

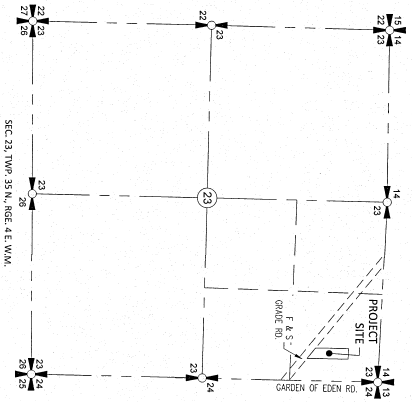
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06/16/2023 11:55 AM Pages: 1 of 2 Fees: \$292.50  
Skagit County Auditor

# BAKER ESTATES SHORT PLAT

BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4  
SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M.  
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

SHORT PLAT NO. 2022-016



### EXISTING LEGAL DESCRIPTION:

ASSASSIN'S SARGEET NOT RECORDED  
LOT 7, PART OF SAMES ESTATES, RECORDED UNDER A. F. NO. 20120505002, RECORDS OF SKAGIT COUNTY,  
TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

### NEW LEGAL DESCRIPTIONS:

LOTS 2, 3 & 4 OF BAKER ESTATES SHORT PLAT, ACCORDING TO THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE  
NO. 2022-016 OF THE RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

### DECLARATION:

KNOWN BY ALL THESE PEOPLE PRESENT THAT THE UNDERSIGNED HEREBY DOG ARE THIS SAKER ESTATES SHORT  
PLAT IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH WA STAT.

*Monte R. Petersen*  
MONTE PETERSEN  
DATE 6/12/2023

### ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MONTE R. PETERSEN, OWNER OF SEA F & S  
WITNESSING AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND  
ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE REASONS AND PURPOSES SET FORTH IN THE  
DATE 6/12/2023  
JACQUEE R. BRUSSELL  
Notary Public  
Commission # 20102172  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT SKAGIT COUNTY, WASHINGTON  
COMMISSION EXPIRES JANUARY 12, 2024

### EASEMENT

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF SEDRO-WOOLLEY PUBLIC UTILITY DISTRICT NO.  
1 OF SKAGIT COUNTY, PUBLIC UTILITY DISTRICT NO. 1, BRADABAND, ZIRY FIBER, COGQUE MANULUA, GAS  
LOTS AND TRACTS ADJACENT TO THE SUCCESSIONS AND ASSASSIN'S SARGEET NOT RECORDED UNDER A. F. NO.  
20120505002, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M. ON THE FACE OF THIS PLAT, WHICH TO INSTALL, LAID, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE  
UTILITY SERVICES FOR GAS, BRADABAND AND ZIRY FIBER AND OTHER SERVICES AT THE REQUEST OF THE CITY OF SEDRO-WOOLLEY PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M. AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTOR  
HEREIN, HERETO OR HEREAFTER, SHALL BE DEEMED TO HAVE CONSENTED TO THE INSTALLATION, OPERATION AND MAINTENANCE OF SUCH UTILITY SERVICES AND TO WAIVE ANY CLAIMS OR RIGHTS TO SUCH UTILITY SERVICES UNLESS  
APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

### SURVEYOR'S CERTIFICATE

THIS MAP AND CERTIFICATE REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH  
THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MONTE PETERSEN IN JULY, 2023.

CHRISTOPHER MICHAEL JEPSON

DATE

6/12/2023



**JEPSON & ASSOC.**  
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225  
PHONE: (360) 733-5780 | FAX: (360) 67-8993  
EMAIL: CHRIS@JEPSONENGINEERING.COM



BAKER ESTATES SHORT PLAT	
CLIENT:	MONTE R. PETERSEN
DATE:	06/08/2023
DWG. NO.:	18025 SHORT PLAT DWG
JOB NO.:	18025
DRAWN BY:	DAWAM BY
CHECKED BY:	DAWAM BY
F.S. NO.:	18-028
SHEET:	1 OF 2

