

# PLAT OF Sunrise Estates DIVISION II

Survey in the SE1/4 of the NW1/4 of Section 17, Twp. 34 N., Rng. 2 E., W.M.

## Legal Description

Lot 9 of the plat of "SUNRISE ESTATES" recorded in Volume 14 of Plats at page 87 & 88 under A.F. No. 8909070009, records of Skagit County, Washington; being a portion of the Southeast quarter of the Northwest quarter of Section 17, Township 34 North, Range 2 East, W.M., lying Westerly of Gibraltar Road.

## Dedication

Know all men by these presents that Marvin D. Portis and Jeanette M. Portis, H/W; Kenny L. Portis; 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 across any lot or lots, where water might take natural course, in the original reasonable grading of roads and ways shown heron.

Following original reasonable grading of roads and ways hereon, 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.

## Utility Easement

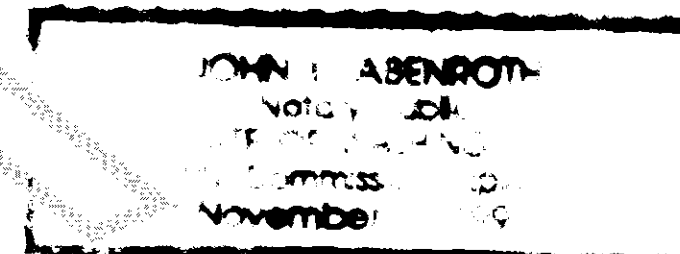
An easement is hereby reserved for and granted to Puget Sound Power and Light Company, General Telephone Company, Valley Cable Television, Cascade Natural Gas Corp., Skagit County Public Utility District No. 1, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all Lots in which to install, lay, construct, renew, operate and maintain underground 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 all times for the purpose stated.

Know all men by these presents that we the undersigned subdividers hereby certify that this Plat is made as our free and voluntary act and deed and in witness whereof we have caused our names to be hereunto subscribed this 12 day of October, 1995.

Marvin D. Portis  
Marvin D. Portis

Jeanette M. Portis  
Jeanette M. Portis

Kenny L. Portis  
Kenny L. Portis



## Acknowledgements

State of Washington County of SKAGIT I certify that I know or have satisfactory evidence that MARVIN D. & JEANETTE PORTIS H/W AND KENNY L. PORTIS signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title NOTARY  
Date OCT 12, 1995 My appointment expires NOV. 1, 1996

State of Washington County of \_\_\_\_\_ I certify that I know or have satisfactory evidence that \_\_\_\_\_ signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature \_\_\_\_\_ Title \_\_\_\_\_  
Date \_\_\_\_\_ My appointment expires \_\_\_\_\_

## Addresses

LOT 1 = 1445 ASHLEY PLACE  
LOT 2 = 1447 ASHLEY PLACE  
LOT 3 = 1449 ASHLEY PLACE  
LOT 4 = 1450 ASHLEY PLACE  
LOT 5 = 1448 ASHLEY PLACE  
LOT 6 = 1446 ASHLEY PLACE  
LOT 7 = 536 SUNRISE ESTATES DRIVE  
LOT 8 = 1443 AUSTIN PLACE  
LOT 9 = 1447 AUSTIN PLACE  
LOT 10 = 1448 AUSTIN PLACE  
LOT 11 = 1440 AUSTIN PLACE  
LOT 12 = 1442 AUSTIN PLACE  
LOT 13 = 1444 AUSTIN PLACE  
LOT 14 = 1446 AUSTIN PLACE

## Surveyor's Certificate

I, John L. Abenroth, Registered Land Surveyor do hereby certify that the Plat of Sunrise Estates 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 hereon correctly, and that monuments will be set and lot corners will be staked on the ground as shown on the plat, as construction progresses.

[Signature]  
John L. Abenroth, PLS; CERT. # 17651  
c/o Skagit Surveyors Inc.  
806 Metcalf Street  
Sedro-Woolley, Wash. 98284  
Phone: (360) 855-2121

OCT 12, 1995  
Date

## Notes

1. Basis of Bearings - Short Plat No. 7-88, filed in Volume 8 of Short Plats at page 57 as AF#8808170019.
2. Zoning - Residential
3. Water - Skagit County Public Utility District No. 1.
4. Sewer - Individual on-site sewage systems.

