

SEDRO-MOOLLEY SHORT PLAT NO. SP-2019-008
PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T. 35 N., R. 4 E., N.M.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT HAVE HEREBY GRANTED TO THE PUBLIC AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY EASEMENTS FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT FOR THE REASONABLE GRADINGS OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREunto SET OUR HAND AND SEALS THIS DAY OF June 3, 2019

Scott A. Heiner
SCOTT A. HEINER, HUSBAND
Stacie A. Heiner
STACIE A. HEINER, WIFE

U.S. BANK NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION

BY Brice G. Lissner
PRIVATE TITLE - Brice G. Lissner
TITLE OFFICE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT A. HEINER AND STACIE A. HEINER, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 3, 2019
BRICE G. LISSNER
STATE OF WASHINGTON
NOTARY PUBLIC
MY APPOINTMENT EXPIRES July 12, 2022
RESIDING AT Marine View

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brice G. Lissner SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE is THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 27, 2020



SIGNATURE Brice G. Lissner
NOTARY PUBLIC
MY APPOINTMENT EXPIRES July 12, 2022
RESIDING AT Marine View

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT THE CORNER POINTS OF THE SECTION, AND THE DISTANCES AND BEARINGS ARE ACCURATE.

BRUCE G. LISSNER, PLS. CERTIFICATE NO. 22460
13521 N. 1ST ST. T. 35 N., R. 4 E., N.M.
3525 N. AVENUE 51 PO BOX 104
MOUNT VERNON WA 98273
PHONE: (360) 414-7442
FAX: (360) 414-0361
E-MAIL: BRUCE@LISSNER.COM

DATE: July 29, 2019

DESCRIPTION

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION 50 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTH ALONG SAID WEST LINE 262 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 150 FEET;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 262 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE PUGET SOUND AND BAKER RIVER RAILROAD;
THENCE WEST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS THEREOF, IF ANY, LYING WITHIN EITHER THE COUNTY ROAD RIGHT-OF-WAY KNOWN AS THE GARDEN OF EDEN ROAD ALONG THE WEST LINE THEREOF OR THE COUNTY ROAD RIGHT-OF-WAY KNOWN AS THE EAST JONES ROAD ALONG THE NORTH LINE THEREOF;

AND EXCEPT THAT PORTION CONVERTED TO CASCADE NATURAL GAS CORPORATION UNDER AUDITOR'S FILE NO. 111890.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
SITUATED IN THE CITY OF SEDRO-MOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO-MOOLLEY SHORT PLAT ORDINANCE THIS 29 DAY OF January, 2020

John A. Lissner
CITY ADMINISTRATOR
CITY ENGINEER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSIGNMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEY OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 07 DAY OF January, 2020

John A. Lissner
CITY FINANCE DIRECTOR

AUDITOR'S CERTIFICATE

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

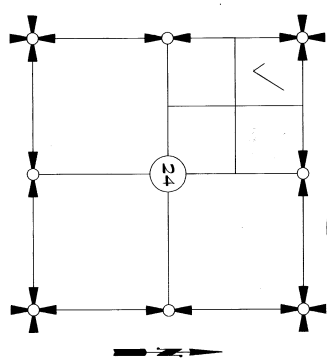
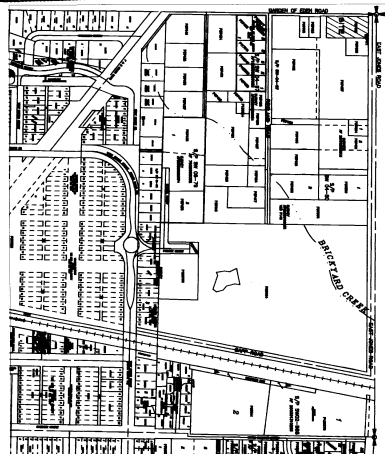
FILED FOR RECORD THIS 19th DAY OF Feb, 2019 AT 5:55 MINUTES PAST 9 O'CLOCK A.M. IN VOLUME 202002190033 OF SHORT PLATS ON PAGE(S) 1 UNDER AUDITOR'S FILE NO. 202002190033.
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Brice G. Lissner
SKAGIT COUNTY AUDITOR

TREASURER'S CERTIFICATE

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 2020.
THIS 10th DAY OF February, 2020

