

Legal Description

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 LINE OF THE COUNTY ROAD AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 15 DEGREES WEST ALONG THE NORTH LINE OF SAID MCKAIN TRACT 660 FEET; THENCE NORTH 330 FEET; THENCE EAST 680 FEET, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD; THENCE SOUTH 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
 EXCEPT ANY PORTION THEREOF LYING NORTH OF A LINE THAT IS 5 RODS SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

Notes

1. BASIS-OF-BEARINGS - ASSUMED N00°46'13"W ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, FOR ADDITIONAL INFORMATION SEE SURVEY RECORDED IN VOLUME 13 OF SURVEY'S AT PAGE 186.
2. ZONING - PLANNED RESIDENTIAL DEVELOPMENT (PRD)
3. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
4. NO LAND DISTURBING ACTIVITY WILL BE ALLOWED WITHIN THE STEEP SLOPE AREAS OF THIS PLAT.
5. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORM WATER FACILITY, CONSISTENT WITH THE TERMS OF PARK COTTAGES OPERATION AND MAINTENANCE MANUAL, FILED IN A.F.# Geotek at a later date.
6. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE NON-MOTORIZED RECREATION TRAIL UNTIL THE CITY OF SEDRO-WOOLLEY ELECTS TO OPEN IT TO PUBLIC USE. THEREAFTER THE SEDRO-WOOLLEY WILL MAINTAIN THE TRAIL.
7. THE SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#486220; A.F.#200401120257.

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, VERIZON, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON: THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION LYING PARALLEL WITH AND ADJOINING PARK COTTAGE PLACE; THE EXTERIOR TEN (10) FEET OF LOTS 12 AND 13 LYING PARALLEL WITH AND ADJOINING TRACTS A, B, C, AND D 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 THIS 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 TEN (10) FEET OF ALL LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

