SIMMONS & LYNCH SHORT PLAT

A PORTION OF THE W 1/2 OF THE NE 1/4 AND PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1

EAST, W.M.

CONSENT
KNOW ALL MEN BY THESE PRESENTS THAT WE THE

HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Warrey Lynd

SURVEY NOTES

SURVEY NOTES

SURVEY WAS ACCOMPLISHED BY GHS USING THE VIRTUAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE HETWORK TO THE PROPERTY WAS ACCOMPLISHED BY GHS USING THE VERTILIAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE HETWORK TO THE PROPERTY WAS ACCOMPLISHED BY CHECKED BY THE WASHINGTON STATE REFERENCE HETWORK TO THE WASHINGTON STATE BY THE STANDARDS CONTAINED IN WAS 32X150.050.

L SEMBER, INDVIDUAL ON SITE SEMAGE DISPOSAL SYSTEM, LOT #1 IS ENCLIMBERED BY A 10 FOOT WIDE SEPTIC LINE EASEMENT AS SHOWN HEREON FOR LOT #2, BY WRTUE OF RECOMBING OF THIS SHORT PLAT, SAID EMEMENT SHALL BE AN ENCLIMBRANCE ON LOT #1 FOR THE BENEETT OF LOT #2.

CONNECOMPREHENSIVE PLANDESIGNATION. FILIDAL RESERVE (FINZ)
A) THE YMO STRUCTURES LOCATED ON PROPOSED DOT I VEREE PLACED WITH BULDING PERMITS BUT APPEAT TO HAVE BEEN LOCATED WITHIN THE
PROTECTED DISTRICAL AREA (POA), SINCE THEY WIRE APPROVED WITH THE BULDING PERMITS, THEY MAY STAY IN THEIR CURRENT LOCATIONS BUT MAY
NOT BE EXPANDED ON BERTALCED WITHIN THE PCA.

I. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 29.6 ACRES.

AL NEW MOD EXSTING WATER WILLS ON THE SLIBLECT PROPERTY OF ON ADJACENT PROPERTIES ARE RECURRENT TO MARE TO COOT RADIUS WELL
REPOTECTION ADMENTS OF LOADER ACKNOWLE AND OFFICE AND CONSTRUCTION ADMENTS OF LOADER ACKNOWLED AND ACKNOWLED AND ACKNOWLED AND ACKNOWLED AND ACKNOWLED ACKNOWLED AND ACKNOWLED AND ACKNOWLED ACKNOWLED ACKNOWLED AND ACKNOWLED ACKNOWLED

. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES

. NO INFILTRATION OR DISPERSION OF STORMWATER WITHIN WELL PROTECTION ZONE.

I SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS OF PCAE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 2024 (2.1000)

10 ALL OPEN SPACE DESIGNATED OS-PA SHALL BE RESERVED PURSUANT TO SOC 14.24.000 AND 14.24.000 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND SOC 14.24 IS SATISFED. USES, AND PRESERVATION OF THE OS-PA SHALL OCCUPA AS POLLOWS:
1) CHITCH, AREAS: FOLLOW THE PARAMETERS SET FORTH IN SOC 14.24 FOR ONSERVATION MAINTENANCE.
2) SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS OF POAL AGREEMENT RECORDED UNDER AUDITORS FILE NO. 2021 (1) (1) (0) (0) (5).

MAINTENANCE & CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS

IZE INNO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY DEJIGIATION AS TO ANY SUCH ROAD, STREET, ANDOR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, ANDORALLEYS CONFERTION THE SAME TO THE FLUL CHARGENT COUNTY FOR THE HAVE BEEN BROUGHT TO FULL CHARGENT COUNTY ROAD STRUMDARDS AND A RIGHT OF MAY DEED HAS BEEN TRANSPERRED TO AND ACCEPTED BY THE COUNTY.

CRITICAL AREAS WERE LOCATED FROM DATA OBTAINED FROM EDISON ENGINEERING AND THE PCA SITE PLAN APPROVED IN 2008. THE LOCATION OF THE PCA TRACTS IS APPROXIMATE.

