

PLAT OF KABALO HEIGHTS
IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 35, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
SHEET 1 OF 3

200005250077
Kathy Hill, Skagit County Auditor
6/26/2000 Page 1 of 3 3:13:41PM

DESCRIPTION

THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THE COUNTY ROAD ALONG THE NORTH LINE THEREOF; AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, WHICH IS NORTH 89°52' EAST AND 706.14 FEET DISTANCE FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTH 89°52' EAST ALONG SAID NORTH LINE 186.97 FEET;

THENCE SOUTH 55°41' EAST 436.24 FEET;

THENCE SOUTH 25°03'30" WEST, PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, 446.45 FEET;

THENCE NORTH 07°51'50" WEST, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 410.0 FEET;

THENCE NORTH 29°25'30" EAST, 258.55 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPT THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., CONVEYED TO THE STATE OF WASHINGTON, DEPARTMENT OF GAME BY DEED RECORDED JUNE 5, 1944, IN VOLUME 194 OF DEEDS, PAGE 1; RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACTS "A" AND "B".

TRACT "A":

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, WHICH IS NORTH 89°52'24" EAST CALLED NORTH 89°52' EAST IN PREVIOUS DESCRIPTIONS) AND 706.14 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTH 89°52'24" EAST CALLED NORTH 89°52' EAST IN PREVIOUS DESCRIPTIONS) ALONG SAID NORTH LINE 186.97 FEET;

THENCE SOUTH 55°41'27" EAST (CALLED SOUTH 55°41' EAST IN PREVIOUS DESCRIPTIONS) 436.24 FEET;

THENCE SOUTH 25°03'07" EAST (CALLED SOUTH 25°03'30" EAST IN PREVIOUS DESCRIPTIONS) 446.45 FEET;

THENCE SOUTH 89°52'24" WEST (CALLED SOUTH 89°52' WEST IN PREVIOUS DESCRIPTIONS), PARALLEL WITH SAID NORTH LINE OF SAID SUBDIVISION, 446.45 FEET;

THENCE NORTH 07°51'27" WEST (CALLED NORTH 07°51'50" WEST IN PREVIOUS DESCRIPTIONS), PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 410.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 07°51'27" WEST 63.49 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 30°31'33" EAST 187.63 FEET ALONG SAID FENCE LINE TO SAID NORTH LINE OF SAID SUBDIVISION;

THENCE NORTH 89°52'24" EAST 32.69 FEET ALONG SAID NORTH LINE TO SAID POINT THAT IS 706.14 FEET FROM SAID NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 29°25'35" WEST (CALLED SOUTH 29°25'30" WEST IN PREVIOUS DESCRIPTIONS) 258.55 FEET TO THE TRUE POINT OF BEGINNING.

TRACT "B":

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, WHICH IS NORTH 89°52'24" EAST (CALLED NORTH 89°52' EAST IN PREVIOUS DESCRIPTIONS) AND 706.14 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTH 89°52'24" EAST (CALLED NORTH 89°52' EAST IN PREVIOUS DESCRIPTIONS) ALONG SAID NORTH LINE 186.97 FEET;

THENCE SOUTH 55°41'27" EAST (CALLED SOUTH 55°41' EAST IN PREVIOUS DESCRIPTIONS) 436.24 FEET;

THENCE SOUTH 25°03'07" EAST (CALLED SOUTH 25°03'30" EAST IN PREVIOUS DESCRIPTIONS) 446.45 FEET;

THENCE SOUTH 89°52'24" WEST (CALLED SOUTH 89°52' WEST IN PREVIOUS DESCRIPTIONS), PARALLEL WITH SAID NORTH LINE OF SAID SUBDIVISION, 446.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 07°51'27" WEST 63.49 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 30°31'33" EAST 187.63 FEET ALONG SAID FENCE LINE TO SAID NORTH LINE OF SAID SUBDIVISION;

THENCE NORTH 89°52'24" EAST 32.69 FEET ALONG SAID NORTH LINE TO SAID POINT THAT IS 706.14 FEET FROM SAID NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 29°25'35" WEST (CALLED SOUTH 29°25'30" WEST IN PREVIOUS DESCRIPTIONS) 258.55 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE SKAGIT COUNTY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, G.T.E. CASCADE NATURAL GAS CORP., AND TO CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROMOVING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, 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

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS ("KABALO HEIGHTS ASSOCIATION") IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS, THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS PERSONAL REPRESENTATIVES, AND ASSIGNS.

