

RECORD OF SURVEY for Plat of ZOEY'S PLACE
in NE1/4 of NE 1/4 Section 23, Twp. 35 N., Rng. 4 E., W.M.
City of Sedro-Woolley, Washington

AUDITOR'S CERTIFICATE
Filed for Record at the request of AZIMUTH NORTHWEST, INC.
201303080035
Skagit County Auditor
3/8/2013 Page 1 of 2 9:40AM

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING ON THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 65 FEET SOUTH OF THE NORTHEAST CORNER, THENCE SOUTH ON THE EAST LINE 134.25 FEET, THENCE WEST 487 FEET, THENCE NORTH 134.25 FEET, THENCE EAST 487 FEET TO THE POINT OF BEGINNING,
EXCEPT THE EAST 20 FEET FOR COUNTY ROAD RIGHT OF WAY, AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 31205, IN VOLUME 37 OF DEEDS, PAGE 555, RECORDS OF SKAGIT COUNTY, WASHINGTON,
AND EXCEPT THAT PORTION QUIETED TO DOROTHY DE FREMERY UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 09-2-02496-3,
SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, ATT BROADBAND, VERIZON, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORP AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED HEREOF, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, 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. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

COVENANTS, CONDITIONS, AND RESTRICTIONS

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF ZOEY'S PLACE ARE FILED WITH THE SKAGIT COUNTY AUDITOR UNDER AUDITOR'S FILE NO. 201303080035
A WAIVER PROTEST OF FUTURE LID OR LID FORMATION IS FILED WITH THE SKAGIT COUNTY AUDITOR UNDER A.F.# 201301300012

NOTES:

- 1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 2. BASIS OF BEARING: NORTH 87 DEGREES 22' 47" WEST ALONG THE MONUMENTED NORTH LINE
- 3. ZONING: RESIDENTIAL - R-7.
- 4. SEWER: CITY OF SEDRO-WOOLLEY.
- 5. THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- 6. WATER: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
- 7. TOTAL PLAT ACREAGE: 61,321 Sq. Ft. (1.41 ACRES).
- 8. DEVELOPER: WHATCOM SKAGIT HOUSING, 5373 GUIDE MERIDIAN E 105, BELLINGHAM, WA.98226
- 9. SKAGIT COUNTY TAX PARCEL NUMBERS P37169.
- 10. CIVIL ENGINEERING BY RANNIK AND ASSOCIATES. PLANS APPROVED BY CITY OF SEDRO-WOOLLEY ON JULY 31, 2012

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WHATCOM SKAGIT HOUSING, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS, PLACES AND AVENUES 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 SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

LARRY SODERBERG, CONSTRUCTION MANAGER

DEDICATION OF TRACTS

TRACTS A AND B SHALL BY THIS FINAL PLAT RECORDING BE DEDICATED TO THE ZOEY'S PLACE COMMUNITY ASSOCIATION FOR THE PURPOSES INDICATED AND SUBJECT TO RESTRICTIONS AND MAINTENANCE REQUIREMENTS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF ZOEY'S PLACE.

