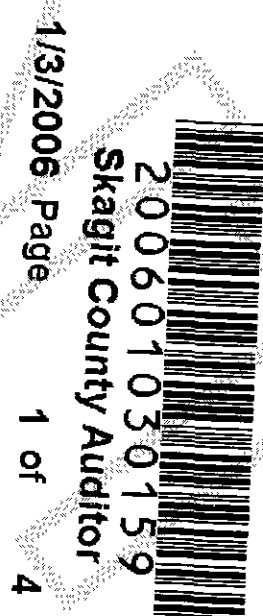


SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE-3 LOT LINE ADJUSTMENT

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



OWNERS/DEVELOPERS OF SHORT PLAT

DUKE'S HILL L.L.C.
ROBERT JANICKI-MANAGING PARTNER
103 N. TOWNSHIP
SEDRO-WOOLLEY, WA 98284

D.B. JOHNSON CONSTRUCTION
DAVID B. JOHNSON-PRESIDENT
1801 GROVE STREET STE. B
MARYSVILLE, WA 98270

GRANDVIEW HOMES L.L.C.
SCOTT WAMMACK-MANAGING PARTNER
P.O. BOX 159
ARLINGTON, WA 98223

GALEN KINDRED
4501 STATE ROUTE #9
SEDRO-WOOLLEY, WA 98284

ZONING AND COMP PLAN DESIGNATION

THIS PROJECT HAS AN R-5 DESIGNATION

TREASURER'S CERTIFICATE

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.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS, ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

Adam K. Nelson
SEDRO-WOOLLEY CITY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF Jan 2005
AT 3:19 PM UNDER AUDITOR'S FILE NO. 200601050159

COUNTY AUDITOR

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT WAS PREPARED UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF ROB JANICKI ON THE 15TH DAY OF MAY, 2005; THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS WILL BE SET AT THE DESIGNATED POINTS SHOWN ON THE PLAN PRIOR TO ISSUANCE OF ANY AND ALL BUILDING PERMITS.

RONALD T. JEPSON

WA. L.S. NO. 9361

CITY APPROVALS

THE WITHIN AND FOREGOING LOT LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN THEREON AND HEREBY APPROVED THIS 16 DAY OF December, 2005.

PLANNING DIRECTOR

CITY ENGINEER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

ON THIS 16 DAY OF December 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED D.B. JOHNSON, PRESIDENT OF D.B. JOHNSON CONSTRUCTION, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION, WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS THE INDIVIDUAL AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Jerry A. Hays
NOTARY PUBLIC IN AND FOR
THE STATE OF Washington
RESIDING AT Bellingham



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT JANICKI, MANAGING PARTNER OF DUKE'S HILL L.L.C., IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: Dec 16th 2005

Jerry A. Hays
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Bellingham
MY APPOINTMENT EXPIRES 3/25/06

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

ON THIS 16 DAY OF December 2005, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GALEN KINDRED, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH.

Galen Kindred
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellingham
MY COMMISSION EXPIRES 3/25/06

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT WAMMACK, MANAGING PARTNER OF GRANDVIEW HOMES L.L.C., IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: December 16, 2005

Scott Wammack
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Bellingham
MY APPOINTMENT EXPIRES 3/25/06

CONSENT

KNOW BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Duke's Hill L.L.C. (Robert Janicki-Managing Partner)

DATE 12/15/2005

Grandview Homes L.L.C. (Scott Wammack-Managing Partner)

