

SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

PHASE-2

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

200401290101
Skagit County Auditor
1/29/2004 Page 1 of 3 3:22PM

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 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.

John A. Lange
JOHN A. LANGE (INDIVIDUAL)
Wade J. Lange
WADE J. LANGE (INDIVIDUAL)

James M. Landwehr
PEOPLES BANK

APPROVALS

APPROVED FOR THE CITY OF SEDRO-WOOLLEY:

Mark J. B. B.
CITY ENGINEER
DATE *1/24/04*
Harold Nelson
MAYOR
DATE *1-26-04*
Gabe K. Nelson
ATTESD CITY CLERK
DATE *1-26-04*

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.

Gabe K. Nelson
CITY TREASURER
DATE *1-26-04*

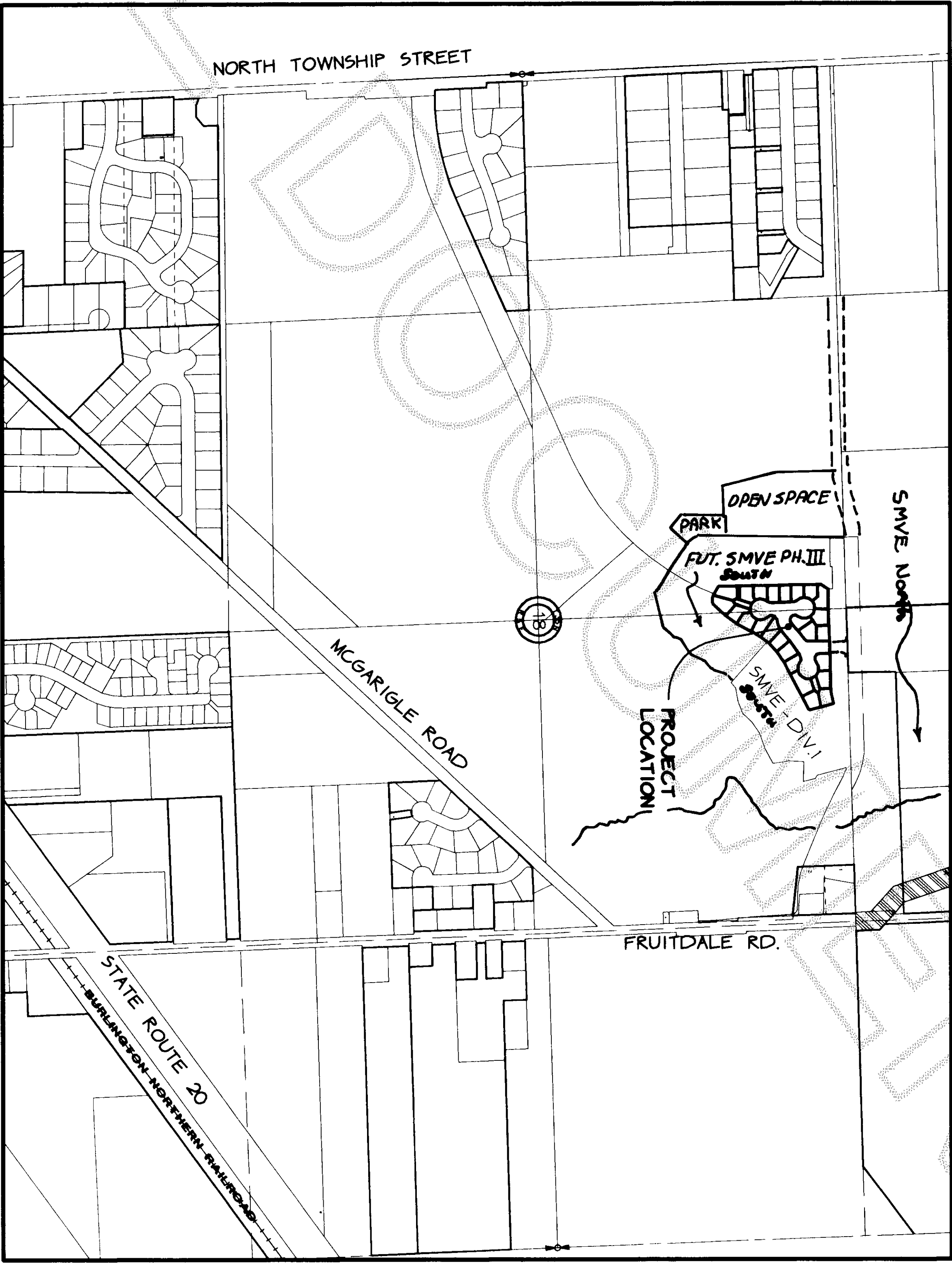
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE CITY OFFICE UP TO AND INCLUDING THE YEAR *2003* AND THAT A DEPOSIT HAS BEEN PAID TO COVER ANY ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR *2004*

