

FOREST PARK ESTATES

Plot No.'s PL96-0047
PL03-0702

in the Northeast 1/4 of the Southeast 1/4 of Section 16, Twp. 35 N., Rng. 7 E., W.M.

Legal Description

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 91-099, APPROVED MAY 25, 1993 AND RECORDED MAY 28, 1993, AS AGENOTH'S FILE NO. 9305280027 IN VOLUME 10 OF SHORT PLATS AT PAGE 198, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., TOGETHER WITH THAT PORTION OF LOT 3 OF SAID SHORT PLAT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00 DEGREES 59'44" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 99.42 FEET; THENCE SOUTH 00 DEGREES 00'16" WEST, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 00 DEGREES 59'44" EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 99.24 FEET TO THE NORTHEAST CORNER THEREOF, THENCE SOUTH 89 DEGREES 03'19" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; EXCEPT THAT PORTION OF LOT 4 OF SAID SHORT PLAT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF SAID SHORT PLAT; THENCE SOUTH 00 DEGREES 59'44" WEST ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 99.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 00'16" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00 DEGREES 59'44" WEST, A DISTANCE OF 116.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77 DEGREES 23'19" AND AN ARC LENGTH OF 20.26 FEET TO A POINT OF COMPOUND CURVATURE WITH THE NORTH RIGHT OF WAY LINE OF THE CAPE HORN ROAD WHICH IS A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 8,017.91 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 23'14" AND AN ARC LENGTH OF 54.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78 DEGREES 46'17" WEST, A DISTANCE OF 36.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 59'44" EAST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 150.58 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Notes

1. BASIS--OF-BEARINGS - ASSUMED S 00°51'30" W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16.
2. ZONING AT THE TIME OF VESTING - RESIDENTIAL RESERVE
3. THE CURRENT ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
4. 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 OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
5. 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.
6. SEWER - INDIVIDUAL, ON SITE SEWAGE DISPOSAL SYSTEMS, ALTERNATIVE SYSTEMS ARE REQUIRED ON ALL LOTS IN THIS PLAT, EXCEPT LOT 17 UNLESS ADDITIONAL SLOPS/SITE EVALUATIONS ARE SUBMITTED AND APPROVED FOR OTHER THAN ALTERNATIVE SYSTEMS. ALTERNATIVE SYSTEMS HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS. FURTHER, THE ON SITE SEWAGE DISPOSAL SYSTEMS IN THIS PLAT ARE TO BE LOCATED WITHIN THE AREAS DELINEATED ON THE MAP HEREIN SO AS TO REDUCE THE POTENTIAL FOR ELEVATED NITRATE CONCENTRATIONS IN THE WATER SUPPLY FOR THE LOTS IN THIS PLAT. THE SOILS ON THE SUBJECT PROPERTY HAVE BEEN TESTED TO DETERMINE THAT THE SOIL IS REASONABLY CONSISTENT THROUGHOUT AND TO CONFIRM THAT ALTERNATIVE SYSTEMS ARE REQUIRED AS STATED.
7. 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 PERMITS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
8. WATER - INDIVIDUAL WELLS WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY REQUIRES A 100 FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. EACH OF LOTS 1, 2, 7, 11, 12, 22, 23, 26 HAVE A WELL FOR INDIVIDUAL DOMESTIC WATER SUPPLY APPROVED BY SKAGIT COUNTY. WELL PROTECTION EASEMENTS ARE SHOWN ON THE MAP HEREIN FOR THESE EXISTING WELLS. WELL PROTECTION ZONE EASEMENTS ARE HEREBY RESERVED FOR THE REMAINING LOTS IN THIS PLAT. IN THE LOCATIONS SHOWN ON THE MAP HEREIN, FUTURE LOT OWNERS ARE HEREBY REQUIRED TO PLACE NEW WELLS AT THE LOCATIONS SHOWN ON THE MAP HEREIN. ALL NEW WELLS WILL BE DRILLED SO THAT SCREEN OR INTAKE IS LOCATED AT LEAST 20 DEEPER THAN THE STATIC WATER LEVEL DETERMINED ON THE DATE OF DRILLING.
8. THIS PROPERTY MAY ALSO BE ENCUMBERED BY EASEMENTS OR RESERVATIONS CONTAINED IN DOCUMENTS FILED IN A.F.#148894; A.F.#8704200015; A.F.#9007050098; A.F.#9305280027; A.F.#9808110003; A.F.#9808260025; A.F.#199910220089; A.F.#200208230147; A.F.#200607170156; A.F.#9808260025; A.F.#199910220089; A.F.#200208230147; A.F.#200607170156.
9. SEE VARIANCE ALLOWING PRIVATE ROAD, P1980105.NEC, APPROVED AUGUST 25, 1998, AND RECORDED UNDER A.F.#9808260025.
10. PLAY NAME, NUMBER, AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
11. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
12. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT OF FOREST PARK ESTATES ARE FILED UNDER A.F.#200902110017.
13. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LAND (AGRICULTURE, FOREST AND MINERAL, RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES. INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW, IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SOC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
14. 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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES, UNLESS OTHERWISE RESTRICTED. SEE A.F.#200902110017.
15. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
16. THE TOTAL ACREAGE IN THIS LONG PLAT SUBDIVISION IS 31.6 ACRES.

Utility Easements

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, VERIZON NORTHWEST, MILLENNIUM DIGITAL MEDIA CABLE TV, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S) IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LING PARALLEL WITH AND ADJOINING ALL STREET(S) IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CABLES, CABLES AND WIRES. THE NECESSARY OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND OTHER SERVICE, BELIEVED WITHIN THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT FOREST PARK ESTATES, LLC, WHIDBEY ISLAND BANK, JOHN L. ABERNETHY AND DOLORES A. ABERNETHY, H/W, AND LOUIS H. REGUA AND JOANN REGUA, H/W, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS EXCEPT CORPORATE ROADS SHOWN HEREON, TIMBERLAND COURT SHOWN HEREON AS TRACT A, AND TRILLIUM LANE SHOWN HEREON AS TRACT B, ARE TO BE HELD IN INDIVIDUAL OWNERSHIP BY THE OWNERS OF THE LOTS SERVED BY THESE CORPORATE ROADS. THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS COUNTY ROADS AND ALL ACCESS ROADS TO THE PLAT, UNLESS THE SAME ARE DEDICATED AS COUNTY ROADS, SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS IN THE PLAT AND/OR OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY SAID ROADS AND THAT THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY OF THESE LOTS OR THE CORPORATE OWNERS OF ANY OF THE ROADS, STREETS AND/OR ALLEYS OF THIS OR ANY ADDITIONAL PLATS SERVED BY THESE ROADS. SAID PETITIONER THE BOARD OF COUNTY COMMISSIONERS TO INCLUDE THESE ROADS IN THE ROAD SYSTEM, SAID PETITIONER SHALL BE OBLIGATED BY THE COUNTY FOLLOWING ORIGINAL, REASONABLE GRADING OF ROADS AND WAHS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE, UPON ANY PUBLIC ROAD RIGHT OF WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN LOTWATERS OR RESULTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

John L. Abernethy
JOHN L. ABERNETHY
LOUIS H. REGUA
LOUIS H. REGUA
JOANN REGUA
JOANN REGUA
WHIDBEY ISLAND BANK
DOLORES A. ABERNETHY
LOUIS H. REGUA
JOANN REGUA

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN L. ABERNETHY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CO-MANAGER OF FOREST PARK ESTATES, LLC, IN BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Dea V. Malt TITLE Notary
DATE 1/6/09 MY APPOINTMENT EXPIRES 7/1/11

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LOUIS H. REGUA SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CO-MANAGER OF FOREST PARK ESTATES, LLC, IN BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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DATE 1/6/09 MY APPOINTMENT EXPIRES 7/1/11

Surveyors Certificate

I, JOHN L. ABERNETHY, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT OF FOREST PARK ESTATES IS BASED ON ACTUAL SURVEY WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, BEARS, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT ROAD CENTERLINE MONUMENTS WILL BE SET AS CONSTRUCTION PROGRESS, AND LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT.

John L. Abernethy
JOHN L. ABERNETHY, PLS., CERT. # 17651
DATE JAN 6, 2009

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HEREFORE 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 2008, AND THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2010.

John L. Abernethy
SKAGIT COUNTY TREASURER
DATE 1-26-09

Approvals

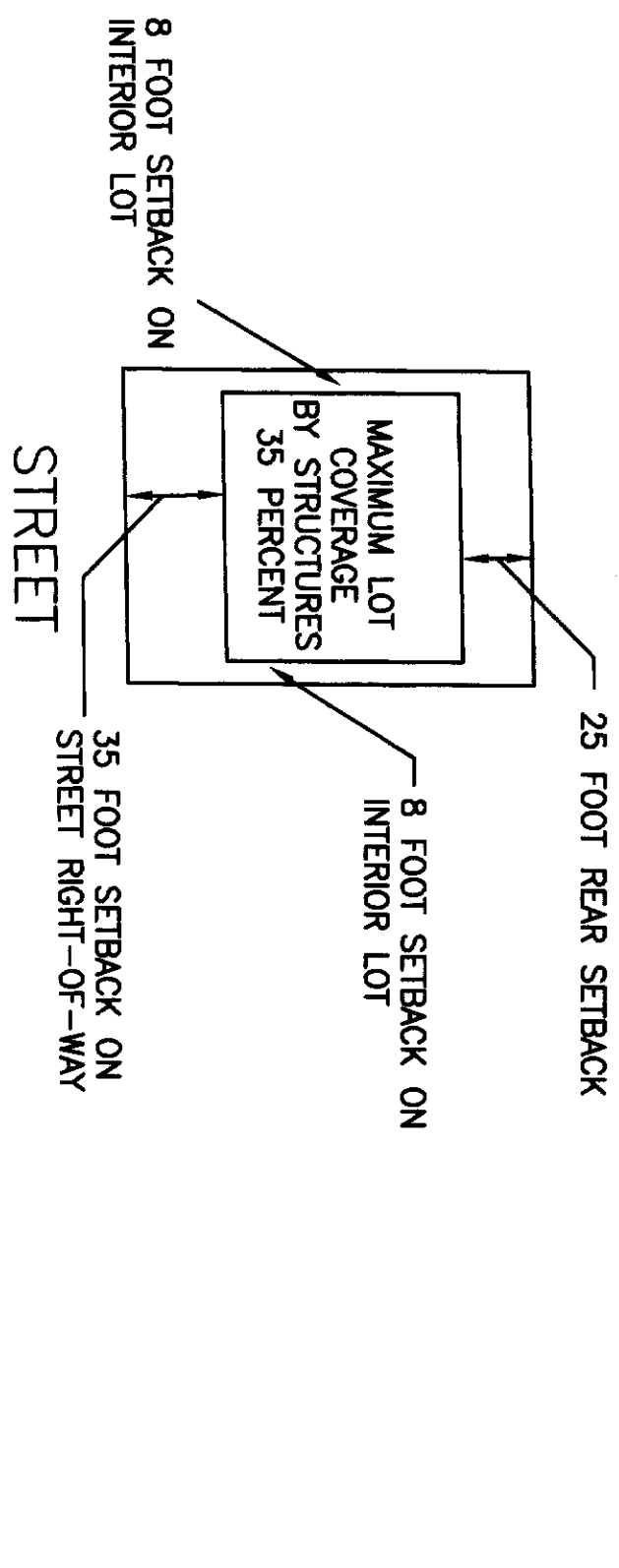
EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

COUNTY HEALTH OFFICER John L. Abernethy DATE 1-22-09
COUNTY PLANNING DIRECTOR John L. Abernethy DATE 2/2/09
COUNTY ENGINEER John L. Abernethy DATE 1-21-09
CHAIRPERSON, BOARD OF CO. COMMISSIONERS John L. Abernethy DATE 2/10/09

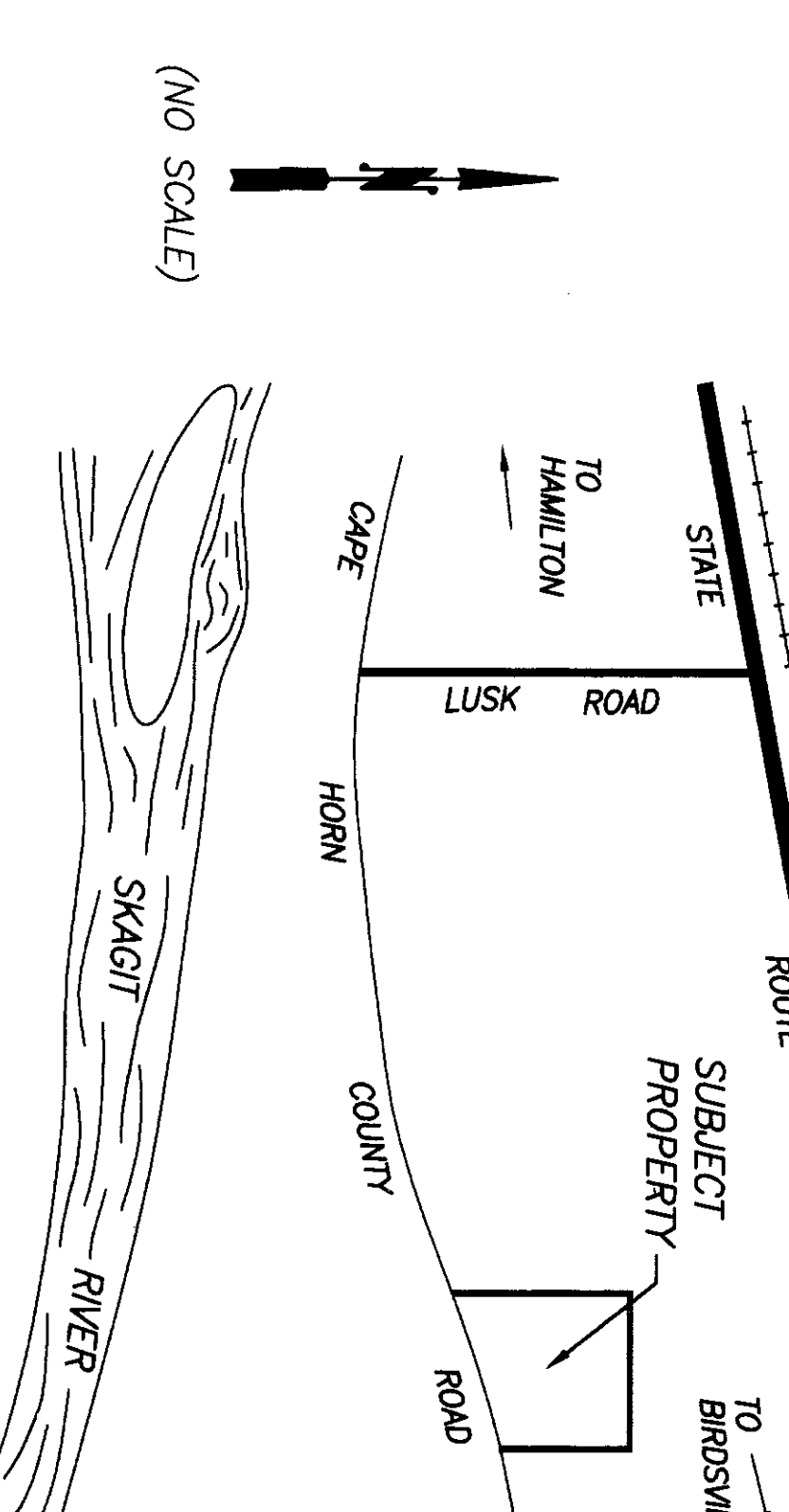
Owner/Developer

FOREST PARK ESTATES, LLC
CONTACT - JOHN ABERNETHY OR LOUIS REGUA
806 METCALF STREET
SEDR0-WOOLLEY, WA. 98284
360-855-2121

Minimum Setback Requirements



Vicinity Sketch

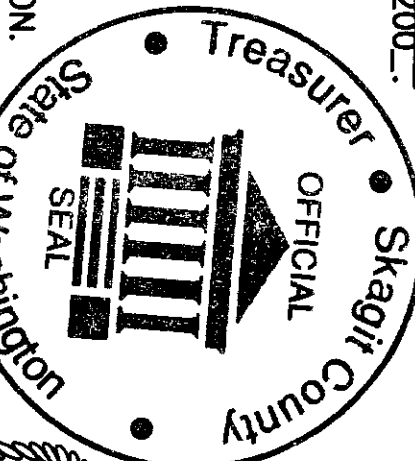
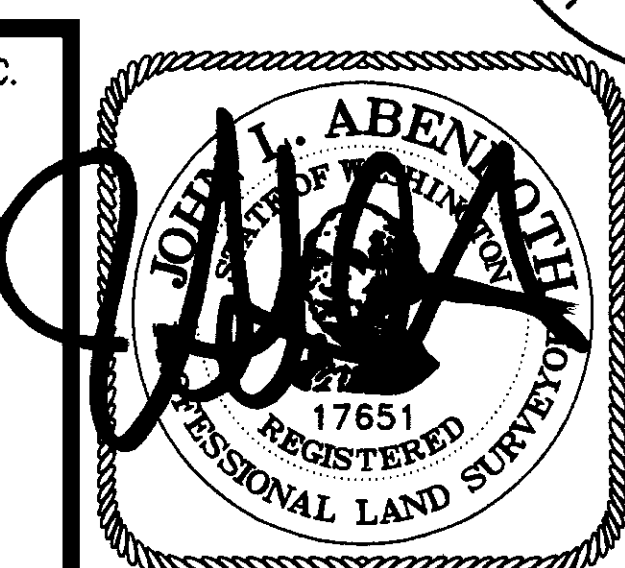


AUDITOR'S CERTIFICATE

200902110084
Skagit County Auditor

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J. Youngquist
County Auditor or Deputy Auditor



FOREST PARK ESTATES

in the Northeast 1/4 of the Southeast 1/4 of Section 16, Twp. 35 N., Rng. 7 E., W.M.

Plat No.'s **PL96-0047**
PL03-0702

CURVE TABLE			LINE TABLE		
#	RADIUS	DELTA	#	BEARING	DISTANCE
C1	45.00'	39.42.55"	L1	S00°59'44"W	47.57'
C2	20.00'	39.42.55"	L2	S00°59'44"W	43.59'
C3	45.00'	26.04.27"	L4	S00°51'30"W	31.89'
C4	45.00'	67.44.30"	L5	S59°35'42"E	69.30'
C5	45.00'	60.22.16"	L6	S78°46'17"W	41.87'
C6	45.00'	25.48.47"	L7	N89°20'31"W	7.12'
C7	45.00'	39.42.55"	L8	N78°46'17"E	41.87'
C8	20.00'	39.42.55"			
C9	15.00'	103.16.27"			
C10	15.00'	78.33.07"			
C11	45.00'	39.42.55"			
C12	20.00'	39.42.55"			
C13	45.00'	26.45.22"			
C14	45.00'	75.43.52"			
C15	45.00'	101.19.08"			
C16	45.00'	15.54.33"			
C17	20.00'	39.42.55"			
C18	15.00'	99.23.16"			
C19	2530.00'	00°22'06"			
C20	15.00'	77.23.19"			
C21	8017.91'	00°23'14"			
C22	8047.91'	00°38'38"			
C23	2500.00'	01°35'11"			

Address Ranges

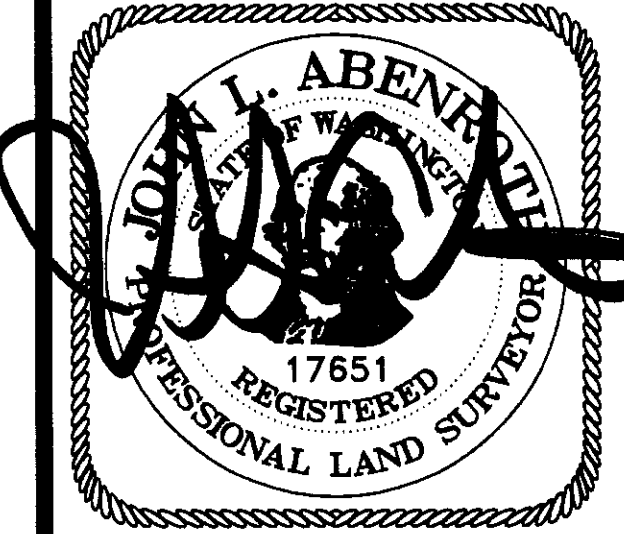
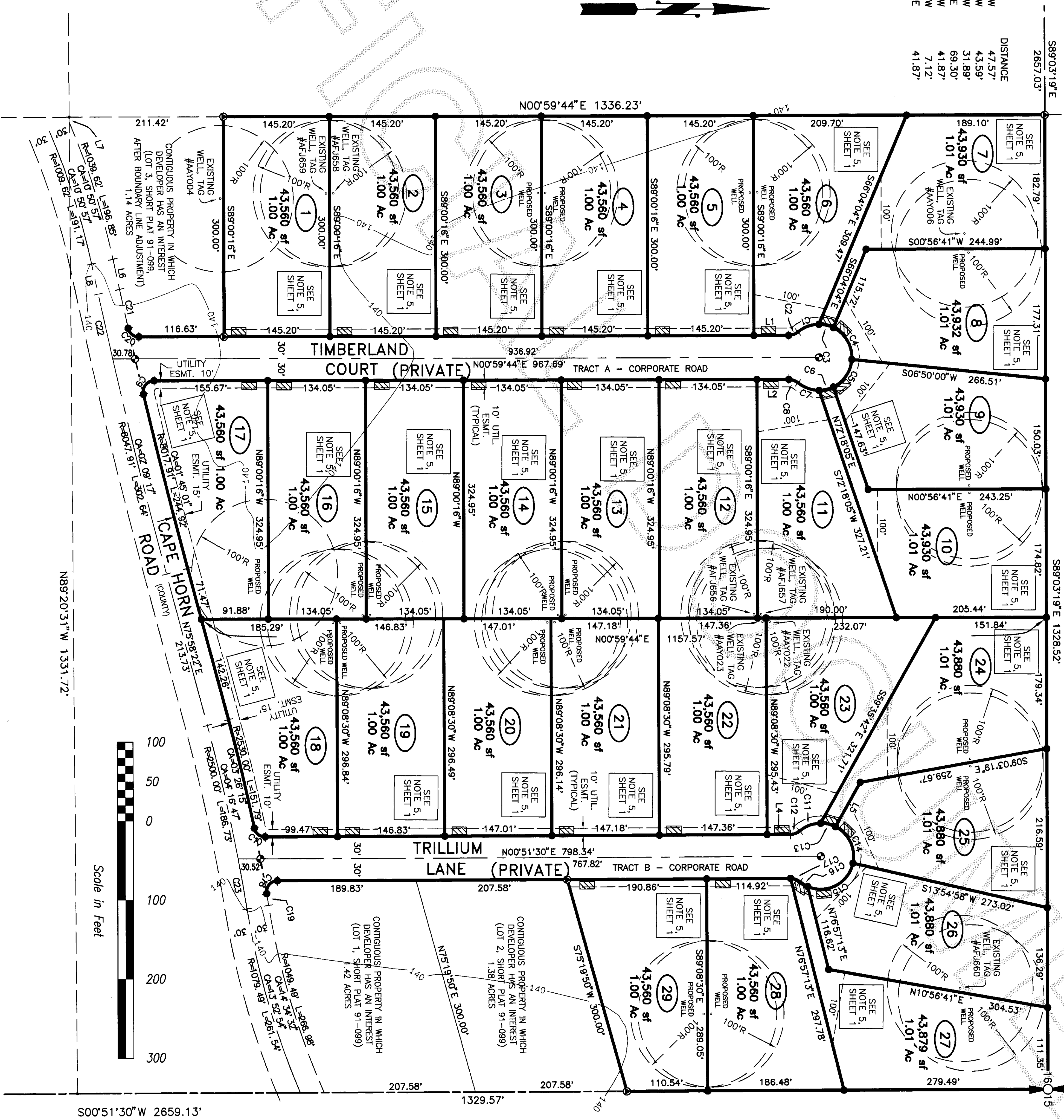
FROM 8554 TO 8741 TIMBERLAND COURT (PW)
FROM 8556 TO 8713 TRILLIUM LANE (PW)

Legend

- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- SET CONCRETE MONUMENT WITH BRASS CAP MARKED "SKA SURV 17651" IN CASE AND COVER.
- PROPOSED ACCESS LOCATIONS.
- PROPOSED LOCATION OF SEWAGE DISPOSAL SYSTEM AND OR REPLACEMENT AREA

Note

THE BOUNDARIES OF THIS PLAT ARE TAKEN FROM SHORT PLAT 91-099, FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE SAID SHORT PLAT WHICH IS FILED IN VOLUME 10 OF SHORT PLATS AT PAGE 198 UNDER A.F.#9305280027.



JAN. 6, 2009

AUDITOR'S CERTIFICATE



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Skagit County Auditor
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Countys Auditor or Deputy Auditor