

SHORT PLAT 18-82 ALTERATION
NE 1/4 OF THE SW 1/4, SEC 11, T35N, RNG. 1, E. W.M.

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 10 DAY OF JANUARY, 2022
AT 11:00 AM UNDER
AUDITOR'S FILE NO. 18750100016
RECORDS OF SKAGIT COUNTY, WASHINGTON

AUDITOR
DEPUTY AUDITOR

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 2022.



THIS 13 DAY OF JANUARY, 2022
Jani Vanman
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 19 DAY OF JANUARY, 2022.

Director of the Planning and Development Services Department
Date 1-19-23

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY TITLE LEAS KIM-SITE 2025 & 12-46 (SUPER) ON THIS 11 DAY OF JANUARY, 2023

County Health Officer
Date 1/10/23

LEGAL DESCRIPTION

Parcel P31247

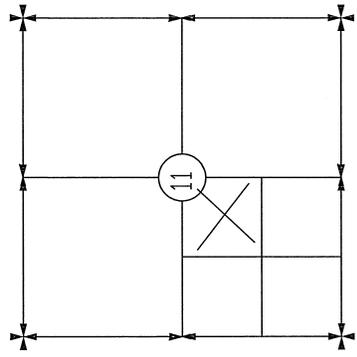
Tract 2 of Short Plat No. 18-82, dated the 18th day of June, 1982, and recorded under Auditor's File No. 8206210004, in Book 5 of Short Plats, at page 194, the same being a portion of Tract B, Short Plat No. 10-78, of Government Lot 3, in Section 11, Township 35 North, Range 1 East, Willamette Meridian, approved March 2, 1978, and recorded in Volume 2 of Short Plats, page 196, Auditor's File No. 874744.

TOGETHER WITH a non-exclusive easement for common driveway over Tract A of Short Plat No. 10-78, in Government Lot 3, Section 11, Township 35 North, Range 1 East, Willamette Meridian, approved March 2, 1978 and recorded in Volume 2 of Short Plats, page 196, under Auditor's File No. 874744, as established in that certain Easement and Road Maintenance Agreement recorded September 14, 1994, under Auditor's File No. 9409140035, records of Skagit County, Washington;

EXCEPT any portion thereof lying within the main tract described above.
Situate in the County of Skagit, State of Washington.

Parcel P31246

Tract 1 of Short Plat No. 18-82, dated the 18th day of June, 1982, and recorded under Auditor's File No. 8206210004, in Book 5 of Short Plats, at page 194, the same being a portion of Tract B, Short Plat No. 10-78, of Government Lot 3, in Section 11, Township 35 North, Range 1 East, Willamette Meridian, approved March 2, 1978, Auditor's File No. 874744, records of Skagit County, Washington; TOGETHER WITH non-exclusive easement for road and utility purposes, over, along, under and across the South 20 feet of Tract 2 of said Short Plat No. 18-82.



SECTION MAP



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ANYA MAYO OF SKAGIT COUNTY IN AUGUST 4, 2022.

