

ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND KNOWN WITHIN THIS SHORT PLAT, DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT SHORT PLAT IS OUR FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF WE HAVE SET OUR HANDS HEREUNTO AND SEALS THIS 22 DAY OF July, 2023 at

Sharon Bever
SHARON BEVER

STATE OF WASHINGTON) ss

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHARON BEYER IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, AND THAT (HE/SHE/THEY) WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES

DATED: July 25 2023 Sak Pettersen
 ADDRESS: PUBLIC LAND FOR THE STATE OF WASHINGTON
Sak Pettersen
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: SENO-INDO/KC WAY 98284
 THE SECONDARY COPIES: 1-11-2023
 100%



APPROVALS
THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF
SEAGAT COUNTY CODE THIS 24th DAY OF AUGUST 2023


 SHORT PLAT ADMINISTRATOR
 
 COUNTY ENGINEER

DATE 8-24-23
 DATE 8/7/2023

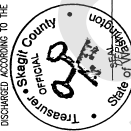
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SCAAGT COUNTY CODE TITLE 12.05 (ONSITE SEWAGE) AND 12.48 (WATER). THIS 12 DAY OF August 2023.

H. Anderson
SCAGT COUNTY HEALTH OFFICER

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS OF THE SKEGILL COUNTY FIRE DEPARTMENT ARE FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2023.

22nd of August 2023.

Official Seal: Skegill Council OFFICIAL



Patricia Brunson
SKAGIT COUNTY TREASURER

I HEREBY CERTIFY THAT THIS 2-LOT SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 30, TO 34 NORTH, RANGE 5 EAST, WM. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED ON THE GROUND AS NOTED AND I HAVE COMPLIED WITH THE PROVISIONS, ORDINANCES AND REGULATIONS OF SAID CITY.

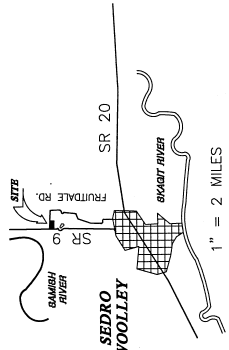
Myler J. Standish
MYLES STANDISH P.L.S.
LS NO 52089



ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

Tel: 360-404-2010 Fax: 360-404-2013

SW 1/4 SECTION 31, T.36 N., R.5 E. WM



11. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS.

2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND EGRESS RIGHTS SHALL BE MAINTAINED BY THE APPLICANT FOR COOPERATIVE ENTRY OR THE OWNERS OF THE PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND MAINTAINANCE. PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA MAINTENANCE BY ANY FUTURE LAND OWNERS THAT WILL ALSO MAINTAIN THE SAME PRIVATE ROAD.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURE WHICH ARE NOT AT THE LINE OF ADJACENT PROPERTY OR WHICH ARE NOT WITHIN THE DESIGNATED BOUNDARY OF A SAGITT COUNTY FIRE DISTRICT.
4. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SAGITT COUNTY PLANNING AND DEVELOPMENT SERVICES.
5. SEWER DISPOSAL - ON SITE PRIVATE SEPTIC / DRAINFIELD; WASTE - ON SITE WELLS

7. A SVAIGT COUNTY ADDRESS RANCE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SVAIGT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SVAIGT COUNTY CODE 15.24.

9. 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 DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A/F# 201402110049, SHORT PLAT A/F# 201408090049 AND N/F# 10150860033.

10. ALL RUNOFF FROM INFERRUS SURFACES, ROOF DRAINS, SHALL BE DEDICATED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

11. THE ONE HUNDRED (100) FOOT RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND WITHIN THE REQUIRED WELL PROTECTION ZONE THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.

[illegible]

LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL. 14-0036, AXA BEVERS FINE HOMES 2-LOT SHORT PLAT, APPROVED SEPTEMBER 8, 2014, AND RECORDED SEPTEMBER 9, 2014, AS AUDITOR'S FILE NO. 201409090049, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST 1/4 M.

LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT, ORDER NO. 22-16911-TO. DATED 16 SEPTEMBER, 2022.

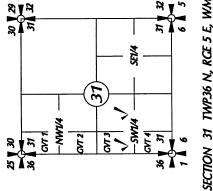
A) SETBACKS, PRIMARY STRUCTURE.

