SHORT PLAT of COOK ROAD LLC

A PORTION OF THE NE/4 OF THE SE1/4 OF SECTION 23,
TOWNSHIP 35 N., RANGE 4 E., W.M.
FILE NO. SP-2020-151

ACKNOWLEDGEMENT & DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT Scott Douglas, A MANAGING MEMBER, OF CORPUS VALENS, LLC. IN FEE SIMPLE OF THE LAND HEREBY PLATTED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS THEIR FREE AND VOLUNTARY ACT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED.

THIS 5th DAY OF February, 2021

PRINT: Scott Douglas
MANAGING MEMBER OF CORPUS VALENS, LLC.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF King)SS

ISAAC ANZLOVAR
NOTARY PUBLIC #20105894
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 9, 2024

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Scott Douglas 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 MANAGING MEMBER OF CORPUS VALENS, LLC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED February 5, 2021.

SIGNATURE

NOTARY PUBLIC
MY APPOINTMENT EXPIRES : June 9th, 2024
RESIDING AT : King, County

SCHEDULE "B" ITEMS

1. THIS PLAT IS SUBJECT TO ANY AND ALL DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT
   NAME: SEDRO ACREAGE
   RECORDED: APRIL 9, 1903
   AUDITOR'S No: 43720 IN VOLUME 3 OF PLATS, PAGE 35

   SURVEYOR'S NOTE: INSUFFICIENT GEOMETRY TO PLOT

2. THIS PLAT IS SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
   GRANTEE: GRANITE HOLDINGS, LLC
   RECORDED: FEBRUARY 15, 2011
   AUDITOR'S No: 201102150114
   PURPOSE: "...UTILITIES AND DRAINAGE..."
   AREA AFFECTED: SOUTH 20 FEET AND WEST 20 FEET OF THE SOUTH 158 FEET OF SUBJECT PROPERTY

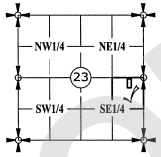
   SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 2

3. THIS PLAT IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
   GRANTEE: PUGET SOUND ENERGY
   RECORDED: DECEMBER 21, 2010
   AUDITOR'S No: 201012210038
   PURPOSE: ELECTRIC LINES AND FACILITIES
   AREA AFFECTED: NORTH 5 FEET OF SUBJECT PROPERTY

   SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 2

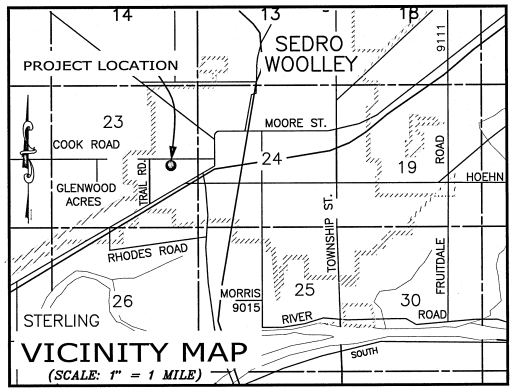
4. THIS PLAT IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT:
   PLAT/SURVEY:
   NAME: SURVEY FOR SCOTT AND MEGAN DOUGLAS
   RECORDED: SEPTEMBER 17, 2014
   AUDITOR'S No: 201409170090

   SURVEYOR'S NOTE: INSUFFICIENT GEOMETRY TO PLOT



SECTION 23, TWP 35 N., RGE 4 E., W.M.

INDEX MAP



VICINITY MAP
(SCALE: 1" = 1 MILE)

SCHEDULE "B" ITEMS

5. THIS PLAT IS SUBJECT TO AN EASEMENT AFFECTING A PORTION OF SUBJECT PROPERTY FOR UTILITY LINES AND RELATED FACILITIES AND PROVISIONS THEREIN, GRANTED TO PUGET SOUND ENERGY AND/OR ITS PREDECESSORS, RECORDED APRIL 27, 2015, AS AUDITOR'S No. 201504270146

   SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 2

6. THIS PLAT IS NOT SUBJECT TO ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT:
   PLAT/SURVEY:
   NAME: SHORT PLAT No. 2015-246/NICHOLAS COURT
   RECORDED: MARCH 29, 2018
   AUDITOR'S No: 201803290100

   SURVEYOR'S NOTE: NOT PLOTTED AS IT DOES NOT AFFECT THE SUBJECT TRACT

7. THIS PLAT IS SUBJECT TO A MEMORANDUM OF LEASE, AND THE TERMS AND CONDITIONS THEREOF BY CORPUS VALENS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND BETWEEN NORTHWEST PHYSICAL THERAPY SPORTS REHABILITATION CENTER, INC., P.S. DATED SEPTEMBER 14, 2015 RECORDED SEPTEMBER 23, 2015 AS AUDITOR'S FILE No. 201509230017

   SURVEYOR'S NOTE: INSUFFICIENT GEOMETRY TO PLOT

(SCHEDULE "B" FROM FIRST AMERICAN TITLE INSURANCE GUARANTEE/COMMITMENT NO. 5003353-0002727e, DATE OF GUARANTEE APRIL 13, 2020)

SHORT PLAT NOTES:

1. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. SITE AREA 102,568 SQ. FT. – 2.35 ACRES
3. FOR ADDITIONAL SUBDIVISION INFORMATION SEE PLAT OF ARBOR GLEN, SEDRO-WOOLLEY PLAT No. 2017-330 RECORDED UNDER SKAGIT COUNTY AUDITOR'S NO. 201906240188.
4. SEWAGE DISPOSAL: CITY OF SEDRO-WOOLLEY
   STORM DRAINAGE: CITY OF SEDRO-WOOLLEY
   STREET STANDARD: CITY OF SEDRO-WOOLLEY
   WATER: SKAGIT COUNTY PUD NO. 1.
   POWER: PUGET SOUND ENERGY
   TELEPHONE: ZIPLY FIBER
   GAS: CASCADE NATURAL GAS
   TELEVISION CABLE: COMCAST CORPORATION
   GARBAGE COLLECTION: CITY OF SEDRO-WOOLLEY.
5. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS DISCLOSED IN THE TITLE REPORT AS SHOWN ON THIS SHEET UNDER "SCHEDULE "B."
6. ZONING AND SETBACKS:
   MIXED USE COMMERCIAL: FRONT 20', SIDE 10' [ADJACENT TO MC ZONES], REAR 20'
   RESIDENTIAL: FRONT – 10', SIDE – 1 STORY 5', 2 STORY 8' AND EACH ADDITIONAL STORY ADD 4', REAR – 10', 5' FOR ACCESSORY BLDG.
7. MAXIMUM BUILDING HEIGHT: 35', 25' FOR ACCESSORY BUILDING
8. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING SEDRO-WOOLLEY MUNICIPAL CODE.
9. OWNER OF RECORD: CORPUS VALENS. LLC, 1617 FAIRHAVEN AVE., BELLINGHAM, WA 98225
10. PER CONDITION 2 OF THE PRELIMINARY PLAT APPROVAL, PLANT MATERIALS LOCATED ON 709 COOK ROAD, ADJACENT TO THE ACCESS EASEMENT RECORDED UNDER AUDITOR'S FILE #202012040151, SHALL BE MAINTAINED TO MEET VISION CLEARANCE TRIANGLE REQUIREMENTS OR BE REMOVED AND REPLACED WITH PLANTS THAT MEET THE STORMWATER INFRASTRUCTURE REQUIREMENTS AND VISION CLEARANCE TRIANGLE REQUIREMENTS.

SKAGIT COUNTY TREASURER

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 ~~2020~~ 2021

THIS 9th DAY OF February

SKAGIT COUNTY TREASURER

Treasurer • Skagit County • OFFICIAL DEPUTY SEAL State of Washington

CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THERE AREA 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.

THIS 9th DAY OF February, 2021

CITY TREASURER'S CERTIFICATE

ENGINEERING AND PLANNING APPROVALS

EXAMINED AND APPROVED THIS 5th DAY OF February, 2021

CITY ENGINEER

EXAMINED AND APPROVED THIS 5th DAY OF February, 2021

PLANNING DIRECTOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF Feb., 2021 AT 2:10 p M., AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC, WITHIN THE RECORDS OF SKAGIT COUNTY WASHINGTON, UNDER AUDITORS FILE NUMBER 202102090127

Sandra Perkins

SKAGIT COUNTY AUDITOR

SKAGIT COUNTY DEPUTY

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, COMCAST, CASCADE NATURAL GAS CORPORATION, FRONTIER AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION. 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 BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

SHEET 1 OF 2

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT FOR CORPUS VALENS, LLC IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON.

VINCENT J. TOWNSEND, PLS
CERTIFICATE No. 52841

2/2/21
DATE

VINCENT JAMES TOWNSEND
STATE OF WASHINGTON
52841
REGISTERED
PROFESSIONAL LAND SURVEYOR
2-2-21

LDC | Surveying Engineering Planning

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072

Kent
1851 Central Pl S, #101
Kent, WA 98030

T 425.806.1869 www.LDCcorp.com F 425.482.2893

SHORT PLAT OF COOK ROAD LLC
FILE NO. SP-2020-151
A PORTION OF THE NE/4 OF THE SE/4 A OF SECTION 23, TOWNSHIP 35 N., RANGE 4 E., W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNER
CORPUS VALENS, LLC

DATE: 1-25-2021	BY: JCW	SCALE: AS NOTED
PROJECT NO. C20-147		FILE: 19084sPLAT

202102090127
02/09/2021 02:10 PM Pages: 1 of 2 Fees: $192.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

202102090127
02/09/2021 02:10 PM Page 2 of 2

SHORT PLAT of COOK ROAD LLC

A PORTION OF THE NE/4 OF THE SE1/4 OF SECTION 23,
TOWNSHIP 35 N., RANGE 4 E., W.M.
FILE NO. SP-2020-151

SURVEY NOTE

- ○ SET SET REBAR AND CAP STAMPED "LDC LS 52841"
- ● FOUND MONUMENT AS NOTED (2020)
- (2) AFN 201102150114 – SEE SCHEDULE "B" ITEMS, NOTE No. 2 ON SHEET 1 OF 2
- (3) AFN 201012210038 – SEE SCHEDULE "B" ITEMS, NOTE No. 3 ON SHEET 1 OF 2
- (5) AFN 201504270146 – SEE SCHEDULE "B" ITEMS, NOTE No. 5 ON SHEET 1 OF 2
- (8) VARIABLE-WIDTH WATERLINE EASEMENT TO PUD PER SP 2015-246 AS RECORDED UNDER AFN 201803290100
- (9) 46-FOOT WIDE INGRESS/EGRESS/UTILITIES EASEMENT AND ROAD MAINTENANCE AGREEMENT AS RECORDED UNDER AFN 202012040151

FIELD EQUIPMENT

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

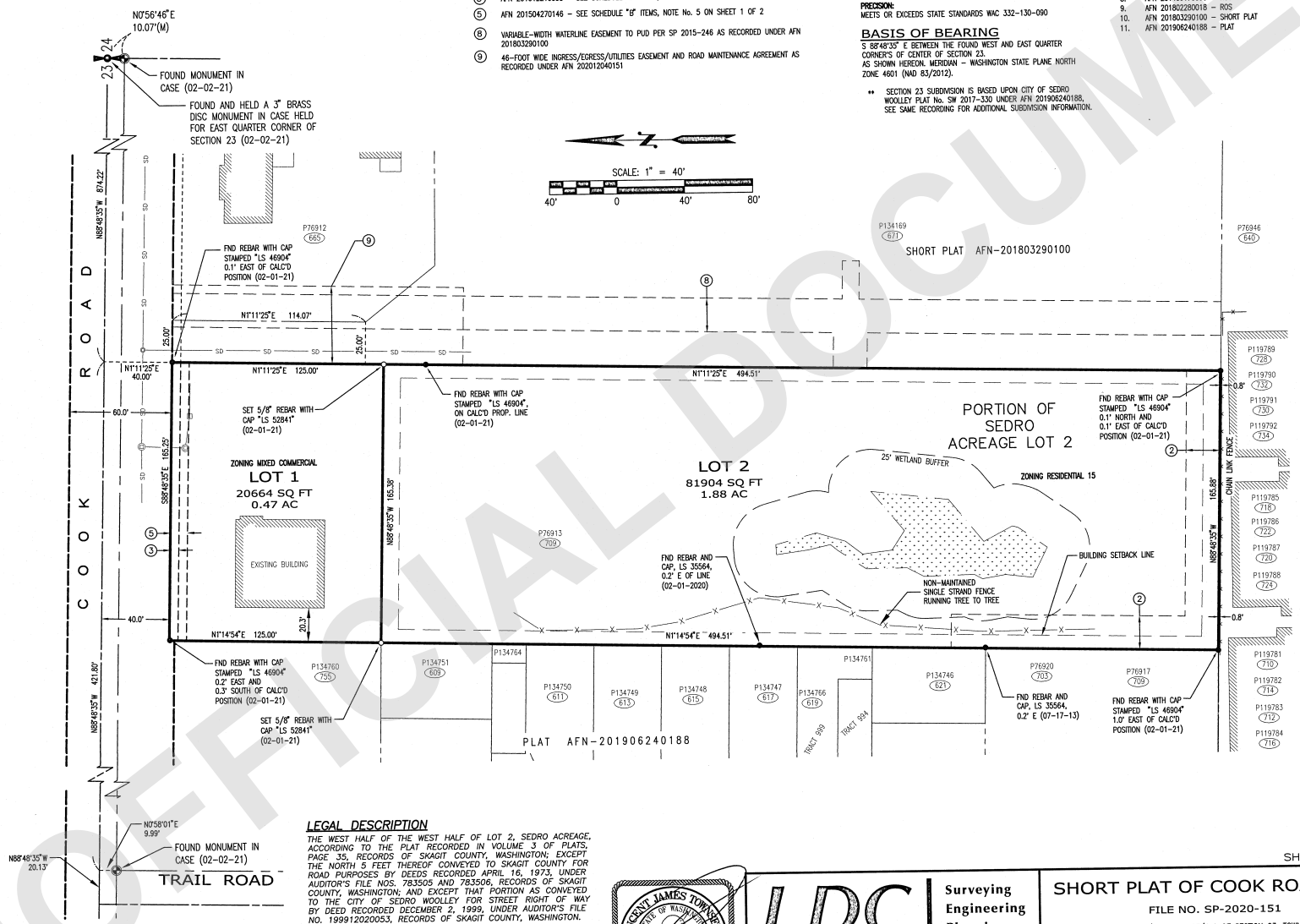
BASIS OF BEARING

S 88°48'35" E BETWEEN THE FOUND WEST AND EAST QUARTER CORNER'S OF CENTER OF SECTION 23.
AS SHOWN HEREON. MERIDIAN – WASHINGTON STATE PLANE NORTH ZONE 4601 (NAD 83/2012).

** SECTION 23 SUBDIVISION IS BASED UPON CITY OF SEDRO WOOLLEY PLAT No. SW 2017-330 UNDER AFN 201906240188, SEE SAME RECORDING FOR ADDITIONAL SUBDIVISION INFORMATION.

RESEARCH NOTES

1. AFN 43720 – PLAT OF SEDRO ACRES
2. AFN 198501140002 – SHORT PLAT
3. AFN 199805070071 – SHORT PLAT
4. AFN 200004060076 – ROS
5. AFN 200010310002 – PLAT
6. AFN 200704170179 – BLA
7. AFN 201008100048 – BSP
8. AFN 201409170090 – ROS OF PARENT PARCEL
9. AFN 201802280018 – ROS
10. AFN 201803290100 – SHORT PLAT
11. AFN 201906240188 – PLAT



LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF OF LOT 2, SEDRO ACREAGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 5 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED APRIL 16, 1973, UNDER AUDITOR'S FILE NOS. 783505 AND 783506, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF SEDRO WOOLLEY FOR STREET RIGHT OF WAY BY DEED RECORDED DECEMBER 2, 1999, UNDER AUDITOR'S FILE NO. 199912020053, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON.

(LEGAL FROM FIRST AMERICAN TITLE INSURANCE GUARANTEE/COMMITMENT NO. 5003353-0002727e, DATE OF GUARANTEE APRIL 13, 2020)

VINCENT JAMES TOWNSEND
STATE OF WASHINGTON
30941
REGISTERED
PROFESSIONAL LAND SURVEYOR
2-2-21

SHEET 2 OF 2

LDC
Surveying
Engineering
Planning

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UNOFFICIAL DOCUMENT