

202403120040

03/12/2024 11:46 AM Pages: 1 of 3 Fees: \$433.50
Skagit County Auditor

LEGAL DESCRIPTION

THE LAND IN THE COUNTY OF SAGINAW, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
THE PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 2, TOWNSHIP
34 NORTH, RANGE 16 EAST, M36, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE WEST 20 ROOTS (100
FEET) TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 4 DEGREES 08'00" EAST 175 FEET; THENCE WEST TO ROST 090 FEET; THENCE
NORTH 4 DEGREES 08'00" EAST 175 FEET; THENCE EAST 60 ROOTS TO THE TRUE POINT OF BEGINNING;
EXCEPT THE EAST 71/2 FEET THEREOF;
AS ALSO THE SAID PORTION THEREOF Lying WITHIN THE WEST 45 FEET OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2;
FORWARD EXCEPT SAID SHOWN 1-4, AS SAID PETERSON ROAD, RUNNING ALONG THE NORTH
SIDE THEREOF;
AS ALSO FURTHER EXCEPT ROST RIGHTS-OF-WAY, F. A. W.

SCHEDULE 'B' ITEMS:

[illegible]

AVIGATION EASEMENT

THE SUBJECT PROPERTY IS LOCATED WITHIN THE SNAKE COUNTRY AIRPORT ENVIRONS OVERLAY ZONE AND ADDITIONAL COMPATIBILITY ZONE 6. SEE SNAKE COUNTRY CODE 14.16.210. THE PROPERTY AND ALL LOTS CREATED BY THIS LAND DIVISION ARE SUBJECT TO THE FOLLOWING:

1. ALLOCATION EASEMENT IN FAVOR OF THE PORT OF SNAKE COUNTRY, RECORDED UNDER #41202002100118.
2. NOTICE AND ACKNOWLEDGEMENT OF AIRPORT AND AIRCRAFT OPERATIONS AND NOISE DISCLOSURE, SNAKE REGIONAL AIRPORT ENVIRONS RECORDED UNDER #41202002100119.

PARENT PARCEL

91,366 SQUARE FEET
2.235 ACRES

Density Calculations - BR-R Zoning	
Gross site area	2,235 ac
SCCA 16.340(5)(a)(i) states:	
Minimum Density	4 units /ac
Maximum Density	6 units / ac
Proposed Density:	
Single Family Homes	9
Duplex - Multi-Family - 2 ea	4
Total Proposed Density	5.82 DU / Ac.

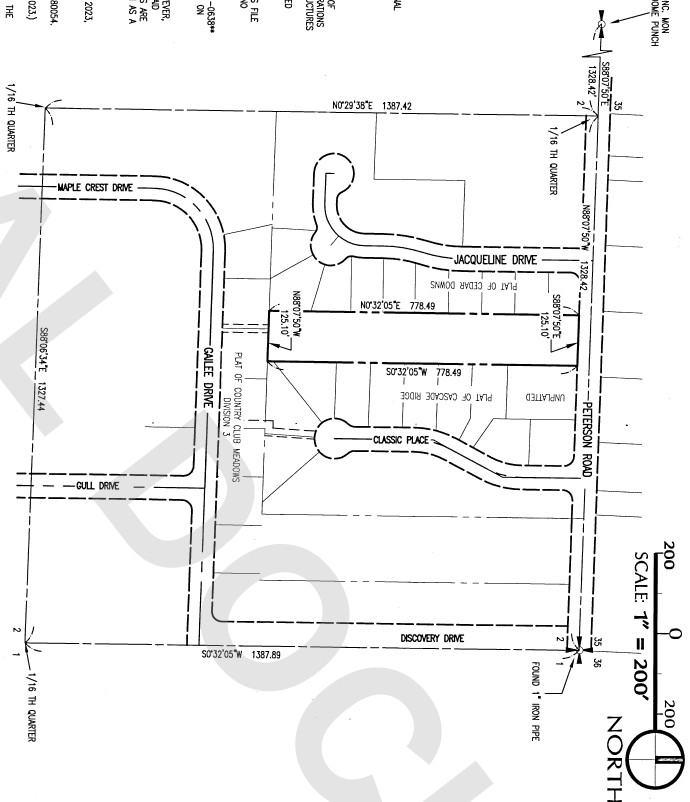
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLANNED RESIDENTIAL DEVELOPMENT OF BAY HEIGHTS PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBMISSION OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, N.W.M. AND THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE LAWS AND REGULATIONS OF SPOKANE COUNTY, WASHINGTON.

