

SAUK MOUNTAIN VIEW ESTATES - NORTH
A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV

PORTION OF THE NE 1/4 OF THE NW 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 18,
TWP. 35N, R 5E OF W.M., SKAGIT COUNTY, WASHINGTON
THE CITY OF SEDRO-WOLLEY

APPROVALS

THE WITHIN AND FOREGOING LONG PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15.16
AND 17 OF THE SEDRO-WOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 21st DAY OF MARCH, 2012

DIRECTOR OF BUILDING AND PLANNING DATE 3-13-12

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER DATE 3-21-12

MAYOR DATE 3-13-12

ATTEST: CITY CLERK DATE 3-20-12

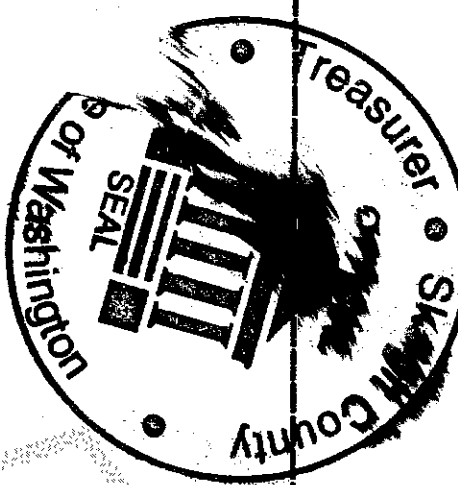
TREASURER'S CERTIFICATE

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.

CITY TREASURER DATE 3-20-12

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 2012 AND THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND
INCLUDING THE YEAR 2013

SKAGIT COUNTY TREASURER DATE 3-22-12



SURVEYORS CERTIFICATE

I, RONALD T. JEPSON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF SAUK MOUNTAIN VIEW
ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT PHASE 4 IS BASED ON AN ACTUAL SURVEY WHICH IS
TRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION AND THE DISTANCES, COURSES AND ANGLES
ARE SHOWN THEREON CORRECTLY AND THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON
THE PLAT AND STREET MONUMENTS WILL BE SET AT THE COMPLETION OF STREET CONSTRUCTION.

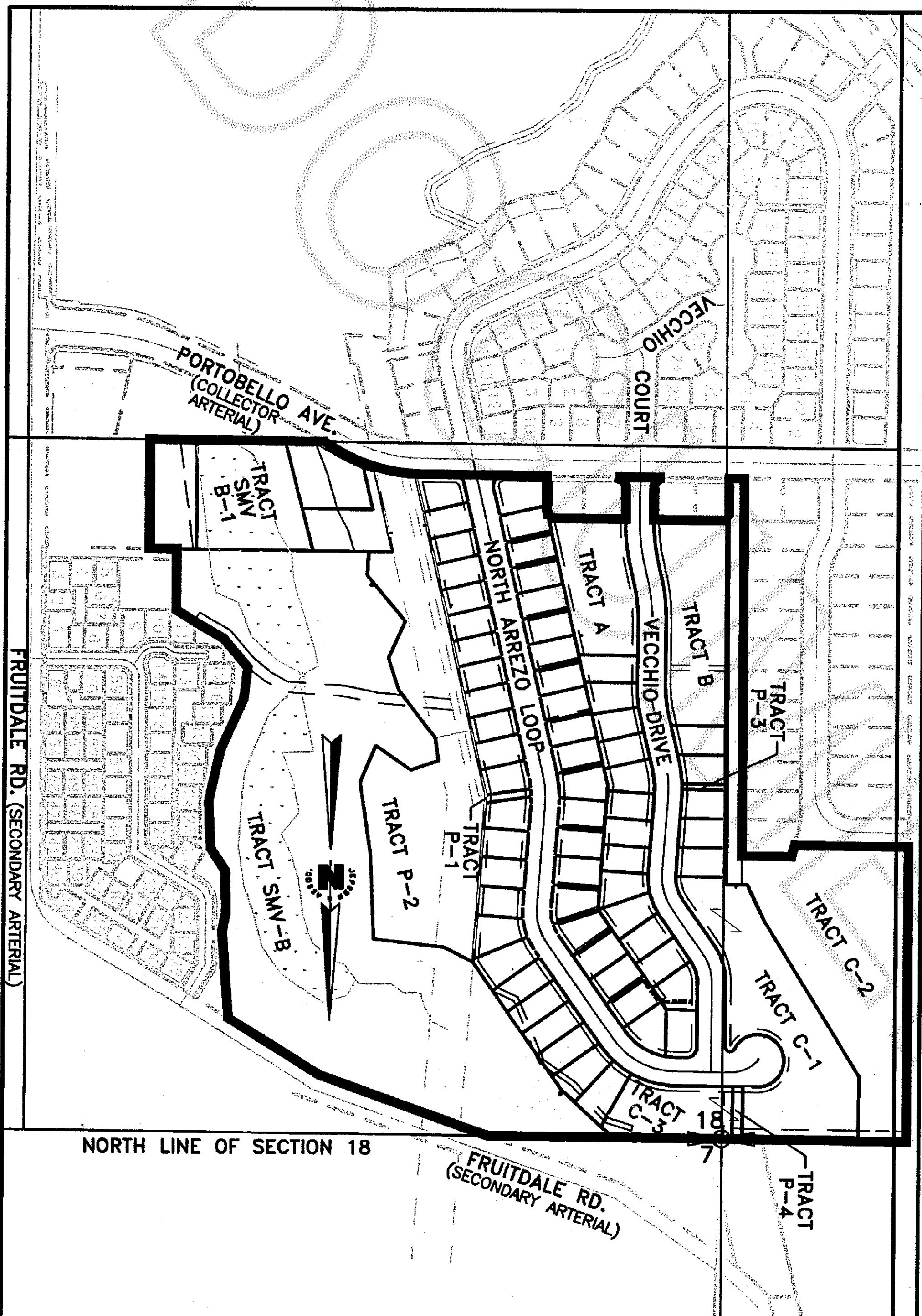
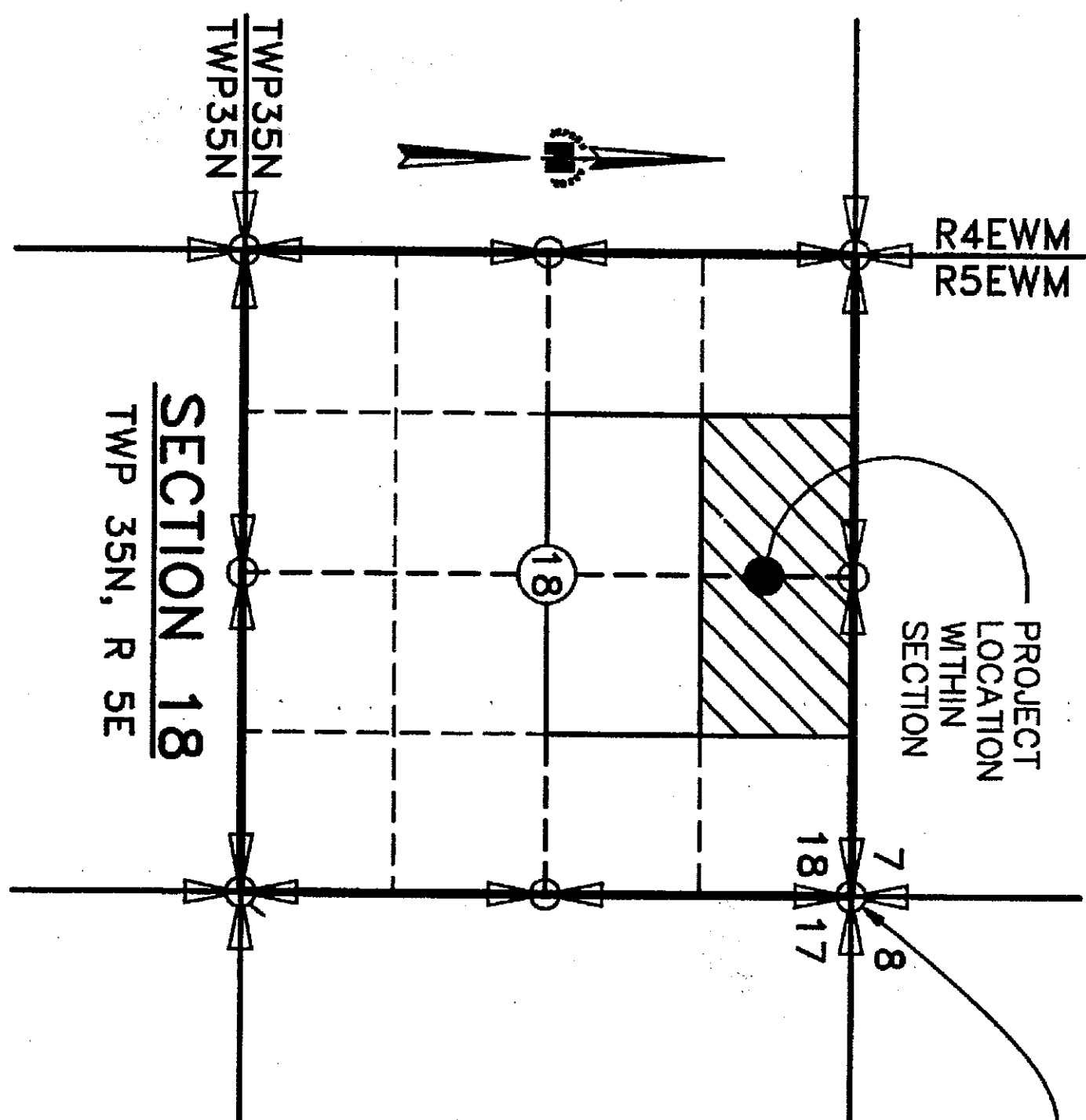
REGISTERED LAND SURVEYOR DATE 3/9/12

COVENANTS, CONDITIONS, & RESTRICTIONS

THIS PLAT OF SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT PHASE 4 IS SUBJECT
TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS WERE RECORDED FOR SAUK MOUNTAIN VIEW ESTATES
NORTH - PHASE III/IV HOMEOWNERS ASSOCIATION, RECORDED UNDER AUDITORS FILE# 200507180165, RECORDS OF
THE SKAGIT COUNTY AUDITOR'S OFFICE.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 02 DAY OF MARCH 2012
AT THE REQUEST OF Ronald T. Jepson
SKAGIT COUNTY AUDITOR



VICINITY MAP

N.T.S.

BASIS OF BEARING & DATUM

THE CENTERLINE BEARING, S 88°18'58" W, AND DISTANCE, 371.03',
AS SHOWN ON SAUK MOUNTAIN VIEW ESTATES-SOUTH-A PLANNED
RESIDENTIAL DEVELOPMENT, PHASE 3, AS RECORDED UNDER AF#
200505260107.

HORIZONTAL DATUM IS NAD 83/91.

VERTICAL DATUM IS NAVD 88.

PER CITY OF SEDRO-WOLLEY STANDARDS

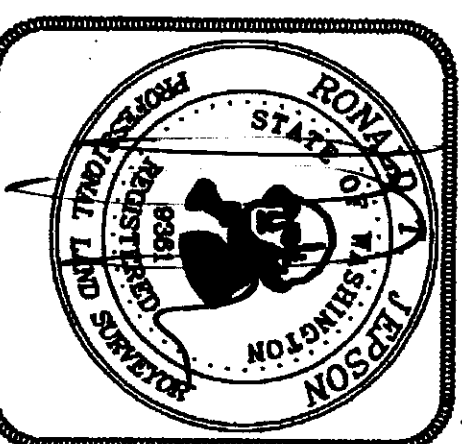
SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD
TRAVERSE USING A NIKON DTM-652-1 AND A TOPCON GR-3 GPS
UNIT TOTAL STATION ON 5/2005.

3/9/12

RONALD T. JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)647-8939

DRAWN BY: JAB
CHECKED BY: RTJ
DATE: 04/28/11



1 OF 7

05001

SAUK MOUNTAIN VIEW ESTATES - NORTH
A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV

LP 7-08

PORTION OF THE NE 1/4 OF THE NW 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 18,
TWP. 35N, R 5E OF W.M., SKAGIT COUNTY, WASHINGTON
THE CITY OF SEDRO-WOLLEY

201203220011
Skagit County Auditor
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRIVES, AVENUES, COURTS AND SEWER EASEMENT OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, DRIVES, AVENUES, COURTS, ETC. SHOWN THEREON. WE ALSO DEDICATE THOSE TRACTS SHOWN ON PAGE 3 OF 7 FOR THE USES AND PURPOSES SHOWN THEREIN.