## Covenants and Restrictions

The covenants, reservations, and restrictions for this plat are filed in Volume 784 of Official Records at pages 217-220 as Auditor's File No. 8810270098 and filed in Volume 837 of Official records at pages 469, as Auditor's File No. 8908210015, records of 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 1996.

I, [Signature] Treasurer of Skagit County Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1996.

This 2nd day of April, 1996

[Signature]  
Skagit County Treasurer

## Approvals

Examined and approved for the County of Skagit, State of Washington

[Signature] 3-28-96  
County Health Officer Date

[Signature] 3-26-96  
County Planning Director Date

[Signature] 3-22-96  
County Engineer Date

[Signature] 2/7/96  
County Hearing Examiner Date

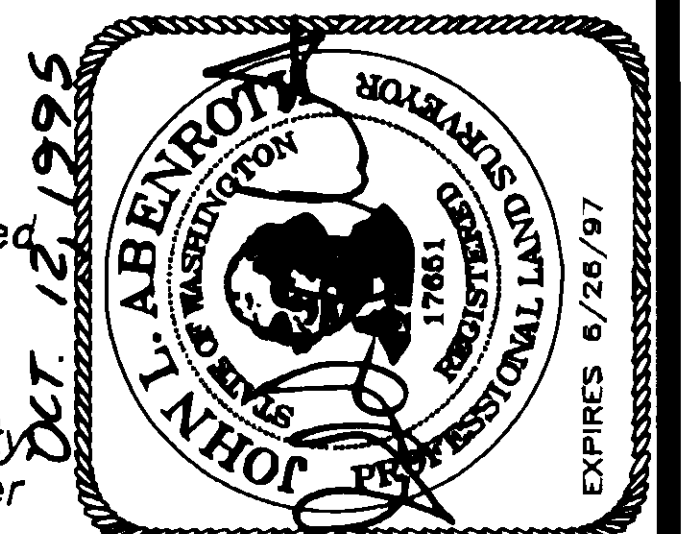
[Signature] 4-1-96  
Chairperson, Board of County Commissioners Date

Ex-officio Clerk of Board Date

## Portis Development

Marvin D. Portis  
1448 Austin Place  
Anacortes, Washington  
98221

AUDITOR'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 1996 at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and \_\_\_\_\_ of \_\_\_\_\_, records of Skagit County, Wa.  
County Auditor or Deputy Auditor  
A.F.# \_\_\_\_\_



INC. 806 Metcalf St., Sedro-Woolley, WA 98284  
Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			952-90	fm	JLA	11OCT95		1 OF 2

