIES, LLC

FB:	P6:	LISGER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: 1"=100'
MERIDIAN:	ASSUMED	360-419-7442	DWG: 19-003 SP