



201909050037

09/05/2019 11:43 AM Pages: 1 of 2 Fee: \$193.50
Skagit County Auditor

PLAT OF WOODROW PLACE

A PORTION OF THE NE1/4 OF THE SW1/4 AND NW1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 35 N, RANGE 4 E, WMA FILE NO. SW 2019-227

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE CONSTRUCTION, INC. A WASHINGTON CORPORATION, LLC OWNERS IN THE SE1/4 OF THE NE1/4 AND NE1/4 OF THE SW1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 35 N, RANGE 4 E, WMA AND DO HEREBY GRANT TO THE CITY OF SKAGIT, WASHINGTON THE STREETS AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR THE PURPOSES OF THE CITY OF SKAGIT, WASHINGTON AND THE CITY OF SKAGIT, WASHINGTON THE STREETS AND ALLEYS SHOWN HEREON NECESSARY STREETS FOR CITS AND TIES UPON THE LOTS AND ALLEYS SHOWN HEREON IN THE ORIGINAL RECORDABLE COPIES OF ALL SUCH STREETS AND ALLEYS SHOWN HEREON.

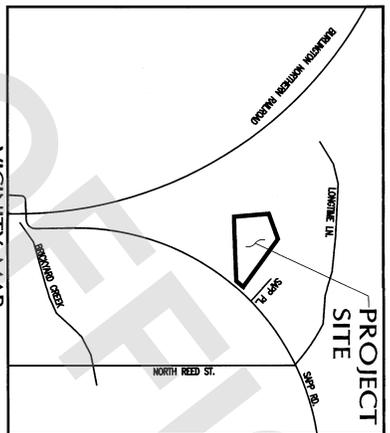
BY: August 29 2019
VICE PRESIDENT
BY: August 29 2019
PRESIDENT OF THE GOLF OWNERS RESORT TRUST

ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT Tricia L. Beckwith IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DATE THAT HE/SHE WAS ADMITTED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF BYK CONSTRUCTION, INC., A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



SIGNATURE: Tricia L. Beckwith
NOTARY PUBLIC, EXPIRES: 01-01-21
RESIDING AT: 2100 1st Ave SE, Everett, WA 98201



VICINITY MAP
SCALE: 1" = 500'

SUBDIVISION CERTIFICATE
HEREBY CERTIFY THAT THIS PLAT OF WOODROW PLACE IS MADE UPON AN ACTUAL SURVEY AND SUBDIVISION OF LAND AND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS AND REGULATIONS OF THE CITY OF SKAGIT, WASHINGTON AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SKAGIT, WASHINGTON.
WMA FILE NO. SW 2019-227
DATE: 8-28-2019
CERTIFICATE NO. 5008

LEGAL DESCRIPTION

LOT 4 OF LOT 3000, UNDEVELOPED TRACT, PLAT NO. SKAGIT-04, APPROVED JANUARY 18, 2005, AND RECORDED STRADDLES 21, 1985, IN COUNTY 12 OF SKAGIT COUNTY, WASHINGTON, BEING 31 UNDER AUDITOR'S FILE NUMBER 0509270102, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE COUNTY'S QUARTER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILMUTITE MERIDIAN, SITUATED IN SKAGIT COUNTY, WASHINGTON.

SCHEDULE OF TERMS

- 1. THE PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 2. SITE AREA BEFORE ROW DEDICATION: 84,800 SF (1.93 ACRES) - AREA OF DEDICATION: 16,588 SF (0.39 ACRES); SITE AREA AFTER DEDICATION: 68,212 SF (1.54 ACRES) SEE SKAGIT-04 SHORT PLAT NO. SW-05-94 - RECORDED UNDER SKAGIT COUNTY AUDITOR'S NO. 199502210102.
- 3. SERVICE PROVIDER: CITY OF SKAGIT-WOODLEY STREET DEPARTMENT, CITY OF SKAGIT-WOODLEY WATER, SKAGIT COUNTY AND NO. 1 WOODLEY POWER, PLANT SOUND ENERGY TELEPHONE, FRONTIER COMMUNICATIONS, SKAGIT COUNTY AND NO. 1 WOODLEY TELEVISION CABLE, COMCAST CORPORATION
- 4. THE PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS DECLARED IN THE TITLE REPORT
- 5. EASEMENTS: THE PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS DECLARED IN THE TITLE REPORT
- 6. THE PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS DECLARED IN THE TITLE REPORT
- 7. AS SHOWN ON THIS SHEET UNDER SCHEDULE "B"
- 8. FRONT YARD SETBACK: ONE (1) STRAY METERS AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF FIVE (5) FEET FROM THE FRONT YARD SETBACK LINE. THE MINIMUM SETBACK FOR ALL OTHER STRUCTURES SHALL BE AS SHOWN ON THIS SHEET UNDER SCHEDULE "B"
- 9. THE HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND RESERVATIONS FOR THE APPLICABLE TRACT NO. 201001200238

