Maximum Density

roposed Density:

Duplex - Multi-Family - 2 ea Single Family Homes Minimum Density CC14.16.340(5)(a)(ii) states:

4 units / ac 6 units / ac 4 9

PARENT PARCEL 97,366 SQUARE FEET 2.235 ACRES

ensity Calculations -

BR-R Zoning

THE SLIBLET PROPERTY IS LOCATION WITHIN THE SAGET COLINETY AREPORT
DWINGHOUS OFFEREY ZOWS AND ANDTHONAL CONSTRUCTION (6. SEE

SAGET COLINEY CODE: 14.16.27.0. THE PROPERTY AND ALL LIDS CREATED BY
THIS LAND DWISSON ARE SUBJECT TO THE FEATURING.
RECORDED UNITED PROPERTY AN KANCE OF THE FORT OF SMART COLUMNY
RECORDED UNITED PROPERTY OF LAMPORT AND ARCHAET
OPERATIONS AND MOST DESCLOSIVE SMART RECORM, ARCHAET
ENHOUS RECORDED UNICE AFFECTION (1) 15.

AVICATION EASEMENT

# BAY HEIGHTS PLAT

A LONG PLAT A LONG PLAT A PORTION OF THE NE1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 34 N, RANGE 3 E, WM. FILE NO. #PIZT-0Z16

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE WEST 20 RODS (330 FEET) TO THE TRUE POINT OF BEGINNING; THE LAND IN THE COUNTY OF SKASTI, STATE OF WISHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: LEGAL DESCRIPTION

FOUND CONC. MON W/ 1.5" DOME PUNCH

THENCE SOUTH 49 RODS (808.50 FEET); THENCE WEST 60 RODS (990 FEET); THENCE NORTH 49 RODS (808.50 FEET) THENCE EAST 60 RODS TO THE TRUE POINT OF BEGINNING, EXCEPT THE EAST 377.5 FEET THEREOF;

1328.42

1/16 TH QUARTER

S86'07'50 E

**G3TTAJ9NU** 

FOUND 1" IRON PIPE

PETERSON ROAD

SCALE 1" II 200′

JACQUELINE DRIVE

FURTHER EXCEPT STATE HIGHWAY 1-C, AKA PETERSON ROAD, RUNNING ALSO THE NORTH LINE THEREOF; ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE WEST 495 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2;

ALSO FURTHER EXCEPT DITCH RIGHTS-OF-WAY, IF ANY.

# SCHEDULE 'B' ITEMS:

N0'29'38"E 1387.42

AWARIAN KISELINET, HETIONS THE AN SYLEE ORTH AND ARMS SIGHET PROPERTY FOR THE PLANCES OF ISSURVEYED PASSAGE OF ANDERFOR THALLINGS THE BERN THE OWEN AND ESTABLES AND THE GREATION ARROADY AND TOCKERS WITH THE ROAD EDIT TO HETE VEW AND LANCE FOR THE KENAMA, OF TREES, STRUCTURES ISSURTED OF WINDLAN, CORNING THE OWEN AND PROPERTY OF THE OWEN THE CONTROL THE CONTROL WINDLY ZURST NATURNS THE SINCE AND PROPERTY OF THE OWEN THE OWEN THE CONTROL "VOZZOZO AS LUTHORS" SELF, AN ZOZZOZIO DIES. TO CERTIFICATION, INCLUDIAG THE TENUS, AND CONGIDIONS THEEGEF, RECORDED 01/28/2020 AS ALDITIONS FILE 2020—1290083 RECENDENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS, THE COMPANY MAKES NO EMANATION AS TO ITS AFFECTS.

4. RECULATOR NOTE/AGEENST RECARDING MOTE OF EXCESSI OF HEAVING EXAMISE R21-0623/R251-0638\*\*
THAT HAV RICLUES COMPANIS, COMMINOS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY, RECORDED ON
JULY 27, 2022 AS JULIOR'S FIE NO. 2022/27/2046.

