

Plat of SKAGIT ORCHARDS

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 1 OF 3

DESCRIPTION

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION 20 FEET EAST OF THE SOUTHWEST CORNER THEREOF;
THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 330 FEET;
THENCE NORTH A DISTANCE OF 1,320 FEET;
THENCE WEST A DISTANCE OF 330 FEET TO A POINT 20 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH A DISTANCE OF 1,320 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 88°40'43" EAST A DISTANCE OF 20 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE WEST 20 FEET OF SAID SUBDIVISION;
THENCE CONTINUE SOUTH 88°40'43" EAST A DISTANCE OF 20 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°50'31" EAST A DISTANCE OF 495.00 FEET PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH 34°28'09" EAST A DISTANCE OF 294.11 FEET TO A POINT 170 FEET EAST AND 255 FEET NORTH OF THE TRUE POINT OF BEGINNING;
THENCE SOUTH 17°26'54" EAST A DISTANCE OF 270.82 FEET TO A POINT ON SAID SOUTH LINE THAT IS SOUTH 88°40'43" EAST A DISTANCE OF 255 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°40'43" WEST A DISTANCE OF 255.00 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 30 FEET THEREOF FOR COUNTY ROAD.

PARCEL C:

THAT PORTION OF THE WEST 20 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°50'31" EAST 299.75 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 00°50'31" EAST 838.47 FEET ALONG SAID WEST LINE;
THENCE SOUTH 88°30'28" EAST 20.00 FEET TO THE EAST LINE OF SAID WEST 20 FEET;
THENCE SOUTH 00°50'31" WEST 838.24 FEET ALONG SAID EAST LINE TO A POINT THAT IS SOUTH 89°09'29" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°09'29" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET WITH YELLOW CAP INSCRIBED SEMRAU 9622.
O - INDICATES CONCRETE MONUMENT SET WITH CAP INSCRIBED SEMRAU 9622.
O - INDICATES EXISTING PIPE OR REBAR FOUND.

- THE DESCRIPTION FOR THIS SURVEY IS FROM A ISLAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. B 18486, DATED 7-20-01, AND B 18505, DATED 7-23-01.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY, RECORDED IN VOLUME 8 OF SURVEYS, PAGE 157, UNDER AUDITOR'S FILE NO. 8904030052, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: EXISTING SURVEY MONUMENTS FOUND ALONG THE CENTERLINE OF DIVISION STREET BEARING = S 88°40'43" E
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT IN THE EVENT SUCH FEES ARE HEREAFTER IMPOSED BY ORDAINANCE OF THE CITY OF MOUNT VERNON ON EITHER AN INTERIM OR PERMANENT BASIS.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION SURVEY HAS 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 MADE BY THIS SURVEY.
- THE PROPERTY HEREIN DEDICATED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S NUMBERS 200012070034, 200101260088 AND 200101310088.
- OWNER/DEVELOPER: **WINDWARD CONSULTING, LLC**
C/O DICK VANDERBERG
506 W. GROVER ST. SUITE 101
LINDEN, WA 98284
360-354-3386

- ZONING: SFR - 9.6
- UTILITY SOURCES:
 - TELEPHONE - GTE
 - POWER - PUGET SOUND ENERGY
 - TELEVISION - FCI CABLEVISION
 - SEWER - CITY OF MOUNT VERNON
 - WATER - PUBLIC UTILITIES DISTRICT NO. 1

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SEMRAU ENGINEERING & SURVEYING, PLLC
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
360-424-9566

