

RICH SHORT PLAT

PERMIT NO. 2025-7
SURVEY OF A PORTION OF THE WEST 1/2 OF THE NW 1/4 OF SEC. 17, TWP. 35 N, RGE. 06 E, W.M.

LEGAL DESCRIPTION (PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5005355-0052964)
THE LAND IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL "X":
TRACT "X", LYMAN ESTATES DIVISION 1, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 22, 2008 UNDER SKAGIT COUNTY AUDITORS FILE NO. 20080522005 EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER COMMONLINE BETWEEN SAID TRACT "X" AND SAID LOT 1 FOR A DISTANCE OF 111.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87°25'08" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT "X" FOR A DISTANCE OF 254.00 FEET; THENCE SOUTH 1°52'22" WEST FOR A DISTANCE OF 111.81 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID TRACT "X" AT A POINT BEARING NORTH 87°25'08" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°25'08" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 254.00 FEET; MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "Y":
THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. LYING NORTHERLY OF THE NORTHEASTLY RIGHT-OF-WAY MARGIN OF WEST MAIN STREET AS SHOWN ON THE FACE OF THE PLAT OF LYMAN CEMETERY ADDITION NO. 4, AS PER PLAT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 102608102608 SOUTHWEST 1/4 OF SECTION 17, BEING THE SOUTHWEST CORNER OF LOT 1, PLAT OF LYMAN ESTATES DIVISION NO. 1, AS PER PLAT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 20080522005; THENCE NORTH 87°25'08" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION ALSO BEING THE SOUTH LINE OF SAID PLAT OF LYMAN ESTATES DIVISION NO. 1 AND ALSO BEING THE NORTH LINE OF THE PLAT OF LYMAN CEMETERY ADDITION NO. 3 RECORDED IN VOLUME 9 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, TO BEAR A DISTANCE OF 189.08 FEET, MORE OR LESS, TO SAID NORTHEASTLY RIGHT-OF-WAY MARGIN OF WEST MAIN STREET AND BEING THE TERMINUS OF SAID LINE.

REFERENCES
1. SHORT PLAT #P/ 20080522005

SURVEY NOTES

EQUIPMENT: LEICA TS15 1" ROBOTIC TOTAL STATION AND LEICA GS16 GNSS ROVER

METHOD: FIELD TRAVERSE AND NETWORK GPS

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 332-130-905, 332-130-906, 332-130-100 AND 332-130-101.

THIS SURVEY FOUND OCCUPANCIAL INDICATORS AS PER WAC 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

NOTES

- PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- BASIS OF BEARING - SOUTH 87°25'08" EAST BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC. 17, TWP. 35 N, RGE. 06 E, W.M.
- ZONING - R-1, SINGLE-FAMILY RESIDENTIAL ZONE.
- ZONING REQUIREMENTS PER CITY OF LYMAN ZONING CODE, CHAPTER 10.15:
FRONT YARD: 12,500 SF
REAR YARD: 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
- SEWERAGE: 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 NOT DESIGNATED AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
- ALTERNATIVE ON-SITE SEWERAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
- BY VIRTUE OF RECORDING THIS LAND DIVISION, LOT 1, LOT 2, AND LOT 3 SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. TRACT "A" IS NOT A NEW BUILDING LOT OR DEVELOPMENT RIGHT. LOT 4 IS NOT A NEW BUILDING LOT OR DEVELOPMENT RIGHT.

10. SUBJECT TO THE INCLUSIONS, EXCLUSIONS, CONDITIONS, RESTRICTIONS, AND MATTERS OF RECORD AS DISCLOSED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER AUDITORS FILE NO. 2025092330033, RECORDS OF SKAGIT COUNTY.

