



PLAT OF GARDEN MEADOWS
 PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., M.M.

SURVEY DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, M.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 497 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 370 FEET; THENCE SOUTH 89 DEGREES, MORE OR LESS, TO INTERSECT THE NORTH LINE OF SAID RIGHT-OF-WAY OF THE FAIRHAVEN AND SOUTHERN RAILROAD; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THE SAID RIGHT-OF-WAY TO A POINT SOUTH OF THE POINT OF BEGINNING, THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WEST OF A LINE THAT IS 463 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION;

ALSO EXCEPTING THE RIGHTS-OF-WAY OF THE PUGET SOUND AND BAKER RIVER RAILROAD AND COUNTY ROADS, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD,

SITUATE IN THE CITY OF SEDRO-MOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON,

TOTAL PROJECT AREA: 257,900 SQ FT, 5.92 ACRES

AREA OF RIGHT-OF-WAY FOR TRAIL ROAD TO BE DEDICATED TO CITY OF SEDRO-MOOLLEY: 44,354 SQ FT, 1.02 ACRES

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SEDRO-MOOLLEY PLATTING REQUIREMENTS AND THE REQUIREMENTS OF GARDEN MEADOWS SM LLC IN JUNE 2021. I HEREBY CERTIFY THAT THIS PLAT OF GARDEN MEADOWS IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN AND IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT (FER RCW 64.40.245(2)).

BRUCE G. LISSEER, PLLC CERTIFICATE NO. 229460
 307 N. MAUREL DR. SUITE 103
 MOUNT VERNON, WA 98273
 PHONE: (360) 419-1442
 FAX: (360) 419-0581
 E-MAIL: BRUCE@LISSEER.COM

DATE: June 11, 2021

APPROVALS

THE WITHIN AND FOREGOING PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 57.16 AND 17 OF THE SEDRO-MOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED ON THIS 18TH DAY OF JUNE, 2021.

PLANNING DIRECTOR
 CITY ENGINEER
 CITY TAYOR

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED STREETS, ALLEY, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

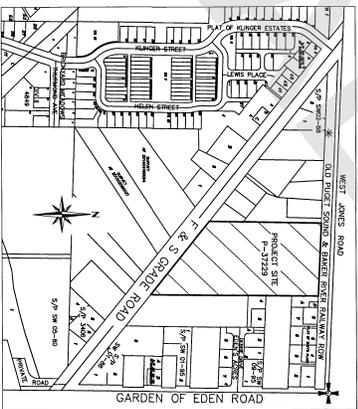
DATED THIS 14TH DAY OF JUNE, 2021.

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 2021.

DATED THIS 18TH DAY OF JUNE, 2021.

Julie Bruner
 SKAGIT COUNTY TREASURER



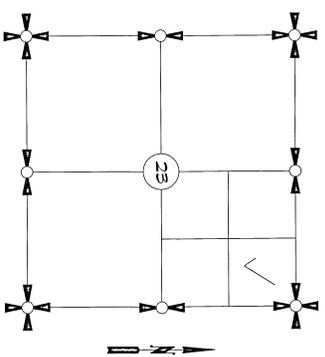
VICINITY MAP
 SKAGIT COUNTY ASSESSOR'S MAP
 SCALE 1"=500'

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 18TH DAY OF JUNE, 2021 AT 19 MINUTES PAST 10 O'CLOCK A.M. IN VOLUME _____ OF PLATS ON PAGES 102 OF BOOK B74. IN WITNESS WHEREOF, I HAVE SIGNED THESE RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY



VICINITY MAP
 SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, M.M.

SHEET 1 OF 4 DATE: 6/02/21

FILED	FOR	PLAT IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., M.M. SKAGIT COUNTY, WASHINGTON FOR: GARDEN MEADOWS SM LLC
BY:	FOR:	LISSEER & ASSOCIATES, PLLC SCALE:
VERIFICATION: ASSIGNED	SKAGIT COUNTY AUDITOR	SKAGIT COUNTY ASSESSOR'S MAP

**PLAT OF GARDEN MEADOWS
PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., N.M.**

OWNERS CONSENT AND DEDICATION

THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THE PLAT OF GARDEN MEADOWS, A PLAT COMMUNITY AS THE TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST COMMUNITY ACT AND NOT FOR ANY PUBLIC PURPOSES. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION OF PLAT OF GARDEN MEADOWS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER REFERENCED IN NOTE 23 ON SHEET 3 OF 4. ADDITIONALLY, THE UNDERSIGNED OWNERS OF INTEREST DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND STRIPS SHOWN HEREON SINCE THE ORIGINAL REASONABLE GRADINGS OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREBY INTO, SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREBY AFFIXED THIS 14 DAY OF June 2021.

BY: [Signature] PRINT NAME: John Woodmansee TITLE: Member
BY: [Signature] PRINT NAME: Jill Anderson TITLE: SVP, Chief Credit Officer

ACKNOWLEDGMENTS
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Liam LeBlond SIGNED THE FOREGOING INSTRUMENTS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Member OF GARDEN MEADOWS SM LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: June 14, 2021

SIGNATURE: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 06/30/2023
RESIDING AT Sedra Boettler
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jill Anderson SIGNED THIS INSTRUMENT ON BEHALF OF GARDEN MEADOWS SM LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: June 14, 2021

SIGNATURE: [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10/31/2021
RESIDING AT Chicago, IL

EASEMENTS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF SKAGIT COUNTY DISTRICT NO. 106 SKAGIT COUNTY RIGHT-OF-WAY DISTRICT NO. 106 SKAGIT COUNTY FRONTIER ROAD ENERGY AT BROADWAY, VERTON, FRONTIER COMMUNICATIONS (DPLY FIBER), CASCADE NATURAL GAS CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER AND UPON THE EXTERIOR TO TEN FEET AS SHOWN HEREON OF ALL LOTS AND TRACTS ADJOINING PUBLIC ROADS AND RIGHTS OF WAY SHOWN HEREON, AGAINST ALL OTHER PUBLIC, PRIVATE AND OPERATE MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES AND APPURTENANCES ATTACHED THEREOF, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS THAT ARE SHOWN AND STATED, BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

PRIVATE STORM DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE AND REPAIRS OF SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE PER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR GARDEN MEADOWS SM AS REFERENCED UNDER NOTE NO. 23.

THE CITY OF GERBOWOODLEY IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANITOR AND OR ASSIGNS, FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANITOR, OWNERS, AND ANY PERSON HAVING ANY INTEREST IN THE SAID EASEMENTS, EMPLOYEES AND AGENTS HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

CROSS USE EASEMENTS

THE 20.0 FOOT WIDE EASEMENTS (A, B, C, D, E, F, AND G) ARE HEREBY DEDICATED AS NON-EXCLUSIVE, MUTUAL, BENEFICIAL, CROSS-USE EASEMENTS FOR USES SHOWN WITHIN OR ADJACENT TO SAID EASEMENTS, TOGETHER WITH MAINTENANCE THEREOF AS SPECIFICALLY MENTIONED IN THE DECLARATION DOCUMENT REFERENCED UNDER NOTE NO. 23.

PRIVATE WATERLINE EASEMENTS

THE 10.00 FOOT WIDE EASEMENTS (L, K, L, AND M) ARE HEREBY DEDICATED FOR PRIVATE WATERLINES AND THE MAINTENANCE THEREOF TO SERVICE THE LOTS TOUCHING SAID EASEMENT.

A 5.00 FOOT WIDE EASEMENT (N) FOR A PRIVATE WATERLINE AND THE MAINTENANCE THEREOF IS HEREBY DEDICATED ACROSS THE NORTH 5.00 FEET OF LOT 12 FOR THE BENEFIT OF LOT 13.

UTILITY EASEMENT "H"

A 5.00 FOOT WIDE EASEMENT FOR UTILITIES AND THE MAINTENANCE THEREOF IS HEREBY DEDICATED ACROSS THE SOUTH 5.00 FEET OF LOT 10 FOR THE BENEFIT OF LOT 14.

PRIVATE SANITARY SEWER EASEMENT "P"

AN EASEMENT OF VARIABLE WIDTH FOR SANITARY SEWER LINE PURPOSES AND THE MAINTENANCE THEREOF IS HEREBY DEDICATED ACROSS A PORTION OF LOT 20 FOR THE BENEFIT OF LOT 29.

FUD UTILITY EASEMENT

A 10.0 FOOT WIDE EASEMENT ALONG THE NORTH 10 FEET OF LOTS 20 AND 21 IS HEREBY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE AND/OR REPAIR OF THE DISTRICT'S WATER AND SANITARY SEWER SYSTEMS, INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, OPERATION, MAINTAIN, IMPROVE, REMOVE, RESTORE, ALTER, REFACE, CHANGE THE SIZE OR RELOCATE, CONNECT TO AND LOCATE AT ANY THE PIPES, LINES) OR RELATED FACILITIES ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND DELIVERY OF WATER, SEWER, ELECTRICITY, GAS AND OTHER UTILITIES AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LANDS OF THE GRANITOR(S), THE GRANITOR(S) ALSO GIVES THE DISTRICT PERMISSION TO CUT, TRIM AND/OR REMOVE ALL TREES, TREES, BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANITOR(S) LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM AND/OR REMOVE VEGETATION WHICH IN THE OPINION OF THE DISTRICT, CONSTITUTES A NUISANCE OR DANGER TO SAID PIPES, LINES) OR RELATED FACILITIES, AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES). THE GRANITOR(S) AGREES THAT TITLE TO ALL TREES, BRUSH, OR OTHER VEGETATION OR TREES TRIMMED OR REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANITOR(S), ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASER OF THE SAID LIMITED PARTNER APPROVAL AND CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANITOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY MANNER INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.



SHEET 2 OF 4

DATE: 6/20/21

FB	Pg.	ISSUER & ASSOCIATES, PLLC SCALE
HER/DIANI	ASSIGNED	10001 WASHINGTON WA 98275 360-448-7442 DWS1818-066A PLAT

PLAT IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 35 N., R. 4 E., N.M.,
SKAGIT COUNTY, WASHINGTON
FOR: GARDEN MEADOWS SM, LLC

**PLAT OF GARDEN MEADOWS
PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., N.M.**

NOTES

1. INDICATES EXISTING MONUMENT IN CASE INDICATED BEARING, THE MONUMENT FOUND
2. INDICATES BEARING SET WITH FIELD BOOK INSCRIBED LISSER 29460
3. INDICATES BRASS MONUMENT IN CASE SET WITH BRASS DISK INSCRIBED LISSER 22460
4. DESCRIPTION AND EXCEPTION INFORMATION IS FROM CHICAGO COMPANY TITLE REPORT, ORDER NO. 6220046695, UPDATE NO. 1, DATED MARCH 16, 2021.
5. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF EBENS AGREES LP-06-04 RECORDED UNDER AUDITORS FILE NO. 200902250021 AND MERIDIAN INFORMATION SEE PLAT OF EBENS AGREES LP-06-04 RECORDED UNDER AUDITORS FILE NO. 200902250021 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR FILE NUMBERS 9108000094 AND 200600490094, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. ZONING CLASSIFICATION: R-7, RESIDENTIAL ZONE
7. SEWAGE DISPOSAL: CITY OF SEDRO-WOOLLEY
8. STORM DRAINAGE: CITY OF SEDRO-WOOLLEY
9. STREET STANDARDS: CITY OF SEDRO-WOOLLEY
10. WATER: SKAGIT COUNTY P.U.D. NO. 1
11. POWER: ZIPPLY FIBER
12. TELEPHONE: CASCADE NATURAL GAS
13. TELEVISION CABLE: CONCAST CORPORATION
14. FIBER OPTIC: WAVE BROADBAND
15. GARBAGE COLLECTION: CITY OF SEDRO-WOOLLEY SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
16. MERIDIAN: ASSUMED
17. BASIS OF BEARING, NONMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 35 NORTH RANGE 4 EAST, 1/4M, (BETWEEN NORTHEAST SECTION CORNER AND MONUMENT AT DEBBIE DRIVE)
18. BEARING = SOUTH 0°31'54" EAST
19. INSTRUMENTATION, LEICA TEO103A THEODOLITE DISTANCE METER AND/OR TRIMBLE S-71 THEODOLITE DISTANCE METER
20. SURVEY PROCEDURE: FIELD TRAVERSE
21. ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
22. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN CHICAGO TITLE COMPANY REPORTS REFERENCED UNDER NOTE 2 ABOVE. CHICAGO TITLE COMPANY REPORTS UNDER AUDITORS FILE NUMBERS: 20210210161, 202012250137 AND GARDEN MEADOWS SM, LLC PO BOX 614 SEDRO-WOOLLEY WA 98294
23. SKAGIT COUNTY ASSESSEOR'S PARCEL NO. P-371224