PRIVATE DRAINAGE EASEMENT

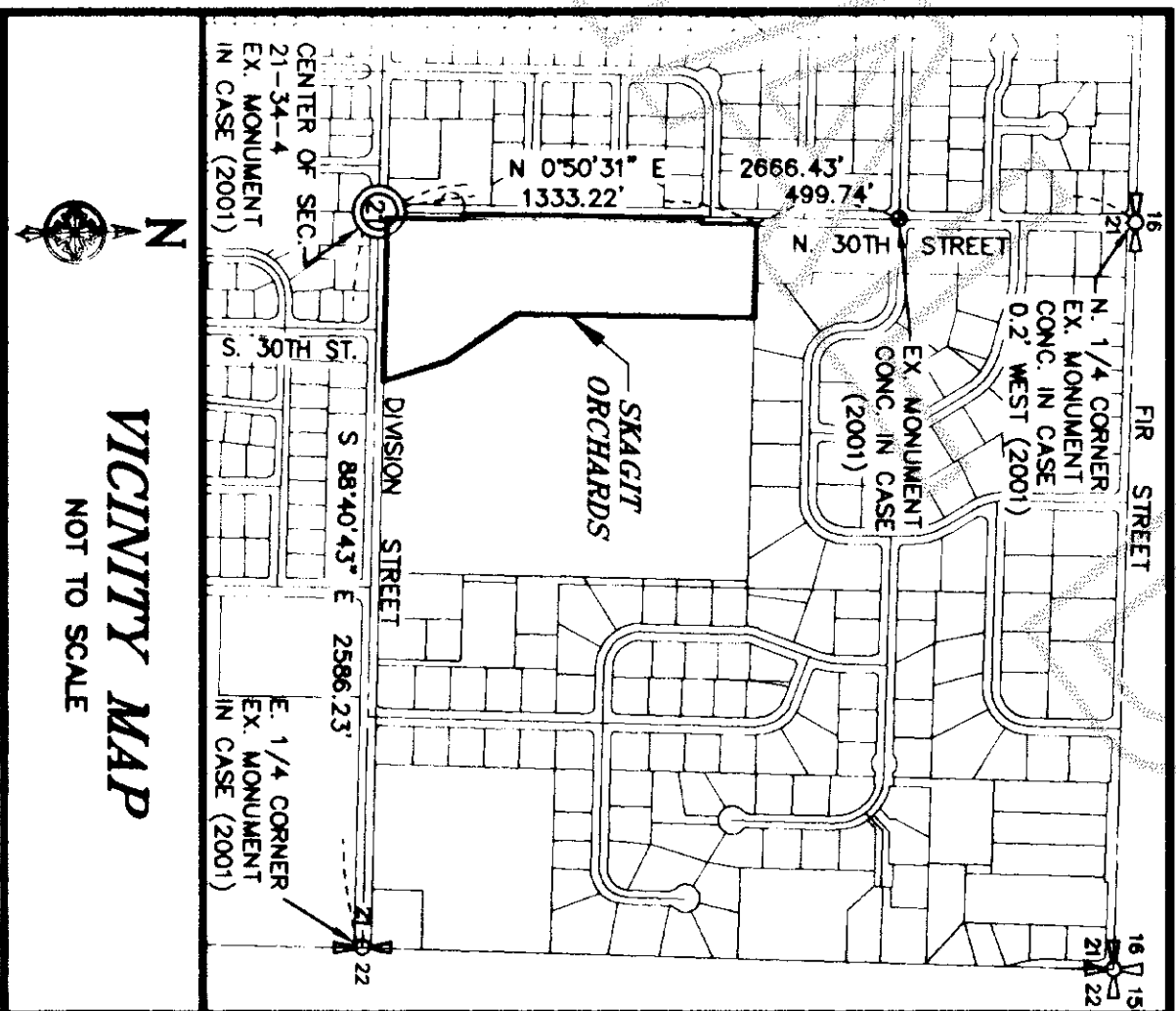
AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, CTE, COASTSIDE NATURAL GAS CORP. AND TO CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE ROAD AND UTILITY EASEMENTS 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 PROVIDING 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.

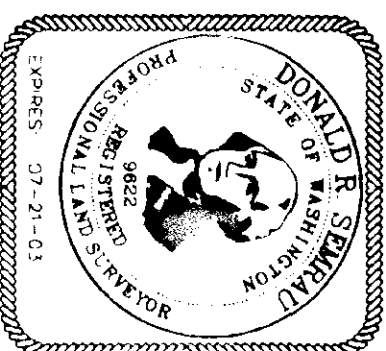
TRACT "A" IS AN EASEMENT FOR UTILITIES, WALKWAY, DRAINAGE AND ROAD ACCESS TO THE STORM WATER DETENTION AREA. TRACT "A" SHALL BE DEEDED TO THE CITY OF MOUNT VERNON.
TRACT "B" IS A NATIVE GROWTH PROTECTION AREA. TRACT "B" SHALL BE DEEDED TO THE CITY OF MOUNT VERNON.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "SKAGIT ORCHARDS" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLAYING REGULATIONS.