### PUD UTILITY EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL  
DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF WATER  
REQUIREMENTS. THIS INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE,  
LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND  
CONTROL OF WATER FACILITIES OVER, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER  
THE DISTRICT TO CUT, TRIM AND/OR REMOVE ALL TIMBER, TREES, BRUSH, OR OTHER GROWTHS STANDING OR  
GROWING UPON THE LANDS OF THE GRANTORS IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE  
ACTIVITIES STATED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM, AND/OR REMOVE VEGETATION WHICH, IN THE  
FACILITIES, AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO TO THE LINES). THE GRANTORS  
AGREES THAT THE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR OTHERS TRIMMED, CUT, AND REMOVED  
GRANTORS, HEREIN, SUBMITTED TO THE SKAGIT COUNTY ENGINEER, THE DISTRICT TO CONTRACT OR  
PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN  
APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTORS SHALL CONDUCT THEIR ACTIVITIES AND ALL  
UTILITIES OR ANY IMPROVEMENTS ON OTHER FACILITIES, NOW OR HEREAFTER MANAGED UNDER THE  
EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

### SKAGIT COUNTY TREASURER

THIS IS TO CERTIFY THAT ALL TAXES HEREON PAID 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 20 23.

DATE 6/16/23  
DATE OF 20 23  
*Sadie Sullivan*  
SKAGIT COUNTY TREASURER



### CITY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSIGNMENTS AND ALL SPECIAL ASSIGNMENTS ON  
THIS PLAT OF THE PROPERTY HEREIN CONTAINED DESCRIBED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN  
FULL.

DATE 6/16/23  
DATE OF 20 23  
*K. Allen Johnson*  
CITY TREASURER

### APPROVALS

THE WITHIN AND FOREGOING PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15,  
16 AND 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY  
APPROVED ON THIS 14th DAY OF June 20 23.

