

SURVEY DESCRIPTION

LOT B, SKAGIT COUNTY SHORT PLAT NO. 62-TI, APPROVED OCTOBER 6, 1971, RECORDED OCTOBER 14, 1971, IN VOLUME 2 OF SHORT PLATS, PAGE 194, UNDER AUDITOR'S FILE NO. 866231.
 EXCEPT THE NE 1/4 OF SAID PREMISES AS DEEDED TO THE COUNTY OF SKAGIT PER DEED RECORDED NOVEMBER 19, 1971 UNDER AUDITOR'S FILE NO. 866910, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 (ALSO KNOWN AS LOT 3, REVISED SKAGIT COUNTY SHORT PLAT NO. 62-TI, RECORDED UNDER AUDITOR'S FILE NO. 16402210054, 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-MOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CERTIFICATE AND DEDICATION

KNOW BY ALL THESE PEOPLES 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 16th DAY OF December, 2025.

A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
 PRINT NAME: Timothy M. Woodmansee
 TITLE: MANAGING MEMBER OF PTM HOMES, LLC

HARBORSTONE CREDIT UNION AS SUCCESSOR OF SAVI BANK

BY: [Signature]
 PRINT NAME: Rick Chan
 TITLE: Chief Commercial Banking Officer

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
 COUNTY OF)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TIMOTHY M. WOODMANSEE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZING TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MANAGING MEMBER OF PTM HOMES, LLC AND HARBORSTONE CREDIT UNION AS SUCCESSOR OF SAVI BANK, AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED December 16, 2025.



SIGNATURE [Signature]
 NOTARY PUBLIC Madison Monet Bowman
 MY APPOINTMENT EXPIRES March 31, 2029
 RESIDING AT Sedro-Moolley

ACKNOWLEDGEMENTS CONTINUED

STATE OF Washington
 COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Timothy M. Woodmansee HAS SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGING MEMBER OF HARBORSTONE CREDIT UNION/SAVI BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED, 12-16-2025



SIGNATURE [Signature]
 NOTARY PUBLIC Rick Chan
 MY APPOINTMENT EXPIRES 12-31-2028
 RESIDING AT Sedro-Moolley

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO-MOOLLEY SHORT PLAT ORDINANCE THIS 17th DAY OF December, 2025.

BY: [Signature]
 PLANNING DIRECTOR

BY: [Signature]
 CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFOR 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 23rd DAY OF December, 2025.



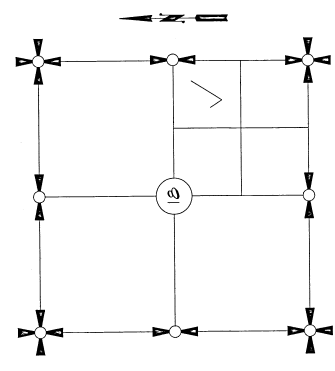
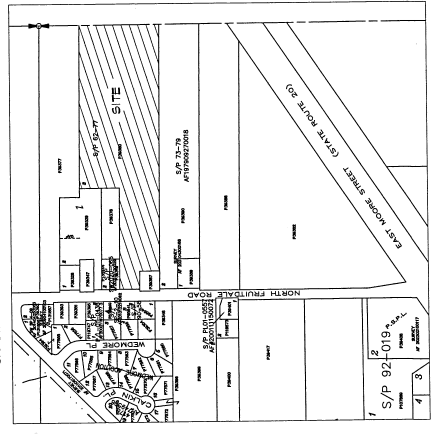
BY: [Signature]
 CLERK COUNTY TREASURER

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 17 DAY OF December, 2025.

BY: [Signature]
 CITY TREASURER

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



VICINITY MAP
 SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, N.M.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT SUPERVISION IN CONFORMANCE WITH THE SURVEY RECORDING ACT, CHAPTER 99.04 RCW AND 392-180 MAC, AT THE REQUEST OF PTM HOMES, LLC

DATE 12-16-2025
 KEVIN G. LISSER, PLS
 CERTIFICATE NO. 20123164

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF December, 2025 AT 11:01 AM, IN VOLUME 2 OF SHORT PLATS ON PAGE 194 AT THE REQUEST OF LISSER AND ASSOCIATES, PLLC.