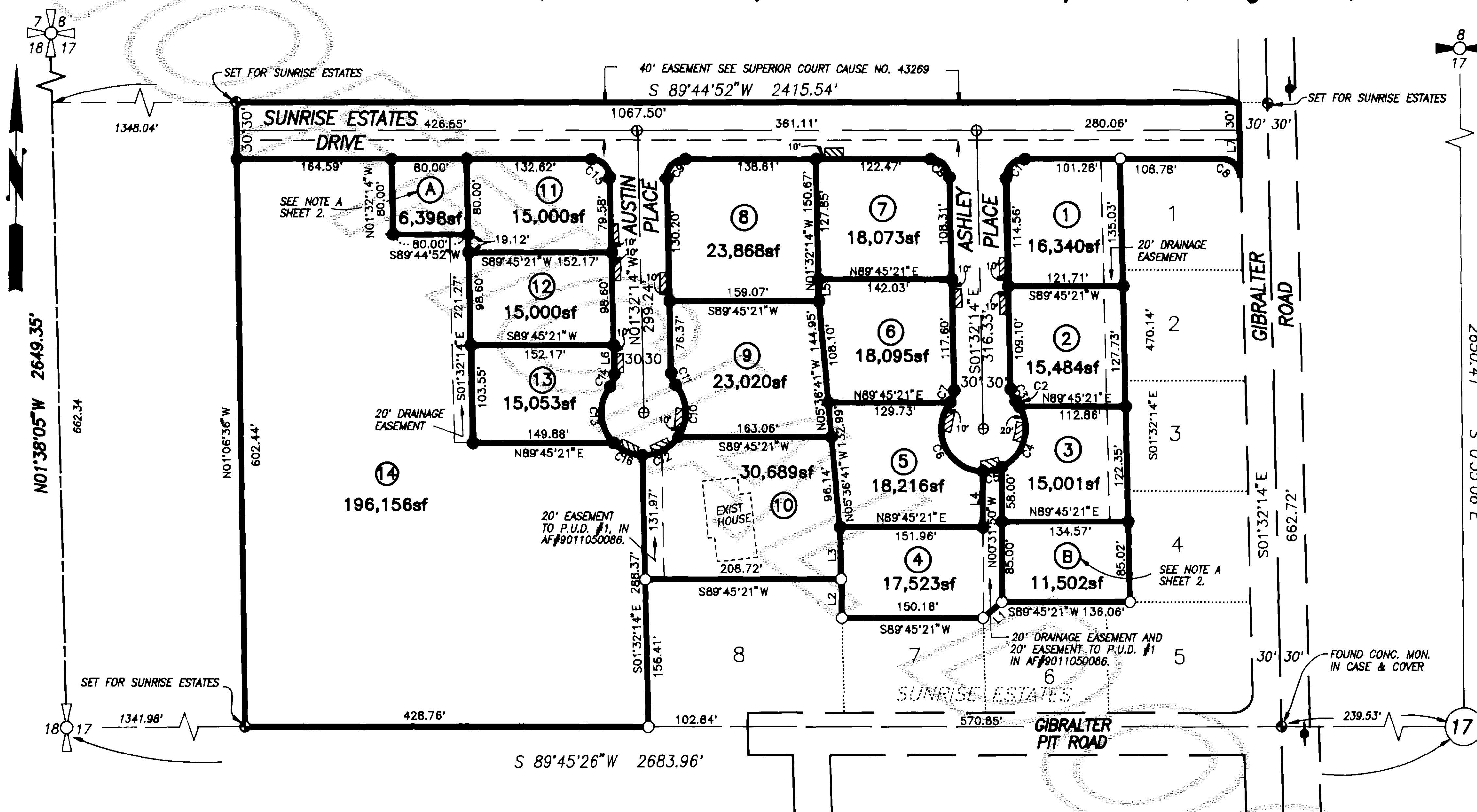
9604020065

# PLAT OF Sunrise Estates DIVISION II

Survey in the SE1/4 of the NW1/4 of Section 17, Twp. 34 N., Rng. 2 E., W.M.

31  
26  
91

AUDITOR'S CERTIFICATE  
Filed for record this 2 day of April 1996 at 12 minutes past 11 o'clock A.M., and recorded in Volume 16 of Plats at page 92-93 records of Skagit County, Wa.  
Christine J. Jaggard  
County Auditor of Skagit County  
A.F.# 9604020065



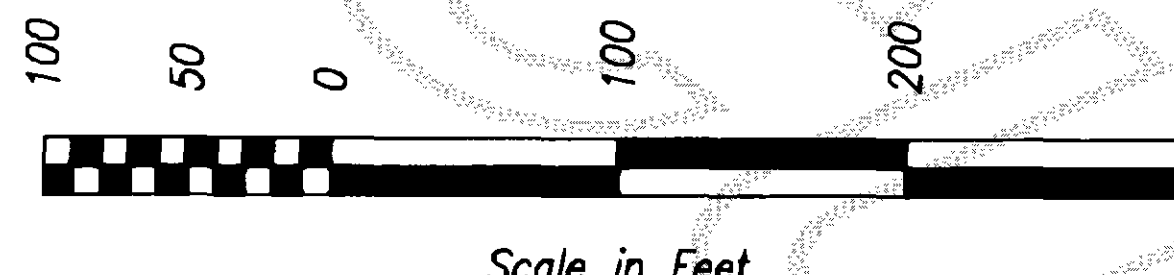
LINE #	BEARING	DISTANCE
L1	S49°23'29"W	26.25'
L2	N01°32'14"W	40.88'
L3	N01°32'14"W	55.44'
L4	N00°31'50"W	59.46'
L5	N01°32'14"W	22.83'
L6	N01°32'14"W	30.63'
L7	N01°32'14"W	49.56'

CURVE #	RADIUS	DELTA	LENGTH
C1	20.00'	91°17'06"	31.88'
C2	45.00'	09°25'19"	7.40'
C3	20.00'	39°42'55"	13.86'
C4	45.00'	98°28'51"	75.78'
C5	45.00'	26°14'02"	20.80'
C6	45.00'	127°17'38"	99.98'
C7	20.00'	39°42'55"	13.86'
C8	20.00'	88°42'54"	30.97'
C9	20.00'	91°17'06"	31.88'
C10	45.00'	75°58'04"	59.64'
C11	20.00'	39°42'55"	13.86'
C12	45.00'	56°58'25"	44.75'
C13	45.00'	83°50'53"	65.85'
C14	20.00'	39°42'55"	13.86'
C15	20.00'	88°42'54"	30.97'
C16	45.00'	42°40'27"	33.52'

