- Legal Description is from Subdivision Guarantee prepared by Guardian Northwest Title & Escrow Company Order No. 19-5557-10, dated October 25, 2019.
 The Plat Number and Date of Approval shall be included in all deeds and contracts.
 Survey Method: Field Traversee Instrumentation: TOPCON PS-103

- Theodolite: Min. Resolution/Accuracy 3."

 E.D.M.: Accuracy ± (1.55mm + 2ppm)

 4. For additional section subdivision information refer to: Surveys recorded under Ar. No's. 200303060132 and 201703060006, all records of Skagit County, WA.

 5. Basis of Bearing the East line of the SW 1/4 of Section 15, T. 35 N., R. 4 E., W.M. (centerline of Collins 18, Road) based upon existing monumentation as being: \$ 138.49° E.

- Meridian Assumed.
 Meridian Assumed.
 Meridian Assumed.
 Meridian Served by overhead power and telephone via utility poles along Collins Road.
 All runoff from imperious surfaces and roof drains must be directed to not adversely affect adjacent properties. A drainage report was not required as a condition of this Alteration of Final Subdivision, as no additional development rights will be created as a result of this subdivision. 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. rules.
- 10. Flood Zone(s): Buyer should be aware that this property is located in the flood plain, identified as Zone A7 upon FEMA FIRM Community-Panel Number 530151 0235 D, effective date September 29, 1989.

 11. All existing and angoing agricultural activities may continue as long as such activities are in compliance with Skagit County Planning and Development Services for additional information. Refer to Planning File No. PL19-0521.

 12. The method of sweaped disposal shall be by individual septic adminified systems. See Skagit County Health Officer for details. Information regarding the new drainfield and reserve area to the existing septic system serving the residence upon Lot 1 of this subdivision is on file with Skagit County. Soil logs have not been provided at this time for Lot 2. No building permits shall be issued upon Lot 2 of this subdivision. All ownership and maintenance responsibilities being borne by the owner of said Lot 2. See Grant Deed of Conservation Easement recorded under Auditor's File No. Saoch 170-0444 for additional information. As a Debardon Line Adjustment or conveyance of any portion of the property may be permitted only with amendment of the conservation easement in the property may be permitted only with the Steellus B of said Subdivision Guarantee Order No. 19-3557-TO entitled Record Matters, as a follows:

 1. Taxes and Assessments, if any, no search having hear market and search and search having hear market therefore.
- been made therefor.

 2. Reclossification of land as Open Space Taxation for Farm and Agricultural Land recorded 08–06–1973, 09–12–1974 and 04–02–1995 as Auditor's File No's, 788953, 807133 and 9604020076 respectively for tax

restrictions, easements, fence line/boundary discrepancies and encodeniments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 62—79 recorded 12—14—1979 as Auditor's File No. 91(21400)16. purposes.

3. Any and all offers of dedications, conditions,

4. Easement, offecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Mark J. Carson, et ux, recorded 07-09-1993 as Auditor's File No. 9307090029. 5. Question of the exact width and location of the driveway easement established by document recorded 07-09-1993 as Auditor's File No. 9307090029.

- 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 Aff ACAD 11 1700-13
 No building permit shall be issued for any residential

- Ag-NRL: Dimensional Standards.
- (à) Front: 35 feet minimum, 200 feet maximum from public road. Unless specified below or eisewhere in this Chapter, no portion of a structure shall be located closer than 35 feet from the front lot line and no portion of a structure shall be located further than 200 feet from the front lot line. If a parcel is located such that no portion or developable portion of a 200-foot station of the property in 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 waited by Planning and Development Services where critical areas, preventing the placement of residential structures, are located within the 200-foot statack area. The maximum setback may also be waived by Planning and Development Services where a rollicapidin or nonprine agricultral land is located on the lot outside of the setback area, which would provide for a more appropriate placement of residential structures. In cases where a residence exists outside the setback area, if located in accordance with the siting criteria autilined in Subsection (6) of this Section.

- (e) of this Section.

 (g) of this Section.

 (g) Side: 8 feet adjacent to a property line.

 (g) Reart 35 feet.

 (g) Accessory. Sare as principle structures.

 (h) Accessory. Sare as principle structures.

 (ii) Monresidential.

