

NOTES

1. Legal Description is from Subdivision Guarantee by Land Title and Estrow Company, issued by First American Title Insurance Company, guarantee number 6, 2020 of 800 A.M. 5003353-0002896, dated October 6, 2020 at 8:00 A.M.
2. The Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Survey Method: Field Traverse
 Instrumentation: TOPCON PS-103
 Theodolite: Min. Resolution/Accuracy: 3" EDM: Accuracy ± (1.55mm + 2ppm)
4. For additional section subdivision information refer to: Skagit County Short Plat No. PL16-0341 recorded under A.F. No. 201612210009 and survey recorded under A.F. No. 201612120074, all records of Skagit County, WA.
5. Basis of Bearing - the West line Section 29, T. 34 N., R. 3 E., W.M. based upon existing monumentation as being North (N 0°00'00" E).
6. Meridian - Assumed.
7. 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.
8. Distances shown are in feet and decimals of a foot.
9. Lots are served by underground power and telephone along Ring Lane serving Lots 1 and 2 of this Short Plat (and the residences at 12620, 12695 and 13080 Ring Lane) from utility poles along La Corner-Whitney Road.
10. All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely affect adjacent properties. A drainage report was not required as a condition of this Short Plat, 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.
11. 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 AF# 202106180046.
12. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
13. 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.
14. 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 full, current County road systems have been brought up to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
15. Water of sufficient quantity and/or quality is currently being supplied to Lot 1 of this Short Plat (13065 Ring Lane) from the town of La Corner at pipeline 2400 feet West of site in La Corner-Whitney Road via a water service in Ring Lane.
16. Flood Zone(s): Buyer should be aware that this property is located in the flood plain, identified as Zone A1, Elevation 8 feet NSVD 29, upon FEMA Flood Elevation Community-Front Number 330151 0230 C, effective date January 3, 1993.
17. The method of sewage disposal shall be by individual septic drained systems. See Skagit County Health Officer for details. On-site sewage system has been designed for the property and approved by Skagit County Health Officer. The design is on file with Skagit County. Soil logs have not been issued upon Lot 2 of this subdivision until all Skagit County building requirements in effect on the date of future application have been fully satisfied.

NOTES CONTINUED:

18. This property is subject to and together with easements, covenants, restrictions, comments, liens, leases, court cases and other instruments of record including but not limited to those instruments described in the subdivision guarantee referred to in note number 1 above and listed upon Title Exemptions herein.
19. There are no residential building rights for any portion of Lot 2 of this Short Plat. All ownership and maintenance responsibilities being borne by the owner of said Lot 2. See Grant Deed of Conservation Easement document recorded under Auditor's File No. 202106180046 for additional information.
20. See SCC 14.16.400(5) for building setback requirements
 5. Dimensional Standards:
 (a) Setbacks:
 (1) Residential:
 (A) Front: 35 feet minimum, 200 feet maximum from public road. Unless set a different height or elsewhere in this Chapter, the setback 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 the property is 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 waived by Planning and Development Services where critical areas, preventing the placement of residential structures, are located within the 200-foot setback area. The maximum setback may also be waived by Planning and Development Services in cases where nonfloodplain or nonprime agricultural 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, residential accessory structures may be placed outside the setback area if located in accordance with the siting criteria outlined in Subsection (6) of this Section.
 (B) Side: 8 feet adjacent to a property line.
 (C) Rear: 35 feet.
 (D) Accessory: Same as principle structures.
 (E) Nonresidential:
 (A) Front: 35 feet.
 (B) Side: 15 feet.
 (C) Rear: 35 feet.
 (h) Maximum height: 40 feet.
 (i) Height Exemptions: Towers, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.
 (c) Minimum lot size: 1/16th of a section of land or 40 acres. Smaller lot sizes are permissible through CARDS or as provided in SCC 14.16.860.
21. Future Boundary Line Adjustment or conveyance of any portion of the property may be permitted only with approval of the conservation easement. See Grant Deed of Conservation Easement, specifically Section 9.
22. No critical area site assessments were required for approval of this subdivision. However, cross review or site assessments may require additional information. Refer to Development File No. PL17-0575 for critical areas review on record for the residential building upon Lot 1 of this Short Plat.

NOTES CONTINUED:

23. In accordance with WAC 173-503, This development is in a watershed basin, as identified by Washington State Department of Ecology as Water Resource Inventory Area 3 - Lower Skagit, that has ground water withdrawal restrictions. Legal access to groundwater for future development or use is not guaranteed. Please contact Ecology for more information.
- Notes Continued on Sheet 4.

