

Plat of SPINNAKER COVE DIVISION 2
 NE 1/4 OF SW 1/4 OF SECTION 15, T. 34 N., R. 4 E., W.M.
 MOUNT VERNON, WASHINGTON
 SHEET 1 OF 3

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2005.

THE TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 2005.

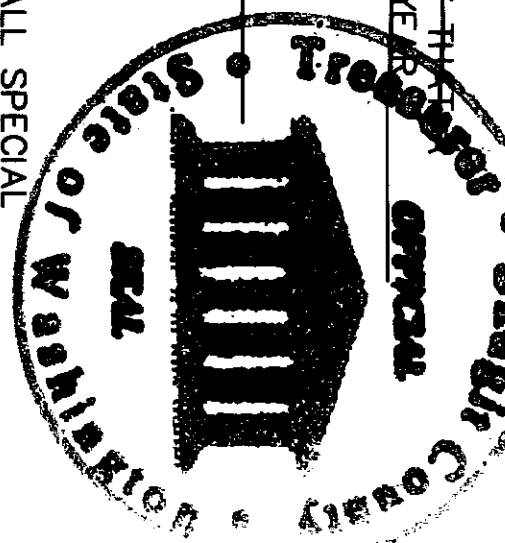
THIS 12th DAY OF MAY, 2005.

Robert E. Emmons
 SKAGIT COUNTY TREASURER DEPUTY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 13th DAY OF MAY, 2005.

Marie J. Skidmore
 CITY FINANCE DIRECTOR



APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 13th DAY OF MAY, 2005.

ATTEST: MAYOR *David Skidmore* CLERK *David Skidmore*

RESTRICTIVE COVENANTS

THE SPINNAKER COVE DIVISION 2 RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBER 20050181017

TRACTS "A" AND "B" SHALL BE NATIVE GROWTH PROTECTION AREAS (NGPA) AND ARE FOR OPEN SPACE PURPOSES.

TRACT "C" IS OPEN SPACE AND EASEMENT FOR EXISTING FACILITIES.

NATIVE GROWTH PROTECTION AREA

DEDICATION OF NATIVE GROWTH PROTECTION AREA (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSES OF PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT FOR THE REMOVAL OF DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF CITY OF MOUNT VERNON CODES. THE CITY OF MOUNT VERNON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY METHOD AVAILABLE UNDER LAW. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE UNDERLYING OWNERS.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE ROAD AND UTILITY EASEMENTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRantee SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE TO CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREBY GRANTED.

