

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36, NORTH, RANGE 5 EAST, 11M, AND THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, 11M, LYING EAST OF THE WEST BOUNDARY OF THE FORMER NORTHERN PACIFIC RIGHT-OF-WAY AND THE SOUTH 60 FEET OF THAT PART OF LOT 4 LYING WEST OF SAID RIGHT-OF-WAY.

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4;
THENCE SOUTH 01°17'36" WEST ALONG THE WEST BOUNDARY OF
GOVERNMENT LOT 4, 2.60 FEET
THENCE SOUTH 67°01'56" EAST 1,000.01 FEET;
THENCE SOUTH 84°24'46" EAST 1,070.32 FEET;
THENCE NORTH 0°21'24" WEST 266.55 FEET, WHICH POINT IS ALSO THE
NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
THENCE NORTH 68°02'36" WEST ALONG THE NORTH BOUNDARY OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF GOVERNMENT LOT 4,
1,913.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS GRANTED TO JASON MEYER AND ROSARY MEYER BY INSTRUMENT DATED JUNE 29, 2022, RECORDED AUGUST 3, 2022, UNDER AUDITOR'S FILE NO. 202208030076, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS,
EGRESS AND UTILITIES AS GRANTED TO JASON MEYER AND ROSARY MEYER
BY INSTRUMENT DATED OCTOBER 6, 2022, RECORDED OCTOBER 6, 2022,
UNDER AUDITOR'S FILE NO. 202210060073, RECORDS OF SKAGIT COUNTY,
STATE OF WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER
INSTRUMENTS OF RECORD.

I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 93.120-WAC.

2023 11-9-23

KEVIN G. LISSER, PLLS, CERTIFICA
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THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.16.060 AND SCC 14.18 ON THIS 19th DAY OF April, 2023. 24.


J. Moore
SHORT PLAT ADMINISTRATOR

SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) § 12.48 (WATER) THIS 26 DAY OF March, 2023.

Forbrand M
SKAGIT COUNTY HEALTH OFFICER

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 2024.

Jacobi Brunson
DATE 4/17/24
SAGIT COUNTY TREASURER

FILED FOR RECORD AT THE REQUEST OF HESSE & ASSOCIATES, PLLC.
 MINUTES FOR RECORD THIS DAY OF April, 2024 AT 04
 MINUTES PAST 1 O'CLOCK A.M. IN VOLUME 1 OF
 SHOW PLATS ON PAGES(S) NO. 10410057
 UNDER AUDITOR'S FILE NO. 10410057
 RECORDS OF SRAKIT COUNTY, WASHINGTON.

Sandra Fortina

SKAGIT COUNTY AUDITOR



SHEET 1 OF 4

DATE: 11/9/23

SKAGIT COUNTY SHORT PLAT NO. PL-23-0341

SURVEY IN A PORTION OF
GOV'T LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF
SECTION 19, T. 36 N., R. 5 E., WM.

ASSUMED	LISSER & ASSOCIATES, PLLC	SCALE:
	SURVEYING & LAND-USE CONSULTATION	DWG: 22-
	MOUNT VERNON, WA 98273	



VICINITY MAP
SKAGIT COUNTY ASSESSOR'S MAP
SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M.
SCALE: 1"=400'

SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, WM.

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. WE HEREBY AGREE TO SIGN AND RECORD THIS DEDICATION PLAT IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF MARCH, 2024.

Jason E Meyer
JASON E. MEYER, HUSBAND

Rosary A Meyer
ROSARY A. MEYER, WIFE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR RELIANCE FIRST CAPITAL, LLC, A BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS.

BY: Seung Hwang
PRINT NAME: Seung Hwang
TITLE: Vice President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JASON E. MEYER AND ROSARY A. MEYER, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3-20-24

SIGNATURE: [Signature]
NOTARY PUBLIC: Kevin Lissler
MY APPOINTMENT EXPIRES: 3-15-26
RESIDING AT: WANT VERNON, WA

STATE OF California
COUNTY OF Nevada

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Seung Hwang (Said Person(s)) ACKNOWLEDGED THAT HE/SHE/HEY SIGNED THIS INSTRUMENT, AND SAID PERSON(S) ACKNOWLEDGED THAT HE/SHE/HEY AUTHORIZED TO EXECUTE ON OATH STATED THAT HE/SHE/HEY (HAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR RELIANCE FIRST CAPITAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 8, 2024



SIGNATURE: [Signature]
NOTARY PUBLIC: Kevin Lissler
MY APPOINTMENT EXPIRES: 03/15/26
RESIDING AT: Los Angeles County



SHEET 2 OF 4

DATE: 3/4/24

SKAGIT COUNTY SHORT PLAT NO. PL-23-034-I

SURVEY IN A PORTION OF GOVT LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 19, T. 36 N. R. 5 E., 11M. SKAGIT COUNTY, WASHINGTON

