SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND PASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECT. WITH INMOVED IS THAT WAS USED THAT WAS USED TO THAT IN CHAPTER 329—710 WAS.

JOHN B. SEMAU, PEL. P.L.S., CERTIFICATE NO. 28628 SEMAU ENGINEERING & SURVEYING, PLC. 2118 RURESUDE DUVE SUITE 208 MOUNT VERNON, WA 98273 PHONE (360) 424–9566

3. 28 - 20.22 DATE:

DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTH 40 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM. RECEPT THE WEST 30 FEET OF SNO WORTHWEST 1/4 AS CONVEYED TO SNORT RECORDS OF SNORT BY DEED RECORDS MAY 5, 1898, IN YOLLWE 34 OF DEEDS, PAGE 346, RECORDS OF SNORT COUNTY, WASHINGTON,

EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SAID SECTION; THE NORTHWEST 1/4 OF THE SAID SECTION; THE NORTH LINE OF THE SAID SECTION TO THE TRUE POINT OF BEGINNING. THE TRUE SOUTH ASTACK OF THE FORTH LINE OF THE THE SOUTH ASTACK OF THE THE NORTH ASTACK OF THE THE NORTH ASTACK OF THE THE THE NORTH ASTACK OF THE THE THE NORTH ASTACK OF THE THE THE POINT OF BEGINNING.

PARCEL '8":

THAT PORTION OF COVERNMENT LOT 3, LYING NORTH OF THE SAMISH RIVER SOUTHWESTERLY OF THE RALLROAD RIGHT OF WAY IN SECTION 18, TOWNSHIP RANGE 4 EAST, W.M. THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING NORTH OF THE SAMISH RIVER.

8 B NORTH.

ALSO, THA! PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 LYING SOUTH AND WEST OF THE RAUROAD RIGHT OF MAY AND THA! PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF THE SAMISH WERE AND SOUTH OF THE RAUROAD RIGHT OF WAY, ALL IN SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

LOT ADDRESS INFORMATION

A SKAGI COUNTY ADDRESS RANGE HAS BEEN APPLED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLEDATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY OF WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

SKAGIT COUNTY AUDITOR

Nancy Limites Salgado

UNDER AUDITOR'S FILE # 2020(001003) AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS THY DAY OF SUNC

AT THE REQUEST OF SEMRAU

20 22 AT 11:07Am

ENGINEERING AND SURVEYING, PLLC.

2		HIG RUAU	D NAME	
		5002	BEGINNING RANGE	
8489	8439	8911	ENDING RAN	

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MCLEAN ROAD

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BURLINGTON

WOOLLEY

SITE

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APPROVALS

THE WITHIN AND FORECOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 1/1/20 DAY OF THE SKAGIT COUNTY SHORT PLAT DEDINANCE ON THIS 1/1/20 DAY OF THE SKAGIT COUNTY SHORT PLAT DENNANCE ON THIS 1/1/20 DAY OF THE SKAGIT COUNTY SHORT PLAT DENNANCE ON THIS 1/2/20 DAY OF THE SKAGIT PLAT SHORT PLA that

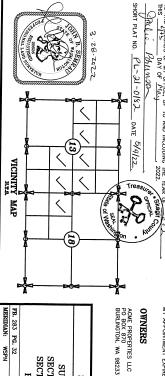
SKAGIT COUNTY PLANNING DIRECTOR SKAGIT COUNTY ENGINEER

THE WITHIN AND FORECOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAAIT COUNTY CODE THEE 12.05 (CN-SITE SEWAGN)CE WITH 12.48 (WATER) THIS SOURCE OF STATES AND 12.48 (WATER) THIS SOURCE OF STATES AND 12.48 (WATER) THIS SOURCE OF STATES AND 12.48 (WATER)

SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LEN UPON THE LANDS HEREN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE. UP TO AND INCLUDING THE FEAR OF 2021 THIS DAY OF MAY DESCRIBED BY OFFI MAY D



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, AND DO HEREBY DECLARE AND DIDDIVATE TO THE USE OF THE PUBLIC FOREVER THE ADDITIONAL 10 FEET OF RIGHT—OF—WAY SHOWN HEREON.

ACME PROPERTIES LLC don

ACKNOWLEDGMENT

COUNTY OF SKR617. STATE OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

ANTHONIU S. WISDOVA

SIGNE

and acknowledged it as the $\underline{\hspace{0.5cm}}\underline{\hspace{0.5cm}}\underline{\hspace{0.5cm}}$ of, acme properties, i.e., a washington limited liability company, to be the free and voluntary act of such parity for the uses and purposes mentioned in the instrument. OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT SIGNED THIS INSTRUMENT,

11111 MY APPOINTMENT EXPIRES _ SIGNATURE DATED NOTARY PUBL 1/26/2012 7-21-2025 More



5972.DWG 3/22/2022

DRAWING FILE:

ON HOL

LLC N/A . 5972

U ENGINEERING & SURVEYING SCALE:
VEYING - ENGINEERING - PLANNING
VERNON, WA 98273 360-424-9566 JOB NO.