SURVEYOR'S CERTIFICATE

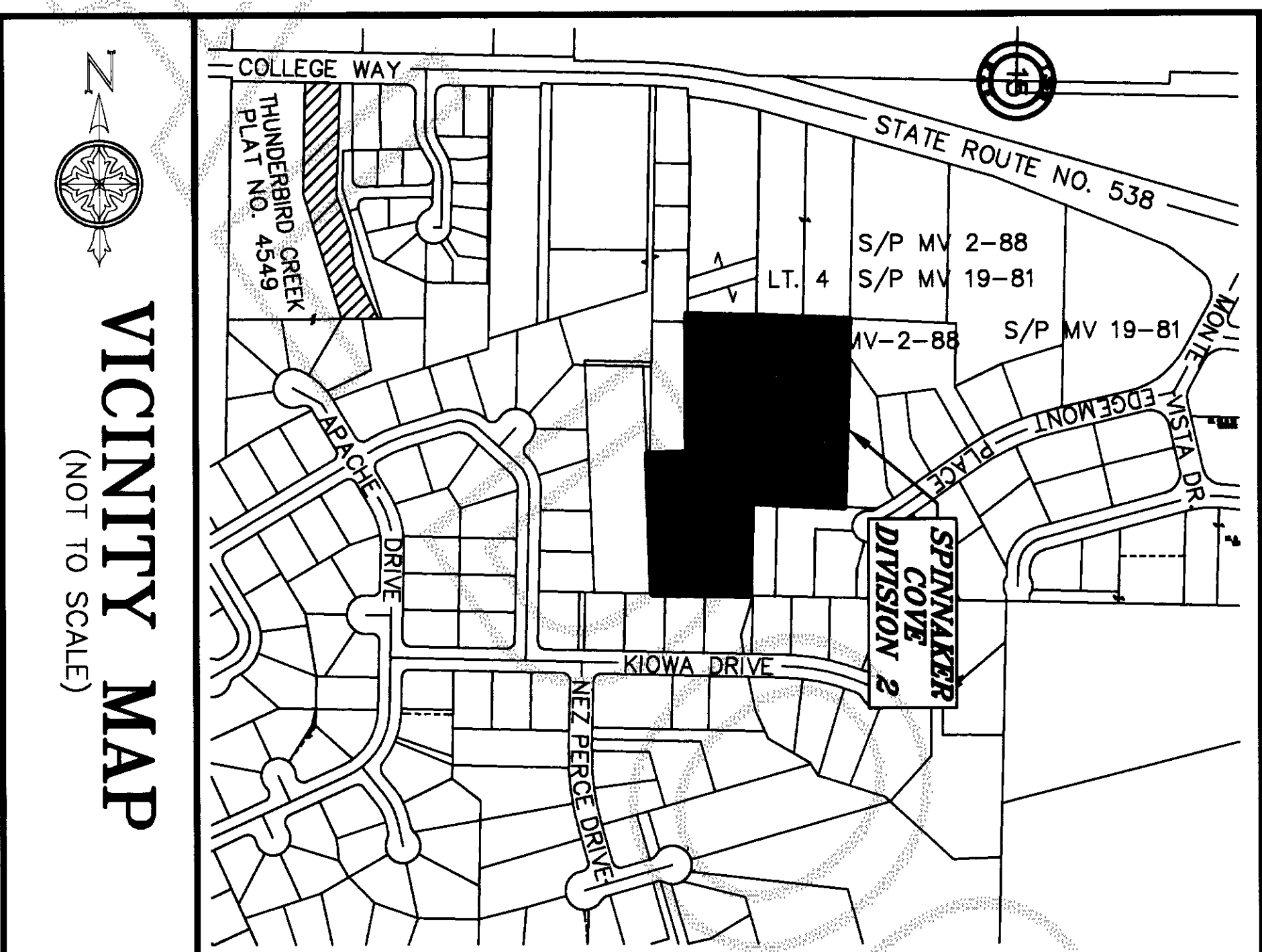
I HEREBY CERTIFY THAT THE PLAT OF SPINNAKER COVE DIVISION 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

DATE 5-10-05
 JOHN B. SEMBRAU, P.E., P.L.S., CERTIFICATE NO. 28626
 SEMBRAU ENGINEERING & SURVEYING, PLLC
 2118 RIVERSIDE DRIVE SUITE 208
 MOUNT VERNON, WA 98273
 PHONE (360) 424-9566

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJOINING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.