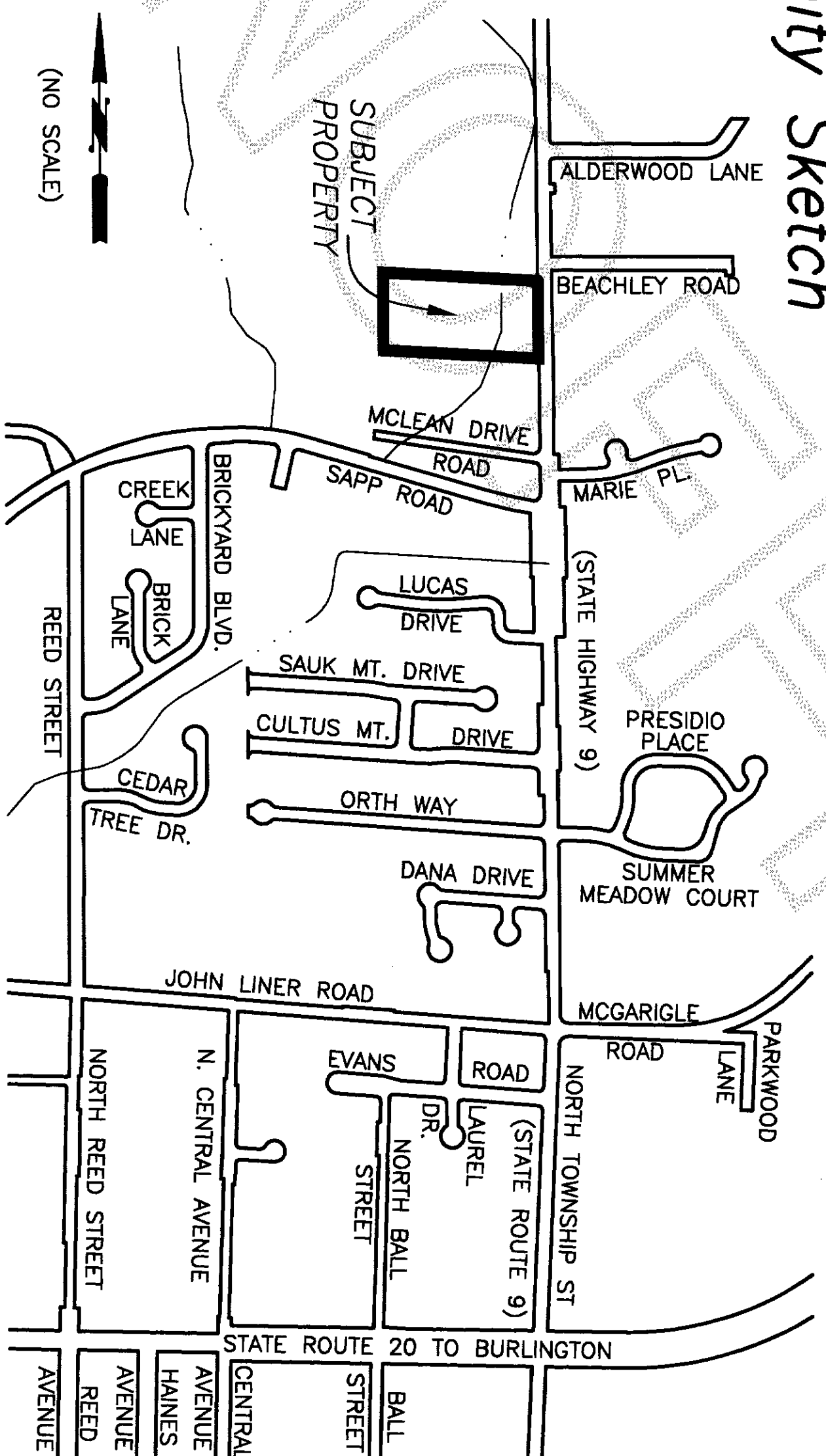
P.U.D. Waterline Easement Note

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE P.U.D. TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES 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 LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHTS OF ACCESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTEE; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDINGS OR GROWING UPON THE LANDS OF THE GRANTEE WHICH, IN THE OPINION OF THE GRANTEE CONSTITUTE A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTEE AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT. GRANTEE, 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 GENERAL MANAGER OF THE DISTRICT. GRANTEE SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTEE'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 DISTRICT'S USE OF THE EASEMENT.

Covenants, Conditions, & Restrictions

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF PARK COTTAGES ARE FILED IN A.F.# 2004 D1220131

Vicinity Sketch



Surveyors Certificate

I, JOHN L. ABERNETHY, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF PARK COTTAGES IS BASED ON ACTUAL SURVEY, WHICH IS RETRACED AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES COURSES, AND ANGLES ARE SHOWN THEREIN CORRECTLY; AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT, AND STREET MONUMENTS WILL BE SET IN ACCORDANCE WITH THE PLAT AND THE REASONABLE ORIGINAL GRADING OF THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON.

John L. Abernethy REGISTERED LAND SURVEYOR
 DATE: 4/13/04

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT J. ROHL, L.L.C. AND THE HOWARD P. SMILEY IRREVOCABLE CREDIT TRUST AND SMILEY PROPERTIES, L.L.C. AND SWEN AND JENNIFER GILDINES, H/W, THE UNDERSIGNED OWNERS 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 WHETHER 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 THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON.

J. Rohl, L.L.C.
Deane A. Smiley
 SMILEY PROPERTIES, L.L.C.
 THE HOWARD P. SMILEY IRREVOCABLE CREDIT TRUST

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Duane Younsten SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE manager OF members OF J. ROHL, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE David Stogel TITLE Notary
 DATE 4/13/04 MY APPOINTMENT EXPIRES 1-1-2008

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SWEN AND JENNIFER GILDINES SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Representative OF JENNIFER GILDINES OF THE HOWARD P. SMILEY IRREVOCABLE CREDIT TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Stella Skelton TITLE Notary
 DATE 4/13/04 MY APPOINTMENT EXPIRES 7-15-04

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dean A. Smiley SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF Smiley Properties L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Stella Skelton TITLE Notary
 DATE 4/13/04 MY APPOINTMENT EXPIRES 7-15-04

Treasurer's Certificate's

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.

