

SURVEY DESCRIPTION

TRACT 1, OF SKAGIT COUNTY SHORT PLAT NO. 14-84, APPROVED MAY 8, 1940 AND RECORDED MAY 15, 1940, UNDER AUDITOR'S FILE NO. 400350010, IN VOLUME 9 OF SHORT PLATS, PAGE 231, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, 10N.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CADES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.18 ON THIS 13 DAY OF MARCH 2020

Ad B. Malt
SHORT CARD ADMINISTRATOR

Paula L. Linder
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 6 DAY OF MARCH 2020

Heather M. Malt
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, HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2020

T. Malt
SKAGIT COUNTY TREASURER

DATE 3-11-20



AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 11 DAY OF MARCH 2020 AT 4:11 PM PAST 2:00 CLOCK P.M. IN VOLUME 9 OF SHORT PLATS ON PAGES 231 UNDER AUDITOR'S FILE NO. 202003170073, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sharon H. Hickey
SKAGIT COUNTY AUDITOR

Donna R. Bueck
DEPUTY

SURVEYOR'S CERTIFICATE

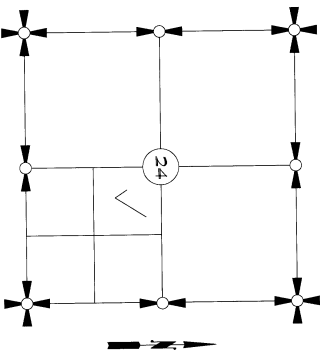
I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, CORNERS, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS IN SET ON THE GROUND AS SHOWN ON THE SKAGIT COUNTY SHORT CARD IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120 WAC.

Paula L. Linder
DATE Feb 28, 2020

BRUCE G. LINDER, PLLC, CERTIFICATE NO. 22460
1300 MILWAUKEE ST. SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LINDER.COM



VICINITY MAP (SKAGIT COUNTY ASSESSOR'S)
SCALE 1" = 1000'



VICINITY MAP
N.T.S.

SHEET 1 OF 4

SKAGIT COUNTY SHORT CARD NO. PL-19-0562

DATE: 2/20/20

SURVEY IN A PORTION OF THE

SW 1/4 OF THE SE 1/4 E 1/4

SECTION 24, T. 34 N., R. 4 E., 10N,

SKAGIT COUNTY, WASHINGTON

FOR: KAREN KINSEY, LEAH FORBES AND LARA FORBES

PLC LINDER & ASSOCIATES, PLLC SCALE: 1" = 400'

PERIOD: ASSIGNED MOUNT VERNON, WA 98273 360-419-7442 DWS: 19-048-CARD

OWNER'S CONSENT AND DEDICATION

I, KIM ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT CARD, KNOW AND HEREBY CERTIFY THAT THE DECISION TO DEDICATE THIS SHORT CARD WAS OUR FREE AND VOLUNTARY ACT AND NOT THE RESULT OF ANY UNLAWFUL INFLUENCE OR COERCION. WE HAVE AGREED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY EASEMENTS, EIGHT FOOT CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT CARD IN THE ORIGINAL RESPONSIBLE GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREONTO SET OUR HANDS AND SEALS THIS 24th DAY OF February, 2020

KAREN KIMSEY

BY: [Signature]
PRINT NAME: Karen Kimsey
TITLE: owner

LEAH FORBES

BY: [Signature]
PRINT NAME: Lara Forbes
TITLE: owner

LARA FORBES

BY: [Signature]
PRINT NAME: Lara Forbes
TITLE: owner

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KAREN KIMSEY, AS HER INTERESTS APPEARS OF RECORD, IS THE PERSON WHO 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: Feb 24, 2020

[Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 04-22
RESIDING AT: Mount Vernon
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEAH FORBES, AS HER INTERESTS APPEARS OF RECORD, IS THE PERSON WHO 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: Feb 24, 2020

[Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 1-30-22
RESIDING AT: Mount Vernon
STATE OF WASHINGTON
COUNTY OF SKAGIT

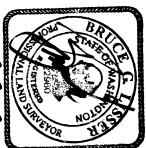
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LARA FORBES, AS HER INTERESTS APPEARS OF RECORD, IS THE PERSON WHO 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: Feb 28, 2020



SIGNATURE: [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: May 11, 2021
RESIDING AT: Boke II, WA



SHEET 2 OF 4	
DATE: 2/20/20	
SKAGIT COUNTY SHORT CARD NO. PL-14-0562	
SURVEY IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, T. 34 N., R. 4 E., NM, SKAGIT COUNTY, WASHINGTON	
FOR: KAREN KIMSEY, LEAH FORBES AND LARA FORBES	
FB:	LISSEY & ASSOCIATES, PLLC
TS:	SCALE:
REVISION: ASSIGNED	REVISION: ASSIGNED

NOTES

ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS, AND THE RESPONSIBILITY OF THE BOARD 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 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.

