

SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3

PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.
CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS PLOT 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.

[Signature]
SKAGIT STATE BANK

ROBERT W. JANICKI, MANAGING MEMBER
DUKES HILL L.L.C.

ACKNOWLEDGMENT

STATE OF Washington SS
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT W. JANICKI SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF THE DUKES HILL L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Deanne A. Kiddle TITLE _____

DATE 7-5-05 MY APPOINTMENT EXPIRES 5-1-08

ACKNOWLEDGMENT

STATE OF WASHINGTON SS
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Robert W. Janicki SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Executive OF SKAGIT STATE 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 Deanne A. Kiddle TITLE Notary Public

DATE July 27, 2005 MY APPOINTMENT EXPIRES June 1, 2008

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.

CITY TREASURER Robert K. Nelson DATE 7-27-05

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 2005 AND THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2006

Deanne A. Kiddle DATE 8-4-05
SKAGIT COUNTY TREASURER

COVENANTS CONDITIONS & RESTRICTIONS

THIS PLAT OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3 IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITORS FILE NUMBER 200507180165 RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. 200507180165.

APPROVALS

APPROVED FOR THE CITY OF SEDRO-WOOLLEY:

PLANNING DIRECTOR Robert K. Nelson DATE July 27, 2005

CITY ENGINEER Robert K. Nelson DATE July 27, 2005

MAYOR Robert K. Nelson DATE July 27, 2005

ATTEST: CITY CLERK Robert K. Nelson DATE July 27, 2005

SURVEYORS CERTIFICATE

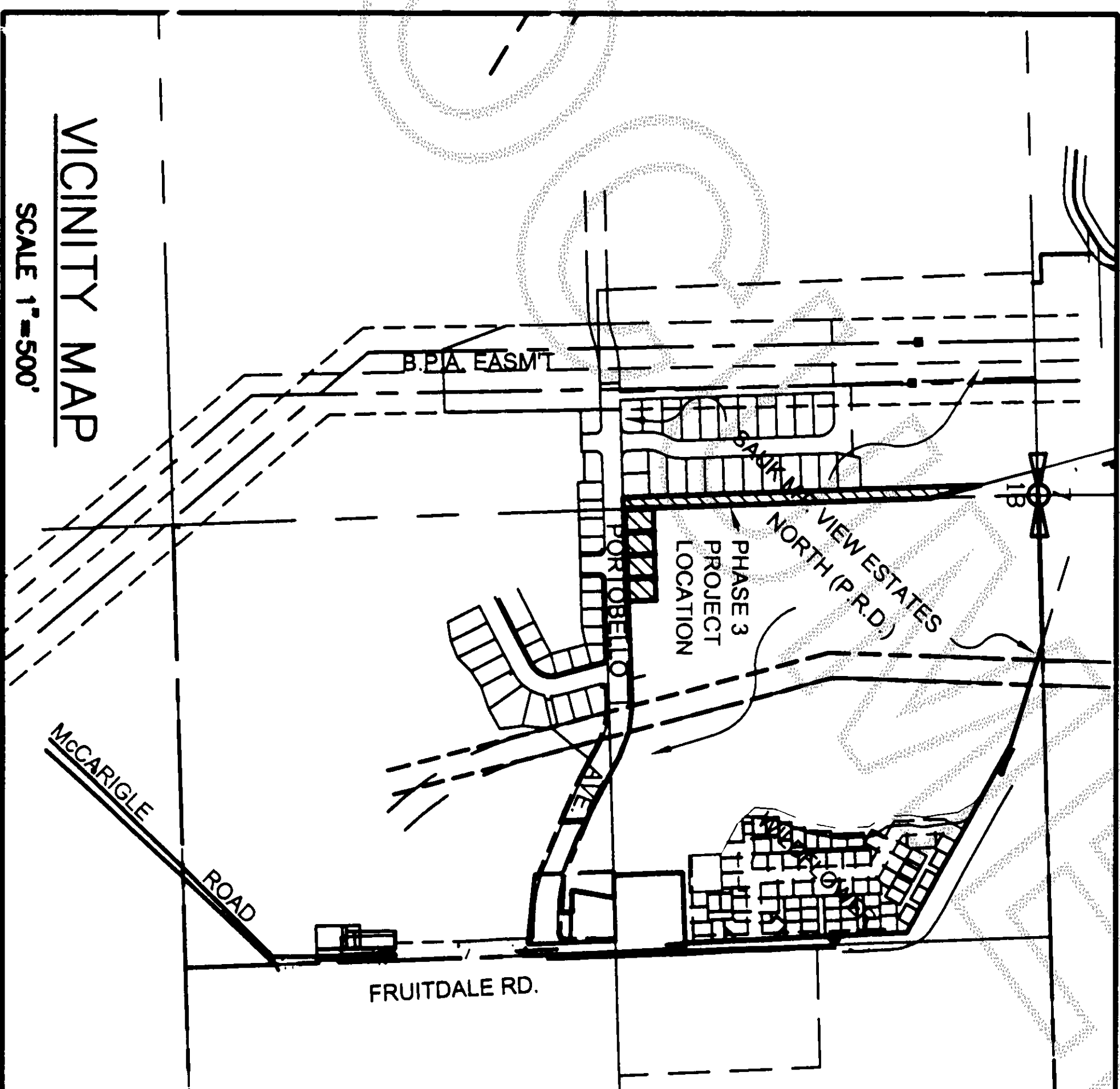
I, RONALD T. JEPSON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF 'SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3' IS BASED ON ACTUAL SURVEY, WHICH IS TRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THE DISTANCES, COURSES, AND ANGLES ARE SHOWN 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.

REGISTERED LAND SURVEYOR Ronald T. Jepson DATE July 27, 05

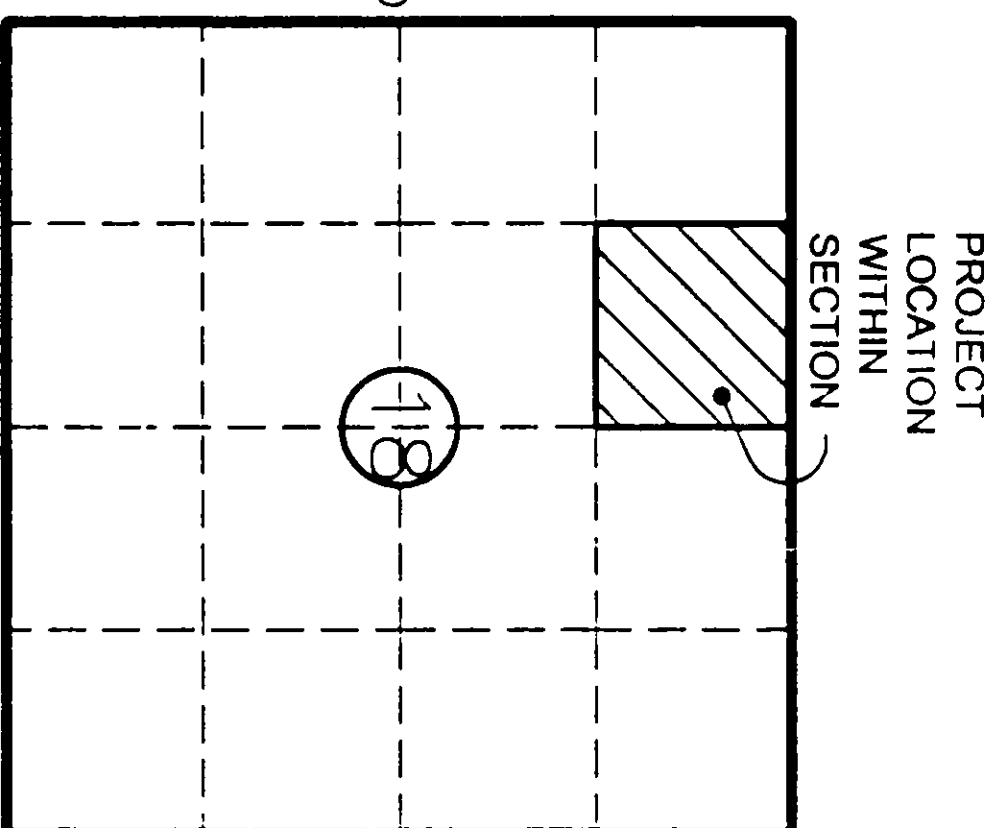
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF August 2005 AT 2:40 AM UNDER A# 200507180165 AT THE REQUEST OF Deanne A. Kiddle

