

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

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Skagit County Auditor

5/30/2003 Page 1 of 3 12:13PM

SKAGI COUNTY, WASHINGTON

①

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skasg)

THIS IS TO CERTIFY THAT ON THIS
BEFORE ME, THE UNDERSIGNED, A N

PLANNED GIVING. On 2/21/78, Lois Ann CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND

ON VAIR STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICAL

Dr. J. S. D.

NOTARY PUBLIC IN AND FOR THE STATE OF
WA RESIDING AT Sedro-woolley

MY COMMISSION EXPIRES: 02/28/07

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS
BEFORE ME THE UNDERSIGNED A N

John, Vaik / vic
of Austin Bank

WHO EXECUTED THE WITHIN AND FOC
THE SAID INSTRUMENT TO BE THE

SAID COMMISSIONER FOR THE USES
ON OATH STATED THAT THEY WERE
EXECUTE THE SAID INSTRUMENT AND

SEAL, THE DAY AND YEAR FIRST MENTIONED ABOVE.

David Beault
NOTARY PUBLIC IN AND FOR THE STATE OF
Utah RESIDING AT Burlington
MY COMMISSION EXPIRES: 01/10/16

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO 2
CY OF SEDRO-WOOLLEY; PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY;
PUGET SOUND ENERGY, INC.; CASCADE NATURAL GAS CORPORATION; VERIZON

PUGET SOUND ENERGY, INC., CASCADE NATURAL

OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER

UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, AND THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

FILED UNDER AF# _____

[illegible]

LOT CORNERS AND THE POINTS OF CURVATURE ARE MARKED ON GROUND SURFACE BY IRON PIPES DRIVEN INTO THE EARTH TO A MINIMUM DEPTH OF TWO FEET. THERE SHALL BE NO REMOVAL OR ALTERATION OF ANY OF THESE MARKERS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER. PLANTING OF TREES AND SHRUBS SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S RECOMMENDATIONS. ALL TREES AND SHRUBS SHALL BE MAINTAINED IN GOOD HEALTH AND PRUNED AS NECESSARY. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS, INCLUDING BUT NOT LIMITED TO THE PARK AND DRAINAGE TRACT. A DESIGNATED AREA SHALL BE USED AS AN UNDERGROUND INFILTRATION TREATMENT BUILDING, DECK, FENCING OR OTHER STRUCTURE SHALL BE PERMITTED WITHIN THE EASEMENTS.

NO LOT VEGETATION IS TO REMAIN WITHIN TRACT C. NO LAND CLEARING SHALL OCCUR WITHOUT APPROVAL BY THE CITY OF SEBRO-WOLLEY.

LOTS SHALL HAVE AN UNDIVIDED INTEREST IN ALL TRACTS EXCEPT TRACT D. THERE SHALL BE NO CONVEYANCE OF ANY PART OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

STREETS/ROADS (TRACT E) AND STO
HOMEOWNERS ASSOCIATION SHALL BE

UTILITIES. THE CITY OF SEDRO-WOOLEY AND P.U.D. #1 HAVE EASEMENT OVER
ROADWAYS FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF THE CITY & P.U.D.
ARY SEWER & WATERMAIN FACILITY.

DESCRIPTION PER FIRST AMERICAN

STREET TREES OUTSIDE OF PARK AREA SHALL BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION OF THE INDIVIDUAL HOMES.

A circular notary seal for Tammy Barnette, a Notary Public in the State of Washington. The seal features a rope-like border. Inside the border, the text "TAMMY BARNETTE" is at the top, "COMMISSION EXPIRES" is on the right, "NOTARY PUBLIC" is in the center with a star, and "STATE OF WASHINGTON" is at the bottom. The date "9-7-08" is on the left.

