

**CARTER ESTATES SHORT PLAT**  
**PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T. 35 N.R. 4 E. 11M.**

**OWNERS CERTIFICATE AND DEDICATION**

KNOW BY ALL THESE PEOPLE PRESENT THAT THE UNDERSIGNED OWNERS OF PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE DEDICATED RIGHT OF WAY AS SHOWN HEREON.

ADDITIONALLY, THE UNDERSIGNED OWNERS OF INTEREST DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE DEDICATED RIGHT OF WAY AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 27 DAY OF May, 2025.

*Karin N. O'Connell-Carter*  
 TERRY L. CARTER, JR. (DECEASED) AND KARIN N. CARTER, ALSO KNOWN AS KARIN N. O'CONNELL-CARTER, HUSBAND AND WIFE, WITH RIGHT OF SURVIVORSHIP. (SEE NOTE NO. 25 ON SHEET 2 OF 4)

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 COUNTY OF SKAGIT )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KARIN N. CARTER, ALSO KNOWN AS KARIN N. O'CONNELL-CARTER, 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: 5-27-25

SIGNATURE *Kevin Lissler*  
 NOTARY PUBLIC KEVIN LISSLER  
 RESIDING IN MOUNT VERNON, WA  
 MY APPOINTMENT EXPIRES 3-15-26



**DESCRIPTION**

THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11M., DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE WEST LINE OF THE GARDEN OF EDEN ROAD WHICH IS 20 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION;  
 SOUTHEAST 1/4 OF SAID SECTION;  
 SAID SUBDIVISION 194 FEET;  
 THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID ROAD 194 FEET;  
 THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 194 FEET TO THE WEST LINE OF SAID ROAD;  
 THENCE NORTH ALONG THE WEST LINE OF SAID ROAD TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.  
 SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO-WOOLLEY SHORT PLAT ORDINANCE THIS 24 DAY OF MAY, 2025.

*Michael J. Harbo*  
 PLANNING DIRECTOR

*P. Carter*  
 CITY ENGINEER

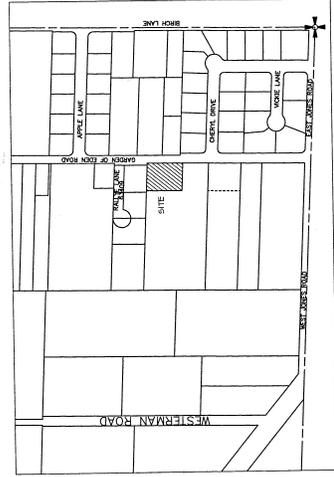
**TREASURERS CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2025

THIS 25 DAY OF June, 2025.

*Julie on behalf of Kate Baustien*  
 SKAGIT COUNTY TREASURER

DEPUTY



VICINITY MAP  
 SKAGIT COUNTY ASSESSOR'S MAP  
 SCALE 1" = 400'

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LESSER & ASSOCIATES, PLLC.  
 FILED FOR RECORD THIS 05 DAY OF June, 2025 AT 04 MINUTES PAST 1 O'CLOCK P.M. IN THE OFFICE OF SHORT PLATS ON RECORDS OF SKAGIT COUNTY, WASHINGTON.

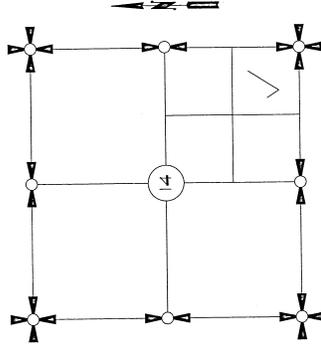
*Sandra Berkus*  
 SKAGIT COUNTY AUDITOR

*Terra Dovich*  
 DEPUTY

**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.

*Kevin G. Lissler*  
 KEVIN G. LISSLER, P.L.S., CERTIFICATE NO. 20129164 DATE 5-23-25  
 LISSLER & ASSOCIATES, PLLC  
 320 MILWAUKEE ST/PO BOX 1104  
 MOUNT VERNON WA 98275  
 PHONE (360) 419-1442  
 FAX (360) 419-1442  
 E-MAIL KEVIN@LISSLER.COM



SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11M.  
 VICINITY MAP

SHEET 1 OF 4

SP-2025-009

DATE: 5/29/25

SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T. 35 N. R. 4 E. 11M. FOR: KARIN O'CONNELL-CARTER

LISSLER & ASSOCIATES, PLLC SCALE:  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98275 360-419-1442 DWS-24-019 SP



