

VICINITY MAP 1" = 1000'

SEDRO-WOOLLEY SHORT PLAT NO. SP-2020-097

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 13,
TOWNSHIP 35 N, RANGE 4 E, OF THE WILLAMETTE MERIDIAN
CITY OF SEDRO-WOOLLEY, SAGITT COUNTY, WASHINGTON

LEGAL DESCRIPTION

TRACT 2 OF SHORT PLAT NO. 30-74, APPROVED JULY 18, 1974
AND RECORDED AT 28, 1974 UNDER AUDITOR'S FILE NO. 804145
AND RECORDED AT 28, 1974 UNDER AUDITOR'S FILE NO. 804145
SECTION 13 TOWNSHIP 35 NORTH RANGE 4 EAST, W.M.
SITUATE IN THE COUNTY OF SAGITT, STATE OF WASHINGTON.

ORIGINAL TRACT

OWNER: THE FALKLANDS INC.
PARCEL NUMBER: P98982
ORIGINAL ADDRESS: 23195 E. JONES ROAD

ORIGINAL TRACT AREA

54,740 SQ FT (1.26 ACRES)

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE
LAND AND LIEEN IN THIS SHORT PLAT DO HEREBY CERTIFY AND DEDICATE
TO MAKE THIS SHORT PLAT WAS THE FREE AND VOLUNTARY ACT OF FALKLANDS
INC.

IN WITNESS WHEREOF WE HAVE HERE TO SET OUR HAND AND SEALS THIS
21 DAY OF September, 2020

[Signature]
THE FALKLANDS INC.
CARY FALK, PRESIDENT
8/14/20
DATE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF PIERCE)



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CARY FALK
IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED
AND VOLUNTARILY SIGNED AND ACKNOWLEDGED IT TO BE THE FREE
AND VOLUNTARY ACT OF SEDRO-WOOLLEY FOR THE DEEDS AND PURPOSES
MENTIONED IN THE INSTRUMENT

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lake, WA

MY COMMISSION EXPIRES 7-29-22

PRINTED NOTARY NAME Tammy J. Stevenson

GENERAL NOTES AND PROJECT DATA

1. SETBACK REQUIREMENTS 65' (SMC 17.12.020)
FRONT: MINIMUM TWENTY (20) FEET
SIDE: SINGLE STORY: MINIMUM FIVE (5) FEET
SIDE: TWO STORY: MINIMUM EIGHT (8) FEET
EACH ADDITIONAL STORY OVER TWO SHALL HAVE AN
ADDITIONAL FOUR FEET FOR EACH STORY
REAR: MINIMUM TEN (10) FEET
GARAGE SETBACK: PRIVATE GARAGES ATTACHED
TO OR WITHIN THE RESIDENCE SHALL ADHERE TO
THE SETBACK REQUIREMENTS OF THE RESIDENCE.
IN ALL CASES (SEE CODE)
MAXIMUM BUILDING HEIGHT: TWENTY FIVE (25) FEET
EXCEPT FOR ACCESSORY BUILDINGS (MAXIMUM
TWENTY (20) FEET)
2. SEWAGE DISPOSAL FOR THIS SUBDIVISION IS THROUGH
SEDRO-WOOLLEY PUBLIC SEWER
3. WATER SERVICE FOR THIS SUBDIVISION IS PUBLIC UTILITY
DISTRICT NO. 1 OF SAGITT COUNTY
4. STORM DRAINAGE WILL BE BY WAY OF ON-SITE INFILTRATION
5. TRACT 1, SHALL BY THE RECORDING OF THIS SHORT PLAT BE
CONSIDERED AS A SEPARATE TRACT AND SHALL BE
RECORDED SEPARATELY FROM THE OTHER TRACTS. THE
MAINTENANCE REQUIREMENTS SET FORTH IN THE COVENANTS, CONDITIONS
AND RESTRICTIONS OF SAID NOW NOW RECORDING NUMBER 202009170075
AND INVOLVEMENT TO THE C.C.R.'S PER R.N. 202009170075

COVENANTS, CONDITIONS, AND RESTRICTIONS

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE JONES ESTATES
ARE FILED WITH THE SAGITT COUNTY AUDITOR, ADDITION FEE
NUMBER 2010071160030
AND INVOLVEMENT TO THE C.C.R.'S PER R.N. 20201216572
AND INVOLVEMENT TO THE C.C.R.'S PER R.N. 202009170075

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 OF Sept 2020
AT 3:21 MINUTES PAST 12 AM / (PM)
IN VOLUME 1 OF SHORT PLATS ON PAGE (5)
AUDITOR'S FILE NUMBER 202009170075
RECORDS OF SAGITT COUNTY, WASHINGTON
[Signature]
SAGITT COUNTY AUDITOR
[Signature]

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED
FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 51, RCW 17
OF SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED
THIS 4 DAY OF September, 2020
[Signature]
CITY PLANNER
[Signature]
CITY-ENGINEER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
TAXES OR OTHER MONIES DUE FROM THE INVESTMENTS
ON ANY OF THE PROPERTY DESCRIBED IN THIS SHORT PLAT
STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID
IN FULL
[Signature]
CITY TREASURER
DATE

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 2020

[Signature]
SAGITT COUNTY TREASURER
DATE



INDEXING DATA
SW 1/4 OF SW 1/4
SECTION TWP RANGE
13 35 N 4 E

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT
WAS SURVEYED AND THE CORNERS HAVE BEEN SET AS SHOWN
AND ALL DISTANCES AND BEARINGS ARE ACCURATE

[Signature]
THOMAS J. GALVIN P.L.S. CERTIFICATE NO. 42866 DATE 8-21-20

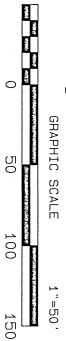


SEDRO-WOOLLEY SHORT PLAT
NO. SP-2020-097
THE FALKLANDS INC. SHEET 1 OF 3
DRAWN BY: TG
CHECKED: JJ
SCALE: AS NOTED
JOB NO: 2535
DATE: AUGUST 19, 2020



AZURE GREEN
CONSULTANTS

400 East Pioneer, Suite A - Puyallup, WA 98372 Phone 253/703144 Fax 253/703142
+feasibility +planning +engineering +surveying



LEGEND

- MONUMENT SET PER PLAT OF JONES ESTATES
- SET REBAR AND CAP FOR THIS SHORT PLAT
- REBAR AND CAP PER PLAT OF JONES ESTATES
- REBAR AND CAP AT 1 FOOT OFFSET INTO LOT, PER PLAT OF JONES ESTATES
- CALC CORNER OR AS NOTED
- LAND SURVEYOR NUMBER LS
- SKAGIT COUNTY SHORT PLAT 30-74 REC. NO. 804145
- PLAT OF JONES ESTATES REC. NO. 20190/40029

ADDITIONAL NOTE

1. 6' X 6' IRRIGATION EASEMENT FOR BENEFIT OF TRACT "A"

