

Plat of BRICKYARD MEADOWS - Div. II

in the SW1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

Legal Description

PARCEL A
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE S00°54'56"W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 505.63 FEET; THENCE N44°18'37"W, A DISTANCE OF 464.45 FEET; THENCE N17°12'02"E, A DISTANCE OF 86.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'56" AND AN ARC DISTANCE OF 48.28 FEET; THENCE N00°56'06"E, A DISTANCE OF 52.95 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S88°05'48"E ALONG SAID NORTH LINE, A DISTANCE OF 298.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL B
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE N88°05'48"W ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 518.73 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S44°18'37"E, A DISTANCE OF 197.89 FEET; THENCE N17°12'01"E, A DISTANCE OF 54.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'56" AND AN ARC LENGTH OF 31.23 FEET; THENCE N00°56'06"E, A DISTANCE OF 53.96 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE N88°05'48"W ALONG SAID NORTH LINE, A DISTANCE OF 160.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Notes

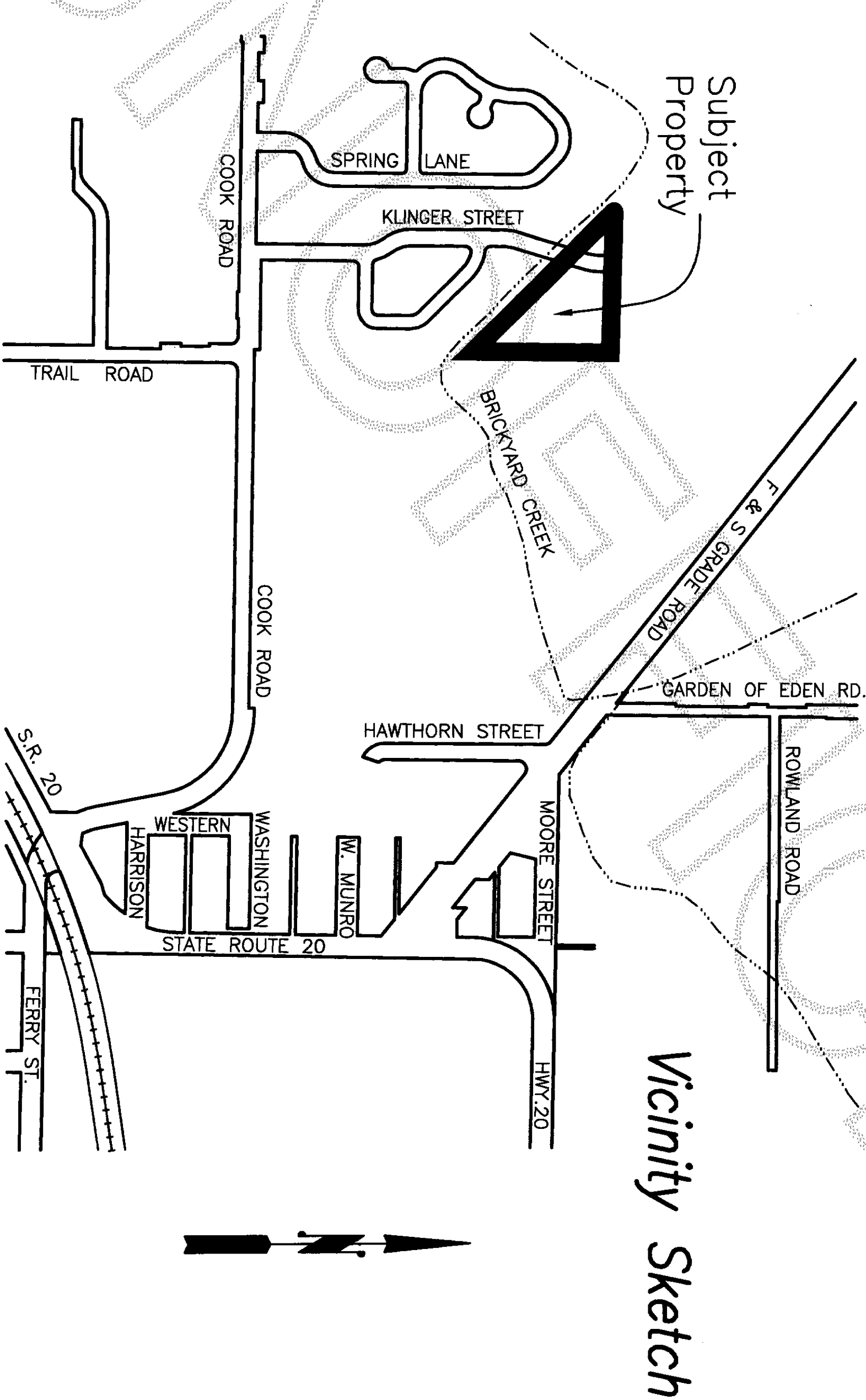
1. BASIS-OF-BEARINGS - ASSUMED S88°49'23"E ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS SHOWN ON PLAT OF SPRING MEADOWS, DIV. I, RECORDED IN VOL. 17 OF PLATS AT PAGES 65 AND 66, AND ON PLAT OF SPRING MEADOWS, DIV. II, RECORDED IN VOL. 17 OF PLATS AT PAGES 75 AND 76.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-130-090.
3. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
4. CITY OF SEDRO-WOOLLEY FILE NUMBER: 002807.
5. ANY ADDRESSES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.

