

SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE 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, DRIVES, AVENUES, COURTS AND SEWER EASEMENT 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, DRIVES, AVENUES, COURTS, ETC. SHOWN THEREON

John A. Lange
JOHN A. LANGE

Gayle Lange
GAYLE LANGE

Galen D. Kindred
GALEN D. KINDRED (INDIVIDUAL)

Sondra 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

Frederick G. Fleming
FREDERICK G. FLEMING
SAUK MOUNTAIN, L.L.C. - MANAGER

Edward D. Stearns
EDWARD D. STEARNS
WHIDBEY ISLAND BANK - ~~MANAGER~~

James Macdonald
JAMES R. MUMFORD, III
PEOPLES BANK

Deborah Mumford
DEBORAH MUMFORD
FOXHALL, L.L.C.

James Macdonald
JAMES R. MUMFORD, III
PEOPLES BANK

Deborah Mumford
DEBORAH MUMFORD
FOXHALL, L.L.C.

North County Bank
NORTH COUNTY BANK

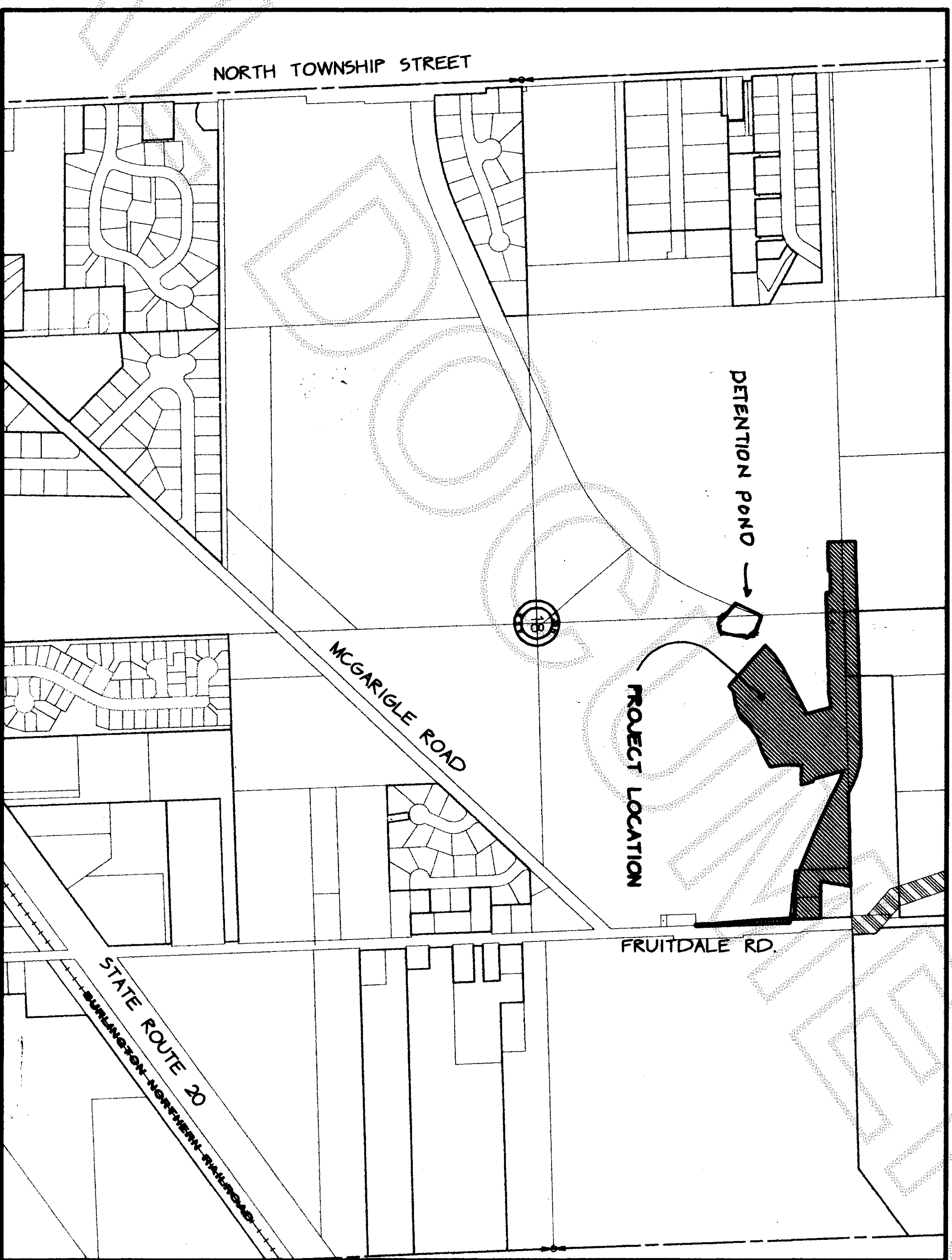
TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENT ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

Patsy K. Nelson
PATSY K. NELSON
CITY TREASURER
DATE 6/16/03

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BEEN PAID 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 AND THAT A DELINQUENT TAXES HAVE BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2004

John A. Lange
JOHN A. LANGE
SKAGIT COUNTY TREASURER
DATE 6/16/03



VICINITY MAP
SCALE 1"=500'

APPROVALS

APPROVED FOR THE CITY OF SEDRO-WOOLLEY.

John A. Lange
CITY ENGINEER
DATE 6/16/03

Patsy K. Nelson
MAYOR
DATE 6/16/03

Deborah Mumford
ATTES/CITY CLERK
DATE 6/16/03

Deborah Mumford
DEPT. MANAGER
DATE 6/16/03

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9TH DAY OF JUNE 2003 AT 9:29 A.M. UNDER AFF# 200306090032

AT THE REQUEST OF John Lange

Nevina Damms
NEVINA DAMMS
COUNTY AUDITOR

SHEET 1 OF 9



RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE C, PH. # 360.733.5760, FAX # 360.641.8935,
E-MAIL JEPSON222@QUESTNET, BELLINGHAM, WASHINGTON 98225
JOB #98048

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

ACKNOWLEDGEMENTS

STATE OF Washington 55
COUNTY OF 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 P.G. moff TITLE Notary Public
DATE 6-02-03 MY APPOINTMENT EXPIRES 10-15-2005
STATE OF Washington 55
COUNTY OF Wahaton

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, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Fred Fleming TITLE Notary Public
DATE 5/30/03 MY APPOINTMENT EXPIRES 3/25/06
STATE OF Washington 55
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

James M. Vander Mey SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS General Manager OF PEOPLES 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 James M. Vander Mey TITLE Notary Public
DATE 5/30/03 MY APPOINTMENT EXPIRES March 25, 2006
STATE OF Washington 55
COUNTY OF Skagit

ON THIS 2 DAY OF June 2003, BEFORE ME THE UNDERSIGNED,
A NOTARY PUBLIC, PERSONALLY APPEARED GALEN D. KINDRED AND SONORA 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 DAY AND YEAR FIRST ABOVE WRITTEN