Cathy K. Nelson CITY TREASURER
 DATE 4-19-04
John L. Abernethy
 SKAGIT COUNTY TREASURER
 DATE 4-19-04

Approvals

APPROVED FOR THE CITY OF SEDRO-WOOLLEY:
 CITY ENGINEER John L. Abernethy DATE 4/16/04
 MAYOR Cathy K. Nelson DATE 4-19-04
 ATTEST: CITY CLERK Stella Skelton DATE 4-19-04

Owners/Developers

J. ROHL, L.L.C.
 16497 DUNBAR ROAD
 MT. VERNON, WA. 98273
 (360) 428-6805

AUDITOR'S CERTIFICATE

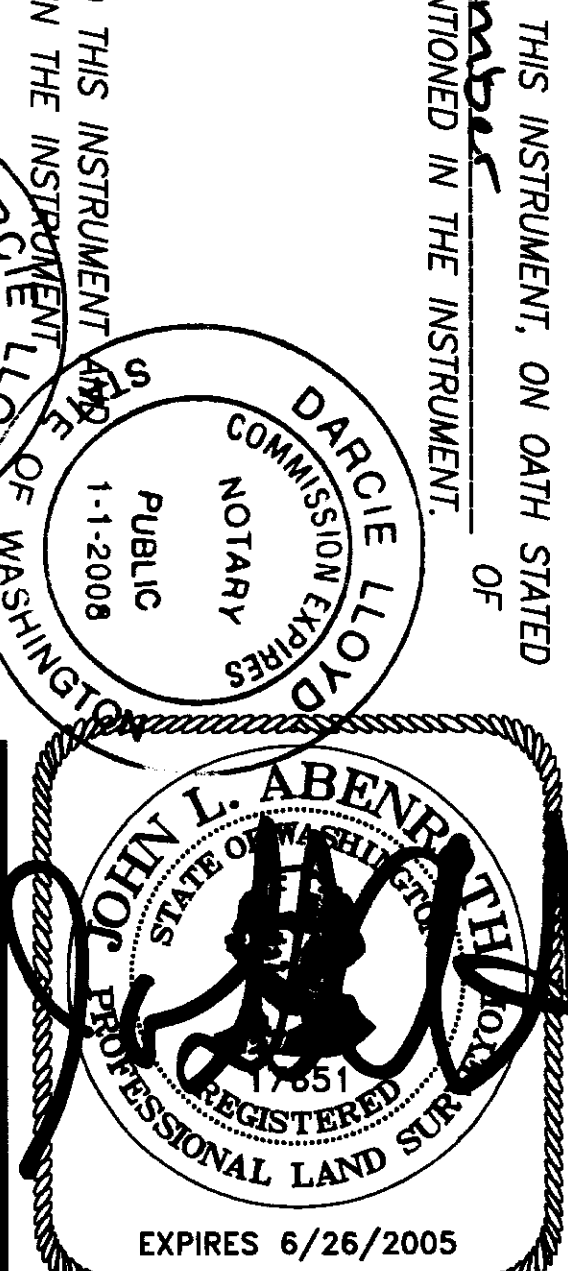


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Clyde Lorie
 Copy Auditor or Deputy Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



EXPIRES 6/26/2005 4/13/04

Plat of PARK COTTAGES

A Planned Residential Development in the SE1/4 of the NE1/4 of Section 13, Twp. 35 N., Rng. 4 E., W.M.

