

202206070031

07/2022 11:07 AM Pages: 1 of 4 Fees: \$302.50
Skagit County Auditor

DESCRIPTION

PARCEL 'A':

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THE WEST 30 FEET OF SAID NORTHWEST 1/4 AS CONNECTED TO SKAGIT RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 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, THENCE SOUTH 87°28'57" EAST A DISTANCE 192.97 FEET ALONG THE NORTH LINE OF THE SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 82°03' WEST A DISTANCE OF 10 FEET; THENCE SOUTH 82°03' WEST A DISTANCE OF 10 FEET; THENCE NORTH 23°03' EAST A DISTANCE OF 9.7 FEET; THENCE NORTH 87°28'57" WEST A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 'B':

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING NORTH OF THE SAMISH RIVER.

PARCEL 'C':

THAT PORTION OF GOVERNMENT LOT 3, LYING NORTH OF THE SAMISH RIVER AND SOUTHWESTERLY OF THE RAILROAD RIGHT OF WAY IN SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

ALSO, THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING SOUTH AND WEST OF THE RAILROAD RIGHT OF WAY AND THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH OF THE SAMISH RIVER AND SOUTH OF THE RAILROAD 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 SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION, AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
ERSHUS ROAD	5002	8011
LOT 1		8439
LOT 2		8489

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ACT, 2022, ON THIS 14th DAY OF April, 2022.

SKAGIT COUNTY PLANNING DIRECTOR
Patricia A. Smith

SKAGIT COUNTY ENGINEER
Patricia A. Smith

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SERVICES) AND 12.48 (WATERS) THIS 4th DAY OF May, 2022.

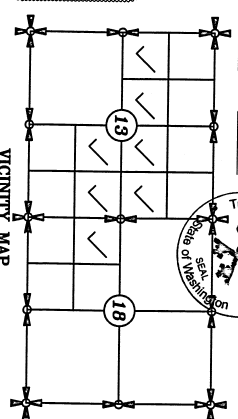
SKAGIT COUNTY HEALTH OFFICER
Heather L. Smith

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 OF 2022 THIS 14th DAY OF April, 2022.

SHORT PLAT NO. PL-21-0182 DATE 5/4/22

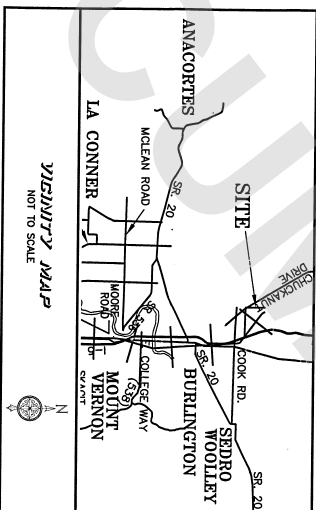
3-28-2022



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF June, 2022 AT 11:07 AM.
UNDER AUDITOR'S FILE # 202206070031, AT THE REQUEST OF SEMRAU
ENGINEERING AND SURVEYING, PLLC.

Patricia A. Smith
Nancy Linnares Salgado
SKAGIT COUNTY AUDITOR DEPUTY AUDITOR



OWNER'S CONSENT AND DEDICATION

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

ACME PROPERTIES LLC
W.P.

ACKNOWLEDGMENT

STATE OF WA

COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY R. WILSON SIGNED THIS INSTRUMENT, ON 04th DAY OF May (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF ACME PROPERTIES, 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 4/14/2022

SIGNATURE *Anthony R. Wilson*

TITLE MANAGER 7-21-2025

BY APPOINTMENT EXPIRES 7-21-2025

OWNERS

ACME PROPERTIES LLC
PO BOX 870
BURLINGTON, WA 98233

SHEET 1 OF 4

SHORT CARD NO. PL21-0182

SURVEY IN GOVERNMENT LOT 3,
SECTION 18, T. 35 N., R. 4 E., W.M.
SECTION 13, T. 35 N., R. 3 E., W.M.
FOR: ACME PROPERTIES, LLC

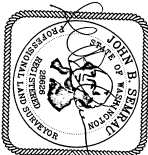
FB 203 Pg. 32 SEMRAU ENGINEERING & SURVEYING SCALE: N/A
HERNDAN: WSPN MOUNT VERNON, WA 98273 360-64-5886 JOB NO. 59722

CONTRACTS. THE DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND

- [illegible]

DEVELOPMENT PER SCC 14.18.310(8):

58. LAND, LOTS SHALL BE CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS.
59. A 200 FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NR, DESIGNATED PARCELS, IN THOSE AREAS WHERE THE BUILDING LOTS ARE SEPARATED FROM THE ADJACENT NR, PARCEL BY A PUBLIC CALCULATION.
60. THE WIDTH OF THE ROAD RIGHT OF WAY CAN BE INCLUDED IN THE 200-FOOT SETBACK CALCULATION.
61. THE SEPARATION SHALL BE REQUIRED PURSUANT TO THE BC.
62. DUE TO THE ZONING SETBACKS SHALL BE REQUIRED FROM THE 100-FOOT SETBACK.
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3-28-2022

SHEET 2 OF 4

SHORT CARD NO. PL21-0182

SURVEY IN GOVERNMENT LOT 3,
SECTION 18, T. 35 N., R. 4 E., W.M.
SECTION 13, T. 35 N., R. 3 E., W.M.
FOR: ACME PROPERTIES, LLC

FB. 283 PG. 32	SEARAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: N/A
MERIDIAN: WSPN		JOB NO. 5972

DRAWING FILE: 5972.DWG 12/06/2021

