

**PORTION OF THE NE 1/4 OF THE SW 1/4, SECTION 19, T. 35 N., R. 5 E., M.M.**

**SURVEY DESCRIPTION**

ALL THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, 5TH MERIDIAN, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CORNER COMMON TO THE PLAT OF BINGHAM PLACE, RECORDED IN VOLUME 10 OF PLATS, PAGES 17 AND 18, RECORDS OF SKAGIT COUNTY AND PARAGON SOUTH CONDOMINIUM, RECORDED IN VOLUME 12 OF CONDOMINIUMS, PAGES 89 AND 94, THENCE SOUTH ALONG THE EAST LINE OF SAID PLAT OF BINGHAM PLACE AND THE SOUTHERLY EXTENSION OF SAID LINE TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE TERMINUS OF THIS LINE DESCRIPTION; EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THE NORTHERLY MARGIN OF THE UNDEVELOPED COUNTY ROAD COMMONLY KNOWN AS STATE STREET WHERE SAID COUNTY ROAD INTERSECTS THE WEST LINE OF SAID BINGHAM PLACE AS IDENTIFIED ABOVE AND INTERSECT IT, THENCE SOUTH 68°39'48" EAST A DISTANCE OF 170.20 FEET TO A POINT DESCRIBED AS POINT A, THE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE FROM POINT A, NORTH 01°30'16" WEST A DISTANCE OF 170.20 FEET TO A POINT DESCRIBED AS POINT B, THE POINT OF BEGINNING OF PARAGON SOUTH CONDOMINIUM, AS IDENTIFIED ABOVE AND THE TERMINUS OF THIS LINE DESCRIPTION;

ALL EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT POINT A, DESCRIBED ABOVE, THENCE SOUTH 1°30'16" EAST TO INTERSECT THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE TERMINUS OF THIS LINE DESCRIPTION, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF SEDRO-MOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SURVEYOR'S NOTE**

THE LEGAL DESCRIPTION FOR THE BOUNDARY OF THIS PROPERTY HAS BEEN RE-RECORDED SEVERAL TIMES. THE DESCRIPTION USED FOR THIS PLAT IS BASED UPON THE TITLE REPORT FROM CHICAGO TITLE, AMENDMENT 5 DATED JULY 16, 2025. SEE NOTE NO. 2 ON SHEET 3 OF 5 FOR ADDITIONAL INFORMATION.

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE REQUIREMENTS OF THE CITY OF SEDRO-MOOLLEY PLANNING REQUIREMENTS. I HAVE REVIEWED THE PLAT OF PIONEER LANDING, AS IDENTIFIED ABOVE, AND THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, AND IS PREPARED PURSUANT TO THE REQUIREMENTS WITHIN THE UNIFORM COMMON INTEREST OWNERSHIP ACT PER RCW 64-10-245(2).

DATE: 10-14-25  
 KEVIN G. LISSER, PLS CERTIFICATE NO. 20123164  
 LISSER & ASSOCIATES, PLLC  
 1000 1/2 AVENUE NORTH  
 MOUNT VERNON, WA 98273  
 PHONE: (360) 419-7442  
 FAX: (360) 419-0928  
 E-MAIL: KEVIN@LISSER.COM



**APPROVALS**

THE PLAT AND FOREGOING PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 19.16 AND OF CHAPTER 19.100 RCW. THE PLAT AND FOREGOING PLAT IS HEREBY APPROVED ON THIS 20<sup>TH</sup> DAY OF October, 2025.

*Kevin G. Lissier*  
 PLANNING DIRECTOR  
 CITY ENGINEER  
 CITY MAYOR

**AUDITORS CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC. FILED FOR RECORD THIS 20<sup>TH</sup> DAY OF October, 2025 AT 03:00 HOURS, PAGE 9 OF 10. UNDER AUDITORS FILE NO. 102510780014 RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Judith Berklin*  
 SKAGIT COUNTY AUDITOR  
*Terra Durick*  
 DEPUTY