1/16 CORNER AS SHOWN ON SURVEY RECORDED IN VOLUME 13 OF SURVEYS AT PAGE 186.
649.49'

S87°40'47"E
1333.49'

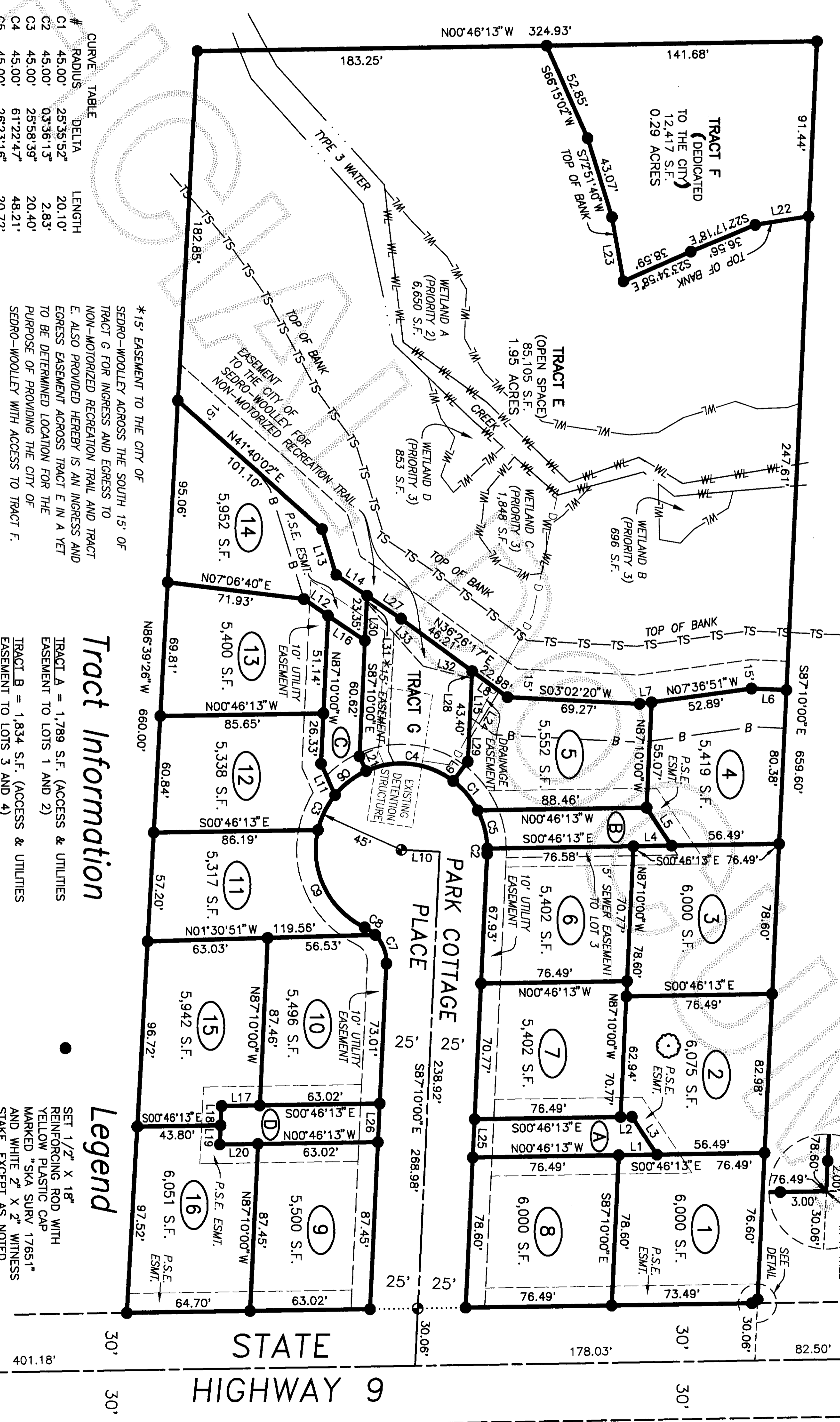
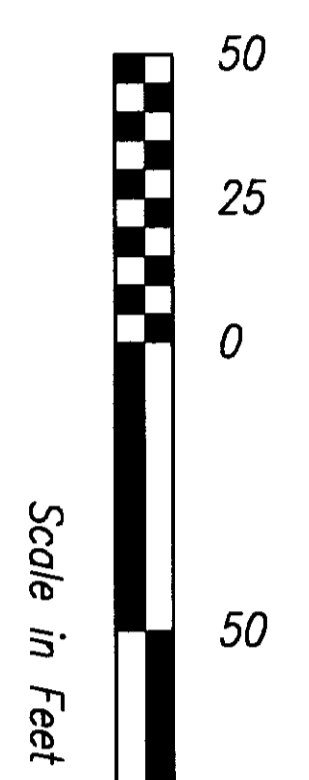
1/16 CORNER AS SHOWN ON SURVEY RECORDED IN VOLUME 13 OF SURVEYS AT PAGE 186

