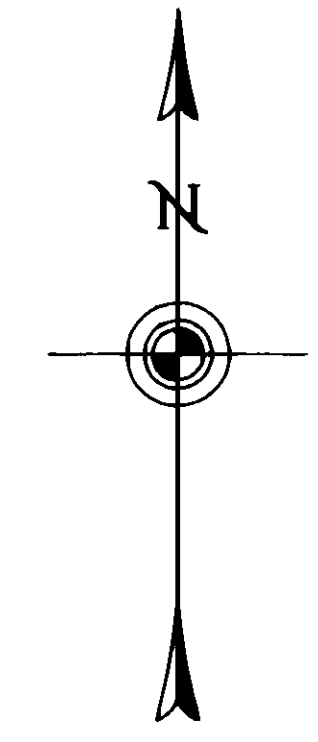


MAX SUTTON ESTATES

FINAL PLAT OF MAX SUTTON ESTATES IN THE S.W. 1/4
OF THE S.E. 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



SCALE: 1" = 100'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S22°01'43"E	46.47'
L2	N88°15'08"W	45.47'
L3	S88°03'27"E	3.95'
L4	N21°01'40"E	29.18'
L5	S38°00'19"E	31.66'
L6	S38°00'19"E	78.57'
L7	S88°15'08"E	25.47'
L8	S85°48'42"E	22.83'
L9	S48°54'41"E	37.34'

LEGEND

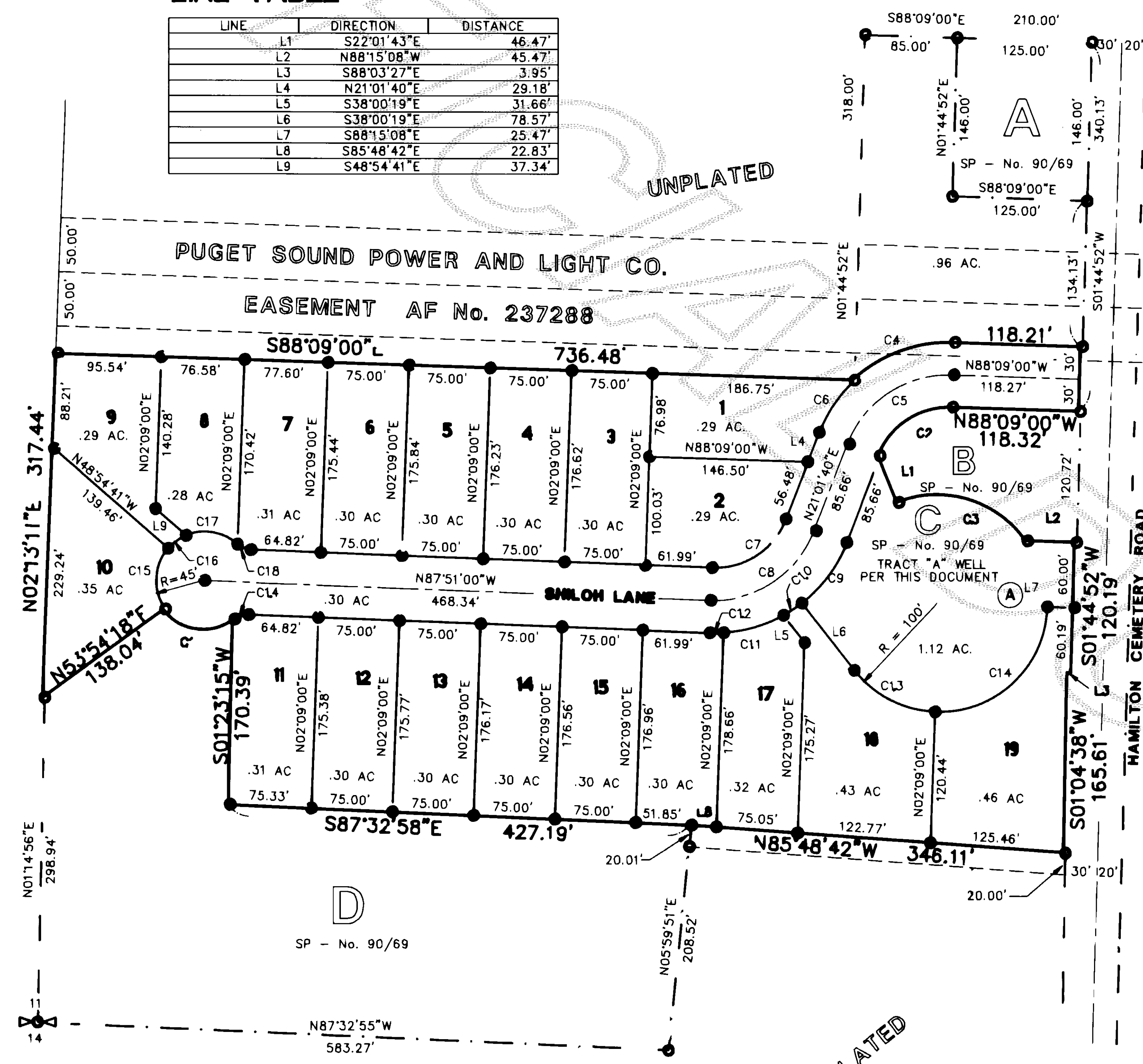
- C? DENOTES CURVE IN CURVE TABLE
- L? DENOTES LINE IN LINE TABLE
- DENOTES MONUMENT FOUND PER SHORT PLAT NUMBER 90-69
- DENOTES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "LS 18100" SET

