

PLAT OF ANKNEY HEIGHTS

in the NW1/4 of the SE1/4 and in the NE1/4 of the SW1/4 and in the NW1/4 of the SW1/4 of Section 13, Township 35 N. Range 4 E., W.M.

Legal Description

PARCEL A

That portion of the northeast quarter of the southwest quarter and of the northwest quarter of the southwest quarter of Section 13, Township 35 North, Range 4 East, W.M., lying northeasterly of the Northern Pacific Railroad Company right of way, described as follows:

Beginning at the center of said Section 13; thence S 1°30'07"E, 439 feet; thence S 68°02'53"W, 657 feet, more or less, to the northeasterly boundary of the Northern Pacific Railroad right of way; thence northeasterly along said boundary to the intersection of said boundary with the east and west centerline of said Section 13; thence S 88°08'20"E, a distance of 1608.4 feet, more or less, to the point of beginning. EXCEPT that portion of the above described tract lying in the southwest quarter of said Section 13.

northeast quarter of the

PARCEL B

That portion of the northwest quarter of the northwest quarter of the southeast quarter of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the northwest corner of said subdivision; thence S 1°30'07"E along the west line of said subdivision, a distance of 439 feet; thence N 52°22'53"E, a distance of 220 feet; thence S 88°57'07"E, a distance of 280 feet; thence N 75°32'53"E, a distance of 99.28 feet to the west line of that certain Quit Claim Deed filed under Auditor's File No. 8112220007, records of Skagit County, Washington; thence S 182°1'20"E, along the west line of said Quit Claim Deed, a distance of 97.83 feet to the north margin of that certain 40 foot road known as Sapp Road; thence northeasterly along said north margin on a curve to the right, having a central angle of 3°48'46", a radius of 1502.69 feet, an arc distance of 100 feet to the east line of said subdivision; thence N 1°36'45"W, along the east line of said subdivision, a distance of 307.77 feet to the northeast corner of said subdivision; thence N 88°08'20"W along the north line of said subdivision, a distance of 671.90 feet to the point of beginning.

EXCEPT that portion of the northwest quarter of the northwest quarter of the southeast quarter of said Section 13, described as follows:

Commencing at the northwest corner of said subdivision; thence S 86°39'26"E along the north line thereof, a distance of 411.42 feet to the point of beginning of this description; thence S 00°06'57"E parallel with the east line of said subdivision, a distance of 152.52 feet; thence S 85°55'04"E, a distance of 45.77 feet to the point of curvature of a curve to the right having a radius of 250 feet; thence southeasterly along said curve through a central angle of 60°40'43" and an arc distance of 264.76 feet; thence S 25°14'21"E, a distance of 14.58 feet to a point on the east line of said subdivision; thence N 00°06'57"W along the east line of said subdivision, a distance of 296.56 feet to the northeast corner thereof; thence N 86°39'26"W along the north line of said subdivision, a distance of 260.36 feet to the point of beginning of this description.

Treasurer's Certificate's

I hereby certify that there are no delinquent special assessments and all special assessments on any property herein contained dedicated as streets, alleys, or for other public use are paid in full.

Robby K. Nelson 8-20-01
City Treasurer Date

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein, described, have been fully paid and discharged according to the records of my office, up to and including the year 2001.

Patricia J. Jorgensen 8/14/01
Treasurer of Skagit County, Washington
I hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2002.

Patricia J. Jorgensen 8/14/01
Skagit County Treasurer Date

Notes

1. Basis-of-bearings - Assumed N86°39'26"W on the north line of the southwest quarter of Section 13.
2. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
3. This easement to the City of Sedro-Woolley is for the purpose of a walking trail between Longtime Lane and the adjacent city property to the north.
4. Future residential development on these lots may be subject to street, parks, fire, police, and school impact fees. Such fees shall be in the amounts in effect at the time of issuance of building permits.
5. Future residential construction on the lots in this plat shall be subject to the city's Natural Resources and Critical Areas ordinances as they relate to construction on steep slopes.
6. The lots in this plat are located in the vicinity of a business operation which may subject the residents of the plat to occasional nuisances associated with the operation of the business.
7. The lots in this plat are located in the vicinity of a former city land fill.
8. The subdividers herein own the parcel of land located east of Lot 27 and adjacent to Longtime Lane and Reed Street and intend to divide it into not more than three lots.