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

STATE OF WASHINGTON 55
COUNTY OF Skagit

ON THIS 31st DAY OF MAY 2003, BEFORE ME THE UNDERSIGNED,

A NOTARY PUBLIC, PERSONALLY APPEARED JOHN A. LANGE AND GAYLE LANGE, HUSBAND AND WIFE, 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 DAY AND YEAR FIRST ABOVE WRITTEN

NOTARY PUBLIC IN AND FOR THE STATE OF
Washington RESIDING AT Bothell

ACKNOWLEDGEMENTS

STATE OF Washington 55
COUNTY OF Wahaton

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richard J. Fleming SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS President 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 Richard J. Fleming TITLE Notary Public
DATE May 30, 2003 MY APPOINTMENT EXPIRES Aug. 1, 2004
STATE OF WASHINGTON 55
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Frederick G. Fleming SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Partner OF FOXBALL, 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 Frederick G. Fleming TITLE Notary
DATE June 3, 2003 MY APPOINTMENT EXPIRES July 1, 2006
STATE OF WA 55
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Dennis M. King SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS President OF NORTH COUNTY 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 Dennis M. King TITLE Notary
DATE 5/30/03 MY APPOINTMENT EXPIRES 8-25-03
STATE OF Washington 55
COUNTY OF Skagit

ON THIS 2 DAY OF June 2003, BEFORE ME THE UNDERSIGNED,
A NOTARY PUBLIC, PERSONALLY APPEARED JAMES R. MUMFORD, II AND DEBORA MUMFORD, HUSBAND AND WIFE 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 DAY AND YEAR FIRST ABOVE WRITTEN

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

STATE OF WASHINGTON 55
COUNTY OF Skagit

COVENANTS CONDITIONS & RESTRICTIONS

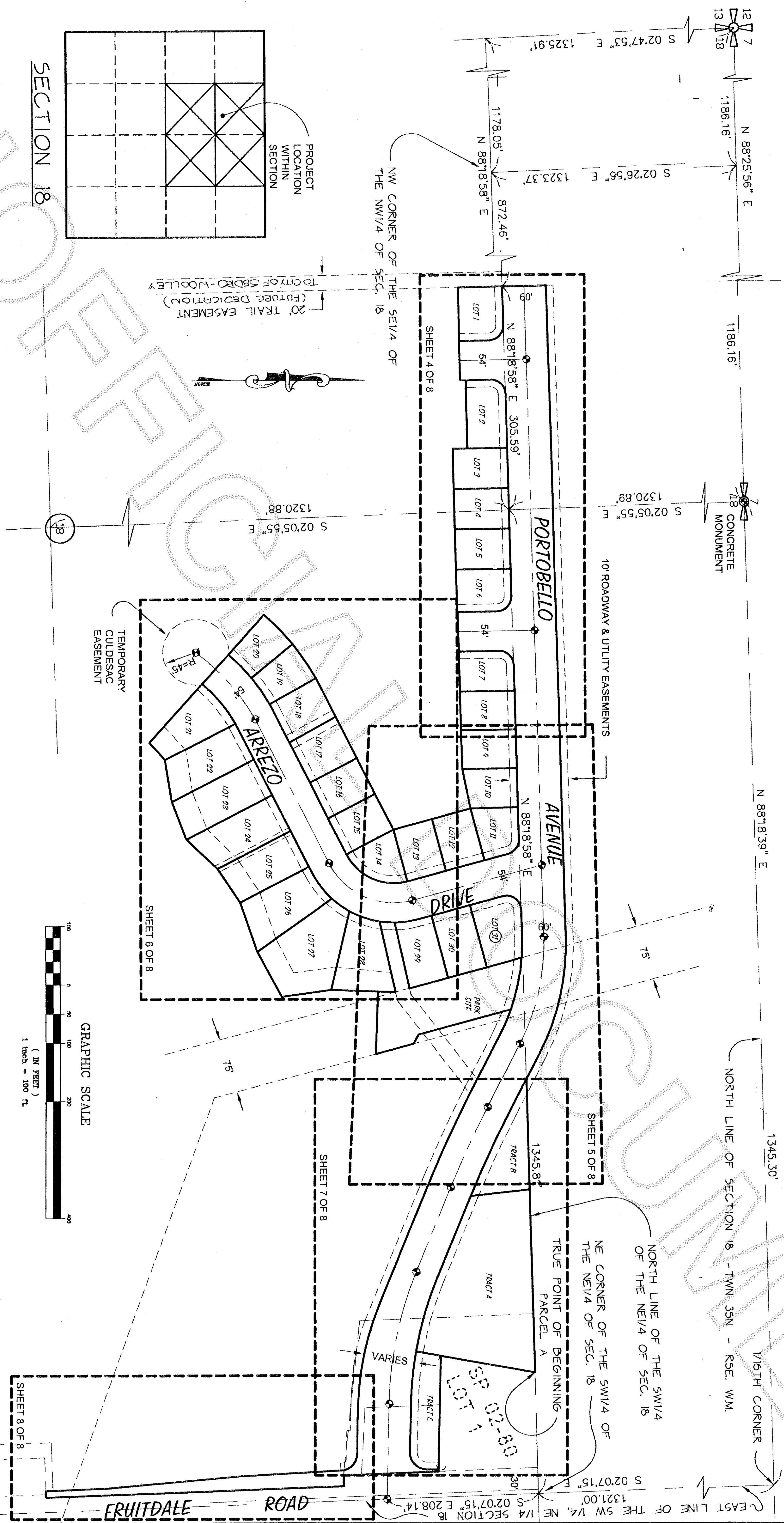
THE COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PART
OF SAUK MT. VIEW ESTATES SOUTH ARE FILED WITH THE
SKAGIT COUNTY AUDITOR AS AF. No. 20030600033



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 JEPSON222@QUESTNET, BELLINGHAM, WASHINGTON 98225
JOB #98048

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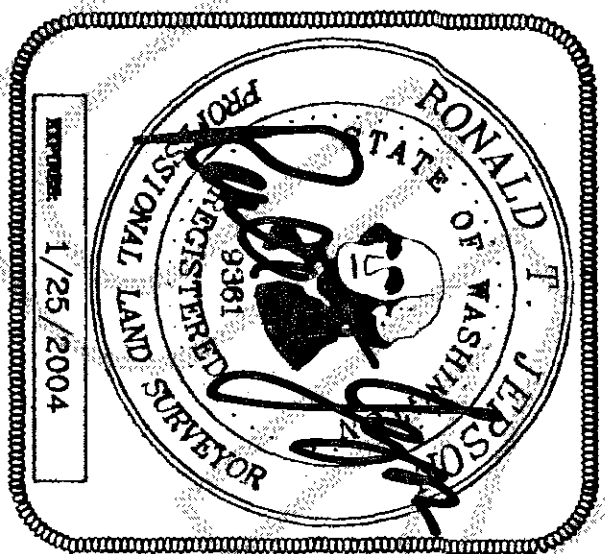


SURVEYORS CERTIFICATE

I, RONALD T. JEPSON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF SAUK MOUNTAIN VIEW ESTATES - SOUTH, WHICH IS TRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION AND 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.

