

# SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE 1 - WILDFLOWER

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.  
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

## LEGAL DESCRIPTION (TRACT A -PHASE 1 WILDFLOWER)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE SOUTH 020715" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 112.31 FEET; THENCE SOUTH 881858" WEST, 2000 FEET TO A POINT ON THE WESTERLY RIGHT- OF- WAY LINE OF FRUITDALE ROAD AND THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AND WESTERLY, FOLLOWING SAID WEST RIGHT-OF-WAY LINE NORTH 020715" EAST, 624.95 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000 FEET THROUGH A CENTRAL ANGLE OF 574242, AN ARC DISTANCE OF 114.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 613210" WEST ALONG SAID TANGENT, 362.48 FEET; THENCE SOUTH 281003" EAST, 118.7 FEET; THENCE SOUTH 064250" EAST 161.95 FEET; THENCE SOUTH 091621" WEST, 350.3 FEET; THENCE SOUTH 031015" EAST, 801.3 FEET; THENCE SOUTH 350628" EAST, 53.51 FEET; THENCE SOUTH 043728" EAST, 840.6 FEET; THENCE SOUTH 103035" WEST, 98.81 FEET; THENCE SOUTH 1220647" WEST, 101.3 FEET; THENCE SOUTH 045358" WEST, 60.47 FEET; THENCE SOUTH 424653" EAST, 72.45 FEET; THENCE SOUTH 621823" EAST, 64.86 FEET; THENCE SOUTH 603919" EAST, 41.41 FEET; THENCE SOUTH 020715" EAST, 116.11 FEET; THENCE NORTH 881858" EAST 266.48 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

## COVENANTS, CONDITIONS + RESTRICTIONS

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF WILDFLOWER ARE FILED WITH THE SKAGIT COUNTY AUDITOR AS A.F. # 2030509002

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SAUK MOUNTAIN VILLAGE, L.L.C. AND WHIDBEY ISLAND BANK, THE UNDERSIGNED OWNER 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 FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH 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.

*David Stearns*  
SAUK MOUNTAIN VILLAGE, L.L.C.

*Edward Stearns*  
WHIDBEY ISLAND BANK

*Deeann*  
FOXHALL, L.L.C., AS JOINT TENANTS

*John Foxhall*  
S-W LAND COMPANY, L.L.C.

*John D. Kindred*  
GALEN D. KINDRED (INDIVIDUAL)

*Sandra J. Kindred*  
SONDRA J. KINDRED (INDIVIDUAL)

*Lisa Janicki*  
LISA JANICKI  
(CO TRUSTEE OF JANICKI FAMILY TRUST)

*Mary T. McGoffin*  
MARY T. MCGOFFIN  
(CO TRUSTEE OF JANICKI FAMILY TRUST)

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9 DAY OF May  
2003 AT 8:32 PM UNDER A.F.# 2030509002  
AT THE REQUEST OF Sauk Mountain Village LLC

*Deanna Brummett* by *Cheryl Stur*  
COUNTY AUDITOR

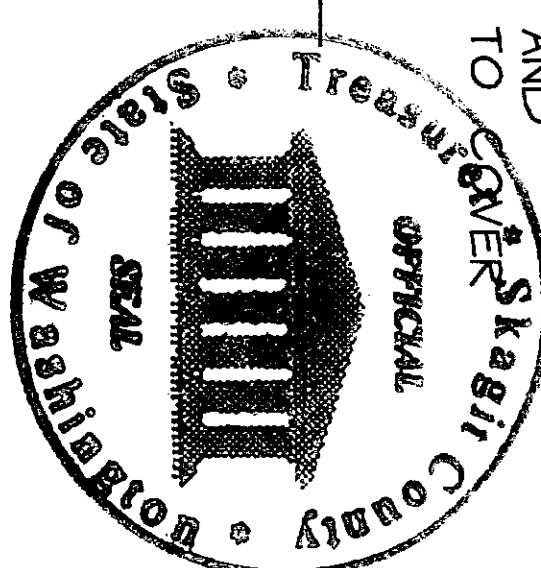
## UTILITY EASEMENT

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, GTE OF THE NORTHWEST, TCI CABLEVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON ALL PRIVATE STREETS SHOWN IN THE PLAT AS WELL AS THE EXTERIOR SEVEN (7) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING ALL STREETS 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 THERETO FOR THE PURPOSE OF SERVING THE 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 SEVEN (7) FEET OF ALL LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

## TREASURER'S CERTIFICATE

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 2003 AND THAT A DEPOSIT HAS BEEN MADE TO ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2003.

*Robert J. Jorgensen*  
SKAGIT COUNTY TREASURER DATE 5-8-2003



## NOTES:

1. PROTECTED CRITICAL AREA (TRACT B) IS SUBJECT TO SEDRO-WOOLLEY MUNICIPAL CODE CHAPTER 1765 AS NOW EXISTING AND AS HEREAFTER AMENDED, AND SHALL BE PRESERVED AND MAINTAINED AS PROVIDED IN SEDRO-WOOLLEY MUNICIPAL CODE CHAPTER 1765 AND THE CONDITIONS OF DEVELOPMENT APPROVALS FOR PHASE 1.
2. THAT PORTION OF SAUK MOUNTAIN VIEW ESTATES NORTH NOT INCLUDED IN TRACT A AND TRACT B SHALL NOT BE DEVELOPED NOR ANY BUILDINGS BE CONSTRUCTED THEREON UNLESS SUBJECT TO A SUBSEQUENT SUBDIVISION APPROVAL OF THE CITY OF SEDRO-WOOLLEY.

ZONING: SF2 AND PLANNED RESIDENTIAL DEVELOPMENT  
UNITS: 61 SINGLE FAMILY COTTAGES  
LOT SIZES 1886 SQUARE FEET TO 3,422 SQUARE FEET  
OPEN SPACE: 49,912 SQUARE FEET  
PROTECTED CRITICAL AREA 10.0 ACRES

## APPROVALS

APPROVED FOR THE CITY OF SEDRO-WOOLLEY:

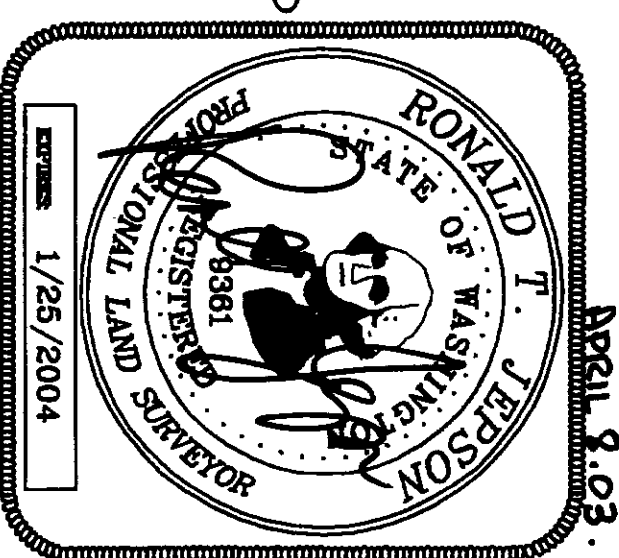
*Robert J. Jorgensen*  
CITY ENGINEER DATE 5/7/03

*Sharon D. Nelson*  
MAYOR DATE 5-7-03

*Robert K. Nelson*  
ATTEST/CITY CLERK DATE 5-7-03

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.