 (iv) Front 35 feet.

 (iv) Front 36 f

- ond/or commercial structures which are not at the time of application, determined to be within an ortically designated boundary of a Skagit County fire district.

 18. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.

 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.

 20. In no case shall the County accept a dedication or any obligation as to any such road, street and/or alleys connecting the same and all roads, streets and/or alleys connecting the same to full, current County road system have been brought up to full County. Road Standards and a cacepted by the County.

 21. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments described in the subdivision limited to those instruments of record including but not limited to those instruments of record including but not limited by the Exceptions hereon.

 22. See SCC 14.16.400(5) for building setback requirements to a continuents.

(a) Setbacks.(i) Residential.

The within and foregoing Alteration of Final Subdivision is approved in accordance with the provisions of the Skagit County Code Tille 1.0.56 (on-site sewage) and 12.48 (water) this day of 1.0.50 companies 20.20 (water)

Exagit County Health Union.

COUNTY TREASURER'S CERTIFICATE

COUNTY TREASURER'S CERTIFICATE

This is to Certify that all taxes heretofore levied and which have been a lien upon the lands herein described have been fully paid and discharged-scording to the records of my office, up to and confidence of 20 AD.

And I. MALLAGO.

NOTES CONTINUED:

- this 14,24.410(3)(a) entitled Geologically Hazardous Areas, this site has been detarmined as having solls with a high liquifaction risk. Future building construction may require special design. Contact Stagit County for additional information.

 24. Water of sufficient quantity and/or quality is being supplied to the existing residence upon Lot 1 of this Alteration of Final Subdivision by individual well water system. Contact Skagit County Health Department for details.

 3e 25. This parcel lies within an area or within 500 feet of land designated as Natural Resource Lands of long-term commercial distributes occur or may occur in the area that may not be compatible with representation Mineral Resource Lands of long-term commercial activities occur or may occur in the area that may not be compatible with representations of chemicals, or from spraying, pruning, harvesting, or mineral extraction with associated activities, which excasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource Land congenient operations as a priority use on designated Netwal Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences, or desconfact from normal, necessary Natural Resource Lands and may be application might be made for mining-related activities including extraction, weshing, crushing, stockpling, blasting, transporting and regycling of minerals. In addition, greater satacks than typical may be applied to might be made for mining-related activities including extraction, weshing, crushing, stockpling, blasting, transporting and regycling of minerals. In addition, greater satacks than typical may be required from the resource area, consistent with SCC 14.16.810. Contact Skagit County Planning and Development Services for details.

Short Plat Administrator Skagit County Engineer

ALTERATION OF FINAL SUBDIVISION of Lots 1 and 2 of Short Plat 62–79 to remove the following restrictions placed thereon as Notes 1 and 2:

1. There cannot be any further subdivision of Tract 1.

2. Building site for Tract 1 shall be located South & East of barn and West of Collins Road.

AUDITOR'S CERTIFICATE Filed for the record this 12th day of NOX. at 5B minutes post ID o'clock A M under No. 2220/III/10043. Records of Skogit County, Washington. Skagit County Auditor

Sandry Perking

Auditor's

OWNERS CONSENT AND DEDICATION

Know oil men by these presents that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this ALTEATION OF INAL SUBDIVISION, do hereby CERTIFY that the decision to make this ALTEATION OF FINAL SUBDIVISION was our free and voluntary act and deed. In witness whereof we have hereunto set our hands and seals this ZZZ¹/2 day of CZZZEEZ... 2029.

WALLACE, INC.:	
and where	
signature	Signature
Jack Wallace	
rint Name	Print Name
ACKNOWL	ACKNOWLEDGEMENT
1011011	FECTIFIC

State of Washington County of SEASIT

CXTOBACK 2022 before me, the undersigned, a Notary Public, personally appeared URK INVALACE and to me known to be the This is to Certify that on this 2774 day of CC70858. 2020, before me,

SECRETARY and respectively, of G & D WALLACE, No., a Washington Corporation, which company has executed the foregoing instrument which each of soid named officers acknowledged the soid instrument to be the free and voluntary act and deed of the company, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal offixed is the corporate seal of the said company.

Witness my hand and official seal.

What And The State of WASHINGERDS/
residing at MALINE NETRIANS.

OWNER-DEVELOPER

G & D WALLACE, INC. P.O. Box 569 Burlington, WA. 98233

Sheet 1 of 3 Sheets

ALTERATION 유 FINAL SUBDIVISION & SHORT PLAT <u>₹</u> PL20-009

TRACTS 1 & z 1/2 SW 1/4, SEC. SKAGIT COUNTY SHORT PLAT COUNTY, WALLACE, 15, T. 35 N., WASHINGTON NC. 4 E.W.M

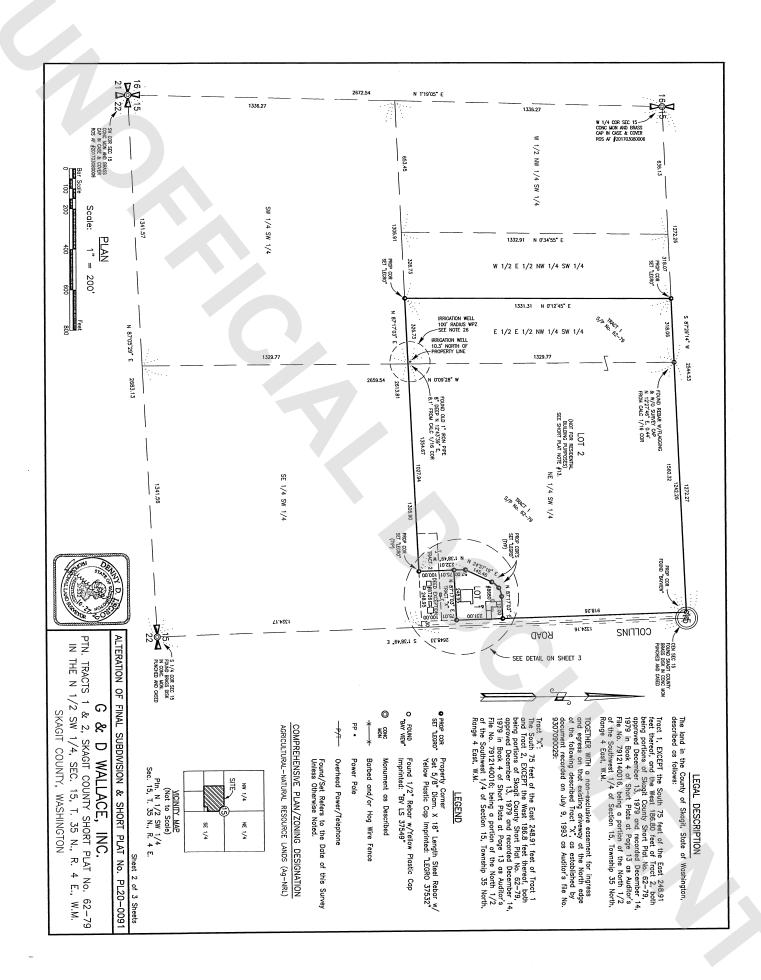


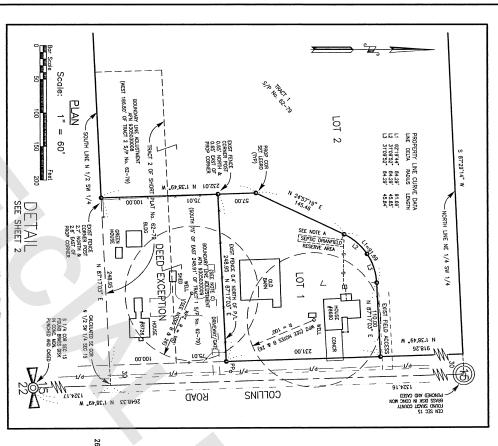
LEGRO & ASSOCIATES, LLC Professional Land Surveyor 1321 South 2nd Street Mount Vernon, WA 98273 Phone: (366) 336-3220 SURVEYOR'S CERTIFICATE
This map correctly represents a survey mode by me or under my direction in conformones with the requirements of the Survey Recording Act in November 2019 by request of 6 & D Woljoce, Inc

DENNY D. LÉGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 10-27-20

<u>n</u> PTN.