22. SITUATION CONTROL. DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES.

23. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR GARDEN MEADOWS SM IS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 202106180051

24. ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE ON-SITE STORM DRAIN PIPE STRIPS UNLESS OTHERWISE APPROVED BY THE CITY OF SEDRO-WOOLLEY.

25. THE INGRESS AND EGRESS FOR ALL LOTS FRONTING DIRECTLY ON TRAIL ROAD SHALL BE THROUGH THE SHARED INGRESS, EGRESS AND UTILITIES EASEMENT ADJOINING THE LOTS (SHALL BE REFERRED TO AS SHOWN) OF THE PARCEL AND PORTION OF THE ADJOINING LOTS AS SHOWN).

EXCEPTS FROM SEDRO-WOOLLEY MUNICIPAL CODE SECTION 17.14 RESIDENTIAL T (R-7) ZONE:

DUREX LOTS
BE SHOWN, A LOT OF NOT LESS THAN 9000 SQ FT MINIMUM SIZE WITH A MINIMUM WIDTH OF 80 FEET AT THE BUILDING LINE, A MINIMUM DEPTH OF 100 FEET, AND A MINIMUM LOT FRONTAGE ON A PUBLIC STREET OF 20 FEET.

PROVIDE OFF-STREET PARKING FOR FOUR VEHICLES.

BE DESIGNED TO RESHABLE A SINGLE-FAMILY RESIDENCE SO AS TO BLEND IN WITH THE DESIGN AND APPEARANCE OF THE SURROUNDING RESIDENCES IN THE NEIGHBORHOOD.

NO MORE THAN ONE DUREX SHALL BE ALLOWED PER ANY THREE CONSECUTIVE LOTS AND NO MORE THAN ONE DUREX IS DENIED IN SEDRO-WOOLLEY MUNICIPAL CODE SECTION 17.04.030.

MINIMUM SETBACKS
FRONT: 20 FEET
SIDE: ONE STORY DWELLINGS AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF 5 FEET. A TWO STORY DWELLING SHALL HAVE A MINIMUM ADDITIONAL 4 FEET FOR EACH STORY.
REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES.

GARAGE SETBACKS. PRIVATE GARAGES ATTACHED TO OR WITHIN THE RESIDENCE SHALL ADHERE TO THE SETBACK REQUIREMENT OF THE STREET FRONTING THE GARAGE. THE GARAGE SHALL BE LOCATED IN FRONT OF ALL GARAGE DOOR ENTRANCES WHEN ACCESSING A STREET EITHER TO THE FRONT OR SIDE OF A RESIDENCE. WHERE GARAGE DOORS ACCESS AN ALLEY, THE OFF-STREET PARKING APRON SHALL BE AT LEAST 10 FEET.

MAXIMUM BUILDING HEIGHT
35 FEET EXCEPT 20 FEET FOR ACCESSORY BUILDINGS, AND NO HEIGHT LIMIT FOR CHURCH STEEPLES OR BELL TOWERS.

MINIMUM LOT SIZE REQUIREMENTS
LOT WIDTH AT BUILDING LINE: 40 FEET
LOT FRONTAGE ON A PUBLIC STREET, APPROVED PRIVATE STREET, OR APPROVED EASEMENT: 20 FEET.

MAXIMUM DENSITY REQUIREMENTS
THE MAXIMUM DENSITY REQUIREMENTS IN THE R-7 ZONE IS SEVEN UNITS PER ACRE.