*Robert K. Nelson*  
CITY TREASURER DATE 5-7-03

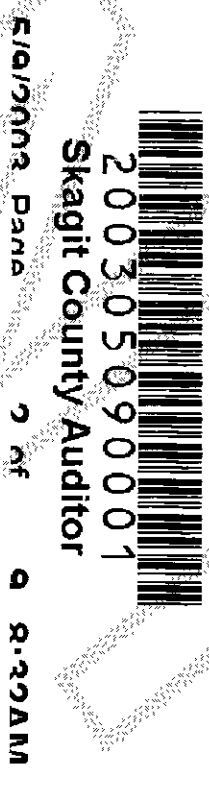


**RONALD T. JEPSON & ASSOCIATES**  
CONSULTING ENGINEERS, LAND SURVEYORS, PROJECT MGMT. & DEV.  
222 GRAND AVE, SUITE C, PH. \* 360.133.5160, FAX \* 360.641.8939,  
E-MAIL JEPSON22@QUESTINET, BELLINGHAM, WASHINGTON 98225



# SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE I - WILDFLOWER

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.  
CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON



## ACKNOWLEDGEMENTS

STATE OF Washington  
COUNTY Island

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FRED FLEMING SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF SAUK MOUNTAIN VILLAGE, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Pamela G. McKee TITLE Notary  
DATE 4-8-2003 MY APPOINTMENT EXPIRES 5-26-2006

STATE OF Washington  
COUNTY Island

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richard D. Fleming SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS SKAGIT OF WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Pamela G. McKee TITLE Notary  
DATE 4-8-2003 MY APPOINTMENT EXPIRES 5-26-2006

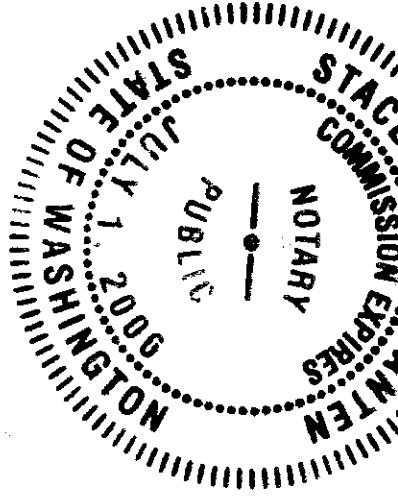
STATE OF Washington  
COUNTY SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LISA JANICKI AND MARY T. MCGOFFIN SIGNED THIS INSTRUMENT AND STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CO-TRUSTEE OF THE JANICKI FAMILY TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Stacy M. Van Zanten TITLE Notary  
DATE 4-9-03 MY APPOINTMENT EXPIRES 7-1-06

STATE OF WASHINGTON  
COUNTY SKAGIT  
ON THIS 9th DAY OF April 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED GALEN D. KINDRED AND SONDRA J. KINDRED TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE NINTH YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING AT Sedro-Woolley



## ACKNOWLEDGEMENTS

STATE OF California  
COUNTY Orange

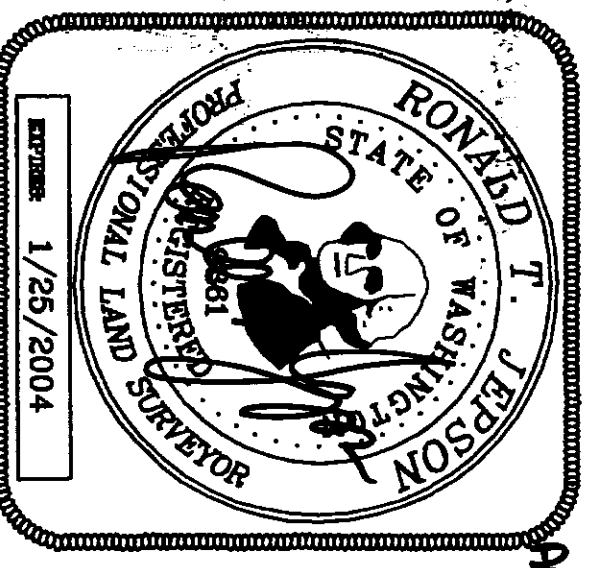
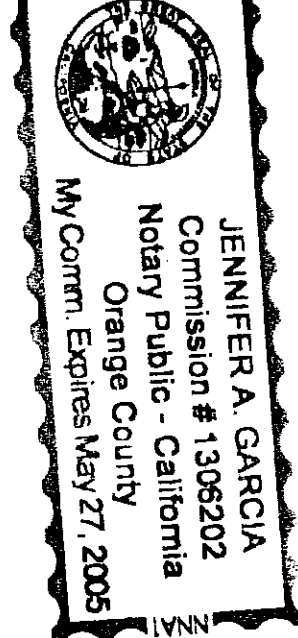
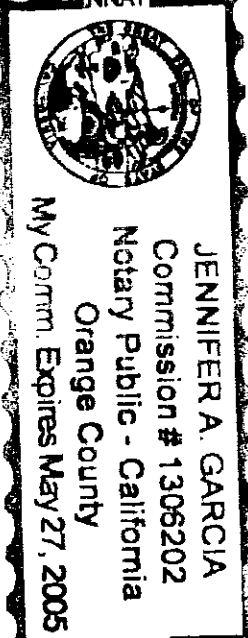
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James B. Jones SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Vice President OF S-W LAND COMPANY, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Stacy M. Van Zanten TITLE Notary  
DATE 4-4-03 MY APPOINTMENT EXPIRES 5-23-05

STATE OF California  
COUNTY Orange

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Van Fleming SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING PARTNER OF FOXHALL, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Stacy M. Van Zanten TITLE Notary  
DATE 4-4-03 MY APPOINTMENT EXPIRES 5-23-05



RONALD T. JEPSON & ASSOCIATES  
CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.  
222 GRAND AVE, SUITE C, PH. \* 360.733.5160, FAX \* 360.641.2939,  
E-MAIL JEPSON22@QUESTNET, BELLINGHAM, WASHINGTON 98225  
JOB #98048

# SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE I - WILDFLOWER

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.  
CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON

## LEGAL DESCRIPTION OF ORIGINAL PARCELS

### PARCEL A

THE NORTH 430.00 FEET OF THE SOUTH 638.55 FEET OF THE EAST 569.09 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., EXCEPT ROAD, SITUATE IN SKAGIT COUNTY, WASHINGTON (CONTAINING 5.32 ACRES)

### PARCEL B

THAT PORTION OF THE EAST 569.09 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., LYING SOUTHERLY AND WESTERLY OF FRUITDALE ROAD, ALSO EXCEPT THE SOUTH 638.55 FEET THEREOF, SITUATE IN SKAGIT COUNTY, WASHINGTON (CONTAINING 5.05 ACRES)

### PARCEL C (NOT PART OF "WILDFLOWER")

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., EXCEPT THE WEST 280 FEET THEREOF, ALSO EXCEPT THE SOUTH 208.55 FEET THEREOF, ALSO EXCEPT THE EAST 569.09 FEET THEREOF, ALL LYING SOUTHERLY OF THE RIGHT OF WAY OF FRUITDALE ROAD, SITUATE IN SKAGIT COUNTY, WASHINGTON (CONTAINING 12.26 ACRES)

### PARCEL D (NOT PART OF "WILDFLOWER")

THE WEST 280 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., ALSO AND TOGETHER WITH THAT CERTAIN STRIP OF LAND 100 FEET IN WIDTH WITHIN THE SOUTH 300 FEET OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., AND WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., AS CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY DEED DATED OCTOBER 11, 1890, AND RECORDED JANUARY 3, 1891, IN VOLUME 14 OF DEEDS, PAGE 495, IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON

### PARCEL E (NOT PART OF "WILDFLOWER")

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST AND SOUTHERLY OF FRUITDALE ROAD,

COMMENCING AT THE POINT WHERE THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER INTERSECTS THE WEST LINE OF SAID FRUITDALE ROAD RIGHT-OF-WAY, THENCE NORTH ALONG SAID RIGHT-OF-WAY A DISTANCE OF 208 FEET AND 8.5 INCHES, THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER A DISTANCE OF 1043 FEET AND 6.5 INCHES, THENCE SOUTH PARALLEL WITH SAID FRUITDALE ROAD RIGHT-OF-WAY TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST AND SOUTHERLY OF FRUITDALE ROAD,

COMMENCING AT THE POINT WHERE THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SAID NORTHEAST QUARTER INTERSECTS THE WEST LINE OF SAID FRUITDALE ROAD RIGHT-OF-WAY, THENCE NORTH ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 208 FEET AND 8.5 INCHES, THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 208 FEET AND 8.5 INCHES, THENCE SOUTH PARALLEL WITH THE SAID FRUITDALE ROAD RIGHT-OF-WAY, A DISTANCE OF 208 FEET AND 8.5 INCHES TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 208 FEET AND 8.5 INCHES TO THE SAID POINT OF BEGINNING.

