

SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V
AND PLAT ALTERATION OF PHASE IV FILED UNDER AF# 201203220011

A PORTION OF THE NE 1/4 OF THE NW 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON STATE

APPROVALS

THE WITHIN AND FOREGOING LONG PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 16, 16 AND 17 OF THE SEDRO-WOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 16TH DAY OF MARCH, 2016

DIRECTOR OF BUILDING AND PLANNING
DATE 3-16-16
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
DATE 3/16/16
MAYOR
DATE 16 MARCH
ATTEST: CITY CLERK
DATE 3-16-16

CITY OF SEDRO-WOLLEY 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 3-16-16

SKAGIT COUNTY TREASURER'S CERTIFICATE

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 2016 AND THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES OF TO AND INCLUDING THE YEAR 2017

SKAGIT COUNTY TREASURER
DATE 3-16-2016

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 V" 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 WERE SET AT THE COMPLETION OF STREET CONSTRUCTION.

REGISTERED LAND SURVEYOR
DATE 3-16-16

COVENANTS, CONDITIONS, & RESTRICTIONS

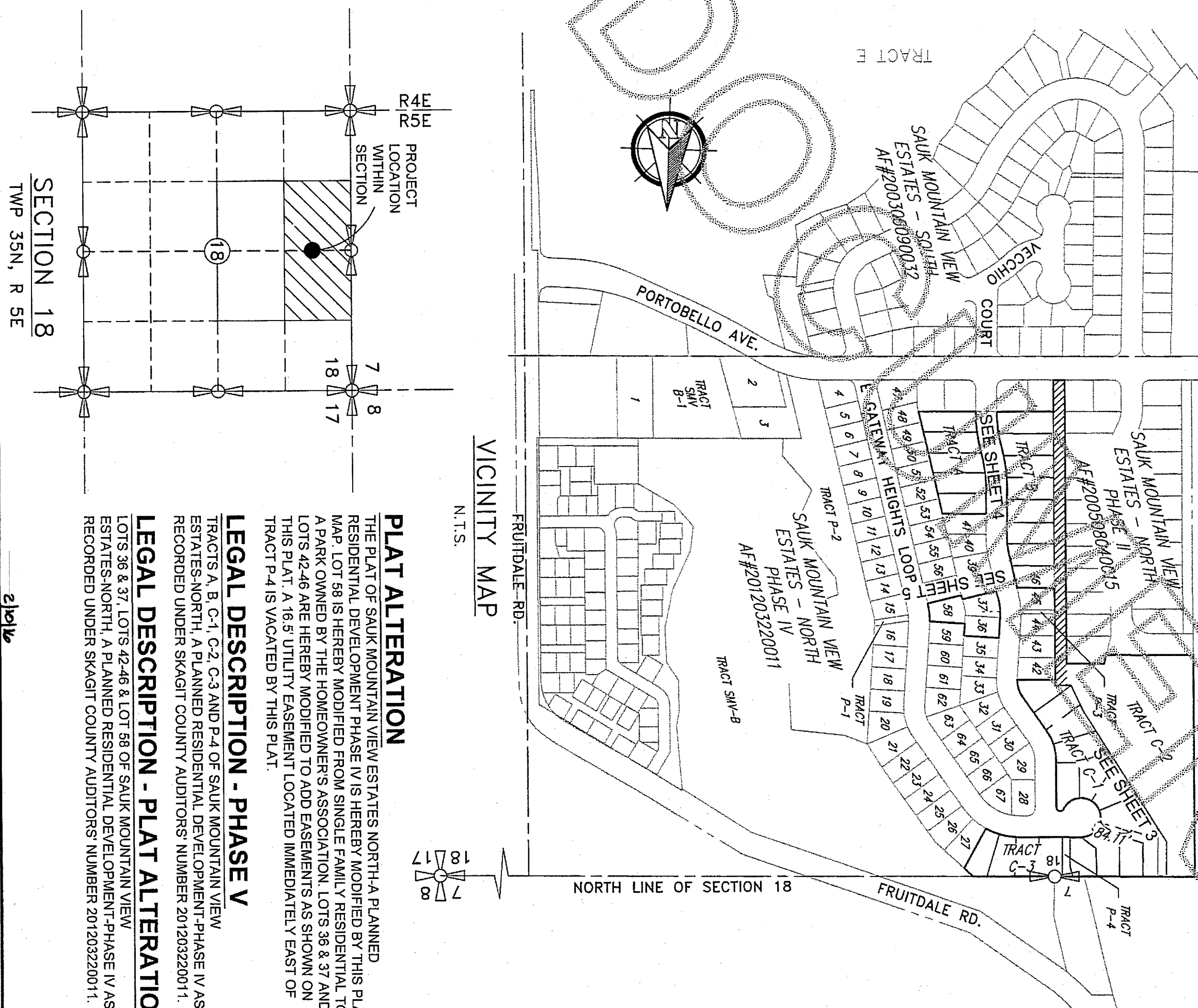
THIS PLAT OF SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS WERE RECORDED FOR SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE II/III HOMEOWNERS ASSOCIATION, RECORDED UNDER AUDITOR'S FILE # 200307180165, RECORDS OF THE SKAGIT COUNTY AUDITORS OFFICE, AND AS MODIFIED BY AUDITOR'S FILE # 201602120044.