APPROVALS

THE WITHIN AND FOREGOING S
14.18 (LAND DIVISIONS) THIS 2

3 SHORT PLAT IS APPROVED IN ACCORDANCE 26+5 DAY OF NOV. 2024.

SKAGIT COUNTY CODE TITLE

SKAGIT COUNTY TREASURER

12/5/2024

THE YEAR 2024.

-6

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH
BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF

DATE 11/22/24 MY APPOINTMENT EXPIRES 3/9/2028

Notary Public te of Washington ADAM GULLIKSON DMM. # 24023640 DMM. EXP 0309/2028

INDEX MAP

MINE / 122/1024

STATE OF WASHINGTON, COUNTY OF SICA CATET LOCATION THAT DAVID & NANCY LYNCH I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID & NANCY LYNCH VOLUNTARY, ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND

DATE 11/22/24 MY APPOINTMENT EXPIRES 3/9/2028

11/22/2024

ACKNOWLEDGEMENTS
STATE OF WASHINGTON, COUNTY OF SEA GE
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY E
ACT FOR THE USES AND PURPOSES MENTIONED IT

SATISFACTORY EVIDENCE THAT ALICE SIMMONS SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY YES MENTIONED IN THE INSTRUMENT.

SHORT PLAT ADMINISTRATOR

COUNTY ENGINEER

1106/2011

VICINITY SKETCH

LOT - 2

LOT - 1

SEC. 09, TWP. 36 N., RGE 01 E, W.M.

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

AL FITHE BULLING FEMITS FOR ANY RESIDENTIA. ANDIOR COMMERCIAL STRUCTURES SUBJECT TO SOC 14.16.850(0)(b)(b). EXISTING BUILDINGS SHOWN ARE LOCATED OUTSIDE OF A FIRE DISTRICT ON SALT WATER ISLANDS.

16. ASKART COUNTY ADDRESS ANAGE HAS REEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING ANDIORS ASSESS FERMITS, SWART COUNTY FOR MULL ASSESS MONDOWN, ADDRESSESS, AN ACCORDANGE MICH TO ATTEMPT AND ASSESS ASSESS AND ASSESS FERMITS AND TO ACCESS MAY RECESSITATE A CHANGE OF ADDRESS, CONTACT SWART COUNTY FAMILE OF EXCESS MAY RECESSITATE A CHANGE OF ADDRESS, CONTACT SWART COUNTY FAMILE OF EXCESS.

SUBLECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRUCTIONS CONTAINED IN DOCUMENTS FILED IN A F#8110010070, A F-201603010073, A F-201603010074, A F-20160300044, A F-201603010075, A F-201603010074, A F-20160300044, A F-201603010046, A F-201603010046, A F-201603010074, A F-201603

18. FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMMATER MANAGEMENT RULES IN EFFECT AT THE TIME OF DEVELOPMENT AND MAY REQUIRE ADDITIONAL ANALYSIS AND FLOW CONTROL TO COMPLY WITH THE STORMMATER MANAGEMENT RULES.

REGISTRATION #22037806 DATE

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMACIS WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUIREMENTS AND LYNCH

PLS STATEMENT OF WORK PERFORMED I, BRIAN GULLIKSON, A PROFESSIONAL LAND SURVEYOR LICE PORTION OF THE WORK SHOWN HEREON, THIS SHORT PLAT'S OFFICENCE ALL MAD SURFEYON LUCKNED IN THE SYNTE OF WASHINGTON, PERFORMED A MORE DATE OF WASHINGTON, PERFORMED A MORE DATE OF WASHINGTON, PERFORMED AND WASHINGTON WAS ASSETTED HERBIN, THE WO SAWAR DIRECTION WAS DEPOCHABLE PLANTED AND STANDARD AS SYNTED HERBIN, THE WO SAWAR DIRECTION WAS PERFORMED AND DIRECTION OF SAME STANDARD AS SYNTED HERBIN, THE SEGRET AND THE ALL THE ALL THE CONTROLLED PARTIE OF SEGRET PLANTED AND THE MORE THE ALL THE ALL



BASIS OF BEARING
ASSUMED 589*16*17"W ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 9.