CALLEE DRIVE PLAT OF

ESTERIOR S. REISEN MAE TO THE EXCORD FOR THE FILL MEDICULAGE C.S. AND MOTE AGRESSION, HAPPER, VAN HOLD MOTE AGRESSION AND FOR AGRESSION AGRE S. Assolam Affecing A Perriny of Sublect projectif for Utility Juies and Relatid Faluties and Promosions Theern, Granton to Palet Sound Breigh and/Or its Predecessors, Records warch 13, 2023, NS Auditor's file, No. 2022/31/3043.

"correction — the county file numbers on the cover sheet of  $as_2^2$ 002207270046 were incorrect. The cover county file number for that recorded decision should be PL21-0216(BASED ON SCHEDULE "B" FIRST AMERICAN TITLE INSURANCE OD 5003353-0002708E, DATED DECEMBER 11, 2023.) . Terms and conditions of Bill of Sale, recorded on April 28, 2023 as auditor's file no. 20230428005

# 1/16 TH QUARTER

MAPLE CREST DRIV

-GULL DRIVE

S88'06'34"E 1327.44

DEDICATION

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KSA INVESTMENTS, LLC IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED.

THIS 16th DAY OF FEbruary Ku thingen 2024

Vice President

SECTION 2, TWP 34 N, RGE 3 E, WM INDEX MAP

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# SOUTH TRUSTIES THAT YOU

SKAGIT COUNTY APPROVALS

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COUNTY HEALTH OFFICER

THE BOARD OF SKAGIT COUNTY COMMISSIONERS

- 1/16 TH QUARTER

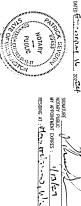


# **ACKNOWLEDGMENT**

COUNTY OF SKAGIT STATE OF WASHINGTON )

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# SHEET 1 OF 3

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

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2-16-2074

SURVEYORS CERTIFICATE

Total Proposed Density

5.82 DU / Ac.

FILE NO. #PL21-0216
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 E., W.M., COUNTY OF SKAGT, STATE OF WASHINGTON

BAY HEIGHTS PLAT

FILE: 19074.FINAL PLAT.dwg SCALE: AS NOTED

PROJECT NO. 19074 12.14.23 OWNERS KSA INVESTMENTS, LLC

# NOTES

LOUIS EXPORTING E FINA SERVICIONI QUANTITE SECUE DE FREST MATICIAN TILL INGUIANEZ COMPANI (AS SERVICIO CONTO PROGRES NOS ACCUBITOS ENTE EXCLUSIVE SU SERVETIVO SUBLECCI DI AND TOCRITICA WITH SCREDURT, RESERVANDA RESERVANDA CORPANITA, AND OFFER INSTRUMENTO FREZORO, LOUIS SERVICIALITY OF RECORD AND SERVICIALITY OF THE ADMIT MATICIPAL SUBMENDA COMMITTE TRA LISTILD AND MATICIPAL SECUENCIA SERVICIANO COMMITTE TRA LISTILD AND MATICIPAL SERVICIANO CONTRACTOR SERVICIANO CONTRACTOR

