



202202250085

02/25/2022 01:03 PM Pages: 1 of 5 Fees: \$307.50 Skagit County Auditor

SURVEY DESCRIPTION

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M1, EXCEPT THE NORTH 20 FEET THEREOF, AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED APRIL 23, 1994, IN VOLUME 24 OF DEEDS, PAGE 553, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THEREFROM THE NORTH 5 FEET THEREOF CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JUNE 26, 1972, UNDER AUDITOR'S FILE NO. T0189, RECORDS OF SKAGIT COUNTY; SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD; SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 1416.060 AND SCC 1418 ON THIS 14 DAY OF February, 2022.

[Signature]
SHORT PLAT ADMINISTRATOR

[Signature]
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) § 1249 (WATER) THIS 8 DAY OF February, 2022.

[Signature]
SKAGIT COUNTY HEALTH OFFICER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND RECORDED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2022.

[Signature]
SKAGIT COUNTY TREASURER
DATE 2/15/22

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF February, 2022, AT 8:14 IN THE OFFICE OF THE AUDITOR, SKAGIT COUNTY, WASHINGTON. (PAGE(S) 1 UNDER AUDITOR'S FILE NO. 202202250085 RECORDS OF SKAGIT COUNTY, WASHINGTON.)

[Signature]
SKAGIT COUNTY AUDITOR

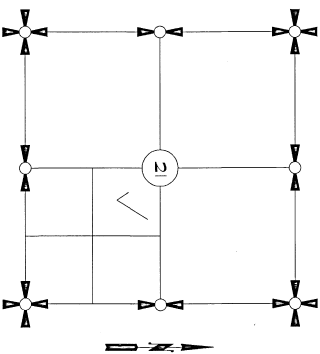
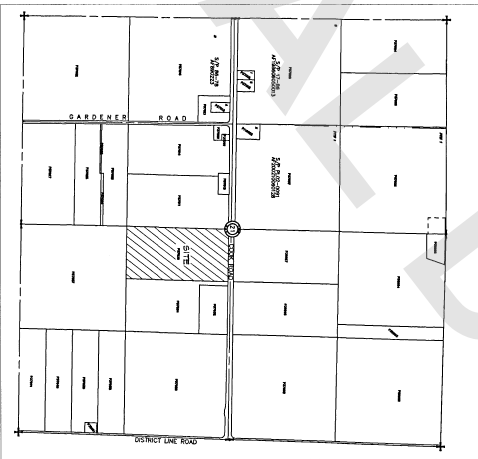
SKAGIT COUNTY AUDITOR

[Signature]
DEPUTY

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRACABLE AND BASED ON A TRUE AND CORRECT MEASUREMENT OF THE DISTANCES, CORNERS AND ANGLES OF THE SECTION, THAT THE DISTANCES, CORNERS AND ANGLES SET OUT THEREON ARE ACCORDANT WITH THE PROVISIONS IN CHAPTER 332-120-0AC, ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-0AC.

KEVIN G. LISSEY, P.L.L.C. CERTIFICATE NO. 20123164
LISSEY & ASSOCIATES, PLLC
320 MILWAUKEE ST PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 418-7442
FAX (360) 418-0591
EMAIL: BRUCE@LISSEYR.COM

DATE 1-11-22



SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M1

VICINITY MAP

SHEET 1 OF 5

SKAGIT COUNTY SHORT PLAT NO. PL-21-0418

DATE: 1/10/22


SURVEY IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, T. 35 N., R. 4 E., 1M1, SKAGIT COUNTY, WASHINGTON FOR: DRYANNE & RACHELLE FABER	
FB:	LISSEY & ASSOCIATES, PLLC (SCALE: SURVEYING & LANDS CONSULTANTS) 320 MILWAUKEE ST. MOUNT VERNON, WA 98273
PG:	1
FB:	ASSIGNED
MERIDIAN:	ASSIGNED
DATE:	1/10/22

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERIGNED OWNERS 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 NOT THE RESULT OF ANY UNLAWFUL INFLUENCE OR UNLAWFUL PRESSURES AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO 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 17th DAY OF January, 2022.