AUDITOR'S CERTIFICATE

FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON THIS 18TH DAY OF MARCH, 2016, 11:18 A.M. AT THE REQUEST OF

AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 201603180044

AUDITOR OF SKAGIT COUNTY
DATE 3-16-16



VICINITY MAP

N.T.S.

PLAT ALTERATION

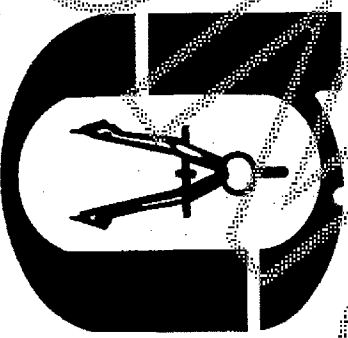
THE PLAT OF SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE IV IS HEREBY MODIFIED BY THIS PLAT MAP. LOT 58 IS HEREBY MODIFIED FROM SINGLE FAMILY RESIDENTIAL TO A PARK OWNED BY THE HOMEOWNERS ASSOCIATION. LOTS 36 & 37 AND LOTS 42-46 ARE HEREBY MODIFIED TO ADD EASEMENTS AS SHOWN ON THIS PLAT. A 16.5' UTILITY EASEMENT LOCATED IMMEDIATELY EAST OF TRACT P-4 IS VACATED BY THIS PLAT.

LEGAL DESCRIPTION - PHASE V

TRACTS A, B, C-1, C-2, C-3 AND P-4 OF SAUK MOUNTAIN VIEW ESTATES - NORTH, A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV AS RECORDED UNDER SKAGIT COUNTY AUDITORS' NUMBER 201203220011.

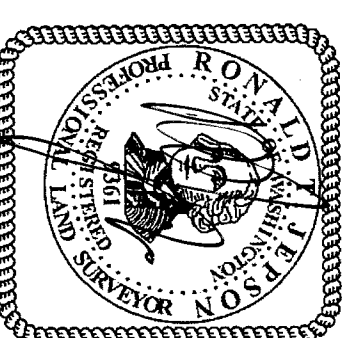
LEGAL DESCRIPTION - PLAT ALTERATION

LOTS 36 & 37, LOTS 42-46 & LOT 58 OF SAUK MOUNTAIN VIEW ESTATES - NORTH, A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV AS RECORDED UNDER SKAGIT COUNTY AUDITORS' NUMBER 201203220011.



RONALD T. JEPSON & ASSOC.

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS | 222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939 | EMAIL: RJEPSON@JEPSONENGINEERING.COM



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CITY OF SEDRO-WOOLEY, SKAGIT COUNTY, WASHINGTON STATE

DEDICATION AND DECLARATION

KNOW BY ALL THESE PEOPLE PRESENT THAT WE THE UNDERSIGNED HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER 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 HEREBY DEDICATE LOT 58 OF SAUK MOUNTAIN VIEW ESTATES NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE IV TO THE HOMEOWNER'S ASSOCIATION FOR USE AS PARKLAND AS NOTED ON SHEET 5.