OWNER DEVELOPER

Steven C. Erickson, Etal.
 P.O. Box 548
 La Center, WA 98257

OWNERS CONSENT AND DEDICATION

Know all 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 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 public highway purposes, together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this SHORT PLAT in the original responsible grading of said streets and avenues shown hereon.

In witness whereof we have hereunto set our hands and seals this 14th day of April, 2021.

Steven C. Erickson
 Steven C. Erickson
 Signature
 Print Name

Susan J. Erickson
 Susan J. Erickson
 Signature
 Print Name

Leslie N. Hamilton
 Leslie N. Hamilton
 Signature
 Print Name

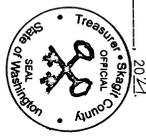
Paul Lloyd
 Paul Lloyd
 Signature
 Print Name

Loann Officer
 Loann Officer
 Signature
 Print Name

COUNTY 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 2021.

Loann Officer
 Loann Officer
 Skagit County Treasurer



AUDITOR'S CERTIFICATE

Filed for the record this 18th day of June, 2021 at 2:10 PM o'clock M under Auditor's File No. 202106180046
 Records of Skagit County, Washington.

Nancy Lowers
 Nancy Lowers
 Skagit County Auditor
 Deputy

ACKNOWLEDGEMENT

State of Washington } S.S.
 County of Skagit }

On this day personally appeared before me STEVEN C. ERICKSON and SUSAN J. ERICKSON, husband and wife, to me known to be the individuals acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 14th day of April, 2021.

Steven C. Erickson
 Steven C. Erickson
 Notary Public and for the State of Washington,
 residing at *La Center, WA*

ACKNOWLEDGEMENT

State of Washington } S.S.
 County of Skagit }

On this day personally appeared before me KIRK J. HAMILTON and LESLIE N. HAMILTON, husband and wife, to me known to be the individuals acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of April, 2021.

Leslie N. Hamilton
 Leslie N. Hamilton
 Notary Public and for the State of Washington,
 residing at *La Center, WA*

APPROVALS

The within and foregoing Short Plat subdivision is approved in accordance with the provisions of the Skagit County Short Plat subdivision ordinance on this 18th day of June, 2021.

Loann Officer
 Loann Officer
 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 sewage) and 12.48 (water) this 24th day of May, 2021.

Loann Officer
 Loann Officer
 Skagit County Health Officer

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in compliance with the requirements of the Survey Recording Act in September, 2020 at the request of Steven Erickson.

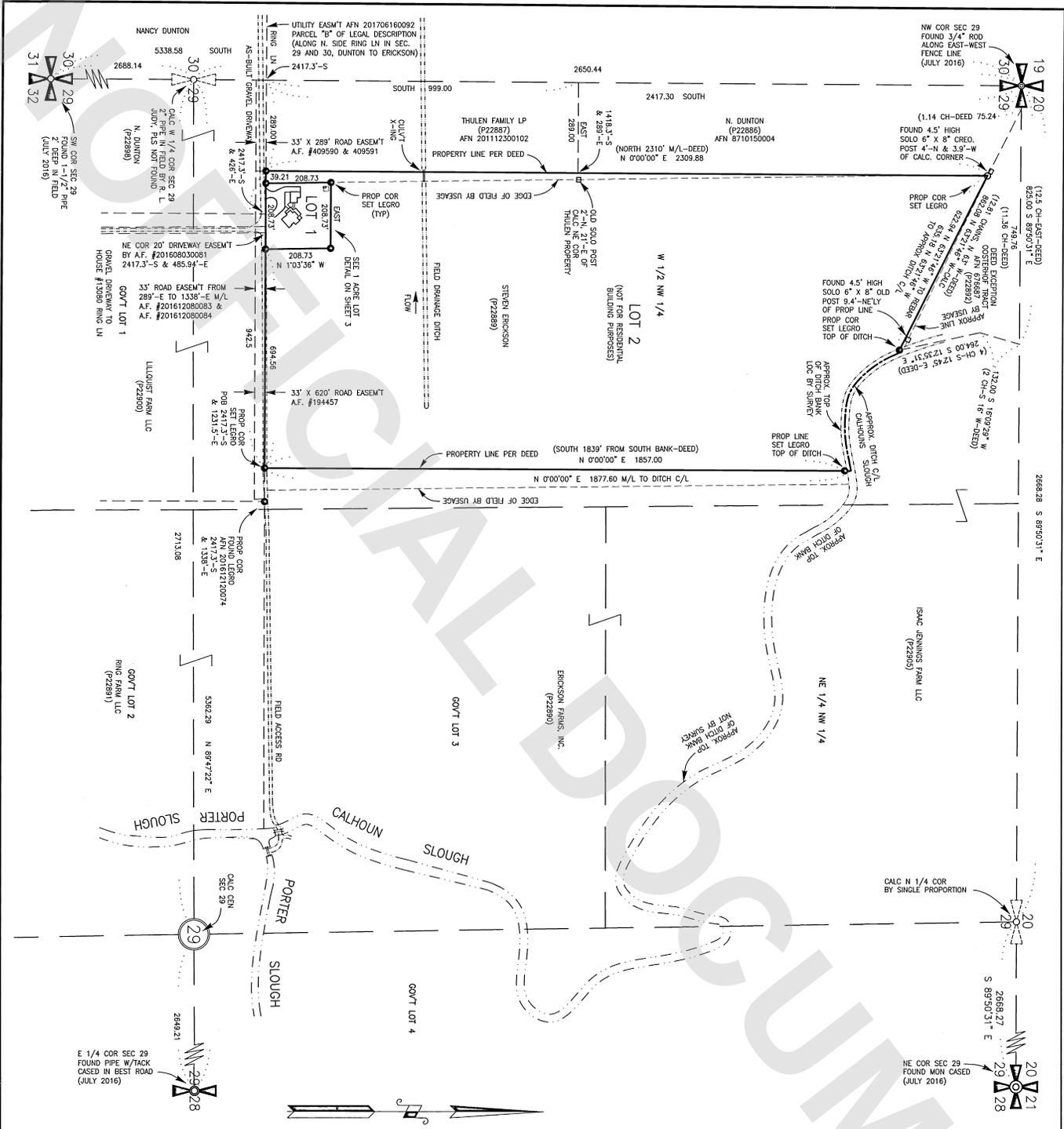
LEONO & ASSOCIATES, LLC
 Professional Land Surveyor
 1321 South 2nd Street
 Mount Vernon, WA 98273
 Phone: (360) 336-3220