SKAGIT COUNTY HEALTH OFFICER

Mand Det

LAND SURVEYOR'S CERTIFICATE THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CORPOSIMANCIE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE PACPUEST OF SIMMONS AND LYNCH

11/12/24 YON#16224 DATE

PLS STATEMENT OF WORK PERFORMED

LICENSED IN THE STATE OF WASHINGTON, PERFORMED A PORTION OF THE WORK SHOWN HEREON, I DO HEREBY CERTIFY THE WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AS SHOWN ON THE FACE OF THIS SURVEY MAP. RECORDING CERTIFICATE

 \mathcal{CC} 2024 A.D., AT 3 MINUTES PAST 3 O'CLOCK ρ M FILED FOR RECORD BY AND RECORDED IN VOLUME RECORDS OF SKAGIT COUNTY, WASHINGTON - OF SURVEYS ON PAGE -- SHINGTON, POST IN SURVEYS ON PAGE -- SHINGTON, POST OF THE SURVEYS ON PAGE -- SHINGTON, POST OF THIS 10 DAY OF

Surveying NorthLine

1580 PORT DRIVE BURLINGTON, WA 98233 (360)899-9598 and Construction Technologies

Mount annual



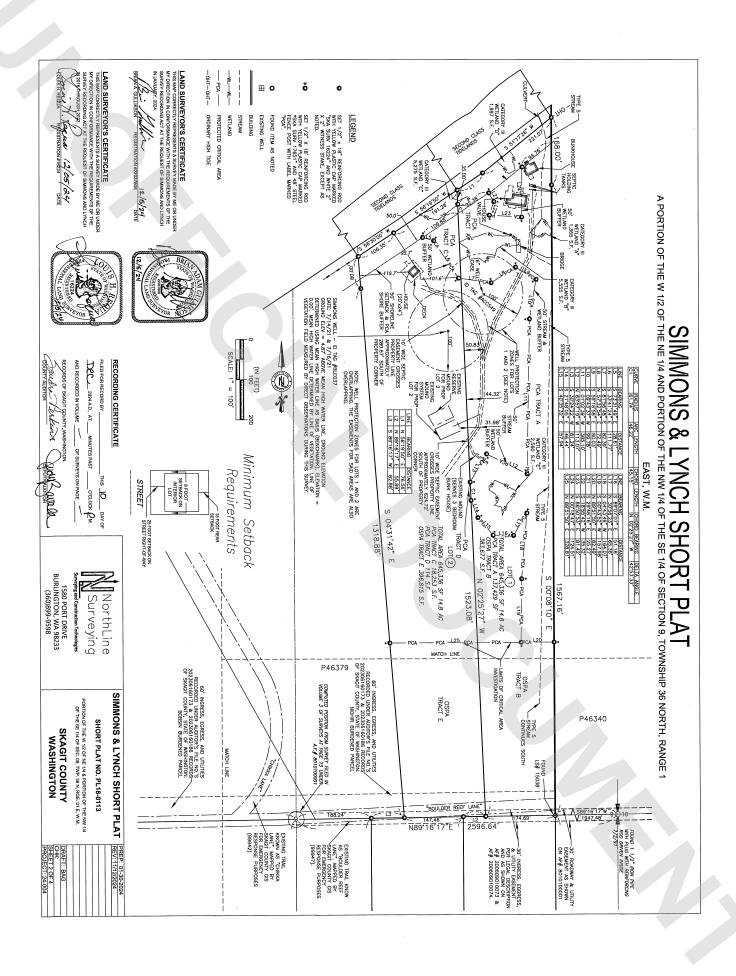
ZONING INFORMATION WINDERLYING ZOWE, RUPAL RESERVE GROSS ACKREACE SA ACKES (19 ACKES T) NET ACRECACE 14.81 ACKES (845.28 SET) MENIAMA LOT SIZE: 10 ACKES (MALESS CREATED THROUGH A CARD PER SCC CHAPTER 14.18) LOT - 3 Subject Propert SINCLAIR ISLAND (No Scale)

