

Stapp Shortplat

SW 1/4 OF THE NE 1/4, SEC 26, T36N, R36E, 1, E. W.M.

TREASURERS 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.



This 24th day of May, 2022.
Dale Harrison
Skagit County Treasurer

COUNTY APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 24th DAY OF May, 2022.

Director of the Planning and Development Services Department
Date 5/24/22

County Engineer
Date 4/29/22

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY TITLE 1209 (ON-SITE SEWAGE & WATER) ON THIS 27th DAY OF April, 2022.

County Health Officer
Date 4/26/22

STORM WATER NOTES

1. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties.
2. No stormwater infiltration facilities within well protection zone.
3. 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.

LEGAL DESCRIPTION

The West 1/2 of the Southwest 1/4 of the Northeast-
1/4 of Section 26, Township 36 North, Range 1 East,
W.M.

Situate in the County of Skagit, State of Washington.

AUDITORS CERTIFICATE

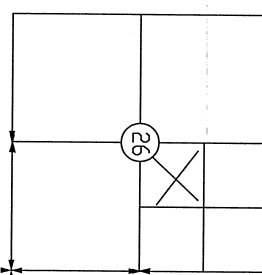
FILED FOR RECORD THIS 1st DAY OF
JUNE 2022 AT 3:11 MINUTES PAST
11 O'CLOCK (AM/PM) UNDER AUDITOR'S FILE
NO. 202206010005 RECORDS
OF SKAGIT COUNTY, WASHINGTON.

AUDITOR
DEPUTY AUDITOR
NANCY LINGGESS

SURVEYORS CERTIFICATE

I hereby certify that the short subdivision is based on an actual survey, which is retraced and based on a true subdivision of the section, that the distances, courses, and angles are shown thereon, and that the monumentation is set and all corners staked on the ground as shown on the short plat in accordance with the provisions contained in Chapter 332-120 WAC.

Dale Harrigstad, P.L.S.
Certificate No. 37807
Date April 12, 2022



SW 1/4 OF THE NE 1/4,
SEC 26, T36N, R36E, 1, E.W.M.



DEVELOPERS/OWNERS
Stapp Family
7614 Cypress Way
Anacortes WA 98221

SURVEYOR
Dale Harrigstad PLS
4320 Whistle Lake Road
Anacortes, WA 98221

OWNERSHIP CERTIFICATE

Stapp Shortplat
SW 1/4 OF THE NE 1/4, SEC 26, T36N, R9G. 1, E.W.M.

I, Susan Stapp Diornell hereby certify that I am a property owner of the property described in the attached application and that I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application and that the statements, answers and information submitted are true and correct to the best of my knowledge and belief.

I, Sally Stapp Brigham hereby certify that I am a property owner of the property described in the attached application and that I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application and that the statements, answers and information submitted are true and correct to the best of my knowledge and belief.

I, Thomas McAdams Stapp hereby certify that I am a property owner of the property described in the attached application and that I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application and that the statements, answers and information submitted are true and correct to the best of my knowledge and belief.

County of Skagit

State of Washington

I certify that I know or have satisfactory evidence that Susan Stapp Diornell, as her separate property, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 21 day of April 2022. Notary Public in and for the State of Washington

Signed Brianne Maldonado

Name printed Brianne Maldonado

Residing at Anacortes, WA 98221

My commissions expires 09/30/2025



Signature S. Diornell

County of Skagit

State of Washington

I certify that I know or have satisfactory evidence that Sally Stapp Brigham, as her separate property, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 21 day of April 2022. Notary Public in and for the State of Washington

Signed Brianne Maldonado

Name printed Brianne Maldonado

Residing at Anacortes, WA 98221

My commissions expires 09/30/2025



Signature Sally Stapp Brigham

County of Skagit

State of Washington

I certify that I know or have satisfactory evidence that Thomas McAdams Stapp, as his separate property, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 21 day of April 2022. Notary Public in and for the State of Washington

Signed Brianne Maldonado

Name printed Brianne Maldonado

Residing at Anacortes, WA 98221

My commissions expires 09/30/2025



Signature Thomas McAdams Stapp

I, Jennifer Ruth Stapp hereby certify that I am a property owner of the property described in the attached application and that I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application and that the statements, answers and information submitted are true and correct to the best of my knowledge and belief.

7614 Cypress Way
Anacortes, WA 98221

Signature Jennifer Stapp

County of Skagit

State of Washington

I certify that I know or have satisfactory evidence that Jennifer Ruth Stapp, as her separate property, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 21 day of April 2022. Notary Public in and for the State of Washington

Signed Brianne Maldonado

Name printed Brianne Maldonado

Residing at Anacortes, WA 98221

My commissions expires 09/30/2025



DEVELOPERS/OWNERS
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SURVEYOR
Dale Herrigstad PLS
4320 Whistle Lake Road
Anacortes, WA 98221

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SW 1/4 OF THE NE 1/4, SEC 26, T36N, RNG. 1, E. W.M.