ROBERT JANICKI, MANAGING PARTNER DATE Jan 25 2016
DUKES HILL L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

TREVOR JONES, PRESIDENT DATE JAN 25 2016
T. JONES INC., A WASHINGTON CORPORATION

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 25 DAY OF January, 2016, BEFORE ME PERSONALLY APPEARED ROBERT JANICKI, TO ME KNOWN TO BE THE MANAGING PARTNER OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Garrie M. Veldman NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
RESIDING AT Bellingham, WA

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 25 DAY OF January, 2016, BEFORE ME PERSONALLY APPEARED TREVOR JONES, TO ME KNOWN TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Garrie M. Veldman NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
RESIDING AT Bellingham, WA

LOT 7 & 8 JOINT ACCESS AGREEMENT

ALL COST OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH SAID DRIVEWAY SHALL BE BORNE EQUALLY BY THE LOT OWNERS. IF THEY ARE USERS THEREOF, SAID COSTS SHALL THEREFORE BECOME AN ENFORCEABLE LIEN AGAINST ANY LOT WHOSE OWNERS REFUSE OR FAIL TO PARTICIPATE IN THE MAINTENANCE, REPAIRS, OR IMPROVEMENTS MADE BY AGREEMENT OF THE OTHER OWNERS. THIS PROVISION SHALL BE CONSTRUED AS A COVENANT RUNNING WITH THE LAND.

BASIS OF BEARING

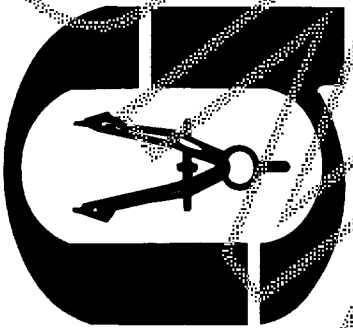
THE CENTERLINE BEARING S.00°18'58" W. AND DISTANCE, 371.03', AS SHOWN ON SAUK MOUNTAIN VIEW ESTATES SOUTH-A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 3, AS RECORDED UNDER AF# 200605260107.

SURVEY EQUIPMENT AND 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 BETWEEN DECEMBER, 2014 TO JUNE, 2015.

GENERAL NOTES

1. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
2. THE PROPERTY WITHIN THIS PLAT IS ZONED RESIDENTIAL 5 (R5).



RONALD T. JEPSON & ASSOC.