08/08/2025 01:04 PM Pages: 1 of 4 Fees: \$430.50

**CARTER ESTATES SHORT FLAT**  
**PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T. 35 N.R. 4 E., W.M.**

**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: R5  
SINGLE FAMILY MINIMUM LOT AREA = 8,400 SQ. FT.
4. SEWAGE DISPOSAL: CITY OF SEDRO WOOLLEY PUBLIC SEWER
5. WATER: P.U.D. NO. 1
6. INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY INSCRIBED LISSER 20125164  
 O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED  
 @ INDICATES EXISTING MONUMENT AS NOTED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.  
BEARING = NORTH 89°14'38" EAST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT NO. 16-0028 RECORDED UNDER AUDITOR'S FILE NO. 19410500714, IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 2134644-LT, DATED SEPTEMBER 18, 2024.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, ENCUMBRANCES, DEEDS, RECORDS INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITOR'S FILE NUMBERS 680300, 200409050156, 19410500714, 20151060121, 202403282006.
12. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/DEVELOPER: KARIN CARTER AND TERRY CARTER, JR.  
514 GARDEN OF EDEN ROAD  
SEDRO WOOLLEY, WA 98284  
PHONE: (360) 661-5342
15. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. BUILDING SETBACK REQUIREMENTS  
SIDE: ONE STORY AND ACCESSORY STRUCTURES: 5 FEET  
FRONT: ONE STORY AND ACCESSORY STRUCTURES: 5 FEET  
THIRD STORY STRUCTURE: 8 FEET, ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL 4 FEET FOR EACH STORY  
REAR: 10 FEET FOR RESIDENCES; 5 FEET FOR ACCESSORY STRUCTURES
17. ASSESSORS PARCEL NO. P-36551
18. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
19. MAXIMUM ALLOWABLE LOT COVERAGE = 55%
20. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
21. A 10' WIDE STRIP OF LAND ALONG THE FRONTAGE OF GARDEN OF EDEN ROAD IS HEREBY DEDICATED FOR RIGHT OF WAY PURPOSES.
22. DRIVEWAY ACCESS TO THE ROADWAY SHALL BE LIMITED TO ONE DRIVEWAY PER LOT AND THE RIGHT OF WAY SHALL NOT BE USED FOR TURNING MOVEMENTS.
23. DRIVEWAY ACCESS TO GARDEN OF EDEN ROAD, LOT 1 WILL BE LIMITED TO A SINGLE 24 FOOT WIDE DRIVEWAY AT NO COST TO THE CITY. (SNFDS 9.2.4)

**NOTES CONTINUED**

23. TERRY L. CARTER, JR., PASSED AWAY NOVEMBER 21, 2018. A COPY OF THE DEATH CERTIFICATE WAS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202201030046.  
24. AN ADMINISTRATIVE ZONING WAIVER (SNWC 17.60.060) WAS APPLIED FOR AND APPROVED BY THE CITY UNDER FILE NO. 2025-101. THE ASSOCIATED CONDITIONS OF THIS APPROVAL ARE APPLICABLE TO LOTS 1 AND 2 OF THIS SHORT PLAT. CONTACT THE CITY OF SEDRO WOOLLEY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.

**EXISTING WATER SERVICE**

THE EXISTING WATER METERS SERVING LOTS 1 AND 2 ARE LOCATED WITHIN A PORTION OF THE PROPERTY BEING DEDICATED FOR RIGHT OF WAY PURPOSES. PUD NO. 1 WILL INSTALL TRAFFIC RATED COVERS OVER THE EXISTING METER BOXES PRIOR TO FINAL PLAT APPROVAL.

AT SUCH TIME AS GARDEN OF EDEN ROAD IS IMPROVED BY EITHER THE CITY OF SEDRO WOOLLEY OR PRIVATE DEVELOPMENT, THE WATER METERS AND PRIVATE WATER SERVICE LINES ARE TO BE RELOCATED OUTSIDE OF THE RIGHT OF WAY AT NO EXPENSE TO THE CITY OF SEDRO WOOLLEY.

ANY DAMAGE RESULTING FROM A FAILURE OF THE SERVICE LINES (BEING A PORTION OF THE WATER SERVICE LINE LOCATED BETWEEN THE PUD WATER METER AND THE HOUSES OR OTHER POINT OF USE) IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS.