DONALD R. SEMRAU, P.L.S., CERTIFICATE NO. 9622
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566



AUDITOR'S CERTIFICATE

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Skagit County Auditor
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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Karen Funnell
SKAGIT COUNTY AUDITOR

Deputy
Karyn Zula

DEDICATION AND OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WINDWARD CONSULTING, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN THE FEE SIMPLE OF THE LAND HEREBY PLATED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PLACES, COURTS, AVENUES, TRACT "A", TRACT "B", OPEN SPACE AND PUBLIC OPEN SPACES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS, PLACES, COURTS AND AVENUES SHOWN HEREON.

THE UNDERSIGNED, HEREBY REPRESENT AND COVENANT THEY ARE OFFICERS OF THE WINDWARD CONSULTING, LLC LISTED, AND HAVE FULL AUTHORITY TO ACT FOR AND BIND SAID LLC AND THE SUBJECT PROPERTY TO ALL OF THE TERMS OF THE AGREEMENT, AND THAT ALL CORPORATE ACTS NECESSARY TO ACCOMPLISH THESE ENDS HAVE BEEN COMPLETED.

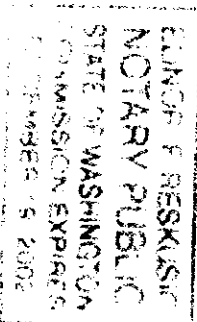
IN WITNESS WHEREOF, THE SAID LLC HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED AND ITS SEAL TO BE HEREUNTO AFFIXED THIS 28TH DAY OF AUG, 2001

Richard S. Vandenberg
WINDWARD CONSULTING, LLC
BANNER BANK

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF WA
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **RICHARD VANDENBERG OF WINDWARD CONSULTING LLC AND BILLY JEFFERSON OF BANNER BANK** SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE **DEEDER OF WINDWARD CONSULTING, LLC** AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED **Aug 28, 2001**
SIGNATURE **Blair T. Reiter**
TITLE **NOTARY PUBLIC**
MY APPOINTMENT EXPIRES **12/19/02**



STATE OF WASHINGTON
COUNTY OF _____
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____

SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/THEY WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____
BANNER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE _____
TITLE _____
MY APPOINTMENT EXPIRES _____

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 **2001**.

I, **Kate Dugan**, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR **2002**.
THIS **1st** DAY OF **September**, 2001
Kate Dugan
SKAGIT COUNTY TREASURER
DEPUTY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF _____, 2001

Mark Paul
CITY FINANCE DIRECTOR

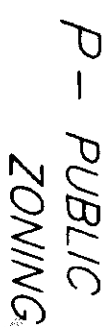
APPROVALS

EXAMINED AND APPROVED THIS **19** DAY OF **September**, 2001
CITY ENGINEER **Mark Paul**

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS **28th** DAY OF **September**, 2001
CITY CLERK **Mark Paul**

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 2 OF 3

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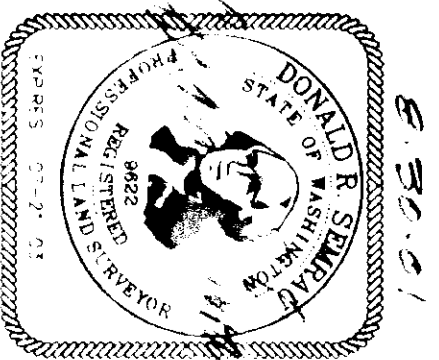


