

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 DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL 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 GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 12th DAY OF MAY, 2020

Alan E. Bridgman
ALAN E. BRIDGMAN, HUSBAND
Donna L. Bridgman
DONNA L. BRIDGMAN, WIFE

RED CANOE CREDIT UNION
Jennifer Baker
PRINT NAME: Jennifer Baker
TITLE: Home Loan Support Manager

ACKNOWLEDGEMENTS
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN E. BRIDGMAN AND DONNA L. BRIDGMAN 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: MAY 12, 2020

BRUCE G. LISSEER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 07-14-2023

SIGNATURE: *Bruce G. Lisseer*
MY APPOINTMENT EXPIRES: 7-14-23
RESIDING AT: Mount Vernon

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Jennifer Baker* SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS THE PRESIDENT AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE HOME LOAN SUPPORT MANAGER OF RED CANOE CREDIT UNION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-19-2020

TAMMY BILES
Notary Public
State of Washington
My Commission Expires February 22, 2021

SIGNATURE: *Tammy Biles*
NOTARY PUBLIC: Tammy Biles
MY APPOINTMENT EXPIRES: 2-22-2021
RESIDING AT: Castle Rock

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT 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 352-120-WAC.

Bruce G. Lisseer DATE: MAY 12, 2020

BRUCE G. LISSEER, PLLC, CERTIFICATE NO. 227460
LISSEER & ASSOCIATES, PLLC
320 MILWAUKEE ST, PO BOX 1109
MOUNT VERNON, WA 98275
PHONE: (360) 414-7442
FAX: (360) 414-0291
E-MAIL: BRUCE@LISSEER.COM

SURVEY DESCRIPTION

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M.,

EXCEPT THE SOUTH 200 FEET OF THE WEST 417 FEET THEREOF; AND EXCEPT HIGHWAY RIGHTS OF WAY.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 18th DAY OF June, 2020 AT 9:10 MINUTES PAST 11 O'CLOCK A.M. IN VOLUME 19 OF SHORT PLATS ON PAGE 29 UNDER AUDITOR'S FILE NO. 202006180031 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra Peliver
SKAGIT COUNTY AUDITOR

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.16-320 ON THIS 11th DAY OF June, 2020

Hal H. Hart
SHORT PLAT ADMINISTRATOR

Paul A. Rodwell
SKAGIT COUNTY ENGINEER

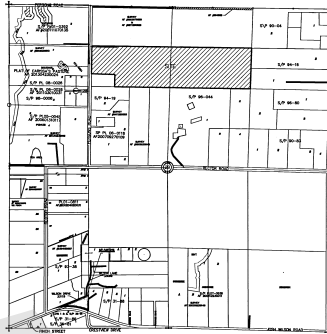
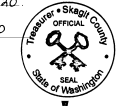
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWERAGE) & 12.40 (WATER) THIS 21st DAY OF July, 2020

H. J. Anderson
SKAGIT COUNTY HEALTH OFFICER

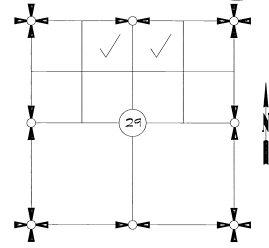
TREASURER'S CERTIFICATE

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. Miller
SKAGIT COUNTY TREASURER
DATE: 6-10-2020



SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M.
VICINITY MAP (ASSESSOR'S MAP)
1"=1000'



SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M.
VICINITY MAP
1"=1000'

SHEET 1 OF 3		DATE: 3/6/20	
SKAGIT COUNTY SHORT PLAT NO. PL-19-0611			
SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 AND NW 1/4 OF THE NE 1/4 SECTION 29, T. 35 N., R. 3 E., N.M., SKAGIT COUNTY, WASHINGTON FOR: ALAN & DONNA BRIDGMAN			
FB:	Pg:	LISSEER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		MOUNT VERNON, WA 98275	360-414-7442 DWG: 14-0716-SP