A RIGHT OF WAY PERMIT WITH ALL ASSOCIATED INSURANCE AND EXCAVATION SHALL BE OBTAINED FOR ANY REPAIR, REPLACEMENT, EXCAVATION, ETC. ASSOCIATED WITH MAINTENANCE OF THE WATER SERVICE LINE LOCATED IN THE PUBLIC RIGHT OF WAY.

**LOT AREA AND ADDRESS INFORMATION**

LOT 1 514 GARDEN OF EDEN ROAD  
AREA: 15291 SQ FT, 0.32 ACRES  
LOT 2 510 GARDEN OF EDEN ROAD  
AREA: 4221 SQ FT, 0.21 ACRES  
RIGHT-OF-WAY DEDICATION: 1740 SQ FT, 0.04 ACRES  
UTILITIES EASEMENT AREA: 1740 SQ FT, 0.04 ACRES  
TOTAL PROJECT AREA: 24,868 SQ FT, 0.57 ACRES

PER SEDRO WOOLLEY ADMINISTRATIVE PROVISIONS SECTION 17.04.030 DEFINITIONS "AREA" MEANS TOTAL HORIZONTAL AREA. "LOT AREA" FOR PURPOSES OF CALCULATING BUILDABLE AREA SHALL NOT INCLUDE:  
1. THE AREA ENCOMPASSED IN FLAG DRIVEWAYS TO PROPERTY SET BACK FROM A PRIVATE OR PUBLIC DRIVE, STREET, OR ROAD;  
2. EASEMENTS FOR INGRESS AND EGRESS AND TRANSMISSION LINES;  
3. EASEMENTS FOR GAS OR POWER TRANSMISSION LINES.

**ADJOINING OWNER INFORMATION**

P36671  
NAME: JUAN ALATORRE BARAJAS AND MARIA LUISA ANGEL-MORA  
ADDRESS: 8654 GARDEN OF EDEN ROAD, SEDRO WOOLLEY WA  
P36652  
NAME: JOE AND JOSELYN FRANETT  
ADDRESS: 480 GARDEN OF EDEN ROAD, SEDRO WOOLLEY WA

**SANITARY SEWER**

LOTS 1 AND 2 ARE CURRENTLY SERVICED BY ON-SITE SEPTIC SYSTEMS. OWNERS OF LOTS 1 AND 2 SHALL CONNECT TO THE CITY SANITARY SEWER SYSTEM WHEN IT BECOMES REASONABLY AVAILABLE AND PAY ALL RELEVANT FEES, PENALTIES, CONNECTION CHARGES, AND LATECHARGER'S ASSESSMENTS (SNWC 19.08.040)

**UTILITIES EASEMENT**

A 10' WIDE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS, CO., AND COMCAST, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND ACROSS THE FRONTAGE OF THE LOTS AS SHOWN HEREON PRIOR TO INSTALLATION OF UTILITY LINES, FIXTURES AND APPURTENANCES ATTACHED HERETO FOR THE 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 COSTS OF THE SUBDIVISION AND THE PROVISION OF UTILITY SERVICES TO THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREBY GRANTED.

