

PLAT OF STERLING VIEW DIV. NO. I

SEC. 28, TWP. 35 N., RGE. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

SCALE: 1" = 100'

NOTES:

- PORTIONS OF LOTS 20 THRU 29 SUBJECT TO STANDING WATER AND POSSIBLE FLOODING DURING SEVERE FLOODING.
- ALL LOTS ARE WITHIN THE 100 YEAR FLOOD PLAIN OF THE SKAGIT RIVER. THE FIRST FLOOR OF ALL HOMES MUST BE CONSTRUCTED ONE FOOT ABOVE THE 100 YEAR FLOOD PLAIN.
- LOTS 1 AND 13 MUST ACCESS OFF OF TRAVIS LANE.

NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28

NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER

LEGEND

- DENOTES CONCRETE MONUMENT SET
- DENOTES MONUMENT IN CASE
- DENOTES BENCH LOCATION

NOTE: SET 1/2" REBAR WITH YELLOW CAP MARKED "LEONARD 8992" AT EACH LOT CORNER.

BENCHMARK DATA

- TOP CAP BOLT OF FIRE HYDRANT
ELEV. = 40.43
- S.W. CORNER CONCRETE POWER VAULT
ELEV. = 44.25
- S.W. CORNER CONCRETE POWER VAULT
ELEV. = 42.44
- S.W. CORNER CONCRETE POWER VAULT
ELEV. = 42.50
- S.W. CORNER CONCRETE POWER VAULT
ELEV. = 40.72
- S.W. CORNER CONCRETE POWER VAULT
ELEV. = 40.26
- TOP CAP BOLT OF FIRE HYDRANT
ELEV. = 44.78
- S.W. CORNER OF CONCRETE POWER VAULT
ELEV. = 39.74

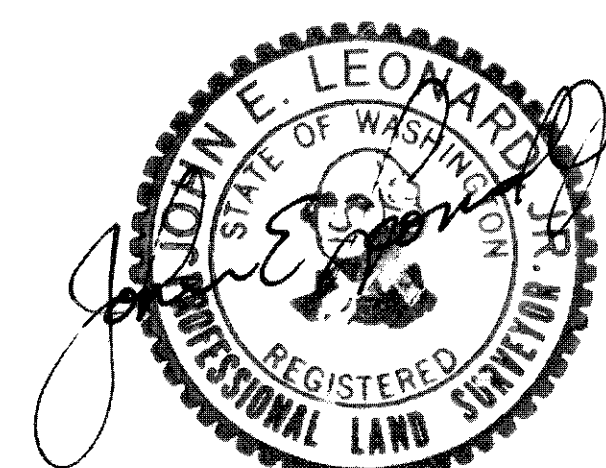
CURVE TABLE

① Δ=14°28'39" R=60.00 L=20.21	② Δ=50°02'47" R=80.00 L=69.88	③ Δ=65°45'36" R=45.00 L=51.65
④ Δ=69°42'42" R=35.00 L=54.80	⑤ Δ=44°24'55" R=50.00 L=15.50	⑥ Δ=17°15'14" R=50.00 L=15.00
⑦ Δ=55°24'49" R=50.00 L=48.30	⑧ Δ=50°26'35" R=50.00 L=44.02	⑨ Δ=101°37'43" R=50.00 L=88.69
⑩ Δ=44°05'29" R=50.00 L=38.48	⑪ Δ=44°24'55" R=20.00 L=15.50	⑫ Δ=44°24'55" R=20.00 L=15.50
⑬ Δ=64°53'59" R=50.00 L=56.64	⑭ Δ=74°06'05" R=50.00 L=64.67	⑮ Δ=39°32'27" R=50.00 L=34.51
⑯ Δ=44°24'55" R=20.00 L=15.50	⑰ Δ=88°45'51" R=35.00 L=54.22	⑱ Δ=90°00'00" R=35.00 L=54.98
⑲ Δ=44°24'55" R=20.00 L=15.50	⑳ Δ=61°49'11" R=50.00 L=33.95	㉑ Δ=34°54'55" R=50.00 L=30.47
㉒ Δ=71°03'18" R=50.00 L=62.01	㉓ Δ=37°19'33" R=50.00 L=32.57	㉔ Δ=63°42'54" R=50.00 L=55.60
㉕ Δ=44°24'55" R=20.00 L=15.50	㉖ Δ=90°00'00" R=35.00 L=54.98	㉗ Δ=91°14'09" R=35.00 L=55.73
㉘ Δ=88°45'51" R=35.00 L=54.22	㉙ Δ=83°54'46" R=35.00 L=51.26	㉚ Δ=58°26'13" R=105.00 L=107.09
㉛ Δ=64°31'26" R=20.00 L=22.52	㉜ Δ=64°31'26" R=50.00 L=56.31	㉝ Δ=65°45'36" R=75.00 L=86.08