DALE K. HERRIGSTAD, P.L.S. Certificate No. 27807
Date DECEMBER 2, 2022

OWNERS
Anya Mayo & Arlo Rumpff
7564 West Shore Drive
Anacortes WA 98221

Michael & Alexie Gregory
7560 West Shore Drive
Anacortes WA 98221

SURVEYOR
Iale Herrigstad PLS
4320 Whistle Lake Road
Anacortes, WA 98221

FORMER SHORT PLAT 18-82
(AF 8206210004)
ALTERNATE NEW SHORT
PLAT PLE22-0412

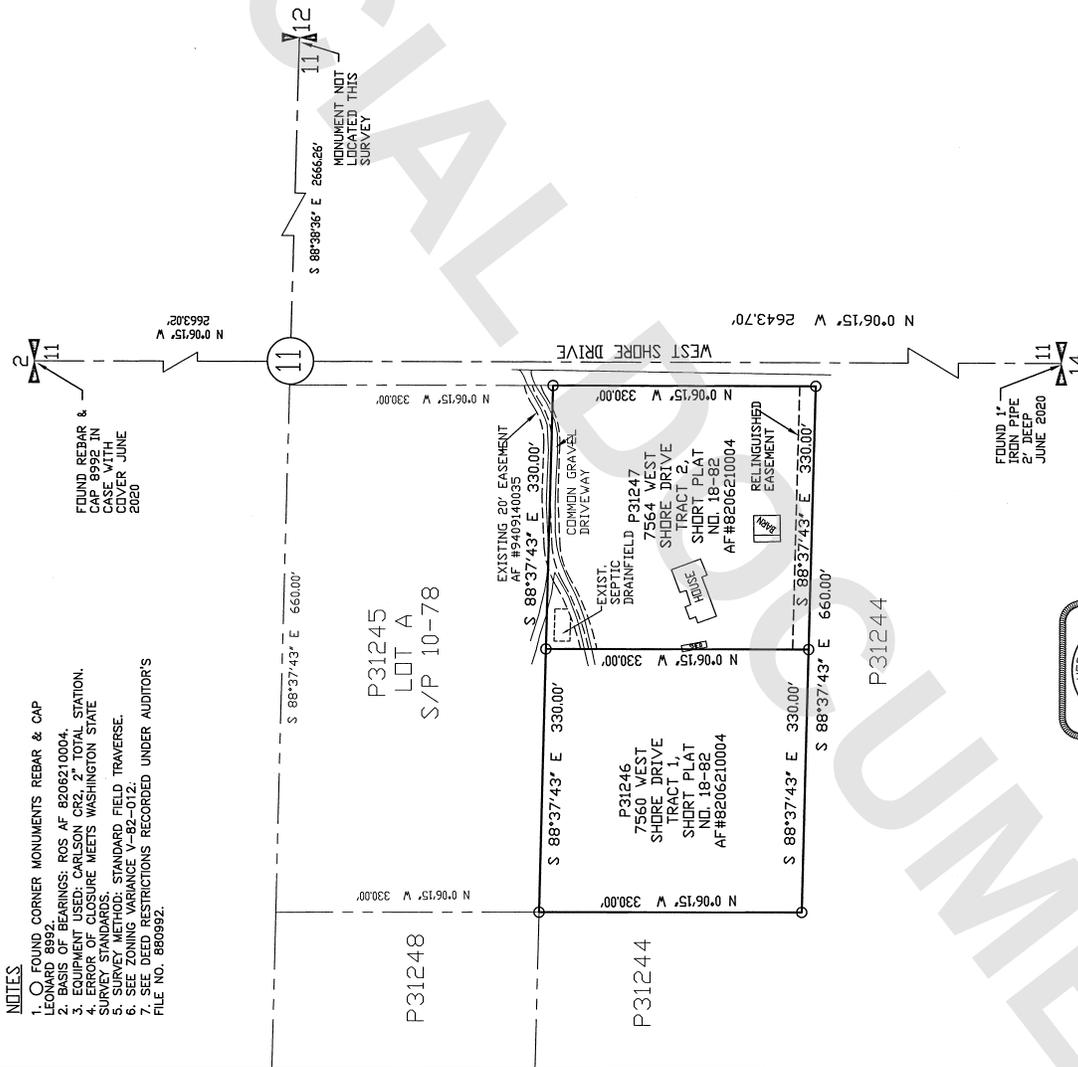
November 16, 2022 SHEET 1 OF 3



SHORT PLAT 18-82 ALTERATION
NE 1/4 OF THE SW 1/4, SEC 11, T35N, RNG. 1, E. W.M.

NOTES

1. FOUND CORNER MONUMENTS REBAR & CAP
2. FOUND CORNER MONUMENTS REBAR & CAP
3. BASIS OF BEARINGS: ROS AF 8206210004
4. EQUIPMENT USED: CARLSON CR2, 2" TOTAL STATION
5. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS
6. SURVEY METHOD: STANDARD FIELD TRAVERSE
7. SEE ZONING VARIANCE V-82-012.
8. ALL RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 880892.