Covenants, Conditions, & Restrictions

The covenants, conditions and restrictions to the Plat of Ankney Heights are contained in a Declaration of Covenants, Conditions and Restrictions for Ankney Heights dated August 10, 2001 and filed with the Skagit County Auditor on August 10, 2001 under Auditor's File No. 200108100314. The Declaration contains provisions for: (1) the operation and maintenance of the drainage systems and other common property shown on the face of the Plat intended for the common use of the owners of the properties within the Plat; (2) establishment of the Ankney Heights Homeowner's Association ("Association") which is charged with the responsibility of maintaining the drainage systems and enforcing the covenants, conditions and restrictions contained in the Declaration; (3) procedures for imposition of assessments by the Association upon owners of the properties within the Plat and payment of the costs of maintaining and operating the drainage systems and other common properties contained within the Plat and enforcing the provisions of the Declaration; and (4) use restrictions applicable to the development and use of lots within the Plat and (5) the creation of an Architectural Control Committee to oversee the construction of improvements upon on the lots located within the Plat.

Surveyors Certificate

I, John L. Abenroth, Registered Land Surveyor, do hereby certify that the Plat of Ankney Heights is based on actual survey, which is retracable 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.

John L. Abenroth, PLS., CERT. # 17651 8/8/2001
Date

Approvals

Approved for the City of Sedro-Woolley:

Shirley Osborn 8-15-01
City Engineer Date

Shirley Osborn 8-16-01
Mayor Date

Robby K. Nelson 8-20-01
Attest: City Clerk Date

Utility Easement

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon Northwest, AT&T Broadband, and their respective successors and assigns, under and upon the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances therefor for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said exterior ten (10) feet of all lots, tracts and spaces at all times for the purposes herein stated.

Water Pipeline Easement

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

Dedication

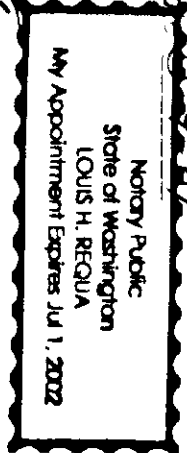
I know all men by these presents that LRJD Johnson Partnership, and Whidbey Island Bank, the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon.

LRJD Johnson Partnership Whidbey Island Bank
LRJD Johnson Partnership Whidbey Island Bank

Acknowledgments

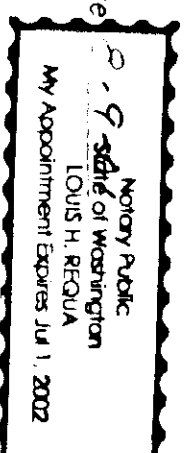
State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that Lee Johnson signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the PLAT of LRJD Johnson Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature David J. Brown 8/1/2002
My appointment expires July 1, 2002

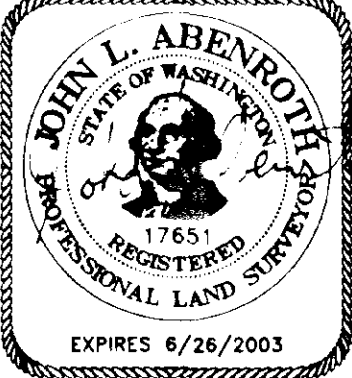


State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that Shirley Osborn signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the CACB REPRESENTATIVE of Whidbey Island Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature David J. Brown 8/1/2002
My appointment expires July 1, 2002



AUDITOR'S CERTIFICATE
Filed for record this 23rd day of Aug
2001 at 15 minutes past 2 o'clock
P.m.,
as A.F.# 200108230090
Cheryl Denier
County Auditor or Deputy Auditor



8/8/2001

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

PLAT OF ANKNEY HEIGHTS

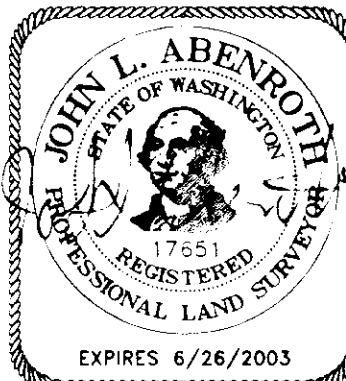
EASEMENT TO P.U.D. #1 OF
SKAGIT COUNTY. (SEE WATER
PIPELINE EASEMENT ON
SHEET 1), AND WALKING TRAIL
EASEMENT TO THE CITY OF
SEDO-WOOLLEY. (SEE NOTE 3,
SHEET 1)

in the NW1/4 of the SE1/4 and in the NE1/4 of the SW1/4
and in the NW1/4 of the SW1/4 of Section 13, Township 35 N. Range 4 E., W.M.