CITY TREASURER'S CERTIFICATE

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

DATED THIS 6th DAY OF March, 2013
Ruby K. Nelson
CITY TREASURER

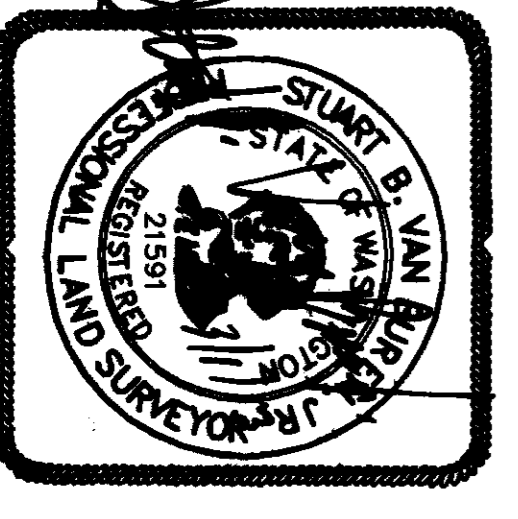
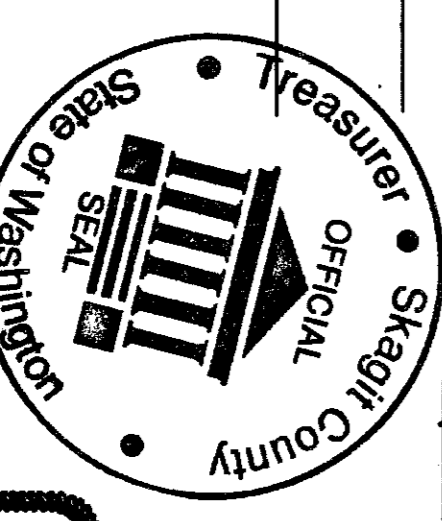
TREASURER'S CERTIFICATE

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 2013. THIS 4th DAY OF March, 2013

SURVEYOR'S 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.

Stuart B. VanBuren, Jr., P.L.S.
CERTIFICATE NO. 21591



ACKNOWLEDGMENT

STATE OF WA
COUNTY OF Whatcom

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF Mar 2013 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, TO ME KNOWN TO BE THE EXECUTIVE DIRECTOR OF WHATCOM SKAGIT HOUSING, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Miana C Chalovich
NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING AT Bellingham WA
MY COMMISSION EXPIRES: 09/15/2014

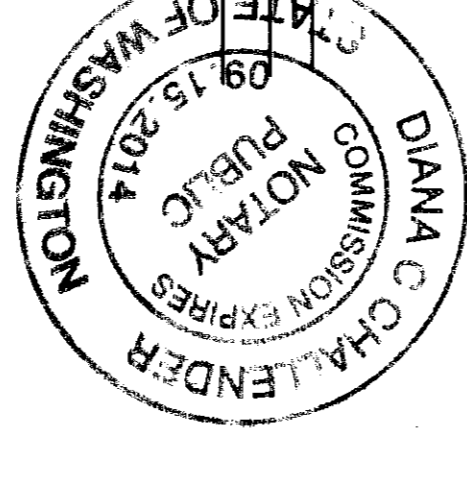


ACKNOWLEDGMENT

STATE OF WA
COUNTY OF Whatcom

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF Mar 2013 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, TO ME KNOWN TO BE THE CONSTRUCTION MANAGER OF WHATCOM SKAGIT HOUSING, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Diana C Chalovich
NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING AT Bellingham WA
MY COMMISSION EXPIRES: 09/15/2014



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 ON THIS 6th DAY OF MARCH, 2013
[Signature]
PLANNING DIRECTOR
[Signature]
CITY ENGINEER

SEDRO-WOOLLEY PLAT NO. LP-1-08

PLAT OF ZOEY'S PLACE
NORTHEAST QUARTER OF NORTHEAST QUARTER SECTION 23, TWN 35N., RNG 4E., W.M.
FOR
WHATCOM-SKAGIT HOUSING

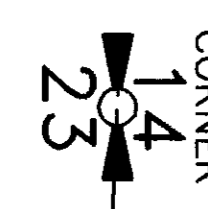
FLD BK 135	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WA. 98232	JOB NO. 12.1073
		SHEET 1 OF 2

RECORD OF SURVEY for Plat of ZOEY'S PLACE
 in NE1/4 of NE 1/4 Section 23, Twp. 35 N., Rng. 4 E., W.M.
 City of Sedro-Woolley, Washington

AUDITOR'S CERTIFICATE
 Filed for Record at the request of AZIMUTH NORTHWEST, INC.