BY: [Signature]
 SKAGIT COUNTY AUDITOR
 AUDITOR'S FILE NO. 402512230038



LISSER & ASSOCIATES
 PO BOX 11041 / 320 MILWAUKEE STREET
 MOUNT VERNON, WA 98273
 360-414-1442 KEVIN@LISSER.COM

SEDRO-MOOLLEY SHORT PLAT NO. 2025-325

BEING IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 18, T. 35 N., R. 5 E., T18N35R05E, SKAGIT COUNTY, WASHINGTON FOR: PTM HOMES, LLC

FB: 361 FB: 1 SCALE: 1" = 100' DRAWN BY: EKL DATE: 12/16/25
 MERIDIAN: ASSUMED DMS: 25-086 SP REVIEWED: EKL SHEET: 1 OF 3

LOT AREA AND ADDRESS INFORMATION

LOT 1 AREA:	465 N FRUITDALE ROAD 249,591 SQ FT, 6.86 ACRES
TRACT A AREA:	118,162 SQ FT, 2.71 ACRES
TOTAL PROJECT AREA:	417,083 SQ FT, 9.57 ACRES

MINIMUM SETBACKS

PER SMC 112.020 (A) FRONT, SIDE, REAR, 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 HAVE AN ADDITIONAL 4 FEET, FOR EACH STORY.
REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES, GARAGES, SHEDS, PORCHES, DECKS, ATTACHED TO OR WITHIN THE RESIDENCE. THIS SHALL APPLY TO THE SETBACK REQUIREMENT OF THE RESIDENCE. IN ALL CASES, THERE SHALL BE A MINIMUM OFF-STREET PARKING APRON OF 25 FEET IN LENGTH DIRECTLY IN FRONT OF ALL GARAGE DOOR ENTRANCES WHEN ACCESSING A STREET EITHER TO THE FRONT OR SIDE OF A RESIDENCE. THESE GARAGE DOOR ENTRANCES, ALLEY, THE OFF-STREET PARKING APRON SHALL BE AT LEAST 10 FEET.

NOTES

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- ZONING: R7 MINIMUM LOT AREA = 6,000 SQ. FT.
- SEWAGE DISPOSAL: CITY OF SEDRO MOOLLEY PUBLIC SEWER SINGLE FAMILY MINIMUM LOT AREA = 6,000 SQ. FT.
- MATER: P.U.D. NO. 1
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INCORPORATED LISSER 2023164
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- INDICATES EXISTING MONUMENT AS NOTED
- MERIDIAN: ASSUMED PER PREVIOUS SURVEYS, SEE NOTE NO. 4
- BASIS OF BEARINGS: SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, N.M.
- TOAKSHIP 35 NORTH, RANGE 5 EAST, N.M.
BEARING = NORTH 84°34'36" EAST
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SKAGIT COUNTY SHORT PLAT NO. 62-71, RECORDED OCTOBER 6, 1971, UNDER AUDITOR'S FILE NO. 866237, REVISED SKAGIT COUNTY SHORT PLAT NO. 62-71, RECORDED UNDER AUDITOR'S FILE NO. 16902270054, SHORT PLAT NO. 79-78 RECORDED UNDER AUDITOR'S FILE NO. 7694270016, SHORT PLAT NO. 94-2020-085 RECORDED UNDER AUDITOR'S FILE NO. 1010120024 AND RECORD 01, SKAGIT COUNTY, WASHINGTON.
- SURVEY DESCRIPTION IS FROM CHICAGO TITLE COMPANY OF WASHINGTON, SUBDIVISION GUARANTEE ORDER NO. 620060206, UPDATE 1, DATED NOVEMBER 24, 2025.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE INSTRUMENTS FILED, RECORDED AND RECORDED UNDER AUDITOR'S FILE NO. 154141, 152071, 154142, 14207280283, 4504130242, 2002204040152, 201003500062, 201508100153, 20210120024 AND 202507180058.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: FIELD TRAVERSE
- OWNER/DEVELOPER: PTH HOMES, LLC
PO BOX 614
SEDRO-MOOLLEY WA 98284
- EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ASSESSORS PARCEL NO. P91300
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- ALL RINOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
- WETLAND AREAS SHOWN HEREON ARE BASED ON THAT CERTAIN WETLAND SITE ASSESSMENT REPORT DATED MAY 21, 2015 (WETFIELD DATED JANUARY 2015) AND WETLAND Delineation REPORT DATED MAY 21, 2015 FOR MORE INFORMATION CONTACT THE CITY OF SEDRO-MOOLLEY PLANNING DEPARTMENT.

TEMPORARY EASEMENT

A TEMPORARY EASEMENT FOR INGRESS, EGRESS, AND UTILITIES IS HEREBY GRANTED FOR LOT 1 AND THE CITY OF SEDRO-MOOLLEY FOR EMERGENCY VEHICLE TURNAROUND PURPOSES OVER, UNDER, AND ACROSS A PORTION OF TRACT A AS SHOWN HEREON.
THE TEMPORARY EASEMENT AS SHOWN SHALL TERMINATE UPON THE RECORDATION OF A FINAL PLAT AND UTILITIES EASEMENT RECORDING OF A PORTION OF ROADWAY WHICH WOULD BENEFIT ALL LOTS AS WELL AS EMERGENCY TURNAROUND PURPOSES WITHIN A FUTURE DEVELOPMENT OF TRACT A, AS WELL AS LOT 1 AS SHOWN ON A FUTURE SUBDIVISION.
SAID FUTURE EASEMENT SHALL BE MAINTAINED BY ALL USERS AND MAY BE USED IN A ROAD MAINTENANCE AGREEMENT WITHIN A HOMEOWNERS ASSOCIATION WHICH WILL INCLUDE LOT 1 OF THIS SHORT PLAT, UNLESS DEDICATED TO THE PUBLIC.

THE INTENT OF THIS EASEMENT IS TO ALLOW THE EXISTING DRIVEWAY AND UTILITIES TO BE MAINTAINED BY THE OWNER OF LOT 1 FULLY COOPERATE DURING CONSTRUCTION OF SAID ROADWAY AND UTILITIES IMPROVEMENTS.

TRACT A

TRACT A IS FOR A FUTURE DEVELOPMENT PHASE SAID TRACT SHALL BE FURTHER SUBDIVIDED PURSUANT TO RCW 58.17.060 AND SMC 16.12.090.
TRACT A IS TO REMAIN UNADDRESSSED UNTIL SUCH TIME AS FURTHER DEVELOPMENT TAKES PLACE.

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, 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-1 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-1 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 MOOLLEY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CO., AND OREGONIAN, AND ACROSS THE RESPECTIVE SUCCESSORS AND ASSIGNEES OF SAID UTILITIES DISTRICTS, RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTIES WITHIN THE RIGHT TO ENTER UPON THE SUBDIVISION AT ANY TIME FOR THE RESPONSIBILITY FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

