

**PALMER ESTATES SHORT PLAT**  
 PORTION OF THE NE 1/4 OF SECTION 25, T. 35 N.R. 4 E., 11M.

**SURVEY DESCRIPTION**

LOTS 1, 2, 3 AND 4, BLOCK 28, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT HEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 17 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-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**OWNER'S CERTIFICATE AND DEDICATION**

OWNER'S CERTIFICATE AND DEDICATION  
 KNOWN BY ALL THESE PEOPLE, 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.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 6<sup>th</sup> DAY OF October, 2025.

*Ellen Sue Palmer*  
 ELLEN SUE PALMER  
 AS HER SEPARATE ESTATE  
 PEOPLES BANK

BY: *Stephaine A. Boring*  
 PRINT NAME: Stephaine A. Boring  
 TITLE: Vice President, Skagit County

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON )  
 COUNTY OF SKAGIT )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ELLEN SUE PALMER AS HER SEPARATE ESTATE IS THE PERSON WHO APPEARED BEFORE ME AND PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND SAID PERSON SAID SHE SIGNED IT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: 10-6-25

SIGNATURE: *[Signature]*  
 NOTARY PUBLIC: KEVIN LISSE  
 RESIDING IN: Mount Vernon, WA  
 MY APPOINTMENT EXPIRES: 3-15-26



**ACKNOWLEDGEMENTS CONTINUED**

STATE OF Washington  
 COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KATHA SANDER AND KATE SANDER HAVE BEEN AUTHORIZED BY THE INSTRUMENT DATED STATED HEREON TO SIGN AND ACKNOWLEDGE IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: Oct 9, 2025



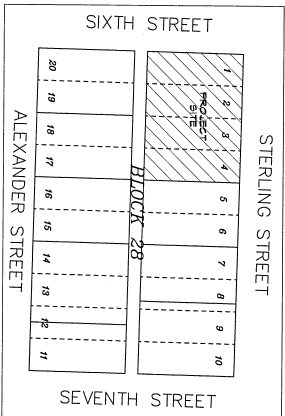
SIGNATURE: *[Signature]*  
 NOTARY PUBLIC: KATHA SANDER  
 RESIDING IN: 1801 Evansdale by Mount Vernon Community  
 MY APPOINTMENT EXPIRES: 11/1/26

**APPROVALS**

THE MEANS AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO-WOOLLEY ORDINANCE THIS 12<sup>th</sup> DAY OF October, 2025.

*[Signature]*  
 PLANNING DIRECTOR

*[Signature]*  
 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 21<sup>st</sup> DAY OF October, 2025.

*[Signature]*  
 DEPUTY  
 CLERK 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 14<sup>th</sup> DAY OF October, 2025.  
*[Signature]*  
 CITY TREASURER

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF October, 2025 AT 1:00 PM IN VOLUME 1 OF SHORT PLATS ON PAGE 17 AT THE REQUEST OF LISSEER AND ASSOCIATES, PLLC.

*[Signature]*  
 AUDITOR'S FILE NO. 202510210171

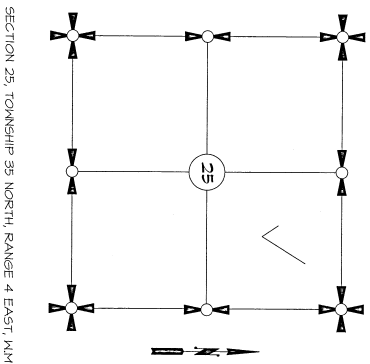
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AT THE REQUEST OF ELLEN SUE PALMER.

*[Signature]*  
 CERTIFICATE NO. 20729364  
 DATE: 10-6-25



**LISSEER & ASSOCIATES**  
 PO BOX 1004 / 330 MILWAUKEE STREET  
 MOUNT VERNON, WA 98275  
 360-418-7442 KEVIN@LISSEER.COM



FE# 554	FIG. 63	SCALE: 1" = 30'	DRAWN BY: KNR	DATE: 10/6/25
HERIDIAN: ASSUMED	DWG. 25-066 9P	REVIEWED: KGL	SHEET: 1 OF 3	

**PALMER ESTATES SHORT PLAT**  
 SEDRO-WOOLLEY FILE NO. 5P-2025-240  
 BEING IN A PORTION OF THE NE 1/4 OF SECTION 25, T. 35 N., R. 4 E., 11M., SKAGIT COUNTY, WASHINGTON FOR: ELLEN SUE PALMER