NOTES:

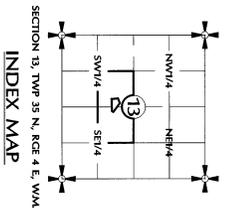
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ACKNOWLEDGMENT

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SIGNATURE: Scott & Erika's
NOTARY PUBLIC, EXPIRES: 8-15-20
RESIDING AT: Brentwood



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 17705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 5th DAY OF SEPTEMBER 2019
AT 11:13 A.M. AT THE REQUEST OF SOUND DEVELOPMENT GROUP
FILE NUMBER: 201909050037
Auditor: Tricia L. Beckwith
DEPUTY: John F. ...

SKAGIT COUNTY TREASURER
DATE: SEP 2019
BY: ...

CITY FINANCE DIRECTOR
DATE: SEP 2019
BY: ...

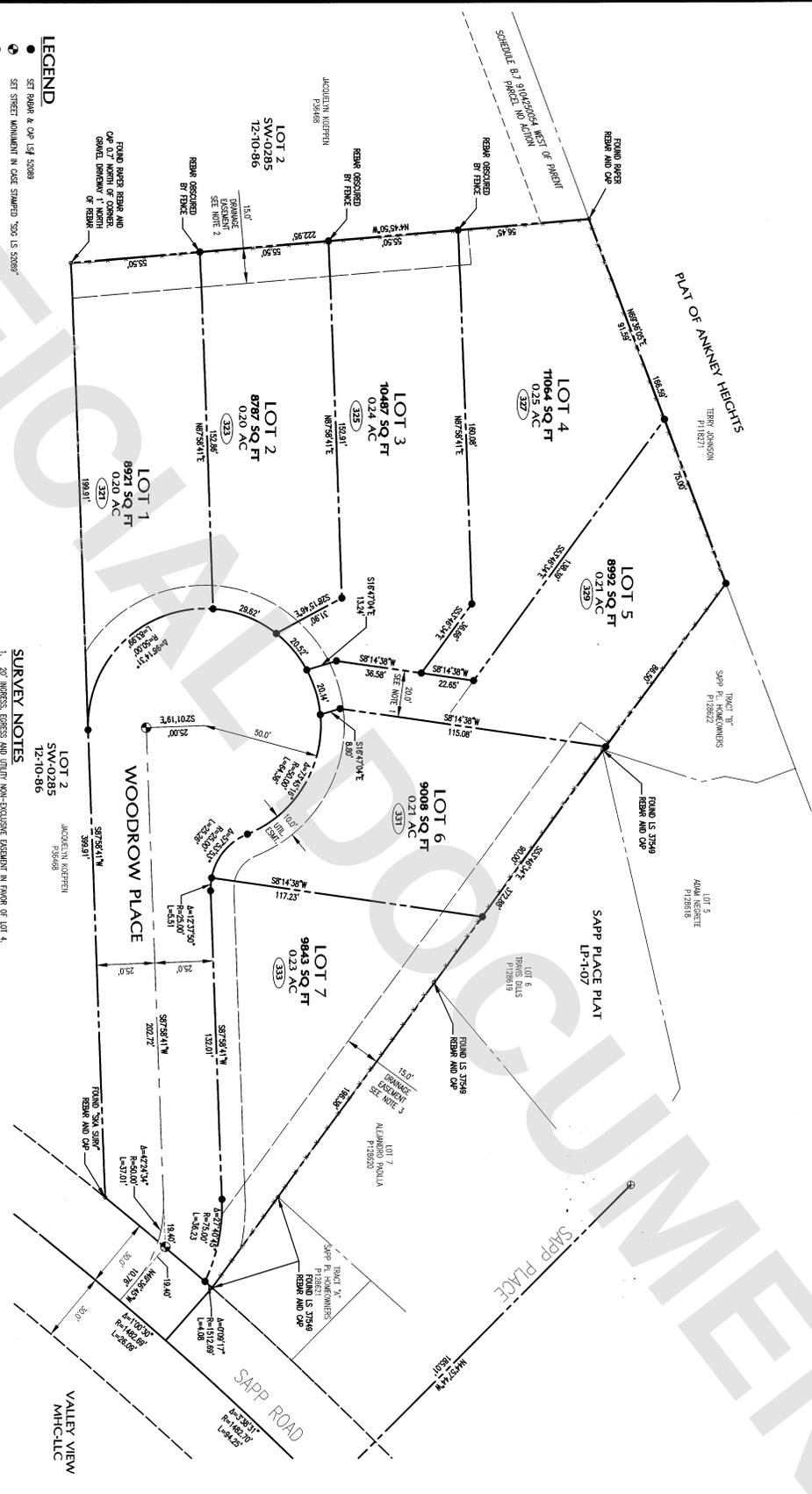


APPROVALS
DATE: SEP 2019
BY: ...