Addresses

- LOT 1 = 826 PARK COTTAGE PLACE
- LOT 2 = 822 PARK COTTAGE PLACE
- LOT 3 = 810 PARK COTTAGE PLACE
- LOT 4 = 806 PARK COTTAGE PLACE
- LOT 5 = 802 PARK COTTAGE PLACE
- LOT 6 = 814 PARK COTTAGE PLACE
- LOT 7 = 818 PARK COTTAGE PLACE
- LOT 8 = 830 PARK COTTAGE PLACE
- LOT 9 = 829 PARK COTTAGE PLACE
- LOT 10 = 817 PARK COTTAGE PLACE
- LOT 11 = 813 PARK COTTAGE PLACE
- LOT 12 = 809 PARK COTTAGE PLACE
- LOT 13 = 805 PARK COTTAGE PLACE
- LOT 14 = 801 PARK COTTAGE PLACE
- LOT 15 = 821 PARK COTTAGE PLACE
- LOT 16 = 825 PARK COTTAGE PLACE

LINE #	BEARING	DISTANCE
L1	S00°46'13"E	20.00'
L2	N00°46'13"W	5.94'
L3	N66°36'11"E	23.75'
L4	S00°46'13"E	20.00'
L5	S56°36'11"W	23.75'
L6	N02°29'19"E	18.40'
L7	S07°36'51"E	6.35'
L8	S36°26'17"W	17.66'
L9	S82°45'21"E	12.70'
L10	S02°50'00"W	20.00'
L11	N65°51'53"E	17.90'
L12	N33°54'33"E	15.33'
L13	N72°56'21"E	25.05'
L14	N33°54'33"E	19.54'
L15	S87°10'00"E	36.38'
L16	S33°54'33"W	23.35'
L17	S00°46'13"E	20.04'
L18	S00°46'13"E	20.04'
L19	S87°10'00"E	10.02'
L20	N00°46'13"W	20.04'
L21	N65°51'53"E	8.41'
L22	S09°01'10"E	28.44'
L23	S80°04'00"W	34.17'
L24	S58°13'53"E	30.40'
L25	S87°10'00"E	30.40'
L26	N87°10'00"W	20.04'
L27	N33°54'33"E	20.04'
L28	S87°10'00"E	21.42'
L29	S87°10'00"E	10.96'
L30	N87°10'00"W	19.81'
L31	N87°10'00"W	3.54'
L32	S14°20'34"W	26.34'
L33	S48°30'43"W	44.41'

#	CURVE	RADIUS	DELTA	LENGTH
C1	45.00'	25.3552'	20.10'	20.10'
C2	45.00'	03.3613'	2.83'	2.83'
C3	45.00'	25.5839'	20.40'	20.40'
C4	45.00'	61.2247'	48.21'	48.21'
C5	45.00'	26.2316'	20.72'	20.72'
C6	45.00'	26.2316'	20.72'	20.72'
C7	20.00'	47.3945'	16.63'	16.63'
C8	20.00'	19.4250'	6.88'	6.88'
C9	45.00'	78.0309'	61.30'	61.30'