**PALMER ESTATES SHORT PLAT**  
**PORTION OF THE NE 1/4 OF SECTION 25, T. 35 N., R. 4 E., WM.**

**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, RT
4. SINGLE FAMILY MINIMUM LOT AREA = 6,000 SQ. FT.
5. SEWERAGE DISPOSAL: CITY OF SEDRO WOOLLEY PUBLIC SEWER
6. WALTER: PUD. NO. 1
7. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123014
8. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
9. INDICATES NAIL FOUND AS NOTED
10. MERIDIAN: ASSIGNED PER PREVIOUS SURVEYS, SEE NOTE NO. 4
11. BASIS OF BEARINGS: MENTIONED CENTERLINE OF STERLING STREET BEARING = NORTH 88°36'36" WEST
12. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF TOWN OF SEDRO, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, AND RECORDS OF SURVEYS RECORDED UNDER AUDITORS' FILE NUMBERS 2002010004, 2002010005, 2002010006, 2002010007, AND 2007029230122. ALL IN RECORDS OF SEAGIRT COUNTY, WASHINGTON.
13. SURVEY DESCRIPTION IS FROM GUARDIAN NORTHWEST TITLE 4 ESCROW COMPANY, SUBDIVISION GUARANTEE ORDER NO. 25-23540-10, DATED MAY 8, 2025.
14. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITORS' FILE NUMBER VOLUME 1 OF PLATS, PAGE 17, 2002010004 AND 2002010005.
15. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION
16. SURVEY PROCEDURE: FIELD TRAVERSE
17. OWNER/DEVELOPER: ELLEN GIE PALMER  
604 STERLING STREET  
SEDRO-WOOLLEY WA 98224
18. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
19. ASSESSORS PARCEL NO. P-15548
20. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
21. ALL BARRIERS FROM IMPERVIOUS SURFACES AND ROOF DRAINAGE SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
22. AN INGRESS AND EGRESS EASEMENT IS HEREBY PROVIDED OVER, UNDER, AND ACROSS A PORTION OF LOT 1 FOR THE BENEFIT OF LOT 2, AS SHOWN HEREON.
23. AN ADJUNCTIVE FENCING PALMER (S&K 1160060) WAS APPLIED FOR AND APPROVED BY THE CITY OF SEDRO WOOLLEY WA. THE APPLICANT HAS AGREED TO REMOVE THE FENCING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THIS APPROVAL. THE APPLICANT HAS AGREED TO CONTACT THE CITY OF SEDRO-WOOLLEY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.
24. THE UTILITIES SHOWN HEREON ARE APPROXIMATE BASED UPON PAINTED UTILITY MARKS PER 811 LOCATED IN SEPTEMBER OF 2023.
25. PRIOR TO ANY ADDITIONAL CONSTRUCTION, UTILITIES SHALL BE RELOCATED OR INSTALLED TO ENSURE EACH LOT HAS SEPARATE SERVICE LINES, UNLESS INDICATED BY APPROPRIATE EASEMENTS.
26. THE CURRENT STRUCTURE SHALL BE ALLOWED TO REMAIN ON LOT 1 IF A NEW RESIDENCE IS CONSTRUCTED PRIOR TO AUGUST 14, 2028. THIS ALLOWANCE WAS STATED AS A CONDITION OF PLAT APPROVAL TO AVOID A LOT WITH A STANDALONE ACCESSORY STRUCTURE. CONTACT THE CITY OF SEDRO-WOOLLEY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.

**MINIMUM SETBACKS**

PER SMC 11.02020 (A)  
FRONT: 20 FEET  
SIDE: 5 FEET  
REAR: 10 FEET  
CORNER: 5 FEET  
SETBACKS FOR DWELLINGS AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF 5 FEET. A TWO-STORY DWELLING SHALL HAVE A MINIMUM OF 8 FEET. A FOUR-STORY DWELLING SHALL HAVE AN ADDITIONAL 4 FEET FOR EACH STORY.  
REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES, GARAGE SETBACKS. PRIVATE GARAGES ATTACHED TO OR WITHIN THE RESIDENCE SHALL ADHERE TO THE SETBACK REQUIREMENT OF THE RESIDENCE IN ALL CASES. THERE SHALL BE A MINIMUM OF 5 FEET FROM THE PROPERTY LINE TO THE GARAGE DOOR ENTRANCE WHEN ACCESSING A STREET EITHER TO THE FRONT OR SIDE OF A RESIDENCE. WHERE GARAGE DOORS ACCESS AN ALLEY, THE OFF-STREET PARKING AREA 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  
LOT FRONTAGE ON A PUBLIC STREET: APPROVED PRIVATE STREET, OR 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. 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**

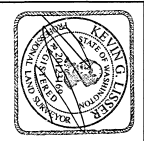
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 (FRIGHT SOUND ENERGY, VERIZON, CASCADE NATURAL GAS, CO. AND CONCAST INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND ACROSS THE NORTH 10 FEET OF THE LOTS AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY. 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 NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

**LOT AREA AND ADDRESS INFORMATION**

LOT 1	601 STERLING STREET	AREA: 4946 SQ FT, 0.22 ACRES
LOT 2	604 STERLING STREET	AREA: 4946 SQ FT, 0.22 ACRES
TOTAL PROJECT AREA: 14,142 SQ FT, 0.44 ACRES		

**OVERHEAD EASEMENT FOR LOT 1**

A 10 FOOT WIDE AERIAL EASEMENT FOR UTILITY PURPOSES IS HEREBY RESERVED FOR AND GRANTED TO LOT OWNER A PORTION OF LOT 2 AND BEING CENTERED ALONG THE AS-CONSTRUCTED POWER LINE. SAID EASEMENT SHALL TERMINATE UPON THE REMOVAL OF THE EXISTING AERIAL UTILITIES.



**PALMER ESTATES SHORT PLAT**  
SEDRO-WOOLLEY FILE NO. SP-2025-240

BEING IN A PORTION OF THE NE 1/4 OF SECTION 25, T. 35 N., R. 4 E., ELLEN GIE PALMER

FB: 5/24	FS: 4/3	SCALE: 1" = 30'	DRAWN BY: KAK	DATE: 10/6/25
MERIDIAN ASSIGNED	DWG: 25-046 SP	REVIEWED: KSL	SHEET: 2 OF 3	

FO BOX 104 / 320 MILWAUKEE STREET  
SEDRO-WOOLLEY WASHINGTON 98225  
360-411-1452    NEW@LISSER.COM

