

202412200020

12/20/2024 08:33 AM Pages: 1 of 4 Fees: \$439.50
Skagit County Auditor

SURVEY DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, WM., AND THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 20 OF SAID TOWNSHIP AND RANGE, ALL WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 17 NORTHWEST CORNER OF SECTION 20, THENCE SOUTH 89°05'13" EAST, ALONG THE LINE COMMON TO SAID SECTIONS 17 AND 20, 1,113.56 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF THE STATE HIGHWAY (SAMISH ROAD); THENCE NORTH 23°38' WEST, ALONG SAID WESTERLY MARGIN, 51.19 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT X; THENCE CONTINUE NORTH 23°38' WEST, ALONG SAID WESTERLY MARGIN, THENCE SOUTH 10°40' WEST 345.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 10°40' WEST 345.63 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF THE L.M. ABBEY COUNTY ROAD (ALSO KNOWN AS THE FRIDAY CREEK ROAD); THENCE SOUTH 15°02' EAST ALONG SAID EASTERLY MARGIN, 547.00 FEET TO A POINT THAT IS SOUTH 10°40' WEST FROM BEFORE MENTIONED POINT X; THENCE NORTH 10°40' EAST 340.40 FEET TO A POINT THAT IS SOUTH 14°20'00" EAST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 14°20'00" WEST 545.32 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS TRACT "C" OF SURVEY RECORDED JULY 24, 1976 UNDER AUDITOR'S FILE NO. 834483 IN VOLUME 1 OF SURVEYS, PAGES 195 AND 196).

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



11-6-24

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS BE TRACEDABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COUSERS, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT, AND THAT THE DIVISIONS ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

KEVIN G. LISSE, R.L.S., CERTIFICATE NO. 20123164
SURVEY ASSOCIATES, PLLC
3320 MILLANKEE ST., PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 414-7442
FAX (360) 414-0581
E-MAIL KEVIN@LISSE.COM

DATE 11-6-24

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE (SCC) 14.16.050 AND 50.04.018 ON THIS 18 DAY OF December 2024.

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) § 12.46 (WATER) THIS 18 DAY OF December 2024.

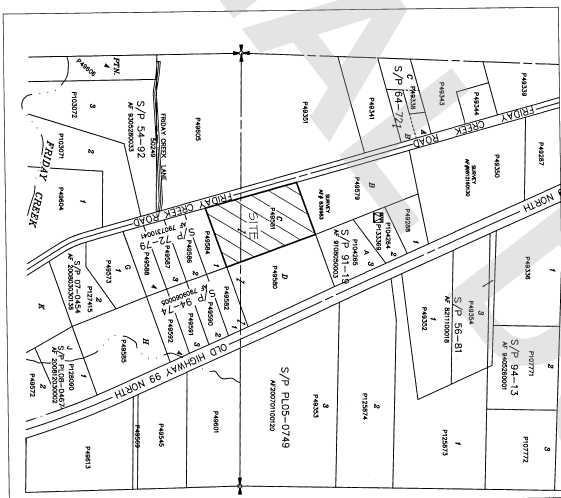
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

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 THE SKAGIT COUNTY OFFICE, UP TO AND INCLUDING THE YEAR OF 2024.

Jacqui Brunson
SKAGIT COUNTY TREASURER

DATE 12/11/2024



SECTIONS 17 AND 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, WM., VICINITY MAP (SKAGIT CO. ASSESSOR'S MAPS). SCALE 1"=500'

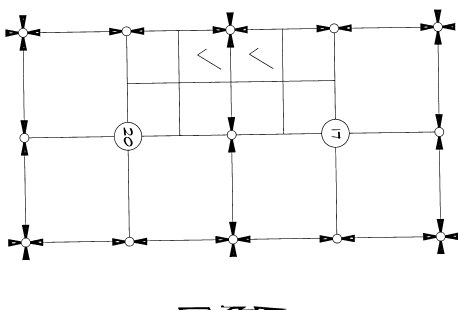
AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF LISSE & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 20 DAY OF Dec. 2024 AT 5:11 MINUTES
PAST 12 O'CLOCK PM, IN VOLUME 1 OF SHORT PLATS ON PAGES 1-1
UNDER AUDITOR'S FILE NO. 202412200020. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY



SECTIONS 17 AND 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, WM., VICINITY MAP

SHEET 1 OF 4

SHORT PLAT NO. P124-016

DATE: 10/24/24

| | | | |
|---|---------------------|--------------------------|----------------|
| SURVEY IN A PORTION OF THE SW 1/4 OF SECTION 17, T. 36 N., R. 4 E., WM. AND THE NW 1/4 OF SECTION 20, T. 36 N., R. 4 E., WM. FOR: GARANT M. GRANT, WASHINGTON SKAGIT COUNTY, WASHINGTON GRANT AND JEREMIAH A. BIRKING AND ABIGAIL K. LAWRENCE | | | |
| FB | FB | LISSE & ASSOCIATES, PLLC | SCALE |
| TERMINAL: ASSEIGNED | TERMINAL: ASSEIGNED | MOUNT VERNON, WA 98273 | DWG: 23-031 SP |

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.