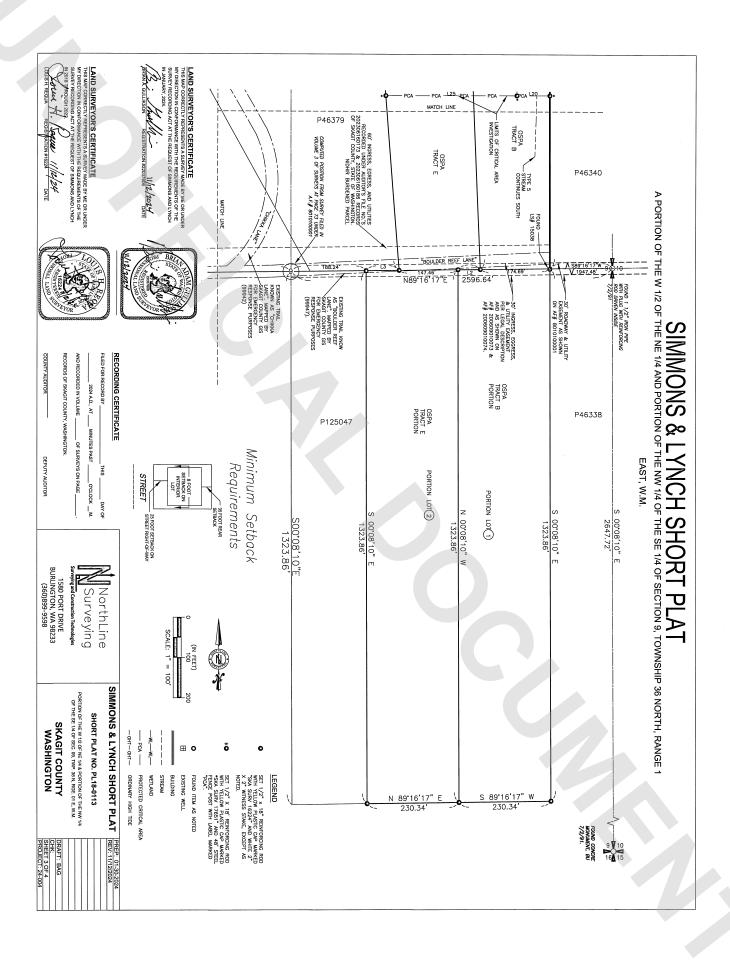
SIMMONS & LYNCH SHORT PLAT

SHORT PLAT NO. PL18-0113

PREP: 01-30-2024 REV: 11/12/2024

PORTION OF THE W 1/2 OF NE 1/4 & PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 09, TWP. 36 N, RGE. 01 E, W.M. SKAGIT COUNTY WASHINGTON

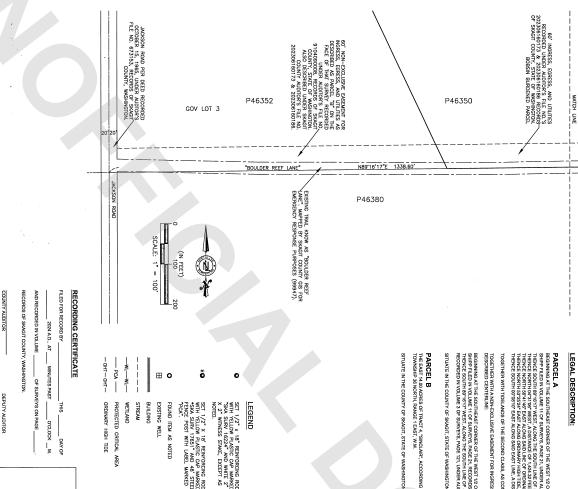




SIMMONS & L YNCH SHORT PLAT

A PORTION OF THE W 1/2 OF THE NE 1/4 AND PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1

EAST, W.M.