Loann Officer
 Loann Officer
 Registered Professional
 Land Surveyor
 License # 37352 Date: 4/14/21

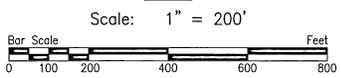
SHORT PLAT NO. PL20-0520

STEVEN C. ERICKSON, ETAL. PROPERTY SURVEY
 PTN. W 1/2 NW 1/4
 SEC. 29, T. 34 N., R. 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON





PLAN



Sheet 2 of 4 Sheets

LEGEND

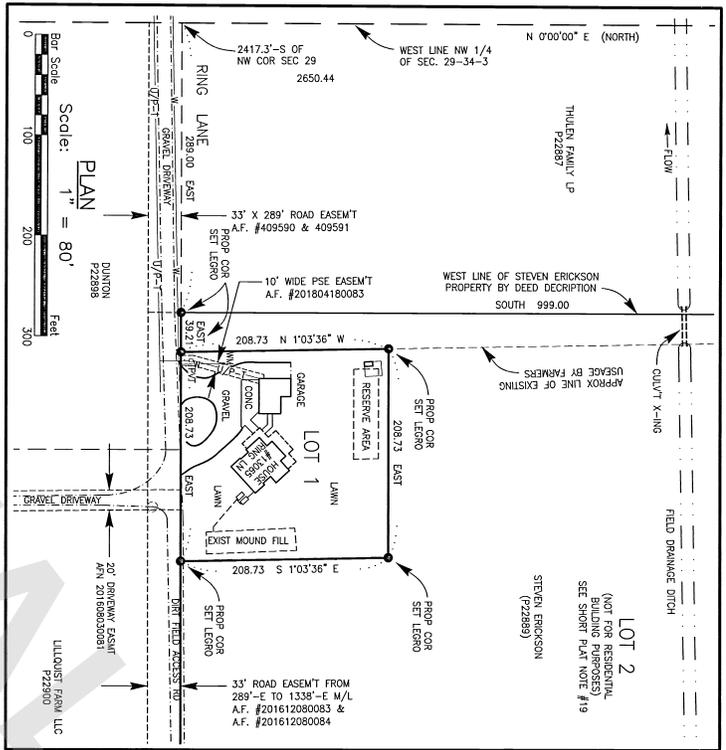
- PROP COR SET REBAR Property Corner — Set 5/8" Diam. X 20" Length Steel Rebar W/ Yellow Plastic Cap Imprinted: "LEGR0 37532"
- FOUND MON (JULY 2016) Found Pipe or Bass Disk in Conc. Monument — Punched & Cased Date last visited: July 2016 Found/Set Refers to the Date of this Survey Unless Otherwise Noted. Deed distances South and East of NW Corner of Section 29.

