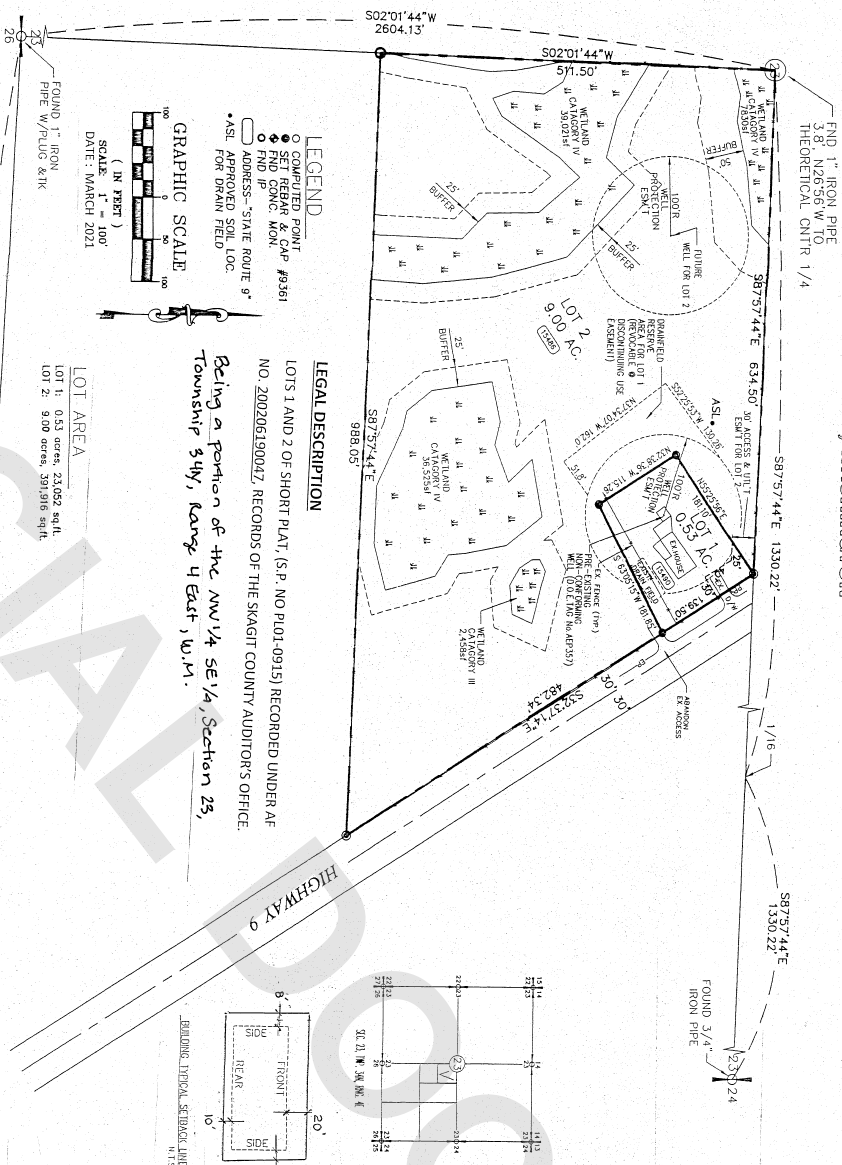


92 10A

SHORT PLAT ALTERATION PL20-0442 (PREVIOUSLY : PL01-0915) SKAGIT COUNTY, WASHINGTON



LEGEND

- COMPUTED POINT
- SET REBAR & CAP #361
- FND CONC. MON.
- FND IP
- ADDRESS - STATE ROUTE 9
- ASSESSOR'S LOC.
- FOR DRAIN FIELD

GRAPHIC SCALE

(IN FEET)

0 100 200 300 400 500 600 700 800 900 1000

DATE: MARCH 2021

LEGAL DESCRIPTION

LOTS 1 AND 2 OF SHORT PLAT, (S.P. NO. PL01-0915) RECORDED UNDER AP NO. 200206190042, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE.

Being a portion of the NW 1/4 SE 1/4, Section 23, Township 34N, Range 4E, W.M.

LOT AREA

LOT 1: 0.53 acres, 23,092 sq.ft.
LOT 2: 9.00 acres, 391,916 sq.ft.