LEGAL DESCRIPTION:

PARCEL A
PARCEL A
PARCEL PARCEL PARCE TO SUPPLY TO SUPPLY ON SURVEY FOR ROBERT

THENCE SOUTH 87*167* WEST, AUGNO THE SOUTH UNE DE SAIO SERDINISON, A DISTANCE OF \$1834. HEET, THENCE MORTH 87*167* WEST, AUGNO SHOR SOUTH ON THE WEST, AUGNO SHOR OF 1424. HEET, ON HELD EN DE SAIO STRAIGHT, (SHOWN APPROXIMATELY ON SAIO SURVEY). THENCE MORTH SEYLVE EAST A LONG SAID LIKE OF GODWARY HIGH TIDE, A DISTANCE OF 1211. HEET, THENCE SOUTH SEYLVE DE SAIT AUGNO SAID LIKE OF GODWARY HIGH TIDE, A DISTANCE OF THE SET LIKE OF SAID WEST 10 OF THE SOUTHWEST 144 OF THE NORTH-BAST 144, THENCE SOUTH MOTHET FAIR AUGNO SAID LIKE I.A. DISTANCE OF 1,786.58 FEET TO THE FOUNT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON THE ABOVE-DESCRIBED TRACT.

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE MORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 16 LEAST, WILM, AS SHOWN ON SURVEY FOR ROBERT SHIPP FLEED IN VOLUME 11 OF SURVEYS, PAGE 27, ECCORDS OF SOART COUNTY, WASHINGTON, THE SOART SHIPP FLED IN VOLUME 11 OF SURVEYS, PAGE 27, ECCORDING TO THE SURVEY THEREOF THENCE SOUTH AS THE STREET, ALVOYS HEE SOUTH LIKE OF SOUTH AS THE SOUTH AS THE SOART AS THE SOART SHIPP FLED IN VOLUME 3 OF SURVEYS, PAGE 27, UNDER AUDITORS FILE NO. 810518000Z, RECORDS OF SWAIT COUNTY, WASHINGTON, AND THE TEXMINUS OF THIS CENTERLINE DESCRIPTION. TOSETHER WITH A NON-EXCLUSIVE EASEMENT FOR MORESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH A 30 FOOT WIDE STRIP OF LAND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE EAST 14.00 ACRES OF TRACT 4, "SINCLAIR", ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 3 OF SURVEYS, PAGE 121, UNDER AUDITORS FILE NO 8106180002, BEING IN SECTION 9 AND 10 TOWNISHIP 38 NORTH, RANGE 1 EAST, W.M.

LEGEND

SET 1/2" × 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 16224" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.

BUILDING EXISTING WELL FOUND ITEM AS NOTED

P P P PROTECTED CRITICAL AREA

LAND SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER THIS MAP CORRECTION IN COMPORDAMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SIMMONS AND LYNCH

ORDINARY HIGH TIDE

LAND SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
MY DIRECTION IN COMPORAMACE WITH THE REQUIREMENTS OF THE
SURVEY RECORDING ACT AT THE REQUEST OF SIMMONS AND LYNCH

11/12/24
REGISTRATION #22037806 DATE

SET 1/2" X 18' REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED *SKA SURV 17651" AND 48' STEEL FENCE POST WITH LABEL MARKED "PCA".

2018 JHROUGH 2022. 2018 H. REQUAR REGISTRATION #18224 DATE

1580 PORT DRIVE BURLINGTON, WA 98233 (360)899-9598 NorthLine Surveying ing and Construction Technologies

OF SURVEYS ON PAGE

Ħ.

O'CLOCK __M.

DEPUTY AUDITOR

SKAGIT COUNTY WASHINGTON

ORTION OF THE W 1/2 OF NE 1/4 & PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 09, TWP. 36 N, RGE. 01 E, W.M. SHORT PLAT NO. PL18-0113





SHEET 4 OF 4 PROJECT: 24-004