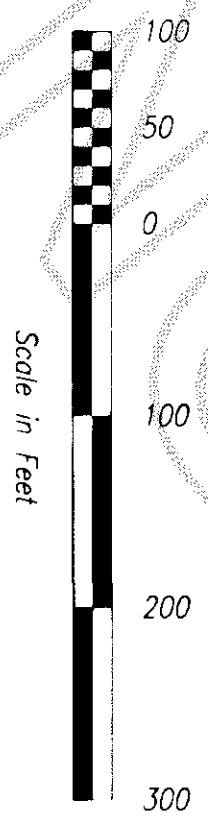
200108230090
Skagit County Auditor
8/23/2001 Page 2 of 2 2:15:59PM

AUDITOR'S CERTIFICATE
Filed for record this 23rd day of Aug
2001 at 15 minutes past 2 o'clock,
P.M.,
as A.F.# 200108230090
Cheryl D. Jansen
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a
survey made by me or under my
direction in conformance with the
Survey Recording Act in July 2001 at
the request of LRDT Johnson
Partnership
John L. Abenroth CERT#17651
Date 8/21/2001



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Legend

- Set 1 1/2" x 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" x 2" witness stake, except as noted.
- Set concrete monument with brass cap marked "SKA SURV 17651" in monument case and cover.
- Found reinf. rod with plastic cap "LS16224".

LINE TABLE			
#	BEARING	DISTANCE	
L1	S00°06'57"E	67.17'	
L2	S86°39'26"E	35.78'	
L3	S86°39'26"E	30.54'	
L4	N60°31'16"E	25.29'	
L5	S60°31'16"W	22.89'	
L6	N59°39'45"E	61.55'	
L7	S35°14'04"E	35.00'	
L8	S86°39'26"E	40.08'	
L9	N60°31'16"E	23.60'	
L10	S02°25'55"W	48.67'	
L11	N00°15'17"E	29.14'	
L12	S08°28'46"W	30.00'	
L13	N81°31'14"W	30.00'	
L14	N60°31'16"E	20.15'	
L15	N52°51'47"E	19.56'	
L16	S60°31'16"W	32.57'	
L17	N58°16'23"W	22.32'	
L18	S17°12'21"E	44.28'	
L19	S85°55'04"E	45.77'	
L20	S85°55'04"E	14.58'	
L21	S25°14'21"W	30.00'	
L22	N25°14'21"W	14.79'	
L23	N25°14'21"W	14.79'	

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	475.00'	09°38'45"	79.97'
C2	475.00'	05°00'44"	41.55'
C3	525.00'	01°59'45"	16.55'
C4	525.00'	04°49'55"	44.27'
C5	225.00'	13°28'08"	52.89'
C6	225.00'	19°21'11"	76.00'
C7	45.00'	88°49'17"	68.76'
C8	2417.01'	02°51'47"	120.78'
C9	15.00'	90°00'00"	23.56'
C10	45.00'	92°09'52"	57.00'
C11	45.00'	92°09'52"	72.39'
C12	2392.01'	02°16'10"	94.74'
C13	2392.01'	02°58'45"	134.37'
C14	175.00'	32°49'18"	100.25'
C15	475.00'	00°17'09"	2.37'
C16	525.00'	07°06'02"	65.06'
C17	525.00'	09°33'12"	87.54'
C18	200.00'	26°39'09"	93.04'
C19	1512.68'	00°56'49"	25.00'
C20	1512.68'	02°56'30"	77.67'
C21	200.00'	32°49'18"	114.57'
C22	2392.01'	01°12'44"	50.60'
C23	45.00'	36°56'33"	30.59'
C24	525.00'	02°34'49"	23.64'
C25	525.00'	09°58'51"	91.45'

