

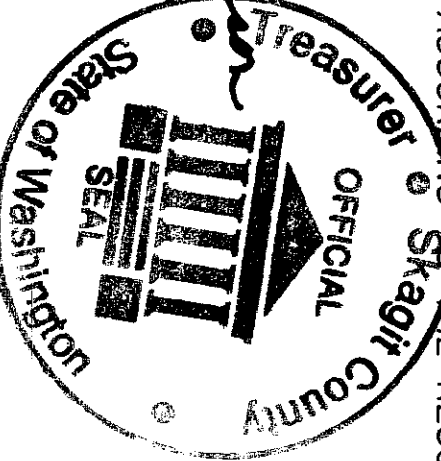
200907020125
Skaigt County Auditor
7/12/2009 Page 1 of 2 3:13PM

J. Youngquist
Skaigt County Auditor
DEPUTY

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT CENTRAL UNITED METHODIST CHURCH, A CORPORATION, OWNER IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, SHOWN HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES, FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

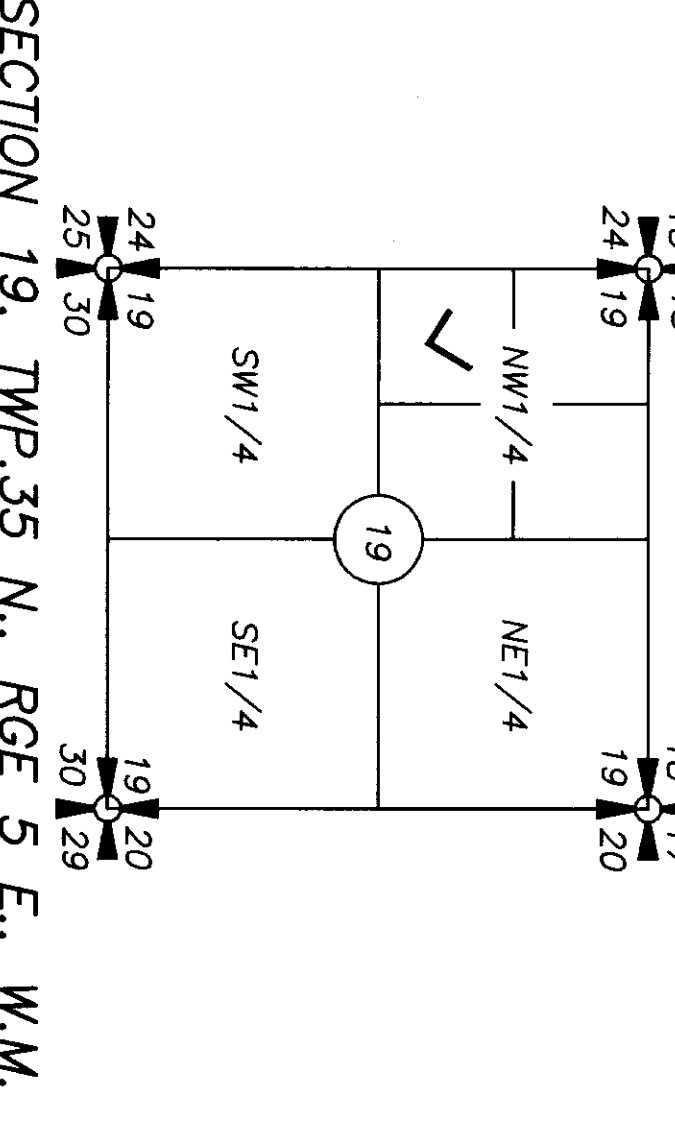
IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 16 DAY OF June, 2009.
Alice L. Mosbey
CENTRAL UNITED METHODIST CHURCH
BY: *Alice L. Mosbey*, Trustee Chair

SKAGIT COUNTY 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 2009.
THIS 2nd DAY OF July, 2009.
Katie Deming
Skaigt County Treasurer
DEPUTY



CITY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT THERE ARE NO DEINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.
THIS 23 DAY OF June 2009
Heather Gentry
City Treasurer

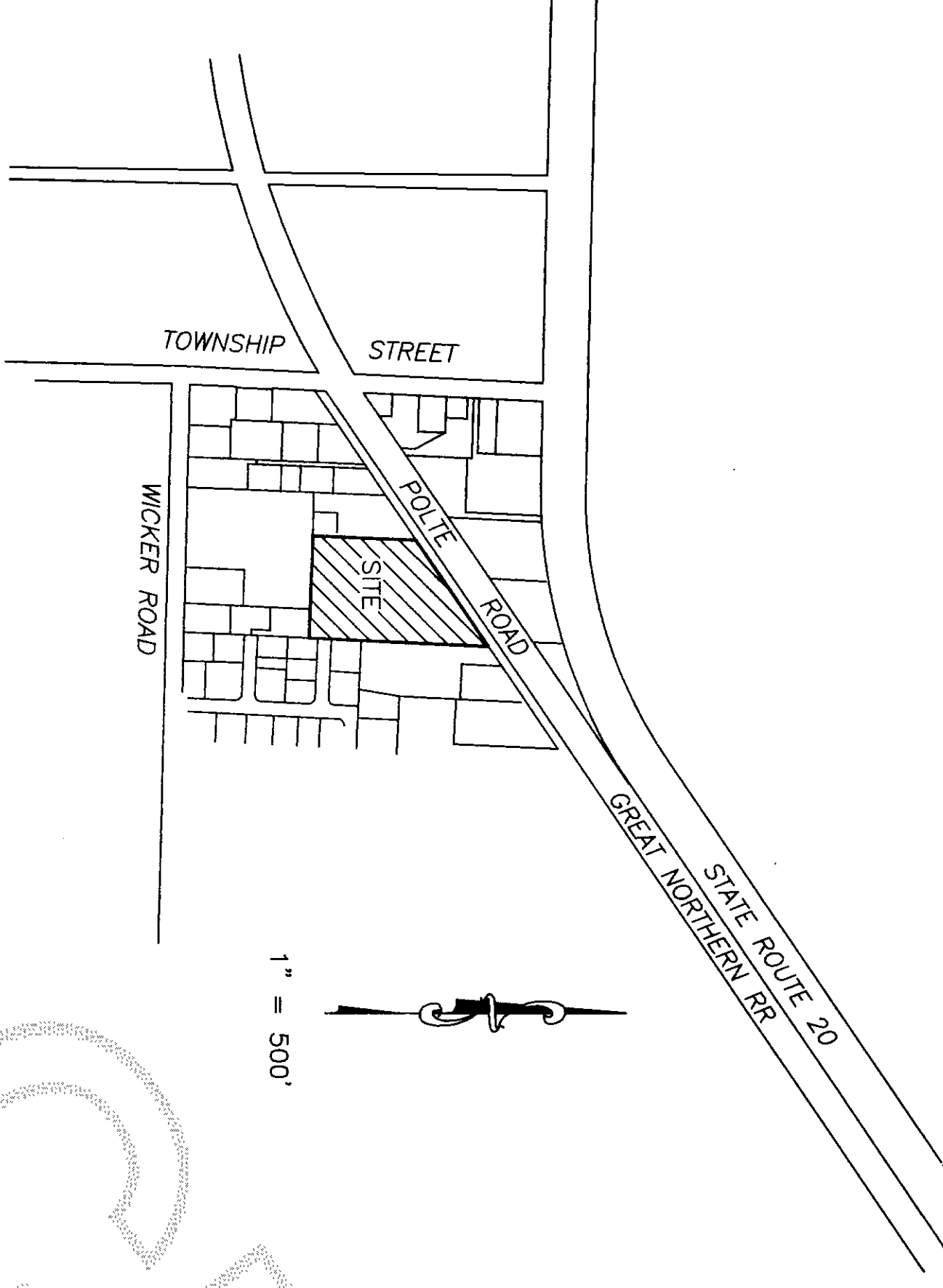
INDEX MAP



OWNER
CENTRAL UNITED METHODIST CHURCH
1013 POLTE ROAD
SEDERO WOOLLEY WA. 98284
TAX PARCEL: P39454 & P39453

PLAT OF
HABITAT VILLAGE

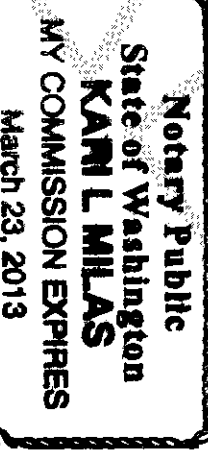
SEDERO-WOOLLEY WASHINGTON, LP-8-08
NW 1/4 OF SECTION 19, T.35 N., R.5 E. WM



VICINITY MAP

ACKNOWLEDGMENT

STATE OF WA)
COUNTY OF Skaigt)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Alice L. Mosbey IS THE PERSON WHO APPEARED BEFORE ME, AND
SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT
HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE
CORPORATION TO BE THE TREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND
PURPOSES MENTIONED IN THE INSTRUMENT.
DATED June 16, 2009.



NOTARY PUBLIC *Kami L. Millas*
(NOTARY NAME TO BE PRINTED)
RESIDING AT *Sedro Woolley*
MY APPOINTMENT EXPIRES *March 23, 2013*

APPROVALS

THE WITHIN AND FOREGOING PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH
THE PROVISIONS OF TITLE 15, 16 AND 17 OF THE SEDERO WOOLLEY MUNICIPAL
CODE AND IS HEREBY APPROVED THIS 24 DAY OF June, 2009

PLANNING DIRECTOR
David C. Nide
DATE 6-24-09
CITY ENGINEER
David C. Nide
DATE 6/24/09
MAYOR
David C. Nide
DATE 6-24-09
ATTTEST: CITY CLERK
Heather Gentry

NOTES / RESTRICTIONS

1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING = R-7
3. SETBACKS: SIDE SETBACKS ARE 5 FEET FOR SINGLE STORY AND ACCESSORY STRUCTURES, 8 FEET FOR TWO STORY AND 12 FEET FOR THREE STORY. FRONT SETBACKS ARE 20 FEET FROM POLTE ROAD. REAR SETBACKS ARE 10 FEET FOR DWELLINGS AND 5 FEET FOR ACCESSORY STRUCTURES.
4. SEWER, CITY OF SEDRO WOOLLEY.
5. WATER, SKAGIT COUNTY PUD NO. 1.
6. TOTAL PARCEL = 159,888 SQ. FT., 3.67 ACRES
7. LOT 2 HEREBY GRANTS AND CONVEYS THE EAST 17.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES, OVER, UNDER AND ACROSS FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
8. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
9. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
10. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
11. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
12. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
13. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
14. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
15. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
16. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
17. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
18. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
19. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
20. LOT 3 HEREBY GRANTS AND CONVEYS THE EAST 20.00 FEET FOR A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5, INCLUSIVE. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING:
CITY OF SEDRO WOOLLEY, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION 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 CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

LEGAL DESCRIPTION

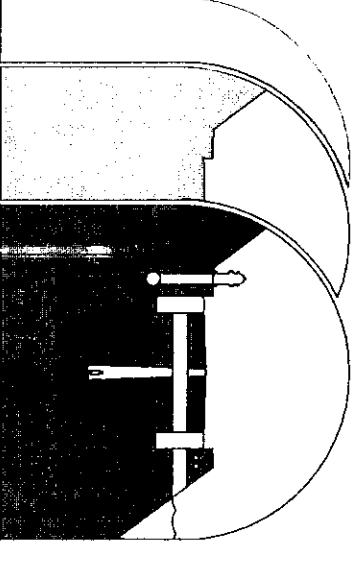
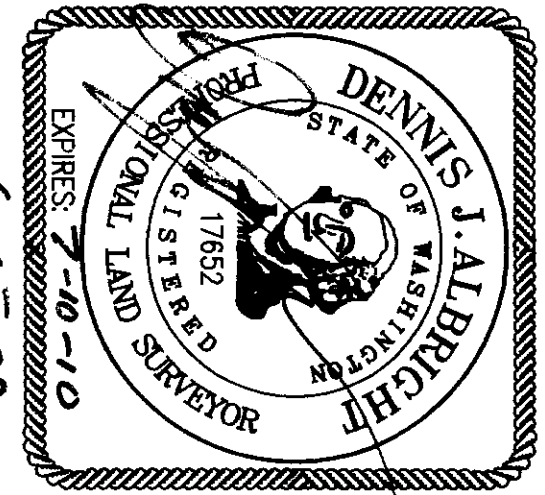
THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, WM, DESCRIBED AS FOLLOWS:
THE NORTH HALF OF THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD WHICH EXTENDS ALONG AND IS PARALLEL WITH THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, WHICH POINT IS 450 FEET EAST OF THE WEST LINE OF SAID LOT 2, AS MEASURED ALONG SAID COUNTY ROAD, THENCE DUE SOUTH TO THE NORTH LINE OF THE COUNTY ROAD ALONG THE SOUTH LINE OF SAID LOT 2, THENCE EAST ALONG THE NORTH LINE OF THE COUNTY ROAD TO A POINT THAT IS 850 FEET EAST OF THE WEST LINE OF SAID LOT, THENCE DUE NORTH TO THE SOUTH LINE OF THE COUNTY ROAD FIRST MENTIONED, THENCE WESTERLY ALONG SAID ROAD TO THE POINT OF BEGINNING, LESS THE WEST 144 FEET OF SAID TRACT.

(LEGAL BASED ON TITLE REPORT FROM GUARDIAN NORTHWEST TITLE COMPANY, ORDER NO. 93858, DATED JANUARY 29, 2008)

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE SECTION, THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON AND THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY.

Dennis Albright
DENNIS ALBRIGHT PLS
LS NO. 17652
DATE 6-15-09



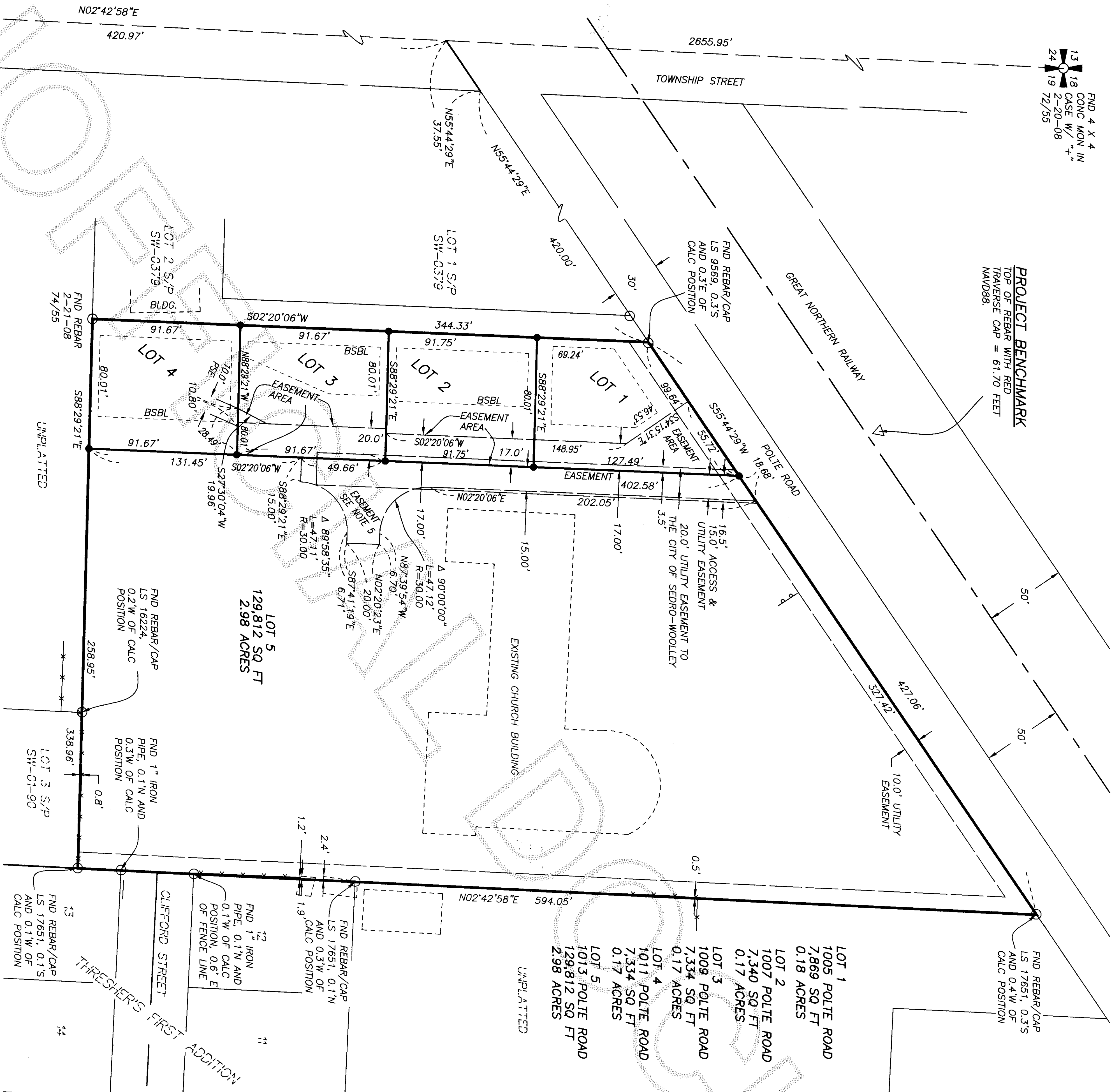
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO BOX 1705
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

Sound Development Group

HABITAT VILLAGE
IN A PORTION OF THE NW 1/4 OF SECTION 19
TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON
FOR
CENTRAL UNITED METHODIST CHURCH

FND 4 X 4
CONC MON IN
CASE W/ "4"
2-20-08
24 19 72/55

PROJECT BENCHMARK
TOP OF REBAR WITH RED
TRAVERSE CAP = 81.70 FEET
NAVD88.



FND REBAR/CAP
LS 17651, 0.3'S
AND 0.4'W OF
CALC POSITION

LOT 1
1005 POLTE ROAD
7,869 SQ FT
0.18 ACRES

LOT 2
1007 POLTE ROAD
7,340 SQ FT
0.17 ACRES

LOT 3
1009 POLTE ROAD
7,334 SQ FT
0.17 ACRES

LOT 4
1011 POLTE ROAD
7,334 SQ FT
0.17 ACRES

LOT 5
1013 POLTE ROAD
129,812 SQ FT
2.98 ACRES

UNPLATTED

N02°42'58"E 594.05'

FND REBAR/CAP
LS 17651, 0.1'N
AND 0.3'W OF
CALC POSITION

FND 1" IRON
PIPE, 0.1'N AND
0.1'W OF CALC
POSITION, 0.6' E
OF FENCE LINE

FND REBAR/CAP
LS 17651, 0.1'S
AND 0.1'W OF
CALC POSITION

FND 1" IRON
PIPE, 0.1'N AND
0.3'W OF CALC
POSITION

FND REBAR/CAP
LS 16224,
0.2'W OF CALC
POSITION

FND REBAR/CAP
LS 16224,
0.2'W OF CALC
POSITION

FND REBAR/CAP
LS 16224,
0.2'W OF CALC
POSITION

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LS 16224,
0.2'W OF CALC
POSITION

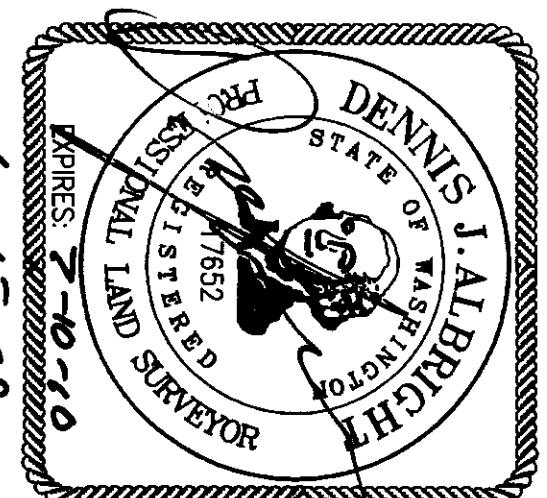
FND REBAR/CAP
LS 16224,
0.2'W OF CALC
POSITION

FND REBAR/CAP
LS 16224,
0.2'W OF CALC
POSITION

FND REBAR/CAP
LS 16224,
0.2'W OF CALC
POSITION

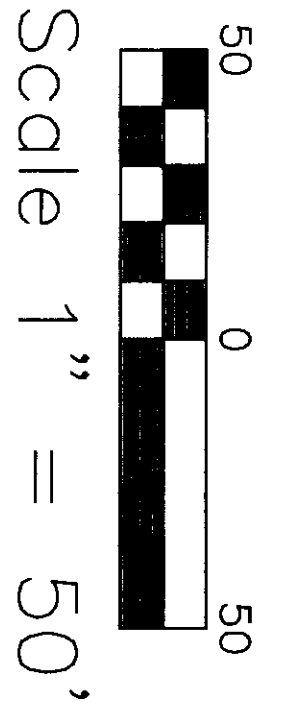
FND 4" X 4" CONC
MON IS CASE
2-20-08 72/55

FND 4" BRASS CAP
WITH PUNCH MARK
IN CASE 2-21-08
74/55, ACCEPTED
AS CENTER OF
SECTION



PLAT OF
HABITAT VILLAGE
SEDR0-WOOLLEY WASHINGTON, LP-8-08
NW 1/4 OF SECTION 19, T.35 N., R.5 E. WM

200907020125
Skagit County Auditor
7/2/2009 Page 2 of 2 3:13PM



VERTICAL DATUM

THE VERTICAL DATUM IS BASED ON GPS OBSERVATIONS DONE ON 2-20-08 AND COMPARED TO WSDOT POINT GP29020-9. WSDOT'S PUBLISHED ELEVATION = 60.66 NAVD88. THE GPS OBSERVATION GAVE A RESULT OF 60.53 NAVD88. WE HELD THE WSDOT ELEVATION FOR THIS PROJECT.

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88 (VERTCON CONVERSION IS NAVD88 - 3.81 = NGVD29).
THE PROJECT BENCHMARK IS THE AS SHOWN HEREON, ELEVATION = 61.70' (NAVD88). PROJECT BENCHMARK IS A SET REBAR AS SHOWN HEREON.

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM). AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

OCCUPATION NOTE

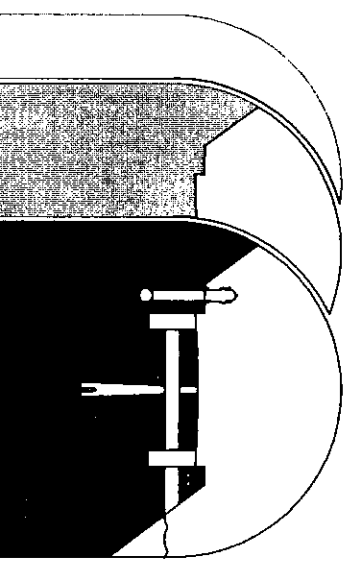
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

BASIS OF BEARING
ASSUMED N 2° 42' 58" E BETWEEN FOUND WEST QUARTER AND NORTHWEST CORNER OF SECTION 19 AS SHOWN HERE ON.

SITE IMPROVEMENTS NOTE

IMPROVEMENTS HEREON ARE BASED ON SURVEY COMPLETED ON 02.08.09. OTHER IMPROVEMENTS TO THE PROPERTY MAY EXIST OR BE IN PROGRESS.

- LEGEND**
- SURVEY MARKER RECOVERED AS NOTED
 - SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
 - x- FENCE LINE
 - s-s- PRIVATE SEWER EASEMENT
 - BUILDING SETBACK LINE (BSBL)



Sound Development Group

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