THE UPLANDS

MANITO DRIVE

NOTE:
TYPICAL BUILDING SETBACK

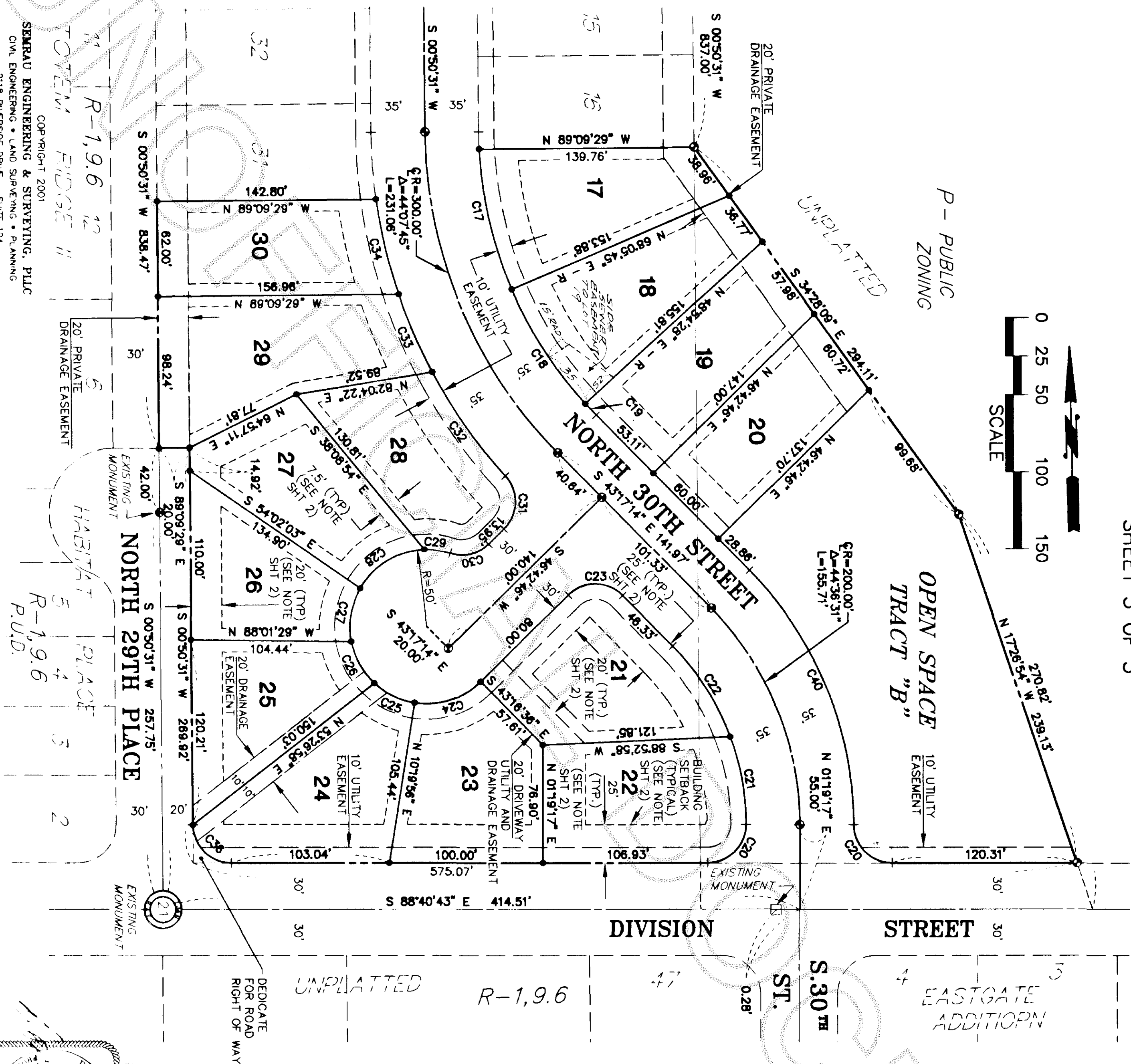
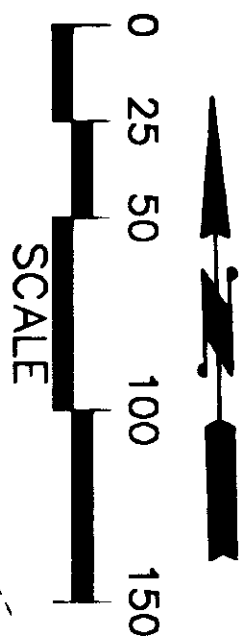
FRONT - N. 30TH ST. & DIVISION	= 25'
FRONT - CUL-DE-SAC	= 20'
SIDE	= 7.5'
(MIN. 5' SUM	= 15')
REAR	= 20'