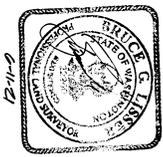
MAXIMUM LOT COVERAGE
LOT COVERAGE IS THE PERCENT OF THE LOT COVERED BY STRUCTURES INCLUDING THE MAIN AND ALL ACCESSORY BUILDINGS. MAXIMUM LOT COVERAGE REQUIREMENTS IN THE RESIDENTIAL R-7 ZONE SHALL BE AS FOLLOWS:
50 PERCENT FROM THE MAXIMUM LOT COVERAGE REQUIREMENT ARE PERMITTED IF THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSED COVERAGE DOES NOT EXCEED THE AVERAGE LOT COVERAGE OF LOTS WITHIN 100 FEET OF THE PARCEL. LOT COVERAGE CAN BE EQUAL TO THE AVERAGE LOT COVERAGE BUT CANNOT EXCEED IT.

STORM SYSTEM MAINTENANCE NOTE
THE STORMWATER SYSTEM (CATCH BASINS, VAULTS, LINES, AND PREVIOUSLY EXISTING ETIC) SHALL BE MAINTAINED PER YEAR FOR ANY DEFECTS OR MAINTENANCE REQUIREMENTS.
SEE THE OPERATION MANUAL AVAILABLE AT THE CITY OF SEDRO-WOOLLEY AND/OR THE HOMEOWNERS ASSOCIATION FOR INFORMATION WITH RESPECT TO RESPONSIBLE PARTIES (CITY OF SEDRO-WOOLLEY AND/OR THE HOMEOWNERS ASSOCIATION) AND MAINTENANCE PROCEDURES, ALSO REFERENCED AS EXHIBIT A OF THAT CERTAIN DOCUMENT REFERENCED OVER NOTE NO. 29.

THE CITY OF SEDRO-WOOLLEY SHALL HAVE THE RIGHT TO ENTER THE ENGINEERED PROPERTIES, AS SHOWN HEREON, FOR INSPECTION AND COMPLIANCE PURPOSES.

LOT ADDRESS INFORMATION

LOT 1	105 NORTH TRAIL ROAD
LOT 2	106 NORTH TRAIL ROAD
LOT 3	107 NORTH TRAIL ROAD
LOT 4	108 NORTH TRAIL ROAD
LOT 5	109 NORTH TRAIL ROAD
LOT 6	110 NORTH TRAIL ROAD
LOT 7	111 NORTH TRAIL ROAD
LOT 8	112 NORTH TRAIL ROAD
LOT 9	113 NORTH TRAIL ROAD
LOT 10	114 NORTH TRAIL ROAD
LOT 11	115 NORTH TRAIL ROAD
LOT 12	116 NORTH TRAIL ROAD
LOT 13	117 NORTH TRAIL ROAD
LOT 14	118 NORTH TRAIL ROAD
LOT 15	119 NORTH TRAIL ROAD
LOT 16	120 NORTH TRAIL ROAD
LOT 17	121 NORTH TRAIL ROAD
LOT 18	122 NORTH TRAIL ROAD
LOT 19	123 NORTH TRAIL ROAD
LOT 20	124 NORTH TRAIL ROAD
LOT 21	125 NORTH TRAIL ROAD
LOT 22	126 NORTH TRAIL ROAD
LOT 23	127 NORTH TRAIL ROAD
LOT 24	128 NORTH TRAIL ROAD
LOT 25	129 NORTH TRAIL ROAD
LOT 26	130 NORTH TRAIL ROAD
LOT 27	604 F & S GRADE ROAD
LOT 28	604 F & S GRADE ROAD
OPEN SPACE TRACT	125 NORTH TRAIL ROAD



SHEET 3 OF 4 DATE: 6/22/21

**PLAT IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 35 N., R. 4 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: GARDEN MEADOWS SM, LLC**

BY:	LiSSER & ASSOCIATES, PLLC	SCALE:
RE:	ASSISTING & LAND USE CONSULTATION	
MERIDIAN:	KNOWN VERSION WA 98293	PROJECT: 19-066A PLAT