DATE 12/16/2005

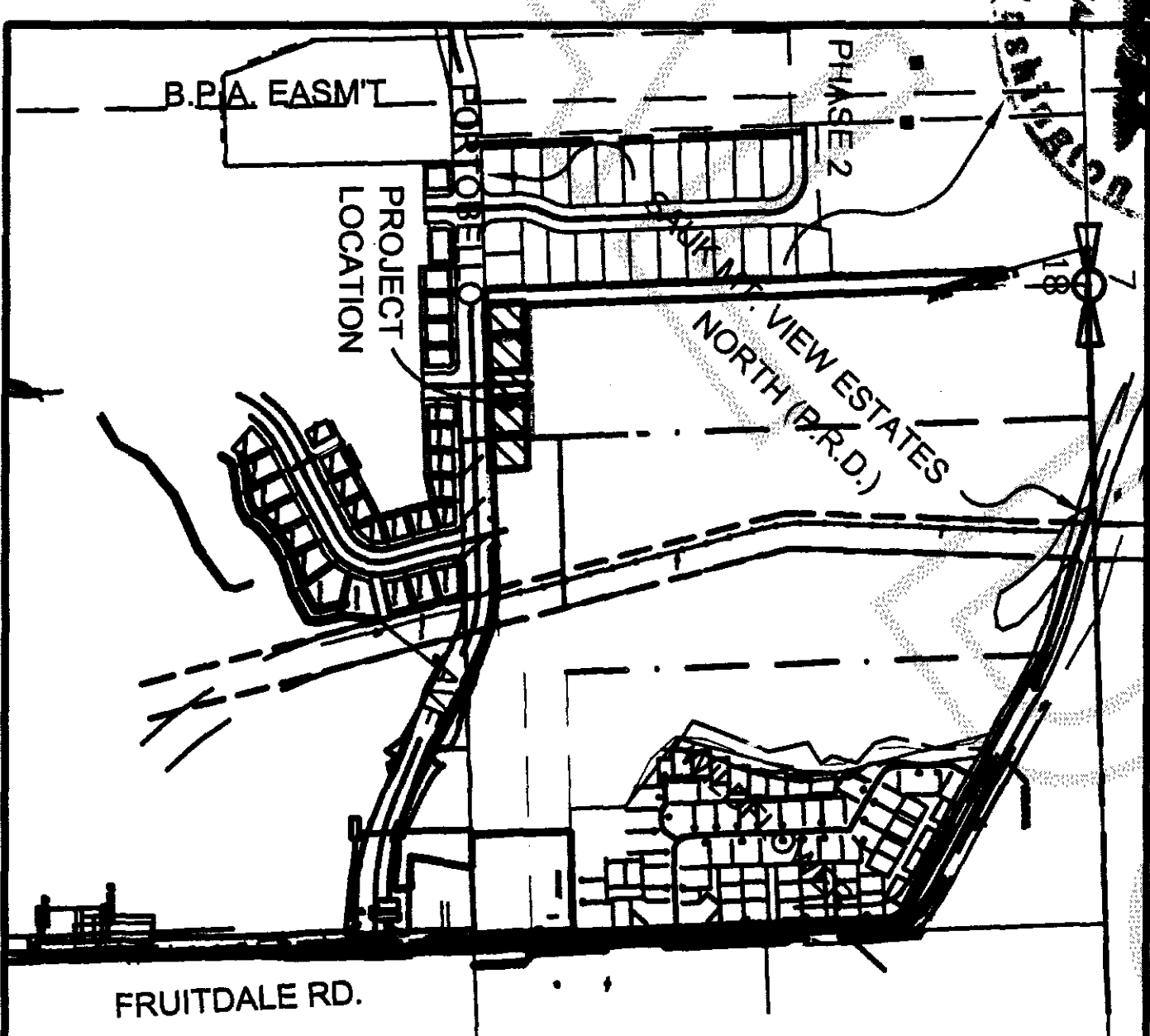
D.B. Johnson Construction (David B. Johnson-President)