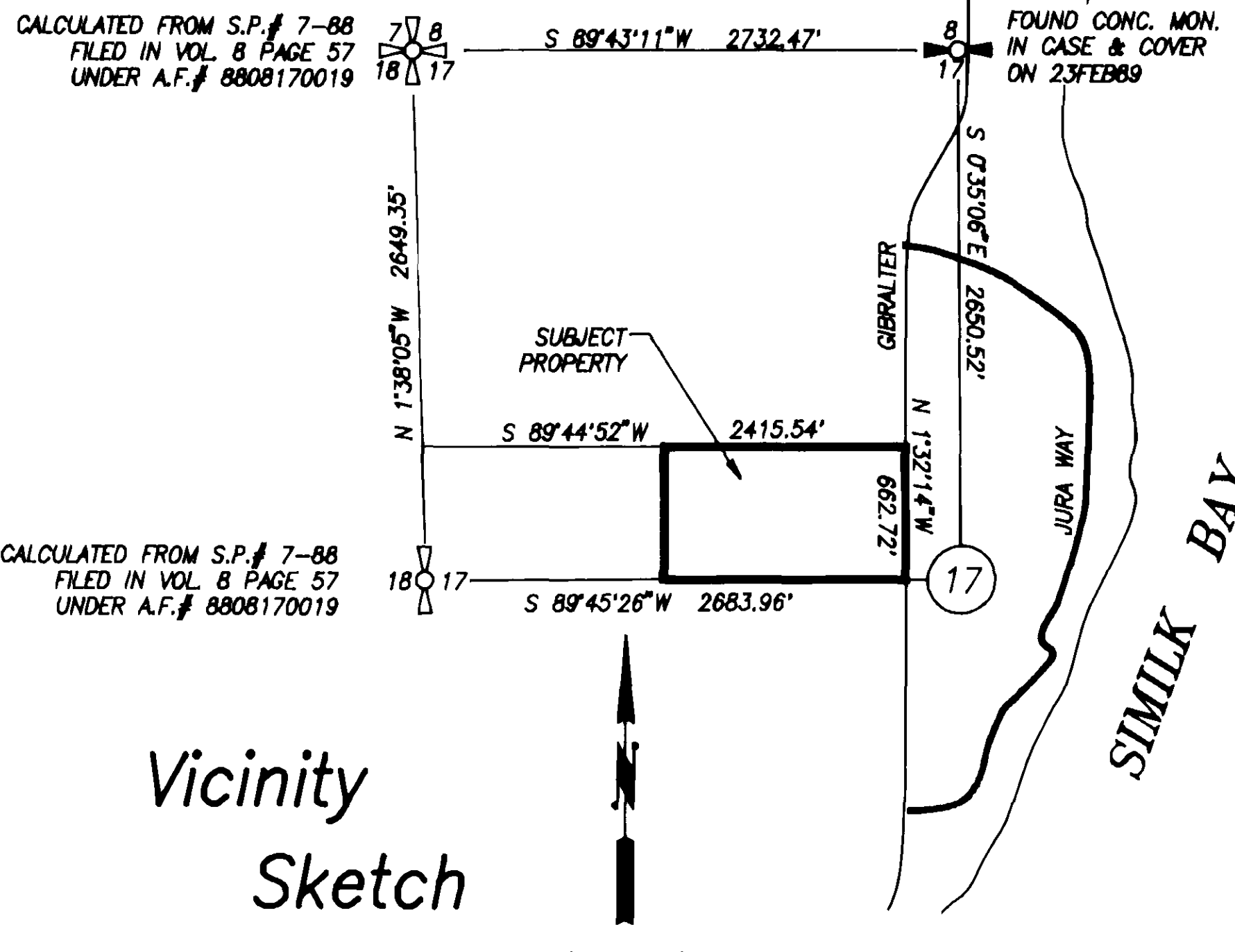
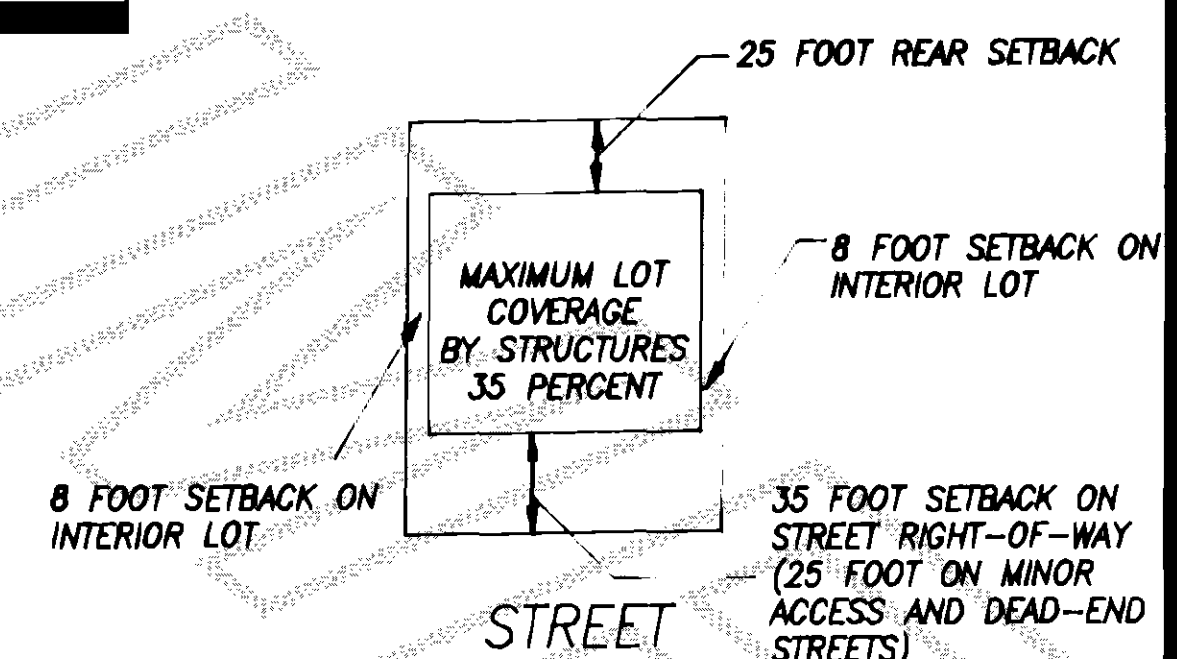