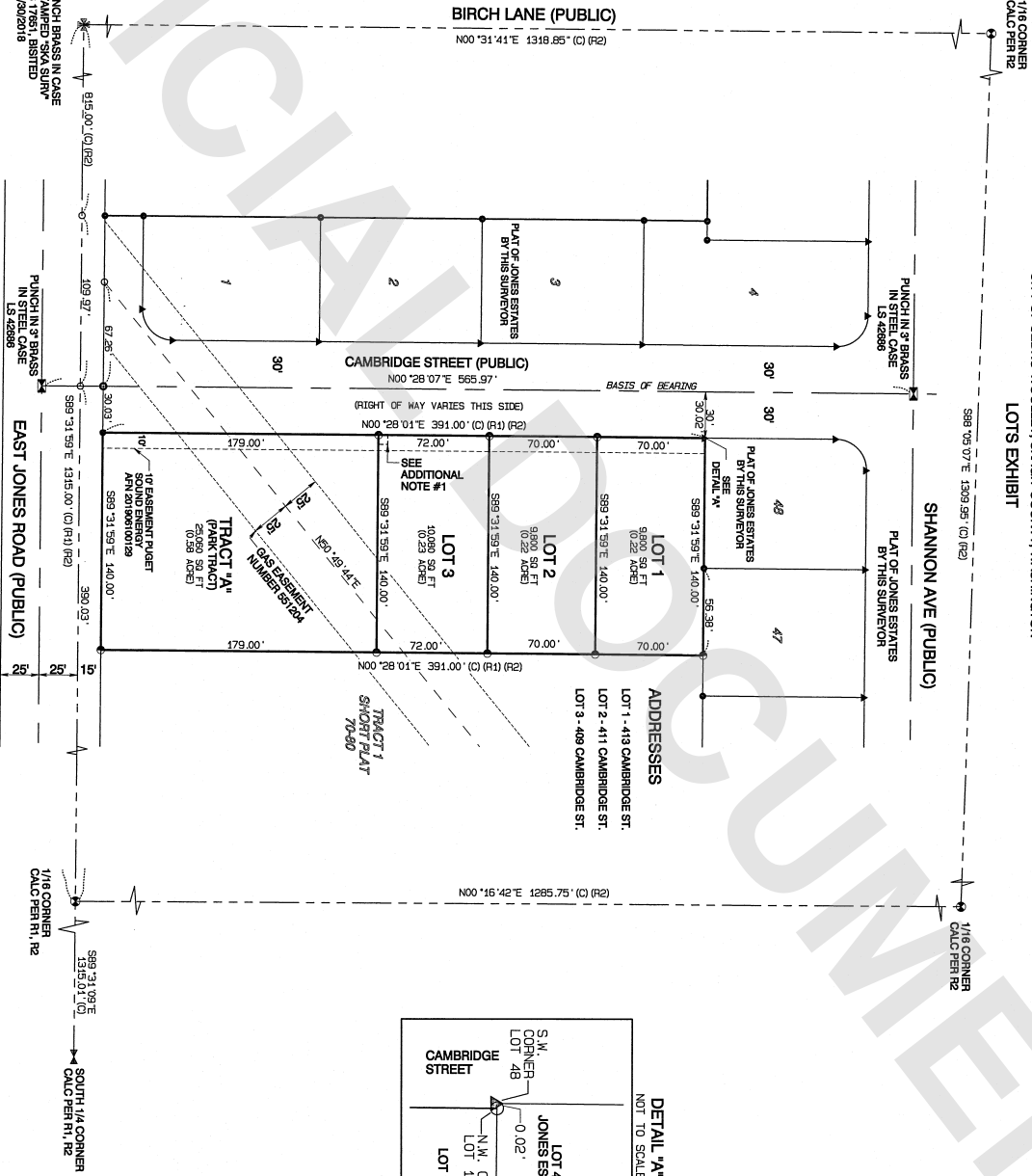
SURVEYORS NOTES

1. BASIS OF BEARING: NAD 83/91 WASHINGTON STATE NORTH ARIZONA ZONE 10N MONUMENTS SHOWN ON CAMBRIDGE STREET
2. THE METHOD OF MONUMENT LOCATION WAS BY FIELD TRAVERSE AND GPS OBSERVATION. THE INSTRUMENTS USED WERE A TRIMBLE S6 TOTAL STATION AND TRIMBLE R9 GNSS RECEIVER.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OR DISCLOSED BY FIRST AMERICAN TITLE POLICY NO. 5003533-002693E
4. THIS SURVEY COMPLETES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT CHAPTER 59.09 RCW AND 32C-130 WAC
5. OTHER REFERENCE MATERIAL USED:
SHORT PLAT 80-79 REC. NO. 860505
SHORT PLAT 2009024-00090
SHORT PLAT 8007010001
PLAT OF GARDEN TERRACE
PLAT OF GARDEN MEADOW
PLAT OF APPLE LANE
6. TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE POLICY NUMBER 5003533-002693E