- A DAWAGE REPORT WAS PREPARED FOR THIS PLAT BY SOUND DOELDOWENT GROUP LLC., DATED FEBRUARY 22, 2022. SEE REPORT ON FILE WITH SWAFT COUNTY FLANNING AND DEVELOPMENT SERVICES DEPARTMENT. PLAT NUMBER AND DATE OF APPROVAL SWALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- OWNERS/DEVELOPER:
  KSA INVESTMENTS, LLC
  16559 COUNTRY CLUB DR
  BURLINGTON, WA 98233
- DISTANCES SHOWN ARE IN FEET AND DECIMALS OF A FOOT. THE HORIZONTAL DATUM IS BASED UPON THE NORTH AMERICAN DATUM [N/O] 1983/1991/ADJUSTMENT, GEOID 2012
- SYMCE DEPOSIL. CITY OF BIRELNOTON
  STORM DENINGE. SWAIT COUNTY
  STORM DENINGE. SWAIT COUNTY
  STORM STANDARD. PRINTITY OWED
  WITTE SWAIT COUNTY FOR DO 1.
  POWER PLEET SUND DEECH
  TILESHOE. ZUNY TEEP
  ASS. CASYOE WAITEN, ONE
  STELLISION ORDE. COUNTY
  CHEROLOGY. WASTE MANAGEMENT
- EACH LOT WITHIN THIS SEEDINGON HAVE BE SUBJECT TO JUNEPACE FEES PAVABLE PRIOR TO ISSUANCE OF A BULDING FERME, CONSTRUCTION SYMUL COLMEY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING SMALET COUNTY MUNICIPAL CODE.
- THIS SURVEY WAS ACCOUNTSHED BY FIELD TRAVERSE WITH A "TRAVIBLE SS", AND A TRAVIBLE R 10-2, DUAL PROLUBNO" GREGERER, STANDARD ERROR DISTANCE +/- COA (+ 1 PPM), AND METS OR EXCENTS SURVANDES AS SET FORTH IN WALL CH. 322-130. DISTANCES SHOWN IN FEET AND DECIMALS OF A FOOT.

23 12

- THE SWART COUNTY ADDRESS STEPL (SWART COUNT COSE 15.4) APRIES TO THE STABLES TO THE STABLES TO THE STABLES AND THE STABLES AND THE ADDRESS AND ADDRESS THE PROCEST IN WHAT HE DEMONSTS OF THE PROTECTION (DETECT IN, CRY., ACTESS MANN SCOLUTION TO REPORT AND ADMINISTRATION OF THE PROTECTION OF THE PROPERTY AND ADMINISTRATION OF THE PROPERTY ADMINISTRATION OF THE PROPERTY AND ADMINISTRATION OF THE PROPERTY AND ADMINISTRATION OF THE PROPERTY ADMINIST
- ALL MATERACE AND CONTINUED OF PRIVATE (PAUL ARE THE EXERNORALITY OF THE PAUR AND THE ALL OF MATERIAL OF LAWRENCE AND THE THE STATE OF THE ALL THE ALL OF MATERIAL AND ALL OF MATERIAL AND ALTHOUGH AND ALTHOUG
- ZONING / COMPREHENSIVE PLAN DESIGNATION: BAYVEW RIDGE RESIDENTIAL (BR-R). SCC 14.16.340 PROVIDES:

# (A) SETBACKS:

- SETBACKS, PRIMARY STRUCTURE
- Front: 20 Feet from private roadway easement.
  Side: 5 Min., Total 15 Feet.
- 3 3 6 3 3 3 3 SETBACKS, ACCESSORY STRUCTURES. REAR: 20 FEET
- FRONT: 20 FEET.
- SEE, IN ELL MELLON SERVIC É ROUTID ROU HÉ SEE AND RÉALOI MES WIND HE CATESSOM SALANO É À NAMBAUR É STELLT RÀVIL HE PORT POPERT ME OR HEN HERE S. MA MALTA AUROIT DE ROUF POPERT LE, FRONDRA THAT DE STRICHIER E. 1,000 SAURE ET OR LESS AU FOI. ELL TELLE SA HADIOL À LO SUL WAD SAURA C 20 HELE SEMBLE DRA LLAZISSOM SALANOS HIND HE DE PROPERTI LES À LANCOUT DA STRIET BOND C'APPART LES BALBOOL À LE DE PROPERTI LES À LANCOUT DA STRIET BOND C'APPART LES SALANOS HIND HE
- REAR YARD. 20 FEET, THREE-FOOT SERBACK IS ERWITTED FROM THE SIZE AND REAR AND THE APPLICATION FOR THE APPLICATION FOR THREE FOR ALL FLANCE HE REAR PROPERTY UNE OR MERITH THREE FOR AN ALL FLANCE HE REAR PROPERTY UNE FOR SIZE AND THREE FOR THE AND THE STRUCTURE. IS 1,000 SOLARE THEF OR LESS IN SOLT AND 16 FEET OR LESS IN SOLT AND 16 FEET

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SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810(7).