APPROVALS

The within and foregoing Short Plat Alteration is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 17 day of August 2021.

Short Plat Administrator Paula Burman
County Engineer Paula Burman

Health Officer Paula Burman

TREASURER'S CERTIFICATE

This is to certify that all taxes heretofore levied, and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2021.

Treasurer Paula Burman
Skagit County Treasurer



AUDITOR'S CERTIFICATE

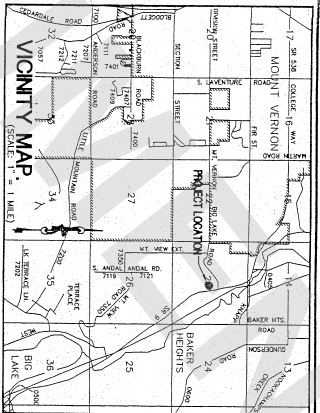
FILED FOR RECORD THIS 18 DAY OF August 2021

SHORT PLATS, ON PAGES 202108180001

SURVEYOR'S CERTIFICATE

I, RONALD T. JENSON DO HEREBY CERTIFY THAT THIS SHORT PLAT ALTERATION IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW, THAT THIS SHORT PLAT ALTERATION REMOVES NOTE NO. 13 OF THE ORIGINAL SHORT PLAT (SP NO. PL01-0915) BY THE MUTUAL REQUEST AND APPROVAL OF THE EXISTING OWNERS OF LOTS 1 AND 2 OF SAID SHORT PLAT. ALL LOT CORNERS WERE SET AND CERTIFIED AS A REQUIREMENT OF THE ORIGINAL SHORT PLAT APPROVAL AND RECORDING. NO LOT DIMENSIONS HAVE BEEN MODIFIED BY THIS SHORT PLAT ALTERATION.

Ronald T. Jenson, P.E., P.L.S.



OWNERS

John A. and Melissa J. Ballenger - Lot 2
Branden Eugene Platter - Lot 1

DECLARATION

We, the undersigned owners, hereby declare this Short Plat Alteration was made with our free consent and in accordance with our wishes,

John A. and Melissa J. Ballenger
Branden Eugene Platter

BRANDEN EUGENE PLATTER

AUDRIDGE PTE LLC, TRUSTEE AND MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS INC.,
NOMINEE FOR HOME BRIDGE FINANCIAL SERVICES, INC., BENEFICIARY (Lot 1)

SHORT PLAT ALTERATION PL20-0442 (PREVIOUSLY : PL01-0915)

SKAGIT COUNTY, WASHINGTON

NOTES

1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING / COMPREHENSIVE PLAN DESIGNATION - URBAN RESERVE RESIDENTIAL (URR) / MOUNT VERNON URBAN GROWTH AREA (UGA).
3. SEWAGE: ON-SITE SEPTIC
4. 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.
5. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION TO 24003 STATE ROUTE 9. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GAS WILL ASSIGN INDIVIDUALS TO A SPECIFIC ADDRESS RANGE IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE IS-24. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES.
6. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
7. WATER: INDIVIDUAL WELL, WATER OF SUFFICIENT QUANTITY AND / OR QUALITY FOR NORMAL DOMESTIC PURPOSE IS NOT PROVIDED FOR LOT 2 AT THE TIME OF FILING THE PLAT AND THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO AVAILABILITY OF SAID WATER. SKAGIT COUNTY REQUIRES A 100' RADIUS WELL CONTROL ZONE SURROUNDING EACH WELL. THE BUYER OF LOT 2 SHOULD INQUIRE AND INVESTIGATE AS TO THE LOCATION AND EXISTENCE OF ADJOINING SYSTEM BEFORE CONSTRUCTING ANY BUILDINGS OR DRILLING ANY WELL, AND THE BUYER SHOULD COOPERATE IN THE LOCATION OF WELL TO PREVENT PROBLEMS WITH THESE OVERLAPPING CONTROL ZONES.
8. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET FROM THE WETLAND BOUNDARY IS SUBJECT TO CRITICAL AREA ORDINANCE 14.24. SEE APN: 2002061309248 FOR WRITTEN PCA.
9. FOR ADDITIONAL INFORMATION SEE SKAGIT COUNTY APN: 88012109222.
10. BASIS OF BEARING - NORTH LINE OF THE SE 1/4, SECTION 23, TOWNSHIP 34N, RANGE 4E, W1M = NORTH 87°57'44" WEST.
11. SURVEY EQUIPMENT & PROCEDURE: THIS SURVEY WAS COMPLETED AND ACCOMPANISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 01-2001.
12. VARIANCE WAS APPROVED FOR THIS SUBJECT PROPERTY UNDER PID-0458, WAD-0459, DATED NOVEMBER 27, 2001 FOR THE DIVISION OF LAND INTO TWO PARCELS.
13. (REMOVED BY THIS SHORT PLAT ALTERATION).
14. MAINTENANCE AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBER.
15. URBAN UTILITIES AND FACILITIES AS REQUIRED BY CITY OF MOUNT VERNON DEVELOPMENT REGULATIONS MUST BE MADE AVAILABLE PRIOR TO FUTURE DEVELOPMENT OF THIS SHORT PLAT.