202006180031
SHORT PLAT, SKAGIT COUNTY, WASHINGTON
Page: 1 of 3 Print: \$35.00

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 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. SEE SHARED ROAD MAINTENANCE AGREEMENTS FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202006180033
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING ZONING DESIGNATION: RURAL RESERVE (RRV)
4. SEWAGE DISPOSAL: ON-SITE INDIVIDUAL SEPTIC SYSTEMS
5. WATER: INDIVIDUAL WELLS
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTINGS WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW 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 VIRTUE OF THE RECORDINGS OF THIS SHORT PLAT, ALL WELL PROTECTION ZONES SHOWN HEREON ARE TO BE CONSIDERED ENCUMBRANCES TO THE AREA WITHIN THE PROTECTION ZONE AND MAY BE IN FACT OVER UNDER AND ACROSS MULTIPLE LOTS. 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 CHEMICALS AS WELL AS AND OTHER RESTRICTIONS. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR DETAILS.
- 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 PROTECTION ZONE AS SHOWN MAY MOVE BUT WILL ALWAYS BE CENTERED ON THE AS DRILLED WELL LOCATION. THE EXISTING WELL NO. BLM 266 IN LOT 1 WAS USED FOR A WATER QUALITY TESTING SOURCE.
- EACH WELL WITHIN THIS SHORT PLAT SHALL BE LIMITED TO 1666 GAL/DAY, AND AT THE TIME OF WATER REVIEW, BEFORE BUILDING PERMIT SUBMITAL, THE WELL SHALL HAVE A 1 GAL/MIN RESTRICTOR VALVE INSTALLED. THE DEMONSTRATION WELL BLM266 IS REQUIRED TO HAVE THE 1 GAL/MIN RESTRICTOR VALVE INSTALLED PRIOR TO FINAL PLAT APPROVAL.
- THE PROPERTY IS LOCATED WITHIN KRIA 3 LOWER SKAGIT-SAMISH. CONTACT THE DEPARTMENT OF ECOLOGY FOR ANY WATER RIGHT CLAIM QUESTIONS OR QUESTIONS ABOUT THE SKAGIT IN STREAM RULE WAG 173-003
- THE TOTAL NON-COMMERCIAL IRRIGATION IS LIMITED TO 1/2 ACRE FOR THE ENTIRE DEVELOPMENT.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
○ - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARINGS: NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, N4S BEARING = SOUTH 84°30'54" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, TITLE REPORT ORDER NO. 01-173128-F, DATED JULY 24, 2014.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. FLO8-0045 RECORDED UNDER AUDITOR'S FILE NO. 20200101011 SHORT PLAT NO. FLO8-018 RECORDED UNDER AUDITOR'S FILE NO. 200704270104 SHORT PLAT NO. FL12-0380 RECORDED UNDER AUDITOR'S FILE NO. 201304230024 SHORT PLAT NO. 48-044 RECORDED UNDER AUDITOR'S FILE NO. 1706120045, SHORT PLAT NO. 49-04 RECORDED UNDER AUDITOR'S FILE NO. 401130019, SHORT PLAT NO. 44-016 RECORDED UNDER AUDITOR'S FILE NO. 440280063, SHORT PLAT NO. FL44-014 RECORDED UNDER AUDITOR'S FILE NO. 440280063, SHORT CARD NO. FLO8-0026 RECORDED UNDER AUDITOR'S FILE NO. 20103010031 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 404220126, 2013010230019, 4410280063, 8411280063, AND 4506230040, IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: LEICA 1103 TCR4 PLUS THEODOLITE 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 SKAGIT COUNTY FIRE DISTRICT.
14. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 12302 TO 13054 PERSONS ROAD. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, 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. EXISTING ADDRESS OF 13123 PERSONS ROAD WILL BE RETAINED FOR EXISTING RESIDENCE ON LOT 15.
15. SETBACKS FOR LOTS WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE 14.16.820 5(A)(AND) (B):
SETBACKS:
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS.
SIDE: 8 FEET ON INTERIOR LOT.
REAR: 25 FEET.
ACCESSORY:
FRONT: 35 FEET.
SIDE: 8 FEET; HOWEVER, A 3-FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, 20 FEET FROM THE STREET RIGHT-OF-WAY.
REAR: 25 FEET; HOWEVER, A 3-FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE.
SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810(1).
THE EXISTING SHOP AND BARN STRUCTURES LOCATED ON LOT 1 WILL BE MADE NON-CONFORMING IN REGARDS TO SETBACKS WITH THE RECORDING OF THIS PLAT. THE STRUCTURES MAY NOT BE ENLARGED BEYOND THEIR EXISTING FOOTPRINT AND ARE SUBJECT TO THE REQUIREMENTS OF SCC 14.16.830, NON-CONFORMING USE AND STRUCTURES.
16. OWNER: ALAN AND DONNA BRIDGMAN
13123 PERSONS ROAD
BON WA 98252
PHONE (360) 709-0904
17. 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 TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT DECREES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER #1 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 20111210085, 201607050131, 4006010054, 200403050041, 4410280063, 4506230040, 4106120045
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. 202006180032
20. THIS DEVELOPMENT IS IN A WATERSHED BASIN IDENTIFIED AS SKAGIT-SAMISH RIVER SUB-BASIN KRIA 3 BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUND WATER WITHDRAWAL RESTRICTIONS, LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT OR ACTIVITY IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.
21. A 30-FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES IS HEREBY PROVIDED ACROSS A PORTION OF LOTS 1 AND 2 FOR THE BENEFIT OF LOTS 1, 2 AND 3. THE MAINTENANCE OF THE ROADWAY WITHIN THE EASEMENT AREA WILL BE SHARED EQUITABLY BY THE OWNERS OF ALL LOTS 1, 2 AND 3 OF THIS SUBDIVISION. SEE NOTE 1 FOR DOCUMENT REFERENCE.