Brice G. Lissner
SKAGIT COUNTY TREASURER



SHEET 1 OF 3		DATE: 5/20/19
FB.	PL.	SURVEY IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T. 35 N., R. 4 E., N.M., SEDRO-MOOLLEY, WASHINGTON FOR: SCOTT AND STACIE HEINER
BRUCE G. LISSNER & ASSOCIATES, PLLC	SKAGIT COUNTY AUDITOR	DATE: 5/20/19
BRUCE G. LISSNER & ASSOCIATES, PLLC	SKAGIT COUNTY TREASURER	DATE: 5/20/19

SANITARY SEWER EASEMENT

1. MERIDIAN: ASSUMED
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING: R7 MINIMUM LOT AREA = 6,000 SQ. FT.
SINGLE FAMILY MINIMUM LOT AREA = 4,000 SQ. FT.
DURLEX
4. SEWAGE DISPOSAL: CITY OF SEDRO WOOLLEY PUBLIC SEWER
5. WATER: PUD, NO. 1
6. * - INDICATES IRON REBAR SET OR PREVIOUSLY SET PER ROS. A.F. NO. 2010060402 WITH TELLON CAP SURVEY. INSCRIBED 155SER 22460
- INDICATES EXISTING REBAR OR IRON ROD FOUND

UTILITIES EASEMENT

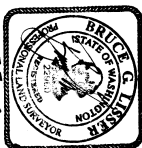
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LOTS 1 AND 2 ACCESS RESTRICTIONS

GARDEN OF EDEN ROAD IS CLASSIFIED AS A LOCAL COLLECTOR STREET. EAST JONES ROAD IS A PROPOSED MAJOR COLLECTOR STREET. LOT 1, WHICH IS A CORNER LOT, SHALL BE ACCESSED FROM GARDEN OF EDEN ROAD SO THE DRIVEWAY CAN BE PARTNER FROM THE INTERSECTION OF EAST JONES AND GARDEN OF EDEN ROADS. THE ONLY POSSIBLE ACCESS TO PROPOSED LOT 2 IS OFF OF EAST JONES ROAD. FUTURE DEVELOPMENT ON LOT 2 WILL REQUIRE TO HAVE AN ONSITE DRIVEWAY TURN AROUND JONES ROAD.

ACCESS TO EAST JONES ROAD FROM LOT 2 SHALL BE RESTRICTED TO FRONT ON ACCESS ONLY, NO BACKING ONTO EAST JONES ROAD SHALL BE ALLOWED. DESIGN CRITERIA FOR ANY BUILDING ON LOT 2 SHALL INCORPORATE A TURN AROUND AREA TO ACCOMMODATE FRONT ONLY ACCESS ONTO EAST JONES ROAD

14. OWNER/DEVELOPER, SCOTT A. AND STACE A. HENNER
315 GARDEN OF EDEN ROAD
SEBRO-WOOLLEY MA 019284
PHONE: (360) 940-1531
15. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO INFACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. BUILDING SETBACK REQUIREMENTS
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 5 FEET
AND ACCESSORY STRUCTURES: 5 FEET
TWO STORY STRUCTURE: 8 FEET
ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL 4 FEET FOR EACH STORY
REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES
17. ASSESSORS PARCEL NO. P-37410
18. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
19. MAXIMUM ALLOWABLE LOT COVERAGE = 50%
20. LANDSCAPING FOR EACH LOT SHALL BE REQUIRED WITH FUTURE BUILDING PERMITS, CONTACT CITY OF SEBRO-WOOLLEY FOR ADDITIONAL INFORMATION.
21. ROOF DRAINS ARE TO BE CONVEYED TO ON-SITE DRY WELLS WITH ANY NEW CONSTRUCTION WITHIN LOTS 1 AND 2. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINING SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
22. ON-LOT VISIBLE UTILITIES ARE LOCATED ON INTERGROUND UTILITIES ARE PROVIDED AS A PART OF THIS SURVEY. PRIOR TO CONSTRUCTION UTILITIES SHALL BE MARKED TO CONFIRM THE LOCATION OF THE UTILITY LINES. LOCATION OF MATERIAL IS APPROXIMATE BASED ON RECORDS OF PUD NO. 1.
23. NO ADDITIONAL UTILITY RESEARCH WAS PERFORMED FOR THIS SURVEY.