201303080035
 Skagit County Auditor
 3/8/2013 Page 2 of 2 9:40AM

NORTH 1/4 SEC. 23
 FOUND BRASS DISK ON
 CONC. MON AT FENCE
 CORNER 8/26/2009



WEST JONES RD.
 N87°22'47"W

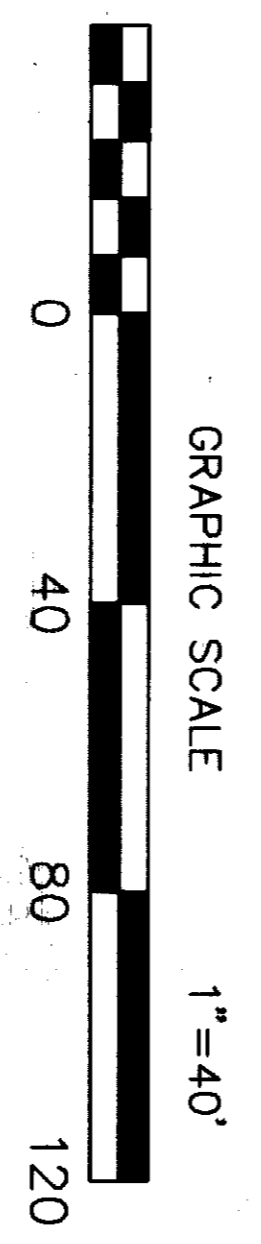
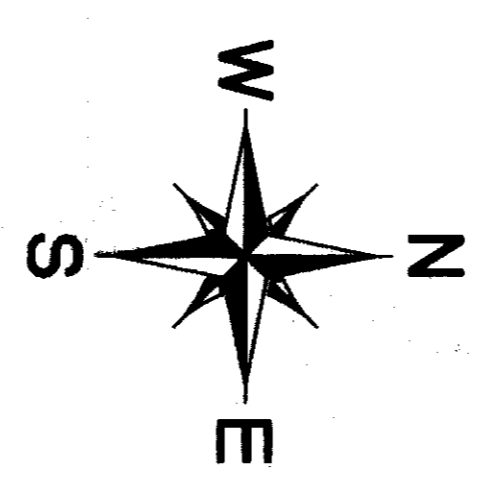
CHERYL DRIVE

1413 EAST JONES RD.
 2324

SKAGIT COUNTY AUDITOR
 DEPUTY

NORTHEAST CORNER
 SEC. 23, FOUND MONUMENT
 IN CASE 8/26/2009

ADDITIONAL 10' DEDICATED TO
 CITY OF SEDRO-WOOLLEY
 FOR R.O.W.



WEST 1/4 CORNER
 SEC. 23, FOUND
 MONUMENT IN CASE ON
 NORTH FOG LINE OF
 COOK RD. 5/12/2006

2223

2324

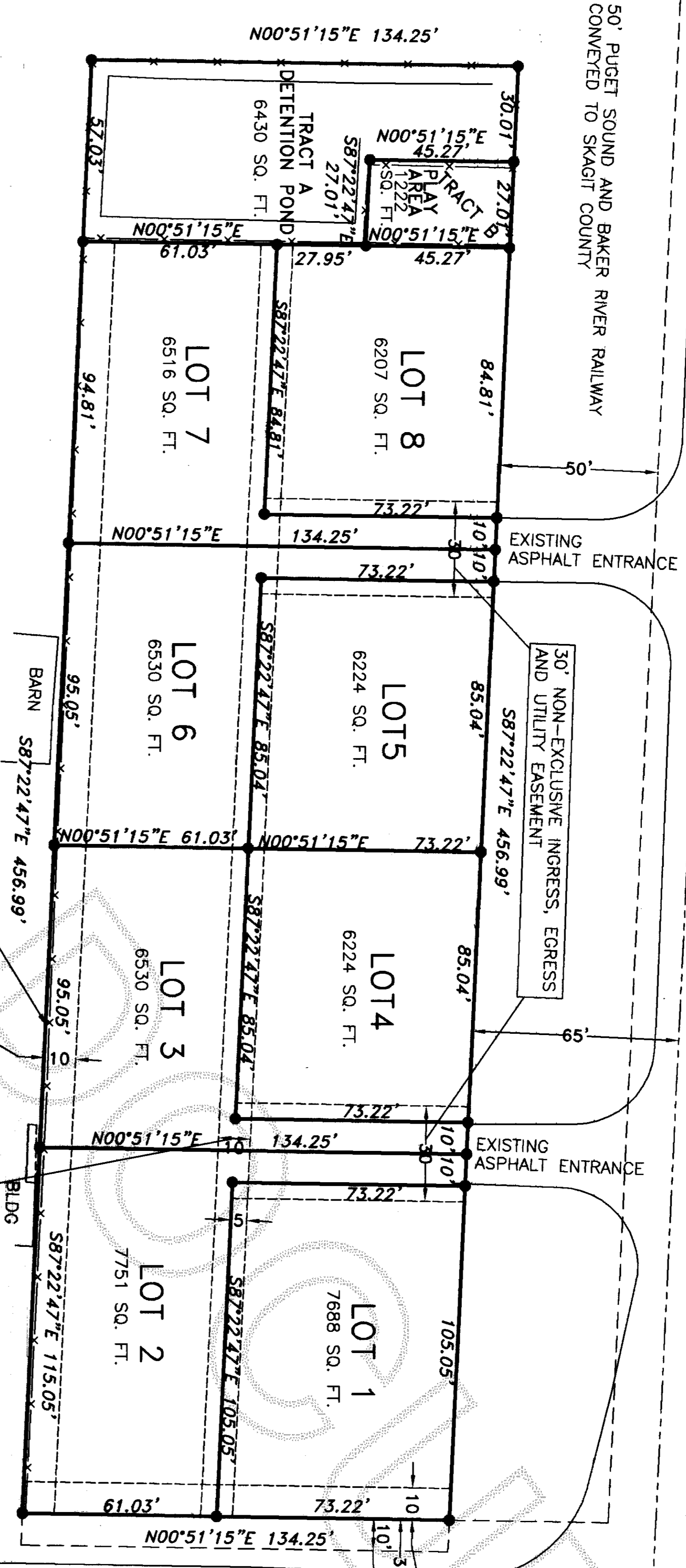
EAST 1/4 COR. SEC. 23, FOUND
 MONUMENT IN CASE 5/12/2006

S88°48'38"E 5277.23'

WOOD FENCE LINE IS CONSTRUCTED
 APPROXIMATELY 1 TO 2 FEET NORTH OF
 SOUTHERN PROPERTY LINE TO COMPLY WITH
 JUDGEMENT IN SKAGIT COUNTY SUPERIOR
 COURT CAUSE #09-2-02496-3. SEE
 A.F.#201101120055

10' WIDE PRIVATE STORM
 DRAINAGE EASEMENT
 BENEFITING LOTS 2,3,6,7

10' WIDE PRIVATE STORM
 DRAINAGE EASEMENT
 UTILITY EASEMENT
 BENEFITING ALL LOTS

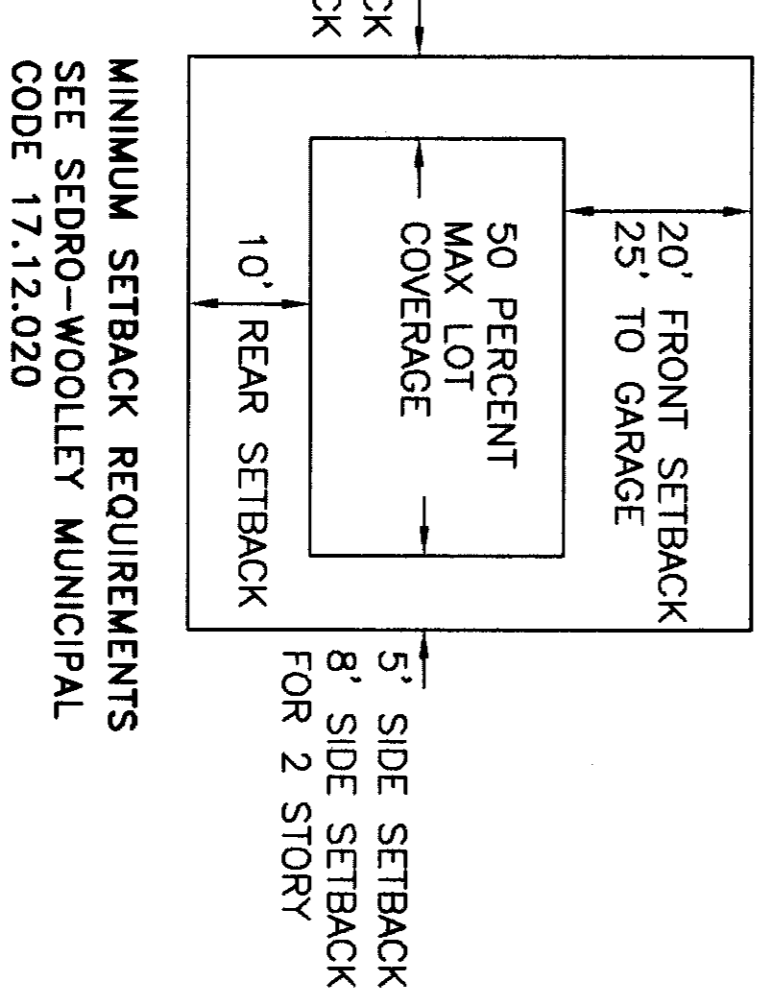


LOT ADDRESSES

- LOT 1 501 EAST JONES RD.
- LOT 2 505 EAST JONES RD.
- LOT 3 507 EAST JONES RD.
- LOT 4 503 EAST JONES RD.
- LOT 5 509 EAST JONES RD.
- LOT 6 513 EAST JONES RD.
- LOT 7 515 EAST JONES RD.
- LOT 8 511 EAST JONES RD.

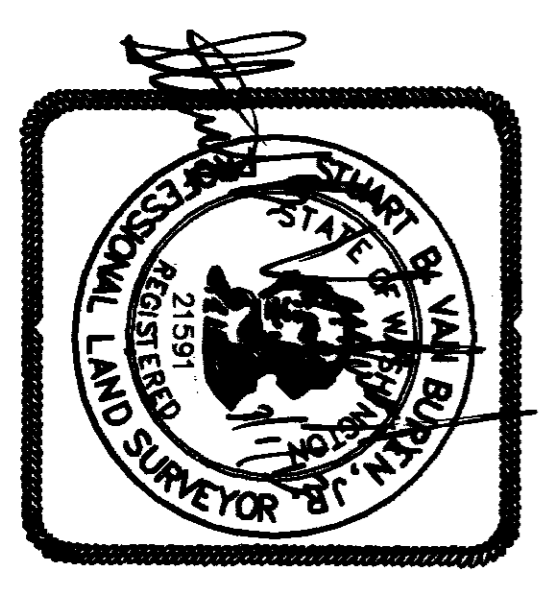
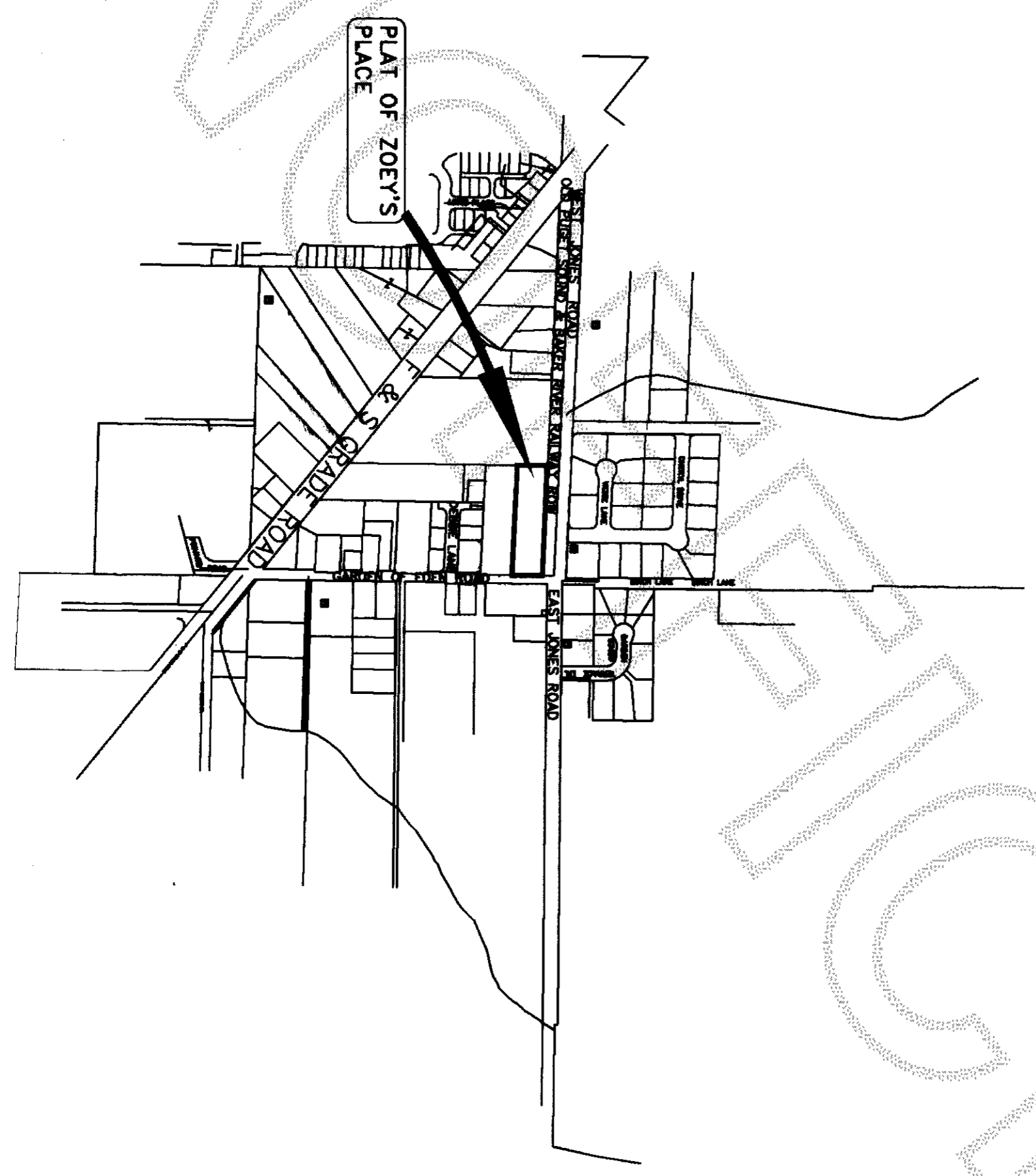
LEGEND

- DENOTES SET 5/8" REBAR AND CAP MARKED LS 21591
- DENOTES FOUND CORNER



MINIMUM SETBACK REQUIREMENTS
 SEE SEDRO-WOOLLEY MUNICIPAL
 CODE 17.12.020

VICINITY MAP



SEDRO-WOOLLEY PLAT NO. LP-1-08	
PLAT OF ZOEY'S PLACE	
NORTHEAST QUARTER OF NORTHEAST QUARTER	
SECTION 23, TWN 35N., RNG 4E., W.M.	
FOR	
WHATCOM-SKAGIT HOUSING	
FLD BK 135	AZIMUTH NORTHWEST INC.
	17963 WOOD RD.
	BOW, WA. 98232
JOB NO. 12.1073	
SHEET 2 OF 2	