BASIS OF BEARING

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



May 30, 2003

REGISTERED LAND SURVEYOR

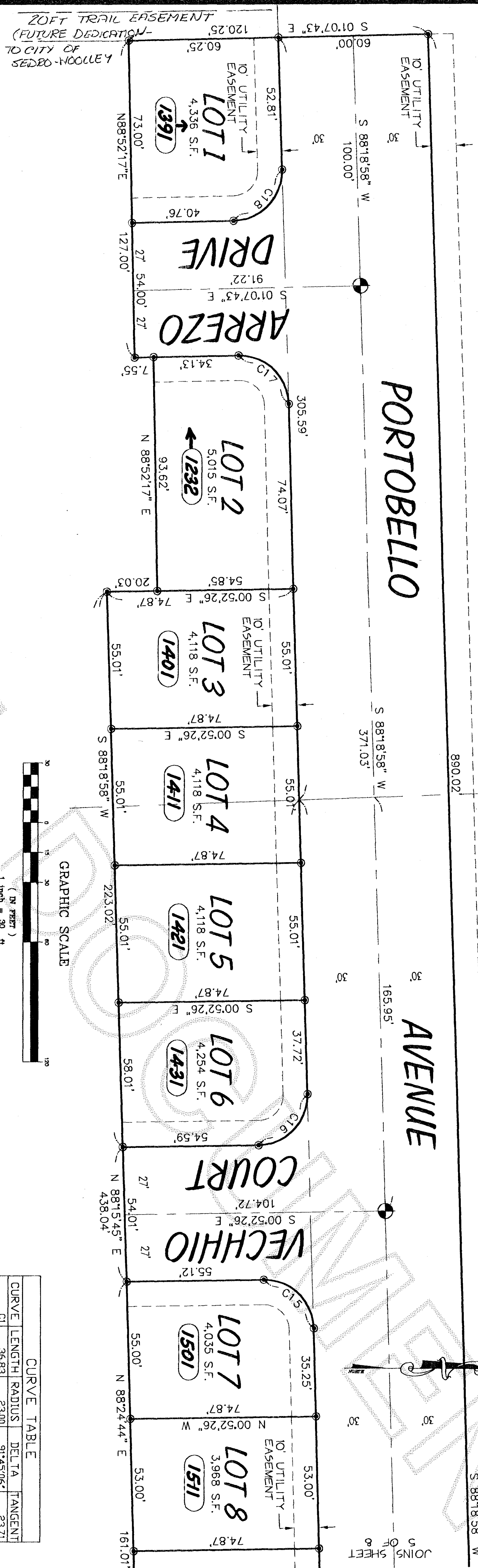
May 30, 2003

DATE

SHEET 3 OF 9

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Skagit County Auditor
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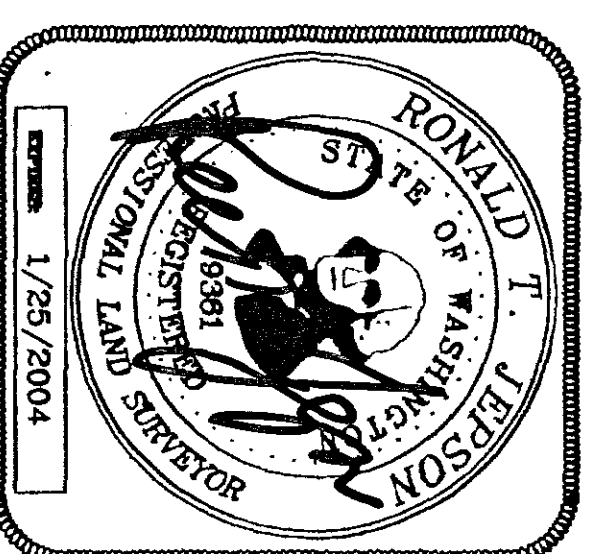
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Skagit County Auditor
6/9/2003 Page 4 of 9 9:29AM



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

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	36.83	23.00	91°45'06"	23.7701
C2	35.17	23.00	87°36'41"	22.0061
C4	185.50	500.00	2116°04'	93.8801
C5	148.48	400.00	2116°04'	75.0101
C6	124.67	147.000	4°51'33"	62.3130
C7	127.22	150.000	4°51'33"	63.6565
C9	166.47	330.00	28°54'08"	85.0461
C10	151.33	300.00	28°54'08"	77.3130
C12	27.58	27.000	5°51'06"	13.8010
C13	36.10	27.000	103°24'28"	25.3328
C14	26.74	20.00	76°35'34"	15.7575
C15	31.17	20.00	89°17'10"	19.7871
C16	31.70	20.00	90°48'36"	20.2222
C17	31.22	20.00	89°26'41"	19.8181
C18	31.61	20.00	90°33'19"	20.1515
C19	31.90	127.00	14°23'29"	16.0010
C20	20.91	127.00	9°25'53"	10.4841
C21	44.07	127.00	19°53'02"	22.2822
C22	30.00	127.00	13°32'04"	15.0071
C23	135.88	100.00	77°51'22"	80.7751
C24	99.20	73.00	77°51'22"	58.9691
C25	45.69	127.00	20°36'53"	23.0101
C26	7.10	196.00	2°03'12"	3.5535
C27	71.30	196.00	20°38'01"	36.0401
C28	123.39	309.25	22°51'36"	62.5551
C29	9.30	252.00	2°06'54"	4.6541
C30	44.00	252.00	10°07'14"	22.5051
C31	44.92	252.00	10°12'46"	22.5501
C32	56.27	325.00	9°55'12"	28.2121
C33	56.75	325.00	10°00'14"	28.4411
C34	12.00	325.00	2°06'54"	6.0001
C35	72.72	470.00	36°44'54"	36.4454
C37	72.29	270.00	15°20'25"	36.3636
C42	101.74	470.00	12°24'10"	51.0701
C47	36.33	270.00	7°42'37"	18.1515
C48	129.76	1530.00	4°51'33"	64.9991

THE CENTER OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°42'37" AN ARC DISTANCE OF 64.42 FEET TO A POINT OF TANGENCY. THENCE ALONG SAID TANGENT SOUTH 62°46'54" EAST, 91.41 FEET TO A POINT OF CURVATURE. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1530.00 FEET THROUGH A CENTRAL ANGLE OF 04°51'33" AN ARC DISTANCE OF 124.76 FEET TO A POINT OF TANGENCY. THENCE SOUTH 67°38'27" EAST ALONG SAID TANGENT 184.89 FEET TO A POINT OF CURVATURE. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET THROUGH A CENTRAL ANGLE OF 21°16'04" AN ARC DISTANCE OF 148.48 FEET TO A POINT OF TANGENCY.