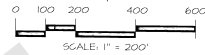
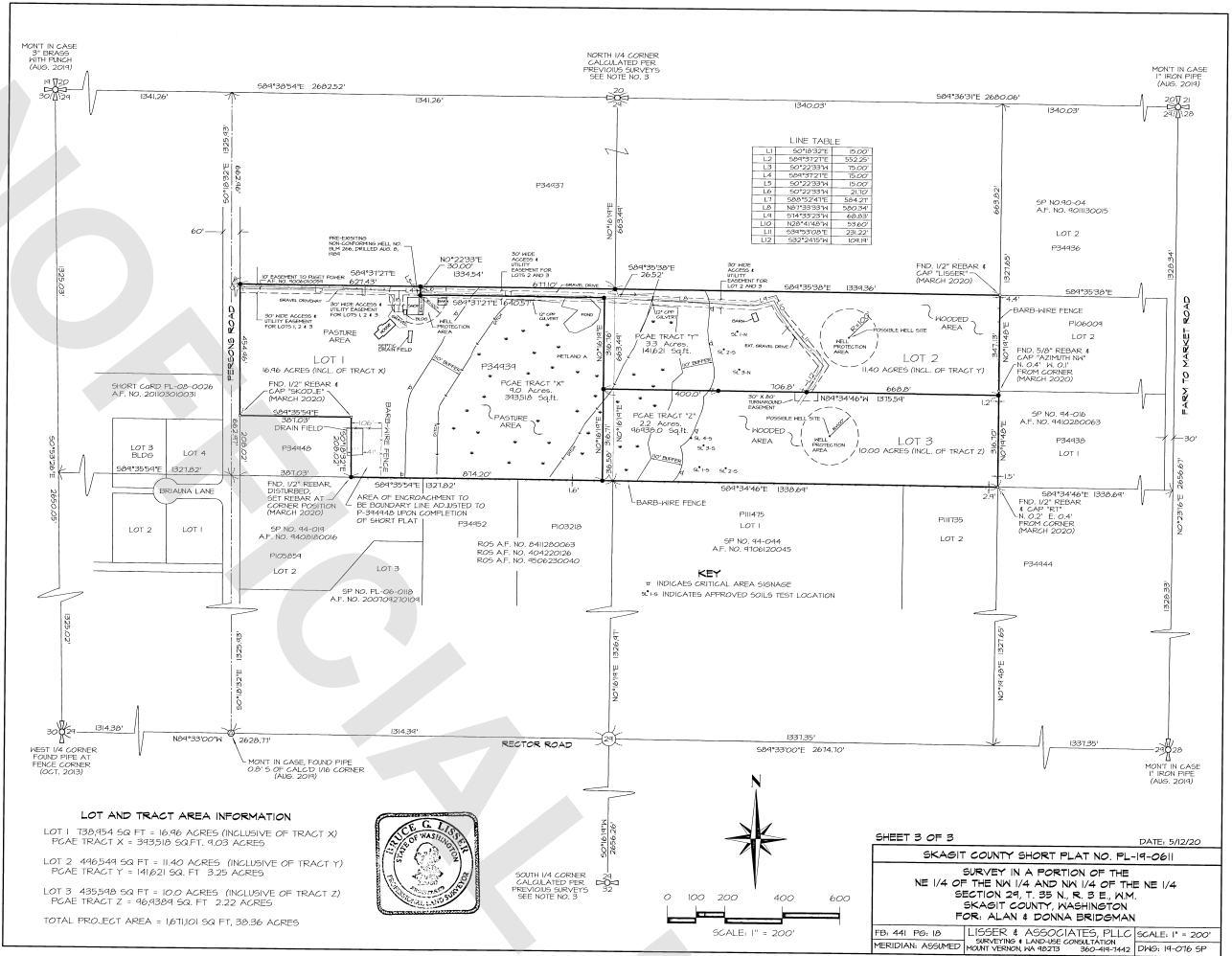
22. THE SUBJECT PARCEL IS LOCATED WITHIN THE DESIGNATED AIRPORT ENVIRONS (ZONE 6) OF THE PORT OF SKAGIT COUNTY, SECTION 14.16.210 (AIRPORT ENVIRONS OVERLAY) (AEO) OF THE SKAGIT COUNTY CODE WILL APPLY. AN AVIGATION EASEMENT AFFECTING THIS PROPERTY HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202003040050 . A NOISE DISCLOSURE DOCUMENT AFFECTING THIS PROPERTY HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202003040051 .
23. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREA BUFFERS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.010 CRITICAL AREAS ORDINANCE. THE PROTECTED OPEN SPACE TRACTS SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY BAGHAM ENVIRONMENTAL, LLC, IN JUNE 2018. SEE REPORT ON FILE AT SKAGIT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.
- A PCAE WAS FILED UNDER AUDITOR'S FILE NO. 202006180034