NOTES

BASIS OF BEARING AS PER SHORT PLAT # 90-69
METHOD OF SURVEY: FIELD TRAVERSE
EQUIPMENT USED: 1" ELECTRONIC TOTAL STATION
SUBSTANDARD LOTS PER CITY ORDINANCE RECORDED IN A.F. No. _____
AVERAGE LOT WIDTH: 86.5'
DEDICATIONS OF STREETS AND UTILITIES TO TOWN OF HAMILTON AS SHOWN ON THE FACE OF
THIS PLAT ARE UPON RECORDING OF THE PLAT CONSIDERED FOR PURPOSES OF R.C.W. 58.17.165
AS A QUIT CLAIM DEED AND CONVEYANCE TO THE TOWN OF HAMILTON AS GRANTEEES AND
DONEES FOR SAID DEDICATION.

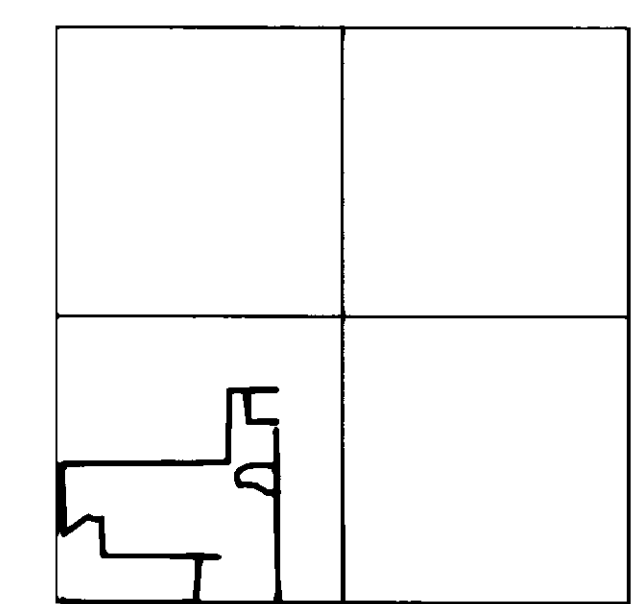
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	45.00'	71.84'	64.45'	S81°49'48"E	91°28'12"
C2	70.00'	86.53'	81.12'	S56°26'20"W	70°49'20"
C3	100.00'	134.23'	124.37'	N73°34'21"W	76°54'19"
C4	130.00'	101.81'	99.23'	S69°24'50"W	44°52'19"
C5	100.00'	123.61'	115.89'	S56°26'20"W	70°49'20"
C6	130.00'	58.88'	58.38'	S34°00'10"W	25°57'01"
C7	70.00'	86.89'	81.42'	N56°35'20"E	71°07'20"
C8	100.00'	124.13'	116.31'	N56°35'20"E	71°07'20"
C9	130.00'	70.24'	69.39'	N36°30'24"E	30°57'27"
C10	130.00'	20.43'	20.41'	N56°29'18"E	09°00'21"
C11	130.00'	58.00'	57.52'	N73°46'22"E	25°33'47"
C12	130.00'	12.70'	12.69'	N89°21'08"E	05°35'48"
C13	100.00'	86.30'	83.64'	S62°56'04"E	49°26'37"
C14	100.00'	158.12'	142.15'	N47°02'48"E	90°35'39"
C15	20.00'	13.86'	13.59'	S72°17'33"W	39°42'54"
C16	45.00'	60.62'	56.14'	S02°29'48"W	77°11'01"
C17	45.00'	20.72'	20.54'	S54°16'57"W	26°23'16"
C18	45.00'	50.57'	47.95'	N80°19'45"W	64°23'19"
C19	20.00'	13.86'	13.59'	S67°59'33"E	39°42'54"