DECLARATION

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH I BECAME A LIEN UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2002-2003

FILED
OCT 20 1997
MAR 1997

SKAGIT COUNTY TREASURER

ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED
AS STREETS ALLEY OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 30TH

— 3 —

CITY TREASURER

APPROVALS

I HEREBY CERTIFY THAT THE WORK


2007

Donna Stalling
 PLANNING DIRECTOR
 EXAMINED AND APPROVED THIS 30th DAY OF May, 2003.
ALP
 CITY ENGINEER

APPROVED BY THE COUNCIL OF THE
DAY OF May, 2011


MAYOR Sharon S. O'Brien
 ATTEST: CITY CLERK Debra K. Nelson

SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
 PHONE: (360) 416-4899 FAX: (360) 416-4949
 E-MAIL: ysrk@summitms.com



SO2006

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4998 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM


SUMMIT

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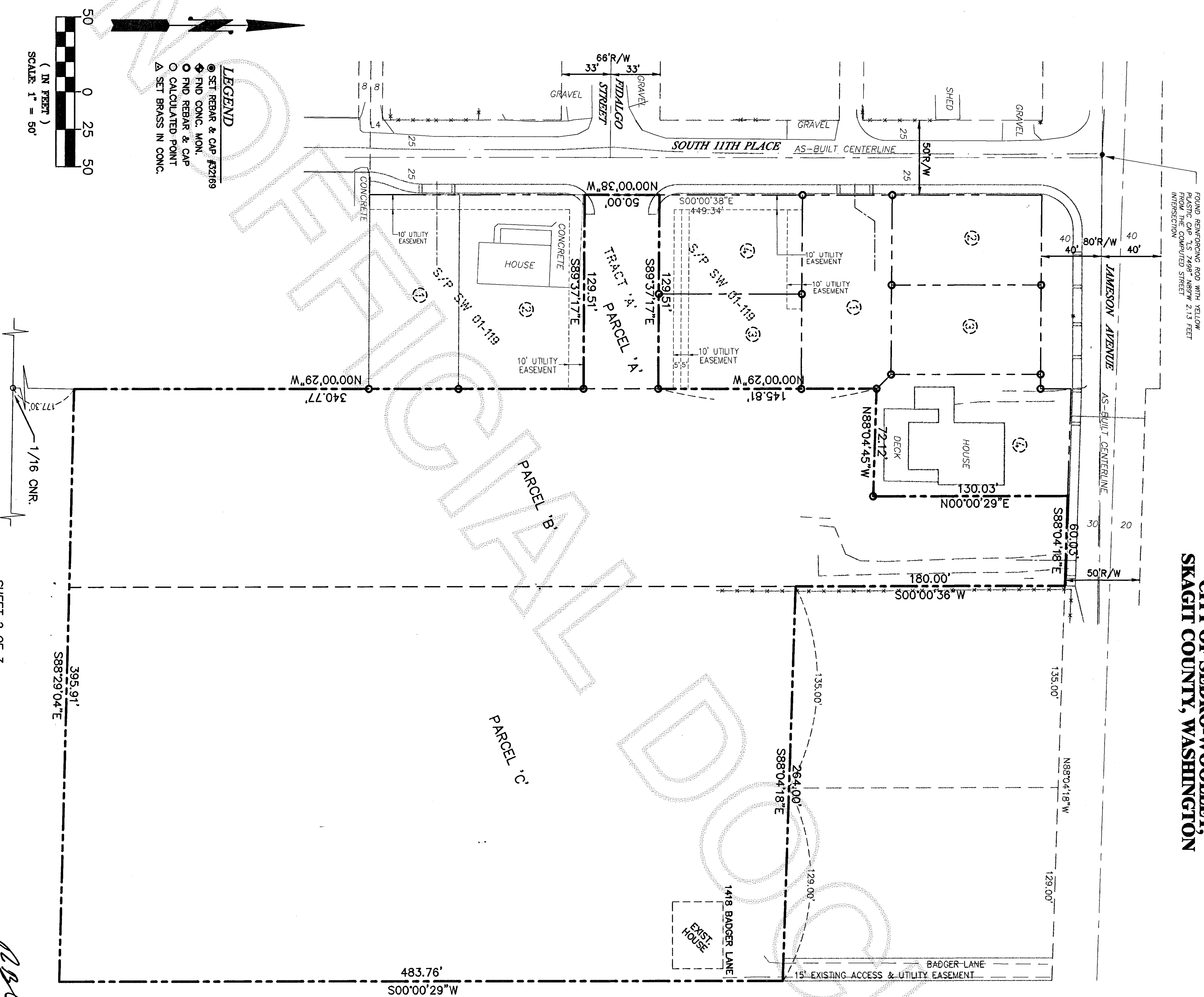
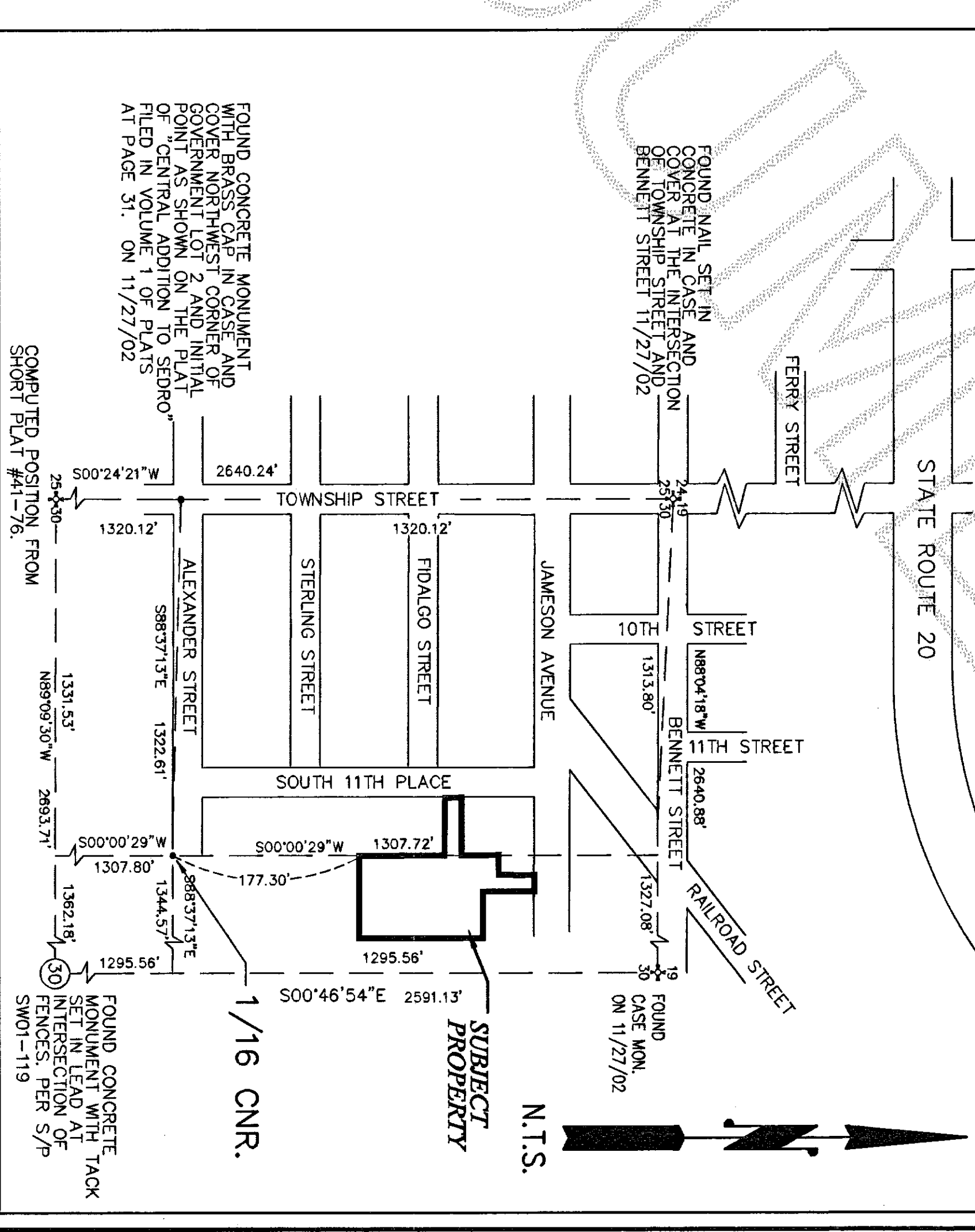
**CITY OF SEDRO-WOOLLEY,
SKAGIT COUNTY, WASHINGTON**

5/30/2003 Page 2 of 3 12:13PM

COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

VICINITY MAP/SECTION SUBDIVISION



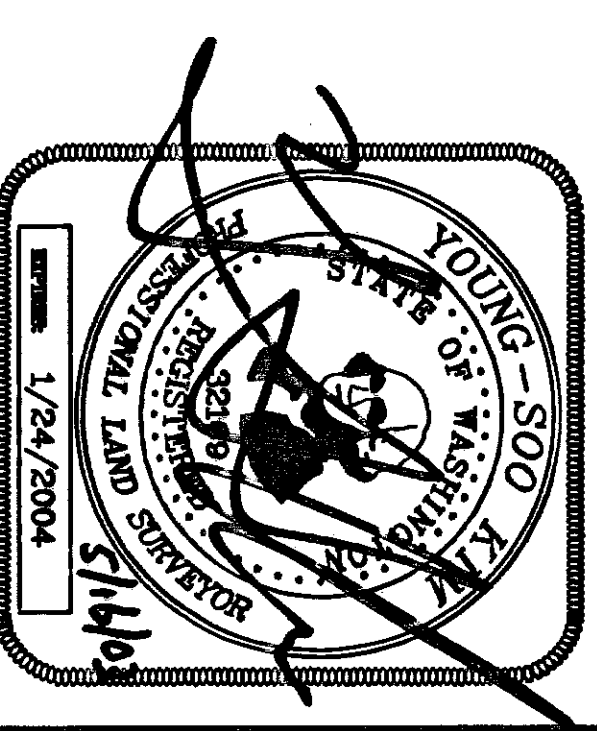
SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT, TITLED AS "TIDALCO COMMONS" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 35N, RANGE 5E, W.1., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AINT THE LOT CLOCK CORNERS STARED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLANNING REGULATIONS.

~~YOUNG-SOO KIM, P.L.S. #32169~~

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4946
E-MAIL: YSK@SUMMITES.COM

502009



FIDALGO COMMONS P.U.D.
NW 1/4 OF NW 1/4 OF SEC. 30, TWP. 35 N. RANG. 5 E., W.M.
CITY OF SEDRO-WOOLLEY,
SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

