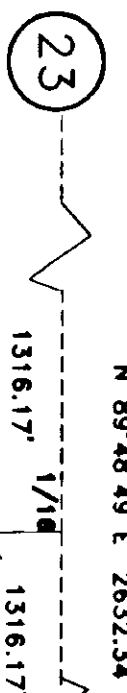


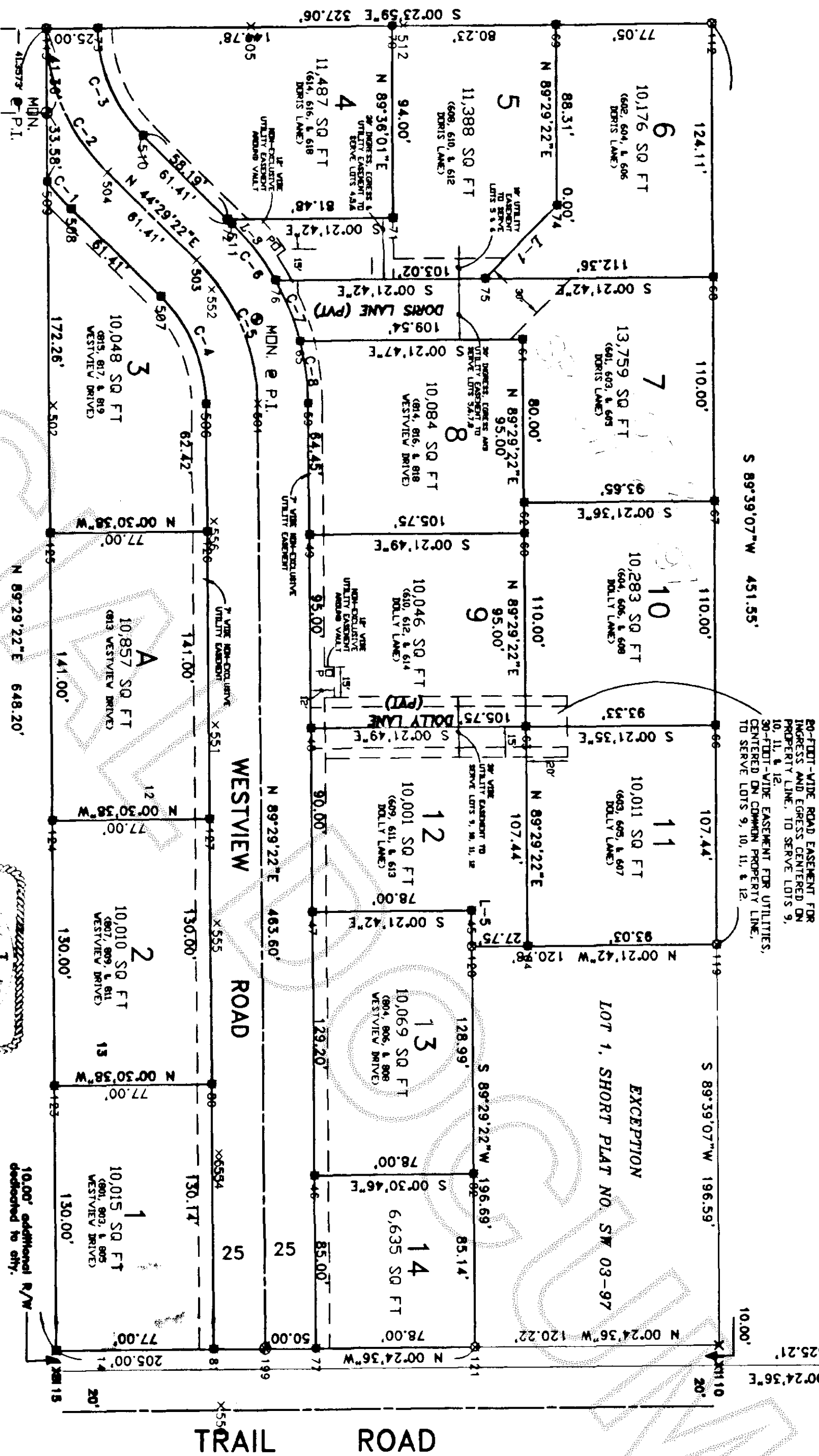
PLAT OF WESTVIEW ESTATES
REPLAT OF A PORTION OF SHORT PLAT NO. SW 03-97
AND A PORTION OF LOT 5, PLAT OF "SEDRO ACREAGE"
NW 1/4, SE 1/4, SECTION 23, TWP. 35 N., RING. 4 E., W.M.
CITY OF SEDRO WOOLLEY, WA.
JUNE 2000
SHEET 1 OF 2

