

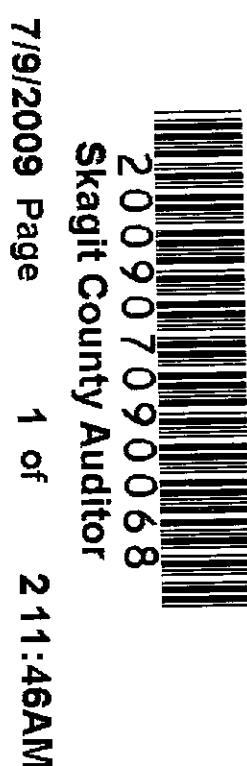
NOTES / RESTRICTIONS

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 = 159,688 SQ. FT., 3.67 ACRES
4. 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.
5. 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.
6. APN 771777 IS AN EASEMENT TO PUGET SOUND POWER AND LIGHT FOR UNDERGROUND FACILITIES. THE EXACT LOCATION IS UNKNOWN.
7. LOT 5 HEREBY GRANTS AND CONVEYS A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5 INCLUSIVE, OVER, UNDER AND ACROSS THE AREA AS SHOWN ON SHEET 2 OF 2. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
8. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER APN 72003060063 WHICH ESTABLISHES MAINTENANCE RESPONSIBILITIES FOR EASEMENTS, STORMWATER FACILITIES AND OTHER COMMUNITY RESPONSIBILITIES AS SHOWN HEREON AND IN THE REFERENCED DECLARATION AND DESIGNATES THE RESPONSIBLE HOMEOWNERS ASSOCIATION.
9. ALL NEW CONSTRUCTION WITHIN LOTS 1-5 SHALL MEET THE 1-HOUR CONSTRUCTION REQUIREMENTS, PER THE UNIFORM BUILDING CODE.
10. BUILDING CONSTRUCTION ON LOTS 1-4 SHALL PROVIDE DRYWELLS PER THE 2005 WASHINGTON DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL.
11. LOT 1 HEREBY GRANTS AND CONVEYS A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE FACILITIES AND EMERGENCY VEHICLES FOR THE BENEFIT OF LOTS 1 THROUGH 5 INCLUSIVE, OVER, UNDER AND ACROSS THE AREA AS SHOWN ON SHEET 2 OF 2. NO PARKING OR BLOCKING OF THIS AREA SHALL BE ALLOWED.
12. LOT 3 HEREBY GRANTS AND CONVEYS AN EASEMENT TO LOT 4 FOR A SEWER SERVICE LINE. SAID EASEMENT IS FOR THE INSTALLATION, REPLACEMENT AND OR MAINTENANCE OF SAID LINE. SAID LINE IS SHOWN ON SHEET 2 OF 2.
13. LOT 5 HEREBY GRANTS AND CONVEYS AN EASEMENT TO THE CITY OF SEDRO WOOLLEY FOR THE INSTALLATION, REPLACEMENT AND OR MAINTENANCE OF A SEWER LINE. SAID LINE IS DEFINED AS THE WEST 16.50 FEET, EXCEPT THE SOUTH 141.10 FEET THEREOF, OF LOT 5 AS SHOWN ON SHEET 2 OF 2.
14. LOTS 1, 2 AND 3 HEREBY GRANT AND CONVEY AN EASEMENT TO THE CITY OF SEDRO WOOLLEY FOR THE INSTALLATION, REPLACEMENT AND OR MAINTENANCE OF A SEWER LINE. SAID LINE IS DEFINED AS THE EAST 3.50 FEET OF SAID LOTS, EXCEPT THE SOUTH 49.43 FEET OF LOT 3, ALL AS SHOWN ON SHEET 2 OF 2.

PLAT OF
HABITAT VILLAGE

SEDRO-WOOLLEY WASHINGTON, LP-8-08

NW 1/4 OF SECTION 19, T.35 N., R.5 E. WM



200907090008
Skagit County Auditor
7/9/2009 Page 1 of 2 2:11:46AM

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC



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

Re-Record to Add AF #5

J. Youngquist
SKAGIT COUNTY AUDITOR

DEPUTY
M. J. Youngquist

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 PLATED, 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.

Alisa G. Halsey
CENTRAL UNITED METHODIST CHURCH
BY: Alice L. Halsey, 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.

Notary Public
Skagit County Treasurer



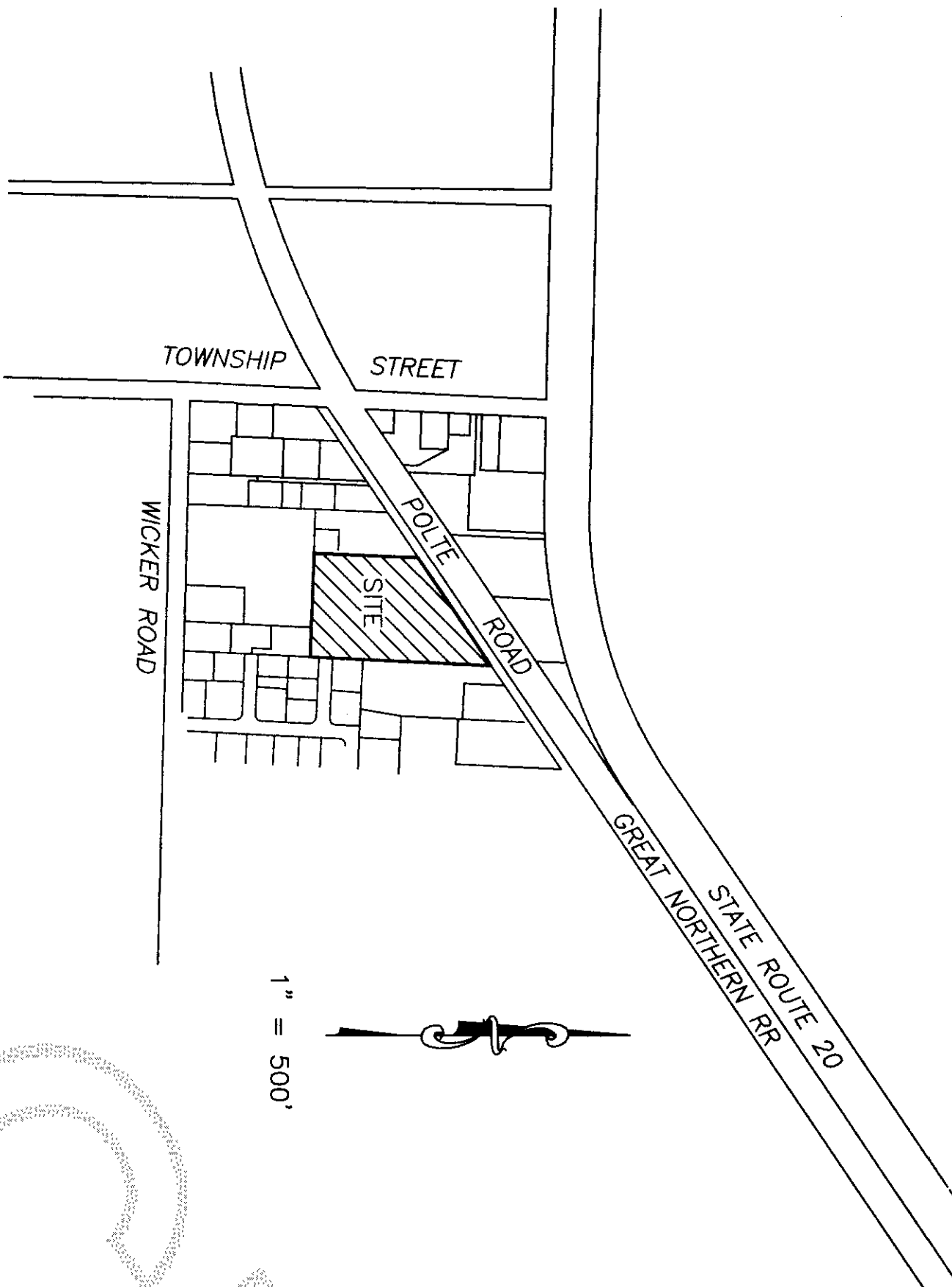
CITY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT 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.

Notary Public
City Treasurer

VICINITY MAP

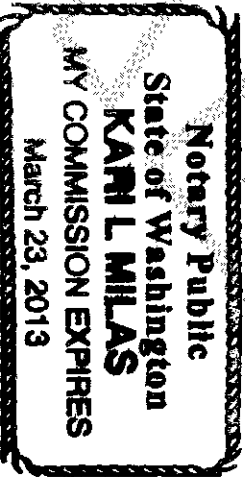


ACKNOWLEDGMENT

STATE OF WA)
COUNTY OF Skagit) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALICE L. HALSEY 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 FREE 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) KAMI L. MILLAS
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 SEDRO WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 24th DAY OF JUNE, 2009

PLANNING DIRECTOR
DATE 6-21-09

CITY ENGINEER
DATE 6/24/09

MAYOR
DATE 6-24-09

WITNESS: CITY CLERK

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 830 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.

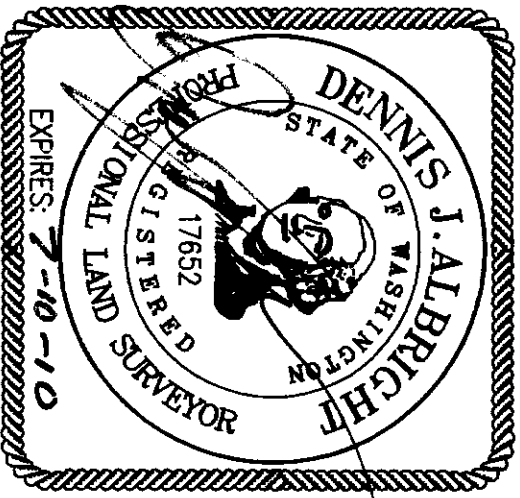
(LEGAL BASED ON TITLE REPORT FROM GUARANTIAN NORTHWEST TITLE COMPANY, ORDER NO. 93858, DATED JANUARY 29, 2008)

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 J. ALDRICH
LS NO. 47652

DATE 6-25-09



Sound Development Group

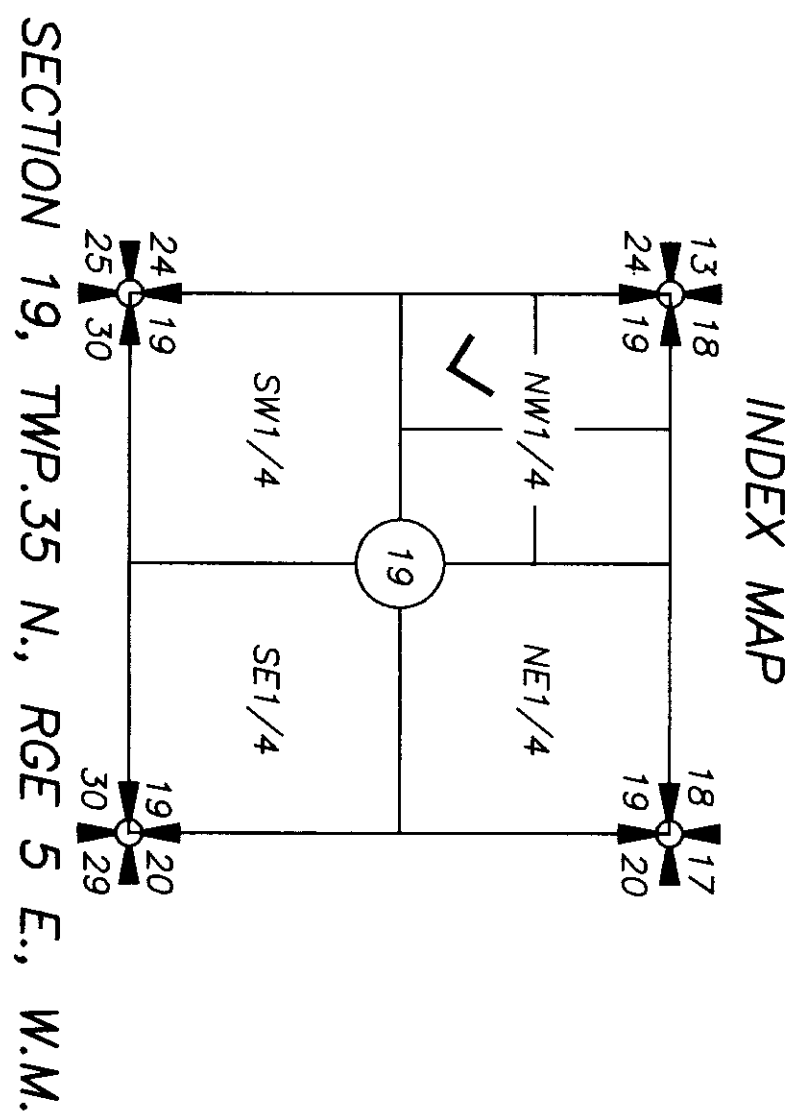
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO BOX 1705
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

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

DATE: 7-22-08 BY: DIA SCALE: F.B. 47 PAGE 28
PROJECT NO. 8008SUR.DWG



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

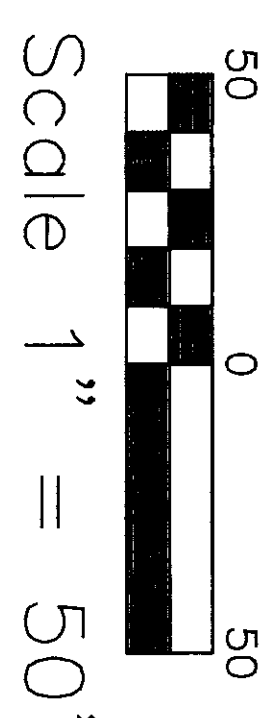
FND 4 X 4
CONC MON IN
CASE W/ "+"
2-20-08
24 19 72/55

PROJECT BENCHMARK
TOP OF REBAR WITH RED
TRAVERSE CAP = 61.70 FEET
NAVD88.

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

200907090068
Skagit County Auditor
7/2/2009, 2:31 PM

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



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.

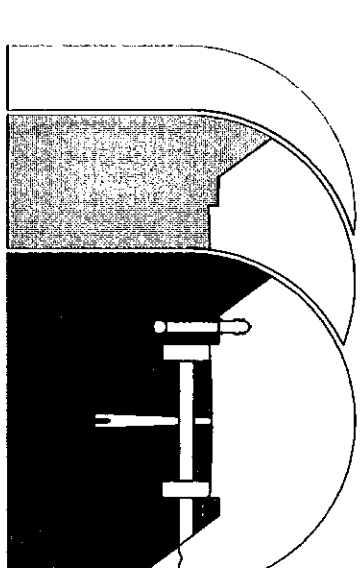
LEGEND

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

SHEET 2 OF 2

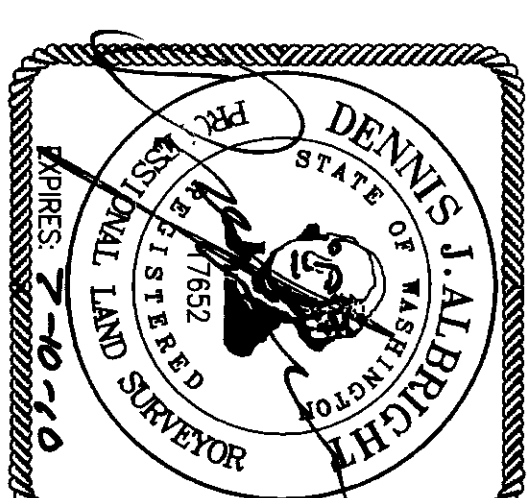
Sound Development Group

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



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

DATE: 7-22-08 BY: DJA SCALE: 1"=50'
PROJECT NO.: 8006SURV.DWG F.B.



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

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