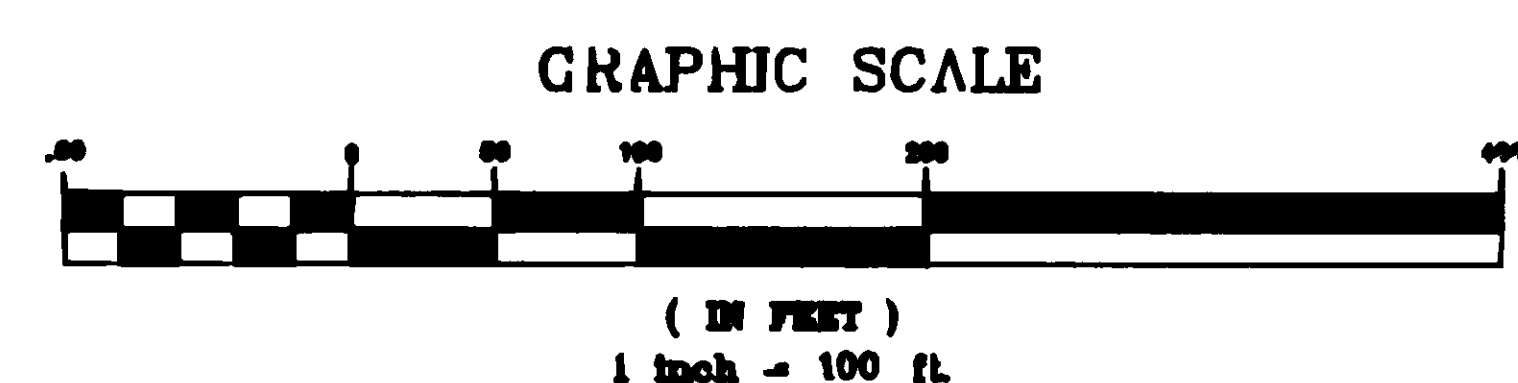


UNPLATED

UNPLATED



S.E. 1/4 SEC. 11



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



SHEET 1 of 2

PLAT OF A PORTION OF SEC. 11, TWP. 35 N., RNG. 6 E., W.M.			
SKAGIT COUNTY WASHINGTON			
DRAWN BY PJS	DATE 6/17/93	FOR: MAX SUTTON	SCALE 1" = 100'
APPROVED BY LST	F.B. No.	FILENAME /P/5731/COGO/	DWG. NO.5731P.DWG

V.15 Plats pg 128

Alice
Sutton

MAX SUTTON ESTATES

FINAL PLAT OF MAX SUTTON ESTATES IN THE S.W. 1/4
OF THE S.E. 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

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 1994.
DATED THIS 7th DAY OF Jan, 1994.

Judy Ann Menick by Kelly Jungquist
SKAGIT COUNTY TREASURER Deputy

A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES FOR THE YEAR 1994.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHTS 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 OR LOTS, WHERE WATER MIGHT TAKE NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

Max Sutton
Alice R. Sutton
J. A. Kupper

ROAD DEDICATION

"The cost of construction and maintaining all roads not herein dedicated as Town Streets and all access roads to the plat, unless the same are dedicated as County Roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Town Council to include these roads, streets and/or alleys in the road system, said petitioner shall be obligated to bring the same to the Town Street Standards in all respects prior to acceptance by the Town."

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO THE PUGET SOUND POWER AND LIGHT COMPANY, PUBLIC UTILITY DISTRICT NO. 1, CONTINENTAL AND/OR GENERAL TELEPHONE COMPANIES, NATIONWIDE CABLEVISION COMPANY, CASCADE NATURAL GAS COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDER-GROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER, AND CABLEVISION SERVICE, 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 CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.