- (A) L.S. 8992 FOUND LEONARD, RBC S 87'W, 0.44' FROM CALC. CORNER, FENCE CORNER IS 1.9'N. AND 1.0'W. OF FOUND POINT
- (B) L.S. 28626 SET 1/2" RBC ON OCCUPATION LINE - LAWN NO FENCE IN AREA
- (C) L.S. 28626 SET 1/2" RBC, NO FENCE IN AREA
- (D) L.S. 28626 SET 1/2" RBC, FALLS 1'1" EAST AND 1.3" SOUTH OF AN EXISTING STACKED CONC. DEBRIS RETAINING WALL 1 FOOT± HIGH
- (E) L.S. 28626 SET RBC AT WEST EDGE OF LAWN, NO FENCE
- (F) L.S. 28626 SET RBC 10' EAST OF THE WEST EDGE OF CUT LAWN
- (G) L.S. 28626 SET RBC, FALLS 0.55' SOUTH OF A WOOD FENCE RUNNING EAST-WEST AND 4.2' WEST OF A NORTH-SOUTH FENCE LINE
- (H) L.S. 28626 SET RBC 11' SOUTH OF A EAST-WEST BARB WIRE FENCE IN GRAVEL PAD
- (I) L.S. 7598 CALC. POSITION FALLS 0.1' SOUTH OF A EAST-WEST FENCE LINE - NOT SET, FND 5/8" RBC "JUDY" N.6°W. - 0.70 FROM CALC. POSITION
- (J) L.S. 28626 SET RBC, NO STANDING FENCE IN AREA
- (K) L.S. 28626 SET RBC, FALLS 10.0' EAST OF A NORTH-SOUTH BARB WIRE FENCE
- (L) L.S. 28626 SET RBC, NO FENCE
- (M) L.S. 28626 SET RBC AT CALC POSITION, FALLS 2.3' EAST OF A NORTH-SOUTH BARB WIRE FENCE
- (N) (NO IDENTIFICATION) FND 1 3/4" IRON PIPE AT CALC. CORNER, POSITION FALLS 0.3' SOUTH AND 0.4' EAST OF A SOUTH-EAST BARB WIRE FENCE CORNER
- (O) L.S. 9622 EX. 1/2" RBC AT CALC. POSITION, NO OCCUPATION
- (P) L.S. 9622 FND 1/2" RBC AT CALC. POSITION, NO OCCUPATION
- (Q) L.S. 28626 SET RBC, NO OCCUPATION
- (R) L.S. 28626 SET 1/2" RBC 0.3' NORTH OF A EAST-WEST BARB WIRE FENCE
- (S) FND 1/2" RBC, N.81°W. 0.90 WEST OF SET RBC (NON-LEGIBLE ORANGE CAP)

AUDITOR'S CERTIFICATE

200505180106
 Skagit County Auditor
 5/18/2005 Page 1 of 3 2:35PM

AT THE REQUEST OF SEMBRAU ENGINEERING & SURVEYING, PLLC...

Nanna Blummett
 SKAGIT COUNTY AUDITOR

Spencer B. Searau
 DEPUTY

DEDICATION AND OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT E. EMMONS AND EULA O. EMMONS, HUSBAND AND WIFE, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS, PLACES, AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR THE PUBLIC, HIGHWAY PURPOSES OR STORM DRAINAGE USES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS, AVENUES AND STORM DRAINAGE FACILITY SHOWN HEREON.

TRACTS "A" AND "B" ARE ALSO DEDICATED TO THE CITY OF MOUNT VERNON FOR USE AS NATIVE GROWTH PROTECTIONS AREAS.

TRACT "C" IS DEDICATED TO THE SPINNAKER COVE HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND EASEMENT FOR EXISTING FACILITIES

ROBERT E. EMMONS

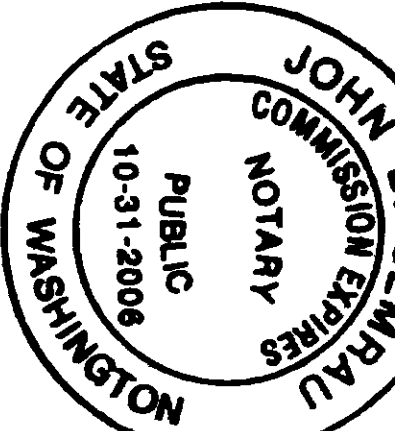
Eula O. Emmons
 EULA O. EMMONS

SIERRA PACIFIC MORTGAGE COMPANY INC

ACKNOWLEDGMENTS

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT E. EMMONS AND EULA O. EMMONS, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5-10-05
 SIGNATURE *Robert E. Emmons*
 TITLE NOTARY PUBLIC
 MY APPOINTMENT EXPIRES 10-31-06