- (c) SETBACK, 25 FEET, FROM AN ADJACENT LOT.
- (d) SEE 8. FEET ON AN INTERIOR LOT.
- (e) SEE 8. FEET.
- (f) PEAK, 25 FEET.
- (g) SETBACK, ACCESSORY STRUCTURE.
- (h) FRONT, 35 FEET.
- (i) 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 OR 20 FEET FROM THE REAR PROPERTY LINE. 20 FEET FROM THE REAR RIGHT-OF-WAY.
- (j) PEAK, 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. WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, 20 FEET FROM THE REAR PROPERTY LINE.
- (k) SETBACKS FROM MRL LANDS SHALL BE PROVIDED PER SDC 14.6.8.6(IV).
- (l) BUILDING SETBACK FROM INGRESS/EGRESS EASEMENT: 20 FEET.

[illegible]

ALL THE NEW AND/OR REPLACED INTERFLOWS/HARD SURFACE AREAS SHALL MEET ALL APPLICABLE STORMWATER REQUIREMENTS IN PLACE AT THE TIME OF DEVELOPMENT APPLICATION. STORMWATER MANAGEMENT AND TEMPORARY EROSION CONTROL REQUIREMENTS ARE CURRENTLY, WASHINGTON DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL (2012 AS AMENDED 2014 EDITION), LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL FOR PUEBLO SOUND (2012 EDITION) AND SAGAT COUNTY CODE SECTIONS 14-32 AND 14-34.

WSDOT DOES NOT HAVE ANY CONCERNS WITH THIS PROPOSAL PROVIDED THE NEWLY CREATED PARCEL IS GAINING ACCESS FROM FRUITDALE ROAD AS IS STATED IN THE DOCUMENTS. IF ACCESS TO THE NEW PARCEL IS REQUESTED FROM SR9 AT EITHER THE EXISTING ACCESS LOCATION, OR A NEW LOCATION, AN ACCESS PERMIT FROM WSDOT WILL BE REQUIRED.