UTILITY EASEMENT
DATE: SEP 2019
BY: ...

PLAT OF WOODROW PLACE
FILE NO. SW 2019-227
A PORTION OF THE NE1/4 OF THE SW1/4 AND NW1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 35 N, RANGE 4 E, WMA, COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNERS: BYK CONSTRUCTION, INC.
DATE: 08/28/2019 SCALE: 1"=60'
PROJECT NO. 18100 FILE: 18030FINAL.DWG

PLAT OF WOODROW PLACE
A PORTION OF THE NE1/4 OF THE SW1/4 AND NW1/4 OF SECTION 13, TOWNSHIP 35 N, RANGE 4 E, WM
FILE NO. SW 2018-227



LEGEND

- SET PILE & CAP L&P 50288
- SET STREET MONUMENT IN CASE STAMPED '500' IS 50288'
- SURVEY CORNER SET PERMANENTLY
- ⊕ PERMANENT SET STREET MONUMENT IN CASE OR AS NOTED

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPANIED BY FIELD TRAVELERS USING A TRIMBLE S7 AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER. STATIONED DISTANCE: 1/2" (20" (4" (1" (2") AND METERS OR EXCESS STATIONING AS SET FORTH IN W.A.C. CH. 332.

BASIS OF BEARING

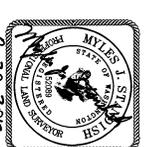
W.A.S. SHOWN HEREON.

OCCUPATION NOTE

THIS SURVEY HAS IDENTIFIED EXISTING OCCUPATIONAL CLAIMS AND OCCUPATIONAL MONUMENTS MAY INDICATE A POTENTIAL FOR CLAIM OF UNLITIGATION THE OWNERSHIP. THE LEGAL TITLE CLAIMS HAS NOT BEEN REVEALED BY THIS SURVEY.

RESEARCH NOTES

1. ARI 95061010102 SHIRT PANT
2. ARI 2018020004 HOS
3. ARI 2018020005 SHIRT PANT
4. ARI 2018020006 HOS

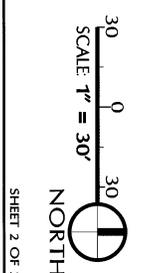


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PLAT OF WOODROW PLACE
FILE NO. SW 2018-227
A PORTION OF THE NE1/4 OF THE SW1/4 AND NW1/4 OF SECTION 13, TOWNSHIP 35 N, RANGE 4 E, W.M., COUNTY OF SNOHOMISH OF WASHINGTON

OWNERS
BYK CONSTRUCTION, INC.
BR: M&S SCALE: 1"=30'

DATE: 08/28/2019
PROJECT NO: 18030
SHEET 2 OF 2



SURVEY NOTES

1. 20' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 4.
2. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 5.
3. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 6.
4. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 7.
5. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 8.
6. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 9.
7. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 10.
8. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 11.
9. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 12.
10. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 13.
11. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 14.
12. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 15.
13. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 16.
14. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 17.
15. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 18.
16. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 19.
17. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 20.
18. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 21.
19. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 22.
20. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 23.
21. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 24.
22. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 25.
23. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 26.
24. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 27.
25. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 28.
26. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 29.
27. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 30.
28. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 31.
29. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 32.
30. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 33.
31. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 34.
32. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 35.
33. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 36.
34. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 37.
35. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 38.
36. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 39.
37. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 40.
38. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 41.
39. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 42.
40. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 43.
41. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 44.
42. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 45.
43. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 46.
44. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 47.
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46. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 49.
47. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 50.
48. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 51.
49. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 52.
50. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 53.
51. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 54.
52. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 55.
53. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 56.
54. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 57.
55. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 58.
56. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 59.
57. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 60.
58. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 61.
59. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 62.
60. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 63.
61. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 64.
62. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 65.
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67. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 70.
68. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 71.
69. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 72.
70. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 73.
71. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 74.
72. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 75.
73. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 76.
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76. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 79.
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79. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 82.
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81. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 84.
82. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 85.
83. 15' WIDE, EXCESS AND ENTRY NON-EXCLUSIVE EASEMENT IN FRONT OF LOT 86.
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