

Plat of WILLABELLE ESTATES  
SECTION 25, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
SHEET 1 OF 6

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HARPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OF DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 30 DAY OF September, 2005.

Chad Savage  
CHAD L. SAVAGE  
MANAGER OF SAYYES ENTERPRISES, LLC  
Alfred N. Carlson  
ALFRED N. CARLSON  
MANAGER OF MADD INVESTMENTS, LLC  
James L. Baus  
JAMES L. BAUS  
SENIOR VICE PRESIDENT SKAGIT STATE BANK  
LARRY FIDDEBO  
LARRY FIDDEBO

**EASEMENTS**  
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING PUBLIC AND PRIVATE ENTITIES INCLUDING BUT NOT LIMITED TO SKAGIT COUNTY, STATE OF WASHINGTON, PUGET SOUND ENERGY, VERIZON, WILLABELLE WATER SYSTEM, CARLSON WATER SYSTEM AND COUNTRY CABLE, INC., AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON THAT PARTICULAR PRIVATE ROAD AND UTILITY EASEMENT LABELED "WILLABELLE PLACE", TRACT "D", AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY AND CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, 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 IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

**LOT ADDRESS INFORMATION**  
A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. THE RANGE OF ADDRESSES IS AS FOLLOWS:

ROAD NAME	BEGINNING RANGE	ENDING RANGE
WILLABELLE PLACE	22200	22311

BOARD OF COUNTY COMMISSIONERS: Don Munch CHAIRMAN DATE: 10/25/05  
COUNTY ENGINEER: Steve Hilde DATE: 10-7-05  
DIRECTOR OF PUBLIC WORKS: James L. Baus DATE: 10/24/05  
COUNTY PLANNING DIRECTOR: James L. Baus DATE: 10/24/05  
COUNTY HEALTH OFFICER: James L. Baus DATE: 10/24/05

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

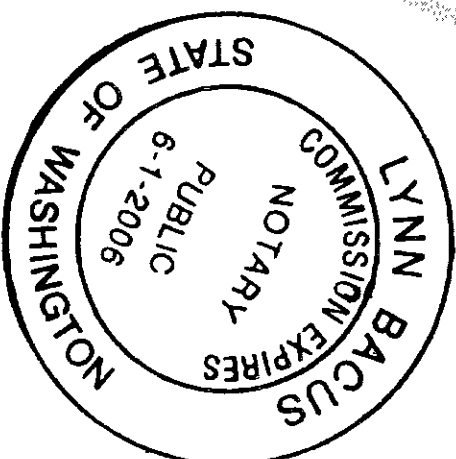
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TM FITZGERALD SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT OF, SKAGIT STATE BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9-30-05  
SIGNATURE Teri L. Saben  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 12-15-06

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE LARRY FIDDEBO AS HIS SEPARATE ESTATE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9/30/05  
SIGNATURE James L. Baus  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 6/1/06



**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 2004 THIS 20<sup>th</sup> DAY OF October, 2005.  
SKAGIT COUNTY TREASURER: Steve Hilde

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF "WILLABELLE ESTATES" IS BASED UPON AN ACCEPTE SURVEY AND SUBDIVISION OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

John B. Semrau  
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 10-25-05

AUDITOR'S CERTIFICATE

200510250130  
Skagit County Auditor

10/26/2005 Page 1 of 8 2:02PM  
AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

N. Baumeister by Quinn Cogan  
SKAGIT COUNTY AUDITOR

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

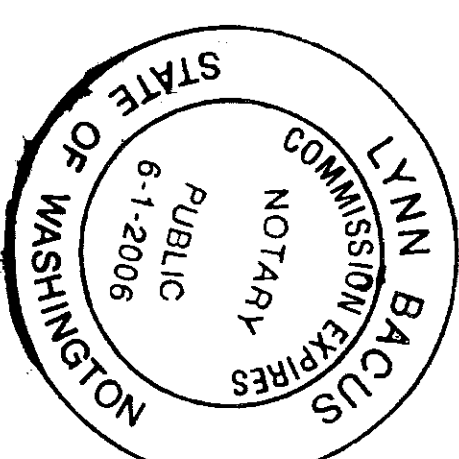
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE ALFRED N. CARLSON AS MANAGER OF MADD INVESTMENTS, LLC, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9/30/05  
SIGNATURE James L. Baus  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 6/1/06

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE CHAD L. SAVAGE AS MANAGER OF SAYYES ENTERPRISES, LLC, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

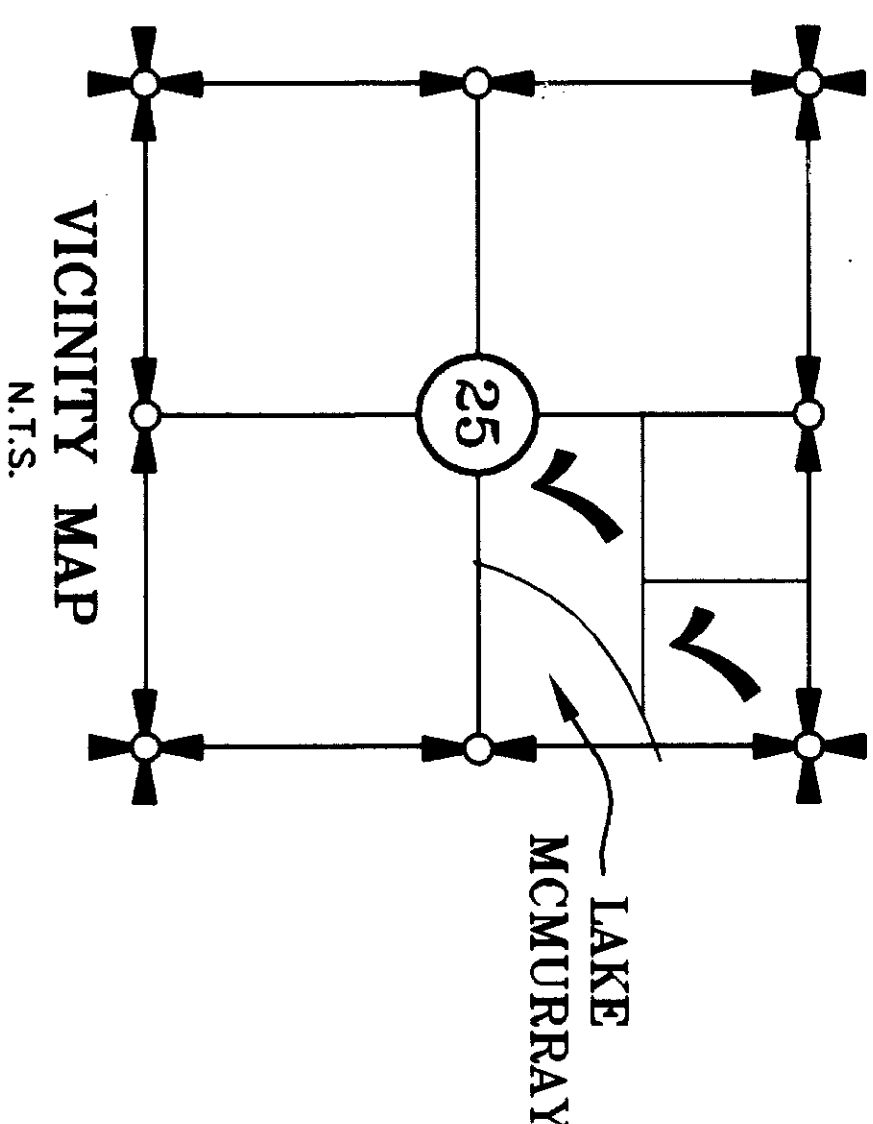
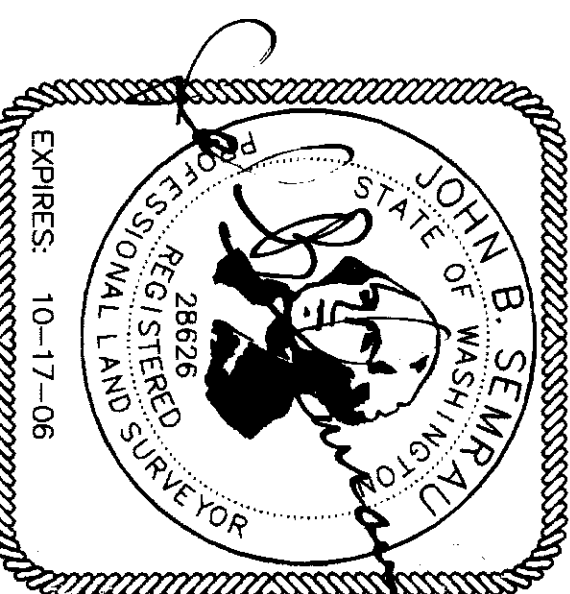
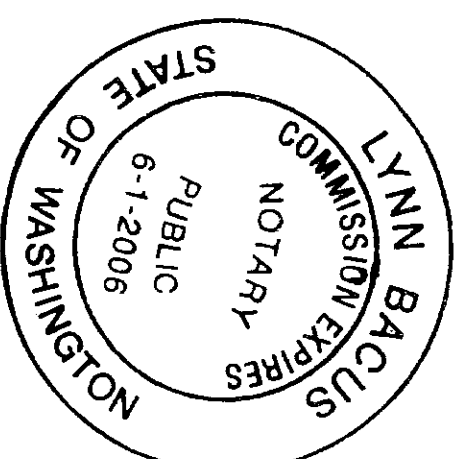
DATED 9/30/05  
SIGNATURE James L. Baus  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 6/1/06



**ACKNOWLEDGMENT**  
STATE OF Washington  
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE MILDRED A. LESLIE AS HER SEPARATE ESTATE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9/30/05  
SIGNATURE James L. Baus  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 6/1/06



PL00-0861



Plat of WILLABELLE ESTATES  
SECTION 25, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
SHEET 2 OF 6

TABLE RD – TABULAR SHORELINE AREA REGULATIONS  
RESIDENTIAL DEVELOPMENT

	SHORELINE AREA				
	Urban	Rural Residential	Rural	Conservancy	Natural
1. Shore setbacks (in feet):*					
a. Single family duplex	35	50	50	75	NA
b. Multi-unit less than 35 feet high	70	70	100	150	NA
c. Multi-unit over 35 feet high. Add 5 feet for each 1 foot over 35'	100	125	150	175	NA
d. Accessory uses	35	35	50	100	NA
2. Sideyard setbacks (in feet):					
a. Single family, duplex	8	8	20**	50	NA
b. Multi-units less than 35 feet high	20	30	50	NA	NA
c. Multi-units over 35 feet high.	30	40	NA	NA	NA
d. Accessory uses, parking	8	8	25	25	8
3. Height limit (in feet)					
a. 0-100 feet from OHWM	35	30	30	25	NA
b. 101-200 feet from OHWM	45	40	40	30	NA
c. Accessory development	15	15	15	15	10
4. Site Coverage - for:					
a. Single family, duplex	40%	30%	30%	15%	NA
b. Multi-units	40%	40%	40%	20%	NA

\* Residential structures shall be setback common to the average of setbacks for existing dwelling units within 300 feet of side property lines or a minimum of 35 feet (for Urban), whichever is greater. If there is only one or no dwelling units within 300 feet of side property lines, then the shoreline setback requirements of Table RD shall apply.

\*\* All existing lots of record in the Rural Shoreline Area prior to the date of this amendment, which is November 22, 1978, shall maintain a sideyard setback of at least eight feet.

**EASEMENT "b"**  
FOR INDIVIDUAL SEWER LINES. AF NO. 200507280150

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF STATE HIGHWAY 9 AT HIGHWAY ENGINEERS STATION 81+00 AS REFERRED TO IN DEED FROM ALFRED N. CARLSON, ET UX, TO THE STATE OF WASHINGTON, DATED SEPTEMBER 22, 1958, RECORDED NOVEMBER 5, 1958 UNDER AUDITOR'S FILE NO. 572529; THENCE SOUTH 88°31'31" EAST ALONG THE NORTHERLY LINE OF SAID HIGHWAY 9, 190 FEET; THENCE NORTH 01°28'29" EAST AT RIGHT ANGLES TO SAID HIGHWAY, 136.08 FEET; THENCE CONTINUE NORTH 01°28'29" EAST 42.04 FEET; THENCE NORTH 46°59'52" EAST 53.84 FEET; THENCE NORTH 09°40'40" EAST 111.35 FEET TO THE SOUTHERLY LINE OF LOT 4, THENCE SOUTH 01°28'29" EAST 111.35 FEET TO SAID SOUTHERLY LINE OF LOT 4, SHORT PLAT NO. 38-87, AS APPROVED ON AUGUST 16, 1988, AND RECORDED IN BOOK 8 OF SHORT PLATS, PAGES 58 AND 59, UNDER AUDITOR'S FILE NO. 8808180023, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN GOVERNMENT LOTS 2 AND 3, AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING DESCRIBED AS FOLLOWS:

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PL00-0861

**EASEMENT "b"**  
FOR INDIVIDUAL SEWER LINES. AF NO. 200504140105 AND AF NO. 200504140104

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF STATE HIGHWAY 9 AT HIGHWAY ENGINEERS STATION 81+00 AS REFERRED TO IN DEED FROM ALFRED N. CARLSON, ET UX, TO THE STATE OF WASHINGTON, DATED SEPTEMBER 22, 1958, RECORDED NOVEMBER 5, 1958 UNDER AUDITOR'S FILE NO. 572529; THENCE SOUTH 88°31'31" EAST ALONG THE NORTHERLY LINE OF SAID HIGHWAY 9, 190 FEET; THENCE NORTH 01°28'29" EAST AT RIGHT ANGLES TO SAID HIGHWAY, 136.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°28'29" EAST 42.04 FEET; THENCE NORTH 46°59'52" EAST 53.84 FEET; THENCE NORTH 09°40'40" EAST 111.35 FEET TO THE SOUTHERLY LINE OF LOT 4, SHORT PLAT NO. 38-87, AS APPROVED ON AUGUST 16, 1988, AND RECORDED IN BOOK 8 OF SHORT PLATS, PAGES 58 AND 59, UNDER AUDITOR'S FILE NO. 8808180023, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN GOVERNMENT LOTS 2 AND 3 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 66°38'16" EAST 33.06 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 01°28'29" WEST 127.39 FEET; THENCE SOUTH 09°40'40" WEST 29.15 FEET TO A POINT THAT IS NORTH 46°59'52" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 46°59'52" WEST 93.43 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EASEMENT "c"**  
FOR INDIVIDUAL SEWER LINES, AND DRAINFIELD AREAS. AF NO. 200504140105

A PORTION OF LOT 4, SHORT PLAT NO. 38-87 AS APPROVED ON AUGUST 16, 1988, AND RECORDED IN BOOK 8 OF SHORT PLATS, PAGES 58 AND 59, UNDER AUDITOR'S FILE NO. 8808180023, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN GOVERNMENT LOTS 2 AND 3, AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF STATE HIGHWAY 9 AT HIGHWAY ENGINEERS STATION 81+00 AS REFERRED TO IN DEED FROM ALFRED N. CARLSON, ET UX, TO THE STATE OF WASHINGTON, DATED SEPTEMBER 22, 1958, RECORDED NOVEMBER 5, 1958 UNDER AUDITOR'S FILE NO. 572529; THENCE SOUTH 88°31'31" EAST ALONG THE NORTHERLY LINE OF SAID HIGHWAY 9, 190 FEET; THENCE NORTH 01°28'29" EAST AT RIGHT ANGLES TO SAID HIGHWAY, 136.08 FEET; THENCE CONTINUE NORTH 01°28'29" EAST 42.04 FEET; THENCE NORTH 46°59'52" EAST 53.84 FEET; THENCE NORTH 09°40'40" EAST 111.35 FEET TO THE SOUTHERLY LINE OF SAID LOT 4, SHORT PLAT NO. 38-87, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°28'29" EAST 33.06 FEET; THENCE NORTH 66°38'16" WEST 198.05 FEET; THENCE NORTH 23°21'44" WEST 140.00 FEET; THENCE NORTH 49°12'50" EAST 159.41 FEET; THENCE NORTH 70°35'55" EAST 178.66 FEET TO THE WESTERLY MARGIN OF VALHALLA DRIVE, A PRIVATE ROAD, AND A POINT ON A CURVE, THE CENTER OF WHICH IS SOUTH 64°48'36" WEST 240.00 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGLE OF 29°40'29", AN ARC DISTANCE OF 124.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°29'05" WEST 10.98 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET THROUGH A CENTRAL ANGLE OF 11°55'10", AN ARC DISTANCE OF 91.54 FEET TO A POINT THAT IS NORTH 66°38'16" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 66°38'16" WEST 458.62 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DESCRIPTION

THAT PORTION OF LOT 4, SHORT PLAT NO. 38-87, AS APPROVED ON AUGUST 16, 1988, AND RECORDED IN BOOK 8 OF SHORT PLATS, PAGES 58 AND 59, UNDER AUDITOR'S FILE NO. 8808180023, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN GOVERNMENT LOTS 2 AND 3, AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., SAID PORTION LYING SOUTHERLY OF STATE ROUTE 9 AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. AND THE EASTERLY LINE OF SAID STATE ROUTE 9 AS SHOWN ON SAID SHORT PLAT NO. 38-87; THENCE SOUTH 87°28'58" EAST A DISTANCE OF 24.69 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 02°03'23" EAST A DISTANCE OF 241.72 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTHERLY MARGIN OF SAID STATE ROUTE 9, SAID POINT BEING ON A CURVE THE CENTER OF WHICH IS SOUTH 38°28'00" EAST 163.14 FEET FROM SAID POINT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 163.14 FEET, A DELTA ANGLE OF 40°10'01", AND AN ARC LENGTH OF 113.94 FEET TO A POINT OF TANGENCY IN SAID SOUTHERLY MARGIN; THENCE SOUTH 88°26'59" EAST A DISTANCE OF 61.09 FEET ALONG SAID SOUTHERLY MARGIN OF STATE ROUTE 9 TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 01°33'01" WEST A DISTANCE OF 137.86 FEET; THENCE NORTH 84°24'20" EAST A DISTANCE OF 137.16 FEET; THENCE SOUTH 82°01'51" EAST A DISTANCE OF 143.14 FEET; THENCE SOUTH 62°44'38" EAST A DISTANCE OF 80.77 FEET TO A POINT ON A CURVE THE CENTER OF WHICH IS NORTH 88°31'31" WEST 200.00 FEET FROM SAID POINT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 51°25'20", AND AN ARC LENGTH OF 179.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°53'49" WEST A DISTANCE OF 130.76 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 16°38'00", AND AN ARC LENGTH OF 72.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36°15'49" WEST A DISTANCE OF 85.44 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 64°37'23", AND AN ARC LENGTH OF 28.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 13°21'26", AND AN ARC LENGTH OF 107.88 FEET; THENCE SOUTH 46°40'03" WEST A DISTANCE OF 63.48 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF SAID STATE ROUTE 9 AND THE TERMINUS OF SAID LINE.

**EXCEPT** THAT PORTION OF SAID LOT 4, SHORT PLAT NO. 38-87, AS APPROVED ON AUGUST 16, 1988, AND RECORDED IN BOOK 8 OF SHORT PLATS, PAGES 58 AND 59, UNDER AUDITOR'S FILE NO. 8808180023, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN GOVERNMENT LOTS 2 AND 3, AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W. M., SAID PORTION BEING DESCRIBED AS FOLLOWS:

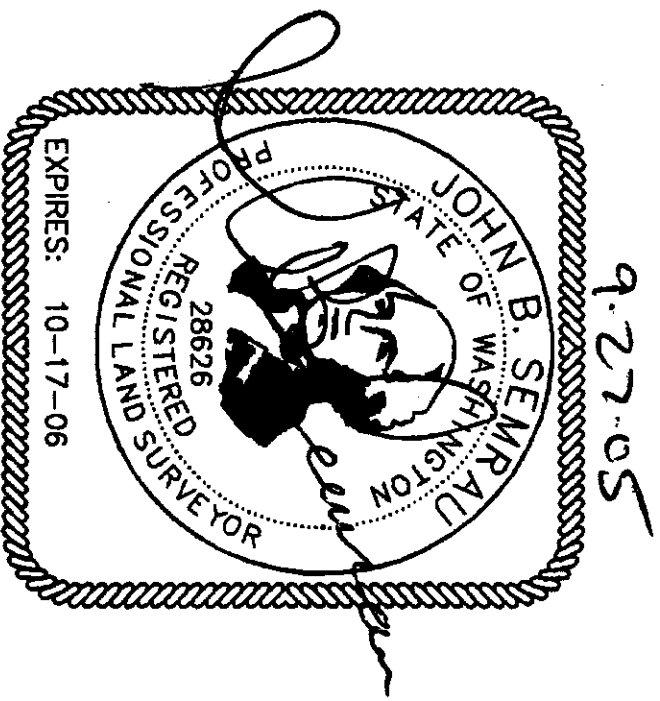
COMMENCING AT THE NORTHWEST CORNER OF LOT 3, SAID SHORT PLAT NO. 38-87; THENCE SOUTH 01°28'29" WEST 65.00 FEET ALONG THE LINE BETWEEN SAID LOTS 3 AND 4 TO A CORNER OF SAID LOTS; THENCE SOUTH 88°31'31" EAST 189.25 FEET ALONG THE LINE BETWEEN SAID LOTS 3 AND 4 TO A CORNER OF SAID LOTS AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 31°00'00" EAST 178.11 FEET ALONG THE LINE BETWEEN SAID LOTS 3 AND 4; THENCE NORTH 32°31'10" WEST 113.14 FEET; THENCE NORTH 28°21'28" WEST 65.08 FEET TO THE TRUE POINT OF BEGINNING.

**TOGETHER WITH** THOSE EASEMENTS FOR INDIVIDUAL SEWER LINES AND DRAINFIELDS OVER THOSE EASEMENTS "A", "B" AND "C" DESCRIBED AS FOLLOWS:

**EASEMENT "A"**  
FOR INDIVIDUAL SEWER LINES. AF NO. 200504140105 AND AF NO. 200504140104 THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

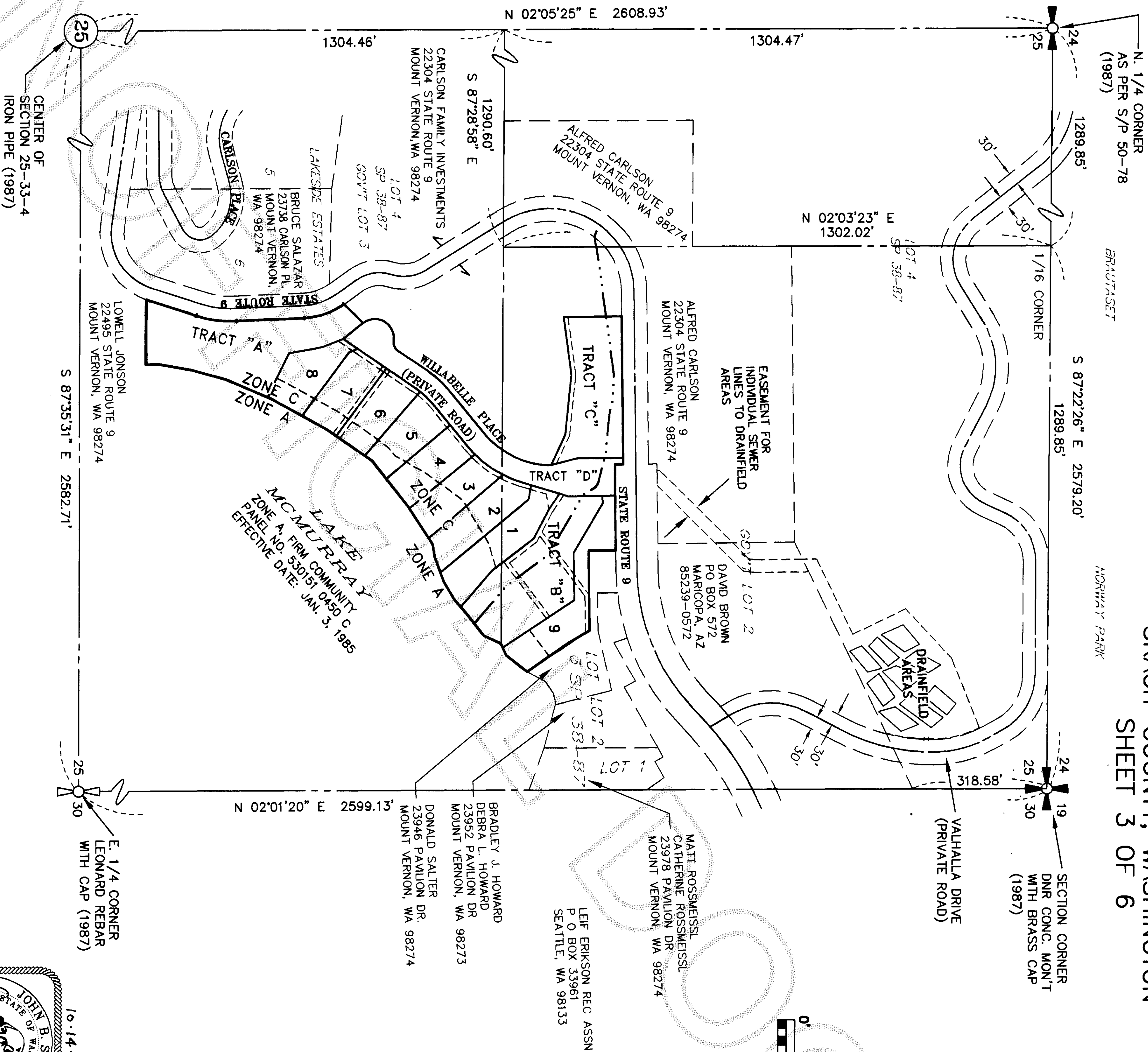
BEGINNING AT A POINT ON THE NORTH LINE OF STATE HIGHWAY 9 AT HIGHWAY ENGINEERS STATION 81+00 AS REFERRED TO IN DEED FROM ALFRED N. CARLSON, ET UX, TO THE STATE OF WASHINGTON, DATED SEPTEMBER 22, 1958, RECORDED NOVEMBER 5, 1958 UNDER AUDITOR'S FILE NO. 572529; THENCE SOUTH 88°31'31" EAST ALONG THE NORTHERLY LINE OF SAID HIGHWAY 9, 190 FEET; THENCE NORTH 01°28'29" EAST AT RIGHT ANGLES TO SAID HIGHWAY, 136.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°28'29" EAST 42.04 FEET; THENCE SOUTH 46°59'52" WEST 245.26 FEET; THENCE SOUTH 01°28'29" WEST 6.29 FEET TO SAID NORTH LINE OF HIGHWAY 9; THENCE SOUTH 88°31'31" EAST 36.41 FEET ALONG SAID NORTH LINE OF HIGHWAY 9 TO A POINT THAT IS SOUTH 46°59'52" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 46°59'52" EAST 194.23 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



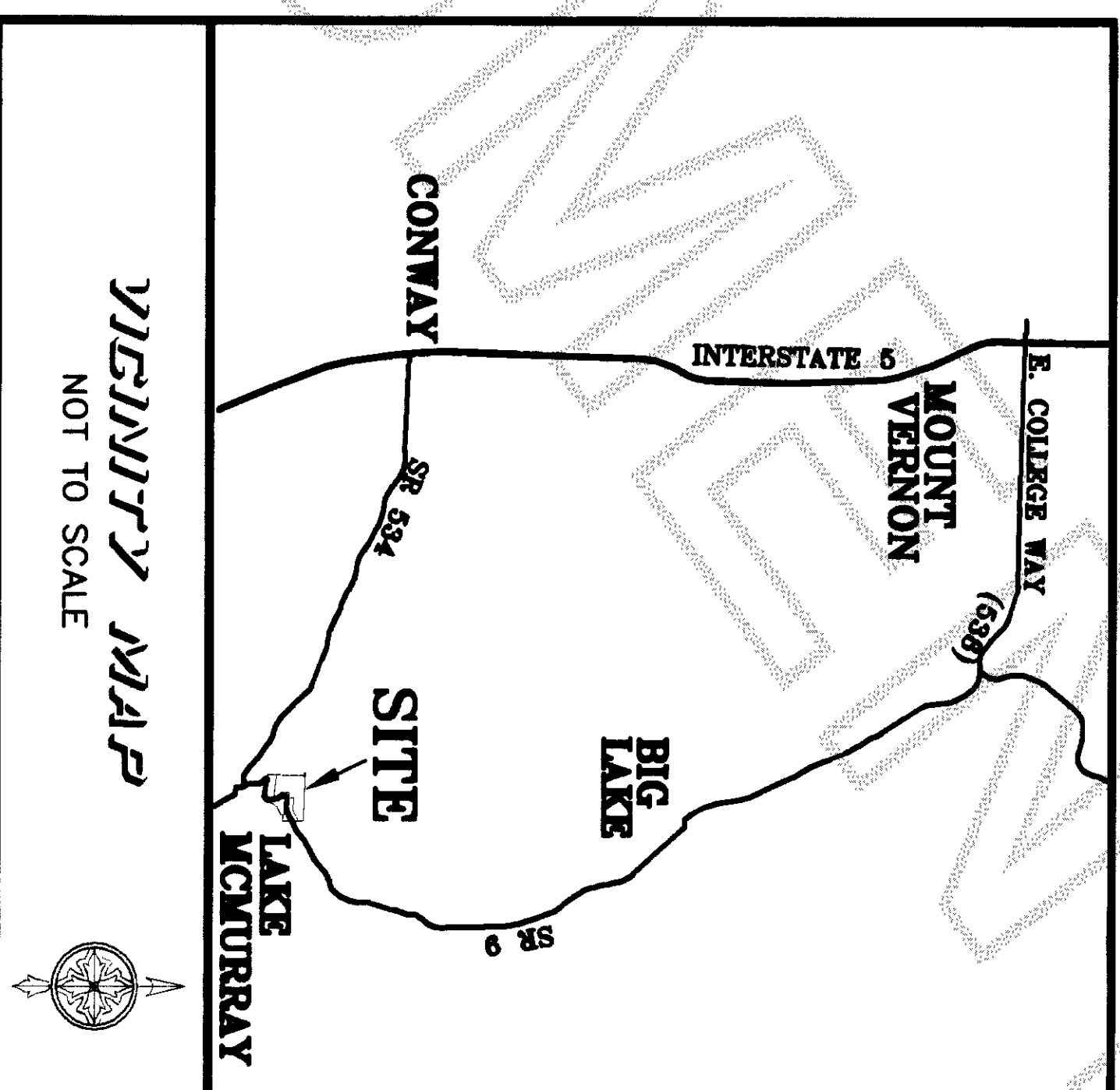


Plat of WILLABELLE ESTATES  
SECTION 25, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
SHEET 3 OF 6



PLAT NOTES:

1. BASIS OF BEARING: EAST LINE OF SECTION 25-33-4, BEARING = N 02°10'20" E
2. ZONING: RVR, RURAL VILLAGE RESIDENTIAL.
3. COMPREHENSIVE PLAN DESIGNATION: RVR, RURAL VILLAGE RESIDENTIAL.
4. SEWER: INDIVIDUAL SEPTIC IN DESIGNATED AREA OFF-SITE.
5. WATER: PRIVATE GROUP B SYSTEM, "WILLABELLE WATER SYSTEM", DOH ID NO. AB074. SEE AUDITORS FILE NO. 200510250125
6. ROADWAY TRACT "D" WILL BE PRIVATE. MAINTENANCE OF WILLABELLE PLACE PRIVATE ROAD, TRACT "D", IS THE RESPONSIBILITY OF THE WILLABELLE ESTATES HOMEOWNERS ASSOCIATION. MAINTENANCE OF THE ROADWAY IS ACCORDING TO BUT NOT LIMITED TO ARTICLE 13 OF THE "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS WILLABELLE ESTATES SUBDIVISION" RECORDED UNDER AUDITOR'S FILE NO. 200510250126. INDIVIDUAL LOT OWNERS ARE REQUIRED TO INSTALL PRIVATE DRIVEWAYS AND 12 INCH CULVERTS ON THE EAST SIDE OF WILLABELLE PLACE FOR ACCESS TO LOTS 3 THROUGH 7. DITCH FRONTAGE, OTHER THAN THE CULVERT ENTRANCE IS REQUIRED TO REMAIN OPEN FOR WATER QUALITY TREATMENT OF ROAD RUNOFF.
7. LOT SETBACKS, CRITICAL AREA SETBACKS, LAKE AND STREAM BUFFERS ARE AS SHOWN ON SHEET 5.
8. PLAT NAME AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
9. AREA OF PLAT: 9.0 ACRES, SEE AREA TABLE ON SHEET 4.
10. PLAT AREA ADJOINS ZONE A, FIRM COMMUNITY PANEL NO. 530151 0450 C, EFFECTIVE DATE JANUARY 3, 1985. ALL LOTS FRONTING ON ZONE A HAVE BEEN SET BACK 50 FEET OR MORE FROM THE ZONE. ALL BUILDING AREAS ON THESE LOTS ARE IN ZONE C.
11. ALL LOTS IN THIS PLAT SHALL PAY AN IMPACT FEE TO SKAGIT COUNTY PARKS AND RECREATION, ONE TIME, IN THE AMOUNT OF \$100.00. FEE SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
12. ALL LOTS IN THIS PLAT WILL BE SERVED POTABLE WATER BY THE "WILLABELLE WATER SYSTEM". WATER PROVIDED FROM THIS SYSTEM IS RESTRICTED FROM USE FOR IRRIGATION OF LANDSCAPING OR LAWNS. THE WATER SUPPLY IS TREATED WITH A WATER SOFTENER TO REMOVE EXCESS MANGANESE AND IS CHLORINATED TO PROVIDE RESIDUAL DISINFECTION.
13. "WILLABELLE WATER SYSTEM" USES WELL TAG NUMBER ALA 277. LOCATION IS SHOWN ON SHEET 4.
14. AN EASEMENT IS DEDICATED FOR INGRESS, EGRESS AND UTILITIES OVER LOT 9 WEST OF THE BUILDING SITE AND WEST OF THE LINE SHOWN ON SHEET 5 TO SERVE TRACT B.
15. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF LAKE MCMURRAY, AND ASSOCIATED WETLANDS, SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
16. A PROTECTED CRITICAL AREA EASEMENT IS RECORDED OVER TRACT "A", TRACT "B" AND TRACT "C" SEE AUDITOR'S FILE NO. 200510250128 FOR PCA EASEMENT AGREEMENTS.
17. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO. 200510250127
18. LOTS 1 THROUGH 9 ARE SUBJECT TO "WILLABELLE WATER SYSTEM WATER USERS AGREEMENT". RECORDED UNDER AUDITOR'S FILE NO. 200510250127
19. ALL LOTS IN THIS PLAT ARE SUBJECT TO THE "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS WILLABELLE ESTATES SUBDIVISION", RECORDED UNDER AUDITOR'S FILE NO. 200510250126
20. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES, WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
21. CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT PLANNING AND DEVELOPMENT SERVICES.



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Plat of WILLABELLE ESTATES  
SECTION 25, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
SHEET 4 OF 6

200510250130  
Skagit County Auditor  
10/25/2005 Page 4 of 6 2:02PM



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	225.00'	51°25'20"	201.94'
C2	225.00'	16°38'00"	65.32'
C3	45.00'	137°21'26"	107.86'
C4	25.00'	64°37'23"	28.20'
C5	250.00'	16°38'00"	72.58'
C6	200.00'	51°25'20"	179.50'
C7	250.00'	08°49'18"	38.49'
C8	250.00'	09°20'38"	40.77'
C9	250.00'	19°27'06"	84.87'
C10	250.00'	05°02'13"	21.98'
C11	200.00'	13°02'23"	45.52'
C12	200.00'	03°55'37"	12.54'
C13	62.82'	53°19'00"	58.46'
C14	130.66'	49°41'00"	113.30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°28'29" E	201.84'
L2	S 52°53'49" W	130.76'
L3	S 36°15'49" W	148.69'
L4	N 53°44'11" W	20.00'
L5	S 36°28'14" E	61.11'
L6	S 36°15'49" W	42.00'
L7	S 19°36'12" E	51.23'
L8	N 08°11'01" W	82.44'
L9	S 20°14'06" E	22.30'
L10	S 36°15'49" W	82.80'
L11	S 36°15'49" W	85.00'
L12	S 52°53'49" E	61.31'
L13	S 52°53'49" W	69.45'
L14	S 19°03'52" W	70.00'
L15	S 19°03'52" W	29.23'
L16	S 88°31'31" E	17.54'
L17	S 54°04'32" E	45.53'
L18	N 29°47'01" W	197.66'
L19	S 77°36'18" E	34.65'
L20	S 46°40'03" W	63.48'
L21	N 01°28'29" E	30.00'
L22	N 01°28'29" E	81.66'
L23	N 19°03'52" E	22.17'
L24	S 12°05'01" E	63.98'
L25	N 01°28'29" E	151.84'
L26	N 33°25'01" W	57.65'
L27		
L28		

LOT AREA TABLE

LOT	TOTAL AREA (S.F.)	ACREAGE	BUILDING ENVELOPE AREA (S.F.)	BUILDING SETBACK AREA (S.F.)
1	24,825	0.57	7,642	17,183
2	21,204	0.49	7,482	13,722
3	18,059	0.41	5,390	12,669
4	18,098	0.42	7,128	10,970
5	18,149	0.42	9,338	8,811
6	18,058	0.41	9,154	8,904
7	18,980	0.44	9,523	9,457
8	18,307	0.42	8,739	9,568
9	28,381	0.65	8,064	20,317
TRA "A"	61,126	1.40		
TRA "B"	55,580	1.28		
TRA "C"	45,024	1.03		
ROAD	46,349	1.06		
TOTAL	392,140	9.00		

NOTE: SEE SHEET 5 OF 6 FOR LOTS 1 THROUGH 9 AND TRACT "B" INFORMATION

- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
- - INDICATES REBAR FOUND, DS 9622 OR AS NOTED.
- ⊙ - INDICATES CONCRETE MONUMENT SET WITH 3 1/2" WASHINGTON COUNTY BRASS DISK.



9.29.05

PL00-0861

SHEET 4 OF 6 PLAT OF WILLABELLE ESTATES

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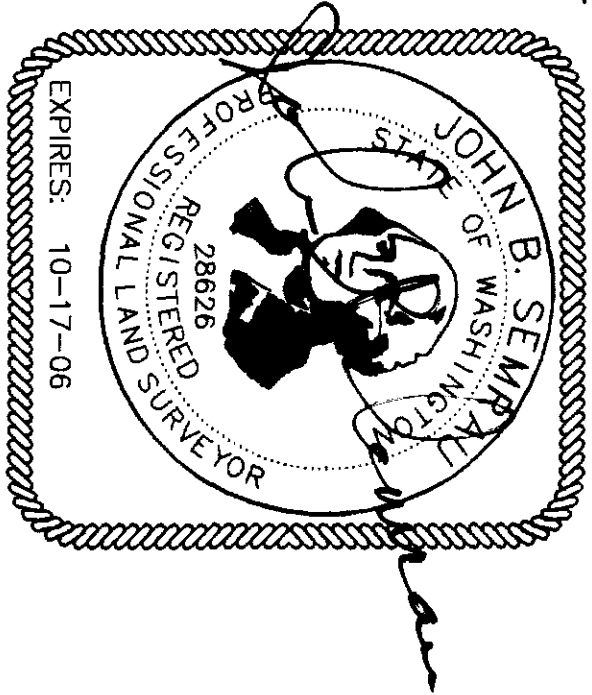
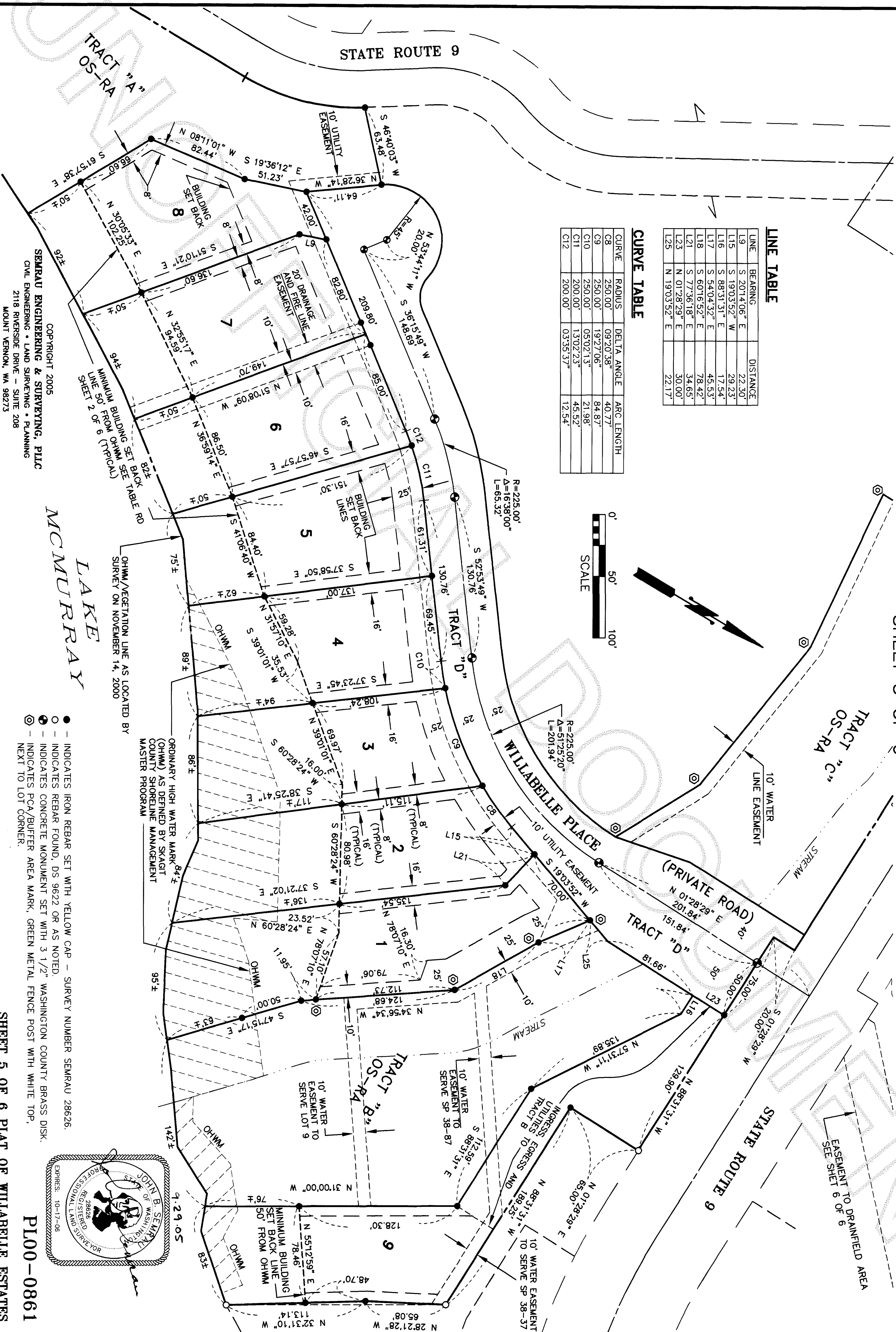
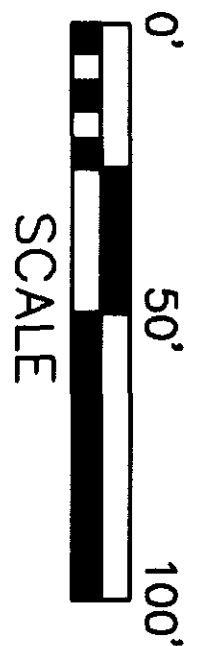
Plat of WILLABELLE ESTATES  
SECTION 25, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
SHEET 5 OF 6

2005-10-25 01:30  
Skagit County Auditor  
10/25/2005 Page 5 of 6 2:02PM

LINE	BEARING	DISTANCE
L9	S 201°4'06" E	22.30'
L15	S 19°03'52" W	29.23'
L16	S 88°31'31" E	17.54'
L17	S 54°04'32" E	45.53'
L18	S 60°16'52" E	78.42'
L21	S 77°36'18" E	34.65'
L23	N 01°28'29" E	30.00'
L25	N 19°03'52" E	22.17'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C8	250.00'	09°20'38"	40.77'
C9	250.00'	19°27'06"	84.87'
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LAKE  
MCMURRAY

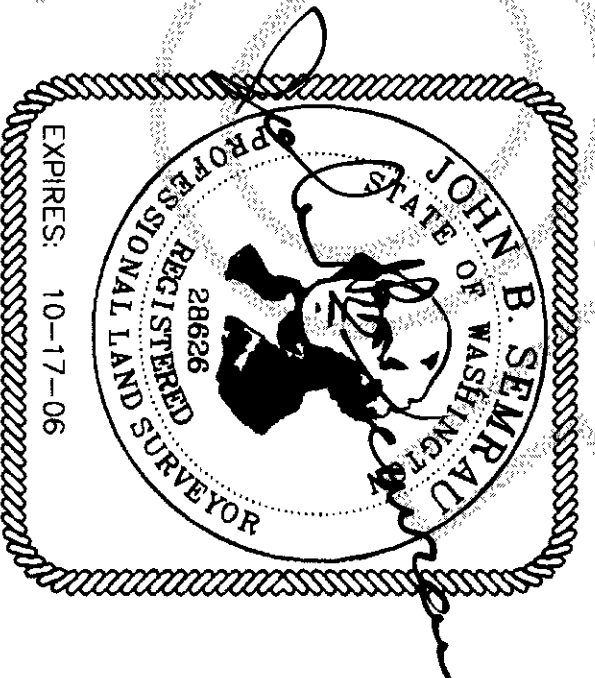
- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
- - INDICATES REBAR FOUND, DS 9622 OR AS NOTED.
- ⊕ - INDICATES CONCRETE MONUMENT SET WITH 3 1/2" WASHINGTON COUNTY BRASS DISK.
- ⊙ - INDICATES PCA/BUFFER AREA MARK, GREEN METAL FENCE POST WITH WHITE TOP, NEXT TO LOT CORNER.

SHEET 5 OF 6 PLAT OF WILLABELLE ESTATES

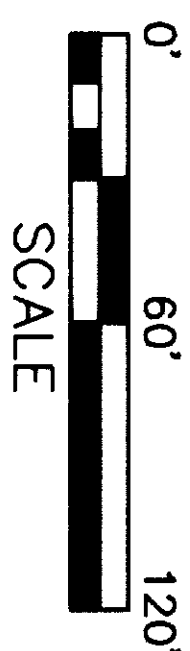
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**Plat of WILLABELLE ESTATES**  
SECTION 25, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
SHEET 6 OF 6

DRAINFIELD	POINT #	NORTHING	EASTING
LOT 1	3341	8440.21	6627.19
	3342	8398.58	6575.80
	3343	8428.13	6563.86
	3338	8474.73	6619.14
LOT 2	3340	8466.31	6631.88
	3347	8437.20	6654.11
	3349	8502.51	6690.29
	3352	8473.29	6710.29
LOT 3	3351	8502.45	6713.00
	3353	8462.23	6722.22
	3354	8514.94	6770.97
	3355	8556.19	6756.40
LOT 4	3330	8615.50	6742.85
	3332	8541.38	6684.20
	3350	8513.18	6706.77
	3356	8585.80	6764.65
LOT 5	3333	8575.08	6642.33
	3336	8508.92	6615.15
	3339	8474.97	6627.00
	3348	8521.09	6676.30
LOT 6	3335	8516.92	6595.64
	3337	8488.94	6615.00
	3344	8466.32	6545.20
	3346	8444.70	6565.62
LOT 7	3321	8528.54	6518.16
	3323	8565.40	6565.49
	3325	8529.93	6582.14
	3345	8475.83	6539.65
LOT 8	3322	8614.16	6616.80
	3324	8555.74	6582.03
	3326	8584.17	6634.00
	3334	8522.71	6604.17
LOT 9	3327	8598.79	6664.64
	3328	8647.16	6710.51
	3329	8624.52	6736.62
	3331	8573.38	6691.44
CONTROL POINTS	A	8478.20	6774.67
	B	8380.38	6548.20
	C	8536.44	6480.79
	D	8640.57	6601.49
	E	8699.92	6770.00



9.29.05



SCALE