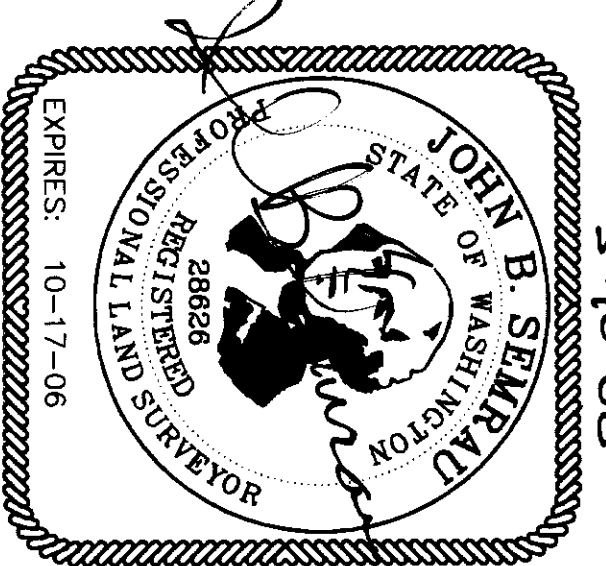
ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ COUNTY OF _____ DOES NOT APPLY. SIGNED THIS INSTRUMENT, ON _____ STATED THAT (HE/SHE/THEY/HE WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE _____ OF SIERRA ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE _____ DATED _____

(O) L.S. 9622 "HELD" EX. 1/2" RBC AT CALC. POSITION, EXISTING FENCE IS 0.9" WEST

(R) L.S. 28626 SET 1/2" RBC 0.3' NORTH OF A EAST-WEST BARB WIRE FENCE



LU04-015

SHEET 1 OF 3 SPINNAKER COVE

Plat of SPINNAKER COVE DIVISION 2

NE 1/4 OF SW 1/4 OF SECTION 15, T. 34 N., R. 4 E., W.M.

MOUNT VERNON, WASHINGTON

SHEET 2 OF 3



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DESCRIPTION:

PARCEL "A":

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BOUNDED AS FOLLOWS:

ON THE WEST BY THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION AND THE NORTH LINE OF THE OLD PUGET SOUND & CASCADE RAILWAY RIGHT-OF-WAY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY 412 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS 434 FEET EAST OF THE SOUTHWEST CORNER THEREOF, BEING THE TERMINAL POINT OF SAID LINE.

ON THE EAST BY THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF THE CLEAR LAKE ROAD AT A POINT 505 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THOSE PREMISES CONVEYED TO GLENN V. NELSON, ET UX, BY DEED DATED FEBRUARY 1, 1957, UNDER AUDITOR'S FILE NO. 547310; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE CLEAR LAKE ROAD A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE TERMINAL POINT OF SAID LINE.

ON THE NORTH BY THE SOUTH LINE AND THE SOUTH LINE EXTENDED OF THOSE PREMISES CONVEYED TO ROBERT E. SHAFFER, ET UX, BY DEED DATED APRIL 2, 1965, RECORDED APRIL 12, 1965, UNDER AUDITOR'S FILE NO. 664712, AND THE SOUTH LINE OF THOSE PREMISES SOLD TO WILLIAM E. WALKER, ET UX, BY CONTRACT DATED MARCH 1, 1965, RECORDED MARCH 25, 1965 UNDER AUDITOR'S FILE NO. 663818, THE SOUTH LINE OF THOSE TRACTS AND SOUTH LINE EXTENDED BEING MARKED BY AN EXISTING FENCE WHICH LIES 370 FEET, MORE OR LESS, NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4;

AND ON THE SOUTH BY THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 60 FEET OF PARCELS 1 AND 2 DESCRIBED HEREIN BELOW.

PARCEL "B":