SECTION 18, T. 35 N., R. 4 E., W.M. SECTION 13, T. 35 N., R. 3 E., W.M.

SURVEY IN GOVERNMENT LOT 3,

SHORT CaRD NO. PL21-0182

SHEET 1 OF

4

ACME PROPERTIES,

. 32 WSPN

- ZONING AGRICULTURAL—NRL (Ag—NRL) COMPREHENSIVE PLAN Ag—NRL
- SEWAGE DISPOSAL INDIVIDUAL SEPTIC SYSTEM
- WATER IS SERVED BY BLANCHARD EDISON WATER ASSOCIATION, INC.
- 5. MERIDIAN WASHINGTON STATE PLANE NORTH ZONE 4601 (NAD 83/09), UNE BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER SECTION 13, T. 35 N., R. 3 E., W.M.

7. SURVEY DESCRIPTIONS FOR THIS SURVEY BY LAND TITLE AND ESCROW, ORDER NO. 01-179989-F DATED AUGUST 27, 2020. 6. BASIS OF BEARING - WASHINGTON STATE PLANE NORTH ZONE 4801 (NAD 83/09), WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, T. 35 N., R. 3 E., WM. BEARING = N 0075748° E.

B. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORTS MENTIONED IN NOTE NUMBER 7 ABOVE.

10. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE AND RTK GPS FOR DATUM. INSTRUMENTATION: LEICA MS 50 THEODOLITE DISTANCE METER, LEICA VIVA 14 GPS/GNSS RECEIVER.

11. 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.

12. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES,

 TOTAL ACREAGE OF SHORT CGRD NO. PL21-0182 IS 86 ACRES Ag-NRL, INCLUDING ROAD. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND JON, BY WAYING OF THE LOT CERTIFICATION, ALL STHEREN SHALL BE EXCONSINEED IN OF RECORD FOR CONVEYNINCE AND DEVELOPMENT FURPOSES ES OTHERWISE RESTRICTED. SEE AFN 3022060700029

16. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 TEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (ACROLLIURAL, FOREST AND MINERAL, RESOURCE LANDS OF LONG-TERM COMMERCIAL SURVICIANCE OF STATE AND MINERAL RESOURCE LANDS OF LONG-TERM THE ACCOUNTY OF A VACCIOUR TO THE AREA HAVE OF THE ACCOUNTY OF A VACCIOUR TO THE AREA HAVE OF THE ACCOUNTY OF A VACCIOUR TO THE AREA HAVE AND A VACCIOUR AND A VACCIO IS, IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBJUGATION AS TO ANY SUCH BOAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL BROADS, STREETS, AND/OR ALLEY STORM FOR ALLEY WITH CHARGE STREETS, AND/OR ALLEY STORM FOR ANY OF THE AND ALLEY STORM FOR ANY OF THE AND ALLEY STORM FOR ANY OF THE AND ALL MANNET MANDER AND CONTROL THE AND ALL MANNET MANDE AND ADDRESS AND A RIGHT-OF-MAY DEED HAS BEEN BROADS AND AND ACCEPTED BY THE COUNTY ALL MANNET MANDE AND ADDRESS AND A RIGHT-OF-MAY DEED HAS BEEN BROADS AND AND ACCEPTED BY THE COUNTY AND ADDRESS AND A RIGHT-OF-MAY DEED HAS BEEN BROADS AND A RIGHT-OF-MAY DEED HAS BEEN BROADS AND AND ACCEPTED BY THE COUNTY AND ADDRESS AND A RIGHT-OF-MAY DEED HAS BEEN BROADS AND A RIGHT-OF-MAY DEAL AND A RIGHT-OF-MAY

17. THIS DEVELOPMENT IS LOCATED IN A WATERSHED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUND WATER WITHDRAWAL RESTRICTIONS.

RESURE IN AUTURAL RESOURCE LANDS (O8-NRL) — THE PURPOSE OF THIS OPEN SPACE IS TO PRESENT IT REMAINED A RESOURCE LANDS WHITH OUT COUNTRY BY CLUSTERING PART AND A PART IF ARE MANDED RESOURCE LANDS WHITH OUT COUNTRY BY CLUSTERING PART AND A PART IF ARE MANDED RESOURCE PRODUCTION. THE OPEN SPACE MITHER STATE DESIGNATION OF THE PART OF THE PORT REC-NRL SHALL BE PLACED IN THIS CAPECRY MILESS DESIGNATION OF AN AUTURAL RESOURCES LAND SPACE DESIGNATION OF THE PART OF

19. Ag-NRL ZONING SETBACKS PER SCC 14.16.400(5). SETBACKS FOR ALL BUILDINGS WITHIN THE DEVELOPMENT PER SCC 14.18.310(8):

(A). FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET, FOR LOTS DESIGNATED AG-NRL, IF-NRL, AND SY-NRL, LOTS SHALL BE CONTROLRED SO THAT HOUSES, ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC BOADS. SHEADER STEPACY SHALL BE DESERVED FROM ADJACENT SHEADER, SHEAPEST, IN THOSE ROAD, THE WORLD FROM THE PARCEL BY A PUBLIC FAIGHT OF WAY CAN BE INCLUDED IN THE 200-FOOT SETBACK A PUBLIC FAIGHT OF WAY CAN BE INCLUDED IN THE 200-FOOT SETBACK.