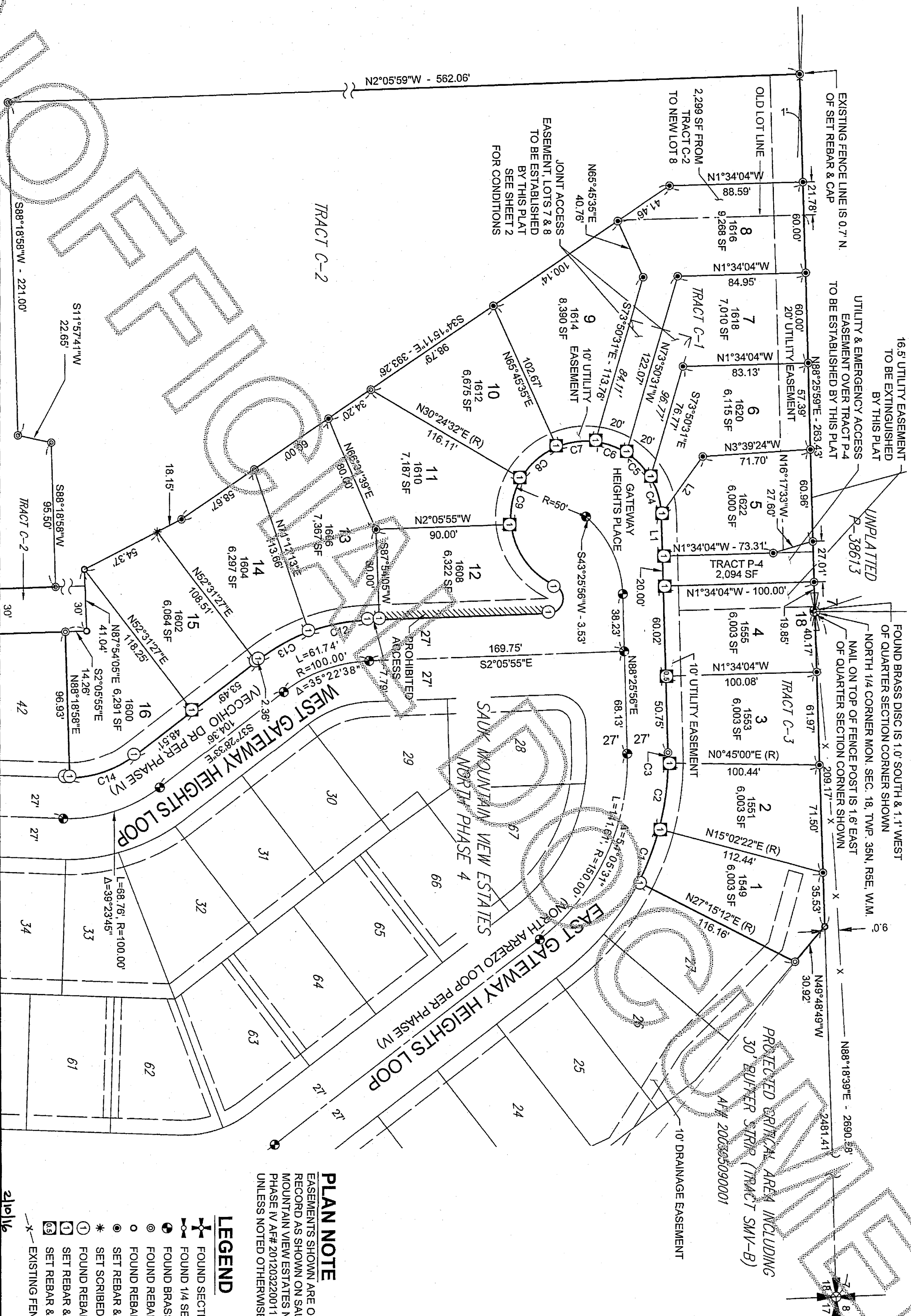
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS | 222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
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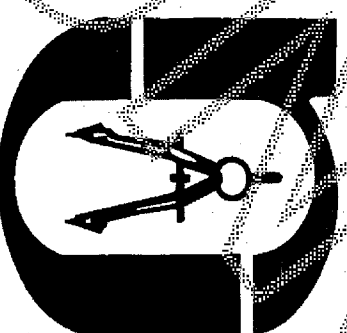
Curve Table			
Curve #	Length	Radius	Delta
C1	37.73	177.00	12°12'51"
C2	44.14	177.00	14°17'21"
C3	7.16	177.00	2°19'04"
C4	25.78	50.00	29°32'50"
C5	23.17	50.00	26°33'21"
C6	21.95	50.00	25°09'25"
C7	26.24	50.00	30°04'05"
C8	32.02	50.00	36°41'43"
C9	31.80	50.00	36°26'32"
C10	51.49	50.00	59°00'12"
C11	26.69	10.00	152°56'16"
C12	40.17	127.00	18°07'20"
C13	38.25	127.00	17°15'18"
C14	46.67	73.00	36°38'00"

Parcel Line Table		
Line #	Length	Direction
L1	27.58	N88°25'56"E
L2	47.23	S64°41'03"E

PLAN NOTE
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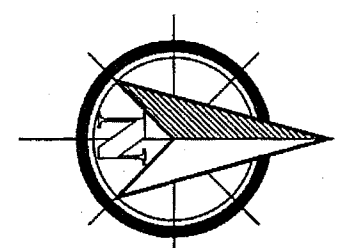
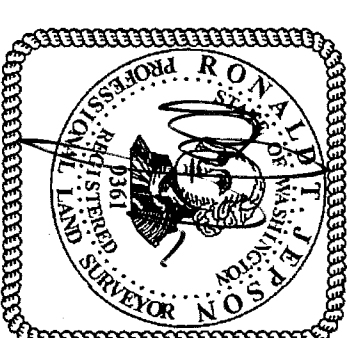
ADDRESSES
LOTS 14 ARE ADDRESSED ON EAST GATEWAY HEIGHTS LOOP. LOTS 5-12 ARE ADDRESSED ON GATEWAY HEIGHTS PLACE. LOTS 13-16 ARE ADDRESSED ON WEST GATEWAY HEIGHTS LOOP.

- LEGEND**
- FOUND SECTION CORNER
 - FOUND 1/4 SEC CORNER
 - FOUND BRASS DISK IN CONC. MON.
 - FOUND REBAR & CAP, #9361
 - FOUND REBAR & CAP IN CONCRETE, #9361
 - SET REBAR & CAP, #9361
 - SET REBAR & CAP, #9361 ON 1' OFFSET INTO LOT
 - SET REBAR & CAP, #9361 ON 1' OFFSET INTO LOT
 - SET REBAR & CAP, #9361 ON 0.5' OFFSET INTO LOT
 - EXISTING FENCE LINE



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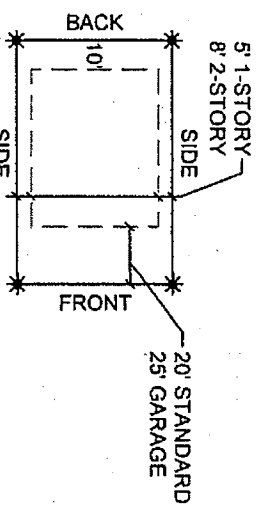
Curve Table			
Curve #	Length	Radius	Delta
C-15	35.73	336.49	6°05'04"
C-16	21.80	390.49	3°11'57"
C-17	28.11	390.49	4°07'28"
C-18	17.42	173.00	5°46'06"
C-19	22.93	173.00	7°35'38"

PLAN NOTES

- EASEMENTS SHOWN ARE OF RECORD AS SHOWN ON SAUK MOUNTAIN VIEW ESTATES NORTH PHASE IV AF# 201203220011 UNLESS NOTED OTHERWISE.
- RIGHT-OF-WAY AND CENTER LINES ON WEST PORTION OF GATEWAY HEIGHTS LOOP HAVE BEEN MODIFIED FROM THE ORIGINAL PLATS TO ELIMINATE NON-TANGENT CURVES AND NON-PARALLEL RIGHT-OF-WAYS.

ADDRESSES

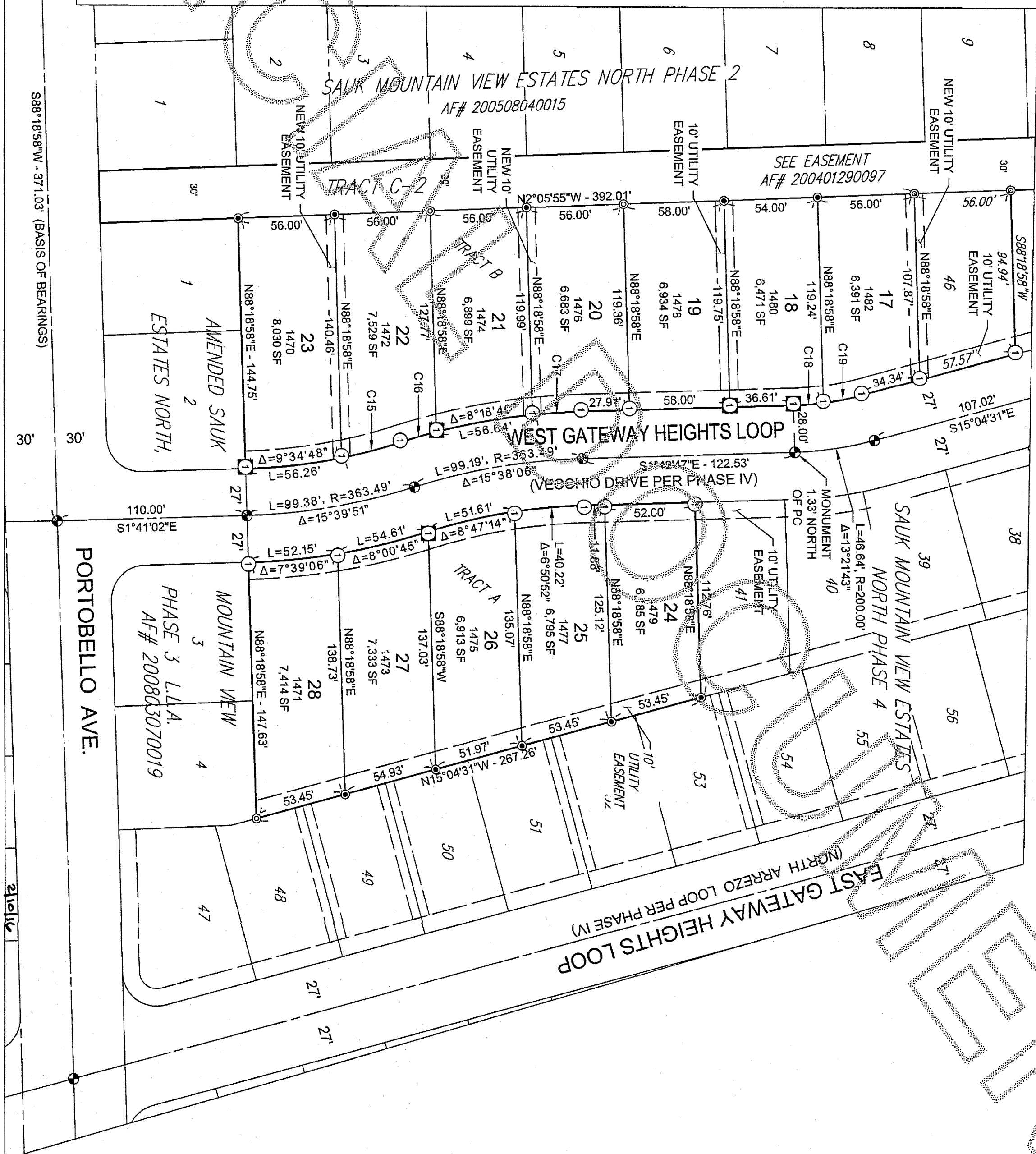
LOTS 17-28 ARE ADDRESSED ON WEST GATEWAY HEIGHTS LOOP.