IT IS HEREBY CREATED AND GRANTED TO THE LOT OWNERS SUCH EASEMENTS AND EGRESS RIGHTS AS SHOWN ON THIS SHORT PLAT, THE SAME BEING NON-EXCLUSIVE EASEMENTS FOR THE USES AND PURPOSES DESIGNATED HEREON FOR THE BENEFIT OF THE LOT OWNERS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 11 DAY OF November, 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC

BY: Debbie Kohnov
PRINT NAME: Sabrina Kohnov

TITLE, VICE PRESIDENT

[Signature]
GARAT M. GRANT
A MARRIED COUPLE

[Signature]
JEREMIAH A. BARKINS
A MARRIED COUPLE

[Signature]
KELSEY M. GRANT

[Signature]
ABIGAIL K. J. LAWRENCE

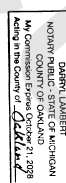
ACKNOWLEDGEMENTS

STATE OF MICHIGAN
COUNTY OF OAKLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Sabrina Kohnov, Vice President AND Debbie Kohnov THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSONS HAVE ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND I HAVE STATED THAT (HE/SHE/IT) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT (MERS), ACTING SOLELY AS NOMINEE FOR OF UNITED WHOLESALE MORTGAGE, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, 11/11/24

SIGNATURE [Signature]
NOTARY PUBLIC David Lambert
MY APPOINTMENT EXPIRES 10/21/2025
RESIDING AT Oakland County, Troy MI

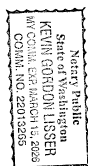


STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARAT M. GRANT AND KELSEY M. GRANT, A MARRIED COUPLE, 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, 11-11-24

SIGNATURE [Signature]
NOTARY PUBLIC KEVIN LISSE
MY APPOINTMENT EXPIRES 3-15-26
RESIDING AT Annot, Vietnam, VA

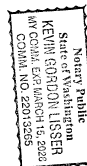


STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEREMIAH A. BARKINS AND ABIGAIL K. J. LAWRENCE, A MARRIED COUPLE, 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, 11-11-24

SIGNATURE [Signature]
NOTARY PUBLIC KEVIN LISSE
MY APPOINTMENT EXPIRES 3-15-26
RESIDING AT Annot, Vietnam, VA



11-6-24

| | | | |
|---|-------------------------|-----------------------------------|----------------|
| SHEET 2 OF 4 | | DATE: 10/24/24 | |
| SHORT PLAT NO. PL24-016 | | | |
| SURVEY IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17 T. 36 N., R. 4 E., M. 1, AND THE NW 1/4 OF SECTION 20 T. 36 N., R. 4 E., M. 1, SKAGIT COUNTY, WASHINGTON FOR: GARAT M. GRANT AND KELSEY M. GRANT AND JEREMIAH A. BARKINS AND ABIGAIL K. J. LAWRENCE | | | |
| FB: | FB: | LISSE & ASSOCIATES, PLLC | SCALE: |
| MERIDIAN ASSIGNED | NOTARY VERSION: 14-0023 | SURVEYING & LAND-USE CONSULTATION | DWG: 23-031 SP |