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1 OF "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 60 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT SOLD ON CONTRACT TO WILLIAM WALKER, ET UX, BY INSTRUMENT DATED JANUARY 31, 1966, RECORDED JANUARY 31, 1966 UNDER AUDITOR'S FILE NO. 678101; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID WALKER TRACT, AND ALONG THE EASTERLY LINE OF THAT CERTAIN TRACT SOLD ON CONTRACT TO WILLIAM WALKER, ET UX, BY INSTRUMENT RECORDED MARCH 25, 1965 UNDER AUDITOR'S FILE NO. 663818, A DISTANCE OF 127.38 FEET; THENCE SOUTH 87 DEGREES 55'20" EAST TO THE WESTERLY LINE OF THAT CERTAIN TRACT SOLD ON CONTRACT TO LOUIS J. BORCHERS, ET UX, BY INSTRUMENT DATED AUGUST 11, 1967, RECORDED SEPTEMBER 13, 1967 UNDER AUDITOR'S FILE NO. 704297; THENCE SOUTH 00 DEGREES 31'48" WEST ALONG SAID BORCHERS TRACT AND ALONG THE WESTERLY LINE OF THAT CERTAIN TRACT SOLD ON CONTRACT TO JAMES V. KELLEY, ET UX, BY INSTRUMENT DATED SEPTEMBER 12, 1967, RECORDED SEPTEMBER 15, 1967, UNDER AUDITOR'S FILE NO. 704426 TO A POINT ON THE NORTH LINE OF TRACT 1 OF SAID "MONTE VISTA TERRACE ADDITION" WHICH IS 178.48 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 238.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 60 FEET OF PARCELS 1 AND 2 DESCRIBED HEREIN BELOW:

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", MOUNT VERNON, SHORT PLAT NO. 12-77, APPROVED JULY 25, 1977, FILED JULY 25, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 90, RECORDED JULY 25, 1977 UNDER AUDITOR'S FILE NO. 861362, BEING A PORTION OF LOT 1, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 87 DEGREES 55'20" WEST 63.19 FEET ALONG THE EXTENSION OF THE NORTH LINE OF SAID TRACT "A" TO THE WESTERLY LINE OF PARCEL "B" OF THE LAND DESCRIBED IN DEED TO RICHARD D. AND PENILOPE B. CEJKA, RECORDED UNDER AUDITOR'S FILE NO. 9001300138, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00 DEGREES 29'19" WEST 240.01 FEET ALONG SAID WESTERLY LINE TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 89 DEGREES 24'02" EAST 62.70 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 00 DEGREES 35'58" EAST 238.38 FEET ALONG THE WEST LINE OF SAID TRACT "A" TO THE POINT OF BEGINNING.

PARCEL "C":

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE CLEAR LAKE ROAD WHICH POINT IS THE NORTHEAST CORNER OF THOSE PREMISES CONVEYED TO GLENN V. NELSON, ET UX, BY DEED DATED FEBRUARY 1, 1957, FILED FEBRUARY 7, 1957, UNDER AUDITOR'S FILE NO. 547310 AND RECORDED IN VOLUME 284 OF DEEDS, PAGE 517, AND WHICH POINT IS ALSO 505 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE CLEAR LAKE ROAD, AS THE SAME EXISTED ON JULY 11, 1963, 200 FEET; THENCE SOUTH 435.6 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 470.85 FEET; THENCE WEST 185 FEET; THENCE NORTH 470.85 FEET TO A POINT 185 FEET WEST OF THE TRUE POINT OF BEGINNING; THENCE EAST TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF A TRACT CONVEYED TO ROBERT SCHAFFER, ET UX, BY DEED RECORDED AUGUST 6, 1957 UNDER AUDITOR'S FILE NO. 554570.

ALSO EXCEPT THAT PORTION LYING WITHIN THE PLAT OF "SPINNAKER COVE", AS PER PLAT RECORDED SEPTEMBER 17, 2002 UNDER AUDITOR'S FILE NO. 200209170010, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 60 FEET OF PARCELS 1 AND 2 DESCRIBED HEREIN BELOW.