BASIS OF BEARING

SHORT PLAT NUMBER 8-81 RECORDED UNDER AUDITOR'S FILE NUMBER 8109110009 IN BOOK 5 OF SHORT PLATS, AT PAGE 126. RECORDS OF SKAGIT COUNTY, WASHINGTON. EAST LINE OF SECTION 28, T. 35 N., R. 4 E., W.M. BEARING EQUALS N 0° 35' 00" E.

S.E. CORNER SECTION 28, T. 35 N., R. 4 E., W.M. FND. 3/4" I.P.



ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S 89° 07' 42" E. ALONG SAID SUB-DIVISION LINE A DISTANCE OF 848.14 FEET; THENCE S 0° 35' 00" W. A DISTANCE OF 10.10 FEET; THENCE N 88° 29' 49" W. A DISTANCE OF 848.25 FEET; THENCE N 1° 10' 23" E. A DISTANCE OF 0.76 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 540 FEET OF THE NORTH 163.50 FT THEREOF, AND EXCEPT ROADS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 88° 10' 51" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 988.87 FEET; THENCE NORTH 1° 49' 09" EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 1° 49' 09" EAST, A DISTANCE OF 185.51 FEET; THENCE SOUTH 88° 10' 51" EAST, A DISTANCE OF 169.24 FEET; THENCE SOUTH 0° 35' 00" WEST, A DISTANCE OF 9.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4500 FEET; THENCE ALONG THE ARC OF THE CURVE THROUGH A CENTRAL ANGLE OF 65° 45' 36" AN ARC LENGTH OF 51.65 FEET TO A POINT OF REVERSE CURVE; SAID REVERSE CURVE HAVING A RADIUS OF 8000 FEET; THENCE ALONG THE ARC OF THE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50° 02' 47" AN ARC LENGTH OF 69.88 FEET; THENCE NORTH 88° 10' 51" WEST, A DISTANCE OF 102.54 FEET TO THE TRUE POINT OF BEGINNING.

PLAT OF STERLING VIEW DIV NO. I

SEC. 28, TWP. 35 N., RGE. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

B.E. Brachvogel

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 1991.

Judy Ann Menich TREASURER OF SKAGIT COUNTY WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 1991.

THIS 31st DAY OF July, 1991.

Judy Ann Menich by Kaded Jengquist
SKAGIT COUNTY TREASURER's Deputy

HEARING EXAMINER

APPROVED BY THE SKAGIT HEARING EXAMINER THIS 12th DAY OF JUNE, 1991.

Robert C. Schofield
ROBERT C. SCHOFIELD

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD AND BOUDINOT, INC. THIS 5th DAY OF July, 1991, AT 10 MINUTES PAST 10 P.M. AND RECORDED IN VOLUME 14 OF PLATS, PAGES 182-183, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Jerry McDuff Michael Lerard
COUNTY AUDITOR

APPROVALS

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Larry Sturdy
COUNTY ENGINEER

David C. L.H. for
COUNTY PLANNING DIRECTOR

H.W. Vane
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

George E. Seligway R.S.
SKAGIT COUNTY HEALTH OFFICER

EX OFFICIO CLERK OF BOARD

4/26/91

DATE

7/2/91

DATE

6/27/91

DATE

7-2-91

DATE

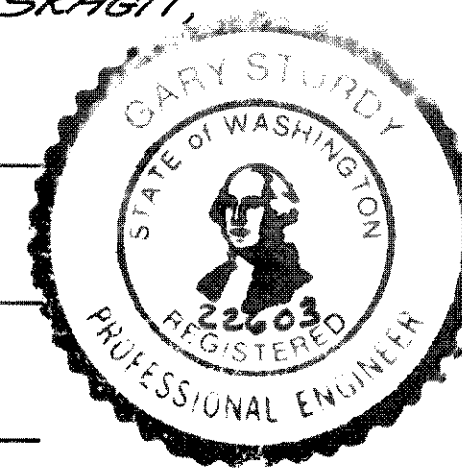
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DATE



EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, NATIONWIDE CABLEVISION COMPANY, CONTINENTAL TELEPHONE COMPANY, AND SKAGIT COUNTY PUBLIC UTILITY DISTRICT NUMBERS 1, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEVISION, TELEPHONE AND WATER SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS AT ALL TIMES FOR THE PURPOSES STATED.

NOTES:

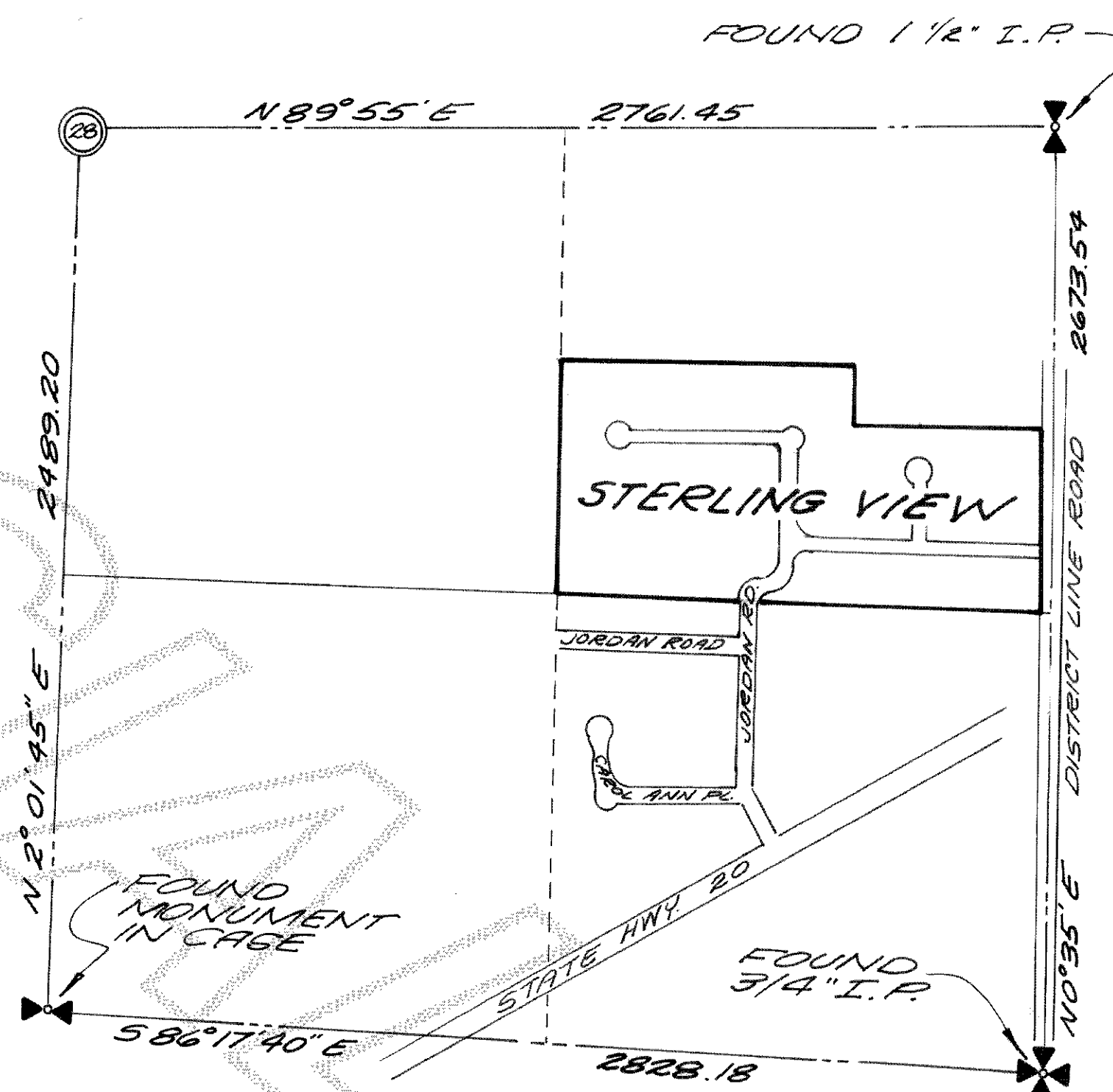
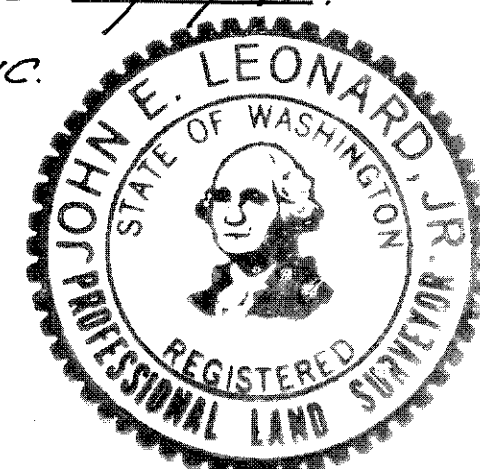
1. BUYER SHOULD BEWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
2. □... DENOTES CONCRETE MONUMENT SET THIS SURVEY.
3. SET 1/2" REBAR WITH YELLOW CAP MARKED "LEONARD 8992" AT EACH LOT CORNER.
4. FRONT YARD RESIDENTIAL SET BACK LINE IS SHOWN HEREON. FOR DETAILS OF REMAINING SETBACK REQUIREMENTS, SEE SKAGIT COUNTY ZONING ORDINANCE CHAPTER 14.04 OF SKAGIT COUNTY CODE.
5. CURRENT ZONING DISTRICT IS RESIDENTIAL.
6. MAINTENANCE OF STORM RETENTION AREA SHOWN ON SHEET 1, IS THE RESPONSIBILITY OF THE HOME OWNERS IN THIS PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "PLAT OF STERLING VIEW DIV. NO. 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