Utility Easement Note

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, GTE OF THE NORTHWEST, TCI CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING SAID STREET(S) 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 THEREOF 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, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Sewer Restriction Notice

THIS PLAT IS APPROVED PRIOR TO COMPLETION OF SANITARY SEWER INFRASTRUCTURE. NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS IN THIS PLAT UNTIL ALL SANITARY SEWER INFRASTRUCTURE HAS BEEN COMPLETED AND CONVEYED TO THE CITY OF SEDRO-WOOLLEY, ALL APPROPRIATE DOCUMENTATION PROVIDED, AND MAINTENANCE BONDS ARE IN PLACE ALL TO THE SATISFACTION OF THE CITY OF SEDRO-WOOLLEY. THIS RESTRICTION IS BINDING ON OWNER/APPLICANT AND ITS SUCCESSORS IN INTEREST.



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 PUD 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 INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR, WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTE A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR 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.

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 GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE UTILITY OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREFTER 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 BRICKYARD MEADOWS ARE FILED WITH THE SKAGIT COUNTY AUDITOR IN A.# 200412280123.

Surveyor's Certificate

I, JOHN L. ABENROTH, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF BRICKYARD MEADOWS, DIVISION II IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT 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 OF REGISTERED LAND SURVEYOR John L. Abenroth DATE 12/13/04

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT GRANDVIEW NORTH L.L.C. AND COASTAL COMMUNITY BANK THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS 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, AVENUES, PLACES, ETC. SHOWN HEREON.

GRANDVIEW NORTH L.L.C. Sumner COASTAL COMMUNITY BANK Scott Denmark

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Snohomish Scott Denmark SIGNED THIS INSTRUMENT 12/13/04 AT SEDO-WOOLLEY COUNTY, WASHINGTON THAT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Sumner SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Owner OF SAID LANDS.

NOTARY SIGNATURE Debra White TITLE Notary DATE 12/13/04 MY APPOINTMENT EXPIRES May 29, 2008

STATE OF WASHINGTON, COUNTY OF Snohomish Steven Stancu SIGNED THIS INSTRUMENT, ON OATH STATED THAT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Steven Stancu SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Owner OF SAID LANDS.