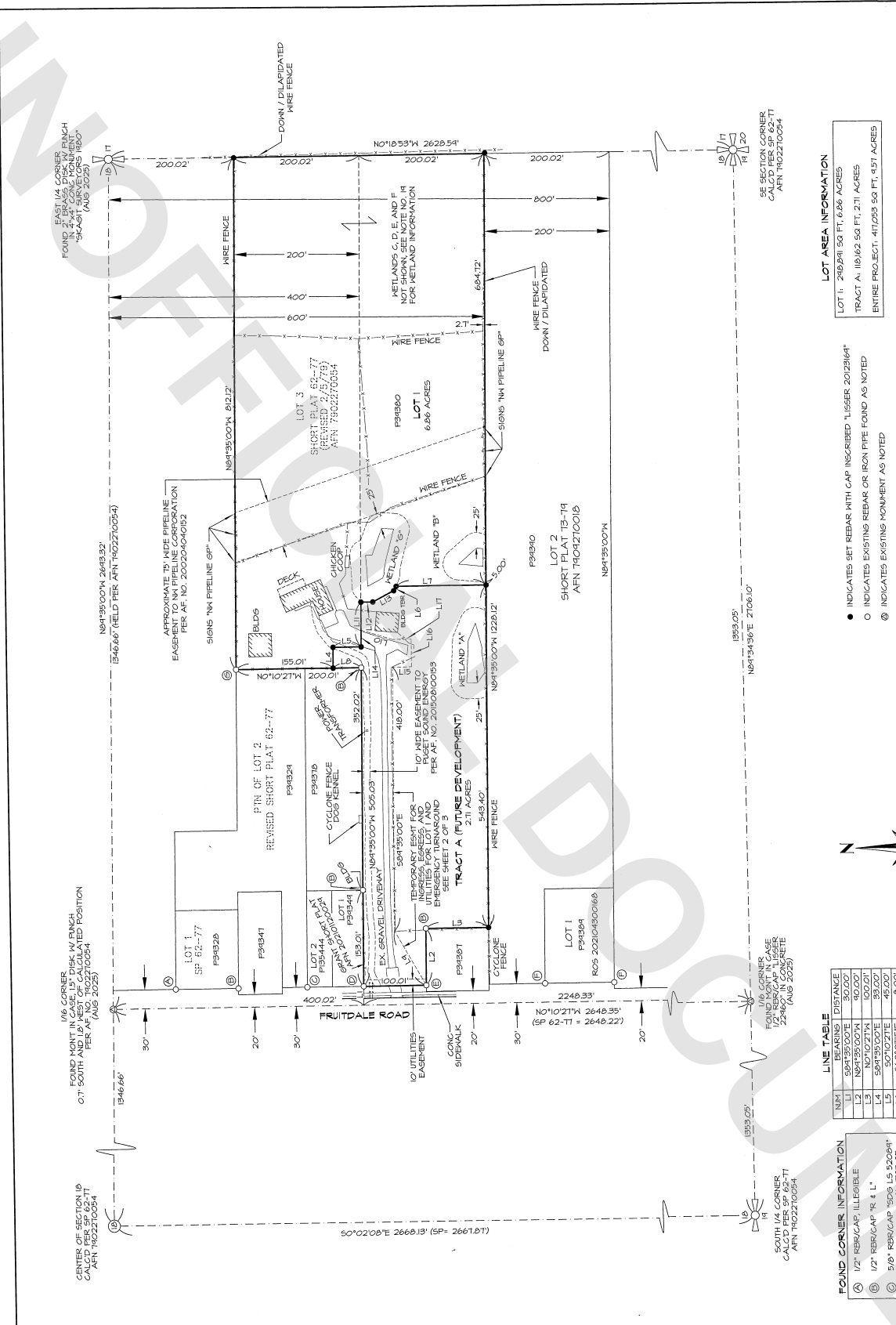


LISSER & ASSOCIATES
PO BOX 1104 / 320 MILLWAUKEE STREET
MOUNT VERNON, WA 98273
360-418-7442 REVIN@LISSER.COM

SEDRO-MOOLLEY SHORT PLAT NO. 2025-525

BEING IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 18, T. 35 N., R. 5 E., SKAGIT COUNTY, WASHINGTON FOR: PTH HOMES, LLC

FB: 361	PS: 1	SCALE: 1" = 100'	DRAWN BY: KGL	DATE: 12/16/25
MERIDIAN: ASSUMED	DWS: 25-046 SP	REVIEWED: KGL	SHEET: 2 OF 3	



FOUND CORNER INFORMATION

- Ⓐ 1/2" REBAR CAP, ALLEGIBLE
- Ⓑ 1/2" REBAR CAP "R 4" L'
- Ⓒ 3/8" REBAR CAP "SOS L5 S20B4"
- Ⓓ 3/8" REBAR CAP "SOS L5 S20B4" CALC POSITION
- Ⓔ 1/2" REBAR CAP "SOS L5 S20B4"
- Ⓜ 1/2" REBAR CAP "R 4" IN BASE OF CALC POSITION
- Ⓝ 1/2" REBAR CAP "S 31550"
- Ⓞ 1/2" REBAR CAP "R 4" LIT 3' WEST OF CALC POSITION

LINE TABLE

MARK	BEARING	DISTANCE
L1	S84°35'00"E	30.00'
L2	N84°35'00"W	90.00'
L3	N0°10'21"W	100.00'
L4	S84°35'00"E	45.00'
L5	S60°07'19"E	6.00'
L6	S07°10'21"E	143.50'
L7	N0°10'21"W	45.00'
L8	N0°10'21"W	92.20'
L9	S84°35'00"E	71.00'
L10	S07°10'21"E	14.00'
L11	S27°50'49"E	39.00'
L12	S07°10'21"E	30.00'
L13	S07°10'21"E	30.00'
L14	S07°10'21"E	44.00'
L15	N84°35'00"W	30.00'
L16	N0°10'21"W	30.00'