DMYANTSE S. FABER, HUSBAND
Rachelle R. Faber
RACHELLE R. FABER, WIFE

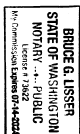

MOUNTAIN PACIFIC BANK
BY: Dmyantse S. Faber
PRINT NAME: MARK DUFFY
TITLE: FRS STROTT & ASSOC


ACKNOWLEDGEMENT
STATE OF Washington

COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DMYANTSE S. FABER AND RACHELLE R. FABER, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan 15, 2022



SIGNATURE: 
NOTARY PUBLIC: Bruce G. Lisser
MY APPOINTMENT EXPIRES: 1-14-23
RESIDING AT: Alvord, Oregon

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mark Duffy IS THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) Knows/Edged THAT HE/SHE/HEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT He/She/They Knows AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED As the President OF MOUNTAIN PACIFIC BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1-13-2022

SIGNATURE: 
NOTARY PUBLIC: Terrence Hollaway
MY APPOINTMENT EXPIRES: 1-13-2023
RESIDING AT: Snohomish County



SHEET 2 OF 5		DATE: 1/10/22
SKAGIT COUNTY SHORT PLAT NO. PL-21-0419		
SURVEY IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, T. 35 N., R. 4 E., NW, SKAGIT COUNTY, WASHINGTON FOR: DMYANTSE & RACHELLE FABER		
FB:	ISSUER & ASSOCIATES, PLLC (SCALE)	
PG:	1	
MERIDIAN ASSIGNED	NAD 83	DN65, 21-025 SP

NOTES

1. 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. IN NO CASE SHALL THE COUNTY AND/OR A LIEBTRONIC COMPANY BE HELD RESPONSIBLE FOR THE STREET AND/OR ALLEY INTO THE SAME AND ALL ROADS, STREETS AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
 2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 3. COMPREHENSIVE PLANNING DESIGNATION: AGRICULTURAL - NATURAL RESOURCE LANDS (AG-NRL)
 4. SEWAGE DISPOSAL: ON-SITE INDIVIDUAL SEPTIC SYSTEMS
 5. WATER: PUD NO. 1
- LOT 1 IS SERVED BY AN EXISTING SERVICE, THE CURRENT OR FUTURE OWNER SHALL CONTACT THE SKAGIT COUNTY PUD NO. 1 TO INSTALL AN RP BACKFLOW PROTECTION VALVE.
- LOT 2 CURRENTLY IS NOT REQUIRED TO HAVE WATER SERVICE, AT SUCH TIME AS WATER SERVICE MAY BE REQUESTED, IN ADDITION TO A WATER METER, AN RP BACKFLOW PROTECTION VALVE WILL BE REQUIRED.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LESSER 2023164
 - - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
1. MERIDIAN: ASSUMED
 2. BASIS OF BEARING: MOUNTED EAST-WEST CENTERLINE OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 M. PER SHORT CARD PL-02-CO#1
 - BEARING = NORTH 84°29'00" EAST
 4. SURVEY DESCRIPTION IS FROM CHICAGO TITLE INSURANCE COMPANY, TITLE REPORT ORDER NO. 620049169, UPDATE NO. 1 DATED JANUARY 6, 2022.
 10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT CARD NO. PL-02-CO#1 RECORDED UNDER AUDITORS' FILE NO. 20201001281, SHORT CARD NO. 20201001281, SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 200906080002, 200907020109 AND 201212290059, ALL IN THE RECORDS OF SKAGIT COUNTY AUDITORS, WASHINGTON.
 11. INSTRUMENTATION: LEICA 1103 TCRA PLUS THEODOLITE DISTANCE METER
 12. SURVEY PROCEDURE: FIELD TRAVERSE
 13. 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.
 14. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 17000 TO 22533 COOK ROAD. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
- THE EXISTING ADDRESS OF 20504 COOK ROAD WILL BE RETAINED FOR THE HOUSE ON LOT 1. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

15. SETBACKS FOR LOTS WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE (1416.400-5.A).

RESIDENTIAL:

- (A) FRONT: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD UNLESS SPECIFIED BELOW OR ELSEWHERE IN THIS CHAPTER. NO PORTION OF A STRUCTURE SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE FRONT LOT LINE AND NO PORTION OF DEVELOPABLE PORTION OF THE LOT SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE FRONT LOT LINE.
 - (B) REAR: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD UNLESS SPECIFIED BELOW OR ELSEWHERE IN THIS CHAPTER. NO PORTION OF A STRUCTURE SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE REAR LOT LINE.
 - (C) SIDE: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD UNLESS SPECIFIED BELOW OR ELSEWHERE IN THIS CHAPTER. NO PORTION OF A STRUCTURE SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE SIDE LOT LINE.
 - (D) ACCESSORY: SAME AS PRINCIPAL STRUCTURES.
- NONRESIDENTIAL:
- (A) FRONT: 35 FEET.
 - (B) SIDE: 15 FEET.
 - (C) REAR: 35 FEET.
- MAXIMUM HEIGHT: 40 FEET