OWNERS

Anya Mayo & Arlo Rumpff
7564 West Shore Drive
Anacortes WA 98221

Michael & Alexie Gregory
7560 West Shore Drive
Anacortes WA 98221

SURVEYOR

Dale Herrigstad PLS
4320 Whistle Lake Road
Anacortes, WA 98221

FORMER SHORT PLAT
18-82 (AF 8206210004)
ALTERNATE NEW
SHORT PLAT
PL22-0412



SHORT PLAT 18-82 ALTERATION
NE 1/4 OF THE SW 1/4, SEC 11, T35N, RNG. 1, E. W.M.

PLAT NOTES:

- The short plat number and date of approval shall be included in all deeds and contracts.
- All maintenance and construction of roads is the responsibility of the homeowners' association with the lot owners as members.
- No building permit shall be issued for any non-residential structures within an area that is outside of the application, determined to be within an official designated boundary of Skagit County Fire District.
- Water will be supplied from individual water systems. The water utility is permitted 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 lot. The owner shall be responsible for control of the land through other legal provisions, such as recorded covenants or easements. (Ord. 14063 (part), 1991).
- Zoning/Comprehensive Plan Designation: Rural Reserve (RRV) within the Guemes Island Overlay.
- In no 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 County alleys connecting the same to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
- All private roads, easements, community utilities and properties shall be owned and maintained by the owners of the property. The County shall not be responsible for the repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance by any future land divisions that will also use the same private road.
- Sewage disposal will be individual on-site septic systems.
- A Lot of Record Certification has been issued for all lots included in this application. Pursuant to the Certification, all lots therein shall be considered Lots of Record for conveyance and development purposes unless otherwise restricted.
Auditor's File No. 10230140016
- RRV setbacks are as follows per SCC 14.16.320(5)(a-c):
(a) Setbacks, Primary Structures:
(i) Front 35 feet, 25 feet on minor access and dead-end streets, 25 feet on an interior lot.
(ii) Rear 25 feet.
(b) Setback, Accessory Structures:
(i) Front 15 feet.
(ii) Side 8 feet, a 3-foot setback is permitted for non-residential structures when the building is a minimum of 75 feet from the front property line or when there is an alley along the front property line, 20 feet from the street right-of-way.
(iii) Rear 25 feet, a 3-foot setback is permitted for non-residential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the property line.
(c) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
- Development is subject to SCC 14.16.360 Guemes Island Overlay.

OWNERSHIP CERTIFICATE

Michael Gregory and Alexie Gregory, husband and wife hereby certify that they are the proper owners of Tract 2 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 presents the argument in behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

7560 West Shore Road
Anacortes, WA 98221

Alexie Gregory
Alexie Gregory

County of Skagit
State of Washington

I certify that I know or have satisfactory evidence that Michael Gregory and Alexie Gregory, 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 12th day of 2022

Signed Michael Gregory

Name printed Michael Gregory
Residing at 5025 West Shore Dr Anacortes, WA 98221
My commissions expires 8/16/2023



OWNERSHIP CERTIFICATE

Anya Mayo and Arlo Rumpff, a married couple, hereby certify that are the property owners of Tract 2 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 presents the argument in behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

7564 West Shore Road
Anacortes, WA 98221

Arlo Rumpff
Arlo Rumpff

County of Skagit
State of Washington

I certify that I know or have satisfactory evidence that Anya Mayo and Arlo Rumpff, 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 14th day of December, 2022, Notary Public in and for the State of Washington

Signed Arlo Rumpff
Name printed Arlo Rumpff
Residing at 5025 West Shore Dr Anacortes, WA 98221
My commissions expires 8/16/2023



OWNERS

Anya Mayo & Arlo Rumpff
7564 West Shore Drive
Anacortes WA 98221

Michael & Alexie Gregory
7560 West Shore Drive
Anacortes WA 98221

SURVEYOR

Dale Herrigstad PLS
4320 Whistle Lake Drive
Anacortes, WA 98221

FORMER SHORT PLAT
18-82 (AF 8206210004)
ALTERNATE NEW
SHORT PLAT
PL22-0412