### PARCEL F (NOT PART OF "WILDFLOWER")

THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY,

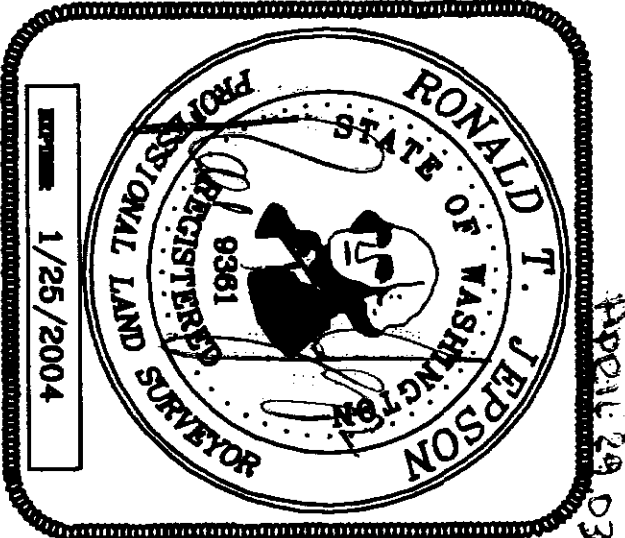
TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS 60-FOOT WIDE PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AS ESTABLISHED AND MORE FULLY DESCRIBED BY DECLARATIONS OF EASEMENT RECORDED OCTOBER 9, 1973, AND NOVEMBER 5, 1979, UNDER AUDITOR'S FILE NOS. 791827 AND 791050071 RESPECTIVELY.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

## EASEMENT NOTE:

ENCROACHMENT/CONSTRUCTION ACTIVITY. GRANTOR SHALL NOT UNDERTAKE, AUTHORIZE, PERMIT OR CONSENT TO ANY CONSTRUCTION OR EXCAVATION INCLUDING, WITHOUT LIMITATION, DIGGING, TUNNELING, OR OTHER FORMS OF CONSTRUCTION ACTIVITY ON OR NEAR THE EASEMENT WHICH MIGHT IN ANY FASHION UNEARTH, UNDERMINE, OR DAMAGE THE SEWER LINES OR ENDANGER THE LATERAL OR OTHER SUPPORT OF THE SEWER LINES WITHOUT GRANTEE'S PRIOR WRITTEN APPROVAL. GRANTOR FURTHER AGREES THAT NO STRUCTURE OR CONSTRUCTION INCLUDING, WITHOUT LIMITATION, FENCES AND ROCKERIES, SHALL BE ERECTED OVER, UPON OR WITHIN THE EASEMENT, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED OR MAINTAINED WITHIN THE EASEMENT, PROVIDED GRANTOR SHALL HAVE FULL USE OF THE SURFACE OF THE REAL PROPERTY WITHIN THE EASEMENT, SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT OR THE SEWER LINES.

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Skagit County Auditor  
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28 5/7/03

SHEET 3 OF 9

**RONALD T. JEPSON & ASSOCIATES**  
CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.  
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JOB #98048



# SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE I - WILDFLOWER

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Sagit County Auditor  
200305090001

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R. 5E OF W.M.

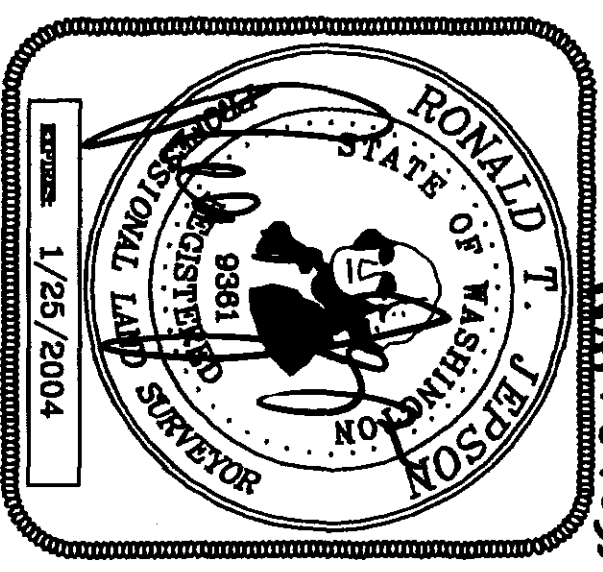
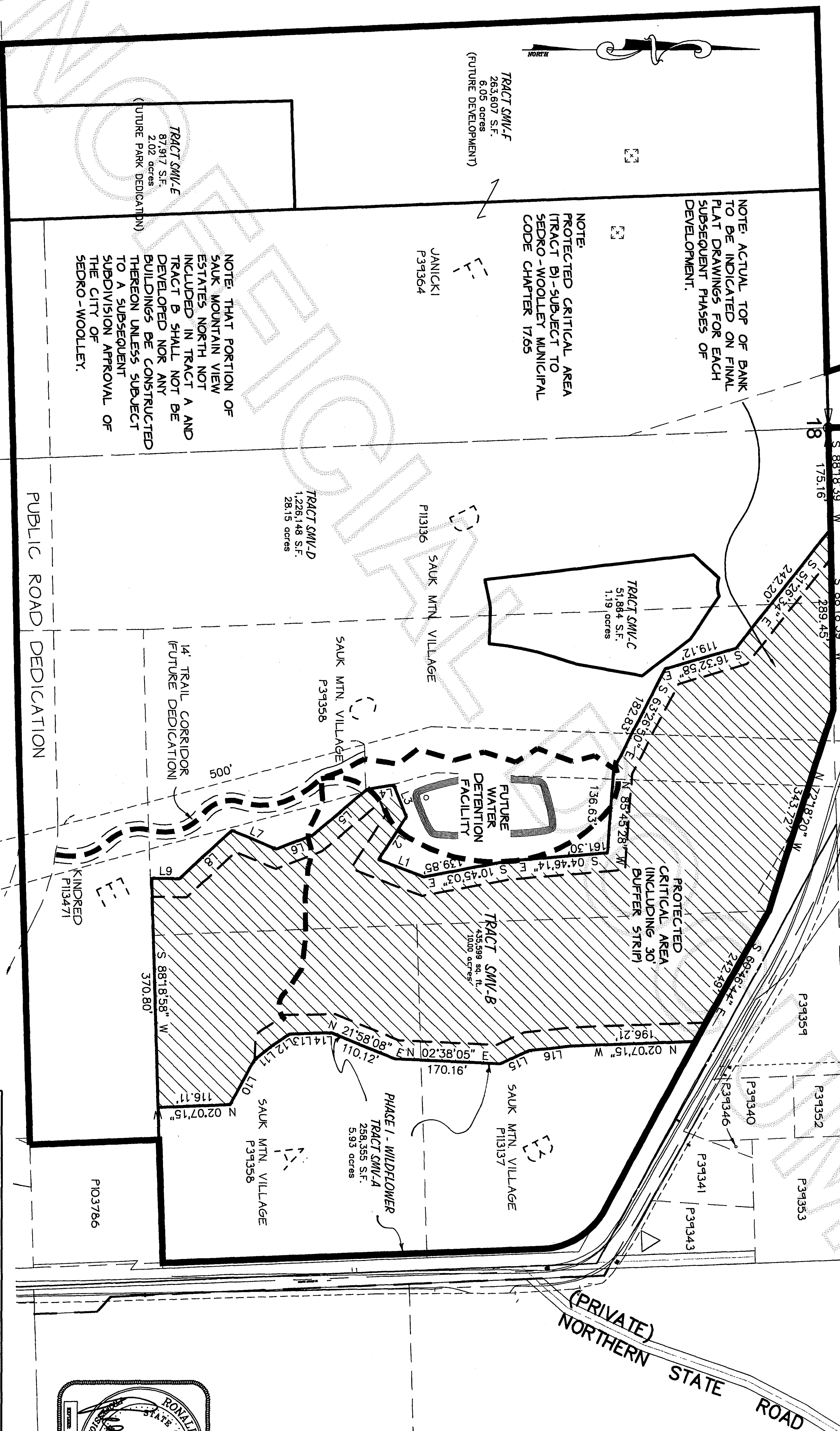
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