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LOTS EXHIBIT



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409 East Pioneer, Suite A - Puyallup, WA 98972 Phone 253.770.3144 fax 253.770.3142



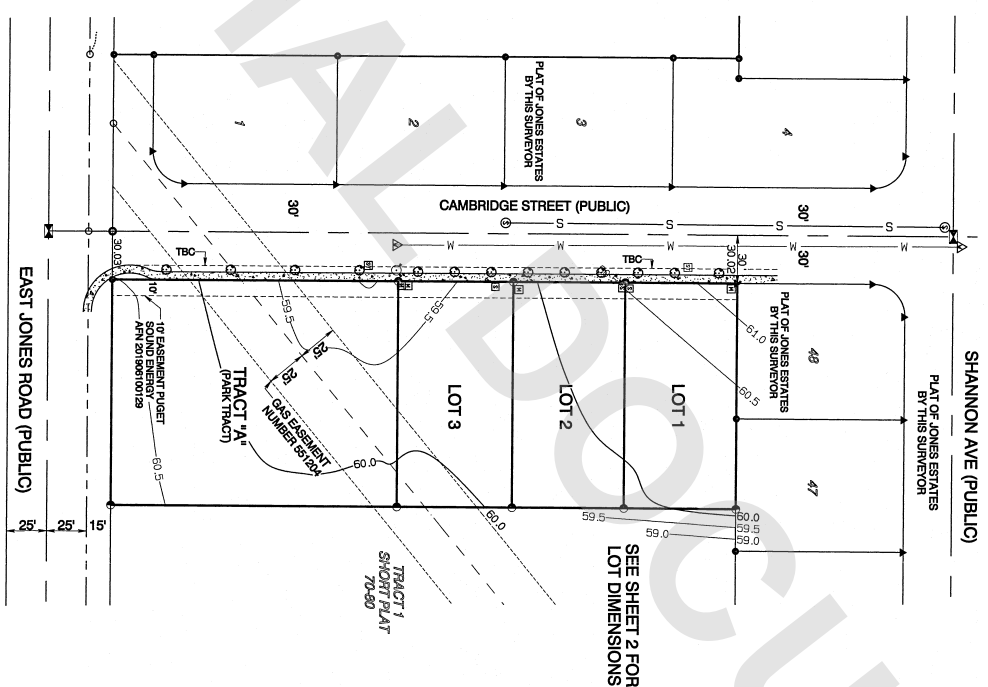
SEDRO-WOLLEY SHORT PLAT
NO. SP-2020-097
THE FALKLANDS INC.
DRAWN BY: TJ
CHECKED: JJ
SCALE: 1 INCH = 50 FEET
JOB NO: 2535
DATE: AUGUST 19, 2020
SHEET 2 OF 3



LEGEND

- MONUMENT SET PER PLAT OF JONES ESTATES
- SET REBAR AND CAP FOR THIS SHORT PLAT
- REBAR AND CAP PER PLAT OF JONES ESTATES
- REBAR AND CAP AT 4 FOOT SPACING AND 1 FOOT FROM PLAT OF JONES ESTATES
- CALC CORNER OR AS NOTED
- WATER METER
- SANITARY SEWER CLEAOUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FLUE HYDRANT
- WATER VALVE
- STREET TREE
- TOP BACK ROLLED CURB
- WATER LINE
- SEWER LINE
- CONCRETE SIDEWALK
- VERTICAL DATUM NAVD 88 (PER PLAT OF JONES ESTATES)

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EXISTING CONDITIONS / TOPOGRAPHY



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SHEET 3 OF 3