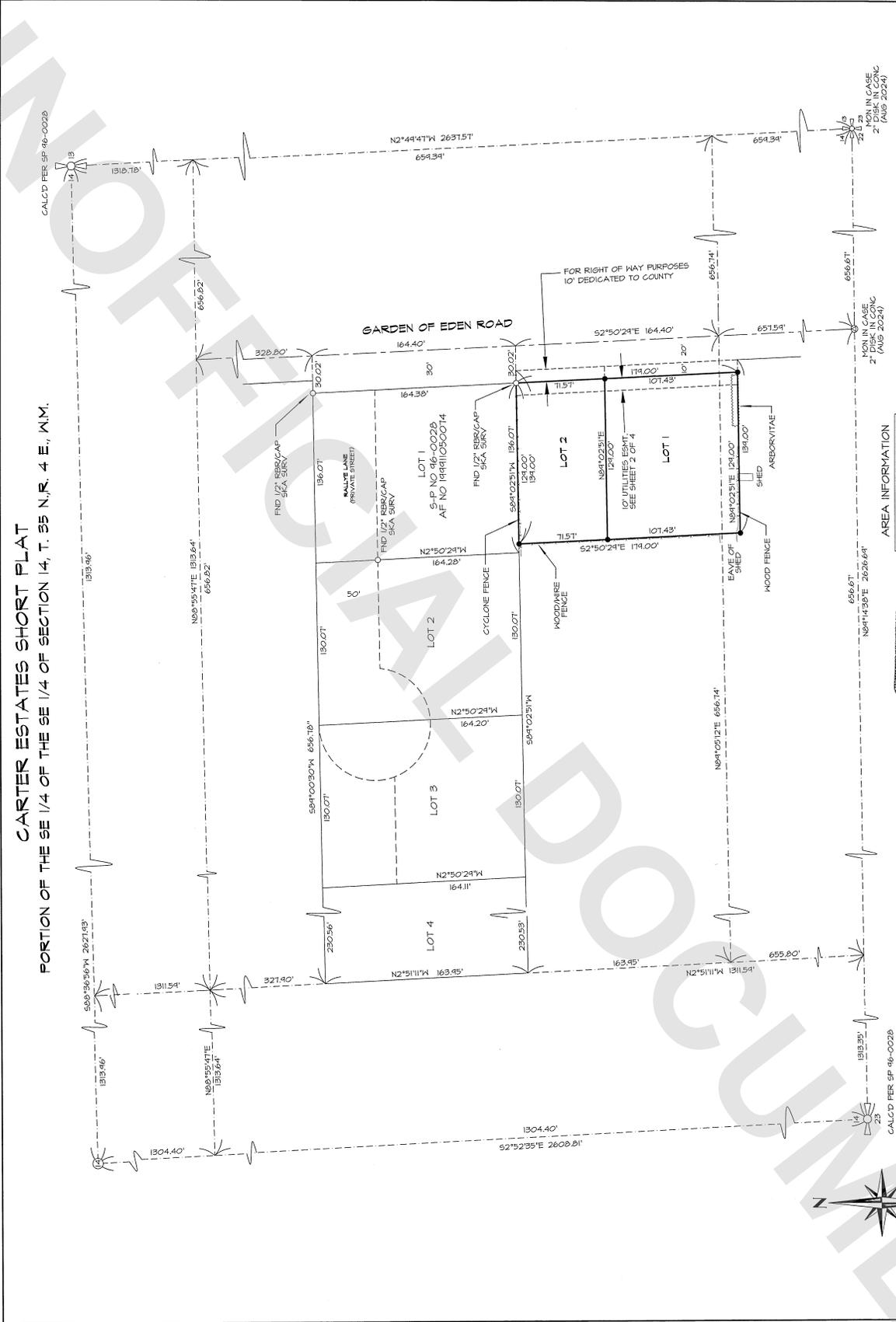
SHEET 2 OF 4 SP-2025-004 DATE: 4/29/25

SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T. 35 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: KARIN OYENELL-CARTER

FEI: 5341 PFI: 36 LISSER & ASSOCIATES PLLC SCALE: MERIDIAN: ASSUMED MOUNT VERNON, WA 98275 SURVEYING & LAND USE CONSULTATION 960-467-4442 DWG#: 24-018 SP



**CARTER ESTATES SHORT PLAT**  
PORTION OF THE SE 1/4 OF SECTION 14, T. 35 N. R. 4 E., WM.



**SHEET 3 OF 4**  
SP-2025-004  
DATE: 5/01/25

**SURVEY IN A PORTION OF THE SE 1/4 OF SECTION 14, T. 35 N. R. 4 E., WM. SKAGIT COUNTY, WASHINGTON FOR: KARN OVENELL-CARTER**

LISSEY & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
FEL 534, PG. 36  
MERIDIAN ASSUMED  
HOUSTON, VERNON, WA 98228 360-461-4442 DWG. 24-CMS.SP

