

LEGAL DESCRIPTIONS

P77102:

The North 90 feet of Lot 21, "PLATE No. 1, SEDRO HOME ACREAGE, SKAGIT CO., WASH., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

NOTES

1. Zoning: R-7
2. Construct paved driveway, surface drainage, sanitary side sewer, underground power, telephone and cable service within 20' Easement to Lot 3 per Civil Plans.
3. Construction of Emergency Service Vehicle Turn Around along the driveway serving Lot 3 of this Proposed Short Plat shall be a condition of building application. Turn Around shall be constructed upon Lot 3.

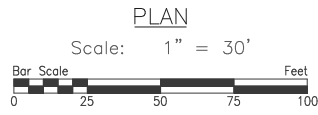
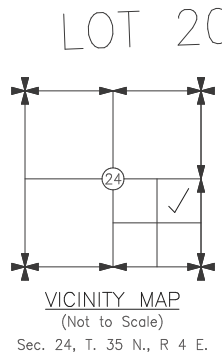
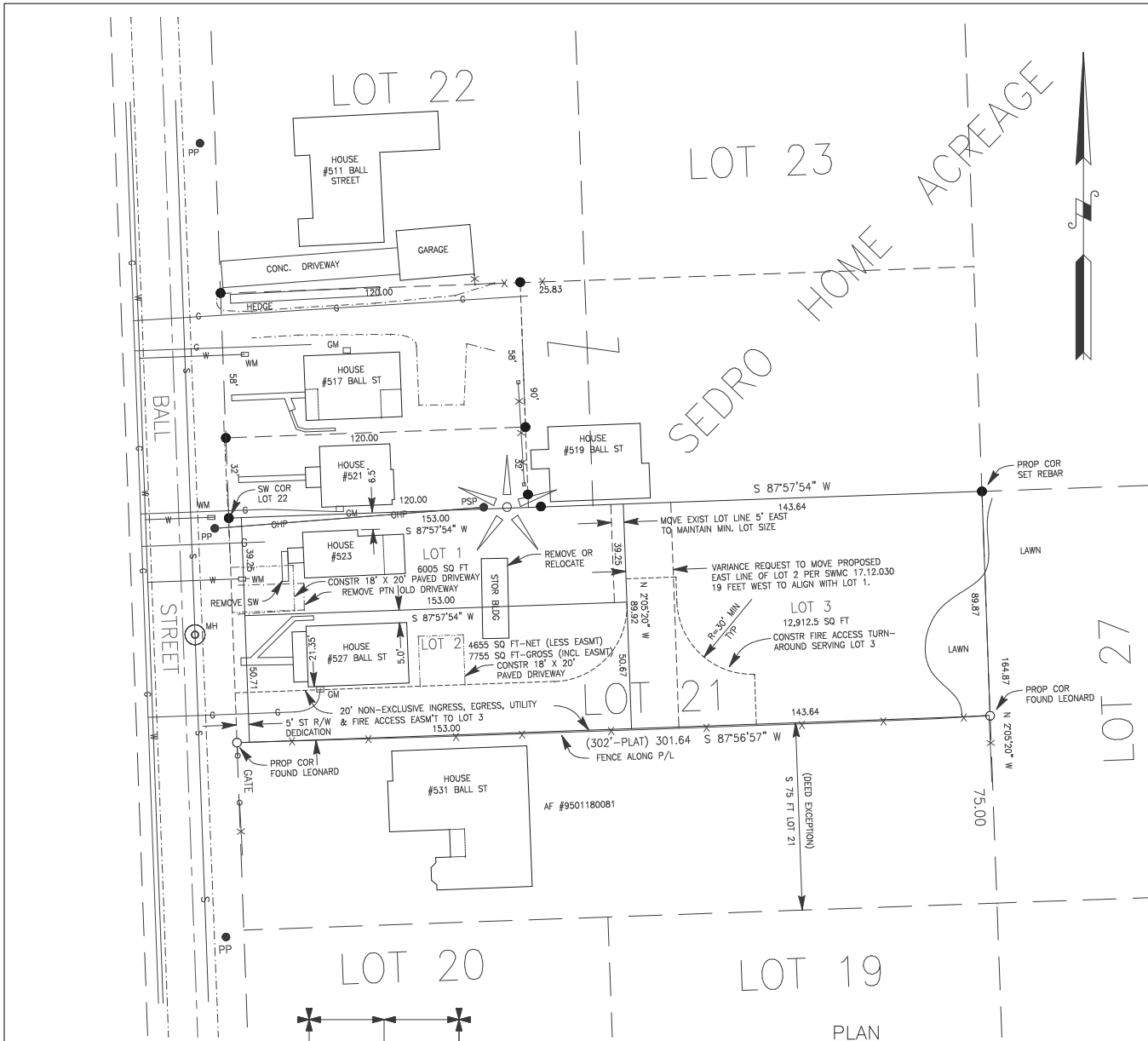
OWNER/DEVELOPER:  
Ivarsen Holdings, LLC  
c/o Jon Kvernmo  
754 Humphrey Place  
Burlington, WA 98233

PRELIMINARY PLAT REVISIONS:

Date	Purpose
02-03-2020	Proposed Variance: Reduced lot width to Lot 1 from 40' code min. to 39.25' to provide for 5' side yard setback from exist. house at #527 Ball Street to proposed property line.
04-27-2020	Proposed Variance: Reduction from 6,000 square feet minimum lot size (area) to Lot 2 required by SWMC 17.12.030. Purpose: To eliminate the 19 foot wide pan handle wrap around behind Lot 1 and to create uniform rear yard lot lines for Lots 1 and 2. Lot Areas have been modified to reflect this change.
06-15-2020	Adjusted to dedicate 5' street right-of-way across Lots 1 & 2; AND depict location of fire access turnaround serving Lot 3.
07-09-2020	Shifted 2-car parking area upon Lot 1 East 5' to meet 20' minimum depth.

LEGEND

- PROP COR SET REBAR (8-05-10) Property Corner - Set 5/8" diam. X 18" length steel rebar w/ yellow plastic cap imprinted: "LEGRO 37532"
- FOUND LEONARD Found rebar w/ yellow plastic cap imprinted: "LEONARD LS 8992"
- ⊙ FOUND MON Found brass disk in concrete monument - punched and cased.
- ⊖ PP/PSP Power Pole/Power Service Pole
- ⊞ WM Water Meter
- ⊞ GM Gas Meter
- G — W — S — Gas/Water/Sewer Pipelines
- X — X — Chain Link Fence
- Found/set refers to the date of this survey unless otherwise noted.



LEGRO & ASSOCIATES, LLC  
Professional Land Surveyor  
1321 South 2nd Street  
Mount Vernon, WA 98273  
Phone: (360) 336-3220

DENNY D. LEGRO  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 4-27-2020

PROPOSED SEDRO-WOOLLEY VARIANCE & SHORT PLAT

IVARSEN HOLDINGS, LLC  
SURVEY IN A PORTION OF THE  
PTN. NE 1/4 SE 1/4  
SEC. 24, T. 35 N., R. 4 E.W.M.  
SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON