

LEGAL DESCRIPTION:

RECORDING THE SEAMISH COMMON SUBDIVISION GUARANTEE / EASEMENT FOR THE CITY OF SEDRO-WOOLLEY, WASHINGTON, FILE NO. 2019-0922, ASSESSOR'S MAP NO. 29316, COMMENSURING AT A POINT 447.92 FEET WEST AND 43.9 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M., THENCE RUN SOUTH 44.81 FEET TO THE EMBANKMENT AND SOUTHERN RAILWAY RIGHT-OF-WAY; THENCE RUN ON AN ANGLE SOUTHEAST PARALLEL WITH THE SAID RIGHT-OF-WAY A DISTANCE OF 230 FEET; THENCE WEST 120 FEET TO THE PLACE OF BEGINNING; SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DECLARATION:

KNOWN BY ALL THESE PEOPLE PRESENT THAT THE UNDERSIGNED HEREBY DECLARE THIS THAT OF SAMISH ESTATES' IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY WISHES.

Monte R. Pettersen 05/28/2021
MONTRE PETERSEN DATE

ACKNOWLEDGEMENT

COUNTY OF SKAGIT } 35
STATE OF WASHINGTON

Wendy Hawking
NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON
RESIDING AT Washington, Skagit County



PUD UTILITY EASEMENT

EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF SEDRO-WOOLLEY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE FERRIFLUX BROADBAND, 219V FIBER, CASCADE NATURAL GAS CORPORATION AND THE RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND THROUGH THIS MAP, WHICH TO INSTALL, CONSTRUCT, REPAIR, MAINTAIN AND REMOVE THE UTILITY SYSTEMS, INCLUDING THE NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND CONTROL OF WATER FACILITIES OVER, UNDER AND THROUGH THE TRACTS AND LOTS AND TRACTS AT ALL TIMES AND TO THE FULL EXTENT OF THE RIGHTS AND INTERESTS OF THE GRANTORS IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM, AND/OR REMOVE VEGETATION WHICH, IN THE OPINION OF THE DISTRICT COMMISSIONER OF PUBLIC UTILITIES, IS NECESSARY TO MAINTAIN, OPERATE, REPAIR, REPLACE, IMPROVE OR OTHERWISE ENHANCE THE UTILITY SYSTEMS OR TO PREVENT DAMAGE TO THE UTILITY SYSTEMS OR TO OTHERWISE ENHANCE THE UTILITY SYSTEMS. THIS EASEMENT IS HEREBY GRANTED TO THE CITY OF SEDRO-WOOLLEY, WASHINGTON, AS THE SUCCESSORS OR ASSIGNS OF THE GRANTORS, IN THE EASEMENT PERSUASANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT COMMISSIONER OF PUBLIC UTILITIES, AS THE SUCCESSORS OR ASSIGNS OF THE GRANTORS. ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT THE WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT COMMISSIONER OF PUBLIC UTILITIES AND ALL OTHER ACTIVITIES ON THE EASEMENT AREA SHALL BE SUBJECT TO THE GENERAL MANAGER OF THE DISTRICT COMMISSIONER OF PUBLIC UTILITIES. THE GRANTORS HEREBY WARRANT THAT THE EASEMENT AREA IS NOT BEING USED FOR ANY OTHER PURPOSES AND THAT THE EASEMENT AREA IS NOT BEING USED FOR ANY OTHER PURPOSES AND THAT THE EASEMENT AREA IS NOT BEING USED FOR ANY OTHER PURPOSES AND THAT THE EASEMENT AREA IS NOT BEING USED FOR ANY OTHER PURPOSES.

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PLAT NOTES:

1. THE PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. SEWAGE DISPOSAL: PRIVATE
STORM DRAINAGE: SKAGIT COUNTY PUD NO. 1
WATER: SKAGIT COUNTY PUD NO. 1
TELEPHONE: SKAGIT COUNTY PUD NO. 1
GAS: COCAIR NATURAL GAS
CITY OF SEDRO-WOOLLEY
ZREY FIBER: SKAGIT COUNTY PUD NO. 1
GARAGE COLLECTION: CITY OF SEDRO-WOOLLEY
3. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING SEDRO-WOOLLEY MUNICIPAL CODE.
4. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS DISCLOSED IN THE TITLE REPORT AS SHOWN ON THIS SHEET UNDER "SCHEDULE B, SIDE".
5. ZONING AND BUILDING SETBACKS:
ONE STORY DWELLINGS AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF FIVE FEET A TWO STORY DWELLING SHALL HAVE A MINIMUM OF EIGHT FEET.
EACH ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL FOUR FEET FOR EACH STORY.
REAR: THE REAR SETBACK SHALL BE THE DISTANCE FROM THE REAR PROPERTY LINE TO THE REAR WALL OF THE MAIN RESIDENCE OR THE REAR WALL OF THE GARAGE OR OTHER STRUCTURE.
FRONT: THE FRONT SETBACK SHALL BE THE DISTANCE FROM THE FRONT PROPERTY LINE TO THE FRONT WALL OF THE MAIN RESIDENCE OR THE FRONT WALL OF THE GARAGE OR OTHER STRUCTURE.
SIDE: THE SIDE SETBACK SHALL BE THE DISTANCE FROM THE SIDE PROPERTY LINE TO THE SIDE WALL OF THE MAIN RESIDENCE OR THE SIDE WALL OF THE GARAGE OR OTHER STRUCTURE.
ACCESS IN FRONT OF ALL GARAGE DOOR ENTRANCES WHEN ACCESSING A STREET EITHER TO THE FRONT OR SIDE OF A RESIDENCE, WHERE GARAGE DOORS OPEN TO A YARD, THE STREET PARKING PERSON SHALL BE AT LEAST SEVEN FEET.
6. PERMANENT STORMWATER FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE STORMWATER OPERATIONS AND MAINTENANCE MANUAL RECORDED UNDER MAP NO. 2001-000004.
7. DECLARATION OF GOVERNMENT CONVEYANCES, RESTRICTIONS AND RESERVATIONS FOR THE PLAT OF SAMISH ESTATES' WAS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 2020-01000003.

SCHEDULE "B" ITEMS

1. CERTIFICATE FOR CITY OF SEDRO-WOOLLEY ORDINANCE NO. 1221-95, PROVIDING FOR A FACILITIES IMPROVEMENT CHARGE FOR NEW CONNECTIONS TO THE CITY SEWER SYSTEM, INCLUDING THE TERMS AND PROVISIONS THEREOF PER AF NO. 0520238028.
2. EASEMENT FOR THE PURPOSES OF SHOWING BELOW AND RIGHTS INHERENT THEREIN AS SET FORTH IN A DOCUMENT RECORDED UNDER MAP NO. 2001-000004.
3. CITY COUNTY LOCAL IMPROVEMENT ASSESSMENTS, IF ANY.
4. ASSESSMENTS, IF ANY, LEMED BY THE CITY OF SEDRO-WOOLLEY.

PLAT OF SAMISH ESTATES
BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M., CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON
FILE NO. SW-1P-2019-092



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 5th DAY OF May 2021 AT 12:21 P.M.
LINDA AUDITOR'S FILE NO. 202105050092
AT THE REQUEST OF JEPSON & ASSOCIATES
Diana Redburn
SKAGIT COUNTY AUDITOR



CITY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSIGNMENTS AND ALL SPECIAL ASSIGNMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEPOSITED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.
THIS 3rd DAY OF May 2021
Debra M. Peterson
CITY TREASURER

APPROVALS
CITY MANAGER
Michael Peterson
CITY ENGINEER
Michael Peterson

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF MONTRE PETERSEN IN MAY, 2018.
DATE 4/28/2021
SURVEYOR MICHAEL JEPSON