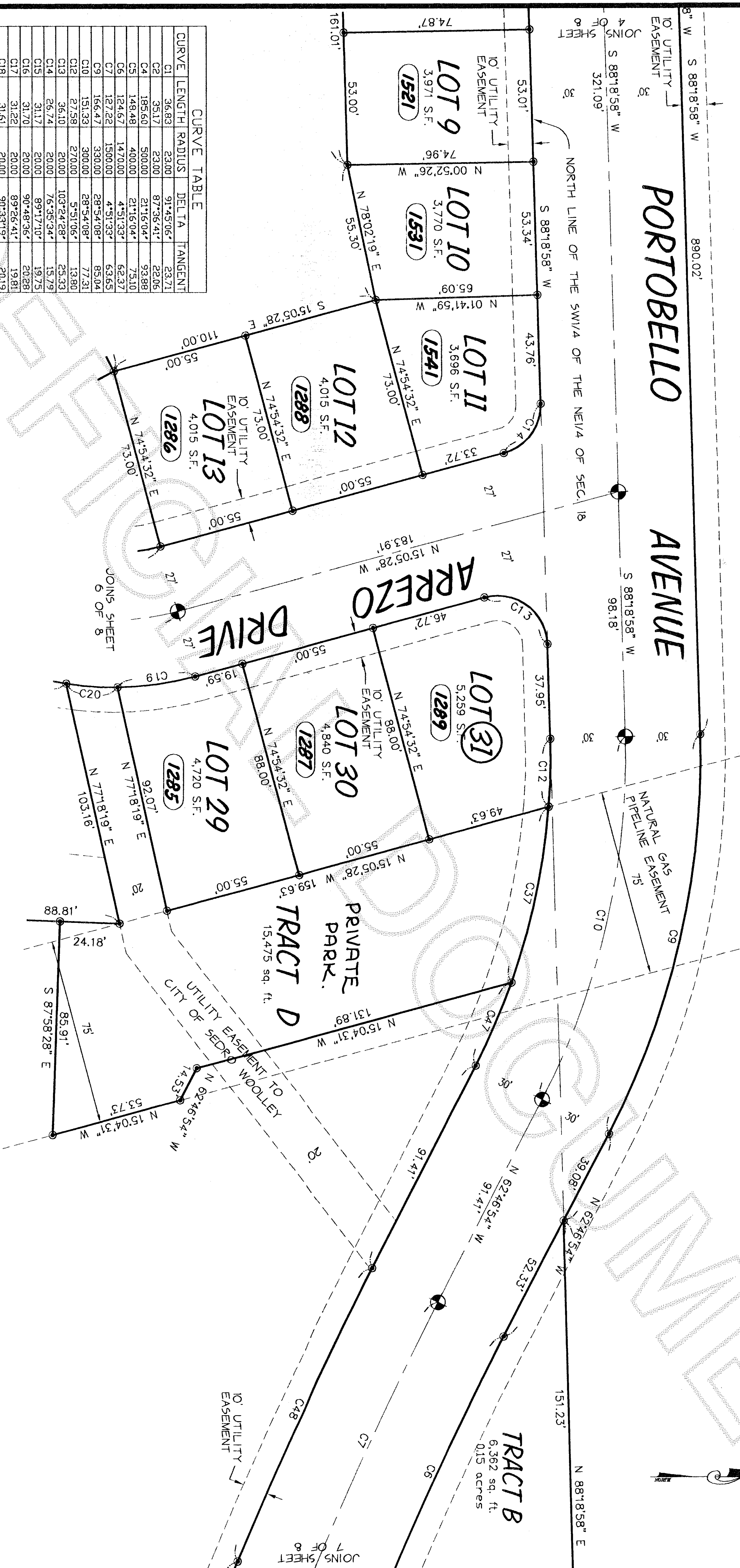


May 30, 03 SHEET 4 OF 9

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS•LAND SURVEYORS•PROJECT MGMT. 4 DEV.
222 GRAND AVE. SUITE 'C', PH. • 360.733.5760, FAX • 360.647.9839,
E-MAIL JEPSON@QWEST.NET, BELLINGHAM, WASHINGTON 98225

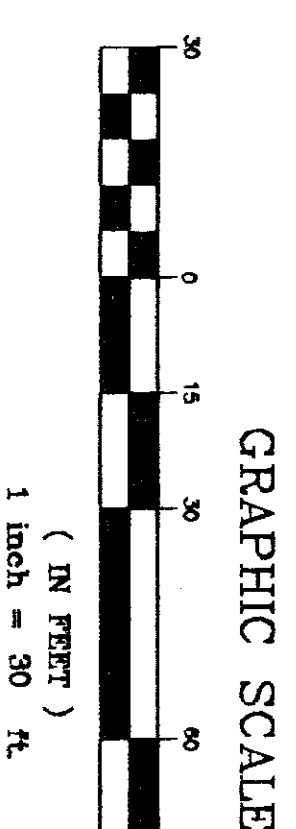
JOB #98048

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CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	36.83	23.00	91°45'06"	23.71
C2	35.17	23.00	87°36'41"	22.06
C3	185.60	500.00	21°16'04"	93.88
C4	148.48	400.00	21°16'04"	73.10
C5	124.67	1470.00	4°51'33"	62.87
C6	127.22	1500.00	4°51'33"	63.65
C7	156.47	330.00	28°54'08"	85.04
C8	151.33	300.00	28°54'08"	77.31
C9	27.58	270.00	5°51'06"	13.80
C10	26.74	20.00	103°24'28"	25.33
C11	26.74	20.00	76°35'34"	15.79
C12	31.17	20.00	89°17'10"	19.75
C13	31.70	20.00	90°48'36"	20.28
C14	31.22	20.00	89°26'41"	19.81
C15	31.61	20.00	90°33'19"	20.19
C16	31.90	127.00	14°23'29"	16.03
C17	44.07	127.00	19°53'02"	22.26
C18	20.91	127.00	9°25'53"	10.48
C19	31.90	127.00	14°23'29"	16.03
C20	20.91	127.00	9°25'53"	10.48
C21	44.07	127.00	19°53'02"	22.26
C22	30.00	127.00	13°32'04"	15.07
C23	135.88	100.00	77°51'22"	80.77
C24	99.20	73.00	77°51'22"	58.96
C25	45.69	127.00	20°36'53"	23.10
C26	7.10	198.00	2°03'12"	3.55
C27	71.38	198.00	20°38'01"	36.04
C28	123.99	300.00	22°51'36"	62.32
C29	9.30	252.00	2°06'54"	4.65
C30	44.00	252.00	10°00'14"	22.06
C31	44.92	252.00	10°12'46"	22.52
C32	56.27	325.00	9°55'12"	28.21
C33	56.75	325.00	10°00'14"	28.45
C34	12.00	325.00	2°06'54"	6.00
C35	72.72	470.00	8°51'54"	36.43
C37	72.29	270.00	15°20'25"	36.36
C42	101.74	470.00	12°24'10"	51.07
C47	36.33	270.00	7°42'37"	18.19
C48	129.76	1330.00	4°51'33"	64.92