GRANDVIEW HOMES LLC,
SCOTT WAMMACK, MANAGING PARTNER
DUKES HILL L.L.C.
ROB JANICKI, MANAGING PARTNER

Galen Kindred
Vice President
UNION BANK,
A WASHINGTON CORPORATION

ACKNOWLEDGEMENT

STATE OF WASHINGTON SS
COUNTY OF Skagit
ON THIS 9th DAY OF March 2012, BEFORE ME THE UNDERSIGNED,

A NOTARY PUBLIC, PERSONALLY APPEARED GALEN KINDRED TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Terry A Unger
NOTARY PUBLIC AND FOR THE STATE OF
Washington RESIDING AT Bellingham

ACKNOWLEDGEMENT

STATE OF WASHINGTON SS
COUNTY OF Skagit
ON THIS 9th DAY OF March 2012, BEFORE ME THE UNDERSIGNED,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Andrew Benbray
SIGNED THIS INSTRUMENT AND STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Vice President OF UNION BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Terry A Unger TITLE Notary
DATE X MY APPOINTMENT EXPIRES 3/25/14

ACKNOWLEDGEMENT

STATE OF WASHINGTON SS
COUNTY OF Skagit
ON THIS 9th DAY OF March 2012, BEFORE ME THE UNDERSIGNED,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROB JANICKI SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGING PARTNER OF DUKES HILL L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Terry A Unger TITLE Notary
DATE X MY APPOINTMENT EXPIRES 3/25/14

ACKNOWLEDGEMENT

STATE OF WASHINGTON SS
COUNTY OF Skagit
ON THIS 9th DAY OF March 2012, BEFORE ME THE UNDERSIGNED,

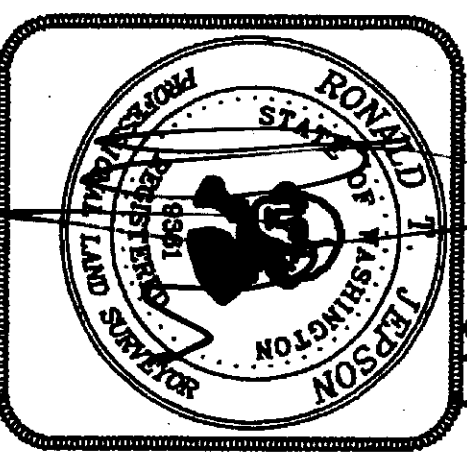
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT WAMMACK SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGING PARTNER OF GRANDVIEW HOMES L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Terry A Unger TITLE Notary
DATE X MY APPOINTMENT EXPIRES 3/25/14



RONALD T. JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH: (360) 733-5760 FAX (360) 647-8939

DRAWN BY: JAB
CHECKED BY: RTJ
DATE: 04/28/11



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A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV

LP 7-08

PORTION OF THE NE 1/4 OF THE NW 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 18,
TWP. 35N, R 5E OF W.M., SKAGIT COUNTY, WASHINGTON
THE CITY OF SEDRO-WOLLEY

201203220011
Skagit County Auditor
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PUD UTILITY EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

DEDICATION OF TRACTS

TRACTS P-1, P-2, P-3, P-4 AND SMV-B-1 SHALL BY THIS FINAL PLAT RECORDING BE DEDICATED TO THE SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE IV/IV HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF MAINTAINING A COMMUNITY OPEN SPACE AND TRAIL SYSTEM. ALL TRACTS SHALL BE SUBJECT TO UTILITY EASEMENTS GRANTED TO THE CITY OF SEDRO-WOLLEY. MAINTENANCE RESPONSIBILITIES SHALL BE IN ACCORDANCE WITH THE BYLAWS OF THE HOMEOWNERS ASSOCIATION.

GENERAL NOTES

NOTE: ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

TRAIL A EASEMENT PEDESTRIAN

A NON-EXCLUSIVE EASEMENT FOR A NON-MOTORIZED PUBLIC TRAIL TO THE CITY OF SEDRO-WOLLEY A 14-FOOT STRIP OF LAND FOR TRAIL PURPOSES, BEING 7 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 THIS PLAT; THENCE SOUTH 01°56'12" WEST 7.68 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE NORTH 79°34'36" EAST, 18.85 FEET; THENCE SOUTH 15°04'31" EAST, 640.23 FEET TO THE NORTHERLY MARGIN OF PORTOBELLO AVENUE AND THE TERMINATION POINT OF SAID EASEMENT CENTERLINE OF SAUK MOUNTAIN VIEW ESTATES-SOUTH A PLANNED RESIDENTIAL DEVELOPMENT AS RECORDED UNDER AF NO. 200306090032, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE.

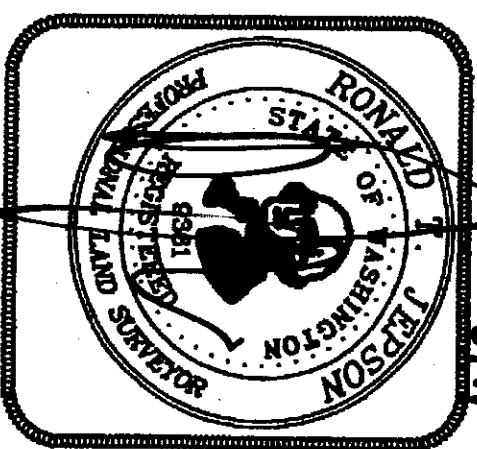
TRAIL B EASEMENT

A NON-EXCLUSIVE EASEMENT FOR A NON-MOTORIZED PUBLIC TRAIL TO THE CITY OF SEDRO-WOLLEY A 20-FOOT STRIP OF LAND FOR TRAIL PURPOSES, BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAUK MOUNTAIN VIEW ESTATES-NORTH PHASE 1-WILDFLOWER AS RECORDED UNDER AF NO. 200306090001, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE; THENCE SOUTH 27°41'37" W. 10 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE NORTH 62°18'23" WEST, 68.30 FEET; THENCE NORTH 42°46'53" WEST, 65.05 FEET; THENCE NORTH 52°23'12" WEST, 48.26 FEET; THENCE NORTH 62°42'15" WEST, 35.78 FEET; THENCE NORTH 88°28'06" WEST, 109.98 FEET; THENCE NORTH 81°22'13" WEST, 69.10 FEET; THENCE NORTH 87°16'33" WEST, 145.62 FEET; TO THE EASTERLY MARGIN OF TRAIL A AND THE TERMINATION POINT OF SAID EASEMENT CENTERLINE.