PARCEL 1:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE CLEAR LAKE ROAD AS THE SAME EXISTED ON JULY 11, 1963, WHICH POINT IS THE NORTHEAST CORNER OF THOSE PREMISES CONVEYED TO GLENN V. NELSON, ET UX, BY DEED DATED FEBRUARY 1, 1957, FILED FEBRUARY 7, 1957, UNDER AUDITOR'S FILE NO. 547310 AND RECORDED IN VOLUME 284 OF DEEDS, PAGE 517, AND WHICH POINT IS ALSO 505 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE CLEAR LAKE ROAD, AS SAME EXISTED ON JULY 11, 1963, 200 FEET; THENCE SOUTH 435.6 FEET; THENCE WEST TO THE EAST LINE OF THOSE PREMISES CONVEYED TO ROBERT SHAFFER, ET UX, BY DEED DATED AUGUST 6, 1956, FILED JULY 25, 1957 UNDER AUDITOR'S FILE NO. 554570 AND RECORDED IN VOLUME 288 OF DEEDS, PAGE 456; THENCE NORTH ALONG THE EAST LINE OF SAID SHAFFER PREMISES TO THE NORTHEAST CORNER OF SAID SHAFFER PREMISES AND THE SOUTHWEST CORNER OF THOSE PREMISES CONVEYED TO WILLIAM WALKER, ET UX, BY DEED DATED JUNE 3, 1958, FILED JUNE 12, 1958 UNDER AUDITOR'S FILE NO. 566448, AND RECORDED IN VOLUME 295 OF DEEDS, PAGE 102; THENCE NORTH ALONG THE EAST LINE OF SAID WALKER PREMISES 110 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WALKER PREMISES WHICH IS ALSO THE SOUTHWEST CORNER OF THOSE PREMISES CONVEYED TO GLENN V. NELSON, ET UX, AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID GLENN V. NELSON PREMISES TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING NORTH OF A LINE DRAWN PARALLEL WITH AND 40 FEET DISTANT FROM AS MEASURED PERPENDICULAR THERETO THE CENTERLINE OF COLLEGE WAY, ALSO KNOWN AS CLEAR LAKE ROAD, AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9104090027, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL 2:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE CLEAR LAKE ROAD WHICH POINT IS THE NORTHEAST CORNER OF THOSE PREMISES CONVEYED TO GLENN V. NELSON, ET UX, BY DEED DATED FEBRUARY 1, 1957, FILED FEBRUARY 7, 1957, UNDER AUDITOR'S FILE NO. 547310 AND RECORDED IN VOLUME 284 OF DEEDS, PAGE 517, AND WHICH POINT IS ALSO 505 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE CLEAR LAKE ROAD, AS THE SAME EXISTED ON JULY 11, 1963, 200 FEET; THENCE SOUTH 435.6 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 470.85 FEET; THENCE WEST 185 FEET; THENCE NORTH 470.85 FEET TO A POINT OF BEGINNING; EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF A TRACT CONVEYED TO ROBERT SHAFFER, ET UX, BY DEED RECORDED AUGUST 6, 1957 UNDER AUDITOR'S FILE NO. 554570.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, SUBDIVISION GUARANTEE H-792760, ORDER NO. 80176, DATED DECEMBER 27, 2004.
2. ALL RIGHTS TO THE EASEMENT IN FAVOR OF RICHARD D. CEJKA, ETUX, RECORDED DECEMBER 10, 1992, UNDER AUDITOR'S FILE NO. 9212100100, RECORDS OF SKAGIT COUNTY, WASHINGTON, IS NOW HELD BY THE DECLARANT AND WILL BE EXTINGUISHED BY THIS PLAT.
3. MERIDIAN: ASSUMED.
4. BASIS OF BEARINGS ARE FROM MONUMENTS FOUND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15, T. 34 N., R. 4 E., W.M., AS SHOWN ON THE PLAT OF SPINNAKER COVE, RECORDED UNDER AUDITOR'S FILE NO. 200209170010.
5. BEARING = SOUTH 89°30'17" EAST.
6. BUILDING SET BACKS: FRONT - LOTS 1-10 = 20', LOTS 11-14 = 25'; REAR - 20'
7. SIDEYARDS - BE MINIMUM OF 5', TOTAL BOTH SIDES OF 15' MINIMUM.
8. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 OPTICAL LEVEL.
9. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
10. ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT. FEES WILL BE DUE IN THE EVENT SUCH FEES ARE HEREAFTER IMPOSED BY ORDINANCE OF THE CITY OF MOUNT VERNON ON EITHER AN INTERIM OR PERMANENT BASIS.
11. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
12. THE PROPERTY HEREIN DEDICATED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S NUMBERS 547310, 554570, 566448, 608565, 664712, 837905, 9001300138, 9007030042, 9008010026, 9104090027, 9109100095, 9212100100, 9508210066, 9508210068, 200001040032, 200104260109, 200104260110, 200104260111 AND 200501100130.
13. OWNER/DEVELOPER: ROBERT E. EMMONS
1400 NORTH 43RD PLACE
MOUNT VERNON, WA 98273
PHONE: (360) 428-5689