NOTARY SIGNATURE Debra White TITLE Notary DATE 12/13/04 MY APPOINTMENT EXPIRES May 29, 2008

Treasurer's Certificates

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY LANDS WITHIN THE PLAT DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

Patricia K. Nelson DATE 12-22-04

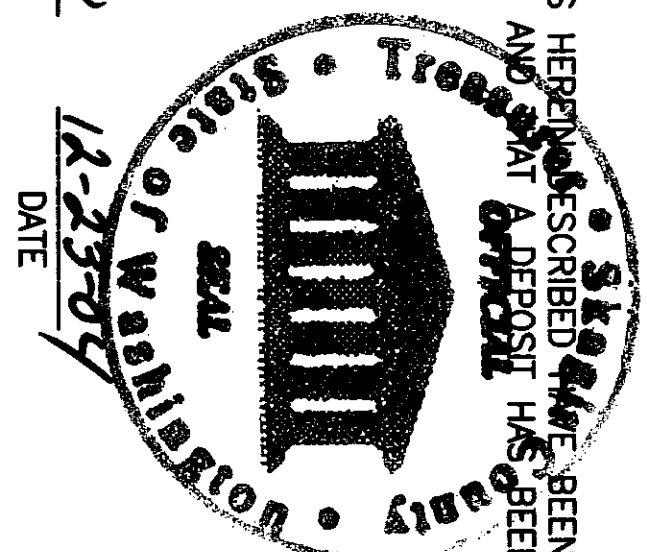
Patricia K. Nelson DATE 12-13-04

Approvals

APPROVED FOR THE CITY OF SEDRO-WOOLLEY:

CITY ENGINEER Patricia K. Nelson DATE 12-22-04
ATTEST: CQ CLERK Patricia K. Nelson DATE 12-22-04

CITY MAYOR Charles B. Nelson



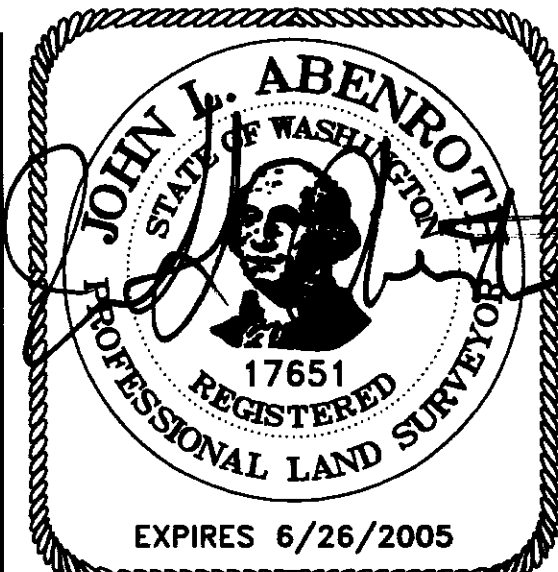
AUDITOR'S CERTIFICATE



200412280123
Skagit County Auditor

12/28/2004 Page 1 of 2 210:50AM

Jane Fraser, Deputy
County Auditor or Deputy Auditor



12/13/04

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Skagit Surveyors & Engineers

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

Plat of BRICKYARD MEADOWS - Div. II

in the SW1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

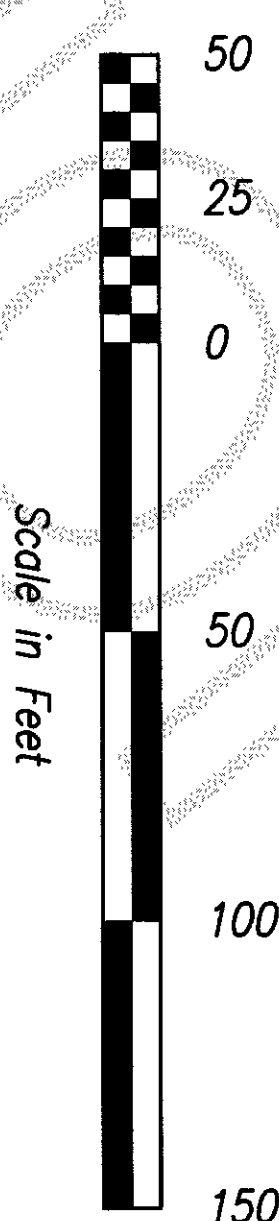
1/16 CORNER AS SHOWN ON PLAT OF SPRING MEADOWS DIV. I RECORDED IN VOL. 17 OF PLATS AT PAGES 65 AND 66, AND ON PLAT OF SPRING MEADOWS DIV. II RECORDED IN VOL. 17 OF PLATS AT PAGES 75 AND 76.