BUILDING SETBACK DETAIL (TYP.)

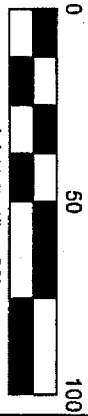
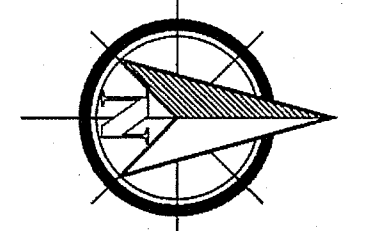
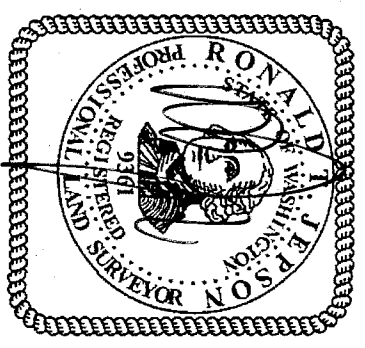
LEGEND

- FOUND BRASS DISK IN CONC. MON.
- FOUND REBAR & CAP #9361
- SET REBAR & CAP #9361
- FOUND REBAR & CAP #9361 ON 1' OFFSET INTO LOT
- SET REBAR & CAP #9361 ON 1' OFFSET INTO LOT



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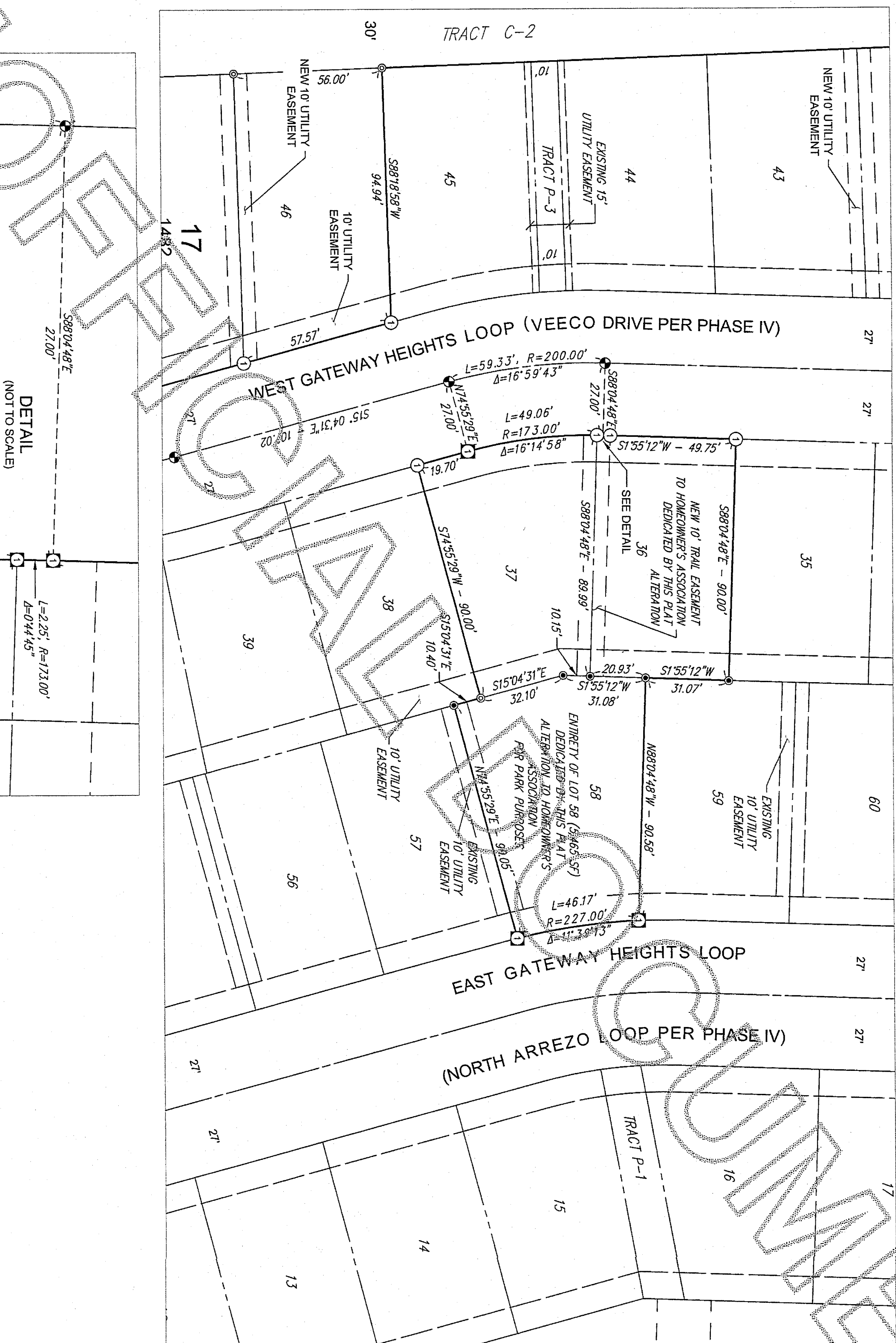
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PHASE IV PLAT ALTERATION



LEGEND

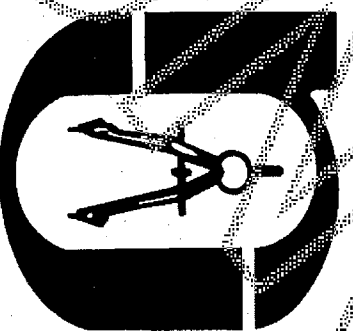
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- FOUND REBAR & CAP, #9361 ON 1' OFFSET INTO LOT
- SET REBAR & CAP, #9361
- SET REBAR & CAP, #9361 ON 1' OFFSET INTO LOT

PLAN NOTE

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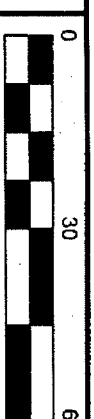
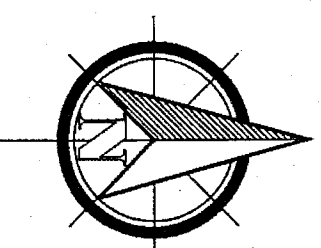
LOT 58 PARK DEDICATION

LOT 58, AS SHOWN ON THE PLAT OF SAUK MOUNTAIN VIEW ESTATES NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE IV, IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION OF SAID PLAT FOR PARK PURPOSES. NO OTHER DEVELOPMENT SHALL BE PERMITTED ON THIS LOT.



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