11. ZONING: R-1, 9.6, CLUSTER DEVELOPMENT
12. UTILITY SOURCES:
TELEPHONE - PUGET SOUND ENERGY
POWER - CITY OF MOUNT VERNON
TELEVISION - COMCAST
STORM - CITY OF MOUNT VERNON
13. THE WETLAND BUFFERS SHOWN WERE ESTABLISHED USING BUFFER AVERAGING. THE BOUNDARY LINES OF TRACTS "A" AND "B" SHALL BE USED AS THE WETLAND BUFFERS.

LOT NO.	AREA (SQ. FT.)	ADDRESS
1	8,029	1411 NORTH 43RD PLACE
2	8,078	1405 NORTH 43RD PLACE
3	8,241	1319 NORTH 43RD PLACE
4	7,766	1315 NORTH 43RD PLACE
5	7,739	1309 NORTH 43RD PLACE
6	7,804	1307 NORTH 43RD PLACE
7	8,044	1304 NORTH 43RD PLACE
8	7,721	1308 NORTH 43RD PLACE
9	7,773	1312 NORTH 43RD PLACE
10	7,794	1320 NORTH 43RD PLACE
11	36,888	1400 NORTH 43RD PLACE
12	8,982	1502 NORTH 43RD PLACE
13	8,753	1510 NORTH 43RD PLACE
14	8,534	1516 NORTH 43RD PLACE
TRACT "A"		
TRACT "B"		
TRACT "C"		
RIGHT OF WAY		
38,050 SQ. FT.		