ALL DEEDS AND CONTRACTS

3. COMPREHENSIVE PLANNING DESIGNATION = RURAL RESERVE (RRV)

4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS

5. WATER, KINESEY PUBLIC WATER SYSTEM ID NO. ASD 336 P WATER WILL BE SUPPLIED FROM KINESEY WATER SYSTEM. CONTACT THE KINESEY COUNTY WATER DIVISION FOR KINESEY WATER SYSTEM. IF KINESEY COUNTY WATER DIVISION OR KINESEY WATER SYSTEM IS NOT BUILDING PERMIT APPROVALS, SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR 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, BY STRUTURE OF THE RECORDING OF THIS SHOWN FENCE AND WELL PROTECTION ZONE. THE PROTECTION ZONE MUST BE MAINTAINED AND AGREESS MULTIPLE LOTS AS SHOWN. A PROTECTION ZONE IS INTENDED TO PROTECT THE WATER QUALITY FOR THE WELL SOURCE AT THE CENTER OF THE ZONE. SKAGIT COUNTY RESTRICTS CERTAIN ACTIVITIES WITHIN A WELL PROTECTION ZONE INCLUDING ANIMAL GRAZING, SEPTIC DRAINFIELDS, STORAGE OF FERTILIZER AND PESTICIDES, AND OTHER ACTIVITIES. SKAGIT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR DETAILS.

THE EXISTING WATER SYSTEM MAY BE MODIFIED TO ALLOW TWO WELLS INSTEAD OF THE CURRENT PUBLIC WATER SYSTEM. EACH WELL SHALL HAVE A 1 GAL/MIN RESTRICTOR VALVE.

PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.

THE EXISTING WELL NO. AER 456 ON LOT 1 WAS USED FOR A WATER QUALITY TESTING SOURCE, ID NO. AD338P.

ANY WELL WITHIN THIS SHORT CARD MAY HAVE WITHDRAWAL LIMITS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR SPECIFIC INFORMATION.

THIS PROPERTY IS LOCATED WITHIN WRIA 3 MAIN STREAM NOOKACHAPES. CONTACT THE DEPARTMENT OF ECOLOGY FOR ANY WATER RIGHT CLAIM QUESTIONS OR QUESTIONS ABOUT THE SKAGIT IN STREAM RULE WAC 173-503.

6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L155R 22460
○ - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED

7. MERIDIAN: ASSUMED

8. BASIS OF BEARING: NORTH LINE OF LOTS 1 AND 2, SKAGIT COUNTY SHORT PLAT NO. 14-84, NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14M.
BEARING = SOUTH 89°54'01" WEST

4. SURVEY DESCRIPTION IS FROM GUARDIAN NORTHWEST TITLE & ESCROW COMPANY, TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 14-2197-10, DATED JULY 12, 2019.

10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHOWN PLAT NO. 14-84 RECORDED UNDER AUDITOR'S FILE NO. 4005150010 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 810T040021, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

II. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER

12. SURVEY PROCEDURE: FIELD TRAVERSE

3. 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.

14. A SKEIN COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 22250-24294 GANDERSON ROAD. THE GANDERSON ROAD AND GANDERSON ROAD UNIT WILL BE CHANGED TO GANDERSON ROAD. THE RECORDING OF THE "SHORT CARD" THE EXISTING ADDRESS OF 21725 GANDERSON ROAD UNIT A, FOR THE EXISTING MANUFACTURED HOME ON LOT 1 WILL BE CHANGED TO 231735 GANDERSON ROAD AND A NEW ADDRESS OF 23171 GANDERSON ROAD WILL BE ASSIGNED TO LOT 2. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS TO THE ROAD, THE ADDRESS OF THE MANUFACTURED HOME WILL BE IN ACCORD WITH THE PROVISIONS OF SKEIN COUNTY CODE 15-24. CHANGE IN THE LOCATION OF ACCESS MAY NEGOTIATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

15. SETBACKS FOR LOTS WITHIN THIS SHORT CARD ARE PER SKAGIT COUNTY CODE 14.10.310(B), GENERAL SETBACKS WITHIN THE RURAL RESERVE (RRV) LAND USE DESIGNATION ARE PER SKAGIT COUNTY CODE 14.16.320(C)(A-B).

- (A) SETBACKS, PRIMARY STREET LINE:
- (I) FRONT: 35 FEET MINIMUM, 25 FEET ON MINOR ACCESS OR DEAD-END STREETS.
- (II) SIDE: 8 FEET ON AN INTERIOR LOT LINE.
- (III) REAR: 25 FEET.

(B) SETBACKS, ACCESSORY STRUCTURE:

- (i) FRONT: 35 FEET
- (ii) SIDE: 8 FEET. A 3 FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL USES.
- (iii) REAR: 10 FEET. A 3 FOOT SETBACK IS PERMITTED FROM THE REAR PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, 20 FEET FROM THE STREET RIGHT OF WAY.
- (iv) REAR: 25 FEET. A 3 FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL USES.
- (v) SETBACKS WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE REAR PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE

16. OWNER/DEVELOPER: LEAH FORBES, KAREN KIMSEY AND LARA FORBES

MOUNT VERNON WA 98273

17. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS MUST BE DIRECTED TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

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.

19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CASES, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DISCLOSED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 4 ABOVE, AND BEING RECORDED IN LARSEN COUNTY AUDITOR'S FILE NUMBERS 940035000, 940402000, 2000022550005, 2003012100300, 2015042400001, AND 2015010260001.

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. 202603170074

20. THE OPEN SPACE WITHIN LOT 3 HAS A DESIGNATION OF "PROTECTED AREAS" (OS-PA)

THE OPEN OR OPEN SPACE IN A PROTECTIVE EASEMENT IS TO SET CRITICAL AREAS WITHOUT THE EXERCISE OF A DETAILED SITE ASSESSMENT, A SITE ASSESSMENT PURSUANT TO CHAPTER 14.24 S.C. CRITICAL AREAS OR CORNACE SHALL BE PLACED IN THIS CATEGORY. IF IN THE FUTURE A CRITICAL AREA SITE ASSESSMENT IS PERFORMED AND THE CRITICAL AREAS HAVE BEEN DELINEATED (SEE SCC 14.24.020), THEN THE OS-PA PARCEL MAY BE CHANGED TO ANOTHER SOG SPACE DESIGNATION BASED ON THE CRITERIA SET FORTH IN THIS SECTION WITH THE CRITICAL AREAS IDENTIFIED AS PROTECTED CRITICAL AREAS (PCAs). AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENT SHALL BE REQUIRED. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A NEW PLAT MAP. THE REVISIONS TO THE PLAT MAP SHALL BE IN THE SAME SETTING SHALL ALSO BE PLACED IN THIS CATEGORY. HISTORIC SITES USED AS RESIDENCES MAY BE LOCATED INSIDE OR OUTSIDE OF THIS OPEN SPACE. ALL OPEN SPACE AND OS-PA SHALL BE PRESERVED PURSUANT TO SCC 14.24.020 AND 14.24.030 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND CHAPTER 14.24 S.C. IS AMENDED.

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

1. CRITICAL AREAS. FOLLOW THE PARAMETERS SET FORTH IN CHAPTER 14.24.5CC FOR CONSERVATION AND MAINTENANCE.
2. HISTORIC SITES. A USE COVENANT WITH COVENANTS, CONDITIONS AND RESTRICTIONS (CCCRS) SHALL BE DETERMINED THROUGH THE CAND REVIEW PROCESS AND NOTED ON THE FACE OF THE PLAT. THE DURATION OF THE COVENANT SHALL BE NOTED ON THE PLAT.

21. ALL CRITICAL AREAS, INCLUDING THE BUFFERS SHOWN PER PROTECTIVE CRITICAL AREA SITE PLAN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200002250095, ARE FULLY CONTAINED WITHIN OS-PA LOT 3. NO ADDITIONAL CRITICAL AREA EASEMENT IS REQUIRED AND THE AREA IS SUBJECT TO THE CONDITIONS OF OS-PA SKAGIT COUNTY CDD 1418.310.5(A).

PROTECTED CRITICAL AREA AGREEMENTS HAVE BEEN RECORDED UNDER A.F. NO.200002250045 AND 202003170075

22. THIS DEVELOPMENT IS IN A WATERSHED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUND WATER WITHDRAWAL RESTRICTIONS, LEGAL ACCESS TO GROUND WATER FOR FUTURE DEVELOPMENT OR ACTIVITY IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.

THE RECORDS DEVELOPMENT OFFICE (RDO) OF THE FBI HAS RECORDED UNDER SKAGI COUNTY APPLICANTS' FILE NO. 19400000004 AND ADMINISTRATION SPECIAL USE MODIFICATION FERRITI NO. PL-03-0521 RECORDED UNDER SKAGI COUNTY APPLICANTS' FILE NO. 200300010038. THE APPROVALS CONTAIN CONDITIONS WITH RESPECT TO THE APPROVAL, CONTINUED USE AND REMOVAL OF THE MOBILE HOME AT THE END OF THE TERMS OF THE FERRITI, SEE RECORDED DOCUMENTS OR CONTACT SKAGI COUNTY PLANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL INFORMATION.

24. PER SKAGIT COUNTY CODE 14.18.010(7) THE MINIMUM LOT SIZE FOR LOT 1 EXCEEDS THE MAXIMUM AREA OF 10 ACRES IN ORDER TO CONTAIN EXISTING RESIDENCES, ACCESSORY BUILDINGS AND DRAINFIELD AREAS WITHIN THE LOT



SHEET 3 OF 4

DATE: 2/20/20

SKAGIT COUNTY SHORT CARD NO. PL-19-0562

SURVEY IN A PORTION OF THE
NW 1/4 OF THE SE 1/4 OF
SECTION 24, T. 34 N., R. 4 E., W.M.

FOR: KAREN KINSEY, LEAH FORBES AND LARA FORBES

<p>SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442</p>	<p>DWG: 14-048CARL</p>
<p>MERIDIAN: ASSUMED</p>	