**CITY TREASURER'S CERTIFICATE**

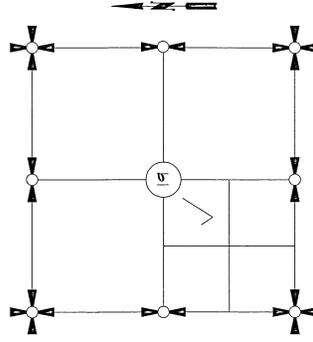
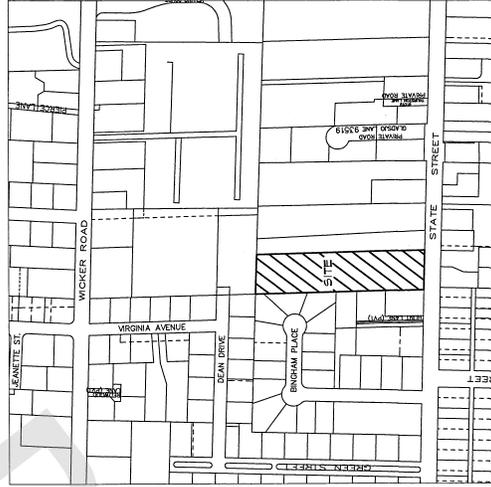
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY DESCRIBED IN THIS PLAT, UNLESS OTHERWISE NOTED, FOR OTHER PUBLIC USE ARE PAID IN FULL.

DATED THIS 20<sup>TH</sup> DAY OF October, 2025.  
*Shirley Rymann*  
 CITY TREASURER

**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED IN THIS PLAT, UNLESS OTHERWISE NOTED, ARE PAID IN FULL TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2025.

DATED THIS 27<sup>TH</sup> DAY OF October, 2025.  
*Jarvis Brunum*  
 SKAGIT COUNTY TREASURER



SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, M.M.  
 VICINITY MAP

SHEET 1 OF 5 LP-2025-2716 DATE: 10/14/25

PLAT IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T. 35 N., R. 5 E., M.M. SKAGIT COUNTY, WASHINGTON FOR: PTM HOMES, LLC

FB: PLS: LISSER & ASSOCIATES, PLLC SCALE: SKAGIT COUNTY, WASHINGTON DRAWING & LAND-USE CONSULTATION 360-419-7442 MERIDIAN ASSIGNED MOUNT VERNON, WA 98273 360-419-1442 DWG: 25-032.FP





**PORTION OF THE NE 1/4 OF THE SW 1/4, SECTION 19, T. 35 N., R. 5 E., M.M.**

**NOTES**

1. ○ INDICATES EXISTING MONUMENT IN CASE
- INDICATES EXISTING PIPE OR REBAR FOUND
- INDICATES REBAR SET WITH YELLOW CAP INSCRIBED "USER: 20123164" (TES BRASS MONUMENT IN CASE SET WITH BRASS DISK INSCRIBED "USER: 20123164")
- INDICATES NAIL SET WITH WAGNER INSCRIBED "USER: 20123164"
- INDICATES AND SET WITH INCHER INSCRIBED "USER: 20123164"
2. DESCRIPTION AND EXEMPTION INFORMATION IS FROM CHICAGO TITLE REPORT, ORDER NO. 620095105 AMENDMENT 5, DATED JULY 16, 2025. FOR ADDITIONAL INFORMATION WITH RESPECT TO DOCUMENTS REFERENCED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 20231110100, 202301260024, AND 202310040041.
3. FOR ADDITIONAL SURVEY/SECTION AND MERIDIAN INFORMATION SEE PLAT OF BINGHAM PLACE RECORDED UNDER AUDITOR'S FILE NO. 768361, PLAT OF BINGHAM PLACE SECOND ADDITION RECORDED UNDER AUDITOR'S FILE NO. 8412040025, SHORT PLAT NO. 14000, UNDER AUDITOR'S FILE NO. 8412040025, SHORT PLAT NO. 14000, SHORT PLAT NO. 30-16 RECORDED UNDER AUDITOR'S FILE NO. 83705 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 202202100082 AND 2022040150053, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. ZONING CLASSIFICATION: R-1, RESIDENTIAL ZONE
5. SEWAGE DISPOSAL: CITY OF SEDRO-WOOLLEY
6. STORM DRAINAGE: CITY OF SEDRO-WOOLLEY
7. STREET STANDARD: CITY OF SEDRO-WOOLLEY
8. WATER: SKAGIT COUNTY PUD, NO. 1
9. POWER: FUGET SOUND ENERGY
10. TELEPHONE: ZIPPLY FIBER
11. GAS: CASCADE NATURAL GAS
12. TELEVISION CABLE: COMCAST CORPORATION  
FIBER OPTIC: WAVE BROADBAND
13. GARBAGE COLLECTION: CITY OF SEDRO-WOOLLEY, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
14. MERIDIANS: ASSIGNED PER PREVIOUS SURVEYS, SEE NOTE 3.
15. BASIS OF BEARINGS: MONUMENTED NORTH LINE OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, BEARING = NORTH 84°59'30" EAST
16. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
17. SURVEY PROCEDURE: FIELD TRANSVERSE
18. ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES FOR UTILITIES (WATER, SEWER AND ELECTRICITY) WHICH MAY BE PAID UPON ISSUANCE OF A BUILDING PERMIT.
19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
20. OWNERS: PTA HOMES, LLC  
102 A HETGALL STREET  
SEDRO-WOOLLEY WA 98284
21. SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-316239
22. ALL HOMES SHALL BE BUILT ON-SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.
23. ALL 1/2 IN. CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES.