PLAT NOTES:

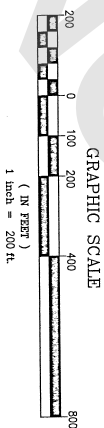
1. The short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads is the responsibility of the homeowners association with the lot owners as members.
3. The building permit shall be issued for any residential and/or commercial structures which are not at the time the application determined to be within an official designated boundary of Snohomish County Fire District.
4. A Snohomish County Range has been applied to the road system in this section. Snohomish County GIS will assign individual addresses in accordance with the provisions of Snohomish County Code 15.24. Beginning Range 4596 and Ending Range 4627 Dog Island Lane. Change in location of access may necessitate a change in address.
5. Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. The one hundred (100) foot-radius-well-protection zone for individual water systems must be located entirely on the proposed lots owned in fee simple. The applicant shall be responsible for the maintenance and control of the land through other legal provisions, such as recorded covenants or easements. (Ord 14063 (amended), 1991).
6. Area Calculations:
The total area of the entire parcel (19.96 acres)
Lot 1 14.477330 AC (73.98 acres)
Lot 2 5.482670 AC (30.00 acres)
7. Zoning/Comprehensive Plan Designation Rural Reserve (RRN) within the Games Island Overlay.
8. Critical areas have been identified on this property by Cooper Geosciences. See reports on file at Snohomish County Planning and Development Services Department.
9. Critical areas have been delineated and buffered as required by Snohomish County Code and Protective Critical Area Element (PCAE) is recorded under Auditor's File No. 202206010005.
10. All private roads, easements, community utilities and properties shall be owned and maintained by separate corporate entity or the owners of property, served by the facility and kept in good repair and adequate for such maintenance by any future land divisions that will also use the same private road. See recorded provisions in document filed under Auditor's File number 20130301005 & 92072801005.
11. Sewage disposal will be individual on-site septic systems.
12. 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 recording purposes unless otherwise restricted. See R/L 14238004.
13. R/R setbacks are as follows per SCC 14.63205(a-c):
(a) Setbacks, Primary Structures:
 1. Front 35 feet, 25 feet on minor access and dead-end streets.
 2. Side 8 feet on an interior lot.
 3. Side 25 feet on a street.
(b) Setback, Accessory Structures:
 1. Front 35 feet.
 2. Side 8 feet, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line, 20 feet from the street right-of-way.
 3. Rear 25 feet, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line.
(c) Setbacks from ML lands shall be provided per SCC 14.63007.
14. Access via Clark Point Road is restricted unless with such the eas, a legal access and use easement is granted from the owners.
15. Water use from the entire parcel cannot exceed 5,000 gallons per day without a water right.
16. These parcels are located within a category one aquifer recharge area, as defined in SCC 14.231003. Specifically, these parcels are within a sole source aquifer area, and a waterbody intrusion R/L 14238004. The applicant shall be responsible for the protection of the aquifer. These conditions must be fulfilled prior to the final planning inspection of any associated building permit.
17. Development is subject to SCC 14.6380 Games Island Overlay.

DEVELOPERS/OWNERS

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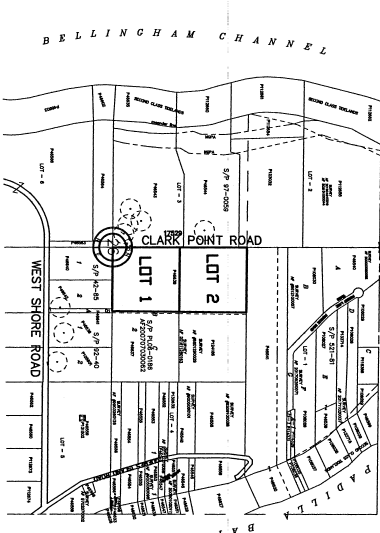
SURVEYOR

Dale Herrigstad PLS
4320 Whistler Lake Road
Anacortes, WA 98221



- NOTES:-
1. SET RE-BAR AND YELLOW CAP P.L.S.
 2. FOUND CORNER MONUMENT AS NOTED.
 3. FOUND PIPE AS NOTED.
 4. BASIS OF BEARINGS: USED THE BEARING OF N 1°42'40" E AS SHOWN ALONG THE WEST BOUNDARY, ROS AF 201611280163.
 5. EQUIPMENT USED: CARLSON CR2, 2" TOTAL STATION.
 6. ERROR OF CLOSURE MEETS WASHINGTON STANDARD STANDARDS.
 7. SURVEY METHOD: STANDARD FIELD TRAVERSE

VICINITY PLAN
SCALE 1"=800'



Short Plat #PL21-0289
April 12, 2022

SHEET 3 OF 3