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- THIS PRECELL LES WITHIN THE ARROYD DIVIDING DEBLAY.

  RECONDED MATRIES, WHEN DOCUMENT SUBMITS THEFTE, DOES, SAINEL WOEL AND ASSOCIATION AND ARROYD WITHIN COLOUR THE SECRETION WITHIN AND ARROYD WAS AND ARROYD STANDING PROPERTY LOSS, AND ARROYD STANDING PROPERTY LOSS, AND ARROYD STANDING WAS AND ARROYD STANDING WAS AND ARROYD STANDING WAS AND ARROYD BY COLOUR AND ARROYD WAS AND ARR
- ALL RUNOFF FROM IMPERVOUS SURFACES, ROOF DRAINS SIMIL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
- PITINE DALCOHATI MAY BE SUBLECT TO THE STORMWITE MANAGEMENT RULES IN LEFECT AT THE THE OF DESCRIPINGT, AND MAY REQUIRE ADDITIONAL MALYES AND FLOW CONTROL TO COMPET WITH STORMWINESTER MANAGEMENT ROLLES.

# BAY HEIGHTS PLAT

A LONG PLAT A LONG PLAT A PORTION OF THE NET/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 34 N, RANGE 3 E, WM FILE NO. #PLZ1-0216

# a (iii of record extripation has been issued for all toos nature $n_0$ and the problem of theodory. The through the choice is that design and issuance of the conditions of the coordinate of t

- THE HOMEOWIERS ASSOCIATION DECLINATION OF COVENWITS, CONDITIONS RESTRICTIONS AND RESERVATIONS FOR THE "BAYMEN HEIGHTS PLAT" COLAT'S, WAS RECORDED UNDER SMART COUNTY AN 20210-12-02-13
- РЕМИИОМ STRAUMULES FACILITIES SWILL BE WANTANDS OF THE HOMEOWER'S ASSOCIATION IN ACCISIONACE TO THE STRAWNISTS OPERATIONS AND MAINTENANCE CONTINUES TO THE PLAT RECORDED UNDER FAIL  $\frac{1}{2}$   $\frac{1$

<u></u>

- EACH LOT COMITS A RIGHT OF ACCESS FOR FUTURE DOWNACE INSPECTIONS. ADMINISTR MOTIFICATION WILL BE PROVIDED TO THE LAND OWNER IN ADMINISCE OF THE INSPECTION EXCEPT IN THE EACHT OF A DECLARD EMERGENCY.
- SWINDEY SERVE SERVEL WHINN HE BENDAMERS OF HIS PLATE PROVIDED IN HE COT OF BENDAMEN ALL DESCRIPTION AND OTHER MESS PROCURSE WEIGHTEN SAVIL, RE PROCURS SAVIL BE ADDRESSED HIS MESS ADDRE

20. 19.

a parks and recreation mitigation fee of \$100 will be paid by lot owners at the time of application for resolbithal building permits.

21.

- THE PRIVATE JOHT USE AND MAINTENING AGREMENT FOR "BANGE" HEIGHTS PLACE", WAS RECORDED UNDER SKAGT COUNTY AT
- We findle stigit locate peocody within the declaration shall be seen that the second that the second stigit is the second stigit is the second stigit is the second stigit in the second stigit in the second stigit is the second stigit in the second stigit in the second stigit is the second stigit in the second stigit in the second stigit is the second stigit in the second stigit in the second stigit is the second stigit in the second stigit in the second stigit is the second stigit in the second stigit in the second stigit is the second stigit in the second stigit in the second stigit is the second stigit in the

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SKAGIT PUD #1 EASEMENT:

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# Sound Development Croup

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

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HEET 2 OF 3

A LONG PLAT

FILE NO. #PL21-0216
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 E, W.M., COUNTY OF SCAGIT, STATE OF WASHINGTON

OWNERS KSA INVESTMENTS, LLC SCALE: AS NOTED FILE: 19074.FINAL PLAT.dwg

PROJECT NO. 19074