*15' EASEMENT TO THE CITY OF SEDRO-WOOLLEY ACROSS THE SOUTH 15' OF TRACT G FOR INGRESS AND EGRESS TO NON-MOTORIZED RECREATION TRAIL AND TRACT E. ALSO PROVIDED HEREBY IS AN INGRESS AND EGRESS EASEMENT ACROSS TRACT E IN A YET TO BE DETERMINED LOCATION FOR THE PURPOSE OF PROVIDING THE CITY OF SEDRO-WOOLLEY WITH ACCESS TO TRACT F.

Tract Information

TRACT A = 1,789 S.F. (ACCESS & UTILITIES EASEMENT TO LOTS 1 AND 2)
 TRACT B = 1,834 S.F. (ACCESS & UTILITIES EASEMENT TO LOTS 3 AND 4)
 TRACT C = 1,628 S.F. (ACCESS & UTILITIES EASEMENT TO LOTS 13 AND 14)
 TRACT D = 1,661 S.F. (ACCESS & UTILITIES EASEMENT TO LOTS 15 AND 16)
 TRACT E = 85,105 S.F. (OPEN SPACE - TRAIL, CRITICAL AREAS AND BUFFERS, ETC.)
 TRACT F = 4,021 S.F. (OPEN SPACE - PLAYGROUND, DETENTION, AND TRAIL.)
 TRACT G = 85,105 S.F. (OPEN SPACE - TRAIL, CRITICAL AREAS AND BUFFERS, ETC.)

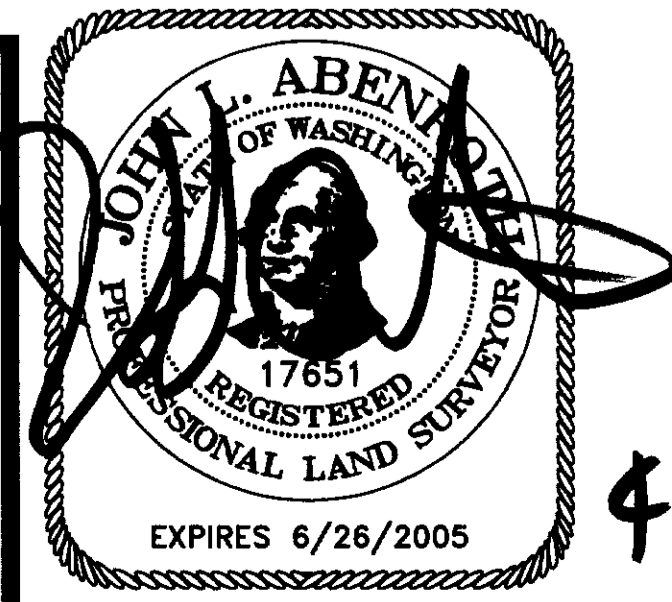
Legend

- SET 1 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- SET CONCRETE MONUMENT WITH 2" BRASS CAP MARKED "SKA SURV 17651" IN CASE AND COVER.
- LIMITS OF WETLANDS.
- TOP OF BANK OF STEEP SLOPE.
- BUILDING SETBACK LINE, 50' FROM TOP OF BANK OF STEEP SLOPE.
- EXISTING DETENTION OUTFALL PIPE.
- ADDITIONAL EASEMENTS TO PUGET SOUND ENERGY (P.S.E.), A.F.#200401120257.

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			202063	strm	jia	17DEC03	1" = 50'	2 OF 2

FOUND "X" IN BRASS CAP IN CONCRETE MONUMENT IN CASE AND COVER ON 7/29/91.
 DIB BE 4/14/04

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
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4/13/04

AUDITOR'S CERTIFICATE
 200404200129
 Skagit County Auditor
 4/20/2004 Page 2 of 2 2:43PM
 Cheryl D. Lavin
 County Auditor or Deputy Auditor