Z





SET "LEGRO"

O CONC MON PP · › Property Corner
Set 5/8" Diam. X 18" Length
Yellow Plastic Cap Imprinted:
Monument as Described xisting Fence n Steel Rebar w/ "LEGRO 37532"

Overhead Power/Telephone Found/Set Refers to the Date of Unless Otherwise Noted.

DETAIL NOTES:

A. Septic Drainfield and Reserve Area location taken from On-Site Sewage System Certification for As-Built Drawings and/or Installations On-Site Sewage Permit Number SW-18-0134 prepared by Van Putten Septic dated 08-01-2018 and approved by Skagit County 01-09-2019. this Survey

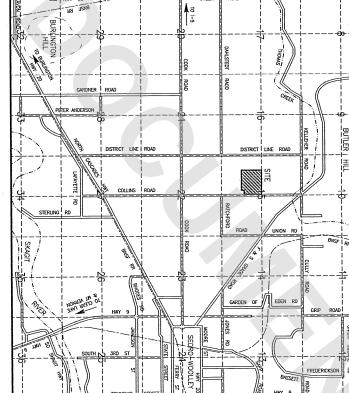
DETAIL NOTES CONTINUED

100 foot radius Well Protection Zones (WPZ) depicted from those existing domestic consumption wells upon or abuting Lots 1 and 2 of this subdivision. The 100-foot radius wellhead protection zone from the mapped wells 2 have resrictions from potential sources of contamination to the water supply. The protection zones shall be considered ecsements for the benefit of the well associated with each lot. Therefore, Lot 2 grants Lot 1, and Lot 1 grants the lot referred to hereon as #8726 Collins Road, wellhead protection zone overlap. C. Apparent location of existing drivewy for non-exclusive easement for ingress and agress by deed recorded as Auditor's File No. 9307/990029, whereby "each party hereby gives and accepts from the other party, on that existing driveway at the north edge of the above described property, which driveway extends from Well Protection Zone: provides access to grantor's of Short Plat No. 62-79.

NOTES CONTINUED From Sheet 1: SCALE: 2" = 1 MILE

26. The 100 foot radius circle Well Protection Zone (WPZ) shownhereon as measured from the existing wells must be located entitley on the proposed lot owned in fee simple or the owner must have the right to exercise complete sanitary central of the land through legal provisions, such as recorded covenants or essements:

The owners of Lats 1 and 2, their heirs, successors and assigns, agree and covenant that they will not construct, maintain or suffer to be constructed or maintained upon the said land of the Grantor and within 100 feet of the wells herein shown on the face of this Alteration of Final Subdivision, so long as the same is operated to furnish water for domestic consumption, any potential source of contamination, such as septic tanks and drainfields, sewer lines underground storage tanks, roads, ralicod tracks, whices, barris, feed stations, grazing arimals, enclosures for maintaining fowl or animal manure. Iliquid or any chemical etaroge, herbicides, insecticides, hardened storage, herbicides, insecticides, hardened storage, herbicides, insecticides, hardened by washington State Department of Ecology as Water Washington State Department of Ecology as Water washe in the mentiony Area 3-Williard oreek-Samish. Well water usage for the entire property included in AF#7912140016 (Short Plat No. 82–79) is required not to exceed 5,000 gallons per day.



VICINITY MAP

LOT AREAS

BAR SCALE MILES 0 0.25 0.5 0.75 1.0 1.25 1.5

NET AREA: (Excluding Road Right-of-way) LOT 1 = 49,412 Sq. Ft. = 1.13 Acre LOT 2 = 2,006,110 Sq. Ft. = 46.05 . GROSS AREA: (Includes Road Right-of-way) LOT 1 = 56,343 Sq. Ft. = 1.29 Acre LOT 2 = 2,033,657 Sq. Ft. = 46.69 / Acres

ADDRESS RANGES Beginning Range Ending Range

Collins Road Road Name

8010

10751

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building permit and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.

Sheet 3 of 3 Sheets



유 FINAL SUBDIVISION & SHORT PLAT ĕ PL20-0091

TRACTS 1 & 2, SKAGIT COUNTY SHORT PLAT THE N 1/2 SW 1/4, SEC. 15, T. 35 N., SKAGIT COUNTY, WASHINGTON જ્ D WALLACE, INC. ᅍ o. 4 E.W.M.