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael C. Rich SIGNED THIS INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: September 18, 2025
SIGNATURE (NOTARY): [Signature]
PRINTED NAME (NOTARY): Pritha Vij

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael C. Rich IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, TO BE THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: September 18, 2025
SIGNATURE (NOTARY): [Signature]
PRINTED NAME (NOTARY): Pritha Vij

RECORDING CERTIFICATE

FILED FOR RECORD BY Northline Surveying, Inc. THIS 13 DAY OF SEPTEMBER, 2025 A.D., AT 10:30 MINUTES PAST 9 O'CLOCK A.M. UNDER AUDITORS FILE NO. 202509230033
[Signature] COUNTY AUDITOR

SKAGIT COUNTY TREASURER'S CERTIFICATE

THIS CERTIFICATE IS VALID ONLY IF THE TAXPAYER HAS BEEN RECORDED AND UNDISBURSED ACCORDING TO MY OFFICE UP TO AND INCLUDING THE YEAR 2025.
[Signature] SKAGIT COUNTY TREASURER
DATE: 9/18/2025

CITY APPROVAL

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF LYMAN MUNICIPAL CODE 16.12 ON THIS 13 DAY OF SEPTEMBER, 2025.
[Signature] EDIE HILLS, MAYOR, TOWN OF LYMAN
DATE: 09/18/2025

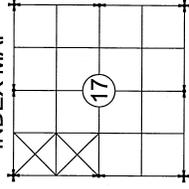
CITY CLERK

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR THE OTHER PUBLIC USE ARE PAID IN FULL THIS 13 DAY OF SEPTEMBER, 2025.
[Signature] CITY CLERK, TOWN OF LYMAN
DATE: 09/18/2025

RECORDING CERTIFICATE

FILED FOR RECORD BY Northline Surveying, Inc. THIS 13 DAY OF SEPTEMBER, 2025 A.D., AT 10:30 MINUTES PAST 9 O'CLOCK A.M. UNDER AUDITORS FILE NO. 202509230033
[Signature] COUNTY AUDITOR

INDEX MAP



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT SURVEY IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF THE LAND DESCRIBED HEREIN. THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY. THAT THE MONUMENTS ARE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.
[Signature]
BRUNA GULLIKSSON, REGISTRATION #22307893



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

RECORD OF SURVEY FOR
MICHAEL RICH
PORTION OF WEST 1/2 OF THE NW 1/4 OF SEC. 17, TWP. 35 N, RGE. 06 E, W.M.
SKAGIT COUNTY WASHINGTON

PREP: 9-15-2025
REV:

DRAFT: DDC
CHECK: BAG
PROJECT: 25122

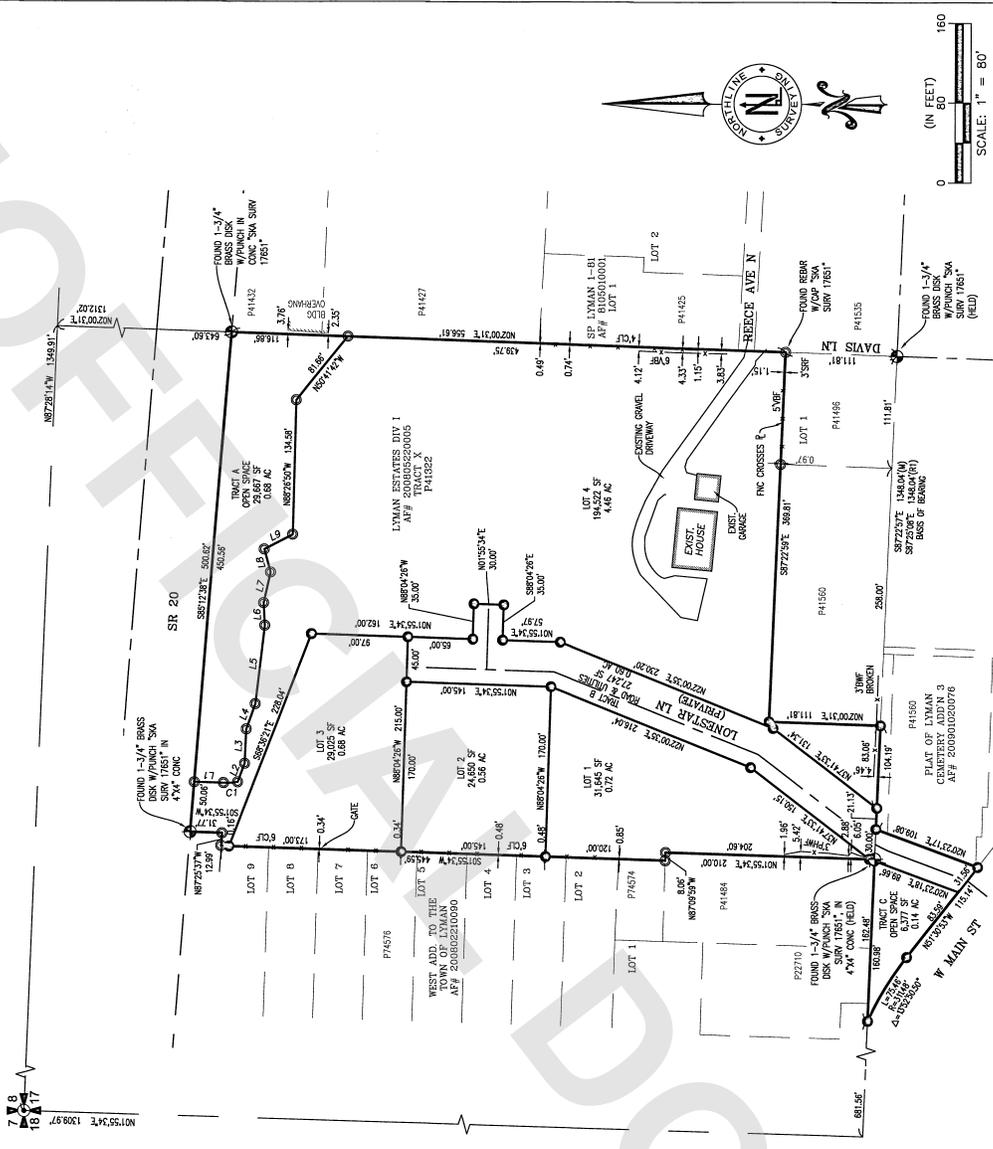


2025092330033

Skagit County Auditor | Page: 1 of 2 | Fee: \$425.50

RICH SHORT PLAT

PERMIT NO. 2025-7
SURVEY OF A PORTION OF THE WEST 1/2 OF THE NW 1/4 OF SEC. 17, TWP. 35 N, RGE. 06 E, W.M.



LEGEND
 ○ FOUND MONUMENT AS NOTED
 ○ FOUND REBAR AND CAP - S&A SURV. 17851*
 ○ SET 1/2" X 24" REBAR & CAP STAMPED 220037806*
 ○ FENCE AS NOTED

LINE	BEARING	DISTANCE
L1	S071°55'34" W	29.27'
L2	N89°05'46" W	34.62'
L3	N87°09'07" W	34.62'
L4	N70°05'46" W	26.72'
L5	N66°58'11" E	25.49'
L6	S77°03'49" E	31.31'
L7	N67°19'15" W	52.11'

BEFORE	SQUARE FEET	ACRES
P41022	301,097 SF	7.02 AC
LOT 1	31,848 SF	0.72 AC
LOT 2	24,699 SF	0.56 AC
LOT 3	24,699 SF	0.56 AC
LOT 4	194,522 SF	4.46 AC
TRACT A	29,697 SF	0.68 AC
TRACT B	27,247 SF	0.60 AC
TRACT C	6,877 SF	0.14 AC
TOTAL	343,135 SF	7.84 AC

SITE DATA
 8277 REECE AVE. SEDRO WOOLLEY, WA 98284
 SITE ADDRESS: 343.135 SF (7.84 ACRES)
 GROSS SITE AREA:



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

RECORD OF SURVEY
 FOR
MICHAEL RICH
 PORTION OF WEST 1/2 OF THE NW 1/4 OF
 SEC. 17, TWP. 35 N, RGE. 6 E, W.M.
SKAGIT COUNTY
WASHINGTON

PREP: 9-15-2025
 REV:
 DRAFT: DLC
 CHECK: BAG
 CHECK: P2
 PROJECT: 25172