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Skagit County Auditor

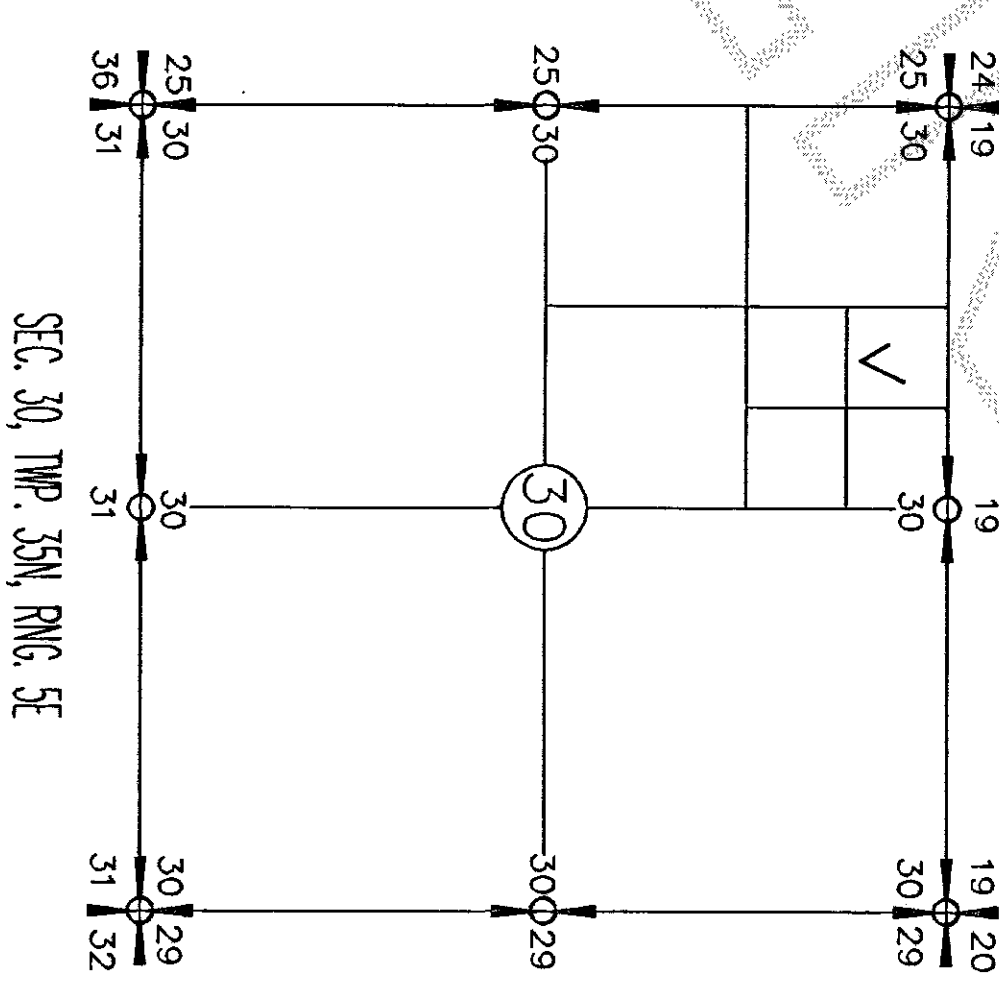
5/30/2003 Page 3 of 3 12:13PM

COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

LOT CORNER TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	16.03	50.00	182.323°
C2	30.92	50.00	35.2612°
C3	30.60	50.00	35.0357°
C4	17.83	50.00	20.2556°
C5	20.14	50.00	23.0426°
C6	20.16	50.00	23.0605°
C7	21.73	50.00	19.7614°
C8	16.96	50.00	19.7614°
C9	20.14	50.00	23.0426°
C10	21.87	50.00	23.0340°
C11	18.24	50.00	20.5415°
C12	31.02	20.00	88.5234°
C13	31.81	20.00	91.0726°
C14	31.03	20.00	88.5332°
C15	31.94	20.00	91.3027°
C16	30.88	20.00	88.2835°



SEC. 30, TWP. 35N, RANG. 5E

LINE TABLE

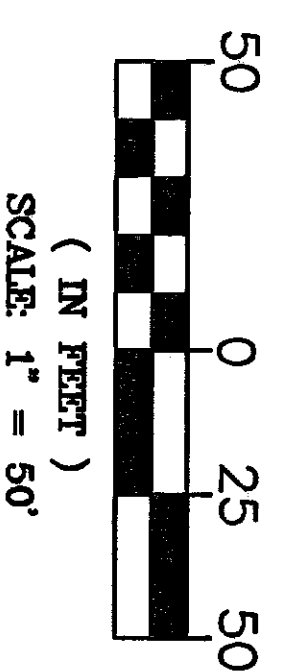
LINE	LENGTH	BEARING
L1	20.00	N00°00'29"E
L2	20.00	N88°53'03"W
L3	14.92	N88°53'03"W
L4	25.00	S00°00'29"W
L5	0.93	N00°00'29"W
L6	16.70	S00°00'29"W
L7	28.34	N54°42'42"W
L8	14.61	S88°29'04"E
L9	5.94	N00°00'29"W
L10	16.31	S88°29'04"E