Wade J. Lange
SKAGIT COUNTY TREASURER
DATE *1/27/04* by *Wade J. Lange*, Deputy

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS *29* DAY OF *January*
2004 AT *3:22 P.M.* UNDER AF # *200401290101*
AT THE REQUEST OF *Wade J. Lange*

Wade J. Lange
COUNTY AUDITOR

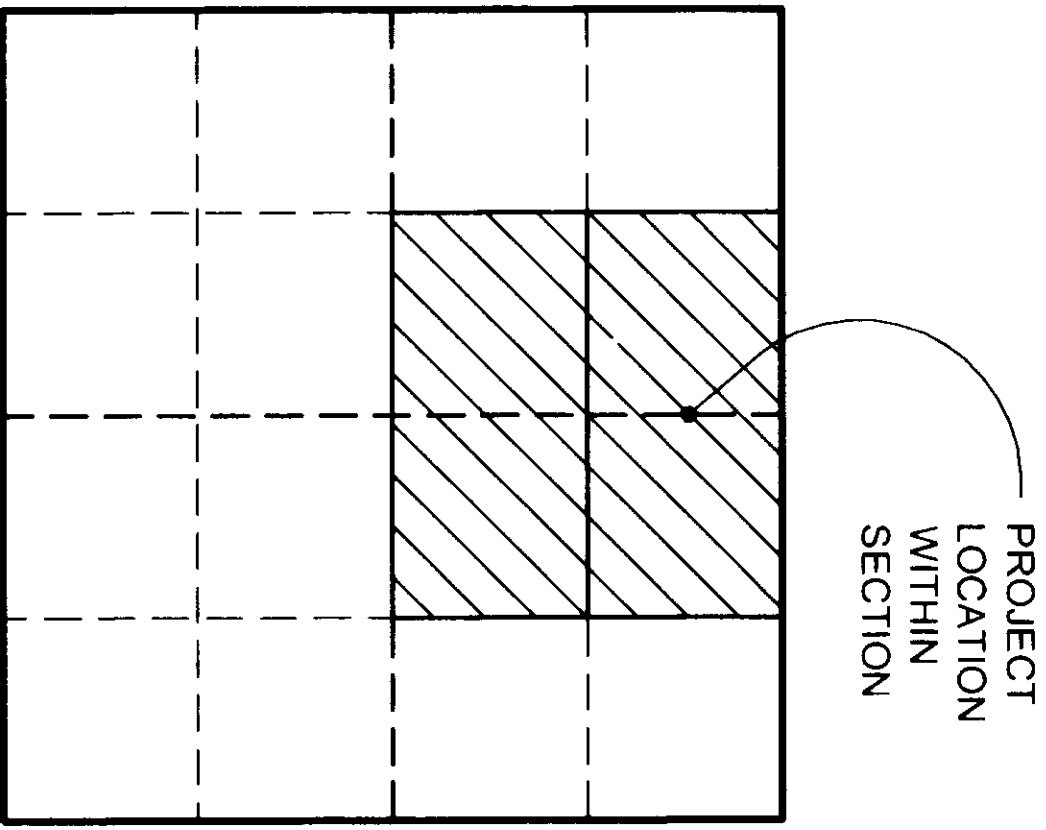


VICINITY MAP

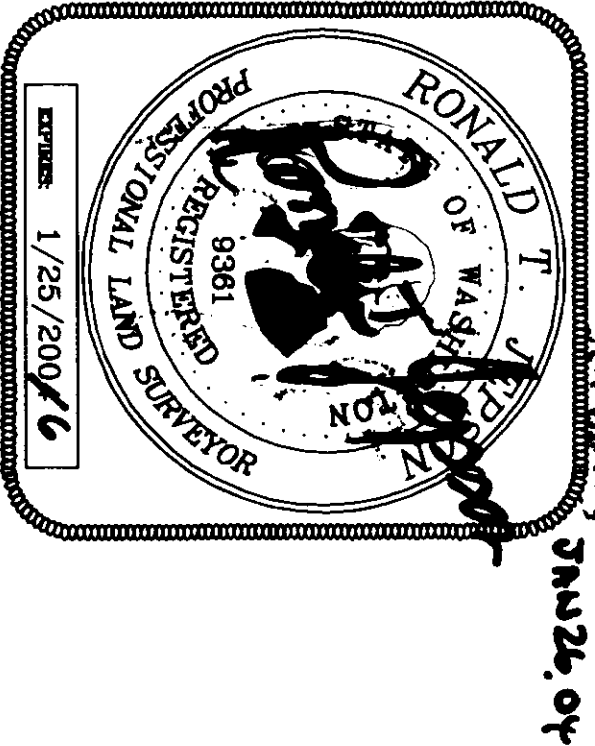
SCALE 1"=500'

BASIS OF BEARING

RECORD OF SURVEY FOR WASHINGTON STATE DEPT OF GENERAL ADMINISTRATION AND SKAGIT COUNTY DEPARTMENT OF PARKS AND RECREATION AS RECORDED UNDER APN 9011130061 RECORDS OF SKAGIT COUNTY AUDITOR'S OFFICE HEAD WMS CENTERLINE OF FRUITDALE ROAD BEARING N 02°07'14"W.



SECTION 18



RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE C, PH. * 360.133.5160, FAX * 360.647.8939,
E-MAIL JEPSON222@QWEST.NET, BELLINGHAM, WASHINGTON 98225
JOB #98048

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200401290107
Skagit County Auditor
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ACKNOWLEDGMENTS

STATE OF Washington 55
COUNTY OF Snohomish
ON THIS 4th DAY OF Nov 2003, BEFORE ME THE UNDERSIGNED,

A NOTARY PUBLIC, PERSONALLY APPEARED JOHN A. LANGE AND GAYLE LANGE 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.

Paul J. Lange
NOTARY PUBLIC IN AND FOR THE STATE OF
Washington RESIDING AT Edith



STATE OF Washington 55
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
James A. Vandenberg

SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Senior Vice President 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 Dea J. Robinson TITLE Notary Public