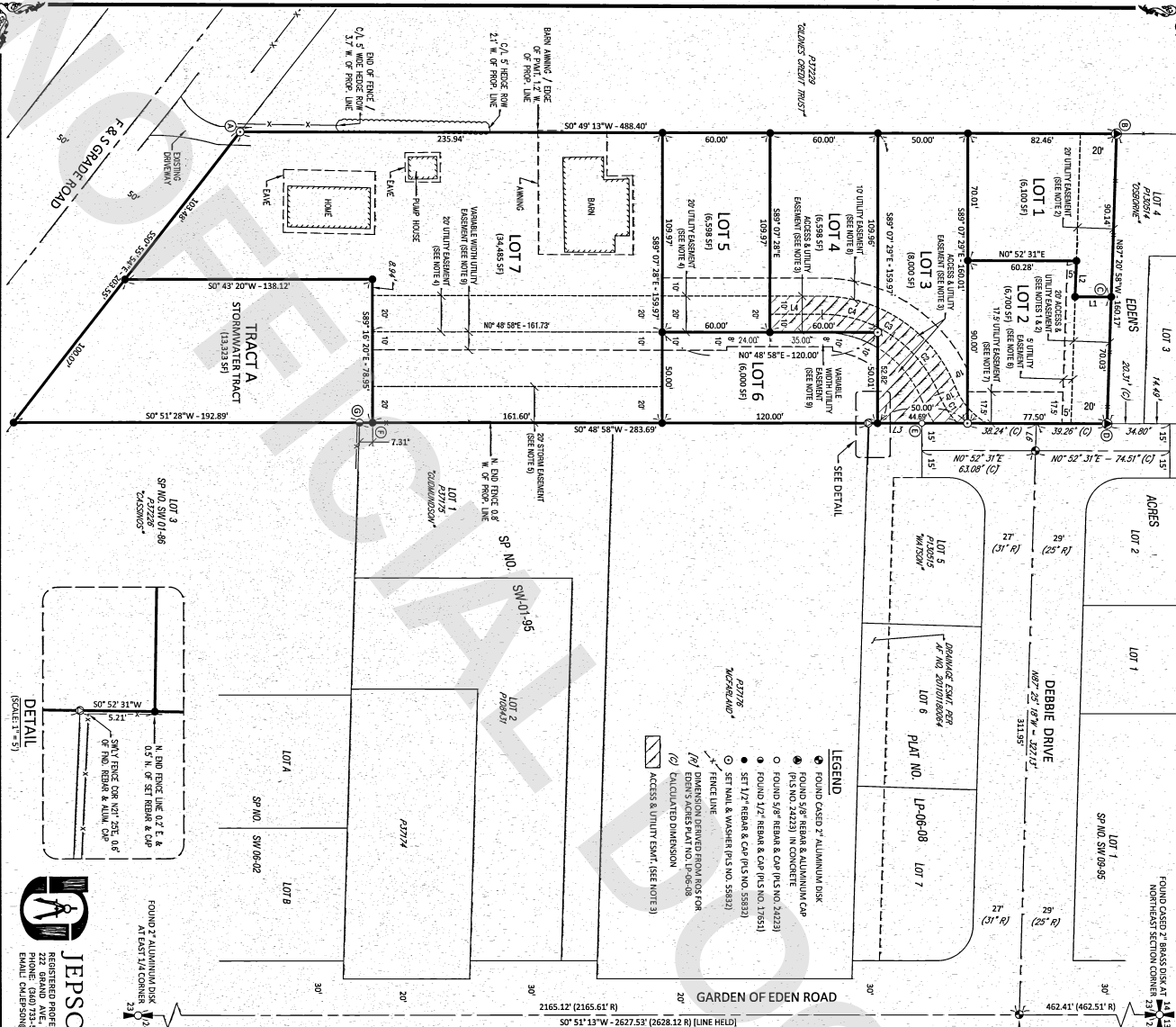


JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 65AND AVE., SUITE C BELLEVUE, WA 98005
PHONE: (880) 733-3790 | FAX: (880) 874-8939 | EMAIL: CJEPSON@JEPSONENGINEERING.COM

31	32	33
34	35	36

PLAT OF SAMISH ESTATES - FILE NO. SW-1P-2019-92
DRAWN BY: DRA
CHECKED BY: CMV

CLIENT:	MONTRE & PETERSEN	JOB NO.:	18829	F.B. NO.:	18-028
DATE:	04/28/2021	DRAWN BY:	DRA	CHECKED BY:	CMV
DWG. NO.:	18039-94-L-04	CHECKED BY:	CMV		1 OF 2



PLAT OF SAMISH ESTATES
BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON
FILE NO. SW-1P-2019-092

PROPERTY CORNER & OCCUPATION TABLE

① SET WALL & WASHER WITH STY END OF FENCE 57' 57" W, 4' 8" WITH
N.W. CORNER OF PARCEL BROWEN 27' W
② SET WALL & ACCEPTED REPAIR & ALUMINUM CAP WITH S.W. CORNER COR
N.E. CORNER OF
③ SET WALL & S.W. CORNER OF PARCEL BROWEN 11' 02" W OF
④ FOUND & ACCEPTED REPAIR & ALUMINUM CAP WITH E. END OF FENCE
59' 40" W OF STY END OF PARCEL BROWEN 11' 02" W
⑤ FOUND & ACCEPTED REPAIR & CAP
⑥ SET WALL & WASHER ON FENCE LINE
⑦ SET WALL & WASHER ON FENCE LINE

ADDRESS TABLE:

LOT 1 512 DEBBIE DRIVE
LOT 2 509 DEBBIE DRIVE
LOT 3 509 DEBBIE DRIVE
LOT 4 512 DEBBIE DRIVE
LOT 5 512 DEBBIE DRIVE
LOT 6 512 DEBBIE DRIVE
LOT 7 528 F & S GRADE ROAD

OWNER:
MONTE R. PETERSEN
10000 WOODLEY, WA 98284

ZONING CLASSIFICATION:
RESIDENTIAL - R7

SEGMENT TABLE:

① 11' 02" 21' E - 20.01'
② 11' 02" 21' E - 20.01'
③ 11' 02" 21' E - 20.01'
④ 11' 02" 21' E - 20.01'
⑤ 11' 02" 21' E - 20.01'
⑥ 11' 02" 21' E - 20.01'
⑦ 11' 02" 21' E - 20.01'
⑧ 11' 02" 21' E - 20.01'

REFERENCE SURVEYS:

SHORT PLAT NO. SW-01-95 AF NO. 9502410098
SHORT PLAT NO. SW-09-95 AF NO. 9512200100
NOS FOR BERRY AGRES
DL-1-837 AF NO. 749517-01007
DL-1-839 AF NO. 281119-01007

EASEMENT NOTES: (SEE "TAGEMENT" NOTE ON SHEET #1)

- 20' ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 1, CREATED HEREON.
- 20' UTILITY EASEMENT IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, CREATED HEREON.
- ACCESS TO UTILITY EASEMENT IN FAVOR OF LOTS 3, 5, 6, 7, TRACT A & THE CITY OF SEDRO-WOOLLEY, CREATED HEREON.
- 20' UTILITY EASEMENT IN FAVOR OF LOTS 1, 2, TRACT A & THE CITY OF SEDRO-WOOLLEY, CREATED HEREON.
- 20' STORM EASEMENT IN FAVOR OF LOTS 1, 2 & THE CITY OF SEDRO-WOOLLEY, CREATED HEREON.
- 5' UTILITY EASEMENT IN FAVOR OF LOTS 1, 2 & THE CITY OF SEDRO-WOOLLEY, CREATED HEREON.
- 17.5' UTILITY EASEMENT IN FAVOR OF LOTS 1, 2 & THE CITY OF SEDRO-WOOLLEY, CREATED HEREON.
- 10' UTILITY EASEMENT IN FAVOR OF LOTS 1, 2, TRACT A & THE CITY OF SEDRO-WOOLLEY, CREATED HEREON.
- VARIABLE WIDTH UTILITY EASEMENT IN FAVOR OF LOTS 1, 2, TRACT A & THE CITY OF SEDRO-WOOLLEY, CREATED HEREON.
- 10' EASEMENT IN FAVOR OF PUBLIC SOUND ENGINE, RECORDED UNDER AUDITOR'S FILE NO. 20200200113, CENTERED ON FACILITIES WITHIN THIS PLAT OF SAMISH ESTATES, WHICH IS NOT SPECIFIC IN LOCATION, AND THEREFORE NOT IDENTIFIABLE HEREON.
- 10' EASEMENT IN FAVOR OF PUBLIC SOUND ENGINE, RECORDED UNDER AUDITOR'S FILE NO. 20200200113, CENTERED ON FACILITIES WITHIN THIS PLAT OF SAMISH ESTATES, WHICH IS NOT SPECIFIC IN LOCATION, AND THEREFORE NOT IDENTIFIABLE HEREON.

SURVEYOR'S NOTES:

- STANDARD FIELD TRAVERSE PROCEDURES, A TOPCON GRS 5 GPS BASE STATION AND ROVER UTILIZING GLOBAL POSITIONING AND LEICA 1200 ROTATING TOTAL STATION WERE USED TO ACCORD WITH THE SURVEY. ALL OF WHICH ACCORDANCE WITH THE SURVEY WAS CONDUCTED IN FULL ON 2018 MARCH 09.
- THE FIELD WORK PERFORMED FOR THIS SURVEY WAS CONDUCTED IN FULL ON 2018 MARCH 09.
- SURVEY UNLESS OTHERWISE NOTED
- BASES OF BEARINGS: NAD 83/11
- LINE BEARS: 90° 51' 13" W, 282.73° ALONG THE CENTERLINE OF GARDEN OF EDEN ROAD BETWEEN FOUND BEARS DISKS AT THE NORTHEAST AND EAST QUARTER CORNERS OF SECTION 23, AS SHOWN.
- SEE ALSO THAT RECORD OF SURVEY FOR EDENS AGRES PLAT LP-06-08, FILED UNDER AUDITOR'S FILE NO. 20101108004, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PLAT OF SAMISH ESTATES - FILE NO. SW-1P-2019-92
P.P. NE 1/4, SECTION 23, TOWNSHIP 35 N, RANGE 4 E, W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

JEPSON & ASSOC.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
10000 WOODLEY, WA 98284
PHONE: (360) 733-5160 | FAX: (360) 644-4819
EMAIL: CHL@JEPSONENGINEERING.COM

DATE: 04/28/2021 JOB NO.: 18029 P.P. NO.: 18-028
DRAWN BY: JPM SHEET: 2 OF 2
CHECKED BY: CMJ