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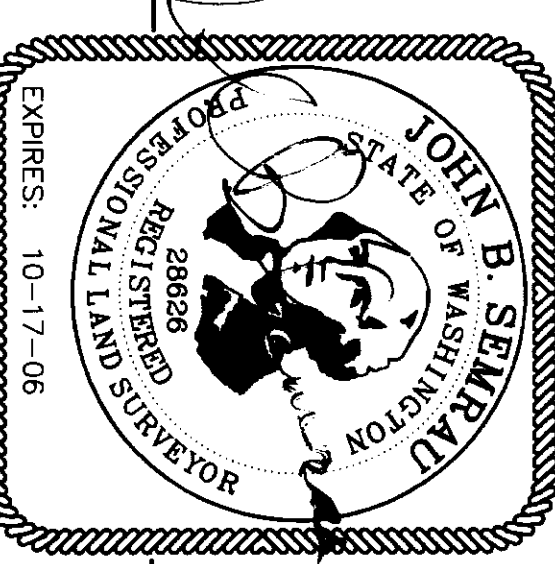
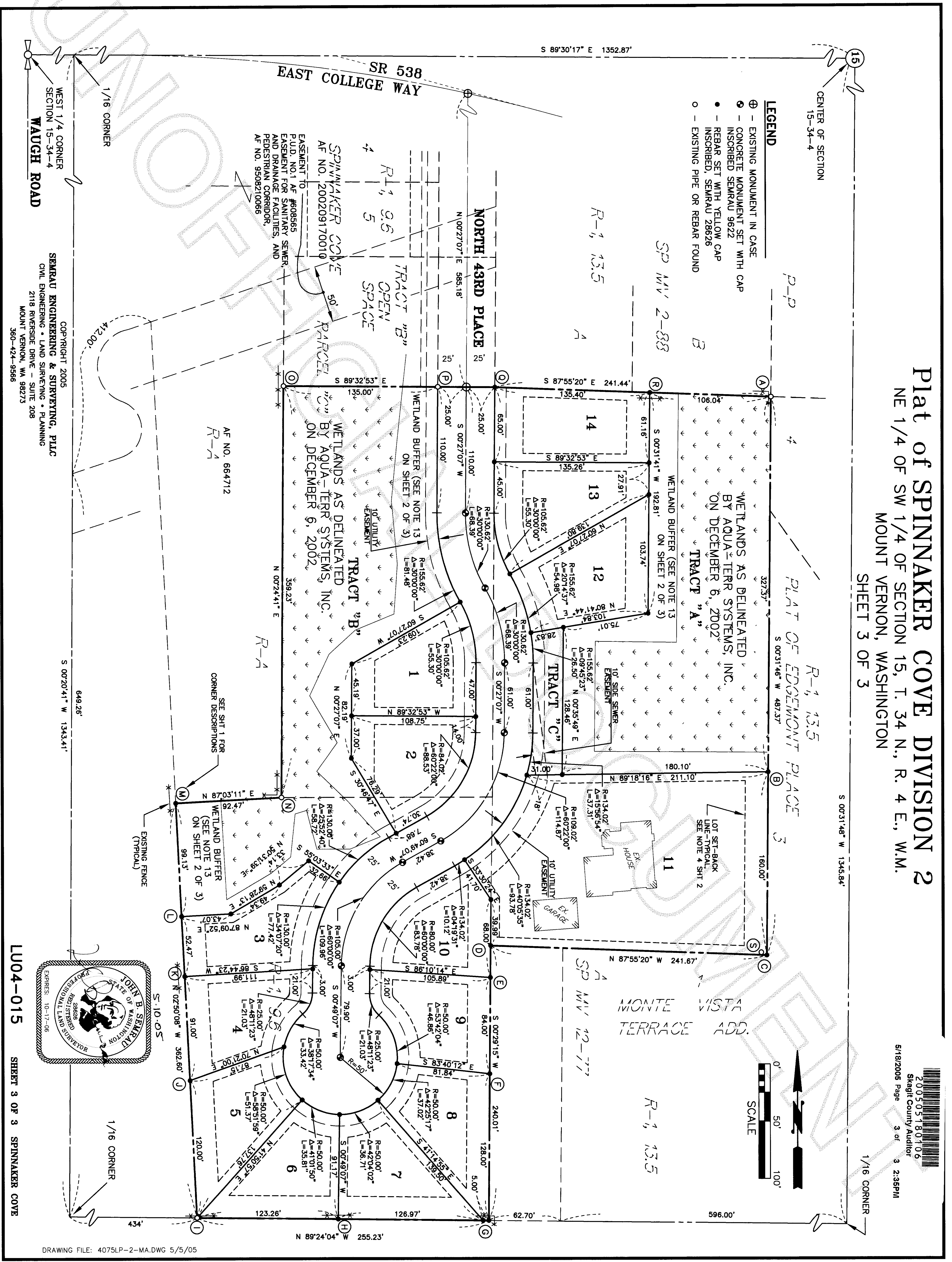
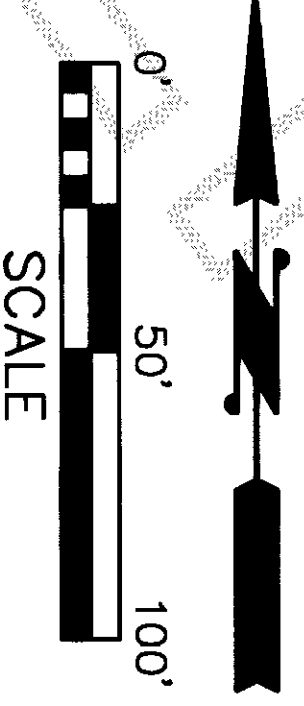
Plat of SPINNAKER COVE DIVISION 2

NE 1/4 OF SW 1/4 OF SECTION 15, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 3 OF 3

SPINNAKER COVE

1/16 CORNER

- LEGEND**
- ⊕ - EXISTING MONUMENT IN CASE
 - ⊙ - CONCRETE MONUMENT SET WITH CAP INSCRIBED SEMRAU 9622
 - - REBAR SET WITH YELLOW CAP INSCRIBED, SEMRAU 28626
 - - EXISTING PIPE OR REBAR FOUND



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LU04-015 SHEET 3 OF 3 SPINNAKER COVE

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