

SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2

PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.
CITY OF SEDRO-WOLLEY, 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 PLOT 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 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, DRIVES, AVENUES, COURTS, ETC. SHOWN THEREON

Hira Cassidy

SKAGIT STATE BANK

ROBERT W. JANICKI, MANAGING MEMBER
DUKES HILL LLC.

ACKNOWLEDGMENT

STATE OF WA 55
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT W. JANICKI SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF THE DUKES HILL LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

Christine A. Salsens TITLE Notary Public

DATE 1/26/04 MY APPOINTMENT EXPIRES 7/23/05

ACKNOWLEDGMENT

STATE OF WA 55
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LISA CASSIDY SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Vice-President OF SAUK MOUNTAIN VIEW ESTATES NORTH, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

Donna Weaver TITLE Notary Public

DATE 1/23/04 MY APPOINTMENT EXPIRES 6/1/04

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.

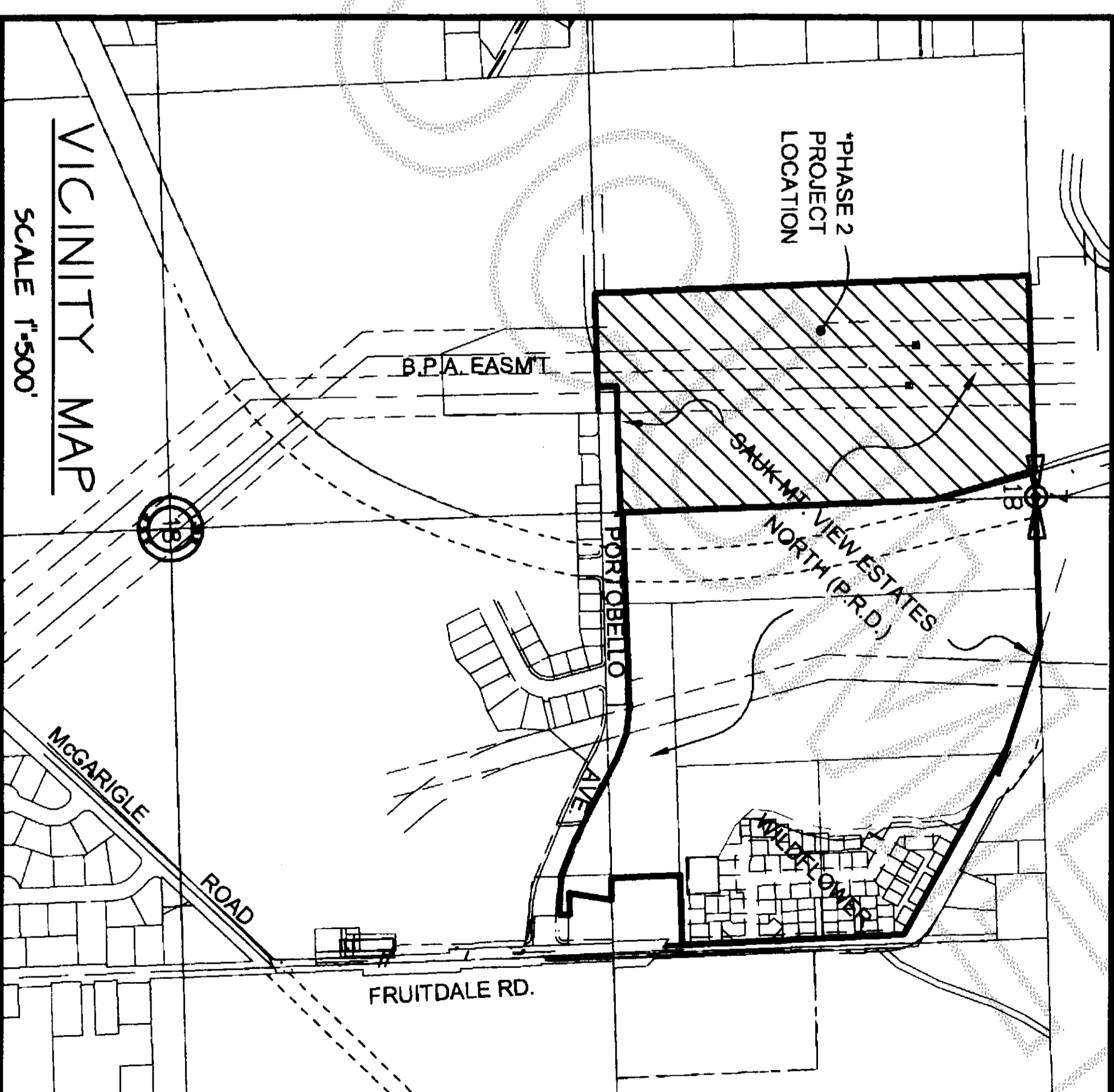
Robby K. Nelson DATE 1-26-04
CITY TREASURER

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 AN ANNUAL DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO INCLUDING THE YEAR 2004

Katie O'Connell DATE 1/27/04
SKAGIT COUNTY TREASURER

COVENANTS CONDITIONS + RESTRICTIONS

THIS PLAT OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2 IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITORS FILE NUMBER 200401290094 RECORDS OF THE SKAGIT COUNTY AUDITORS OFFICE.



APPROVALS

APPROVED FOR THE CITY OF SEDRO-WOLLEY.

[Signature] DATE 1-26-04
CITY ENGINEER

[Signature] DATE 1-26-04
MAYOR

[Signature] DATE 1-26-04
ATTEST: CITY CLERK

SURVEYORS CERTIFICATE

I, RONALD T. JEPSON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF 'SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2 IS BASED ON ACTUAL SURVEY, 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.

[Signature] DATE Jan 26.04
REGISTERED LAND SURVEYOR

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 29 DAY OF JANUARY 2004 AT SEDO UNDER AT # 200400094 AT THE REQUEST OF [Signature] COUNTY AUDITOR

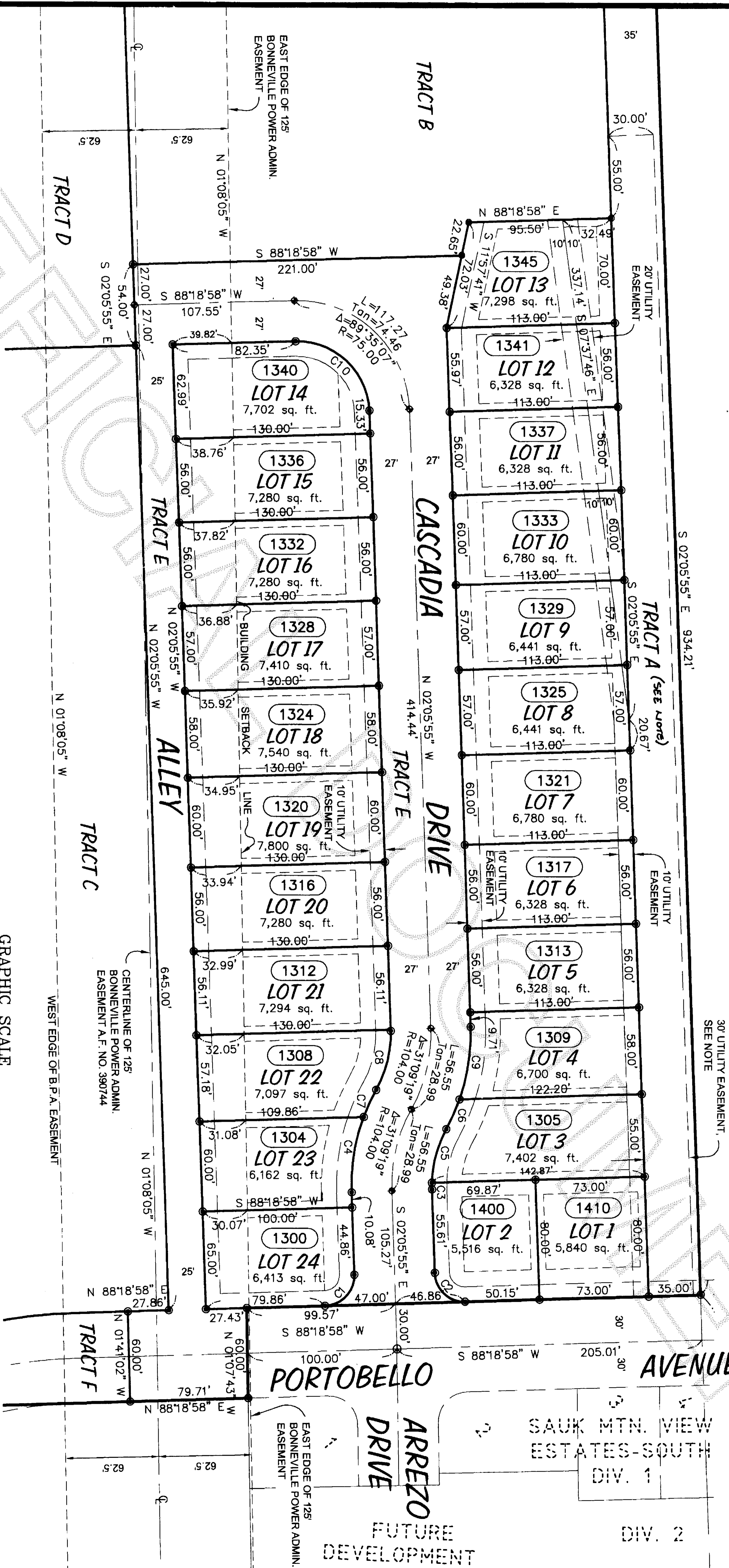
SECTION 18

SHEET 1 OF 3

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. 360.1335760, FAX 360.6418939.
E-MAIL JEPSON22@GOWESTNET, BELLINGHAM, WASHINGTON 98225
JOB #02113

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CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON



NOTE:
SEE SHEET 2 OF 3 FOR SECTION TIE AND ENTIRE PLAT AND TRACT INFORMATION

EASEMENT NOTE:
THIS 30 FT. WIDE EASEMENT AS DEPICTED WITHIN TRACT "A" IS A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF SEDRO-WOLLEY. AT THE TIME OF THIS PLAT RECORDING, A PUBLIC SANITARY SEWER LINE HAS BEEN INSTALLED WHICH IS AN EXTENSION OF THE CITY'S SANITARY SEWER SYSTEM. THIS SEWER LINE IS RESTRICTED TO SERVING ONLY THE 24 LOTS BEING PLATTED AND ANY FUTURE DEVELOPMENT WITHIN TRACT "B".

