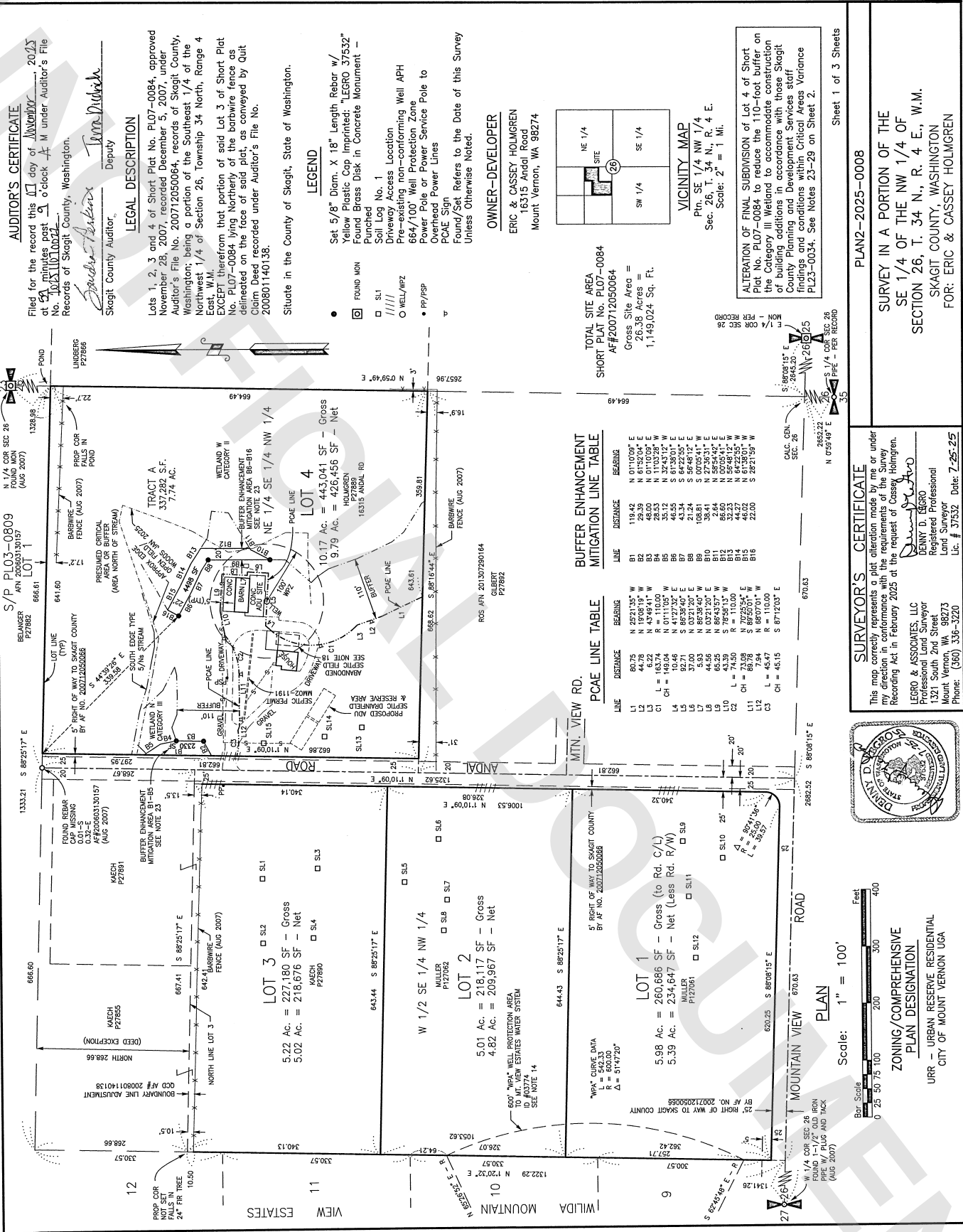




AUDITOR'S CERTIFICATE
Filed for the record this 11 day of November, 2023
at 2:51 minutes past 9 o'clock A.M. under Auditor's File
No. 200801140138
Records of Skagit County, Washington.