DATE 11/10/03 MY APPOINTMENT EXPIRES March 14, 2004



COVENANTS CONDITIONS + RESTRICTIONS

THIS PLAT OF SAUK MOUNTAIN VIEW ESTATES SOUTH-PHASE 2, A PLANNED RESIDENTIAL DEVELOPMENT — — — IS SUBJECT TO THE SAME COVENANTS, CONDITIONS AND RESTRICTIONS AS WERE RECORDED FOR THE PLAT OF SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT UNDER AUDITORS FILE NUMBER 200306090033. RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE, AND AS INCORPORATED AND FILED UNDER RR. NO. 2003063000001.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN THE PLAT OF "SAUK MOUNTAIN VIEW ESTATES-SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT" AS RECORDED UNDER AUDITOR'S FILE NO. 200306090032, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE; THENCE SOUTH 33°17'15" WEST, 36.33 FEET; THENCE SOUTH 01°07'43" EAST, 43°46'5 FEET; THENCE SOUTH 61°36'32" EAST, 56.33 FEET; THENCE NORTH 83°20'26" EAST, 24.60 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 475.00 FEET, THE CENTER OF WHICH BEARS NORTH 42°0'18" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°26'27" AN ARC DISTANCE OF 194.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A SECOND CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THROUGH A CENTRAL ANGLE OF 38°21'39" AN ARC LENGTH OF 217.54 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT NORTH 62°45'53" EAST, 22.145 FEET; THENCE NORTH 15°05'28" WEST, 10.00 FEET; THENCE SOUTH 78°02'19" WEST, 55.30 FEET; THENCE SOUTH 88°24'44" WEST, 16.01 FEET; THENCE SOUTH 88°07'20" WEST, 54.00 FEET; THENCE SOUTH 88°18'58" WEST, 223.02 FEET TO THE POINT OF BEGINNING.

