

OWEN RRR SHORT PLAT
PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 24, T. 35 N. R. 4 E., N.M.

SURVEY DESCRIPTION

EAST 1/2 OF LOT 14 AND ALL OF LOTS 20, 21, AND 22, BLOCK 44, FIRST ADDITION TO THE TOWN OF SEDRO, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
SITUATED IN THE CITY OF SEDRO-MOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CERTIFICATE AND DEDICATION

KNOW BY ALL THESE PEOPLES PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CONSIDERED THE MATTER OF DEDICATING THE LAND HEREIN TO THE PUBLIC AND HAVE DECIDED TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 30 DAY OF April, 2025.

Lisa L. Owen
LISA L. OWEN,
AS HER SEPARATE PROPERTY

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LISA L. OWEN AS HER SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, 4-30-25

SIGNATURE R. C.
NOTARY PUBLIC KEVIN LISSE
RESIDING IN MOUNT VERNON, WA
MY APPOINTMENT EXPIRES 3-15-26



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

R. C. 4-20-25
DATE

KEVIN G. LISSE, P.L.S., CERTIFICATE NO. 2023164
LISSE & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 418-7442
E-MAIL KEVIN@LISSE.COM



4-20-25

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO MOOLLEY SHORT PLAT ORDINANCE THIS 6 DAY OF April, 2025.

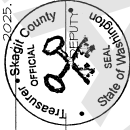
R. C.
CITY ENGINEER

COUNTY 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 MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2025.

THIS 12th DAY OF May, 2025.

Jacobi Brunson
SKAGIT COUNTY TREASURER



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY CONTAINED HEREIN DEDICATED AS STREETS, ALLEYS OR OTHER PUBLIC USES ARE PAID IN FULL.

THIS 6 DAY OF May, 2025.

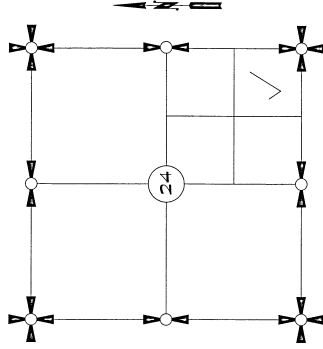
Kelly Schulte
CITY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSE & ASSOCIATES, PLLC, FILED FOR RECORD THIS 13 DAY OF May, 2025 AT 12 MINUTES PAST 9 O'CLOCK PM IN VOLUME 3 OF SHORT PLATS ON PAGE(S) 9 UNDER AUDITOR'S FILE NO. 922505130012 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Jacobi Brunson
SKAGIT COUNTY AUDITOR

Tina Didiuh
DEPUTY



SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.

SHEET 1 OF 3 SP-2025-042 DATE: 4/23/25

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 24, T. 35 N. R. 4 E. N.M.
SKAGIT COUNTY, WASHINGTON
FOR: LISA OWEN

FILE: 544 PG: 45 LISSE & ASSOCIATES, PLLC SCALE:
MERIDIAN: ASSUMED MOUNT VERNON WA 98273 SKAGIT & LANDUSE CONSULTING 360-418-7442 DWS: 24-196 9P