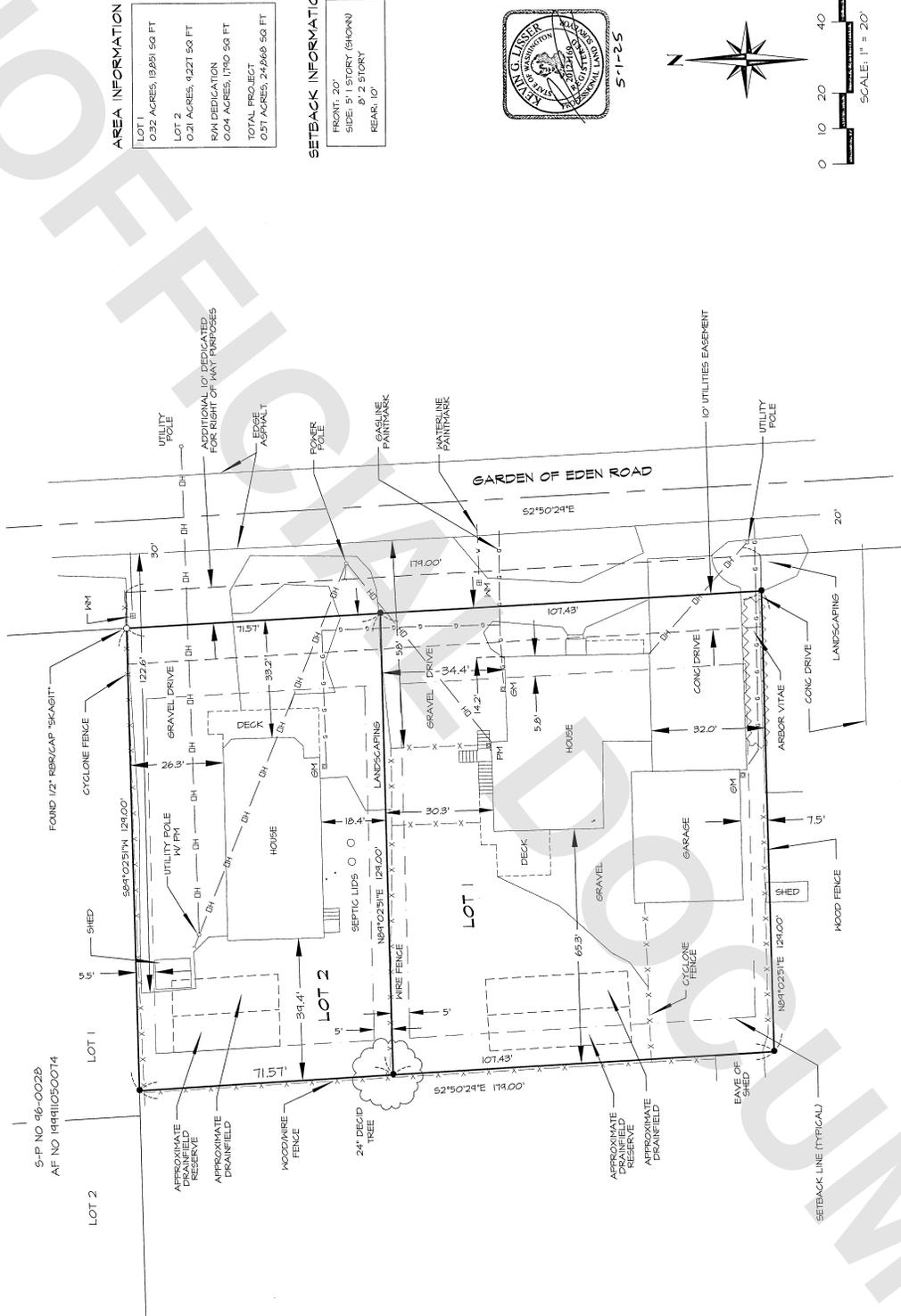
**AREA INFORMATION**

LOT 1	0.22 ACRES, 19,891 SQ. FT.
LOT 2	0.21 ACRES, 18,227 SQ. FT.
LOT 3	0.20 ACRES, 17,110 SQ. FT.
LOT 4	0.21 ACRES, 18,227 SQ. FT.
TOTAL	0.84 ACRES, 73,455 SQ. FT.



**SEE SHEET 4 OF 4 FOR EXISTING CONDITIONS**

**CARTER ESTATES SHORT PLAT**  
PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T. 35 N., R. 4 E., M.



**AREA INFORMATION**

LOT 1	0.32 ACRES, 13931.50 FT
LOT 2	0.31 ACRES, 1227.50 FT
R/A DEDICATION	0.04 ACRES, 1700.50 FT
TOTAL PROJECT	0.51 ACRES, 24,860.50 FT

**SETBACK INFORMATION**

FRONT:	20'
SIDE:	5' 1 STORY (SHOWN) 8' 2 STORY
REAR:	10'



SHEET 4 OF 4  
SP-2025-009  
DATE: 4/29/25

SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T. 35 N., R. 4 E., M., SKAGIT COUNTY, WASHINGTON  
FOR: TERRY & KARIN CARTER  
LISSEY & ASSOCIATES, PLLC SCALE: 1" = 20'  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98275 360-845-1442 DWS: 24-015 SP

SEE SHEET 3 OF 4 FOR ADDITIONAL BOUNDARY AND SECTION SUBDIVISION INFORMATION  
EXISTING CONDITIONS MAP