PROTECTED CRITICAL AREA LEGAL DESCRIPTION

THAT PORTION OF THE NW QUARTER OF THE NE QUARTER OF SECTION 18, TOWNSHIP 35 N, RANGE 5 E OF W.M., LYING SOUTHERLY OF FRUITDALE ROAD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE N LINE OF SECTION 18, SAID POINT BEARING N 88°18'39" E AND DISTANT 175.16 FEET FROM THE N QUARTER CORNER OF SAID SECTION 18; THENCE CONTINUING N 88°18'39" E ALONG THE N LINE OF SAID SECTION, 289.45 FEET TO INTERSECT THE S RIGHT-OF-WAY LINE OF FRUITDALE ROAD; THENCE FOLLOWING SAID S RIGHT-OF-WAY LINE S 74°18'20" E, 343.72 FEET; THENCE S 60°33'43" E, 242.49 FEET; THENCE LEAVING SAID SOUTHERLY ROAD RIGHT-OF-WAY, S 02°07'15" E, 196.21 FEET; THENCE S 06°20'04" E, 74.12 FEET; THENCE S 24°06'08" E, 51.35 FEET; THENCE S 02°38'05" W, 170.16 FEET; THENCE S 21°58'08" W, 110.12 FEET; THENCE S 00°47'54" E, 30.04 FEET; THENCE S 33°09'03" E, 35.14 FEET; THENCE S 38°49'37" E, 82.35 FEET; THENCE S 02°07'15" E, 116.11 FEET; THENCE S 88°18'58" W, 370.80 FEET; THENCE N 00°58'21" E, 44.43 FEET; THENCE N 42°37'07" W, 115.24 FEET; THENCE N 22°26'22" E, 77.90 FEET; THENCE N 20°44'50" W, 64.05 FEET; THENCE N 40°02'52" W, 116.20 FEET; THENCE N 09°27'58" W, 43.31 FEET; THENCE N 68°30'24" E, 55.70 FEET; THENCE S 57°28'32" E, 82.47 FEET; THENCE N 21°08'42" E, 77.38 FEET; THENCE N 10°45'03" W, 138.85 FEET; THENCE N 04°46'14" W, 161.30 FEET; THENCE N 85°45'28" W, 136.83 FEET; THENCE N 63°28'50" W, 182.53 FEET; THENCE N 119°12' FEET; THENCE N 51°26'34" W, 242.20 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON. (CONTAINING 10.00 ACRES)



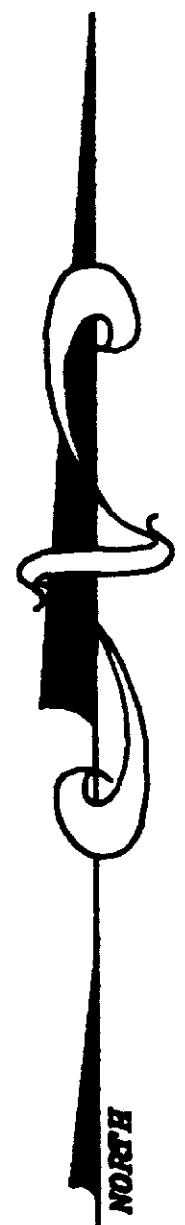
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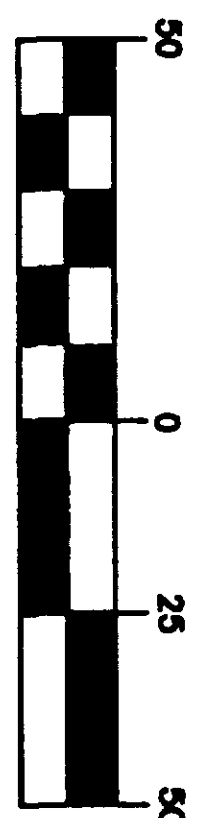
PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.  
CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON

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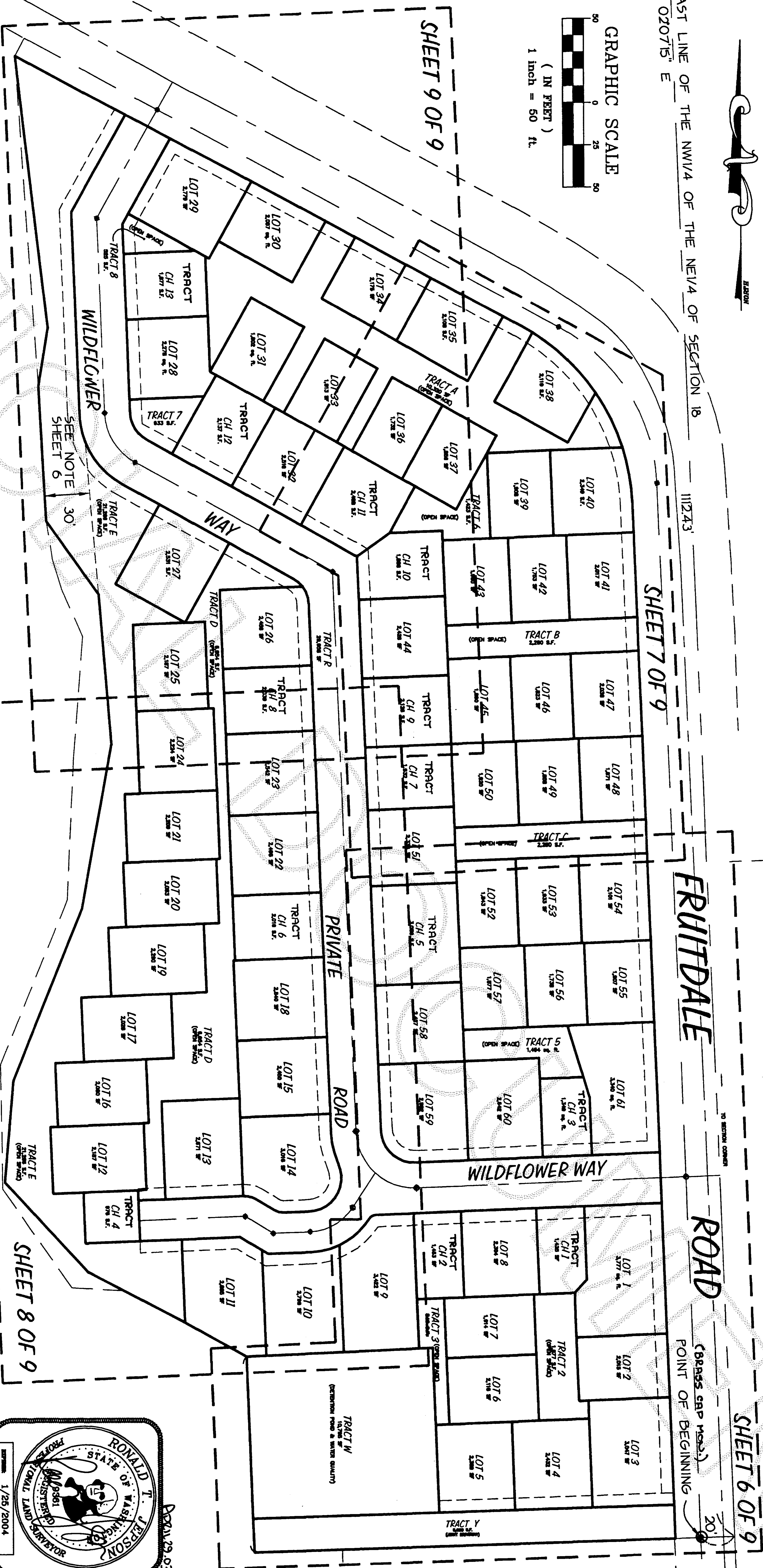
EAST LINE OF THE NW1/4 OF THE NE1/4 OF SECTION 18  
S 02°07'15" E 112'24.3"

GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.



NORTH LINE OF SECTION 18, TWP 35N, R5E, W.M.  
N 88°18'39" E 1345.30'

NORTH 1/4 CORNER  
OF SECTION 18  
(CONC. MON.)



## SURVEYOR'S CERTIFICATE

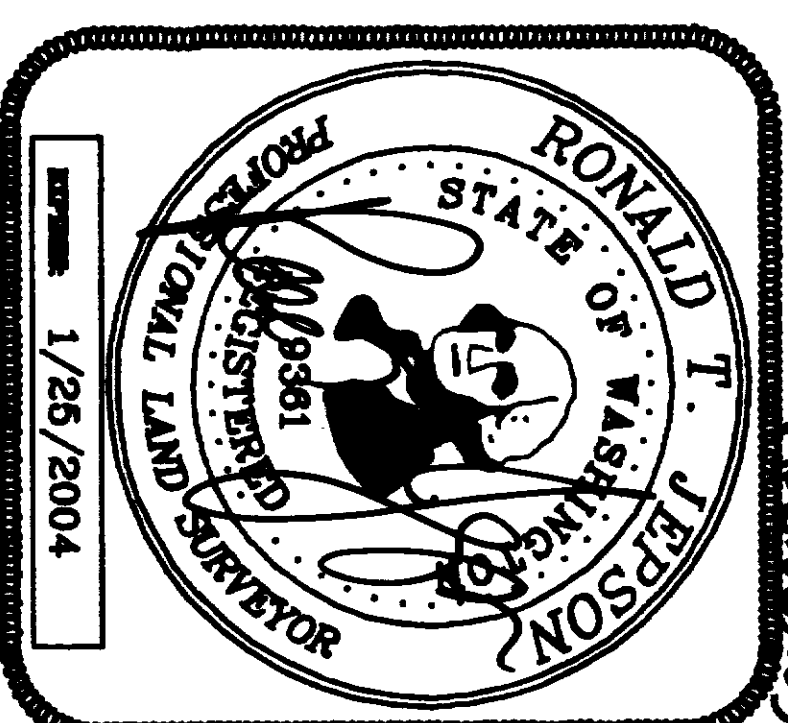
I, RONALD T. JEPSON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF WILDFLOWER IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT AND STREET MONUMENTS WILL BE SET AT THE COMPLETION OF STREET CONSTRUCTION.

SIGNATURE OF REGISTERED LAND SURVEYOR

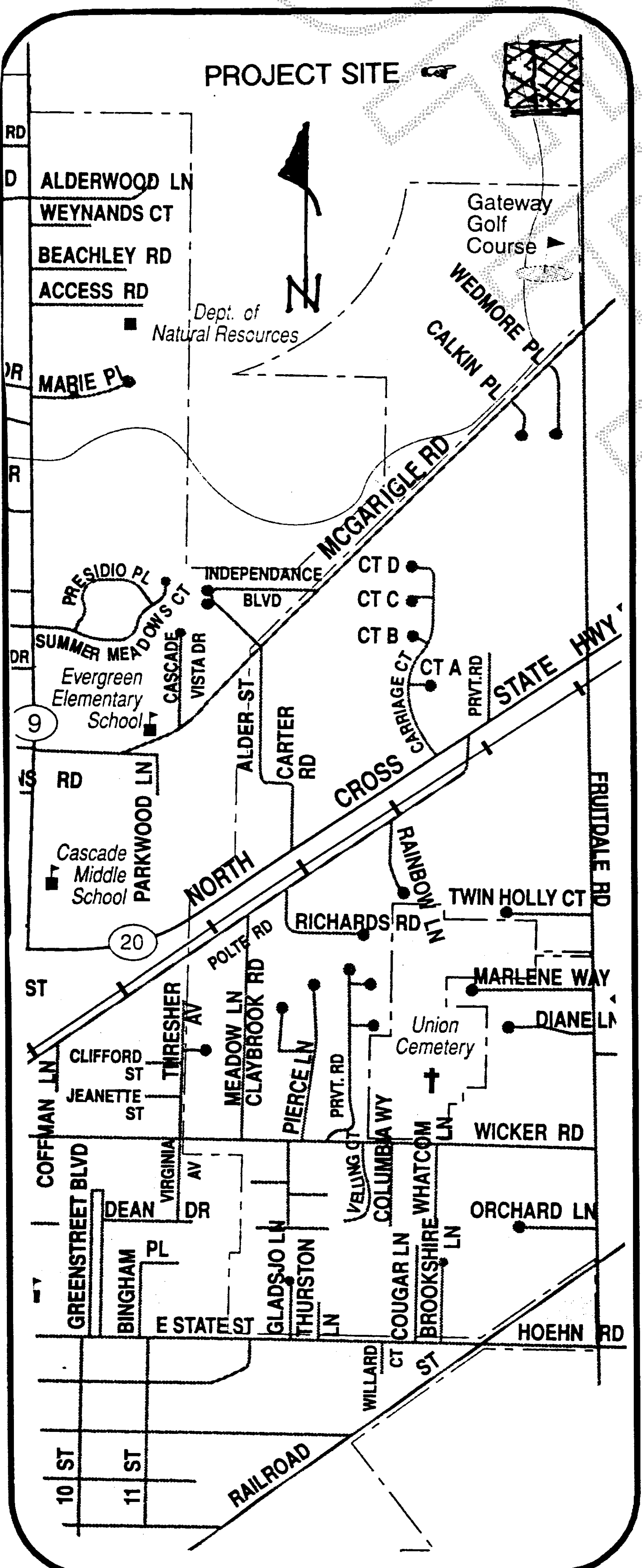
DATE

## BASIS OF BEARING

RECORD OF SURVEY FOR WASHINGTON STATE DEPARTMENT OF GENERAL ADMINISTRATION AND SKAGIT COUNTY DEPARTMENT OF PARKS AND RECREATION AS RECORDED UNDER A.F.# 901130061. RECORDS OF SKAGIT COUNTY AUDITOR'S OFFICE. HELD WAS CENTERLINE OF FRUITDALE ROAD BEARING N 02°07'14" W.