Deputy Auditor
Deputy
Skagit County Auditor

LEGAL DESCRIPTION

Lots 1, 2, 3 and 4 of Short Plat No. PLOT-0084, approved November 28, 2007, recorded December 5, 2007, under Auditor's File No. 200712050064, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 34 North, Range 4 East, W.M.

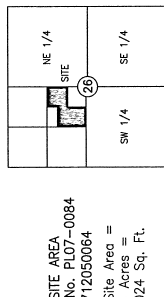
EXCEPT therefrom that portion of said Lot 3 of Short Plat No. PLOT-0084 lying northerly of the barrow fence as delineated on the face of said plat, as conveyed by Quit Claim Deed recorded under Auditor's File No. 200801140138.

Situate in the County of Skagit, State of Washington.

LEGEND

- Set 5/8" Diam. X 18" Length Rebar w/ Yellow Plastic Cap Imprinted: "LEGR 37532"
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OWNER—DEVELOPER
ERIC & CASSEY HOLMGREN
16315 Andol Road
Mount Vernon, WA 98274



VICINITY MAP
Plat SE 1/4 NW 1/4
Sec. 26, T. 34 N., R. 4 E.
Scale: 2" = 1 Mi.

ALTERATION OF FINAL SUBDIVISION OF Lot 4 of Short on Plot No. PLOT-0084 to reduce the 110-foot buffer on the Category III Wetland to accommodate construction of building additions in accordance with those Skagit County Planning and Development Services staff findings and conditions limiting Critical Area Variance PLOT-0034. See Notes 23-29 on Sheet 2.

Sheet 1 of 3 Sheets

AUDITOR'S CERTIFICATE
This map correctly represents a plot alteration made by me or under my direction in conformance with the requirements of the Survey Recording Act in February 2025 at the request of Cassey Holmgren.

SURVEYOR'S CERTIFICATE
DANNY D. LEGR
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Lic. # 37532 Date: 7-25-25

ZONING/COMPREHENSIVE PLAN DESIGNATION
URR - URBAN RESERVE RESIDENTIAL
CITY OF MOUNT VERNON UGA

Scale: 1" = 100'

Feet
0 25 50 100 200 300 400

PLAN 2025-0008

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 26, T. 34 N., R. 4 E., W.M.
FOR: ERIC & CASSEY HOLMGREN

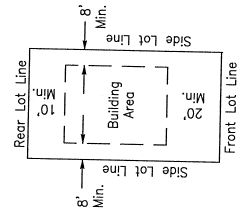


NOTES OF SHORT PLAT NO. PL07-0084

- Certificate for Short Plat PL07-0084 furnished by First American Title Insurance Company; Order No. 91721, Guarantee No. H-967586 dated May 25, 2007 at 8:00 A.M.
- Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- For additional section subdivision information refer to: Plat of "WILDA MOUNTAIN VIEW ESTATES" recorded in Vol. 15 of Plats, pages 20 to 22 under A.F. No. 912090033, records of Skagit County, Washington.
- Survey Method: Field Traverse
Instrumentation: TOPCON PS-103
Theodolite: Min. Resolution/Accuracy 3"
E.D.M.: Accuracy $\pm (1.55\text{mm} + 2\text{ppm})$
- Basis of Bearing - South line of the Northwest 1/4 of Section 26, T. 34 N., R. 4 E.W.M. as being S 88°08'15" E.
- Meridian - Assumed
- No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
- All maintenance and construction of private roads is the responsibility of the lot owners and shall be in direct relationship to usage of road.
- In accordance with SCC 14.32, an Engineer or Planning Commission shall review and approve the Plat of Short Plat No. PL07-0084 was prepared by The Skagit County Planning and Development Services Department. Future construction must comply with the requirements of said Engineer's Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.
- Lots 1, 2, 3 and 4 of this Short Plat are currently being served by overhead power and underground telephone from poles along the West side of Mountain Road and the South Side of Mountain View Road.
- The method of sewage disposal shall be by individual on-site septic drainfield systems. The required soil logs for this Short Plat are currently on file with Skagit County Planning and Development Services. The records for the septic drainfield system currently serving the residence upon Lot 4 of this Short Plat are also on file therewith. Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- Water: Individual wells. Water will be supplied from additional water systems. Contact the Skagit County Planning and Development Services to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100' radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100' foot radius well protection zone for existing well improvements or replacement.
- All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely affect adjacent properties.
- All development activity occurring within the well protection area for Mountain View Estates Water System, ID#03774, shall be reviewed and approved by Skagit County Public Health Department and Mountain View Estates Water System before development activity shall occur.
- In no case shall the County accept a dedication or any obligation as to any such road, street and/or alley until the same and all roads, streets and/or alleys connecting the same to the full, current County road system have been brought up to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
- A Lot of Record Certification has been issued for all lots included in this land division. By virtue of recording this land division and issuance of the Lot Certification, all lots therein shall be considered Lots of Record for conveyance and development purposes unless otherwise restricted. See AF# 200712050065

NOTES OF SHORT PLAT NO. PL07-0084 (CONTINUED)

- Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
- The residential building currently exist upon Lots 1 and 3 of this Short Plat.
- Distances shown are in feet and decimals of a foot.
- Protected Critical Area Easement (PCAE) is a category 2 and 3 wetland, including a non-riparian bearing type 5/Na stream as delineated by Robert P. Bailey, MSCE, PE of Edison Engineering by report dated April 24, 2007. Refer also to that report.
- Aqua Terr Systems Inc. (ATS) within that Critical Areas (Wetlands, H2A's, & Buffers) Assessment Report and Restoration and Mitigation Plan dated August 2022 prepared for Cassey-Holmgren, copies of which are on file in the office of the Skagit County Planning and Development Services.
- PCAE EASEMENT:
For responsibilities, rights and/or restrictions of the Protected Critical Area Easement (PCAE) for those Category 2 and 3 wetlands located hereinabove as TRACT A upon Lot 4 of PL07-2025-0008, amending PCAE recorded December 5, 2007 under Auditor's File No. 200712050067 refer to 2007 under Auditor's File No. 200712050067.
- Proposed Buffer Enhancement Mitigation Improvement Areas outlined in Sec. 6.0 of the Proposed Mitigation of the August 2022 Aquatic Systems Inc. (ATS) Critical Areas (Wetlands, H2As, and Buffers) Assessment Report and Restoration and Mitigation Plan No. record with Skagit County.
- No boundary survey work was performed for this Plat PL07-0084 under Auditor's File No. 200712050064.
- Flood Zone(s): Lots 1, 2, 3 and 4 of this Alteration of Final Subdivision of Short Plat No. PL07-0084 is located in Flood Zone C upon FEMA FIRM Community Number 530151 0250 C, effective date January 19, 1985.
- Certificate for PL07-2025-0008 furnished by First American Title Insurance Company; Order No. 214224-LI, Guarantee No. 5003353-0009432e dated December 30, 2024 at 8:00 A.M. (Holmgren, Lot 4); Order No. 214958-LI, Guarantee No. 5003353-0009429e dated March 26, 2025 at 8:00 A.M. (Muller/Ross, Lot 1); Order No. 214990-LI, Guarantee No. 5003353-0009432e dated March 27, 2025 at 8:00 A.M. (Muller/Ross, Lot 2); and Order No. 214995-LI, Guarantee No. 5003353-0009431e dated March 27, 2025 at 8:00 A.M. (Kaech, Pln. Lot 3).