Plat of SKAGIT ORCHARDS

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 3 OF 3

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LOT AREA AND ADDRESS INFORMATION		
LOT NO.	AREA (SQ. FT.)	ADDRESS
1	9,167	430 NORTH 30TH STREET
2	7,933	428 NORTH 30TH STREET
3	8,498	424 NORTH 30TH STREET
4	9,517	420 NORTH 30TH STREET
5	8,054	416 NORTH 30TH STREET
6	9,446	412 NORTH 30TH STREET
7	7,992	408 NORTH 30TH STREET
8	8,400	404 NORTH 30TH STREET
9	8,400	400 NORTH 30TH STREET
10	8,400	396 NORTH 30TH STREET
11	8,400	392 NORTH 30TH STREET
12	8,400	388 NORTH 30TH STREET
13	8,400	384 NORTH 30TH STREET
14	8,400	380 NORTH 30TH STREET
15	8,400	376 NORTH 30TH STREET
16	8,399	372 NORTH 30TH STREET
17	9,565	368 NORTH 30TH STREET
18	9,765	364 NORTH 30TH STREET
19	9,141	360 NORTH 30TH STREET
20	8,540	356 NORTH 30TH STREET
21	10,483	352 NORTH 30TH STREET
22	10,187	348 NORTH 30TH STREET
23	9,413	344 NORTH 30TH STREET
24	10,240	340 NORTH 30TH STREET
25	8,510	336 NORTH 30TH STREET
26	7,799	332 NORTH 30TH STREET
27	8,882	328 NORTH 30TH STREET
28	9,213	324 NORTH 30TH STREET
29	12,148	320 NORTH 30TH STREET
30	9,228	316 NORTH 30TH STREET
31	8,720	312 NORTH 30TH STREET
32	8,680	308 NORTH 30TH STREET
33	8,680	304 NORTH 30TH STREET
34	8,680	300 NORTH 30TH STREET
35	8,680	296 NORTH 30TH STREET
36	8,680	292 NORTH 30TH STREET
37	8,680	288 NORTH 30TH STREET
38	8,680	284 NORTH 30TH STREET
39	8,506	280 NORTH 30TH STREET
40	10,884	276 NORTH 30TH STREET
OPEN SPACE	36,070	

CURVE INFORMATION

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	221.63	29.0032°	112.21
C2	221.63	12.3009°	48.36
C3	25.00	90.0000°	39.27
C4	25.00	42.5000°	18.69
C5	50.00	51.2619°	44.87
C6	50.00	40.5829°	35.76
C7	50.00	47.0923°	41.15
C8	50.00	53.0812°	46.37
C9	50.00	27.1419°	30.47
C10	50.00	34.5455°	34.77
C11	50.00	10.4924°	9.45
C12	25.00	42.5000°	18.69
C13	25.00	79.0813°	34.53
C14	235.00	16.1524°	66.68
C15	235.00	12.1250°	50.10
C16	265.00	02.2458°	11.17
C17	265.00	20.1949°	94.03
C18	265.00	19.1117°	88.75
C19	265.00	02.1142°	10.15
C20	25.00	90.0000°	39.27
C21	165.00	20.1423°	58.28
C22	165.00	24.2208°	70.18
C23	25.00	90.0000°	39.27
C24	50.00	53.4345°	46.89
C25	50.00	33.4750°	29.49
C26	50.00	35.5312°	31.32
C27	50.00	40.5506°	35.71
C28	50.00	58.2212°	50.94
C29	50.00	19.2850°	17.00
C30	25.00	62.1055°	27.13
C31	25.00	87.4250°	38.27
C32	335.00	14.0651°	82.53
C33	335.00	09.2803°	55.06
C34	335.00	10.5336°	63.69
C35	335.00	07.2505°	43.37
C36	25.00	89.3114°	39.06
C37	165.00	19.3441°	56.38
C38	165.00	22.0226°	63.47
C39	235.00	02.1706°	9.37
C40	235.00	44.3631°	182.96

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