APPROVALS

EXAMINED AND APPROVED THIS 18th DAY OF May, 2000

COUNTY ENGINEER, SKAGIT COUNTY S/Mark

EXAMINED AND APPROVED THIS 22nd DAY OF May, 2000

CHAMAN OF THE BOARD OF COUNTY COMMISSIONERS Sherry Haden

EXAMINED AND APPROVED THIS 10th DAY OF May, 2000

HEARING EXAMINER Don Dillard

EXAMINED AND APPROVED THIS 18 DAY OF May, 2000

COUNTY PLANNING DIRECTOR Jane Kaler

EXAMINED AND APPROVED THIS 11th DAY OF May, 2000

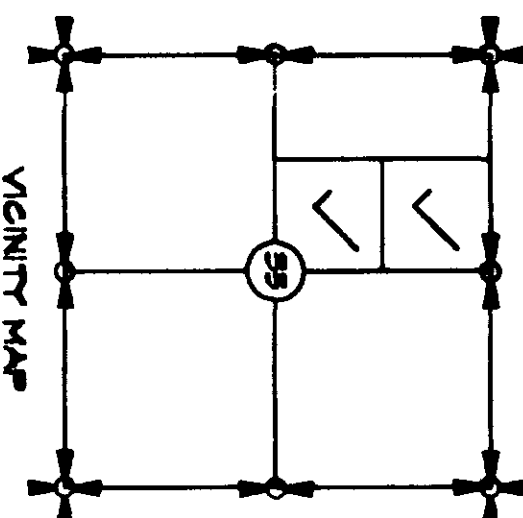
COUNTY HEALTH OFFICER Sharon

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 2000.

Sharon Menzel TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT A DEPOSIT

Sharon Menzel COUNTY TREASURER



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT KABALO HEIGHTS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND KEYBANK NATIONAL ASSOCIATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATTED DO HEREBY DECLARE THIS PLAT AND DEDICATES TO THE USE OF PUBLIC FOREVER, ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROAD AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE 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 THE OWNER

Donald R. Seabrau MANAGER

KEYBANK NATIONAL ASSOCIATION

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Donald R. Seabrau

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager

OF KABALO HEIGHTS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5-17-2000

SIGNATURE Myrae R. Seabrau

TITLE Receptionist / Netwy

MY APPOINTMENT EXPIRES 12-1-02

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Monica R. Pless

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VP

OF KEYBANK NATIONAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY

FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5-17-2000

SIGNATURE Myrae R. Seabrau

TITLE Receptionist / Netwy

MY APPOINTMENT EXPIRES 12-1-02

AUDITOR'S CERTIFICATE

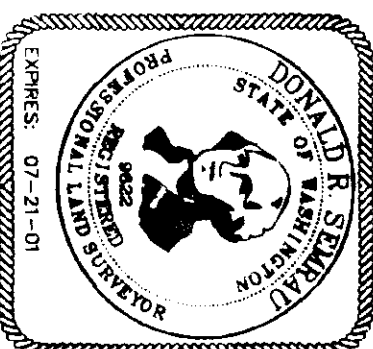
FILED FOR RECORD THIS 25 DAY OF May, 2000 AT 3:13 PM UNDER AUDITOR'S FILE NO. 200005250017, AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING, P.L.L.C.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "KABALO HEIGHTS" IS BASED UPON AN ACTUAL SURVEY AND DISTANCES ARE SHOWN CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Donald R. Seabrau DATE: May 29, 2000

