

# Plat of WILLOW WAY

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

## Legal Description

THE SOUTH 400 FEET OF THE WEST 138 FEET OF ALL OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 33 FEET OF THE WEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

EXCEPT COUNTY ROAD RIGHT OF WAY, COMMONLY KNOWN AS THE COOK ROAD, ALONG THE SOUTH LINE THEREOF, AS SAID ROAD EXISTED ON FEBRUARY 24, 1972.

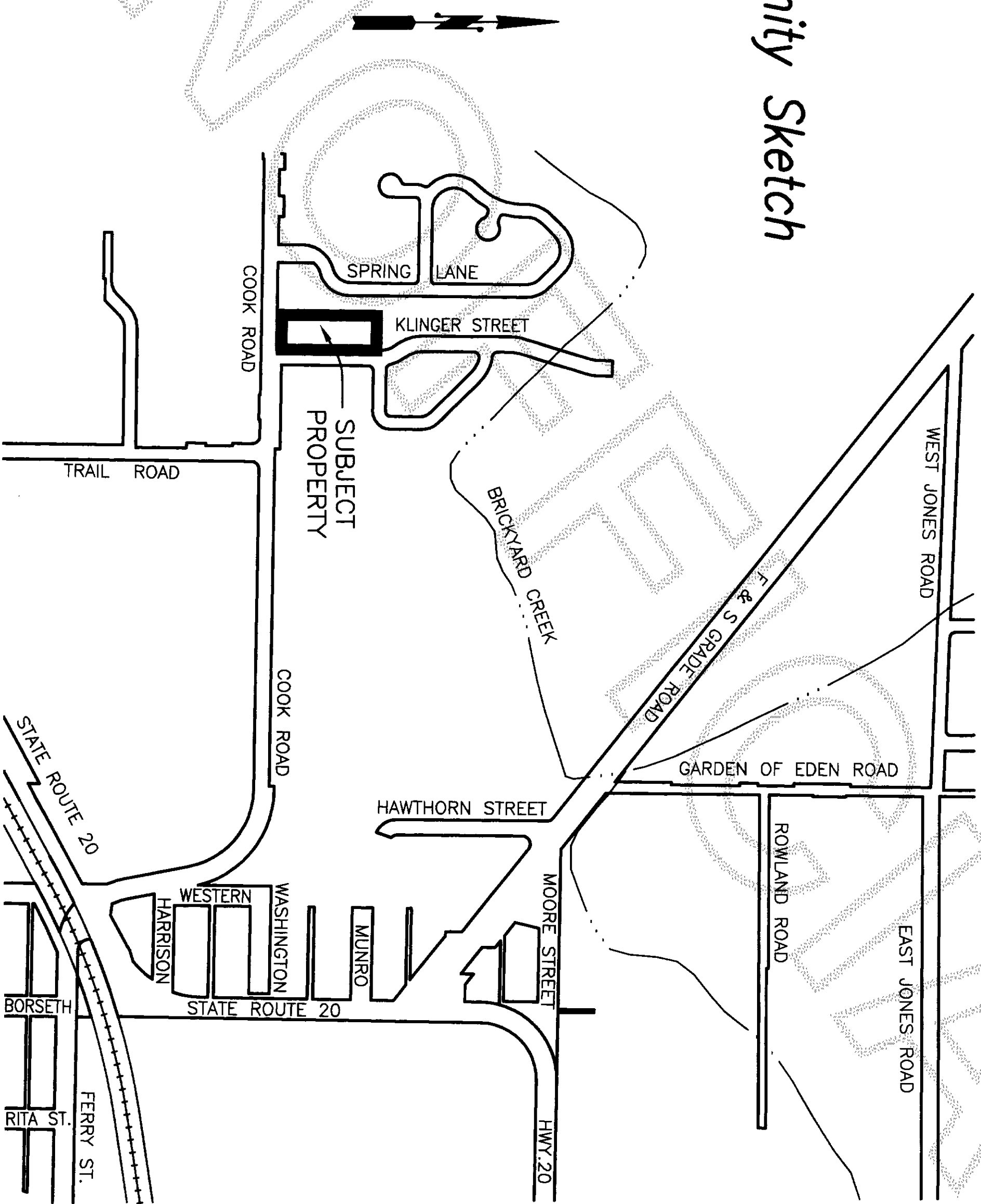
## Notes

1. BASIS-OF-BEARINGS - ASSUMED S88°48'23"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 332-130-090.
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: SW 05-2517.
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 ALL 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 APPLIANCE(S) 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, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

## Vicinity Sketch



## Covenants, Conditions, & Restrictions

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF WILLOW WAY ARE FILED WITH THE SKAGIT COUNTY AUDITOR IN A.F.# 200506290081.

## Surveyor's Certificate

I, JOHN L. ABENROTH, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF WILLOW WAY 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 HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT.