C 1/4 per Short Plat SW 03-97



West 1/4 corner
Find mon & case
6/18/98

10/31/2000 Page 1 of 2 8:53:04AM



CURVE	RADIUS	LENGTH	DELTA
C-1	125.00'	17.74'	8°07'48"
C-2	100.00'	78.48'	44°57'48"
C-3	75.00'	58.79'	44°34'51"
C-4	75.00'	58.90'	45°00'00"
C-5	100.00'	78.54'	45°00'00"
C-6	125.00'	34.91'	16°00'10"
C-7	125.00'	32.38'	14°50'38"
C-8	125.00'	30.88'	14°09'12"

LOT	AREA
Lot 1	10,015 sq ft
Lot 2	10,010 sq ft
Lot 3	10,048 sq ft
Lot 4	11,487 sq ft
Lot 5	11,388 sq ft
Lot 6	10,176 sq ft
Lot 7	13,759 sq ft
Lot 8	10,084 sq ft
Lot 9	10,046 sq ft
Lot 10	10,283 sq ft
Lot 11	10,011 sq ft
Lot 12	10,001 sq ft
Lot 13	10,069 sq ft
Lot 14	6,635 sq ft
Parcel "A"	10,857 sq ft

ADDRESSES SHOWN ON THIS PLAT MAY
HAVE BEEN ASSIGNED BASED ON THE
ACCESS LOCATIONS DESIGNATED ON THE
SITE PLAN. ANY CHANGE IN ACCESS
LOCATION WILL REQUIRE A NEW ADDRESS
TO BE APPLIED FOR FROM THE CITY OF
SEDRO WOOLLEY

LOTS 1 THROUGH 13 ARE APPROVED
FOR MULTI-FAMILY USE, AND SHALL NOT
BE USED FOR SINGLE FAMILY
RESIDENTIAL USE WITHOUT MODIFICATION
OF THE SUBDIVISION APPLICATION AND
APPROVAL BY THE SEDRO-WOOLLEY
PLANNING COMMISSION AND/OR THE CITY
COUNCIL, AS PROVIDED BY THE
SEDRO-WOOLLEY MUNICIPAL CODE FOR
APPROVAL OF SUBDIVISIONS, OR OTHER
APPLICABLE PROCEDURES.

SURVEY NOTES AND PROCEDURES

This survey was performed by standard field traverse with a 02" electronic
total station and complies with the minimum required survey precision of 1:10,000
per WAC 130-130-090.

Basis of Bearings: East-west centerline of Section 23, Twp. 35 N., Ring. 4 E., W.M.
as shown on Short Plat No. SW 03-97 filed in Volume 13.
Short Plots, of pages 120 & 121.

Survey references: Plat of "Sedro Acreage", recorded in Volume 3, Page 35.
Short Plat No. SW 03-97. See said short plat for section subdivision.

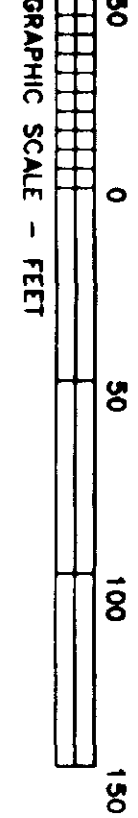
Equipment: Leica TC-805-L total station; 03" accuracy.