7-30-93

NOTES

1. LONG PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN THE DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING - RESIDENTIAL.
4. WATER - CITY OF HAMILTON.
5. SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEM.
6. BASIS-OF-BEARINGS - ASSUMED N 87°32'58"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SUBJECT SECTION.
7. THIS SURVEY IS BASED ON A DESCRIPTION CONTAINED IN FIRST AMERICAN TITLE CO. OF SKAGIT COUNTY, CERTIFICATE FOR SHORT PLAT, ORDER NO. 29952, DATED SEPTEMBER 13, 1990.
8. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 1 SECOND, DIGITAL ELECTRONIC TOTAL STATION.

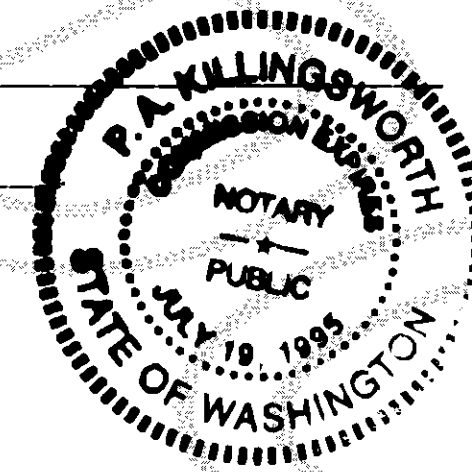
ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF Skagit) ss

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF August OF 1993 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN THE AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Max Sutton

Alice R. Sutton
TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

P. A. Killingsworth
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT Fairbairn



ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Skagit) ss

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF August 1993 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY

APPEARED J. A. Kupper RESPECTIVELY

OF A WASHINGTON CORPORATION. THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

P. A. Killingsworth
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Fairbairn

LEGAL DESCRIPTION

LOT C OF SHORT PLAT NO. 90-69. AUDITOR'S FILE NO. 9107290052 VOLUME 9, PAGE 391, SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO MAX AND ALICE SUTTON FOR BOUNDARY LINE ADJUSTMENT AND DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 9201140058.

SURVEYOR'S CERTIFICATE

I, J. Shayne Thatcher, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

J. Shayne Thatcher
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 28414

HAMILTON TOWN COUNCIL

FINDINGS AND CONCLUSIONS

WHEREAS, the Max Sutton Preliminary Plat was approved by the Town Council on September 14, 1993 following completion of environmental review; and

WHEREAS, the applicant has submitted for the Council's review and approval, all required exhibits and materials under Section XI of Ordinance No. 150,

THE HAMILTON TOWN COUNCIL HEREBY APPROVES the Final Max Sutton Plat and concludes pursuant to ordinance 150 and RCW 58.17.110 that: the Final Max Sutton Plat is in conformity with the Max Sutton Preliminary Plat, the Hamilton zoning ordinance, and applicable Hamilton land use controls; that appropriate provisions have been made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds; and that the public use and interest will be served by the Max Sutton subdivision and dedications; and

The Council hereby accepts all properties and improvements duly dedicated to the Town as municipal facilities.

HAMILTON TOWN COUNCIL

John Ross Charles Strubble
John Ross Charles Strubble

Kenneth Lath Susan Dills
Kenneth Lath Susan Dills

Barbara Dills
Barbara Dills

Timothy A. Bate
Town of Hamilton Mayor

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 7 DAY OF Jan 1994 AT 11:55 AM.
IN VOL. 15 OF PLATS, PAGE 17, 18 UNDER AUDITOR'S FILE

NO. 9401070082 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Jerry McIntosh by Cheryl Jungquist
COUNTY AUDITOR

Delilah Sutton
8-9-93

SHEET 2 of 2



604 N. MAIN ST.
P.O. Box 308
Coupeville, WA.
98239
(206) 678-6363

PLAT OF A PORTION OF
SEC. 11, TWP. 35 N., RNG. 6 E., W.M.

SKAGIT COUNTY

WASHINGTON

DRAWN BY PJS

DATE 6/17/93

FOR: MAX SUTTON

SCALE 1" = 100'

APPROVED BY LST

F.B. No.

FILENAME /P/5731/COGO/

DWG. NO.5731P2

V.15 Plats Pg 127