20. THE DEPARTMENT'S ADMINISTRATIVE OFFICIAL INTERPRETATION (ISSUED AUGUST 25, 2009, GOVERNING RESDENTIAL DMELLING UNITS ON LAND ZOMED AP-MEL) REQUIRES A DEMONSTRATION OF THERE YEARS OF INCOME FROM ARGOLUTURAL USES TO CONSTRUCT A NEW PRIMARY RESDENCE ON AQ-MIRL, BUT EXBAITS TAX PARCELS OF OME ACRE OR LESS. THE AVERAGE SIZE OF THE MOD DEVELOPMENT LOTS CREATED BY THIS LAND DIVISION IS ONE ACRE. THEREFORE BOTH PARCELS ARE EXEMPT FROM AOT'S REQUIREMENT. ROAD, THE WOTH OF THE ROAD RIGHT OF WAY CANNE INCLUDED IN THE 200-FOOT SETBACK
(C) FIRE SEPARATION SHALL BE REQUIRED PURSUANT TO THE IBC.
(D) LINDERLYING COUNING SETBACKS SHALL BE REQUIRED FROM THE EXTERIOR BOUNDARIES OF THE CARD
DEVELOPMENT EXCEPT AS PROVIDED IN SUBSECTION (8) (A) OF THIS SECTION.
(E) INTERNAL SETBACKS SHALL BE ESTABLISHED BY PRIVATE COVENANT.

21. FUTURE DEFEIOPMENT MAY BE SUBJECT TO THE STORMMATER MANAGEMENT RULES IN EFFECT AT THE STORMMATER MANAGEMENT RAD MAY REQUIRE ADDITIONAL ANALYSIS AND FLOW CONTROL TO COMPLY WITH STORMMATER MANAGEMENT RULES.

 PROPERTY IS IN FLOOD ZONE AB AND C, FIRM PANEL 530151 0235 D, EFFECTIVE SEPTEMBER 9, 1989 22. ALL RUNGET FROM IMPERVIOUS SURFACES, ROOF DRAINS AND YARD DRAINS MUST BE DIRECTED TO NOT ADVERSELY AFFECT ADJACENT PROPERIES.

24. TRAMS MOUNTAIN OIL PIPE LINE CORPORATION EASEMENT AS RECORDED UNDER AUDITOR'S FILE MO. 505.531, RECORDS OF SKART COUNTY, WAS HOOKED IN THE FREID FROM PIPE EXEMPLAINE POINTS IN THE GROUND AS ESTABLISHED BY DAVID HONRID, PIPELINE POINTS TO TECHNICIAN OF KINDER MORGAM, CAMADA, CURRENT PIPE LINE COMPANY. AS SHOWN OM AUDITOR'S FILE NO. 2012/012/50057. THE AGONE RETERENCED PROPERTY IS LOCATED WHOLLY OR PARTIALLY MITHIN HE SKART COUNTY POPELINE CONSULTATION AREA, DEFINED BY SKART COUNTY CODE AS THE AREA WITHIN 100 FEET OF ANY HAZARDOUS LIQUID OR MATURAL GAS TRANSMISSION PIPELINE.

25. ALL ACTIVITIES WITHIN 200 FEET OF THE ORDINARY HIGH WATER MARK OF THE SAMEH RIVER MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF THE SHORELINE MANAGEMENT MASTER PROGRAM.

27. THIS SHORT CARD IS LOCAIED WITHIN AN AREA IDENTRED AS SUBFACE WATER SOURCE LIMITED ASSOCIATED WITH THE SAMISH RIVER AND IS SUBRECT TO THE FOLLOWING CODE REQUIREMENT (SCC 14.24.340(3)): THE TOTAL INFERVOIUS SUBFACE OF THE PROPOSED PROJECT SHALL BE LIMITED TO \$% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROWINGS MIGHATION THAT WILL COLLECT ROUNDER FROM THE PROPOSED DEVELOPMENT, THEAT THAT RUNDEF, IF NECESSARY TO PROTECT GROUNDWATER MATURATION SYSTEM ON SITE. SEE ALSO AF #202101140024. ALL ACTIVITIES WITHIN 200 FEET OF THE ORDINARY HIGH WATER MARK OF THE SAMISH RIVER SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF SEC 14.24, THE CRITICAL AREAS ORDINANCE.

SHEET 2 OF 4

DRAWING FILE: 5972.DWG 3/22/2022

SHORT CaRD NO. PL21-0182

SECTION SECTION SURVEY IN GOVERNMENT LOT 3, 18, T. 35 N., R. 4 E., W.M. 13, T. 35 N., R. 3 E., W.M.

MERIDIAN: WSPN FOR: SEMRAU ENGINEERING & SURVEYING
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-8566 ACME PROPERTIES, JOB NO. N/A . 5972

28.202