Deanne A. Kiddle
COUNTY AUDITOR



VICINITY MAP
SCALE 1"=500'



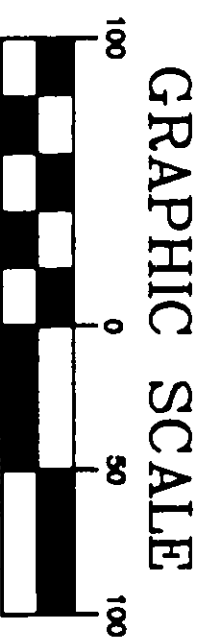
SECTION 18

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS+LAND SURVEYORS+PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', P.O. # 360, T. 35760, FAX # 360.647.8939,
E-MAIL JEPSON222@WESTNET, BELLINGHAM WASHINGTON 98225
JOB #04121

200508040015
Skagit County Auditor

2 of 3 9:56AM

Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%



THE WEST 280.01 FEET OF THE NORTH 90 FEET OF THE SOUTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M. ALSO TRACT A OF "SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 2."

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

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. # 360.733.5760 FAX # 360.647.8939,
E-MAIL JEPSON222@QWEST.NET, BELLINGHAM, WASHINGTON 98225
JOB #04121

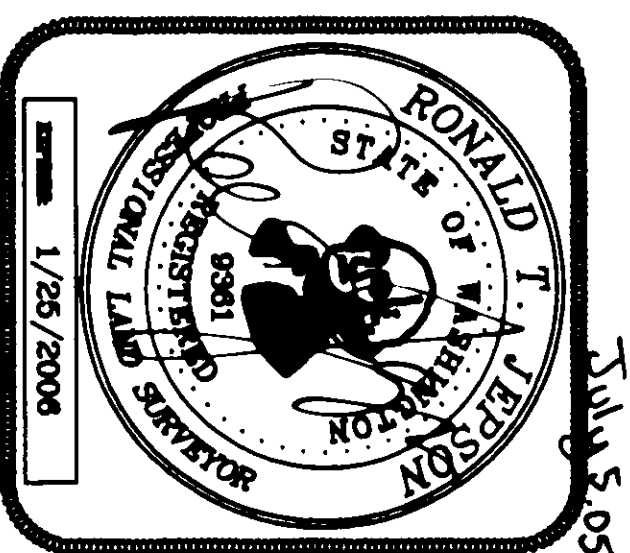
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PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TWP. 35N, R SE OF W.M.
CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON

CITY OF SEDRO-WOOLLEY UTILITY EASEMENT

EASEMENTS ARE GRANTED TO CITY OF SEDRO-WOOLLEY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE CITY TO DO ALL THINGS NECESSARY OR PROPER IN CONSTRUCTION AND MAINTANANCE OF SEWER, STORMWATER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR SEWER, STORMWATER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN, AND UNDER THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE CITY, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION, OR DEBRIS, TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PERSUANT TO THIS AGREEMENT IS VESTED IN THE CITY.

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 CITY PUBLIC WORKS DIRECTOR.
GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT, OR ENDANGER THE CITY'S USE OF THE EASEMENT



28 7/18/05
SHEET 3 OF 3

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS*LAND SURVEYORS*PROJECT MGMT. & DEV.
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