Legend

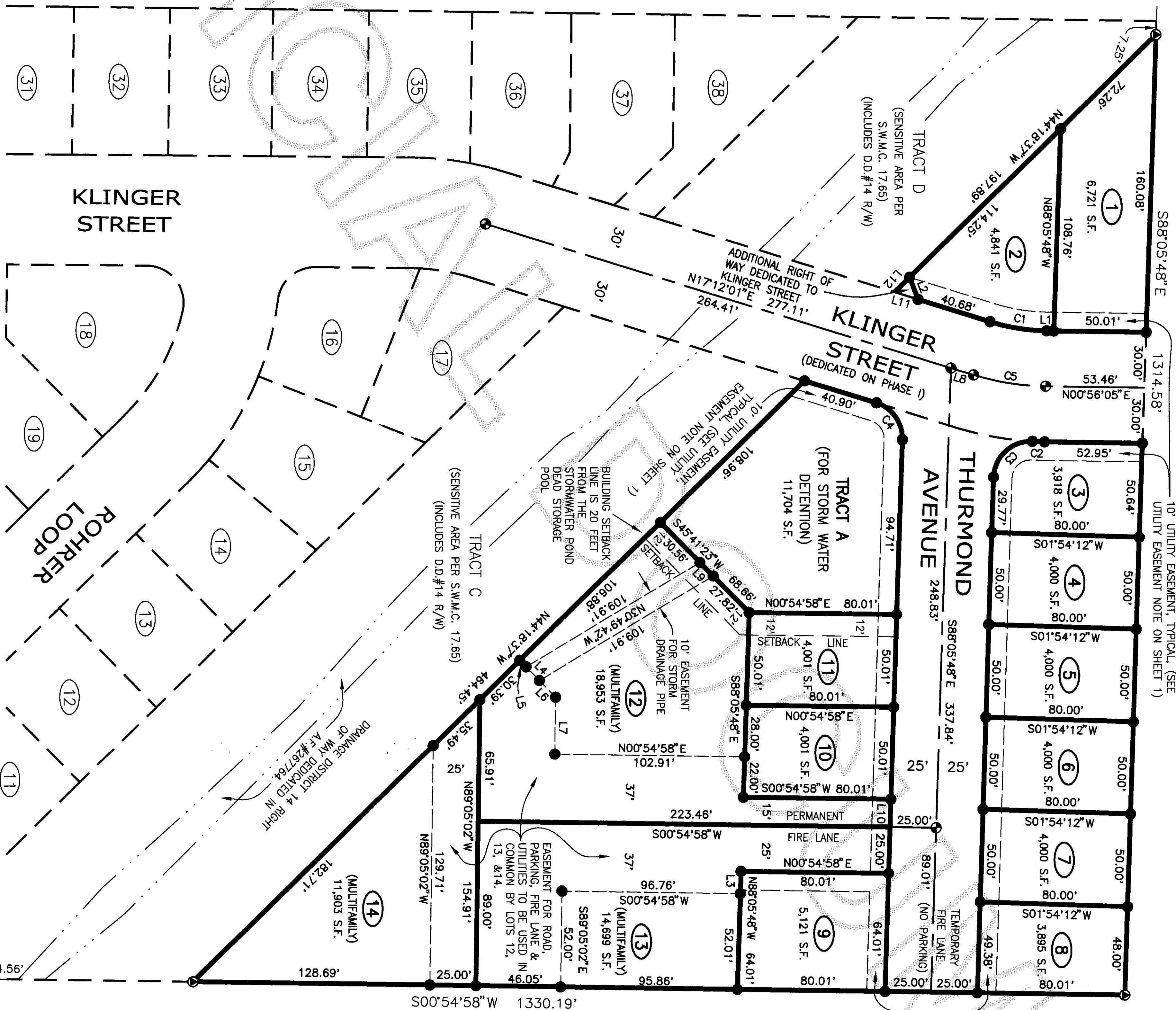
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV. 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- SET CONCRETE MONUMENT WITH BRASS CAP MARKED "SKA SURV. INC. 17651"
- SET CONCRETE MONUMENT WITH BRASS CAP MARKED "SKA SURV. INC. 17651" IN MONUMENT CASE AND COVER.