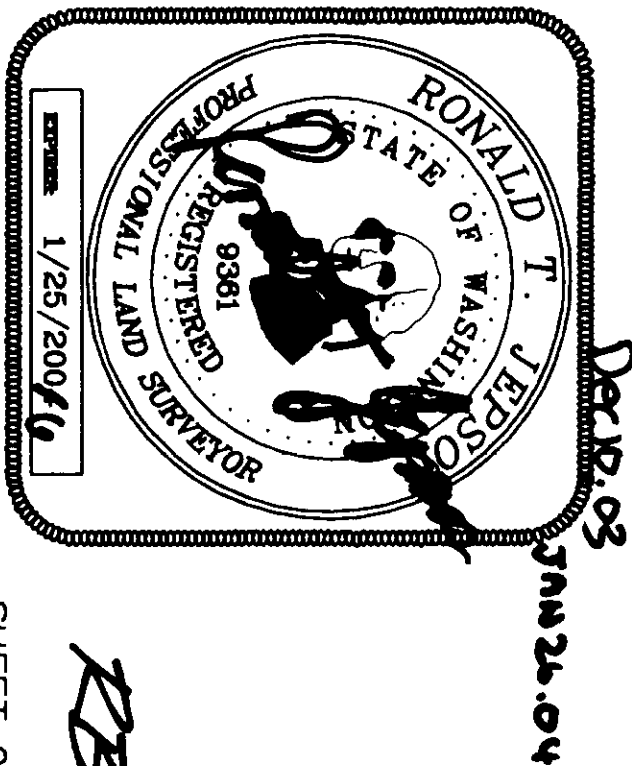
SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

SURVEYORS CERTIFICATE

I, RONALD T. JEPSON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF SAUK MOUNTAIN VIEW ESTATES-SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2 IS BASED ON AN ACTUAL SURVEY WHICH IS TOLERABLE 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.

Ronald T. Jepson
REGISTERED LAND SURVEYOR

December 12, 03
DATE



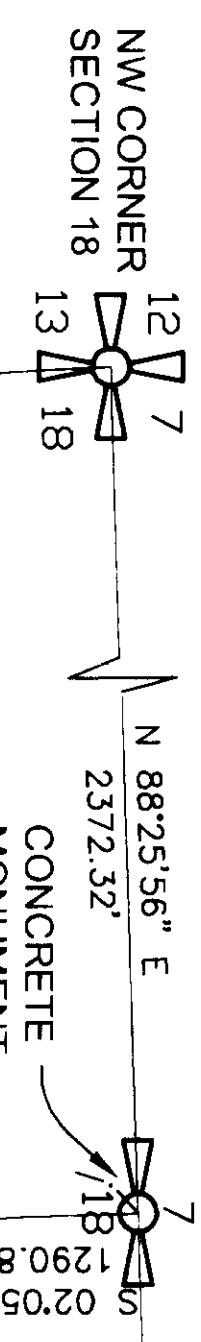
RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS, LAND SURVEYORS, PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. • 360/733-5760, FAX • 360/647-1893,
E-MAIL JEPSON222@QUESTNET, BELLINGHAM, WASHINGTON 98225

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CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON



PORTOBELLO

SAUK MOUNTAIN VIEW ESTATES SOUTH

VECCHIO

AVENUE

SAUK MOUNTAIN VIEW ESTATES SOUTH

COURT

DRIVE

SAUK MOUNTAIN VIEW ESTATES SOUTH

FUTURE DEVELOPMENT

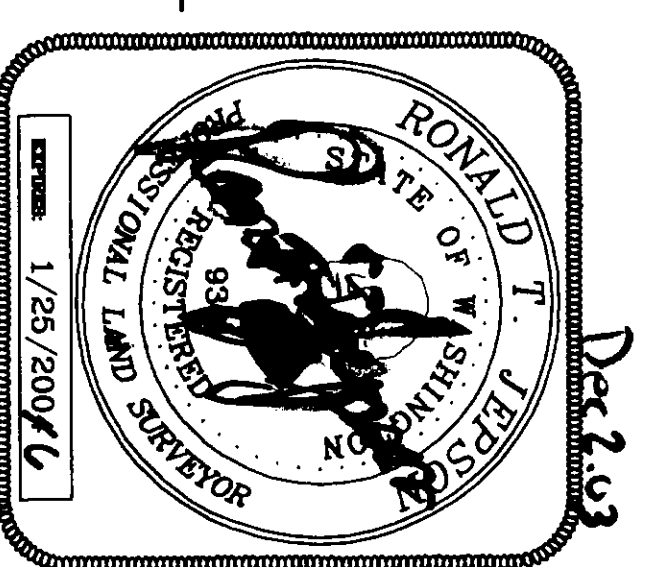
FUTURE DEVELOPMENT

ARREZO

BUILDING SETBACK
LINE TYPICAL. SEE
CHART THIS SHEET

BUILDING SETBACK DISTANCES

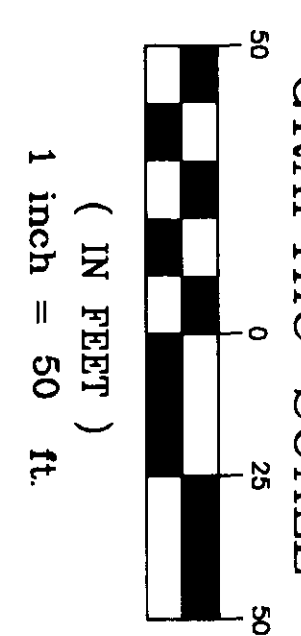
FRONT YARD 15 FT.
SIDE YARD 5 FT.
BACK YARD 10 FT.



LEGEND

- EXISTING CONCRETE MONUMENT
- SET RIGHT OF WAY CONCRETE MONUMENT
- SET REBAR & CAP

GRAPHIC SCALE



LINE TABLE			
LINE	LENGTH	BEARING	
L1	57.70	N72°41'30"E	
L2	21.19	S72°00'44"E	
L3	22.03	N37°18'30"E	
L4	51.74	S72°41'30"W	
L5	37.55	N28°33'50"W	
L6	10.20	S31°17'33"E	
L7	9.98	S58°42'27"W	
L8	9.98	S58°42'27"W	
L9	55.54	N17°26'08"E	
L10	10.55	N17°26'08"E	
L11	20.79	S19°31'44"E	
L12	20.82	N54°19'54"E	
L13	66.04	S17°26'08"W	
L14	10.00	S01°07'43"E	
L15	31.05	N04°04'46"W	
L16	14.29	S49°44'47"W	
L17	13.92	N01°07'43"W	
L18	30.58	N40°19'20"W	
L19	10.61	S88°24'44"W	
L20	28.75	S47°16'19"W	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	13.27	25.00	30°25'07"
C2	46.21	20.00	132°22'54"
C3	43.63	45.00	55°32'49"
C4	25.09	45.00	31°56'32"
C5	25.91	45.00	32°59'29"
C6	74.52	45.00	94°52'59"
C7	36.83	45.00	46°53'57"
C8	19.71	19.00	59°25'41"
C9	13.85	73.00	10°52'18"
C10	53.09	398.00	7°38'33"
C11	34.23	398.00	4°55'41"
C12	27.29	127.00	12°18'41"
C13	45.92	127.00	20°43'02"
C14	18.13	23.50	44°12'18"
C15	32.16	23.50	78°24'11"
C16	48.35	45.00	61°34'03"
C17	42.54	45.00	54°09'46"
C18	14.94	45.00	19°01'11"
C19	25.33	45.00	32°15'19"
C20	22.79	45.00	29°01'22"
C21	54.47	45.00	69°21'25"
C22	15.25	20.00	43°41'27"
C23	15.25	20.00	43°41'27"
C24	34.52	45.00	43°56'52"
C25	40.19	45.00	51°10'08"
C26	34.15	45.00	43°28'42"
C27	41.71	45.00	53°06'36"
C28	57.17	45.00	72°47'17"
C29	54.15	20.00	155°06'53"
C30	22.68	73.00	17°48'08"
C31	26.41	452.00	3°20'53"
C32	46.53	452.00	5°53'52"
C33	19.64	20.00	56°15'24"
C34	10.46	325.00	1°50'41"
C35	55.90	325.00	9°51'18"
C36	49.87	325.00	8°47'31"
C37	43.87	325.00	7°44'03"
C38	46.47	325.00	8°11'32"
C39	11.02	325.00	1°56'33"
C40	59.48	475.00	7°04'27"
C41	58.65	475.00	7°04'27"
C42	76.20	475.00	9°11'30"

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