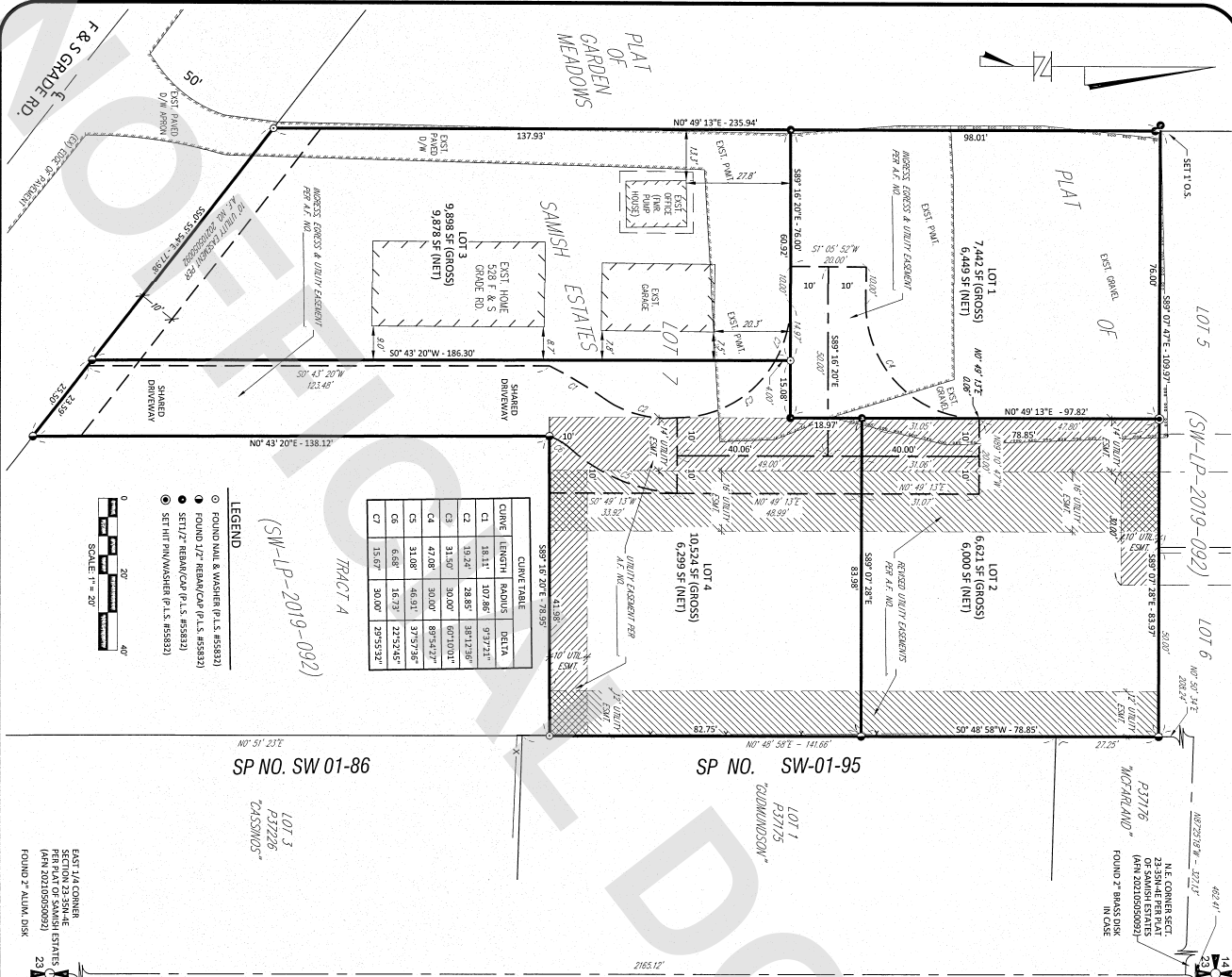
*[Signature]*  
CITY ENGINEER

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF June 2023  
AT 11:58 AM IN BOOK 18025 OF SURVORS ON PAGE 1 AT THE REQUEST  
OF PERSON AND ASSOCIATES.

*[Signature]*  
COUNTY AUDITOR

1 OF 2



**CLIQUE TABLE**

CLIQUE	LENGTH	W/ADJ.	DECUA
CI	19.24'	28.85'	38.1238'
CI	31.50'	30.00'	50.1100'
CI	47.08'	30.00'	80.9197'
CI	31.08'	46.91'	37.9736'
CI	6.68'	16.73'	22.9345'
CI	15.67'	30.00'	20.9532'

**LEGEND**

- FOUND WALL & WASHER P.L.S. #53833
- FOUND J/T REBAR/CP P.L.S. #53832
- SET/IZT REBAR/CP P.L.S. #53833
- SET HIT PAV/WASHER P.L.S. #53832

SCALE: 1" = 20'

**BAKER ESTATES SHORT PLAT**  
SHORT PLAT NO. 2023-016

**OWNER:** BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M. MONTE R. FETTERSON, JR. & SARA B. FETTERSON, JR. CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON. SHERIFF'S OFFICE # 18093828

**TOTAL SITE ACREAGE:** 34.485 SF (0.79 ACRE)

**REFERENCE SURVEYS:**  
SHORT PLAT NO. SW-01-95, A/E NO. 2011059092, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
LONG PLAT NO. 1P-06-08, A/E NO. 2011059092, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
LONG PLAT NO. 1P-06-08, A/E NO. 20110180064, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
PLAT OF SAWISH ESTATES, A/E NO. 2021059092, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**CLASSIFICATION:** RESIDENTIAL - R-7

**SURVEYOR'S NOTES:**

- HORIZONTAL DATUM: NAD 83/11.
- BASIS OF BEARINGS: PLAT OF SAWISH ESTATES, AS FILED UNDER AUDITOR'S FILE NO. 2021059092, RECORDS OF SKAGIT COUNTY, WASHINGTON. LINE HELD: 500' S17.18W, 2427.53' ALONG THE CENTRAL LINE OF GARDEN OF EDEN ROAD BEHIND BRASS DISK AT THE NORTHEAST AND EAST QUARTER CORNERS OF SECTION 23.
- BEARINGS AND DISTANCES: A TYPICAL 60' CORNER STATION AND BOUND SURVEYING GLOBAL POSITIONING AND A LEICA 1202 ROBOTIC TOTAL STATION WERE USED TO ACCURATELY SURVEY THIS SURVEY. ALL OF WHOM ACCURACY CHECKS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 352.130-090.
- THE FIELD WORK PERFORMED FOR THIS SURVEY WAS CONDUCTED IN MAY OF 2018, MARCH OF 2021, APRIL OF 2021, AUGUST OF 2021 & NOVEMBER OF 2022.
- PROPOSED FEATURES SHOWN ARE FOR GRAPHICAL PURPOSES, AND ARE APPROXIMATE IN LOCATION.

**SHORT PLAT NOTES:**

- THE SHORT PLAT NUMBER AND DATE OF APPROVAL, SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- SEWER DISPOSAL: CITY OF SEDRO-WOOLLEY.
- WATER SUPPLY: SKAGIT COUNTY PLAT NO. 1.
- PLUGGED SOUND ENERGY: CITY OF SEDRO-WOOLLEY.
- GAS: CITY OF SEDRO-WOOLLEY.
- CONTRACT CORPORATION: CITY OF SEDRO-WOOLLEY.
- CONTRACT CORPORATION: CITY OF SEDRO-WOOLLEY.