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 OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME ARE FULLY FINISHED AND ACCEPTED BY THE COUNTY.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION:
RURAL, INTERMEDIATE (RI)
4. SEWAGE DISPOSAL:
ON-SEWER INDIVIDUAL SEPTIC SYSTEMS
5. WATER WILL BE SUPPLIED FROM A GROUP B TWO-CONNECT WATER SYSTEM GRANT-BURKING WITH A SYSTEM ID NO. A3321. A NOTICE TO FUTURE PROPERTY OWNERS FOR THE GROUP B TWO-CONNECT WATER SYSTEM IS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20240920042.
THE MATTER IN EACH NEW LOCATION FOR THE LAND DIVISION, CONTACT SKAGIT COUNTY PUBLIC HEALTH TO DETERMINE IF ADDITIONAL, ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONFINED ENTIRELY WITHIN THE LOT BOUNDARIES. THE ZONE 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 EASEMENT TO THE AREA WITHIN THE PROTECTION ZONE AND MAY BE IN FACT OVERLAP WITH THE PROTECTION ZONE OF AN ADJACENT LOT. THE WELL PROTECTION ZONE SHALL BE CONSIDERED A WELL PROTECTION ZONE FOR THE WELL SOURCE AT THE CENTER OF THE ZONE. SKAGIT COUNTY RESTRICTS CERTAIN ACTIVITIES WITHIN A WELL PROTECTION ZONE INCLUDING ANNUAL 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 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
THE EXISTING WELL ON LOT 1 (B9Z 146) WAS USED FOR A WATER QUALITY TESTING SOURCE.
A LIMITED HYDROGEOLOGICAL SITE ASSESSMENT WAS PREPARED BY COOPER GEOSCIENCES, LLC DATED FEBRUARY 2024. SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT FOR ADDITIONAL INFORMATION.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1558R 20/2364
○ - INDICATES EXISTING IRON PIPE OR REBAR FOUND AS INDICATED
7. MERIDIAN: ASSIGNED
8. BASIS OF BEARING: SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST 1/4, PER PREVIOUS SURVEYS BEARING = SOUTH 84°05'13" EAST
9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE REPORT ORDER NO. 23-4102-10 DATED AUGUST 10, 2023.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 20230903006 SHORT PLAT NO. 11-6-24. THE SURVEY FILE NO. 20230903006 AND SHORT PLAT NO. 11-6-24 RECORDED UNDER AUDITOR'S FILE NO. 20230903006, ALL IN THE RECORDS OF SKAGIT COUNTY AUDITORS, WASHINGTON.
11. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES, WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

14. SKAGIT COUNTY ADDRESS SYSTEM (SKAGIT COUNTY CODE 1524) APPLIES TO THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH SKAGIT COUNTY CODE.
THE EXISTING ADDRESS OF 2447 FRIDAY CREEK ROAD WILL BE RETAINED FOR THE HOUSE ON LOT 1. CHANGE IN LOCATION OF ADDRESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.
15. SETBACKS FOR LOTS WITHIN THIS SHORT PLAT ARE PER SKAGIT COUNTY CODE 14.16.300 5(A):
RESIDENTIAL:
SETBACKS:
FRONT: 35 FEET
REAR: 25 FEET
SIDE: 8 FEET ON AN INTERIOR LOT.
REAR: 25 FEET.

- ACCESSORY STRUCTURE:
FRONT: 35 FEET
REAR: 25 FEET
SIDE: 8 FEET ON AN INTERIOR LOT.
REAR: 25 FEET.
- NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE PROVIDING THAT THE STRUCTURE IS LESS THAN 1000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.
NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, PROVIDING THAT THE STRUCTURE IS LESS THAN 1000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.

- SETBACKS FROM NBL LANDS SHALL BE PROVIDED PER SCC 14.16.80(7), MAXIMUM HEIGHT: 40 FEET
- OWNER: GRANT M. GRANT AND KELSEY M. GRANT
2447 FRIDAY CREEK ROAD
BURLINGTON WA 98233

- SITE ADDRESS: 2447 FRIDAY CREEK ROAD, BURLINGTON WA 98233
- FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMWATER MANAGEMENT RULES IN EFFECT AT THE TIME OF DEVELOPMENT, AND MAY REQUIRE ADDITIONAL ANALYSIS AND FLOW CONTROL TO COMPLY WITH STORMWATER MANAGEMENT RULES.
ALL RUNOFF FROM IMPROVED SURFACES AND ROOF DRAINS AND YARD DRAINAGE MUST BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE RECORDS OF SKAGIT COUNTY AUDITORS' FILE NUMBERS: 202208010076, 14493 (LOCATION NOT KNOWN), 164979 (WEST OF PROPERTY), 234493, 4602010030.