2-16-2024

BAY HEIGHTS PLAT

A LONG PLAT
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 34 N, RANGE 3 E, W.M.
FILE NO. #PL21-0216



AUDITORS CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF MARCH 2024 AT
WA, AT THE REQUEST OF SOUND DEVELOPMENT
 WASHINGTON, UNDER AUDITORS FILE NUMBER
202403120040

TREASURER'S CERTIFICATE

THIS 22nd DAY OF March 2024

SKAGIT COUNTY APPROVALS

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF
SKAGIT COUNTY CODE PLAT ORDINANCE ON THIS Nineteen DAY OF February, 2024

SKAGIT COUNTY ENGINEER

Richard
SKAGIT COUNTY HEALTH OFFICER

CHAIRMAN OF THE BOARD OF SKAGIT COUNTY COMMISSIONERS

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kam Arifpour IS THE PERSON WHO APPEARED BEFORE US, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Director OF KSA INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREED AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 17 January 16, 20224

SIGNATURE: *[Signature]*
 NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: 1/13/17
 RESIDING AT: 444 Madison Ave

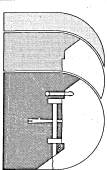


BAY HEIGHTS PLAT

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 SKAGIT, STATE OF WASHINGTON

OWNERS
KSA INVESTMENTS, LLC

DATE: 12.14.23	BY: MJS	SCALE: AS NOTED
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Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98275
tel: 360-404-2010 fax: 360-404-2013

OWNERS
KSA INVESTMENTS, LLC

DATE: 12.14.23	BY: MJS	SCALE: AS NOTED
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NOTES

- [illegible]

A LONG PLAT
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 34 N., RANGE 3 E., WM
FILE NO. #PL21-0216

NE 1/4 OF SECTION 3
FILE NO. #PL21-0216

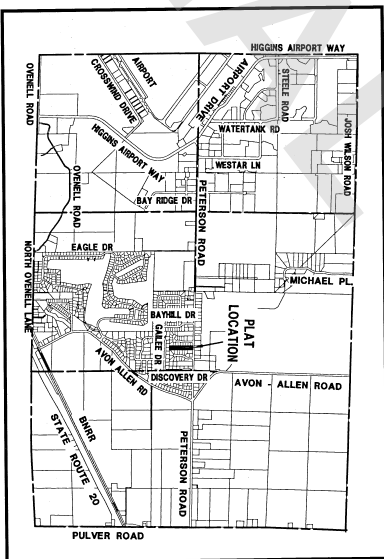
TRACT 999

TRACT 999 SHALL BE THIS FINAL PLAT RECORDING BE DEDICATED TO THE BAY HEIGHTS PLAT HOMEOWNERS ASSOCIATION FOR THE PURPOSE AS SET FORTH IN THE RECORDED HOMEOWNER ASSOCIATION DECLARATION. TRACT SHALL BE SUBJECT TO ALL EASEMENTS NOTED ON PLAT.

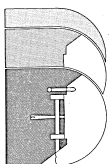
SKACIT PUD #1 EASEMENT:

EXHAUSTION, DUE TO PUBLIC UTILITY SERVICE, OF "SOLID CROPS" SUCH AS CORN, SUGAR BEETS, AND THE LIKE, IS NOT CONSIDERED A "VEGETATION DAMAGE". VEGETATION DAMAGE IS CONSIDERED TO BE ALL THINGS EXCEPT "SOLID CROPS" WHICH ARE DAMAGED BY THE EMISSIONS OF POWER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER SEWER SYSTEM. ELECTRICAL AND COMMUNICATION LINES AND/OR OTHER SURE PLACE SEWER RELATED INFRASTRUCTURE ARE NOT CONSIDERED "VEGETATION DAMAGE". VEGETATION DAMAGE IS LIMITED TO THE SIZE OF REDWOOD TREES, WHICH ARE NOT CONSIDERED TO BE "SOLID CROPS". VEGETATION DAMAGE IS LIMITED TO THE DAMAGE TO THE TRUNKS OF TREES, WHICH ARE NOT CONSIDERED TO BE "SOLID CROPS". VEGETATION DAMAGE IS LIMITED TO THE DAMAGE TO THE TRUNKS OF TREES, WHICH ARE NOT CONSIDERED TO BE "SOLID CROPS". VEGETATION DAMAGE IS LIMITED TO THE DAMAGE TO THE TRUNKS OF TREES, WHICH ARE NOT CONSIDERED TO BE "SOLID CROPS".