LOT AND TRACT AREA INFORMATION

- LOT 1: 130,854 SQ FT = 16.16 ACRES (INCLUSIVE OF TRACT X)
PCAE TRACT X = 343,510 SQ FT, 4.93 ACRES
- LOT 2: 446,544 SQ FT = 11.40 ACRES (INCLUSIVE OF TRACT Y)
PCAE TRACT Y = 141,621 SQ FT, 3.25 ACRES
- LOT 3: 435,548 SQ FT = 10.0 ACRES (INCLUSIVE OF TRACT Z)
PCAE TRACT Z = 46,834 SQ FT, 2.22 ACRES
- TOTAL PROJECT AREA = 1,611,001 SQ FT, 36.36 ACRES



SHEET 2 OF 3		DATE: 5/12/20	
SKAGIT COUNTY SHORT PLAT NO. FL-19-0611			
SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 AND NW 1/4 OF THE NE 1/4 SECTION 24, T. 35 N., R. 3 E., W.M., SKAGIT COUNTY, WASHINGTON FOR: ALAN & DONNA BRIDGMAN			
FB:	PG:	LISSER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYS & LAND-USE CONSULTATION 1601 VERNON AVE. #8013	360-498-1442 DWS: H-016 SP



SHEET 3 OF 3 DATE: 5/12/20

SKAGIT COUNTY SHORT PLAT NO. PL-19-0611

SURVEY IN A PORTION OF THE
NE 1/4 OF THE NW 1/4 AND NW 1/4 OF THE NE 1/4
SECTION 24, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ALAN & DONNA BRIDGMAN

FB: 441, Pg. 16 | LISSER 4 ASSOCIATES, PLLC | SCALE: 1" = 200'
MERIDIAN: ASSUMED | SURVEYING & LAND USE CONSULTATION | DATED: 11-07-16, 5P
NORTH: VERNON, WA 98253 | 360-448-9442