Addresses

- LOT 1 - 360 KLINGER STREET
- LOT 2 - 368 KLINGER STREET
- LOT 3 - 828 THURMOND AVENUE
- LOT 4 - 824 THURMOND AVENUE
- LOT 5 - 820 THURMOND AVENUE
- LOT 6 - 816 THURMOND AVENUE
- LOT 7 - 812 THURMOND AVENUE
- LOT 8 - 800 THURMOND AVENUE
- LOT 9 - 801 THURMOND AVENUE
- LOT 10 - 815 THURMOND AVENUE
- LOT 11 - 819 THURMOND AVENUE
- LOT 12 - 811 THURMOND AVENUE
- LOT 13 - 803 THURMOND AVENUE
- LOT 14 - 807 THURMOND AVENUE
- TRACT A - 825 THURMOND AVENUE
- SEWER PUMP STATION - 370 KLINGER STREET



CENTER OF SECTION 23 AS SHOWN ON PLAT OF SPRING MEADOWS DIV. I RECORDED IN VOL. 17 OF PLATS AT PAGES 65 AND 66, AND ON PLAT OF SPRING MEADOWS DIV. II RECORDED IN VOL. 17 OF PLATS AT PAGES 75 AND 76.



Plat of BRICKYARD MEADOWS - Div. I

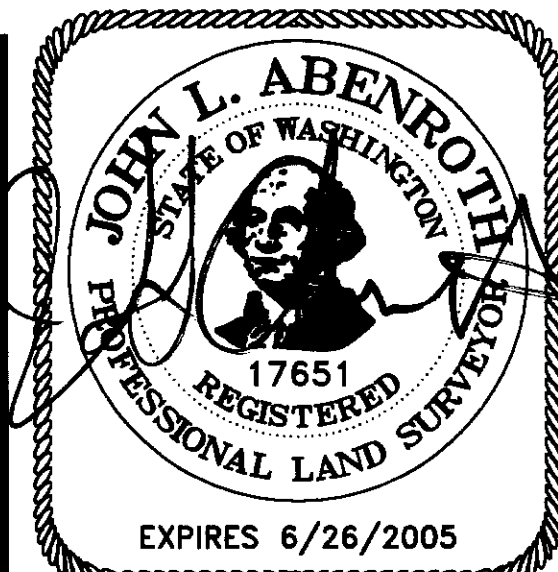
FILED IN A.F. #200207150172

CURVE TABLE		
#	RADIUS	DELTA
C1	110.00'	1615.56°
C2	170.00'	0213.50°
C3	20.00'	9115.44°
C4	20.00'	7442.10°
C5	140.00'	1615.56°

LINE TABLE		
#	BEARING	DISTANCE
L1	S00°56'05"W	3.96'
L2	S68°51'57"W	12.75'
L3	N88°05'48"W	12.00'
L4	S45°41'25"W	10.28'
L5	N45°41'25"E	4.94'
L6	N45°41'25"E	12.62'
L7	S89°05'02"E	30.88'
L8	N17°12'01"E	12.70'
L9	N45°41'25"E	10.28'
L10	S88°05'48"E	15.00'
L11	N17°12'01"E	13.33'
L12	N44°18'37"W	11.39'

12/22/04
USING POSITION OF 1.5" IRON PIPE ROUND IN APRIL 1980. PIPE WAS REMOVED BY ROAD CONSTRUCTION. A DOTTED MONUMENT WAS SET. STATE 0.21' FROM PIPE POSITION.

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AUDITOR'S CERTIFICATE



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Jane Fraser, Deputy
County Auditor or Deputy Auditor

12/13/04