- A LOT OF RECORD CERTIFICATION IS HEREBY ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION, ALL LOTS THEREIN SHALL BE CONSIDERED TO BE SUBJECT TO THE STORMWATER MANAGEMENT RULES IN EFFECT AT THE TIME OF DEVELOPMENT, AND MAY REQUIRE ADDITIONAL ANALYSIS AND FLOW CONTROL TO COMPLY WITH STORMWATER MANAGEMENT RULES.
SEE PREVIOUSLY APPROVED LOT OF RECORD CERTIFICATION RECORDED UNDER AUDITOR FILE NO. 20230903006.
- THIS DEVELOPMENT IS IN A WATERSHED BASIN IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT MAY HAVE GROUND WATER WITHDRAWAL RESTRICTIONS, LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT OR ACTIVITY IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION. RIVER BASIN NAME: LOWER SKAGIT-SNAKE

LOT AREA INFORMATION

| | |
|-----------------------------|---|
| LOT 1 | 10935 SQ FT, 251 ACRES (INCLUSIVE OF PCAE) |
| TRACT "X" PCAE WITHIN LOT 1 | 41751 SQ FT, 0.11 ACRES |
| LOT 2 SQ FT = ACRES | 109344 SQ FT, 251 ACRES (INCLUSIVE OF PCAE) |
| TRACT "Y" PCAE WITHIN LOT 2 | 10360 SQ FT, 0.24 ACRES |
| TOTAL PROJECT AREA = | 214093 SQ FT, 5.0 ACRES |

21. A CRITICAL AREA REVIEW OF THE PROPERTY WAS PERFORMED BY METLAND TECHNOLOGY IN NOVEMBER 2022. THE METLAND GREEN REPORT IS AVAILABLE IN THE RECORDS SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. SEE PL 22-0396.

- A PROTECTED CRITICAL AREA (PCAE) WAS RECORDED UNDER AUDITOR'S FILE NO. 202412200021.
22. AN 8.0-FOOT WIDE UTILITIES EASEMENT ACROSS LOT 1 IS HEREBY PROVIDED FOR THE BENEFIT OF LOT 2 FOR WATER SERVICE AND THE MAINTENANCE THEREOF, BEING 8.0' WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2, THENCE SOUTH 66°32'13" EAST 166.0 FEET TO THE NORTHERLY LINE OF LOT 2 FOR A DISTANCE OF 166.0 FEET TO THE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 22°16'24" WEST FOR A DISTANCE OF 42.4 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE EXISTING RAMP HOUSE AND BEING THE TERMINUS OF SAID LINE.
SAID LINE IS TO BE LENGTHENED OR SHORTENED TO CONFORM TO THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY FACE OF THE EXISTING RAMP HOUSE.

23. ANY NEW ACCESS FROM FRIDAY CREEK ROAD TO SERVE LOT 2 WILL REQUIRE AN ACCESS EASEMENT.

24. LOTS IN THIS SHORT PLAT ARE WITHIN A CATEGORY 1 CRITICAL ACQUIFER RECHARGE AREA, BEING LESS THAN A 1/2 MILE FROM FRIDAY CREEK. A SURFACE WATER LIMITED STREAM, THE FOLLOWING MITIGATION MEASURES APPLY:
I. THE WATER WELLS FOR THIS PROPERTY WILL ONLY BE ALLOWED FOR INTERIM DOMESTIC USE WITH THE CONDITION THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN A LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATER SERVICE TO THE PROPERTY AND THE OWNER HEREBY AGREES NOT TO PROTEST THE LUD OR SPECIAL IMPROVEMENT DISTRICT.

- II. TO CONNECT ALL WATER EXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT IS TIMELY AND REASONABLE AND TO DECOMMISSION THE WELLS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS EXPEDITIOUSLY FOLLOWING UPON CONNECTION TO THE PUBLIC SYSTEM.

- III. THE TOTAL IMPROVED SURFACE OF THE PROPERTY IS LESS THAN 10% AND SHALL REMAINING LESS THAN 5 PERCENT OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE.

25. RCM 90.44.090 ALLOWS UP TO 5,000 GPD AND UP TO 1/2 ACRE IRRIGATION TOTAL FOR BOTH PARCELS COMBINED.



11-6-24

SHEET 3 OF 4

SHORT PLAT NO. PL 24-016

DATE: 10/24/24

| | | | |
|---|-----------------|--------------------------|----------------|
| SURVEY IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17 T 36 N, R 4 E, M 1 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 20 T 36 N, R 4 E, M 1 FOR: GARAT M. GRANT AND KELSEY M. GRANT AND JEREMIAH A. BURKING AND ABIGAIL K. J. LAWRENCE | | | |
| FB: | FS: | LISSE & ASSOCIATES, PLLC | SCALE: |
| MERIDIAN ASSIGNED | NO. 20230903006 | 360-484-7442 | DWG: 23-031 SP |