GRANROT(S) HERE, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANROT(S) SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANROT(S) PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENJOIN THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREFTER MAINTAINED UNDER THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENJOINER THE DISTRICT'S USE OF THE EASEMENT.



$\gamma'' = 1/2$ MILE

VICINITY MAP

Sound Development Group
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

BAY HEIGHTS PLANT

A LONG PLAY

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 SKAGIT, STATE OF WASHINGTON

RANGE 3 E., W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

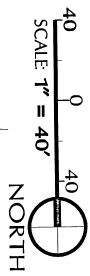
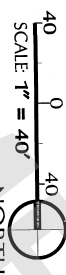
OWNERS
KSA INVESTMENTS, LLC

DATE: 12.14.2011

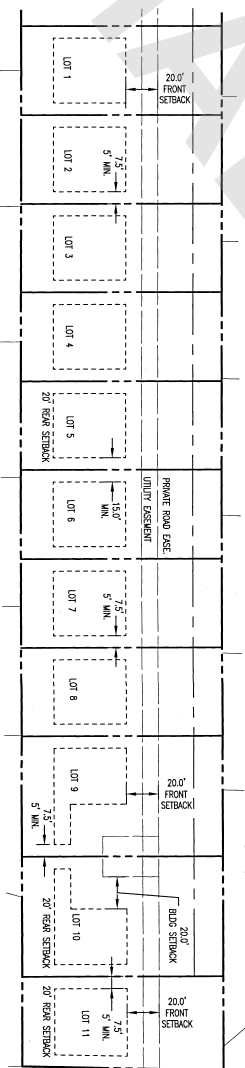
PROJECT NO. 19074

FILE:19074.FINAL PLAT.D

BAY HEIGHTS PLAT
A LONG PLAT
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 34 N., RANGE 3 E., W.M.
FILE NO. #P1210216



BUILDING SETBACK EXHIBIT



LEGEND

- SET REAR & CAP (S&C) 5000'
- SET STREET MONUMENT IN CASE SPACED 500' IS 5000'
- SURVEY CORNER SET PREVIOUSLY
- PREVIOUSLY SET STREET MONUMENT IN CASE OR AS NOTED
- EASEMENT
- ROAD CENTERLINE
- APPROXIMATE AS-CONSTRUCTED WATERLINE LOCATION
- AS-CONSTRUCTED WATER SINK LOCATION
- APPROXIMATE SWANTRY SINK LINE LOCATION
- AS-CONSTRUCTED SWANTRY SINK LINE LOCATION
- AS-CONSTRUCTED SWANTRY SINK WHORLE

STORMWATER NOTE FOR LOT 11:
A FRENCH DRAIN SHALL BE INSTALLED ALONG THE WEST PROPERTY LINE OF LOT 11 TO COLLECT STORMWATER FROM THE LOT AND ADJACENT LOT 10. THE DRAIN SHALL BE CONSTRUCTED PER THE DETAIL ON THE AS-BUILT PLANS, AND SHOULD BE A MINIMUM OF 12" LONG, 2" WIDE, AND 2' BELOW EXISTING GROUND SURFACE BEFORE ANY FILL IS PLACED.
MAXIMUM IMPERVIOUS AREA PER LOT:
THE DRAINAGE ROAD HAS BEEN SIZED TO COLLECT FROM EACH LOT, THE FOLLOWING MAXIMUM IMPERVIOUS AREAS:
LOTS 1-9 AND 11: 2,000 SF ROOF AND DRIVEWAY
LOTS 9 AND 10: 4,000 SF ROOF AND DRIVEWAY



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Kent, Washington WA 98223
Tel: 360-404-2010 Fax: 360-404-2013

BAY HEIGHTS PLAT
A LONG PLAT
FILE NO. #P1210216
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 SNOHOMISH STATE OF WASHINGTON
OWNERS:
KSA INVESTMENTS, LLC
BY: MJS
DATE: 12.14.23
PROJECT NO. 19074
SCALE: AS NOTED
SHEET 3 OF 3