- EXISTING WITHIN THE SUBDIVISION MAY BE SUBJECT TO EASEMENTS OR INTERESTS OF A BUILDING PERMIT CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF SEDRO-WOOLLEY. THE PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS SHOWN ON THIS SHEET UNDER "SCHEDULE B".
- ZONING AND BUILDING SETBACKS: CITY OF SEDRO-WOOLLEY.
- TWENTY FEET: TWENTY FEET SETBACKS AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF FIVE FEET. A TWO STORY DWELLING SHALL HAVE A MINIMUM OF EIGHT FEET, AND EACH ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL FOUR FEET FOR EACH STORY.
- REAR: FOR REFINISHES, THE REAR ACCESSORY GARAGE STRUCTURE, PRIVATE GARAGES ATTACHED TO OR WITHIN THE RESIDENCE SHALL ADHERE TO THE SETBACK REQUIREMENT OF THE RESIDENCE. IN ALL CASES, THERE SHALL BE A MINIMUM OF FIVE FEET PARKING AREA OF TWENTY FIVE FEET IN LENGTH DIRECTLY IN FRONT OF ALL GARAGE BAY ENTRANCES WHEN ACCESSING A GARAGE SHALL BE AT LEAST TEN FEET.
- PERMANENT STORMWATER FACILITIES SHALL BE MAINTAINED BY MONTE FETTERSON THEIR SUCCESSORS OR ASSIGNS IN ACCORDANCE WITH THE PERMANENT STORMWATER CONTROL FACILITIES OPERATION AND MAINTENANCE MANUAL, AS RECORDED UNDER AUDITOR'S FILE NO. 2021059092.
- SHARED DRIVEWAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE SHARED DRIVEWAY PLAN AS RECORDED UNDER AUDITOR'S FILE NO. 2021059092.
- RESIDENTIAL SPRINKLERS REQUIRED FOR NEW CONSTRUCTION ON ALL FOUR LOTS UNLESS A FIRE HYDRANT IS ADDED WITHIN 400 FEET OF THE PROPOSED STRUCTURE.
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR THE "PLAT OF BAKER ESTATES" WAS RECORDED UNDER AUDITOR'S FILE NO. 2021059092.
- THE SIGNATURE SHEET THAT TOOK ACCOMPANIED THE PLAT HOUSE HAS BEEN DECOMMISSIONED. THE FORMER PLAT HOUSE CURRENTLY BEING IN USE IS NOT THE ONE.

**SCHEDULE "B" ITEMS**  
PER CHICAGO THE INSURANCE COMPANY SUBDIVISION GUARANTEE / CERTIFICATE NO. 620037814 (REVISION 4) WITH AN EFFECTIVE DATE OF MARCH 30, 2021.

- CERTIFICATE FOR CITY OF SEDRO-WOOLLEY ORDINANCE NO. 1221-95, PROVIDING FOR A FACILITIES IMPROVEMENT CHARGE FOR NEW CONNECTIONS TO THE CITY SEWER SYSTEM, INCLUDING THE TERMS AND PROVISIONS THEREOF, FILED NO. 950220008. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO SET FORTH IN A DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 2021059092.
- RECORDING NO. 2021059092. THIS EASEMENT IS NOT SPECIFIC IN LOCATION, AND THEREFORE NOT GRAPHICALLY SHOWN.
- CITY COUNTY LOCAL IMPROVEMENT ASSESSMENTS, IF ANY.
- ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF SEDRO-WOOLLEY.



**JEPSON & ASSOC.**  
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
PHONE: (360) 733-5760 | FAX: (360) 667-2839  
EMAIL: CHAD@JEPSONANDASSOC.COM

**BAKER ESTATES SHORT PLAT**  
PRT, NE1/4 NE1/4 SECTION 23, TOWNSHIP 35 N, RANGE 4 E, W.M.  
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

CLIENT:	MONTE R. FETTERSON	JOB NO.:	18029	F. R. NO.:	18-029
DATE:	04/21/2023	DRAWN BY:	SAE	DATE:	04/21/2023
DWG. NO.:	18029-SHORTPLAT DWG	CHECKED BY:	DAV	SHEET:	2 OF 2