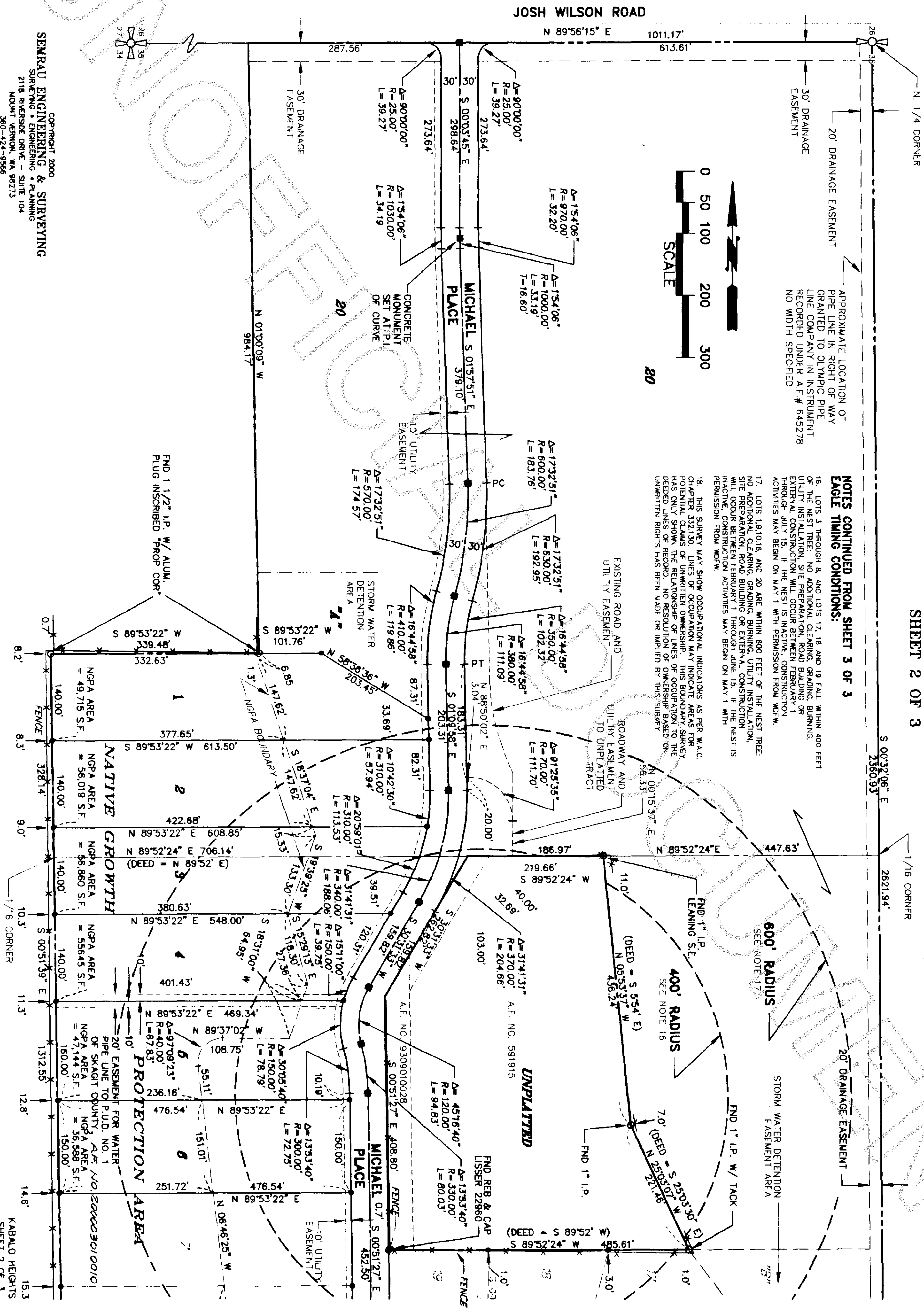
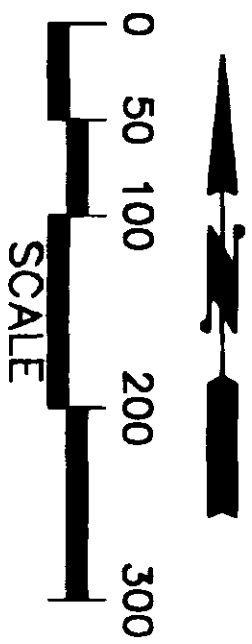
DONALD R. SEMRAU, P.L.S., CERTIFICATE NO. 9622
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566



PLAT OF KABALO HEIGHTS
IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 35, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
SHEET 2 OF 3

NOTES CONTINUED FROM SHEET 3 OF 3
EAGLE TIMING CONDITIONS:

16. LOTS 3 THROUGH 8, AND LOTS 17, 18 AND 19 FALL WITHIN 400 FEET OF THE NEST TREE. NO ADDITIONAL CLEARING, GRADING, BURNING, UTILITY INSTALLATION, SITE PREPARATION, ROAD BUILDING OR EXTERNAL CONSTRUCTION WILL OCCUR BETWEEN FEBRUARY 1 THROUGH JULY 15, IF THE NEST IS INACTIVE, CONSTRUCTION ACTIVITIES MAY BEGIN ON MAY 1 WITH PERMISSION FROM WDFW.
17. LOTS 1, 9, 10, 16, AND 20 ARE WITHIN 600 FEET OF THE NEST TREE. NO ADDITIONAL CLEARING, GRADING, BURNING, UTILITY INSTALLATION, SITE PREPARATION, ROAD BUILDING OR EXTERNAL CONSTRUCTION WILL OCCUR BETWEEN FEBRUARY 1 THROUGH JUNE 15, IF THE NEST IS INACTIVE, CONSTRUCTION ACTIVITIES MAY BEGIN ON MAY 1 WITH PERMISSION FROM WDFW.
18. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.



SENRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
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MOUNT VERNON, WA 98273
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