LOT AREAS

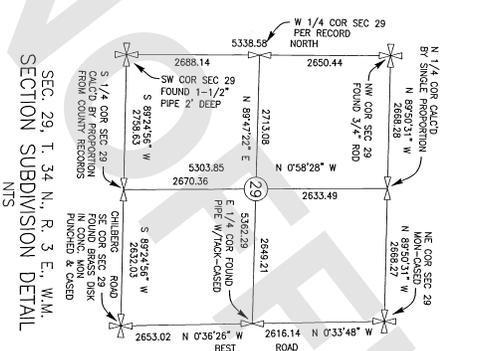
TOTAL SITE AREA (Calculated to C/L of Calhoun's Slough)
Lot 1 + Lot 2 = 1,937,999 Sq. Ft. = 44.49 Ac.
Lot 1 = 43,561 Sq. Ft. = 1.00 Ac.
Lot 2 = 1,894,439 Sq. Ft. = 43.49 Ac. to C/L Slough or 43.36 Ac. to Approx. Top of Bank.

SHORT PLAT No. PL20-0520
STEVEN C. ERICKSON PROPERTY SURVEY
PTN. W 1/2 NW 1/4,
SECTION 29, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON





DETAIL OF LOT 1

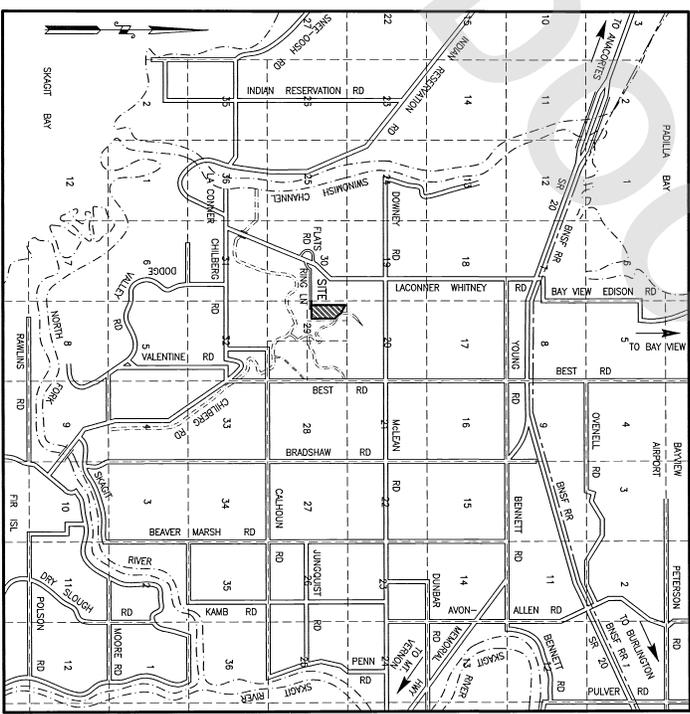


SECTION 29, T. 34 N., R. 3 E., W.M.
SECTION SUBDIVISION DETAIL

- LEGEND:
- W- WATER LINE
 - U/-PT- UNDERGROUND POWER & TEL
 - PT- POWER TRANSF
 - NM- WATER METER
 - PROP COR PROPERTY CORNER
 - SET LEGND SET LEGND
 - WELL SHELLOW PILE/STIC CAP
 - TERRO 37532

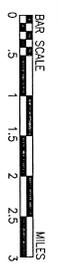
ADDRESS RANGES		
Road Name	Beginning Range	Ending Range
Ring Lane	12606	13063

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 the address in accordance with the provisions of Skagit County Code 15.24. The address of 13065 Ring Lane will remain the same unless the access changes.



SCALE: 1" = 1 MILE

VICINITY MAP



Sheet 3 of 4 Sheets



SHORT PLAT No. PL20-0520

STEVEN C. ERICKSON, ETAL. PROPERTY SURVEY

PTN. W 1/2 NW 1/4

SEC. 29, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

Notes Continued from Sheet 1:

24. TITLE EXCEPTIONS: Short Plat Subject to the record matters as disclosed in said Subdivision Guarantee under Schedule A as follows: records of Skagit County:
1. Taxes or assessments which are shown on the existing liens by the records of and having authority that levies taxes or assessments on real property or by the public records.
 2. Unpaid mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
 3. Title to any property, beyond the lines of real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement, or any rights or easement therein unless such property, rights or easements are expressly and specifically set forth in said description.
 4. General taxes, together with interest, penalty and statutory foreclosure costs, if any.
 5. The lands described herein have been classified as farm and agricultural as disclosed by notice recorded October 10, 1973, under Auditor's File No. 791905, and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit. Notice of Compliance, Auditor's File No. 200906290158 and 200906290159. Notice of Removal of Current Use Classification, Auditor's File No. 201912120075.
 6. Memorandum of Ground Lease, including Terms and Conditions thereof, lessor: Steven C. and Susan J. Erickson, hereof, Lessee: Steven C. and Leslie N. Hamilton, Auditor's File No. 201320080109.
 7. Deed of Trust between Kirk J. and Leslie N. Hamilton and Peoples Bank, Auditor's File No. 201806290081.
 8. Unrecorded easements, if any, rights of vendors and holders of security interests on personal property installed upon said land and fixtures thereon, to remove trade fixtures of the firm.
 9. Easements, restrictions, and other matters shown on Schedule "B-1".
25. TITLE EXCEPTIONS: Short Plat subject to Exceptions as disclosed in said Subdivision Guarantee under Schedule "B-1" as follows, all records of Skagit County:
- A. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of Calhoun's Slough.
 - B. Lot Certification and the Terms and Conditions thereof, recorded December 16, 2015 under AF No. 201512160003.
 - C. Title Notification—Special Flood Hazard Area and the Terms and Conditions thereof between Steven C. Erickson and Skagit County Planning and Development Services recorded November 22, 2017 under AF No. 201711220005.
 - D. Beneficial Easement, and the Terms and Conditions thereof affecting Ring Lane recorded June 16, 2017 under AF No. 201706160092.
 - E. Title Notification and the Terms and Conditions thereof recorded February 8, 2018 under AF No. 201802080056.
 - F. Easement and the Terms and Conditions thereof by Puget Sound Energy, Inc. for electric transmission recorded April 18, 2018 under AF No. 201804180083.

26. This parcel lies within an area or within 500 feet of land designated as Natural Resource Lands (Agriculture, Forest and Mineral Resource Lands of long-term commercial significance) in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting, or mineral operations with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource Natural Resource Lands as a priority use on designated Land. Operations on such areas should be prepared to accept such inconveniences, interruptions, and discomfort from normal, reasonable, and necessary land operations when performed in compliance with management practices and local, state, and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. In addition, greater setbacks than typical may be required from the resource area, consistent with SCC 14.16.810. Contact Skagit County Planning and Development Services for details.

LEGAL DESCRIPTION

PARCEL "A":

That portion of the Northwest 1/4 of Section 29, Township 34 North, Range 3 East, W.M., in Skagit County, Washington, described as follows:

Beginning 2,417.3 feet South and 1,231.5 feet East of the Northwest corner of said Section 29; thence West 942.5 feet; thence North 2,310 feet, more or less, to the Southwesterly line of a tract conveyed to John B. Dassenhof and Alice Dassenhof, husband and wife, by 29, 1968, under Auditor's File No. 616957; thence Southwesterly along the Southwesterly line of said Section 29 to the center line of said Slough; thence South along the center line of said Slough to the point North of the center line of said Slough to bank of slough; thence southerly 833.9 feet south to bank of beginning; EXCEPT ditch right of way AND EXCEPT that portion, if any, lying North of the following described line:

Beginning at the Northwest corner of said Section 29; thence South 885.1', East 81' feet; thence South 63708' East to the center of Calhoun Slough.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An Easement as conveyed on June 16, 2017, under Auditor's File No. 201706160092, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

This is to Certify that on this 15th day of May, 2021, before me, the undersigned, a Notary Public personally appeared Steven C. Erickson and Leslie N. Hamilton and DAVID OFFICER respectively of PEOPLES BANK, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

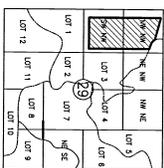
Steven C. Erickson and Leslie N. Hamilton
Notary Public in and for the State of Washington,
residing at Wenatchee, Washington, WA



ZONING/COMPREHENSIVE
PLAN DESIGNATION

AGRICULTURAL - NATURAL
RESOURCE LANDS (AG-NRL)

SITE
(HATCHED AREA)



VICINITY MAP

(Not to Scale)
Ptn. W 1/2 NW 1/4
Sec. 29, T. 34 N., R. 3 E.



SHORT PLAT No. PL20-0520

STEVEN C. ERICKSON, ETAL. PROPERTY SURVEY

PTN. W 1/2 NW 1/4
SEC. 29, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON