

SURVEY DESCRIPTION

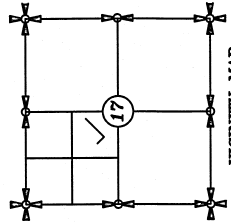
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST, W.M. DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 418.6 FEET NORTH AND 16 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE EAST 58 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 10° 00' 00" WEST 100 FEET MORE OR LESS, TO THE NORTHERLY LINE OF THE JOHN ROBINSON COUNTY ROAD (FORMERLY LYMAN HIGHWAY) AS IT EXISTED PRIOR TO APRIL 14, 1922; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ROAD TO A POINT SOUTH OF THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT CONVERTED TO JOHN ROBINSON COUNTY ROAD BY DEED RECORDED FEBRUARY 26, 1964 UNDER THE LYMAN PLAT NO. 647160; THENCE NORTH TO THE POINT OF BEGINNING, EXCEPT THE SOUTHERLY 10 FEET THEREOF AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED MAY 3, 1922 UNDER AUDITOR'S FILE NO. 156089; SITUATED IN SKAGIT COUNTY, WASHINGTON

NOTES

- LEGAL DESCRIPTION IS FROM TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 5003353-0632306, PREPARED BY LAND TITLE AND ESCROW COMPANY, ORDER NO. 203858-LT, DATED 12-06-2021.
- PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- BASIS OF BEARING - MONUMENTED SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200805220005, BEARING S 87°25'08" E.
- ZONING - R-1, SINGLE-FAMILY RESIDENTIAL ZONE
- ZONING REQUIREMENTS PER CITY OF LYMAN ZONING CODE, CHAPTER 10.15: MINIMUM LOT SIZE: 12,500 SF SETBACKS: 20 FEET SIDE YARD: 5 FEET MINIMUM. THE TOTAL OF THE TWO SIDE YARDS SHALL BE 15 FEET. SIDE OF BUILDING MEANS THE OUT FACE OF ANY PART OF THE BUILDING ROOF EAVES. REAR YARD: 20 FEET
- SEWAGE: SEPTIC SYSTEMS TO BE APPROVED BY SKAGIT COUNTY HEALTH DEPARTMENT.
- WATER: TOWN OF LYMAN
- NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL STRUCTURES WHICH ARE CONVEYED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PERMIT CENTER.
- ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS, SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
- SURVEY EQUIPMENT & PROCEDURE: THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A LEICA MS 50 THEODOLITE DISTANCE METER TOTAL STATION.
- BY VIRTUE OF RECORDING THIS LAND DIVISION, LOT 1 AND LOT 2 SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE SPECIFIED. THE ADJOINING PARCEL TO BE AGGREGATED WITH THE TRACT A CAN BE CONVEYED TO THE ADJOINING PARCEL TO BE AGGREGATED WITH THE EXISTING DEVELOPMENT RIGHTS.
- THE RIGHT-OF-WAY CURVE DATA FOR THE LOT FRONTAGE ALONG WEST MAIN STREET AS DEPICTED HEREON WAS CALCULATED USING "SKAGIT CO WASH. PLAN & PROFILE OF PERMANENT HIGHWAY NO. 8" DATED JUNE 1922, RECORDS OF THE CITY OF LYMAN, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

THE SKAGIT COUNTY ADDRESS SYSTEM (SKAGIT COUNTY CODE 15.24) APPLIES TO THIS TRACT. THE ADDRESS INFORMATION IS LISTED FOR BUILDING AND/OR ACCESS. TOWN OF LYMAN WILL COORDINATE AND ASSIGN INDIVIDUAL ADDRESSES.
LOT 1 - 31297 WEST MAIN STREET
LOT 2 - 31285 WEST MAIN STREET



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SHORT 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 THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS TAKEN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120 WAC.
DATE: 5/10/2024

JOHN B. SEMRAU, P.E., PLSS, CERTIFICATE NO. 28626
3528 WINNIG ST.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1 DAY OF July, 2024 AT 1:53 PM UNDER AUDITOR'S FILE # 202417101053 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.
Debra Anderson
Deputy Auditor

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER/FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES CONVEYED HEREIN.
Derek Archer, Governor
WHATCOM MULTIFAMILY LLC

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Derek W. Archer SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Governor OF, WHATCOM MULTIFAMILY LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED 7/1/2024
SIGNATURE Derek Archer
TITLE Notary
MY APPOINTMENT EXPIRES 7-31-2024

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN AGAINST THE PROPERTY HEREIN DESCRIBED, INCLUDING THE YEAR OF 2024, ARE PAID TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2024.
Date: 7/1/2024



CITY APPROVAL

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF LYMAN MUNICIPAL CODE CHAPTER 16.12 ON THIS 10th DAY OF July, 2024.
Edna Hills, Mayor, Town of Lyman

CITY CLERK

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THIS PROPERTY HEREIN COULD BE PAID ON THE DAY OF RECORDING. ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL THIS 10th DAY OF July, 2024.
Dawn V. Shaded
City Clerk, Town of Lyman

SHEET 1 OF 2

SHORT PLAT NO. 2024-05 DATE 5/10/2024

SURVEY OF A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, T. 35 N., R. 6 E., W.M. LYMAN, WASHINGTON FOR: WHATCOM MULTIFAMILY LLC

FR. 326 PG. 116-121 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 30'
MERRIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 6181