ADDRESS

LOT 1:	1410	SETTLERS LANE
LOT 2:	1210	FIDALGO PLACE
LOT 3:	1214	FIDALGO PLACE
LOT 4:	1218	FIDALGO PLACE
LOT 5:	1222	FIDALGO PLACE
LOT 6:	1226	FIDALGO PLACE
LOT 7:	1230	FIDALGO PLACE
LOT 8:	1418	BADGER LANE
LOT 9:	1234	FIDALGO PLACE
LOT 10:	1238	FIDALGO PLACE
LOT 11:	1242	FIDALGO PLACE
LOT 12:	1246	FIDALGO PLACE
LOT 13:	1250	FIDALGO PLACE
LOT 14:	1254	FIDALGO PLACE
LOT 15:	1258	FIDALGO PLACE
LOT 16:	1262	FIDALGO PLACE
LOT 17:	1266	FIDALGO PLACE
LOT 18:	1270	FIDALGO PLACE
LOT 19:	1274	FIDALGO PLACE
LOT 20:	1278	FIDALGO PLACE
LOT 21:	1282	FIDALGO PLACE
LOT 22:	1286	FIDALGO PLACE
LOT 23:	1290	FIDALGO PLACE
LOT 24:	1294	FIDALGO PLACE

LEGEND

- SET REBAR & CAP #32169
- ◆ SET CONC. MON.
- FND REBAR & CAP
- CALCULATED POINT
- ▲ SET BRASS IN CONC.



SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 4-02.

BASIS OF BEARING

ASSUMED S00°42'21"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, PER SHORT PLAT NUMBER SW 01-119.

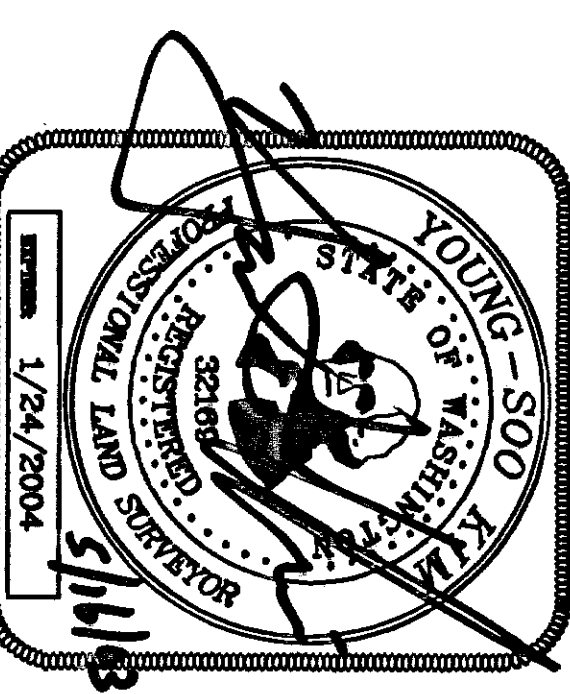
TYPICAL BUILDING SETBACKS

FRONT YARD & STREET - 20'
REAR YARD - 10'
SIDE YARD - 5'

SURVEYORS CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT, TITLED AS "FIDALGO COMMONS", IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 35N, RANGE 5E, W.M.; THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THAT THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