VICINITY MAP  
SCALE 1"=1000'



28 5/7/03  
SHEET 5 OF 9

RONALD T. JEPSON & ASSOCIATES  
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.  
222 GRAND AVE, SUITE 'C', PH. # 360.733.5760, FAX # 360.647.8939,  
E-MAIL: JEPSON@222QUESTINET, BELLINGHAM, WASHINGTON 98225  
JOB #93048



# SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE I - WILDFLOWER

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.  
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

898.62' TO SECTION CORNER

EAST LINE OF NW1/4, NE1/4 OF SECTION 18  
SUBDIVISION LINE

FRUITDALE  
S 02°07'15" E  
411.27'

EXISTING ROAD PAINTED CENTERLINE

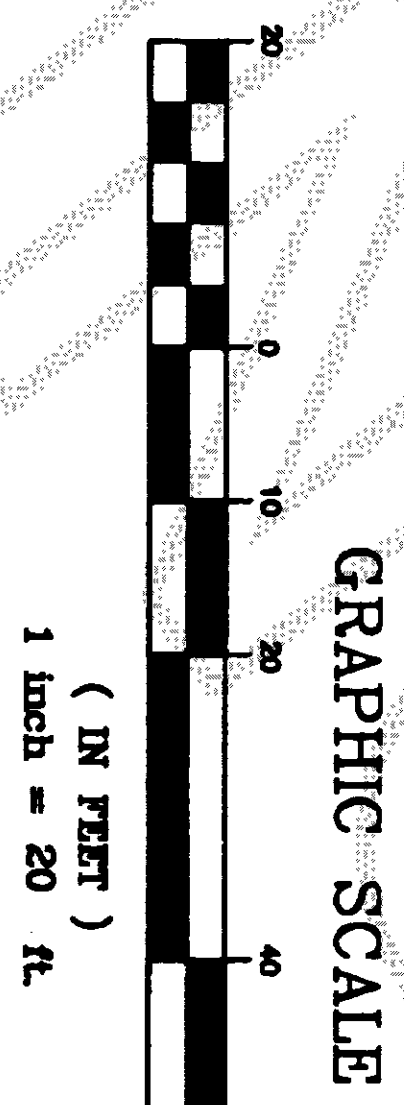
PUBLIC ROAD DEDICATION

ROAD

TRUE POINT OF BEGINNING  
(BRASS CAP MON.)

WILD FLOWER

WAY



UTILITY EASEMENT

TRACT  
CH 5  
3,059 S.F.

LOT 58  
2,427 SF

LOT 59  
2,982 SF

TRACT 5  
1,494 sq. ft.  
(OPEN SPACE)

LOT 60  
2,642 SF

TRACT  
CH 3  
1,349 sq. ft.

LOT 8  
2,304 SF

LOT 7  
1,914 SF

LOT 6  
2,116 SF

LOT 5  
2,389 SF

TRACT  
CH 2  
1,453 SF

TRACT 3  
840 S.F.  
(OPEN SPACE)

TRACT Y  
5,030 S.F.  
(JOINT DRIVEWAY)  
251.48'

LOT 1  
3,777 sq. ft.

LOT 2  
2,015 SF

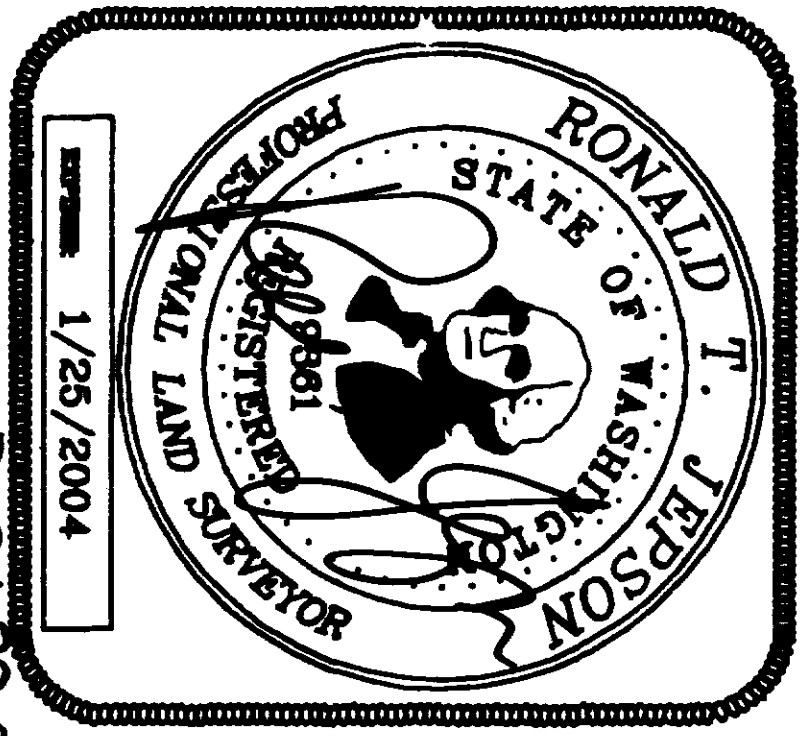
LOT 3  
3,047 SF

LOT 4  
2,432 SF

TRACT  
CH 1  
1,425 SF

TRACT 2  
1,877 S.F.  
(OPEN SPACE)

RONALD T. JEPSON & ASSOCIATES  
CONSULTING ENGINEERS, LAND SURVEYORS, PROJECT MGMT. & DEV.  
222 GRAND AVE. SUITE 'C', PH. 360.133.5160, FAX 360.641.2939,  
E-MAIL JEPSON22@QUESTNET, BELLINGHAM, WASHINGTON 98225  
JOB #98048



SHEET 6 OF 9

28 5/1/03

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	31.42	20.00	90°00'00"	20.00
C2	27.08	35.00	44°20'00"	14.26
C3	4.73	5.00	54°12'55"	2.56
C4	23.93	44.00	31°09'32"	12.27
C5	17.71	44.00	23°03'23"	8.97
C6	6.97	12.00	33°16'36"	3.59
C7	5.81	10.00	33°16'36"	2.99
C8	39.13	20.00	112°06'38"	29.71
C9	27.90	35.00	45°40'00"	14.74
C10	19.30	50.00	22°06'38"	9.77

TRACT W  
10,795 SF  
(DETENTION POND & WATER QUALITY)



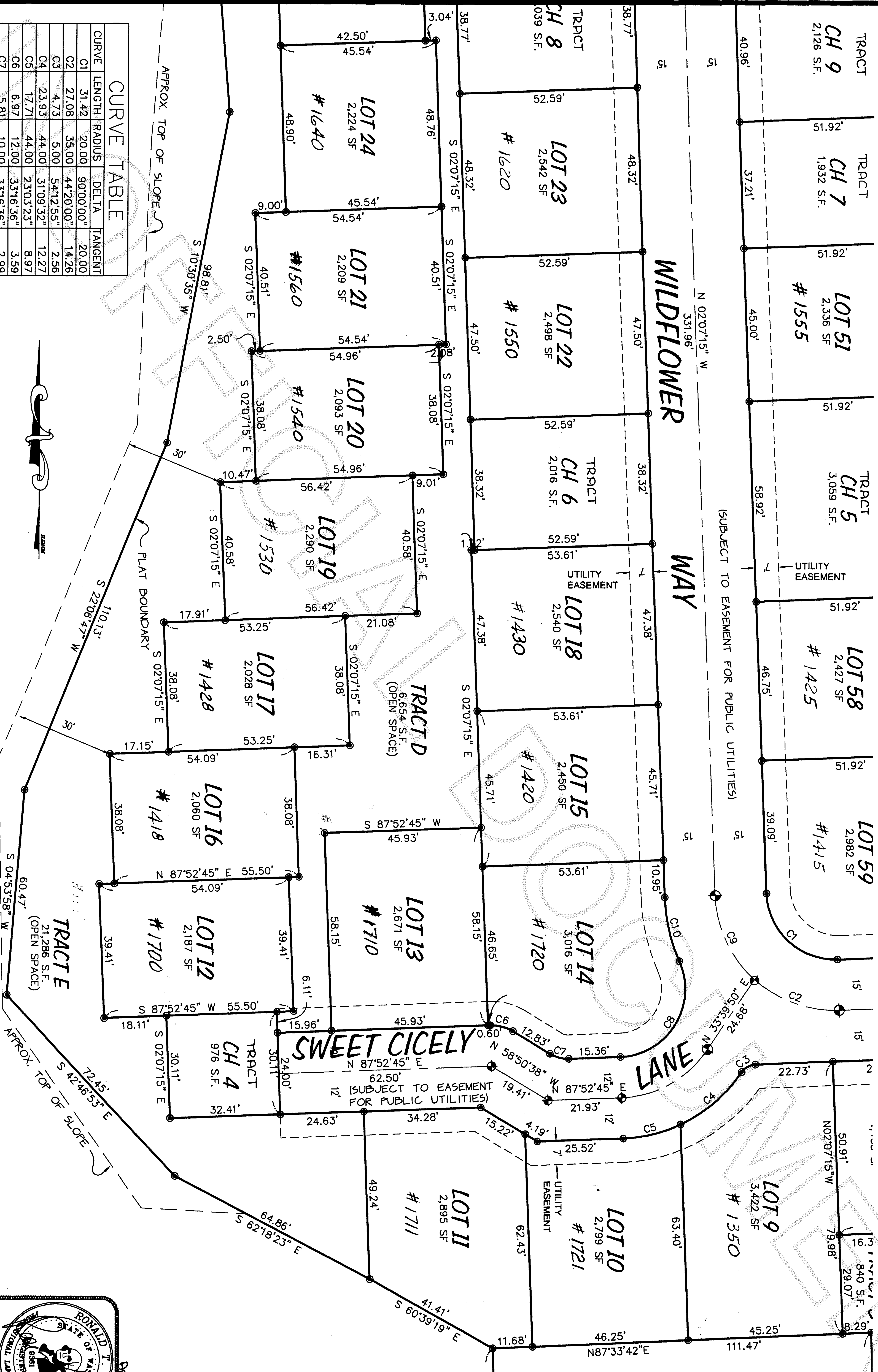




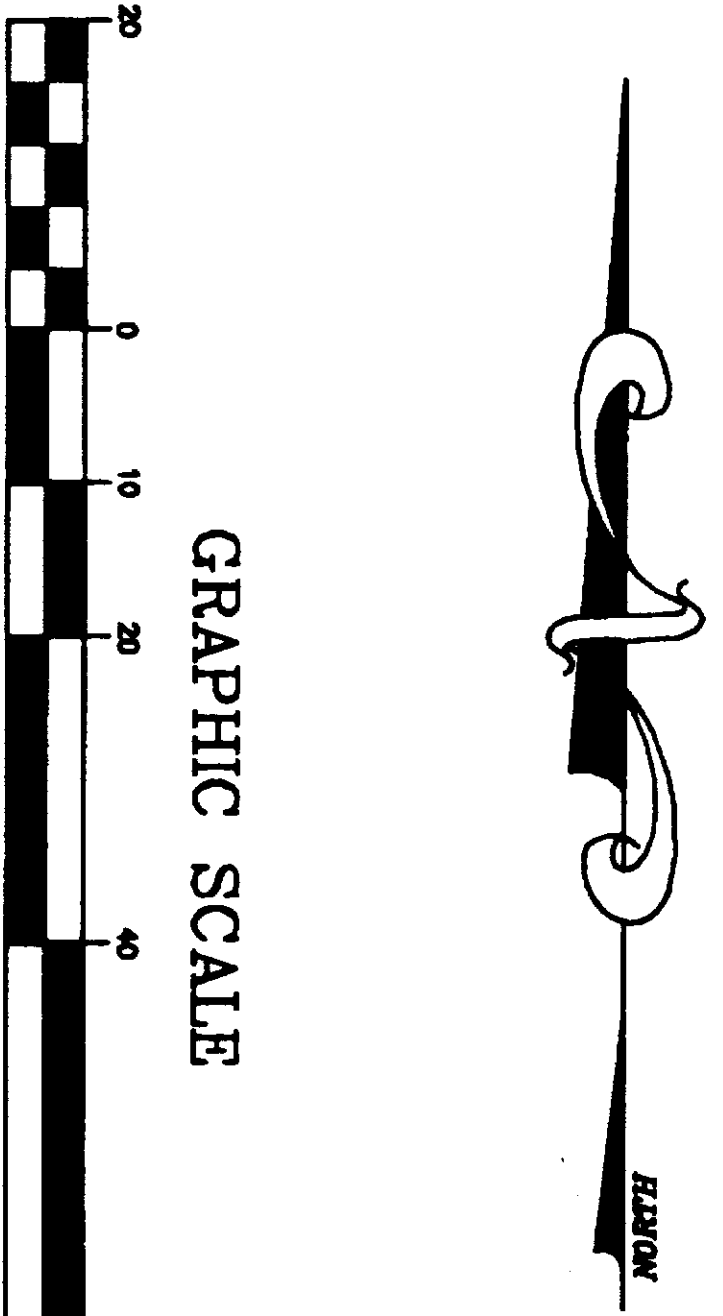
# SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE 1 - WILDFLOWER

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.  
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

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Skagit County Auditor  
5/9/2003 Page 8 of 9 8:32AM



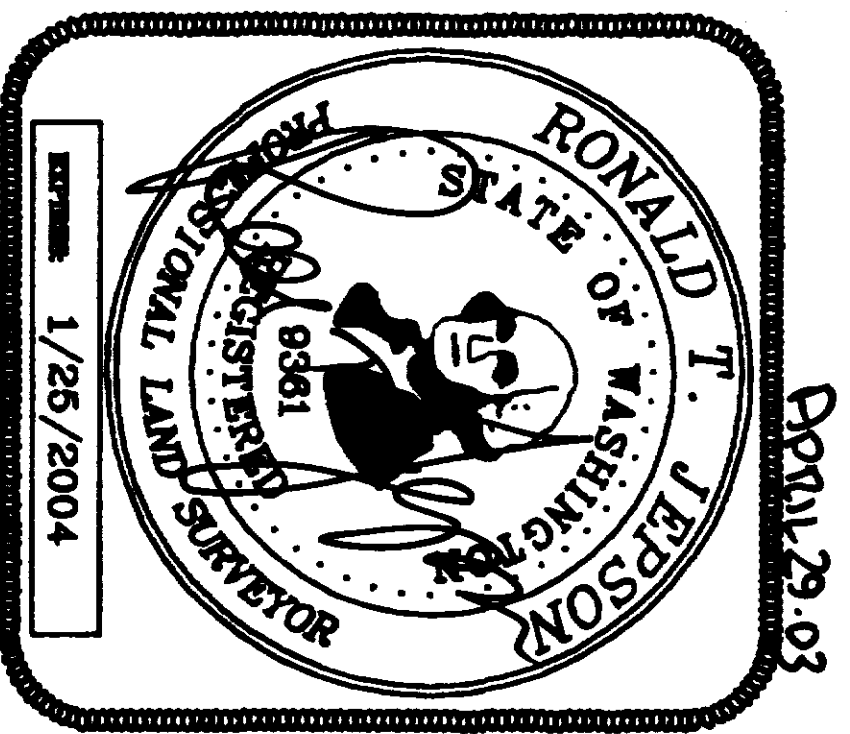
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CRITICAL AREA  
(STEEP SLOPE)

28 5/1/03  
SHEET 8 OF 9

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CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.  
222 GRAND AVE. SUITE 'C' PH. 360.733.5160 FAX 360.641.8939  
E-MAIL JEPSON@JEPSON.NET, BELLINGHAM, WASHINGTON 98225  
JOB #98048



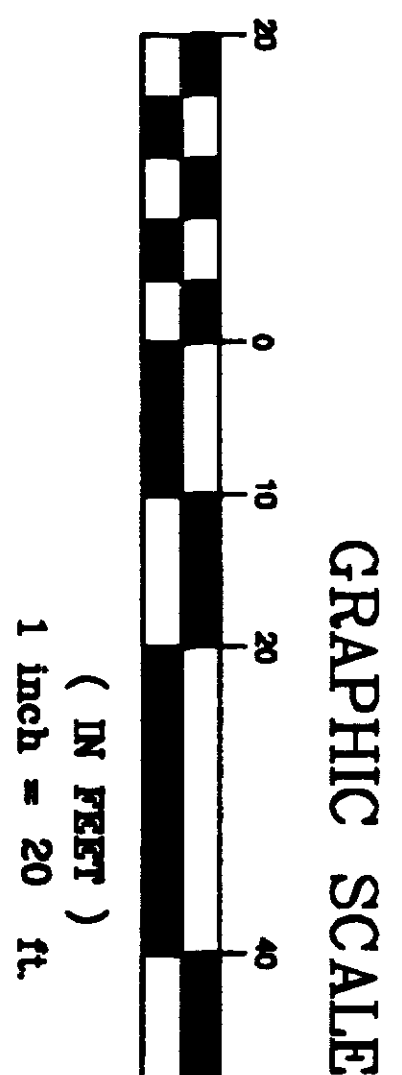
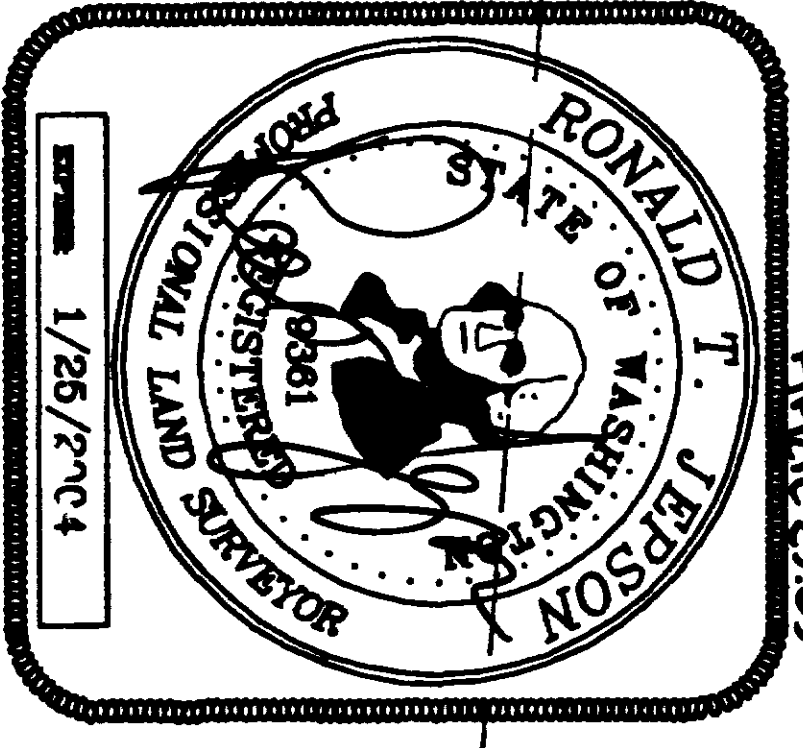
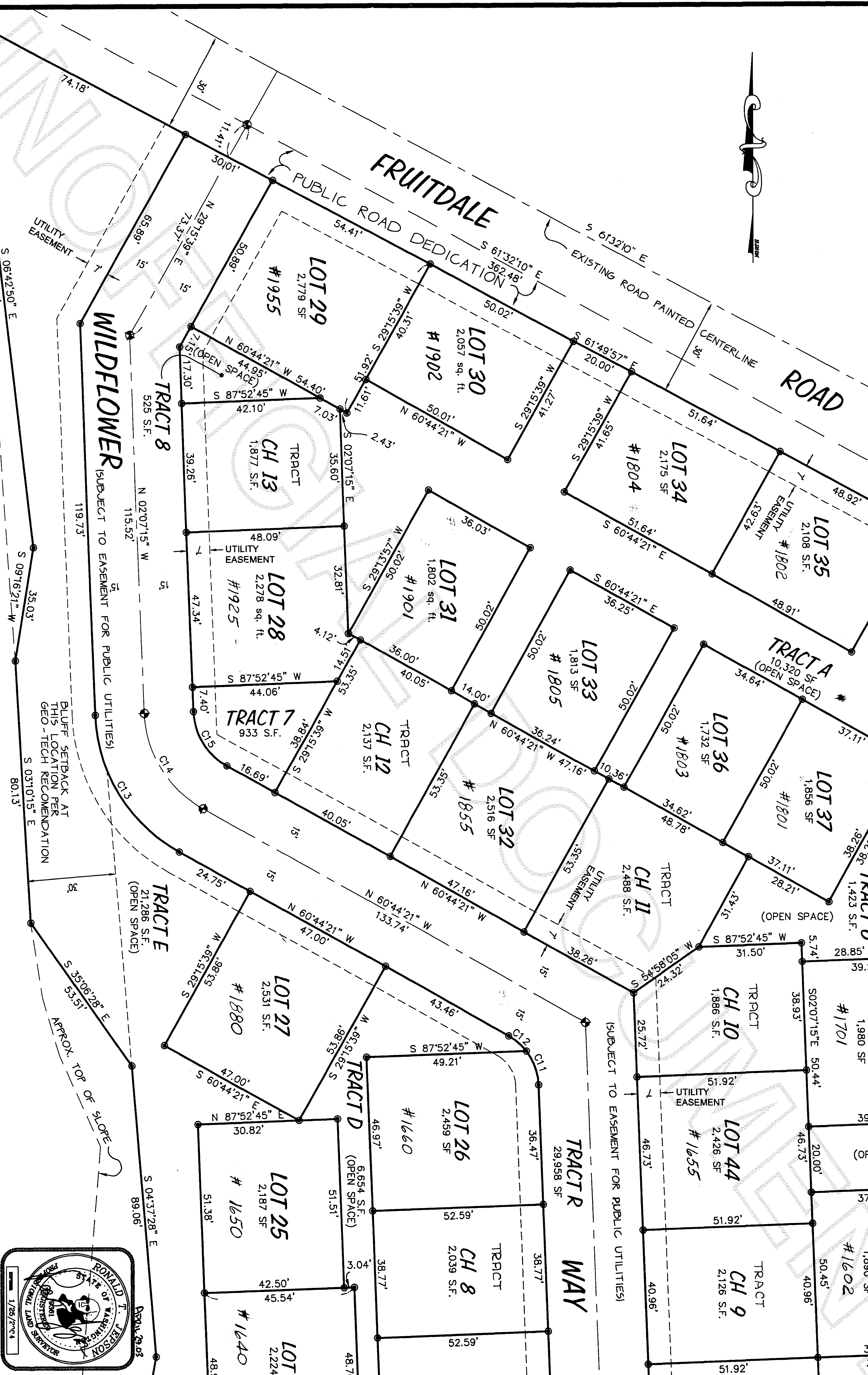


# SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE I - WILDFLOWER

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.

CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON

1/2 AC 10



CRITICAL AREA  
(STEEP SLOPE)

BLUFF SETBACK AT  
THIS LOCATION PER  
GEO-TECH RECOMMENDATION

APPROX. TOP OF SLOPE

28 5/7/03  
SHEET 9 OF 9

**RONALD T. JERSON & ASSOCIATES**  
CONSULTING ENGINEERS-PLANNING & DEV.  
222 GRAND AVE. SUITE 101, PH. 360.133.5760, FAX 360.641.8939  
E-MAIL JERSON22@QUESTNET, BELLINGHAM, WASHINGTON 98225  
JOB #3048