ADJOINING OWNER INFORMATION

SKAGILLI COUNTY ASSESSOR'S PARCEL NO. P-314
CASCADE NATURAL GAS CORPORATION
PO BOX 5650
BISMARCK ND 58506

SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-37407
KENNETH M. ROWLAND
305 GARDEN OF EDEN ROAD
SEDERO-WOOLLEY WA 98284

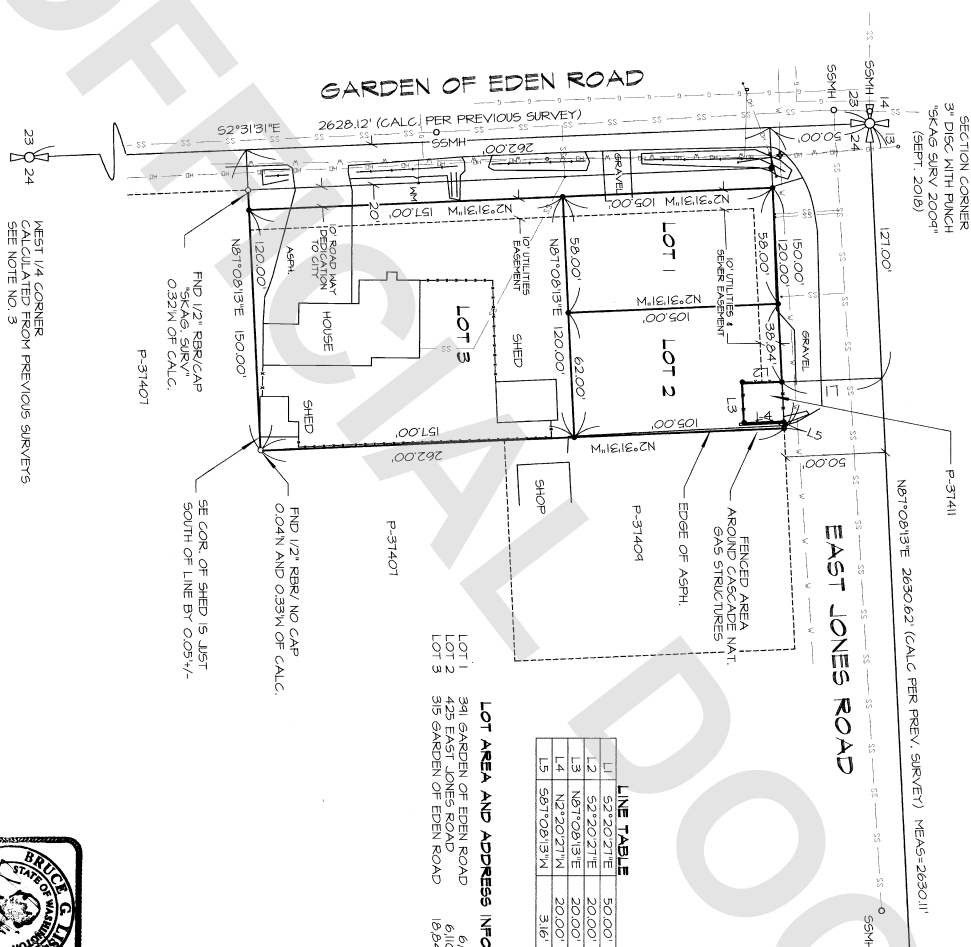
SHEET 2 OF 3

DATE: 3/30/19

SURVEY IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 24, T. 35 N., R. 4 E., W.M.
SEDER-MOLLEY, WASHINGTON
FOR: SCOTT AND STACIE HEINER

FB: PG:	LISER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE:
MERIDIAN: ASSUMED		DWG: 18-097 SF

SEDERMOOLLEY SHORT PLAT NO. SP-2014-008
PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T. 35 N., R. 4 E., N.M.



LINE TABLE		
L1	52°20'27"E	50.00'
L2	52°20'27"E	20.00'
L3	N87°08'13"E	20.00'
L4	N2°20'27"W	20.00'
L5	S87°08'13"W	3.16'

LOT AREA AND ADDRESS INFORMATION	
LOT 1	391 GARDEN OF EDEN ROAD 6,040 SQ. FT., 0.1 ACRES
LOT 2	425 EAST JONES ROAD 6,110 SQ. FT., 0.1 ACRES
LOT 3	315 GARDEN OF EDEN ROAD 18,840 SQ. FT., 0.4 ACRES



5-31-19

SHEET 3 OF 3

DATE: 5/08/19

SURVEY IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 24, T. 35 N., R. 4 E., W.M.,
SEDER-NOOLLEY, WASHINGTON
FOR: SCOTT AND STACIE HEINER

FB: 426 PG: 14	LISSEK & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1"=40'
MERIDIAN: ASSUMED		DWG: 18-097 SF