YOUNG-SOO KIM, P.L.S. #42169



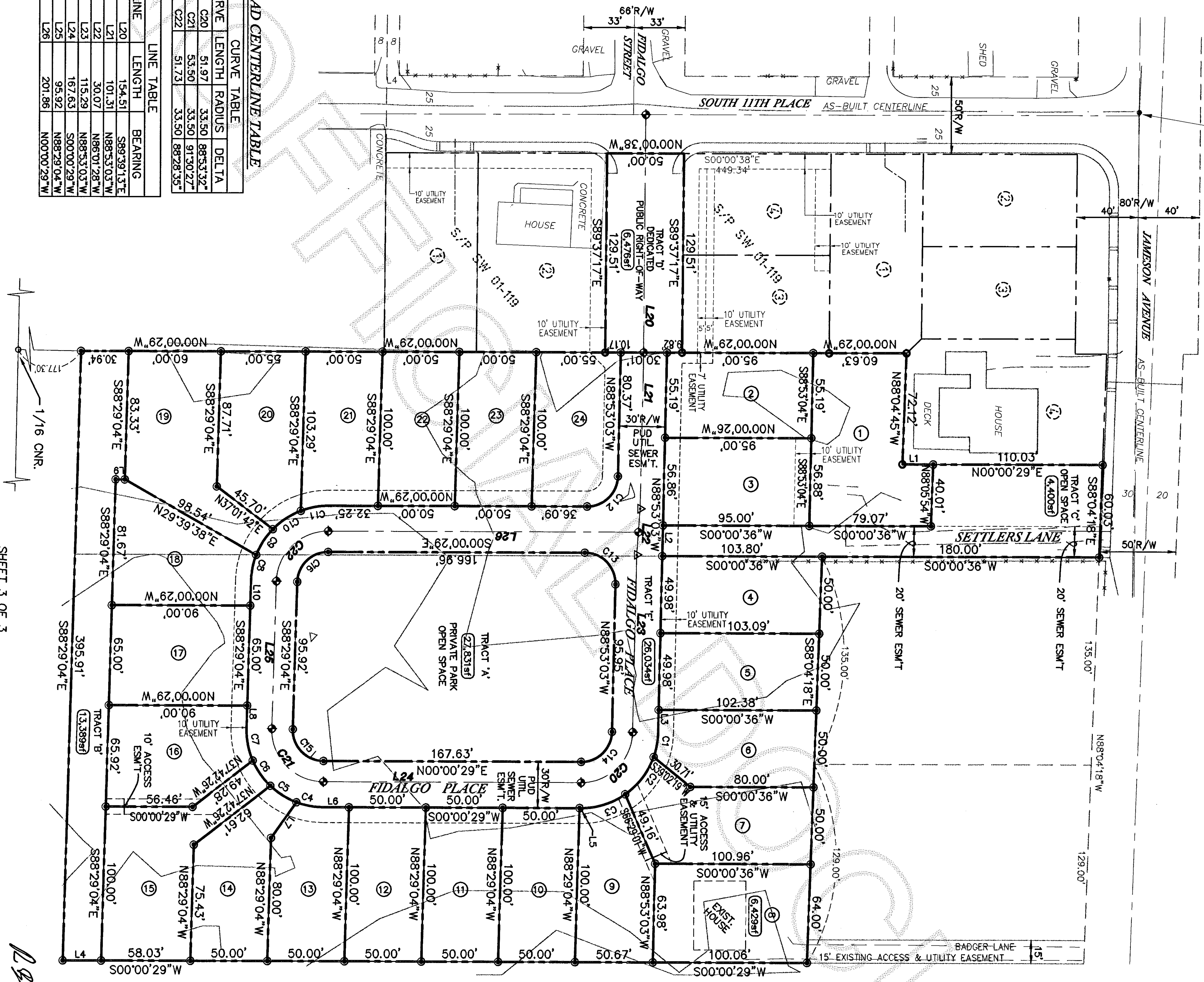
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PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



502009

ROAD CENTERLINE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	51.97	33.50	88.5332°
C21	53.50	33.50	91.3027°
C22	51.73	33.50	88.2835°

LINE TABLE		
LINE	LENGTH	BEARING
L20	154.51	S89°39'13"E
L21	101.31	N88°53'03"W
L22	30.07	N86°01'28"W
L23	115.29	N88°53'03"W
L24	167.63	S00°00'29"W
L25	95.92	N88°29'04"W
L26	201.86	N00°00'29"W



1/16 CNR.

SHEET 3 OF 3