SIGNATURE OF REGISTERED LAND SURVEYOR

DATE

6/24/05

## Dedication

KNOW ALL MEN BY THESE PRESENTS THAT KENGROUP, L.L.C. AND WHIDBEY ISLAND BANK 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 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.

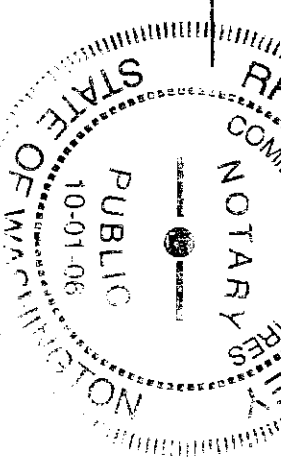
Ronald A. Kennedy, Ken  
KENGROUP, L.L.C.

William S. Leung  
WHIDBEY ISLAND BANK

## Acknowledgments

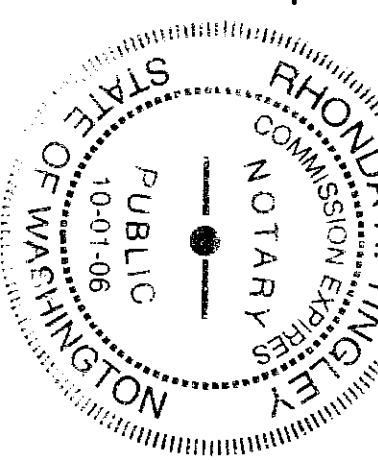
STATE OF WASHINGTON, COUNTY OF Skagit  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ronald A. Kennedy SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF KENGROUP, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH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

NOTARY SIGNATURE Shirley Elugley TITLE Notary  
DATE 6-23-05 MY APPOINTMENT EXPIRES 10-1-06



STATE OF WASHINGTON, COUNTY OF Skagit  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richard Thompson SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF WHIDBEY ISLAND BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Shirley Elugley TITLE Notary  
DATE 6-23-05 MY APPOINTMENT EXPIRES 10-1-06



## Treasurer's Certificates

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.

CITY TREASURER Patricia K. Nelson DATE 6-29-05

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 2004 AND THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2005

SKAGIT COUNTY TREASURER Patricia K. Nelson DATE 6-24-05

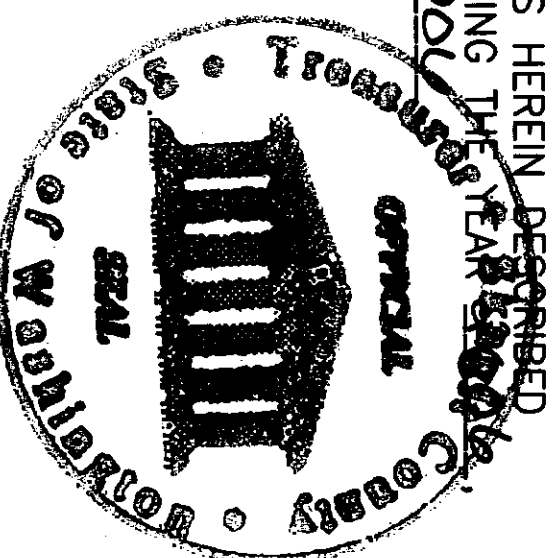
## Approvals

APPROVED FOR THE CITY OF SEDRO-WOOLLEY:

CITY MAYOR Charles D. Butler DATE 6-29-05

CITY PLANNER Debra J. J. J. J. DATE 6/29/05

CITY ENGINEER W. J. J. J. DATE 6/29/05



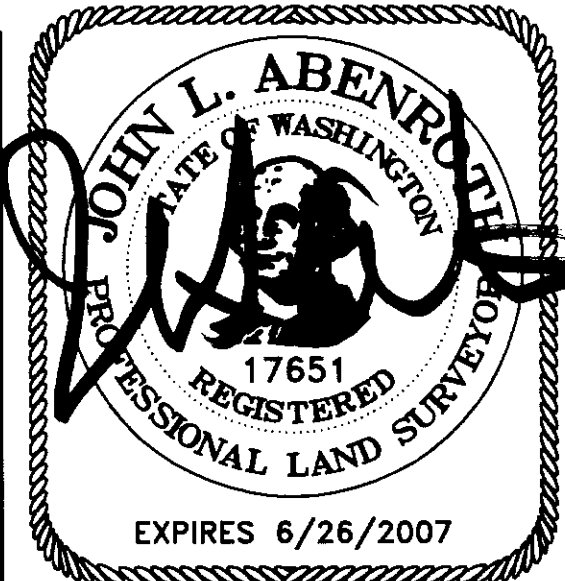
## AUDITOR'S CERTIFICATE



200506290081  
Skagit County Auditor

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Jane Fraser, Deputy  
County Auditor or Deputy Auditor



6/24/05

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**Skagit Surveyors & Engineers**

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