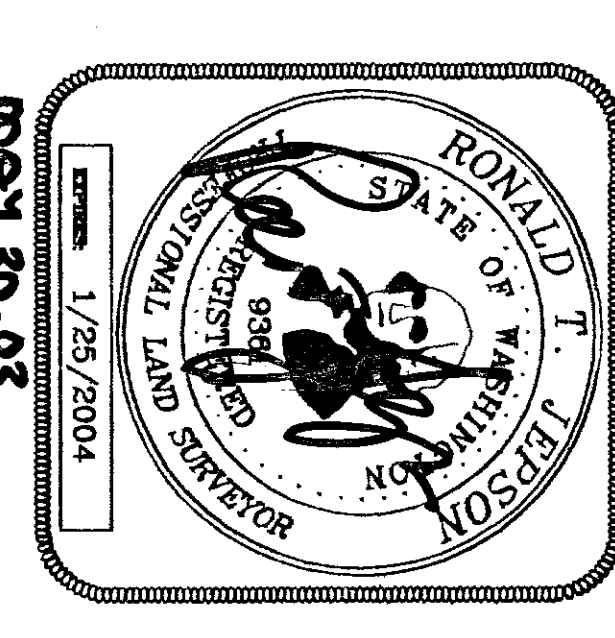
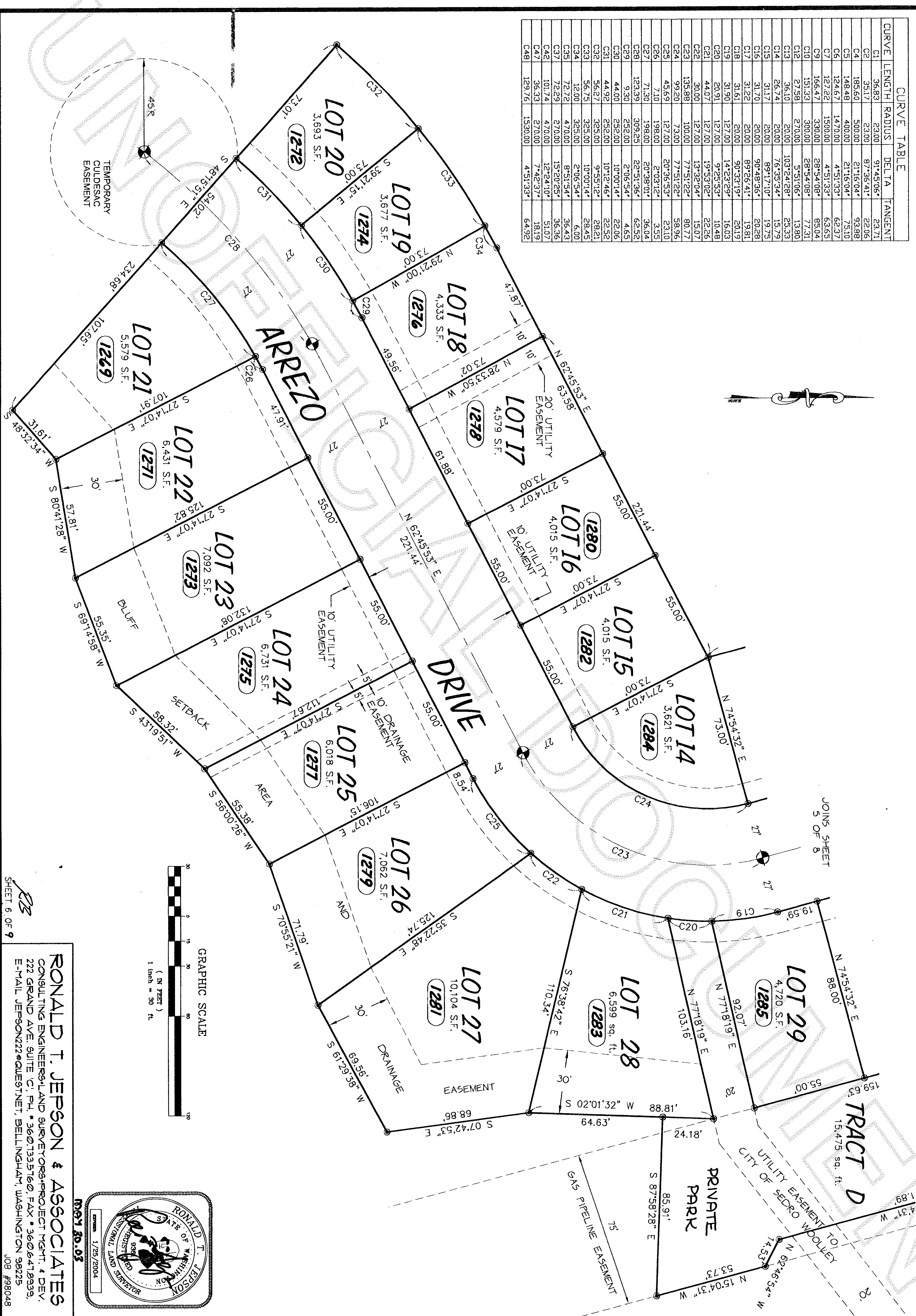
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SHEET 5 OF 9

RONALD T. JERSON & ASSOCIATES
CONSULTING ENGINEERS, LAND SURVEYORS, PROJECT MGMT. & DEV.
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JOB #98048