John E. Leonard Jr.
JOHN E. LEONARD, JR. R.E. & FLS
CERTIFICATE NO. 8992, DATE: 5/10/91

LEONARD AND BOUDINOT, INC.
603 SOUTH FIRST STREET
MOUNT VERNON, WA. 98273
(206) 336-5751
606 COMMERCIAL AVE.
ANACORTES, WA. 98221
(206) 293-4508



VICINITY MAP
SECTION SUBDIVISION
S.E. 1/4 SEC. 28, T. 35 N., R. 4 E., W.M.
SCALE: 1"=600'

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE USE AS ROADS AND WAYS, AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE REASONABLE ORIGINAL GRADING OF THE ROADS AND WAYS HEREON. FOLLOWING REASONABLE ORIGINAL GRADING OF THE ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS OF WAYS, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATER IN CULVERTS OR DRAINS, OR RE-ROUTING THEREOF ACROSS ANY LOTS AS MAY BE UNDERTAKEN BY, OR FOR, THE OWNER OF ANY LOTS, SHALL BE DONE BY AND AT THE EXPENSE OF SAID OWNER.

IN WITNESS WHEREOF WE HAVE HEREUNT SET OUR HANDS AND SEALS THIS 22 DAY OF MAY, 1991.

David Allegre, Pres.
PRESIDENT DUJARDIN DEVELOPMENT CO.

Kenneth Pauw, V.P.
VICE PRESIDENT PUGET SOUND BANK

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF SNOHOMISH }

THIS IS TO CERTIFY THAT ON THE 22 DAY OF MAY, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID ALLEGRE, PRESIDENT OF DUJARDIN DEV. CO. TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

David M. Harrison
NOTARY PUBLIC
RESIDING AT Seattle, WA
My Appt Expires 3-15-95

STATE OF WASHINGTON } S.S.
COUNTY OF KING }

THIS IS TO CERTIFY THAT ON THE 22nd DAY OF MAY, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KENNETH PAUW, VICE PRESIDENT OF PUGET SOUND BANK.

THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Carol M. Schick
NOTARY PUBLIC
RESIDING AT Kent, WA
My commission expires 10/31/91