OWEN RRR SHORT PLAT
PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 24, T. 35 N., R. 4 E., 14M.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING: R7
SINGLE FAMILY MINIMUM LOT AREA = 6000 SQ. FT.
4. SEWAGE DISPOSAL: CITY OF SEDRO WOOLLEY PUBLIC SEWER
5. WATER: P.U.D. NO. 1
6. • INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LIGSER 2023161.
o INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
o INDICATES EXISTING MONUMENT AS NOTED
7. MERIDIAN: ASSUMED PER PREVIOUS SURVEYS, SEE NOTE NO. 4
8. BASIS OF BEARING: MONUMENTED CENTERLINE OF TALCOTT STREET BETWEEN 6TH STREET AND 7TH STREET
BEARING = NEST 88°0'10" EAST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE FIRST ADDITION TO THE TOWN OF SEDRO, RECORDED IN VOLUME 3 OF PLATS, PAGE 24, SHORT PLAT NO. 54-3-TI RECORDED UNDER AUDITOR'S FILE NO. 880360, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 2001060044 AND 20040200031, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM LAND TITLE AND ESGROM COMPANY, SUBDIVISION GUARANTEE ORDER NO. 214103-LT, DATED DECEMBER 10, 2024.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, EASEMENTS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITOR'S FILE NUMBER VOLUME 3 OF PLATS, PAGE 24.
12. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/DEVELOPER: LISA L. OWEN
5221 MONTGOMERY COURT
MOUNT VERNON WA 98274
15. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. ASSESSED PARCEL NO. P-75633
17. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
18. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
19. AT SUCH TIME AS WARNER STREET AND/OR EIGHTH STREET ARE IMPROVED BY EITHER THE CITY OR PRIVATE DEVELOPMENT, THE WATER METERS AND SERVICE LINES ARE TO BE RELOCATED OUTSIDE OF THE RIGHT OF WAY AT NO EXPENSE TO THE CITY.
20. AT SUCH TIME AS WARNER STREET AND/OR EIGHTH STREET ARE IMPROVED BY EITHER THE CITY OR PRIVATE DEVELOPMENT, THE SHORT PLAT WILL BE LIMITED TO DRIVEWAY ACCESS IN ACCORDANCE WITH SEDRO WOOLLEY PUBLIC WORKS DEPARTMENT STANDARDS (6WPD5) 3.2.4 AND 3.2.12.
21. AN ADMINISTRATIVE ZONING MAVER (SWMC 1760.060) WAS APPLIED FOR AND APPROVED BY THE CITY UNDER FILE NO. 2025-043. THE ASSOCIATED ZONING MAVER AND ASSOCIATED ZONING MAVER ARE APPLICABLE TO LOTS 1 AND 2 OF THIS SHORT PLAT. CONTACT THE CITY OF SEDRO-WOOLLEY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.

MINIMUM SETBACKS

PER SWMC 1712.020 (A)
FRONT: 20 FEET
SIDE: 10 FEET
REAR: 10 FEET
MINIMUM OF 5 FEET, A TWO STORY DWELLING SHALL HAVE A MINIMUM OF 8 FEET AND EACH ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL 4 FEET, FOR EACH STORY.
GARAGE SETBACKS: PRIVATE GARAGES ATTACHED TO OR WITHIN THE RESIDENCE SHALL ADHERE TO THE SETBACK REQUIREMENT OF THE RESIDENCE. IN ALL CASES, THE SETBACK REQUIREMENT SHALL BE THE PARKING APRON OF 25 FEET IN LENGTH DIRECTLY IN FRONT OF THE GARAGE DOOR ENTRANCES WHEN ACCESSING A STREET EITHER TO THE FRONT OR SIDE OF A RESIDENCE. WHERE GARAGE DOORS ACCESS AN ALLEY, THE OFF-STREET PARKING APRON SHALL BE AT LEAST 10 FEET.

MAXIMUM BUILDING HEIGHT

35 FEET EXCEPT 20 FEET FOR ACCESSORY BUILDINGS, AND NO HEIGHT LIMIT FOR CHURCH STEEPLES OR BELL TOWERS.

MINIMUM LOT SIZE REQUIREMENTS

LOT AREA: 6000 SQ FT
LOT WIDTH AT BUILDING LINE: 40 FEET
FRONT YARD SETBACK: 10 FEET
APPROVED EASEMENT: 20 FEET.

MAXIMUM DENSITY REQUIREMENTS

THE MAXIMUM GROSS DENSITY REQUIREMENTS IN THE R-7 ZONE IS SEVEN UNITS PER ACRE.

MAXIMUM LOT COVERAGE

LOT COVERAGE IS THE PERCENT OF THE LOT COVERED BY STRUCTURES INCLUDING THE MAIN AND ALL ACCESSORY BUILDINGS. THE MAXIMUM LOT COVERAGE REQUIREMENTS IN THE RESIDENTIAL R-7 ZONE SHALL BE AS FOLLOWS:

50 PERCENT

VARIANCES FROM THE MAXIMUM LOT COVERAGE REQUIREMENT ARE PERMITTED, IF THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSED COVERAGE DOES NOT EXCEED THE AVERAGE LOT COVERAGE OF LOTS WITHIN 100 FEET OF THE PARCEL. LOT COVERAGE CAN BE EQUAL TO THE AVERAGE LOT COVERAGE BUT CANNOT EXCEED IT.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, RUGER SOUND ENERGY, VERIZON, CASCADE NATURAL GAS, CO., AND COMCAST, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND ACROSS THE UTILITY EASEMENTS AS SHOWN HEREON IN WHICH TO INSTALL, LAY, LINE, FIXTURES AND APPURTENANCES AND TO MAINTAIN AND REMOVE UTILITY SYSTEMS, PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

PUBLIC UTILITY DISTRICT NO. 1 EASEMENT

AN EASEMENT IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERSONS, FIRMS, COMPANIES, PARTNERSHIPS, OR OTHER ENTITIES, TO DO ALL THINGS NECESSARY FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, ELECTRICAL, AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED FACILITIES. THIS INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, IMPROVE, RESTORE, ALTER, REPLACE, CHANGE THE SIZE, LOCATION, OR CHARACTER OF ANY FACILITY, PIPE(S), LINE(S) OR RELATED FACILITY, AND TO LOCATE AT ANY TIME APPURTENANCES FOR THE TRANSPORTATION AND CONTROL OF WATER, SEWER, ELECTRICAL AND ELECTRONIC INFORMATION ON FACILITIES OVER, ACROSS, ALONG IN AND UNDER THE EASEMENT AREA AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID PERMITS TO CUT, REMOVE, OR GROWING TREES, TREES, BRUSH, OR OTHER GROWTH STANDINGS OR GROUNDS UNDER THE EASEMENT OF THE GRANTOR(S) IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM AND/OR REMOVE VEGETATION WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID PIPE(S), LINE(S) OR RELATED FACILITIES AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE EASEMENT OR TO PERSONS OR PROPERTY THAT TITLE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR GROWTH STANDINGS HAS BEEN CUT AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR(S), IT HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND GRANTS TO THE DISTRICT, ITS SUCCESSORS OR ASSIGNS, THE RIGHT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND OR KINDS IN THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR(S) SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON THE PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NON OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

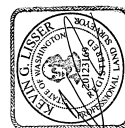
LOT AREA AND ADDRESS INFORMATION

LOT 1 721 WARNER STREET
1519 SQ FT, 0.17 ACRES
LOT 2 1008 8TH STREET
1240 SQ FT, 0.17 ACRES
TOTAL PROJECT AREA: 1519 SQ FT, 0.34 ACRES

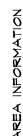
SHEET 2 OF 3 SP-2025-042 DATE: 4/29/25

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 24, T. 35 N., R. 4 E., 14M.
SKAGIT COUNTY WASHINGTON
FOR: LISA OWEN

FB: 544 PG: 45 LIGSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION 360-418-1442
MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 DWG: 24-136-SP



4-28-25



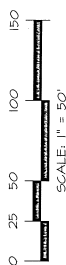
TOTAL AREA
0.34 Acres.
15113 Sq.ft.

PROPOSED LOT 1
0.17 Acres.
7573 Sq.ft.

PROPOSED LOT 2
0.17 Acres.
7540 Sq.ft.

LINE TABLE

NUM	BEARING	DISTANCE
L1	S1°56'13"E	82.00'
L2	S88°02'22"W	12.00'
L3	S1°56'13"E	88.00'



- INDICATES SET REBAR WITH CAP INSCRIBED "L1959R 2012/3/64"
- INDICATES EXISTING REBAR OR IRON PIPES FOUND AS NOTED

UTILITY LINES SHOWN HEREON ARE APPROXIMATE. ACTUAL LOCATION OF BURIED LINES MAY DIFFER FROM WHAT IS SHOWN HEREON. PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL UTILITY LINES SHOULD BE LOCATED BY A PROFESSIONAL LOCATING SERVICE.



SHEET 3 OF 3 SP-2025-042 DATE: 4/23/25

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 24, T. 35 N., R. 4 E., WM.
SKAGIT COUNTY, WASHINGTON
FOR: LISA OWEN

FB: 544	PG: 45	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 50'
MERIDIAN: ASSUMED			DWG: 24-136 S