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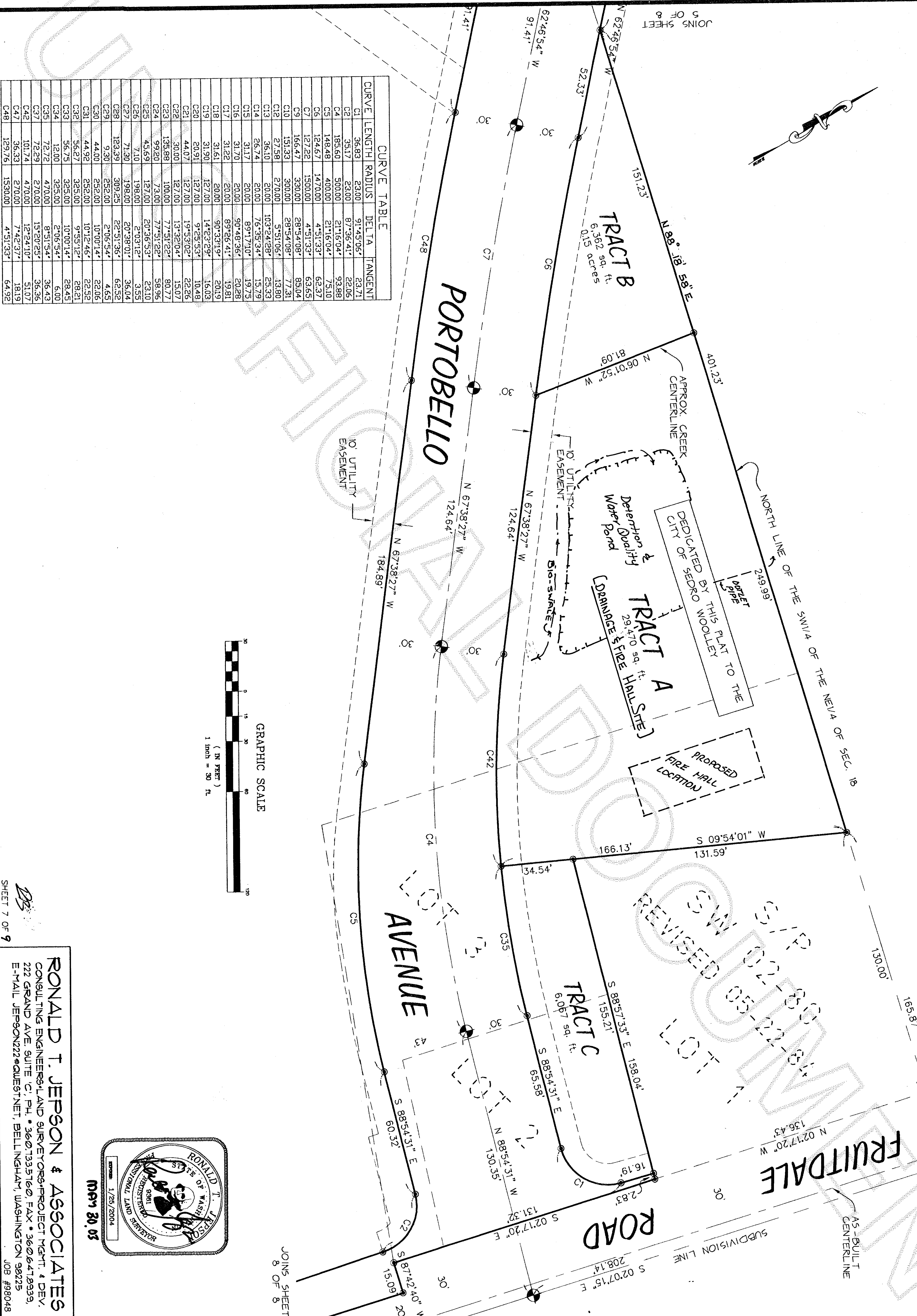
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C9	166.47	330.00	28°54'08"	85.04
C10	151.33	300.00	28°54'08"	77.31
C12	27.58	270.00	5°51'06"	13.80
C13	36.10	200.00	10°34'28"	25.33
C14	26.74	200.00	7°6'33'34"	15.79
C15	31.17	20.00	89°17'10"	19.75
C16	31.70	20.00	90°48'36"	20.28
C17	31.22	20.00	89°26'41"	19.81
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C31	44.92	252.00	10°12'46"	22.52
C32	56.27	325.00	9°55'12"	28.21
C33	56.75	325.00	10°00'14"	28.45
C34	12.00	325.00	2°06'54"	6.00
C35	72.72	470.00	8°51'54"	36.43
C37	72.29	270.00	15°20'25"	36.36
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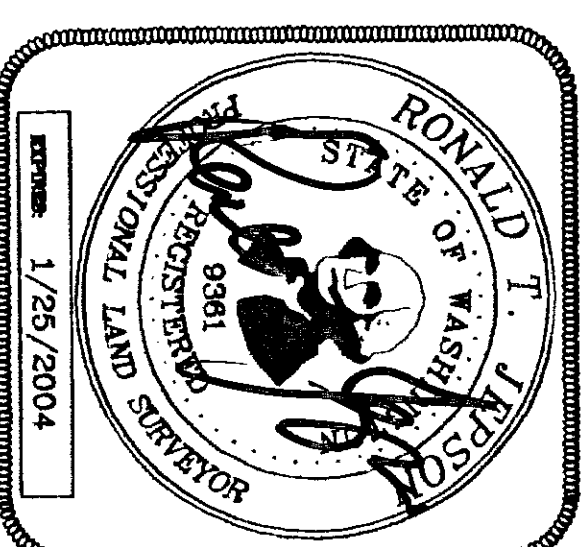
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SHEET 7 OF 9

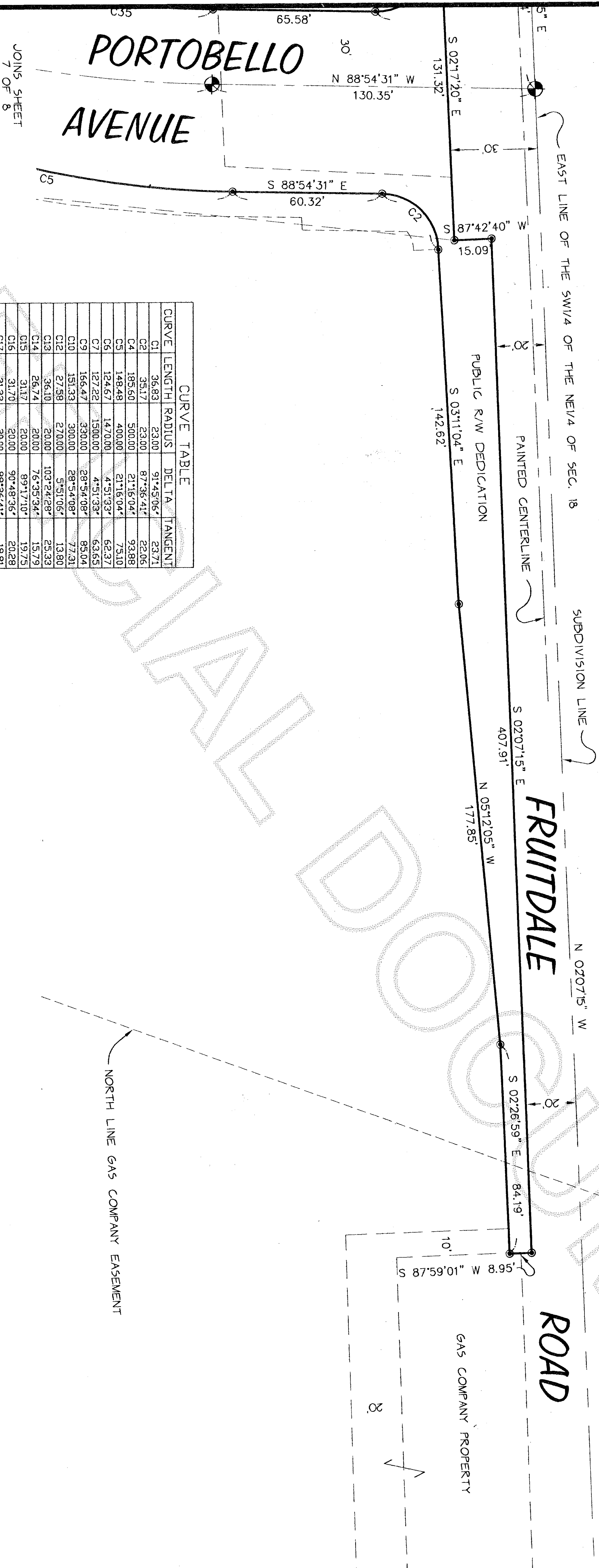
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May 30, 03

SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

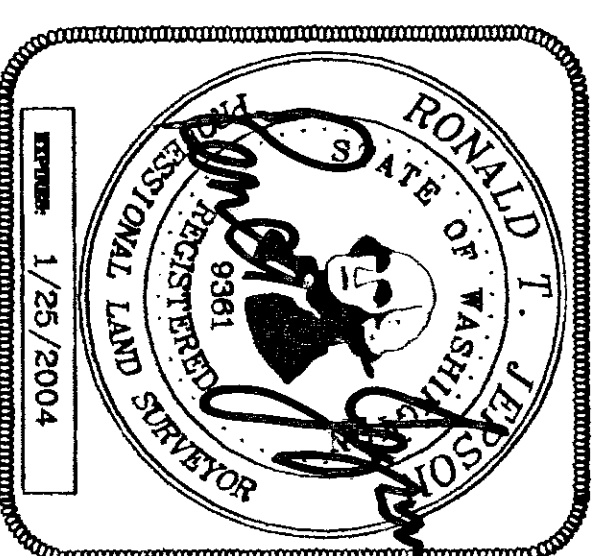
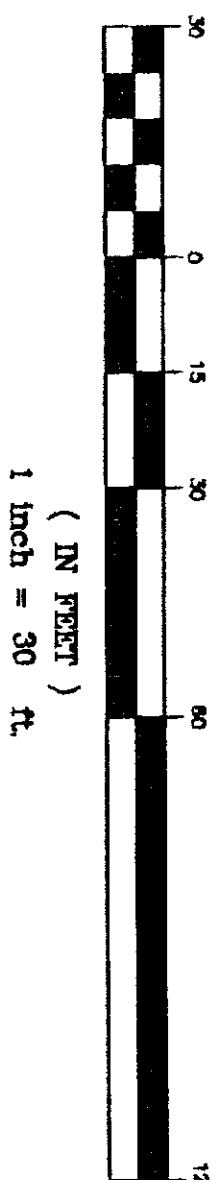
PORTION OF THE SE 1/4 OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M. CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	36.83	23.00	91°45'06"	23.71
C2	35.17	23.00	87°36'41"	22.06
C4	185.60	500.00	21°16'04"	93.88
C5	148.48	400.00	21°16'04"	75.10
C6	124.67	1470.00	4°51'33"	62.37
C7	127.22	1500.00	4°51'33"	63.65
C9	166.47	330.00	28°54'08"	85.04
C10	151.33	300.00	28°54'08"	77.31
C12	27.58	270.00	5°51'06"	13.80
C13	36.10	20.00	103°24'28"	25.33
C14	26.74	20.00	76°35'34"	15.79
C15	31.17	20.00	89°17'10"	19.75
C16	31.70	20.00	90°48'36"	20.28
C17	31.22	20.00	89°26'41"	19.81
C18	31.61	20.00	90°33'19"	20.19
C19	31.90	187.00	14°23'29"	16.03
C20	20.91	127.00	9°25'53"	10.48
C21	44.07	127.00	19°53'02"	22.26
C22	30.00	127.00	13°32'04"	15.07
C23	135.88	100.00	77°51'22"	80.77
C24	99.20	73.00	77°51'22"	58.96
C25	45.69	127.00	20°36'53"	23.10
C26	7.10	198.00	2°03'12"	3.55
C27	71.30	198.00	20°38'01"	36.04
C28	123.39	309.25	22°51'36"	62.52
C29	9.30	252.00	2°06'54"	4.65
C30	44.00	252.00	10°00'14"	22.06
C31	44.92	252.00	10°12'46"	22.52
C32	56.27	325.00	9°55'12"	28.21
C33	56.75	325.00	10°00'14"	28.45
C34	12.00	325.00	2°06'54"	6.00
C35	72.72	470.00	8°51'54"	36.43
C37	72.29	270.00	15°20'25"	36.36
C42	101.74	470.00	12°24'10"	51.07
C47	36.33	270.00	7°42'37"	18.19
C48	129.76	1530.00	4°51'33"	64.92

GRAPHIC SCALE



m360,05

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SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

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

EASEMENTS ARE GRANTED TO THE CITY OF SEDRO-WOOLLEY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY ENABLING THE CITY TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF SEWER, STORMWATER AND COMMUNICATION LINES, AND OTHER MUNICIPAL AND PUBLIC UTILITIES 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 SEWER, STORMWATER, AND COMMUNICATION LINES OR OTHER MUNICIPAL AND PUBLIC FACILITIES OR OTHER SIMILAR PUBLIC SERVICES 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, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH OR OTHER GROWTH STANDING OR GROWING UPON THE LAND OF THE GRANTOR, WHICH, IN THE OPINION OF THE CITY, CONSTITUTES A MENACE OR DANGER TO SAID LINES OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES, THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE CITY.

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 CITY PUBLIC WORKS DIRECTOR. 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 CITY'S USE OF THE EASEMENT. GRANTOR MAY ASSIGN THE RIGHTS UNDER THIS EASEMENT BY AGREEMENT, ASSIGNMENT, FRANCHISE OR OTHER DEVICE TO ANY PUBLIC OR PRIVATELY OWNED UTILITY.

EASEMENT DEDICATION

EASEMENTS ARE HEREBY DEDICATED BY JOHN & GAYLE LANG, HUSBAND AND WIFE OVER TRACTS E, F AND G FOR THE BENEFIT OF THE SAUK MT. VIEW ESTATES SOUTH HOME OWNERS ASSOCIATION FOR THE PURPOSES OUTLINED BELOW:

EASEMENTS ARE GRANTED TO SAUK MT. VIEW ESTATES SOUTH HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY ENABLING THE GRANTEE TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF STORMWATER UTILITIES 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, DITCHES, CONVEYANCES, PONDS, AND OTHER FACILITIES 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, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LAND OF THE GRANTOR, WHICH, IN THE OPINION OF THE SAUK MT. VIEW ESTATES SOUTH HOMEOWNERS ASSOCIATION, CONSTITUTES A MENACE OR DANGER TO SAID LINES OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES.