- ### Legend
- Set 1/2" X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake on Plat of Sunrise Estates.
  - Set 1/2" X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
  - ⊕ Set Concrete Monument, except as noted.
  - ⊕ Set concrete monument in case and cover with brass cap marked "SKA SURV 17651".
  - ▨ Access location.

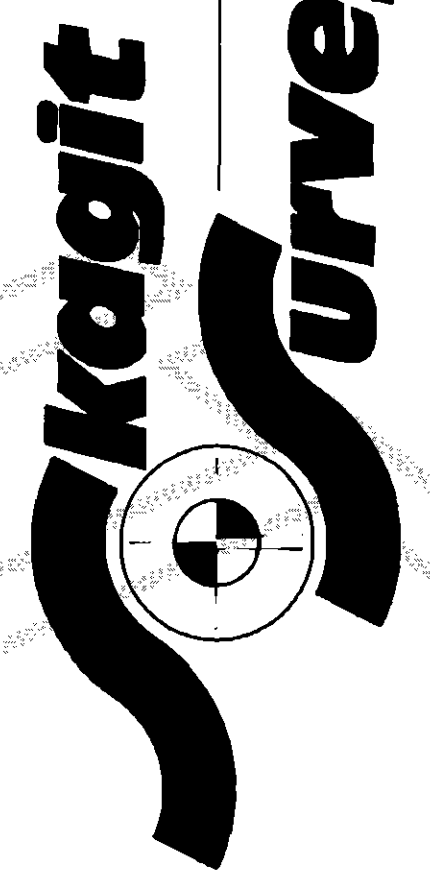


**Note A**  
These Tracts are for drainage detention pond construction, operation and maintenance.

### Minimum Setback Requirements



**Developer:**  
Marvin D. Portis  
1448 Austin Place  
Anacortes, Wa.  
98221  
(360)-293-7414



INC. 806 Metcalf St., Sedro-Woolley, WA 98284  
Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			952-90	fm	JLA	11OCT95	1" = 100'	2 OF 2