LOT AREA INFORMATION

- INDICATES SET REBAR WITH CAP INSCRIBED "LISSEER 20123164"
- INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- ⊗ INDICATES EXISTING MONUMENT AS NOTED

FOUND CORNER INFORMATION

- Ⓐ 1/2" REBAR CAP, ALLEGIBLE
- Ⓑ 1/2" REBAR CAP "R 4" L'
- Ⓒ 3/8" REBAR CAP "SOS L5 S20B4"
- Ⓓ 3/8" REBAR CAP "SOS L5 S20B4" CALC POSITION
- Ⓔ 1/2" REBAR CAP "SOS L5 S20B4"
- Ⓜ 1/2" REBAR CAP "R 4" IN BASE OF CALC POSITION
- Ⓝ 1/2" REBAR CAP "S 31550"
- Ⓞ 1/2" REBAR CAP "R 4" LIT 3' WEST OF CALC POSITION

FOUND CORNER INFORMATION

- Ⓐ 1/2" REBAR CAP, ALLEGIBLE
- Ⓑ 1/2" REBAR CAP "R 4" L'
- Ⓒ 3/8" REBAR CAP "SOS L5 S20B4"
- Ⓓ 3/8" REBAR CAP "SOS L5 S20B4" CALC POSITION
- Ⓔ 1/2" REBAR CAP "SOS L5 S20B4"
- Ⓜ 1/2" REBAR CAP "R 4" IN BASE OF CALC POSITION
- Ⓝ 1/2" REBAR CAP "S 31550"
- Ⓞ 1/2" REBAR CAP "R 4" LIT 3' WEST OF CALC POSITION

FOUND CORNER INFORMATION

- Ⓐ 1/2" REBAR CAP, ALLEGIBLE
- Ⓑ 1/2" REBAR CAP "R 4" L'
- Ⓒ 3/8" REBAR CAP "SOS L5 S20B4"
- Ⓓ 3/8" REBAR CAP "SOS L5 S20B4" CALC POSITION
- Ⓔ 1/2" REBAR CAP "SOS L5 S20B4"
- Ⓜ 1/2" REBAR CAP "R 4" IN BASE OF CALC POSITION
- Ⓝ 1/2" REBAR CAP "S 31550"
- Ⓞ 1/2" REBAR CAP "R 4" LIT 3' WEST OF CALC POSITION

FOUND CORNER INFORMATION

- Ⓐ 1/2" REBAR CAP, ALLEGIBLE
- Ⓑ 1/2" REBAR CAP "R 4" L'
- Ⓒ 3/8" REBAR CAP "SOS L5 S20B4"
- Ⓓ 3/8" REBAR CAP "SOS L5 S20B4" CALC POSITION
- Ⓔ 1/2" REBAR CAP "SOS L5 S20B4"
- Ⓜ 1/2" REBAR CAP "R 4" IN BASE OF CALC POSITION
- Ⓝ 1/2" REBAR CAP "S 31550"
- Ⓞ 1/2" REBAR CAP "R 4" LIT 3' WEST OF CALC POSITION

FOUND CORNER INFORMATION

- Ⓐ 1/2" REBAR CAP, ALLEGIBLE
- Ⓑ 1/2" REBAR CAP "R 4" L'
- Ⓒ 3/8" REBAR CAP "SOS L5 S20B4"
- Ⓓ 3/8" REBAR CAP "SOS L5 S20B4" CALC POSITION
- Ⓔ 1/2" REBAR CAP "SOS L5 S20B4"
- Ⓜ 1/2" REBAR CAP "R 4" IN BASE OF CALC POSITION
- Ⓝ 1/2" REBAR CAP "S 31550"
- Ⓞ 1/2" REBAR CAP "R 4" LIT 3' WEST OF CALC POSITION

SEDRO-WOOLLEY SHORT PLAT NO. 2025-525
BEING IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T. 35 N., R. 10 E., COUNTY OF WASHINGTON
FOR: FTH HOMES, LLC

DATE: 12/16/25
DRAWN BY: KGL
REVIEWED: KGL
SHEET: 3 OF 3

LISSEER & ASSOCIATES
PO BOX 1004 / 320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-418-1442 KEVIN@LISSEER.COM

12-16-2025