NO EXTENSIONS OF THIS SEWER OR ANY OTHER IMPROVEMENTS WITHIN THIS EASEMENT MAY BE MADE WITHOUT CITY APPROVAL

BASIS OF BEARING

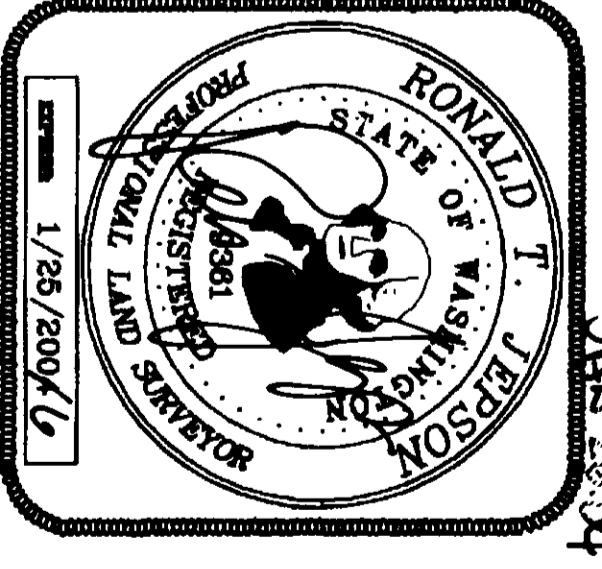
RECORD OF SURVEY FOR WASHINGTON STATE DEPARTMENT OF GENERAL ADMINISTRATION AND SKAGIT COUNTY DEPARTMENT OF PARKS AND RECREATION AS RECORDED UNDER A# 9011130061 RECORDS OF SKAGIT COUNTY AUDITORS OFFICE. HELD WAS CENTERLINE OF FRUITDALE ROAD BEARING N 02° 07' 14" W.

BONNEVILLE POWER ADMINISTRATION EASEMENT NOTE:

1. PROHIBITED USES:
NO STRUCTURES OR FENCES MAY BE BUILT WITHIN THE BPA EASEMENT AS SHOWN BY THE BUILDING SETBACK LINE ON EACH LOT. FOR OTHER RESTRICTIONS OR USE PERMITS, CONTACT BPA.

2. INFORMATION ABOUT HEALTH EFFECTS OF ELECTROMAGNETIC FIELDS IS AVAILABLE IN THE PUBLICATION, "EMF, ELECTRIC AND MAGNETIC FIELDS ASSOCIATED WITH THE USE OF ELECTRIC POWER" JUNE 2002 OR LATEST EDITION, NATIONAL INSTITUTE OF ENVIRONMENTAL HEALTH SCIENCES. ALSO AVAILABLE ON-LINE AT: [HTTP://WWW.NIEHS.NIH.GOV/EMF/RAD/BOOKLET/EMF2002.PDF](http://www.niehs.nih.gov/emf/rad/bkbooklet/emf2002.pdf)

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- LEGEND**
- ⊕ EXISTING CONCRETE MONUMENT
 - ⊙ SET RIGHT OF WAY CONCRETE MONUMENT
 - ⊙ SET REBAR & CAP

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.
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