16. OWNER: DWAYNE S. AND RACHELLE R. FABER
20504 COOK ROAD
BURLINGTON WA 98223
PHONE: (360) 815-6515

SITE ADDRESS: 20504 COOK ROAD BURLINGTON WA

17. 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.

18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, CONTRACTS AND OTHER INSTRUMENTS OF RECORD INCLUDING THOSE MENTIONED IN THE INSTRUMENTS ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS: 200800321021, 200800310128, 200708310164, 202109130233 AND 202104210058.

19. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED AND HEREBY RECORDING THIS LAND AND PLANNING AND DEVELOPMENT SERVICES SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

SEE AUDITOR FILE NO. 20-220227-9-0286

20. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL). NATURAL 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 THE WATERSHED OR OTHER ACTIVITIES OR FROM SPRAYING, PLANNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS. COMPATIBILITY RESTRICTIONS OR DISCOURAGEMENT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW, IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXPLORATION, RECLAMATION OF MINERALS, STOCKPILING, WATERSHED SETBACKS THAN TYPICAL, MAY BE REQUIRED FROM THE RESOURCE AREA CONSISTENT WITH SCC 14.16.010. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

21. LOT 2 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THE RESIDENTIAL DEVELOPMENT RIGHTS OF THIS PARCEL, HAVE BEEN EXHAUSTED THROUGH GRANTING OF A CONSERVATION EASEMENT WITH SKAGIT COUNTY INVOLVING LOT 2 SHOWN HEREON.

THE CONSERVATION EASEMENT IS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 202008-5-0087

22. THE PROPERTY IS LOCATED IN FLOOD ZONE AT AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 550151-0395-D DATED SEPTEMBER 24, 1994.

23. THIS DEVELOPMENT IS IN A WATERSHED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT MAY HAVE GROUND WATER INTERDRAINAL RESTRICTIONS, LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT OR ACTIVITY IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION. RIVER BASIN NAME: LOWER SKAGIT-SAVANNAH

24. ALL EXISTING AND ONGOING AGRICULTURAL ACTIVITIES MAY CONTINUE AS LONG AS SUCH ACTIVITIES ARE IN COMPLIANCE WITH SKAGIT COUNTY CODE 14.24.120.

25. FUTURE DEVELOPMENT ON LOT 1 OR 2 WILL REQUIRE ADDITIONAL CRITICAL AREA REVIEW AND COMPLIANCE WITH SKAGIT COUNTY CODE 14.24.

26. A 40.00 FOOT WIDE EASEMENT IS HEREBY DEDICATED FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER AND ACROSS A PORTION OF LOT 2 FOR THE BENEFIT OF LOT 1. ALL COST ASSOCIATED WITH THIS DEED SHALL BE BORNE BY THE OWNERS OF LOT 1 AND OR THEIR HEIRS OR ASSIGNS.

LOT AREA INFORMATION

LOT 1 43579.50 FT. = 100 ACRES
LOT 2 190283.50 FT. = 10.14 ACRES
AREA OF ROAD RIGHT-OF-WAY DEDICATED TO COUNTY 9715.50 FT. 0.23 ACRES
TOTAL PROJECT AREA = 84375.50 FT. 193.17 ACRES



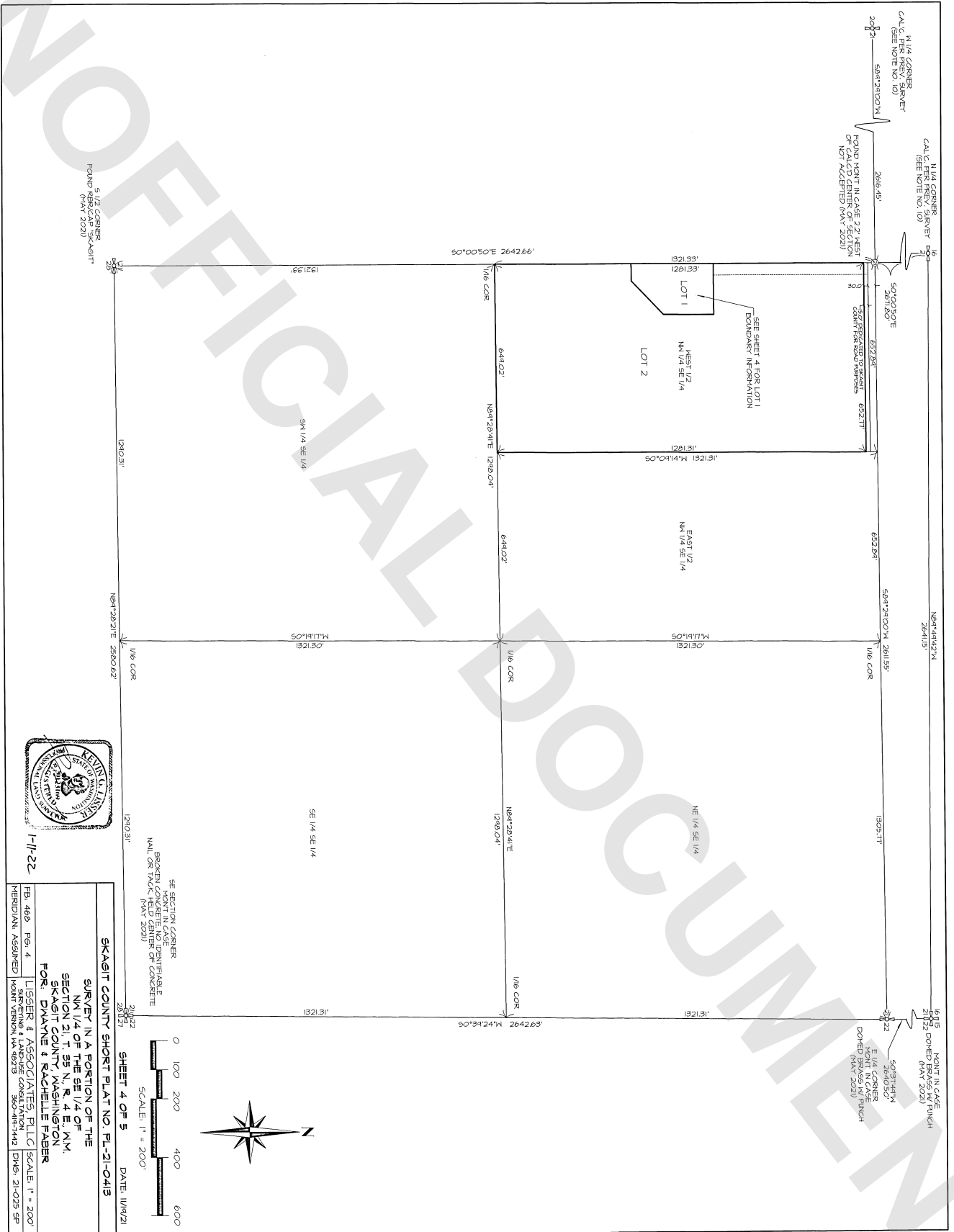
SHEET 3 OF 5

DATE: 1/10/22

SKAGIT COUNTY SHORT PLAT NO. PL-21-0418

SURVEY IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, T. 35 N., R. 4 E., 1/4 M., SKAGIT COUNTY, WASHINGTON FOR: DWAYNE & RACHELLE FABER

FB	FS	LSGR & ASSOCIATES PLLC SCALE:
MEASURING & LAND USE CONSULTATION	360-484-4442	DWG# 21-025-5P
HOVAT VERNON WA 98278		



1-11-22

<p>SKAGIT COUNTY SHORT PLAT NO. PL-21-0413</p> <p>SURVEY IN A PORTION OF THE SECTION 21, T. 35 N., R. 4 E., 4M, SKAGIT COUNTY, WASHINGTON FOR: DYANE & RACHELLE FABER</p>	
<p>FB: 468 FIG. 4</p> <p>MERIDIAN: ASSIGNED</p>	<p>REGISTER # ASSOCIATES: PLLC</p> <p>SURVEYING & LAND-USE CONSULTATION</p> <p>360-418-7442</p>
<p>DATE: 1/11/21</p>	<p>SCALE: 1" = 200'</p>