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CHECKED BY:	RJ
DATE:	04/28/11



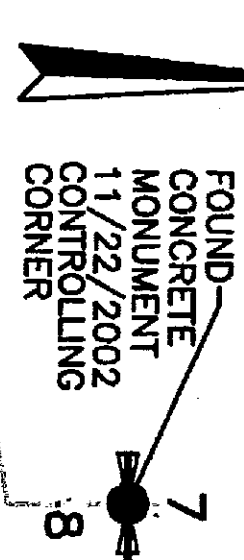
3 OF 7

05001

SAUK MOUNTAIN VIEW ESTATES - NORTH

A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV

PORTION OF THE NE 1/4 OF THE NW 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 18,
TWP. 35N, R. 5E OF W.M., SKAGIT COUNTY, WASHINGTON
THE CITY OF SEDRO-WOLLEY

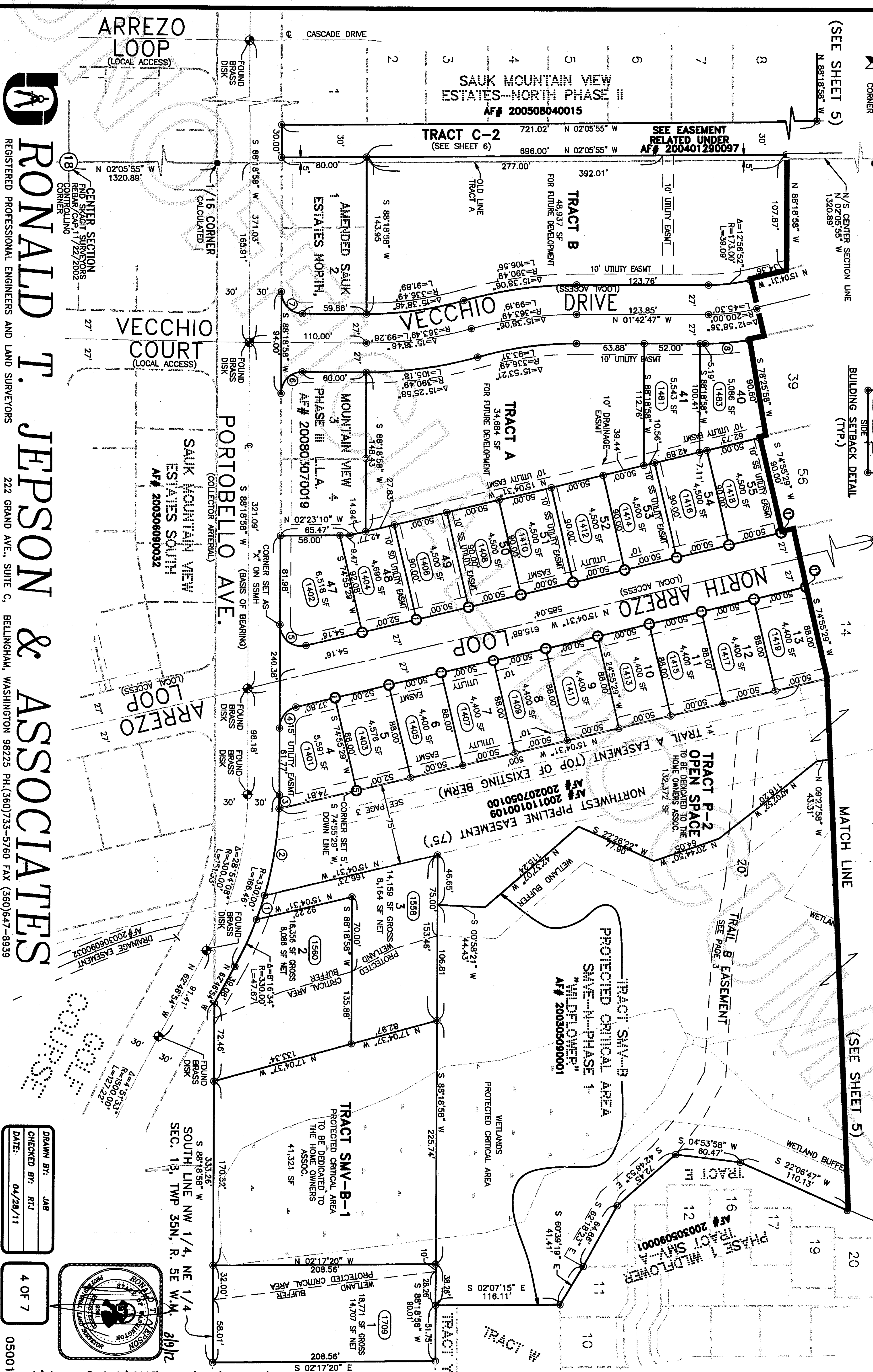


BUILDING SETBACK DETAIL
(TYP.)

COURSE TABLE	
①	A=4'05.39" R=330.00" L=23.58"
②	A=1'41.65" R=330.00" L=82.26"
③	A=2'14.57" R=330.00" L=12.95"
④	A=75.3631" R=330.00" L=26.74"
⑤	A=1'03.2329" R=20.00" L=36.09"
⑥	A=90'00.00" R=20.00" L=31.42"
⑦	A=90'00.00" R=20.00" L=31.42"
⑧	A=1'01.257" R=20.00" L=40.47"

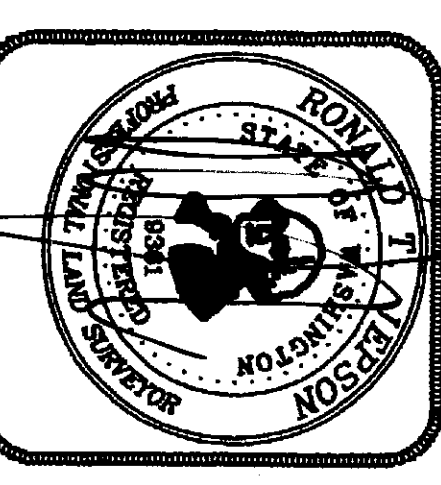
LEGEND

- SET REBAR & CAP #9361
- ⊗ SET OFFSET REBAR & CAP FROM SIDEWALK #9361
- ⬮ BRASS DISK
- SECTION MONUMENTATION



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4 OF 7
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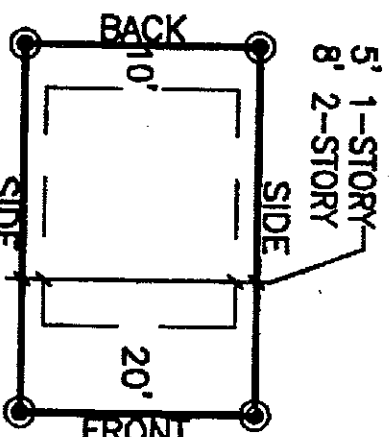
A north arrow pointing upwards, labeled 'N' at the tip and 'S.E.' at the base. Below the arrow is a graphic scale bar. The scale bar is marked with 0, 60, and 120. Below the bar, it reads 'SCALE: 1" = 60\''.

201203220011
Skagit County Auditor
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LEGEND

- ☐ SET REBAR & CAP #9361
☒ SET OFFSET REBAR & CAP FROM SIDEWALK #9361

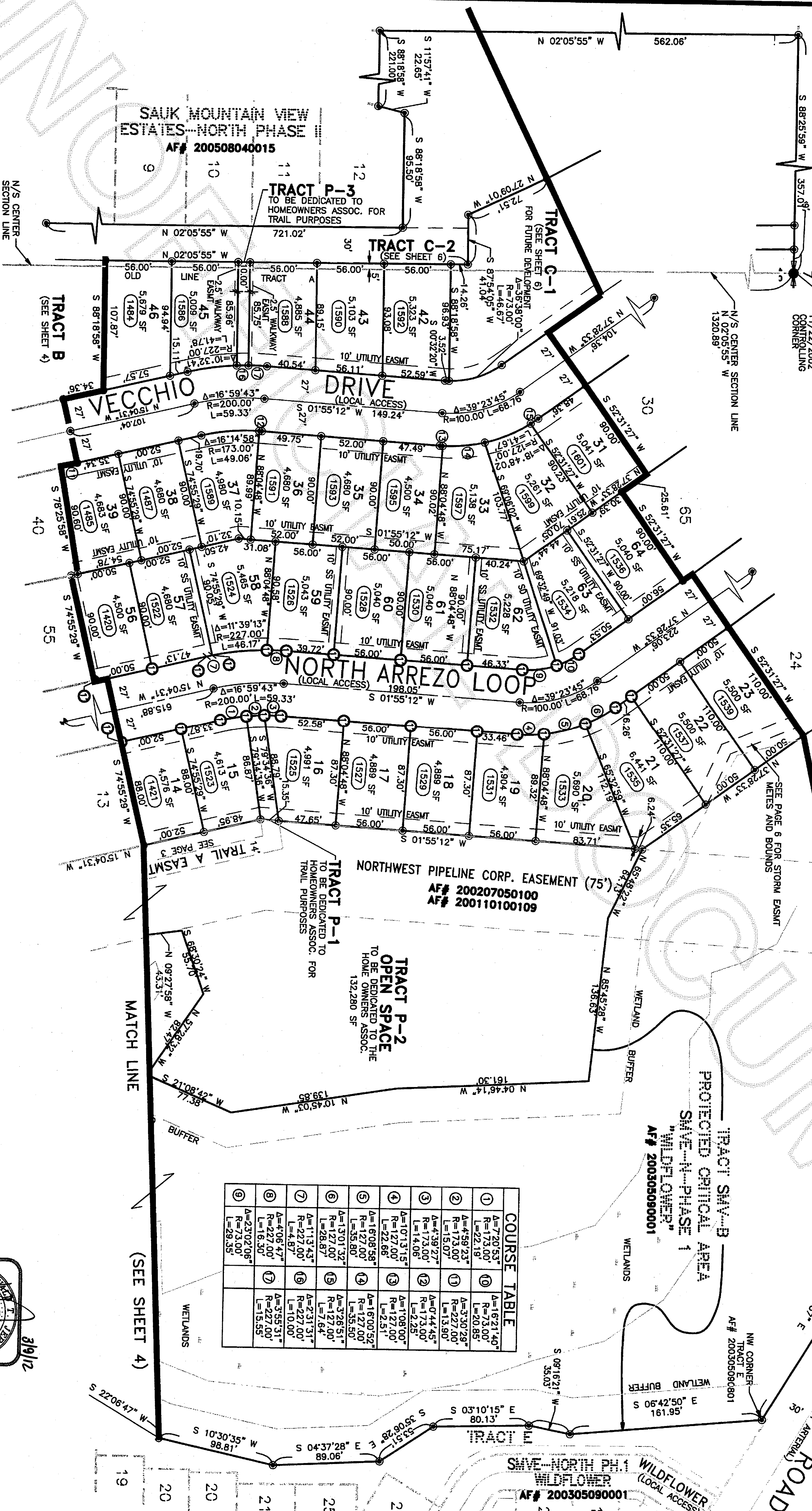
● SECTION MONUMENTATION



BUILDING SETBACK DETAIL
(TYP.)

MATCH LINE

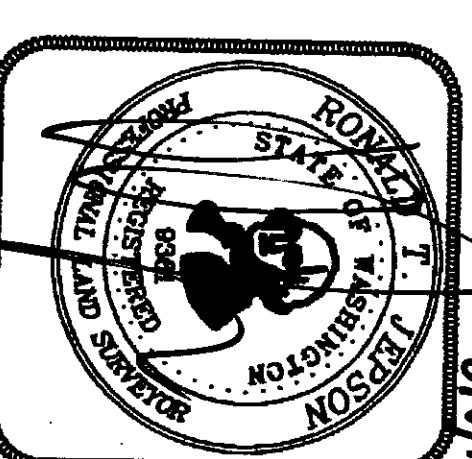
FRUITDALE ROAD
(SECONDARY ARTERIAL)
22.27
35' E



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3/9/12

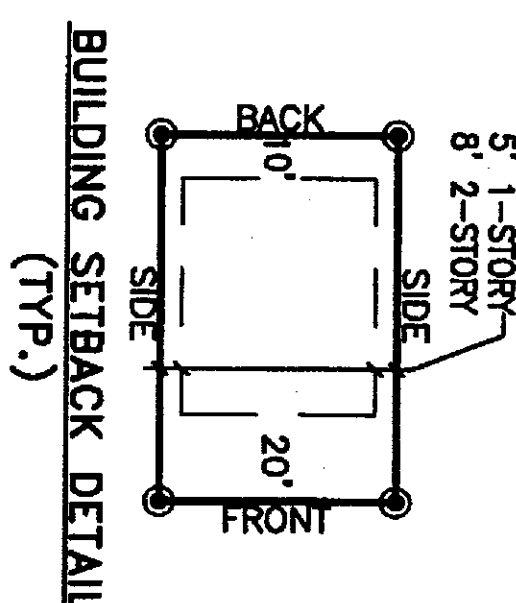
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05001

SAUK MOUNTAIN VIEW ESTATES - NORTH LP 7-08

A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV

PORTION OF THE SE 1/4 OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 18,
TWP. 35N, R 5E OF W.M., SKAGIT COUNTY, WASHINGTON
THE CITY OF SEDRO-WOOLLEY



NORTHWEST PIPELINE EASEMENT (75')
AF# 200110100108
AF# 200207050100

7
8
CALCULATED
18.17

7
8
FOUND
CONCRETE
MONUMENT
209.13'

NORTH 1/4 CORNER MON.
SEC. 18, TWP. 35N, R5E, W.M.
FND CONCRETE MONUMENT, 11/22/2002
CONTROLLING CORNER

TRACT P-4
TO BE DEDICATED TO
THE HOMEOWNERS
ASSOC. FOR TRAIL
PURPOSES & UTILITY
EASEMENT TO THE CITY
OF SEDRO-WOOLLEY

TRACT C-1
80,782 SF
FOR FUTURE DEVELOPMENT

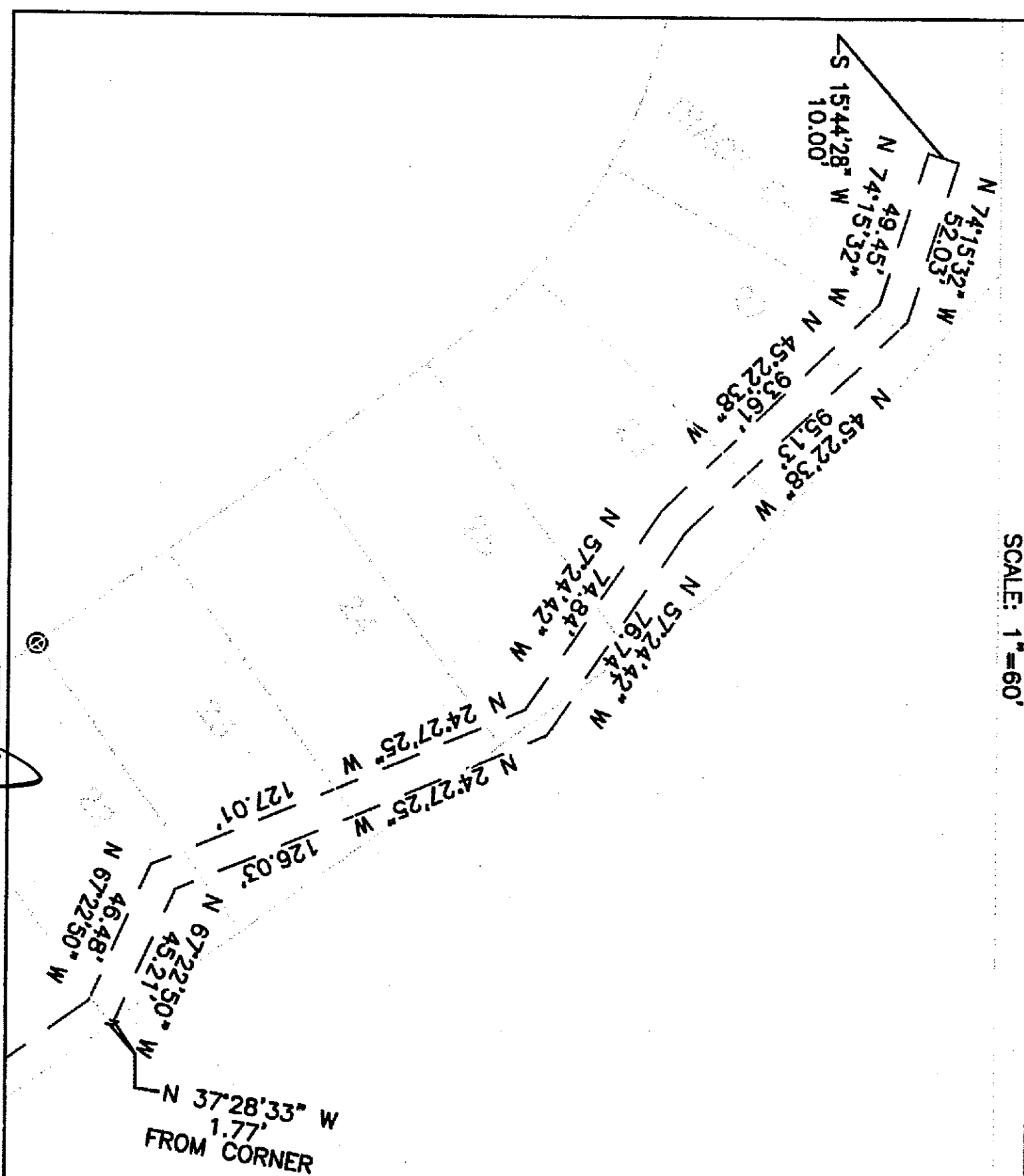
TRACT C-2
132,094 SF
FOR FUTURE DEVELOPMENT

TRACT C-3
24,013 SF
FOR FUTURE DEVELOPMENT

PROTECTED CRITICAL AREA
INCLUDING 30' BUFFER STRIP
(TRACT SNA#B)
AF# 200305090001

MATCH LINE (SEE SHEET 5)

10' STORM EASEMENT METES AND BOUNDS
SCALE: 1"=60'



LEGEND

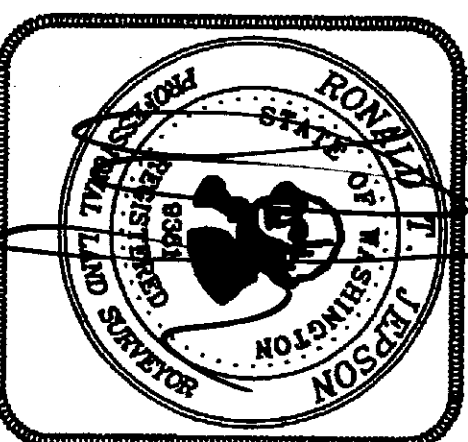
- SET REBAR & CAP #9361
- ⊗ SET OFFSET REBAR & CAP FROM SIDEWALK #9361
- BRASS DISK
- SECTION MONUMENTATION

COURSE	TABLE
①	A=857'11" R=123.00' L=19.22'
②	A=90'31.51" R=20.00' L=31.60'
③	A=357'22.35" R=13.00' L=43.07'
④	A=152'56.16" R=10.00' L=26.69'



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6 OF 7

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TWP. 35N, R 5E OF W.M., SKAGIT COUNTY, WASHINGTON
THE CITY OF SEDRO-WOLLEY

COURSE TABLE									
①	N 88°18'39" E 450.78'	⑫	S 42°46'53" E 72.45'	②③	N 15°04'31" W 14.94'	⑤⑥	S 88°18'58" W 95.50'		
②	S 72°51'14" E 345.16'	⑬	S 62°18'23" E 64.86'	②④	S 88°18'58" W 148.43'	⑤⑦	S 11°57'41" W 22.65'		
③	S 59°53'57" E 209.27'	⑭	S 60°39'19" E 41.41'	②⑤	S 01°41'02" E 60.00'	⑤⑧	S 88°18'58" W 221.00'		
④	S 06°42'50" E 161.95'	⑮	S 02°07'15" E 116.11'	②⑥	Δ=90°00'00" R=20.00° L=31.42'	⑤⑨	N 02°05'55" W 562.60'		
⑤	S 08°16'21" W 35.03'	⑯	N 88°18'58" E 51.75'	②⑦	S 88°18'58" W 94.00'	⑤⑩	N 88°25'59" E 357.01'		
⑥	S 03°10'15" E 80.13'	⑰	S 02°17'20" E 208.56'	②⑧	Δ=90°00'00" R=20.00° L=31.42'				
⑦	S 35°06'28" E 53.51'	⑱	S 88°18'58" W 333.26'	②⑨	N 01°41'02" W 59.86'				
⑧	S 04°37'28" E 89.06'	⑲	N 62°46'54" W 39.08'	③①	S 88°18'58" W 143.95'				
⑨	S 10°30'35" W 98.81'	⑳	Δ=28°54'08" R=330.00° L=186.47'	③②	S 02°05'55" E 80.00'				
⑩	S 22°06'47" W 110.13'	㉑	S 88°18'58" W 240.38'	③③	S 88°18'58" W 30.00'				
⑪	S 04°53'56" W 80.47'	㉒	N 02°05'55" W 65.47'	③④	N 02°05'55" W 721.02'				

LEGAL DESCRIPTION - PRD PHASE IV BOUNDARY

THAT PORTION OF THE NORTH ONE HALF OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

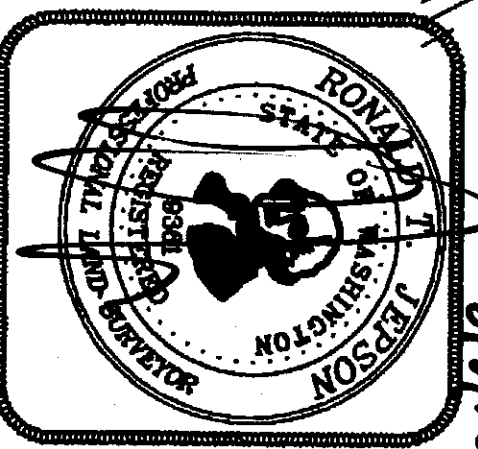
BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 88°18'39" EAST ALONG THE NORTH SECTION LINE THEREOF 450.78 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRUITDALE ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE SOUTH 72°51'14" EAST, 345.16 FEET; THENCE SOUTH 59°53'57" EAST 209.27 FEET TO THE NORTHWEST CORNER OF TRACT E WITHIN THE PLAT OF "SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE I - WILDFLOWER" AS RECORDED UNDER AF NO 200305090001, RECORDS OF THE SKAGIT COUNTY AUDITORS' OFFICE; THENCE FOLLOWING THE WEST LINE OF SAID TRACT E, SOUTH 06°42'50" EAST, 161.95 FEET; THENCE SOUTH 09°16'21" WEST, 35.03 FEET; THENCE SOUTH 03°10'15" EAST, 80.13 FEET; THENCE SOUTH 35°06'28" EAST, 53.51 FEET; THENCE SOUTH 04°37'28" EAST, 89.06 FEET; THENCE SOUTH 10°30'35" WEST, 98.81 FEET; THENCE SOUTH 22°06'47" WEST, 110.13 FEET; THENCE SOUTH 04°53'56" WEST, 80.47 FEET; THENCE SOUTH 42°46'53" EAST 72.45 FEET; THENCE SOUTH 62°18'23" EAST 64.86 FEET; THENCE SOUTH 60°39'19" EAST 41.41 FEET TO THE NORTHWEST CORNER OF TRACT W WITHIN SAID RECORDED PLAT; THENCE SOUTH 02°07'15" EAST ALONG THE WEST LINE OF TRACT W AND SAID LINE PRODUCED 116.11 FEET; TO THE SOUTHWEST CORNER OF TRACT Y OF SAID RECORDED PLAT; THENCE NORTH 88°18'58" EAST ALONG THE SOUTH LINE OF TRACT Y 51.75 FEET; THENCE SOUTH 02°17'20" EAST, 208.56 FEET; TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 88°18'58" WEST ALONG SAID SOUTH LINE 333.26 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORTOBELLO AVENUE; THENCE FOLLOWING SAID NORTH RIGHT-OF-WAY LINE HAVING A RADIUS OF 330.00 FEET THROUGH A CENTRAL ANGLE OF 28°54'08" ON AN ARC LENGTH OF 166.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°18'58" WEST ALONG SAID TANGENT 240.38 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, 148.43 FEET; THENCE SOUTH 01°41'02" EAST, 60.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET THROUGH A CENTRAL ANGLE OF 90° AND AN ARC DISTANCE OF 31.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PORTOBELLO AVENUE; THENCE SOUTH 88°18'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 94.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET THROUGH A CENTRAL ANGLE OF 90° AND AN ARC DISTANCE OF 31.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHICH BEARS NORTH 01°41'02" WEST THROUGH A CENTRAL ANGLE OF 90° AN ARC LENGTH OF 31.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°05'55" WEST, 80.00 FEET TO A POINT ON THE NORTH LINE OF PORTOBELLO AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 88°18'58" WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 WITHIN THE PLAT OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE II AS RECORDED UNDER AUDITOR'S FILE NO. 200401290095 RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE; THENCE NORTH 02°05'55" WEST ALONG THE EAST LINE OF SAID LOT 1 AND SAID LINE PRODUCED 721.02 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID RECORDED PLAT WHICH IS ALSO THE SOUTHEAST CORNER OF TRACT B OF SAID RECORDED PLAT; THENCE ALONG THE SOUTH LINE OF SAID TRACT B SOUTH 88°18'58" WEST, 95.50 FEET; THENCE SOUTH 11°57'41" WEST, 22.65 FEET; THENCE SOUTH 88°18'58" WEST, 221.00 FEET TO THE SOUTHWEST CORNER OF TRACT B; THENCE ALONG THE WEST LINE OF TRACT B NORTH 02°05'55" WEST, 562.60 FEET TO THE NORTH LINE OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.; THENCE NORTH 88°25'59" EAST ALONG SAID NORTH LINE 357.01 FEET TO THE POINT OF BEGINNING.

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOLLEY, SKAGIT COUNTY, WA



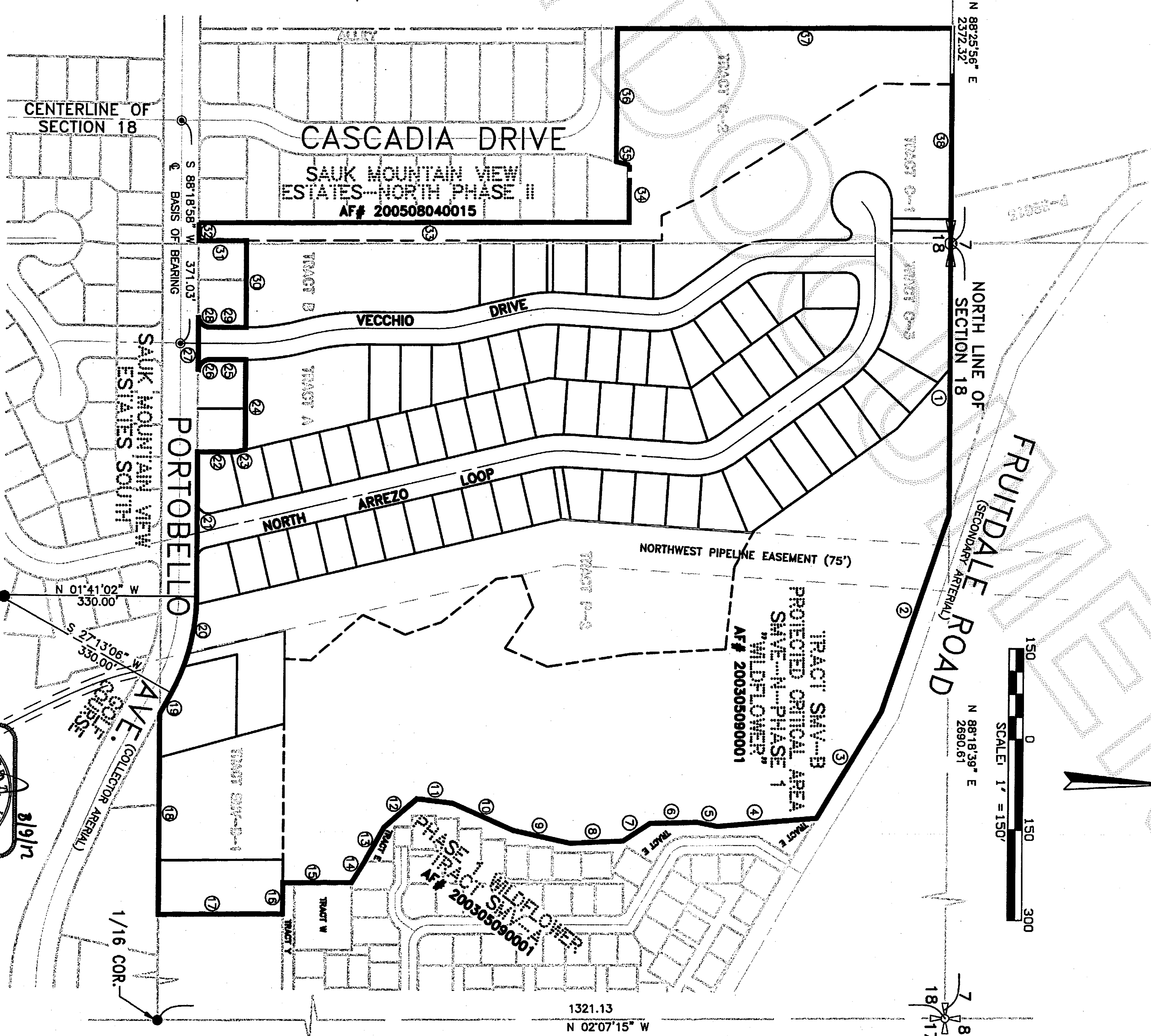
RONALD T. JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)547-8939

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CHECKED BY: RTJ
DATE: 04/28/11



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