TYPICAL BUILDING SETBACK DIAGRAM
NO SCALE



PLAN2-2025-0008

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 26, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ERIC & CASSEY HOLMGREN

Sheet 2 of 3 Sheets

TITLE EXCEPTIONS

15. Deed of Trust, including the terms and conditions hereof, Grantor: Luc C. Muller and Jennifer A. Ross, a married couple as joint tenants with right of survivorship, and not as tenants in common or community property; Trustees: Guardian Northwest Title Company; Beneficiary: Mortgage Electronic Registration Systems Inc. (MERS), solely as Nominee for Lender and Lender's successors and assigns; Lender: Peoples Bank by that instrument dated April 6, 2020 and recorded April 13, 2020 under Auditor's File No. 202004130053.

APPROVALS

The within and foregoing Alteration of Final Subdivision is approved in accordance with the provisions of the Skagit County Code 14.18 this 27th day of November, 2025.

Short Plat Administrator Skagit County Engineer

The within and foregoing Alteration of Final Subdivision is approved in accordance with the provisions of the Skagit County Code Title 12.05 (on-site sewage) and 12.48 (water) this 27th day of September, 2025.

Skagit County Health Officer

COUNTY TREASURER'S CERTIFICATE

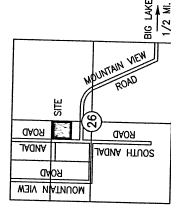
This is to Certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2025.

Skagit County Treasurer

ADDRESS RANGES

Address Name	Beginning Range	Ending Range
Andri Road	16250	16427

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building permit and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.



VICINITY MAP

Sec. 26, T. 34 N., R. 4 E.
Scale: 2" = 1 Mi.

OWNERS CONSENT AND DEDICATION

Know all men by these presents that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this ALTERATION OF FINAL SUBDIVISION, do hereby CERTIFY that the decision to make this ALTERATION OF FINAL SUBDIVISION was our free and voluntary act and deed, and in witness whereof we have hereunto set our hands and seals this 3rd day of August, 2025.

Cassey Lynn Saunders
CASSEY LYNN SAUNDERS
aka CASSEY LYNN SAUNDERS
ERIC E. HOLMGREN

BY: _____
PRINT NAME: _____
TITLE: _____

James A. Kaech
JAMES A. KAECH
Lucia C. Muller
LUCIA C. MULLER
PEOPLES BANK
BY: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGEMENTS

State of Washington } S.S.
County of Skagit }

On this day personally appeared before me LUCIA C. MULLER, as her separate property, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of August, 2025.



State of Washington } S.S.
County of Skagit }

On this day personally appeared before me JENNIFER A. ROSS, as her separate property, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of August, 2025.



Notary Public in and for the State of WASHINGTON,
residing at Mount Vernon

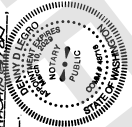
ACKNOWLEDGEMENTS

State of Washington } S.S.
County of Skagit }

On this day personally appeared before me ERIC E. HOLMGREN and CASSEY LYNN HOLMGREN, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of August, 2025.

Danmyr Holgren
Notary Public in and for the State of WASHINGTON,
residing at Mount Vernon



State of _____ } S.S.
County of _____ }

I certify that I know or have satisfactory evidence that before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they (was/are) authorized to execute the instrument and acknowledged it as the _____ of CALIBER HOME LOANS, INC., lender, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Signature: _____
Title: _____
My Appointment Expires: _____
Residing At: _____

ACKNOWLEDGEMENTS

State of Washington } S.S.
County of Skagit }

I certify that I know or have satisfactory evidence that JAMES A. KAECH and GERALDINE E. KAECH, husband and wife, are the persons who appeared before me, and acknowledged that they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 3, 2025
Danmyr Holgren
Notary Public in and for the State of WASHINGTON,
residing at Mount Vernon



State of _____ } S.S.
County of _____ }

I certify that I know or have satisfactory evidence that before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they (was/are) authorized to execute the instrument and acknowledged it as the _____ of PEOPLES BANK, a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Signature: _____
Title: _____
My Appointment Expires: _____
Residing At: _____

Sheet 3 of 3 Sheets

PLAN2-2025-0008

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 26, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ERIC & CASSEY HOLMGREN