DATE 12/16/2005

Galen Kindred

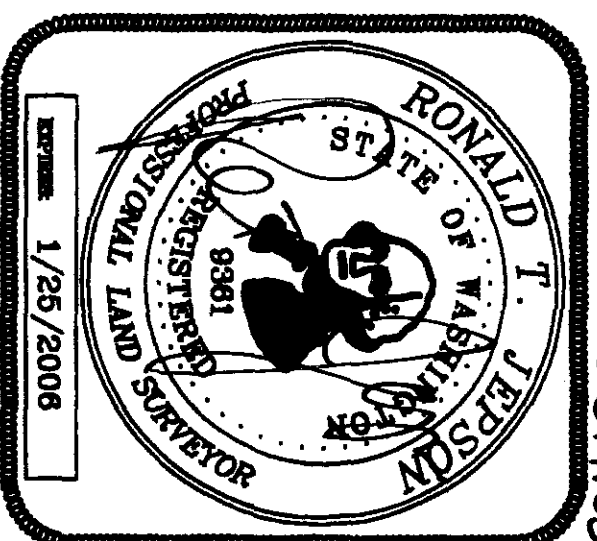
DATE 12/16/2005

JOB #04121



VICINITY MAP

SCALE NTS

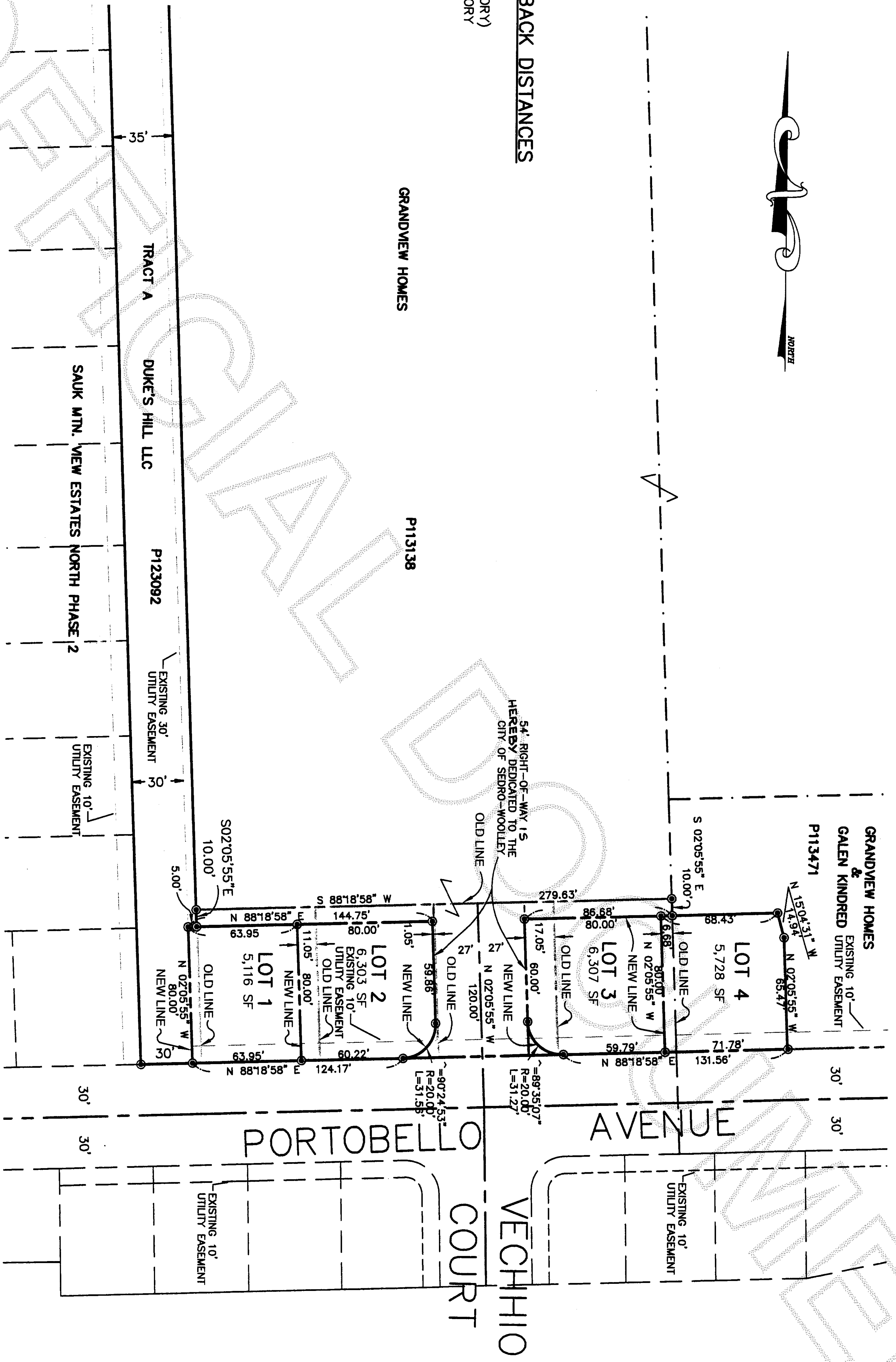


THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOOLLEY MUNICIPAL CODE TITLE 16.16 THIS 16 DAY OF December 2005.

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



BUILDING SETBACK DISTANCES	
FRONT	20'
SIDE	5' (1 STORY)
SIDE	8' (2 STORY)
REAR	10'

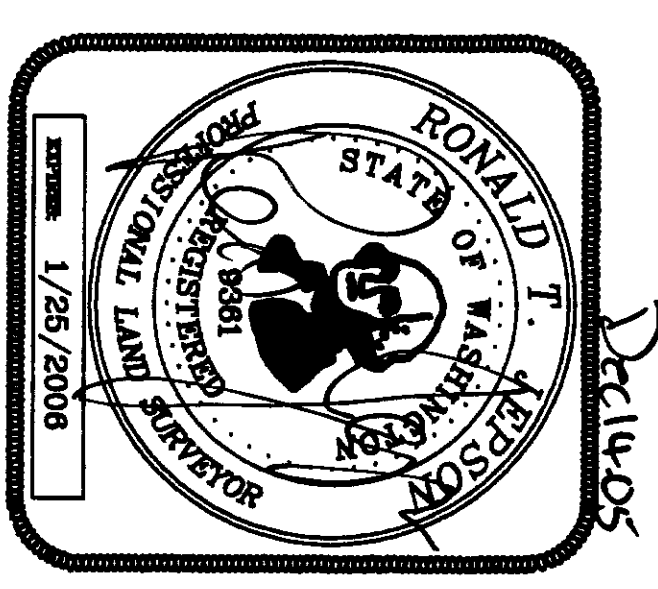


NOTE

MINIMUM LOT SIZE CONTROLLED BY PLANNED RESIDENTIAL DEVELOPMENT
APPROVAL OF "SAUK MOUNTAIN VIEW ESTATES NORTH" PRELIMINARY PLAT.

NOTE

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH
CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS LOT BOUNDARY
ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT



12/14/05
SHEET 2 OF 4

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. * 360.133.5160, FAX * 360.641.9939,
E-MAIL JEPSON222@QUESTINET, BELLINGHAM, WASHINGTON 98225
JOB #04121

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

P 123088

EXISTING LEGAL DESCRIPTION

LOT 1 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. (6,300 SF, 0.145 ACRES)

NEW LEGAL DESCRIPTION

LOT 1 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE EXCEPT THE EAST 11.05 FEET AND THE NORTH 10.00 FEET THEREOF; ALSO AND TOGETHER WITH THE EAST 5.00 FEET OF THE SOUTH 80.00 FEET OF TRACT A OF "SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE 2", AS RECORDED UNDER AUDITOR'S FILE NO. 200401290095, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE.

P 123089

EXISTING LEGAL DESCRIPTION:

LOT 2 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. (6,300 SF, 0.145 ACRES)

NEW LEGAL DESCRIPTION:

LOT 2 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE EXCEPT THE NORTH 5.00 FEET AND THE EAST 1.05 FEET THEREOF; ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°18'58" EAST ALONG THE SOUTH LINE OF LOT 2, 48.81 FEET TO THE TRUE POINT OF BEGINNING AND A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°24'53" AN ARC DISTANCE OF 31.56 FEET; THENCE NORTH 02°05'55" WEST, 59.86 FEET; THENCE SOUTH 88°18'58" WEST, 80.00 FEET; THENCE SOUTH 02°05'55" EAST 80.00 FEET TO THE TRUE POINT OF BEGINNING; ALSO AND TOGETHER WITH THE EAST 11.05 FEET OF THE SOUTH 80.00 FEET OF LOT 1 OF SAID "SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT."

P123090

EXISTING LEGAL DESCRIPTION:

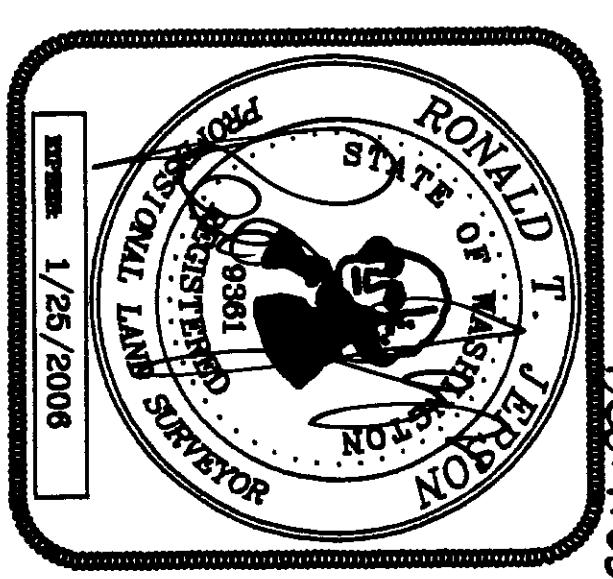
LOT 3 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. (6,300 SF, 0.145 ACRES)

NEW LEGAL DESCRIPTION:

LOT 3 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE EXCEPT THE NORTH 10.00 FEET. THE WEST 52.95 FEET THEREOF;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, THENCE NORTH 02°02'55" WEST ALONG THE EAST LINE OF LOT 3, 0.20 FEET TO INTERSECT THE ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET, THE CENTER OF WHICH BEARS NORTH 06°23'02" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°31'03" AN ARC DISTANCE OF 28.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°05'55" EAST ALONG SAID TANGENT 19.86 FEET TO A POINT OF THE SOUTH LINE OF LOT 3; THENCE NORTH 88°18'58" EAST ALONG SAID SOUTH LINE 17.05 FEET TO THE POINT OF BEGINNING;

ALSO AND TOGETHER WITH THE WEST 6.68 FEET OF LOT 4 OF "SAUK MOUNTAIN VIEW ESTATES -NORTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE 3" EXCEPT THE FOLLOWING PORTION OF SAID LOT 4: BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 4, THENCE NORTH 02°02'55" WEST, 0.20 FEET TO INTERSECT THE ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET, THE CENTER OF WHICH BEARS NORTH 06°23'02" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°04'04" AN ARC DISTANCE OF 2.82 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 88°18'58" WEST, 2.82 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.



RONALD T. JEPSON & ASSOCIATES
Consulting Engineers - Land Surveyors - Project Management
222 Grand Ave, Suite C, Bellingham, Washington 98225
Ph. # 360.733.5160, Fax # 360.641.8339, e-mail jepson222@questinet.net

12/14/05

JOB #04121

SAUK MOUNTAIN VIEW ESTATES –NORTH– A PLANNED RESIDENTIAL DEVELOPMENT
PHASE--3 LOT LINE ADJUSTMENT
PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.
CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON

200601030159
Skagit County Auditor
1/3/2006 Page 4 of 4 3:19PM

P123091

EXISTING LEGAL DESCRIPTION:

LOT 4 OF SAUK MOUNTAIN VIEW ESTATES – NORTH – A PLANNED RESIDENTIAL DEVELOPMENT – PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. (6,266 SF, 0.144 ACRES)

NEW LEGAL DESCRIPTION:

LOT 4 OF "SAUK MOUNTAIN VIEW ESTATES – NORTH – A PLANNED RESIDENTIAL DEVELOPMENT – PHASE 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE, EXCEPT THE NORTH 10.00 FEET, AND THE WEST 62.95 FEET THEREOF; ALSO AND TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 88°18'58" EAST, 65.10 FEET; THENCE NORTH 02°05'55" WEST, 65.47 FEET; THENCE NORTH 15°04'31" WEST, 14.94 FEET; THENCE SOUTH 88°18'58" WEST, 61.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 02°05'55" EAST ALONG THE EAST LINE OF SAID LOT 4, 80.00 FEET TO THE POINT OF BEGINNING.

P 113471

EXISTING LEGAL DESCRIPTION:

THE WEST 834.83 FEET OF THE EAST 1114.84 FEET OF THE SOUTH 208.56 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., EXCEPT THAT PORTION DEDICATED TO THE CITY OF SEDRO-WOLLEY FOR PORTOBELLO AVENUE.

NEW LEGAL DESCRIPTION:

THE WEST 834.83 FEET OF THE EAST 1114.84 FEET OF THE SOUTH 208.56 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., EXCEPT THAT PORTION DEDICATED TO THE CITY OF SEDRO-WOLLEY FOR PORTOBELLO AVENUE, EXCEPT THE FOLLOWING DESCRIBED TRACT:
COMMENCING A THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 02°05'55" EAST ALONG THE WEST LINE THEREOF, 68.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°05'55" EAST, 80.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PORTOBELLO AVENUE; THENCE NORTH 88°18'58" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 65.10 FEET; THENCE NORTH 02°05'55" WEST, 65.47 FEET; THENCE NORTH 15°04'31" WEST, 14.94 FEET; THENCE SOUTH 88°18'58" WEST 61.77 FEET TO THE TRUE POINT OF BEGINNING.

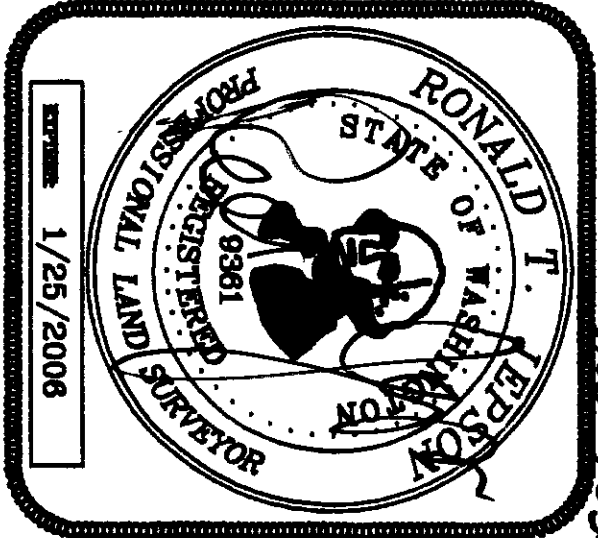
P 113138

EXISTING LEGAL DESCRIPTION:

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9805290110, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE, EXCEPT THE SOUTH 150 FEET THEREOF, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.

NEW LEGAL DESCRIPTION:

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9805290110, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE, EXCEPT THE SOUTH 150 FEET THEREOF, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., ALSO AND TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 02°05'55" WEST ALONG THE WEST LINE OF PARCEL 3, 140.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°05'55" WEST, 10.00 FEET; THENCE NORTH 88°18'58" EAST, 279.63 FEET TO A POINT ON THE EAST LINE OF PARCEL 3; THENCE SOUTH 02°05'55" EAST ALONG SAID EAST LINE 10.00 FEET; THENCE SOUTH 88°18'58" WEST, 86.68 FEET; THENCE SOUTH 02°05'55" EAST, 60.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 89°35'07", AN ARC DISTANCE OF 31.27 FEET; THENCE SOUTH 88°18'58" WEST, 94.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°24'53", AN ARC DISTANCE OF 31.56 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT NORTH 02°05'55" WEST, 59.86 FEET; THENCE SOUTH 88°18'58" WEST, 139.57 FEET TO THE TRUE POINT OF BEGINNING



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12/14/05

JOB #04121