SECTION 31 TWP36 N., RGE 5 E., WM

SHEET 1 OF 2

PL 23-0109

BEVERLY HILLS 2-LOT SHORT PLAT

SW 1/4 OF SECTION 31, T.36 N., R.5 E., WM

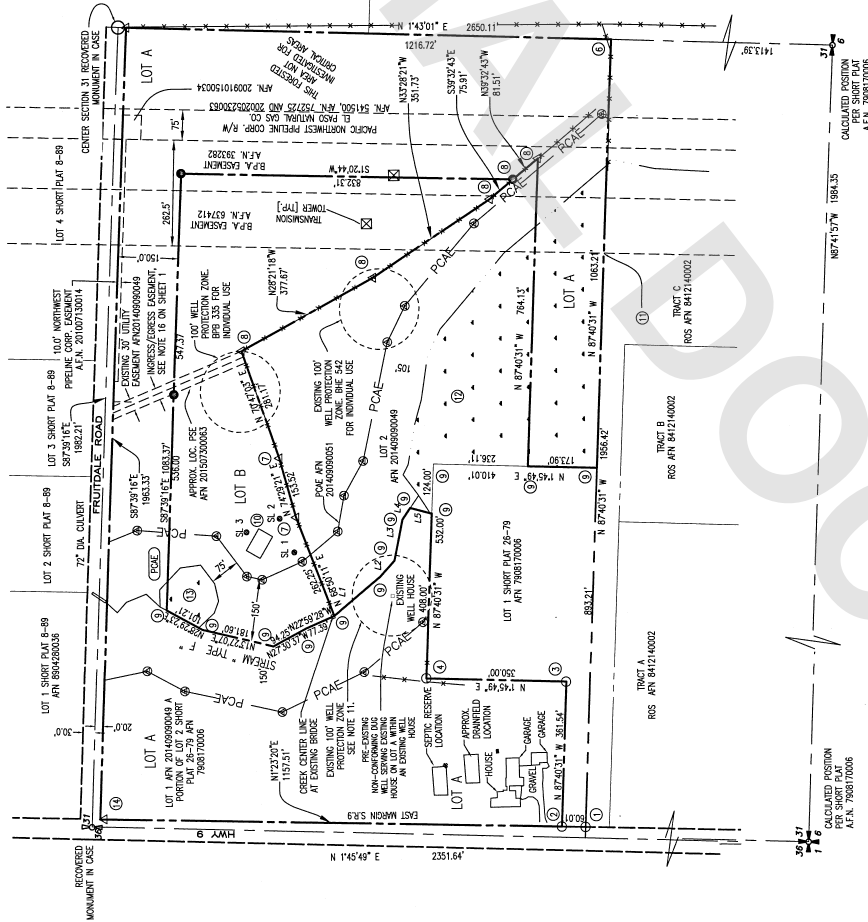
FRANKLIN COUNTY, STATE OF WASHINGTON

DATE: 05.30.2023

DATE: 05.30.2023

BEVERS FINE HOMES 2-LOT SHORT PLAT

SW 1/4 SECTION 31, T.36 N., R.5 E. WM



ZONING INFORMATION
UNDERLYING ZONING: R5
APPLICABLE ZONING DISTRICT: R5
APPLICABLE ZONING DISTRICT: R5
NET AREA: 39.25 ACRES AND 1,274,302 SQ. FT.
MINIMUM LOT SIZE: 10 ACRES (UNLESS CREATED THROUGH A CASH LAND DIVISION)

LEGEND

- SET REBAR AND CAP STAMPED "LS 52089"
- FOUND REBAR AND CAP STAMPED "LS 30428"
- FOUND R/C "LS 9656" UNLESS NOTED
- CRITICAL AREA MARKER SET 5" TEE
- POST WITH PAINTED TOP
- PROTECTED CRITICAL AREA EASEMENT
- FENCE LINE

PARCEL AREAS AND ADDRESS RANGE

LOT A
5705 STATE ROUTE 9
1,274,302 SQ. FT.
29.25 ACRES

LOT B
(1127-7853) NORTH FRUITDALE ROAD
435,477 SQ. FT.
10.00 ACRES

INSTRUMENT NOTE

THIS SURVEY WAS CONDUCTED BY FIELD TRAMSEY WITH A TRIMBLE SS AND A TRIMBLE P
10-3 DUAL FREQUENCY GPS RECEIVER STANDARD ERROR DISTANCE 1/2" 2CM (1.1 PPM),
AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-120.

BASIS OF BEARING

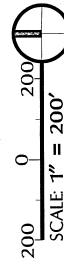
A 87°39'10" W BETWEEN THE WEST QUARTER CORNER AND THE MONUMENTED CENTER
OF SECTION 31, T.36 N., R.5 E., WM, A/N 1801070006.

RESEARCH

SHORT PLAT A/N 7808170006
SHORT PLAT A/N 8904280038
SHORT PLAT A/N 201409090049
SHORT PLAT A/N 201409090049
WASOT S98 55900 WOLLEY TO WATSON COUNTY LINE

BEARINGS & DISTANCES

1. FND R/C 9659 0.1 E. AND S OF CALC POSITION
2. FND R/C 9659
3. FND R/C 9659 0.4 E. AND S OF CALC POSITION
4. FND R/C 9659 0.1 E. AND S OF CALC POSITION
5. FND R/C 9659 0.3 S OF CALC POSITION IN FENCE LINE
6. FND R/C UNDER HEIMLOCK AS PER 841214002
7. FND R/C ± 0.4' NORTH OF FENCE LINE
8. FND R/C ± 0.4' EAST OF FENCE LINE
9. CORNER NOT SET FALLS IN WATER WAY
10. PROPOSED DRAINAGE AND RESERVE FAVOR LOT B
11. SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF SEC. 30
12. WETLAND CATEGORY 3 ON-SITE = 15,372 SQ. FT.
13. WETLAND CATEGORY 3 ON-SITE = 15,372 SQ. FT.
14. FND CORNER 10.00' SOUTH OF CORNER ON ROW LINE IN FENCE



NORTH

SCALE 1" = 200'



7-17-2023

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES

PO Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
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SKAGIT COUNTY SHORT PLAT

SHEET 2 OF 2

PL 23-0109

BEVERS FINE HOMES 2-LOT SHORT PLAT

SW 1/4 OF SECTION 31, T.36 N., R.5 E. WM

SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 08.30.2023 BY: M. STANLEY SCALE: 1"=200'
PROJECT NO.: 210985P F.B. 69/81