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 SAUK MT. VIEW ESTATES SOUTH HOMEOWNERS ASSOCIATION. 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 CITY'S USE OF THE EASEMENT. THE SAUK MT. VIEW ESTATES SOUTH HOMEOWNERS ASSOCIATION MAY ASSIGN ITS RIGHTS UNDER THIS EASEMENT TO ANY MUNICIPALITY, PUBLIC DISTRICT OR OTHER ENTITY.

DETENTION POND ACCESS & MAINTENANCE EASEMENT

TRACT G

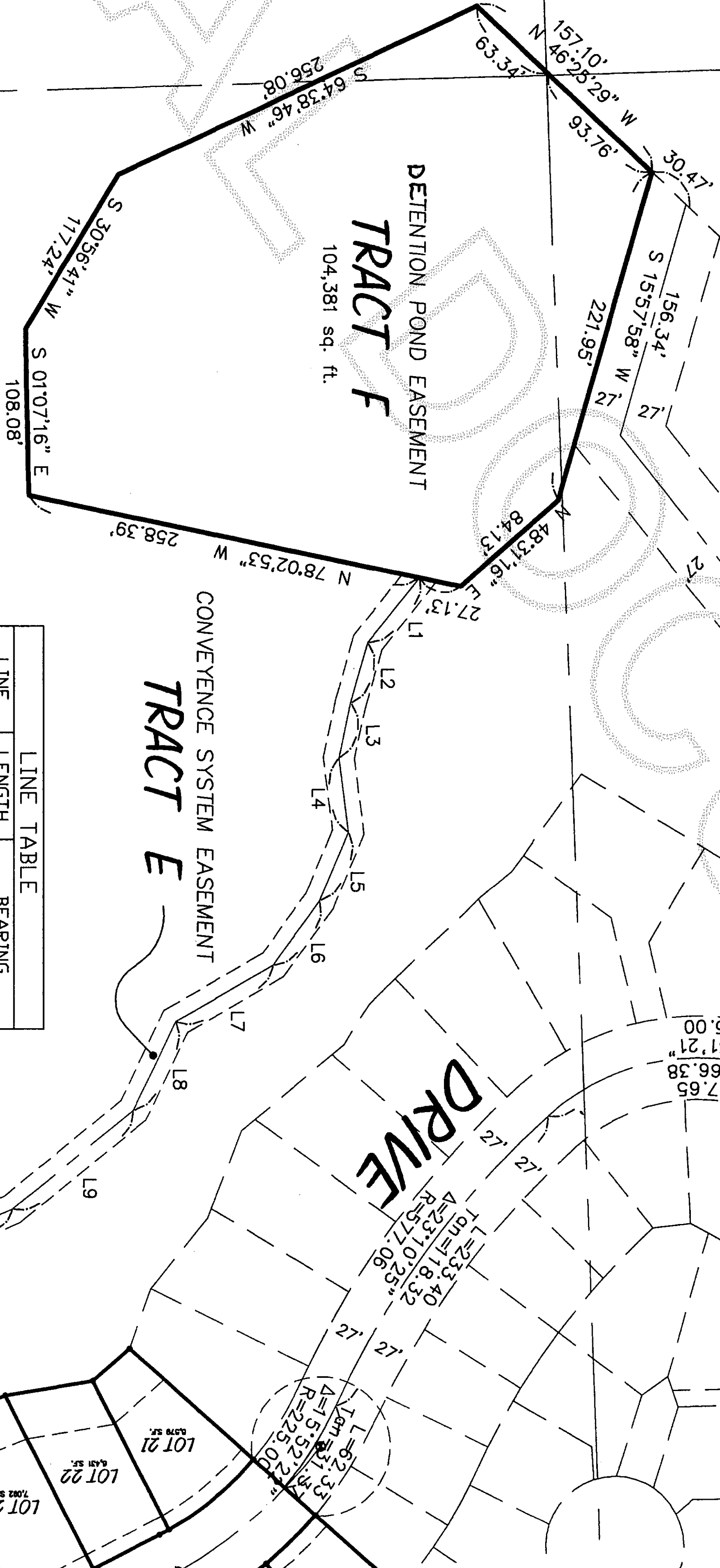
DETENTION POND EASEMENT

TRACT F

104,381 sq. ft.

CONVEYANCE SYSTEM EASEMENT

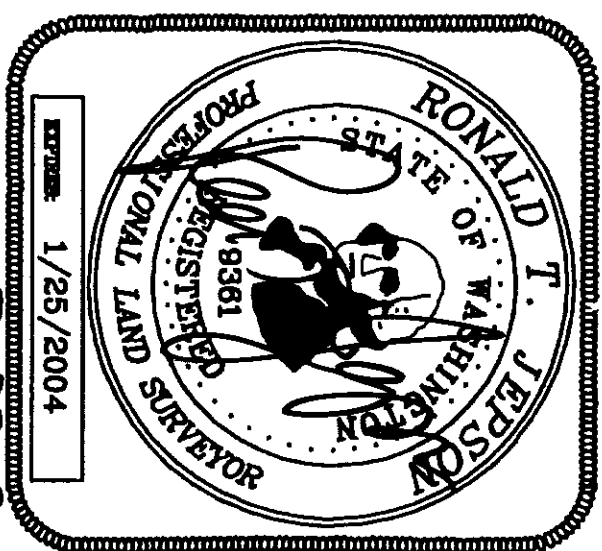
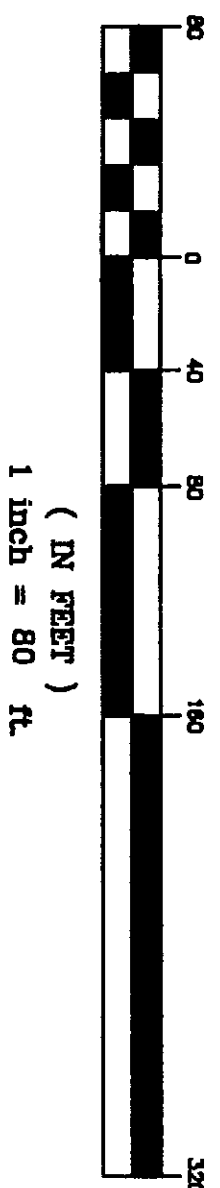
TRACT E



LINE TABLE

LINE	LENGTH	BEARING
L1	53.90	S38°20'13"W
L2	40.69	S15°53'57"W
L3	36.39	S11°59'05"W
L4	48.42	S07°20'24"E
L5	48.10	S22°55'04"W
L6	51.51	S35°47'21"W
L7	72.97	S59°57'55"W
L8	63.54	S25°31'10"W
L9	101.18	S50°42'24"W
L10	116.29	S66°56'43"W
L11	105.10	S54°49'37"W
L12	16.90	S15°00'24"W
L13	36.15	S20°51'14"E
L14	62.77	S69°05'45"E
L15	23.95	S69°17'50"E

GRAPHIC SCALE



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SHEET 9 OF 9

JOB #98048