**NOTES CONTINUED**

24. A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED THAT WILL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, REPLACEMENT, AND MANAGEMENT OF ALL AREAS DEFINED WITH THE DOCUMENT.  
SEE DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 102510160016 FOR DETAILS.
25. ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE ON-SITE ROOF DRAINAGE INFILTRATION SYSTEM AS DENOTED WITHIN THE INSTRUMENT PREPARED FOR THIS PROJECT.
26. LOT 1 RESTRICTION: THE EXISTING DRIVEWAY ACCESS TO STATE STREET MAY REMAIN FOR THE LIFE OF THE EXISTING HOME AND GARAGE/CARPORT STRUCTURES, HOWEVER, IF ANY OF THE FOLLOWING OCCURS, (1) THE GARAGE OR CARPORT IS REMOVED, DEMOLISHED, OR SUBSTANTIALLY RESTRUCTURED; (2) THE PRIMARY DWELLING STRUCTURE IS DEMOLISHED OR RECONSTRUCTED; THEN THE DRIVEWAY ACCESS TO STATE STREET SHALL BE PERMANENTLY REMOVED AND ACCESS TO LOT 1 SHALL BE TAKEN FROM THE DRIVEWAY AFFRON SHALL BE REPLACED WITH CURB, GUTTER, AND SIDEWALK, CONSISTENT WITH CITY STANDARDS.
27. PER SNMG 1339.010, A DEVELOPER MAY ELECT TO PAY \$15,000 TO THE PARKS RESERVE FUND IN LIEU OF PROVIDING THE REQUIRED 6,000 SQUARE FEET OF RECREATION AREA IF THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT OF 10 OR MORE UNITS, OR IF THE DEVELOPER RATHER THAN PROVIDE THE RESIDENTIAL RECREATION AREA ON-SITE.
28. A 20' WIDE SHARED EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS THE EAST 1/2 OF LOT 1 FOR LANDSCAPING AND ACCESS PURPOSES. SEE SKAGIT COUNTY AUDITOR'S FILE NO. 102510160016

**EXEMPT FROM SNMG SECTION 17.12 RESIDENTIAL (R-7) ZONE**

- MINIMUM SETBACKS:  
SIDE: ONE STORY DWELLINGS AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF 5 FEET, A TWO STORY DWELLING SHALL HAVE A MINIMUM OF 8 FEET AND EACH ADDITIONAL STORY OVER TWO SHALL REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES.  
GARAGE SETBACKS: PRIVATE GARAGES ATTACHED TO OR WITHIN THE RESIDENCE SHALL OBEY TO THE SETBACK REQUIREMENT OF THE RESIDENCE. IN ALL CASES, THERE SHALL BE A MINIMUM OFF-STREET PARKING AFFRON OF 25 FEET IN LENGTH DIRECTLY IN FRONT OF THE DRIVEWAY OR DRIVEWAY APPROACH. THERE SHALL BE EITHER TO THE FRONT OR SIDE OF THE RESIDENCE, IN REAR GARAGE DOORS ACCESS AN ALLEY, THE OFF-STREET PARKING AFFRON 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: 6,000 SQ FT  
LOT WIDTH AT BUILDING LINE: 40 FEET  
LOT WIDTH AT BUILDING SETBACK: 30 FEET, 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.

**SIDEWALK AND UTILITY EASEMENTS**

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF SEDRO-WOOLLEY, PIONEER LANDING HOMEOWNERS ASSOCIATION, PUBLIC UTILITIES COMPANY, FIBER OPTIC COMPANY, WAVE BROADBAND, CASCADE NATURAL GAS CORPORATION, FUGET SOUND ENERGY, ZIPPLY FIBER, WAVE BROADBAND, VERIZON FRONTIER COMMUNICATIONS (ZIPPLY FIBER), CASCADE NATURAL GAS CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER AND UPON THE EXTERIOR 10 FEET FEET AS SHOWN HEREON OF ALL LOTS AND THE FULL ABUTTING PUBLIC ROADS AND UTILITY EASEMENTS TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS TO CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THEREOF, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES 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 UNNECESSARY DAMAGE IT CAUSED TO THE PROPERTY OR BUILDINGS WITHIN THIS EASEMENT. THIS EASEMENT IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

**STORM DRAINAGE MAINTENANCE NOTE**

AN OPERATIONS AND MAINTENANCE MANUAL HAS BEEN CREATED THAT PROVIDES INFORMATION WITH RESPECT TO RESPONSIBLE PARTIES (CITY OF SEDRO-WOOLLEY AND/OR THE HOMEOWNERS ASSOCIATION) AND MAINTENANCE PROCEDURES.  
SEE DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 102510160016 FOR DETAILS.

**TRACT 'X'**

TRACT X IS FOR THE PURPOSE OF INGRESS, EGRESS, AND UTILITIES TO BE THE RESPONSIBILITY OF LOTS 9, 9, 10, AND 11.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY, FUGET SOUND ENERGY, WAVE BROADBAND, VERIZON FRONTIER COMMUNICATIONS (ZIPPLY FIBER), CASCADE NATURAL GAS CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS TO CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THEREOF, FOR THE PURPOSES STATED. WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

NO PARKING SHALL BE ALLOWED WITHIN THIS TRACT.

**LOT AREA AND ADDRESS INFORMATION**

LOT 1	14,022 SQ FT	1022 STATE STREET
LOT 2	6,002 SQ FT	872 PROSPECTOR PLACE
LOT 3	6,001 SQ FT	854 PROSPECTOR PLACE
LOT 4	6,000 SQ FT	836 PROSPECTOR PLACE
LOT 5	6,000 SQ FT	818 PROSPECTOR PLACE
LOT 6	6,000 SQ FT	800 PROSPECTOR PLACE
LOT 7	6,001 SQ FT	780 PROSPECTOR PLACE
LOT 8	6,000 SQ FT	760 PROSPECTOR PLACE
LOT 9	6,004 SQ FT	740 PROSPECTOR PLACE
LOT 10	6,500 SQ FT	720 PROSPECTOR PLACE
		(6,042 EXCLUSIVE OF ESMT)
LOT 11	6,585 SQ FT	705 PROSPECTOR PLACE
		(6,032 EXCLUSIVE OF ESMT)
LOT 12	6,000 SQ FT	745 PROSPECTOR PLACE
TRACT X	2,146 SQ FT	

**SHEET 3 OF 5** LFP-2025-2716 DATE: 10/14/25

PLAT IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T. 35 N. R. 5 E. 1/4 M.M. SKAGIT COUNTY, WASHINGTON FOR: PTA HOMES, LLC

FB:	PG:	LISER & ASSOCIATES PLLC SCALE:
MERIDIAN ASSIGNED	10/28/2025	SKAGIT COUNTY LAND USE CONSULTATION 360-441-4442 DWG: 25-092 FP