ACKNOWLEDGEMENT (LOT 1)

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 30th DAY OF APRIL, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED BRANDEN EUGENE PLATTER,
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON Kristin X. Domaricus
RESIDING AT: Mount Vernon MY COMMISSION EXPIRES: 7-01-2021

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 30th DAY OF APRIL, 2021, PERSONALLY APPEARED ADRIANNE PATE LLC, TRUSTEES AND MORTGAGEE
KNOWN TO ME TO BE THE ADRIANNE PATE LLC, TRUSTEES AND MORTGAGEE,
ELECTRONIC REGISTRATIONS SYSTEMS INC., NOMINEE FOR HOME BRIDGE FINANCIAL SERVICES, INC., BEHAVENKAY, WHICH CORPORATION HAS EXECUTED THE LONGFORM INSTRUMENT AND SIGNED OFFICIAL ACKNOWLEDGEMENT OF THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH (HE) (SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED.
AND ON OATH STATED THAT (HE) (SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Mount Vernon MY COMMISSION EXPIRES: 12-14-24

WATER NOTES

INTERIM WELLS: IN LOW-FLOW STREAM WATERSHEDS, WITHIN 1/2 MILE OF THE DESIGNATED WATERSHED, THE SOURCE OF POTABLE AND IRRIGATION WATER SHALL BE DETERMINED BY THE COUNTY ENGINEER. IF THE SOURCE OF WATER IS DETERMINED TO BE A LOW-FLOW WATERSHED OR, UNDER THE FOLLOWING CONDITIONS, AN INTERIM DRILLED WELL, A PROPERTY MAY BE ALLOWED USE OF AN INTERIM WELL(S) WITH THE CONDITION THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN A LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATER SERVICE TO THE PROPERTY.

IMPERVIOUS SURFACES: THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED SHALL BE LIMITED TO 10% OF THE TOTAL SURFACE AREA OF THE PROPOSED DEVELOPMENT. SURFACES THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION, IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPARISONING RELIANCE TO THE ADOPTER.

LAWN WATERING: NO LAWN WATERING SHALL BE PERMITTED BETWEEN JUNE 1ST AND SEPTEMBER 30TH.

16. Runoff from impervious surfaces, roof drains, and yard drains must be directed so as not to adversely affect adjacent properties.

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.

17. 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. 20201300069

18. In so 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 Standards and a right-of-way deed has been transferred to and accepted by the County.

ACKNOWLEDGEMENT (LOT 2)

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 1st DAY OF APRIL, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN A. & MELISSA J. BALENGER,
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON Chloe B. Balleger
RESIDING AT: Bellevue, WA MY COMMISSION EXPIRES: 3/20/2023

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 1st DAY OF APRIL, 2021, PERSONALLY APPEARED Becki Bell
KNOWN TO ME TO BE THE Becki Bell,
WHICH CORPORATION HAS EXECUTED THE LONGFORM INSTRUMENT AND SIGNED OFFICIAL ACKNOWLEDGEMENT OF THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH (HE) (SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (HE) (SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Bellevue, WA MY COMMISSION EXPIRES: 12/14/24