FOR: JASON E. MEYER AND ROSARY A. MEYER

FB: PG: LISSER & ASSOCIATES, PLLC SCALE: SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSIGNED POINT VERNON, WA 48273 DMS: 22-082 SP 302-441-1442

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY DEDICATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE ROAD, STREET, AND/OR ALLEY IS BUILT TO THE SAME TO THE FULL STANDARD AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING ZONING DESIGNATION: RURAL RESERVE (RRV) ON-SEWER DISPOSAL: SEWAGE DISPOSAL: ON-SEWER INDIVIDUAL SEPTIC SYSTEMS
5. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMITS. THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES WILL PROVIDE A WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS.
- BY VIRTUE OF THE RECORDING OF THIS SHORT PLAT, THE WELL PROTECTION ZONE SHOWN HEREON IS TO BE CONSIDERED AN ENCUMBRANCE TO THE AREA WITHIN THE PROTECTION ZONE AND MAY BE IN FACT OVER, UNDER AND ACROSS MULTIPLE LOTS AS SHOWN. A PROTECTION ZONE IS INTENDED TO PROTECT THE WATER QUALITY FOR THE WELL SOURCE AT THE CENTER OF THE PROTECTION ZONE. THIS PROTECTION ZONE IS NOT A ZONING OR WELL PROTECTION ZONE INCLUDING ANIMAL GRAZING, SEPTIC DRAINFIELDS, STORAGE OF CHEMICALS AS WELL AS OTHER RESTRICTIONS. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR DETAILS.
- PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 60-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
- THE EXISTING WELL ON LOT 2 (NO. AG0248) WAS USED FOR A WATER QUALITY TESTING SOURCE.
- A LOW FLOW MITIGATION SUMMARY WAS RECORDED UNDER AUDITOR'S FILE NO. 2005010240041. SEE RECORDED DOCUMENT FOR REQUIREMENTS ASSOCIATED WITH THE APPROVED MITIGATION REQUIREMENTS.
- A PUBLIC WATER SYSTEM WELL-HEAD PROTECTION AREA MITIGATION PLAN WAS RECORDED UNDER AUDITOR'S FILE NO. 20021010106. SEE RECORDED DOCUMENT FOR REQUIREMENTS ASSOCIATED WITH THE APPROVED MITIGATION PLAN.
- - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY
○ - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, 1/4, 1/4, PER PREVIOUS SURVEYS BEARINGS = NORTH 0°17'36" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE AND RECORD COMPANY, TITLE REPORT ORDER NO. 208321-1, REVISION NO. 3, JANUARY 26, 2023.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 61-80 RECORDED UNDER AUDITOR'S FILE NO. 20010100204. SEE RECORDED DOCUMENT UNDER AUDITOR'S FILE NUMBERS 2094162, 2094163, 2094164, 2094165, 2094166, 2094167, 2094168, 2094169, 2094170, 2094171, 2094172, 2094173, 2094174, 2094175, 2094176, 2094177, 2094178, 2094179, 2094180, 2094181, 2094182, 2094183, 2094184, 2094185, 2094186, 2094187, 2094188, 2094189, 2094190, 2094191, 2094192, 2094193, 2094194, 2094195, 2094196, 2094197, 2094198, 2094199, 2094200, 2094201, 2094202, 2094203, 2094204, 2094205, 2094206, 2094207, 2094208, 2094209, 2094210, 2094211, 2094212, 2094213, 2094214, 2094215, 2094216, 2094217, 2094218, 2094219, 2094220, 2094221, 2094222, 2094223, 2094224, 2094225, 2094226, 2094227, 2094228, 2094229, 2094230, 2094231, 2094232, 2094233, 2094234, 2094235, 2094236, 2094237, 2094238, 2094239, 2094240, 2094241, 2094242, 2094243, 2094244, 2094245, 2094246, 2094247, 2094248, 2094249, 2094250, 2094251, 2094252, 2094253, 2094254, 2094255, 2094256, 2094257, 2094258, 2094259, 2094260, 2094261, 2094262, 2094263, 2094264, 2094265, 2094266, 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LOT 1 435,590 SQ FT = 10.0 ACRES
TRACT "Y" FCAE WITHIN LOT 1 110,367 +/- SQ FT, 2.1 ACRES

LOT 2 1,667,733 SQ FT = 38.3 ACRES
TRACT "Y" FCAE WITHIN LOT 2 1,250,866 +/- SQ FT, 28.1 ACRES

TOTAL PROJECT AREA = 2,103,033 SQ FT, 48.3 ACRES

SCALE: 1" = 125'

FB: 444	P6: 61	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 360-419-7442 MOUNT VERNON, WA 98273	SCALE: 1"=125'
MERIDIAN: ASSUMED			DWG: 22-082 SP