Description and exception information is from Land Title Insurance Company of Skagit
County, Certificate for Long Plat, Order No. S-93320 dated April 26, 2000



LEGEND

- Found #4 rebar & cap: "SKA SURV 17651"
- Set #5 rebar & cap: "Mowrer-21,520"
- ⊙ Set concrete monument
- ⊙ As-built location of power vault



AUDITOR'S
CERTIFICATE

Filed for record this 31 day of October 2000 at 8:53 A.M.
In Volume _____, Page _____ of the request of
Currier & Associates
County Auditor _____
County Auditor _____
Deputy Auditor _____

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat of WESTVIEW ESTATES is based upon a
actual survey and subdivision of Sec. 23, Twp. 35 N., Ring. 4 E., W.M.,
that the courses and distances are shown correctly herein, that the
monuments have been set and the lot and block corners staked correctly
on the ground and that I have fully complied with the provisions of the
statutes and Platting regulations.

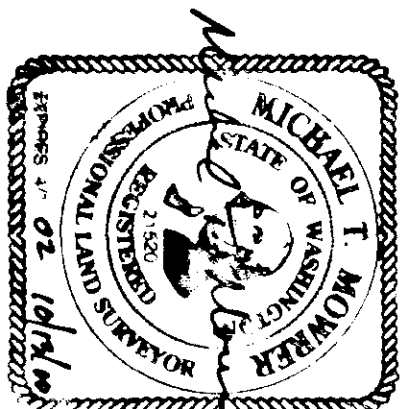
Michael T. Mowrer, L.S. No. 21,520

MICHAEL MOWRER & ASSOCIATES
PROFESSIONAL SURVEYING SERVICES
17424 Mollard Cove Lane, Mount Vernon, Wa. 98274
(360) 422-6097

PLAT OF WESTVIEW ESTATES

LOCATED IN THE NW 1/4 OF THE SE 1/4 PORTION OF
SECTION 23, T. 35 N., R. 4 E., W.M.

Scale: 1"=50'	Date: July 2000	Job No: 98-19
Drawn by: HLN	Chkd by: WTM	Sheet 1 of 2

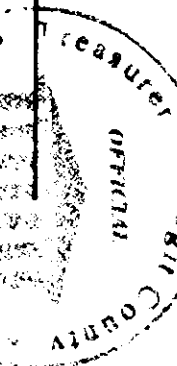


SKAGIT COUNTY TREASURER'S CERTIFICATE:

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 OF 2000.

I, Kathie Kung'u, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2001 OF 2000.

THIS 27 DAY OF October, 2000.



CITY OF SEDRO WOOLLEY 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 LOTS 1-14 INCLUSIVE, ARE PAID IN FULL, OR SEGREGATED TO

THIS 27 DAY OF October, 2000.

Eric K. Stender
TREASURER

APPROVALS:
I HEREBY CERTIFY THAT THE PLAT OF WESTVIEW ESTATES IS DULY APPROVED BY THE CITY OF SEDRO WOOLLEY PLANNING DIRECTOR THIS 28 DAY OF October, 2000.

Shane A. Kuehn
PLANNING DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF SEDRO WOOLLEY, WASHINGTON THIS 31 DAY OF October, 2000.

Eric K. Stender Shane A. Kuehn
ATTEST: CITY CLERK MAYOR

EXAMINED AND APPROVED THIS 16 DAY OF October, 2000.

Dylan F. Fournier
CITY ENGINEER

DEDICATION
KNOWN ALL MEN BY THESE PRESENTS THAT RIMROY, INC., A WASHINGTON CORPORATION, WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, CHRIS J. STORMONT AND PATTI L. STORMONT, HUSBAND AND WIFE, WASHINGTON FEDERAL SAVINGS, A WASHINGTON CORPORATION, AND SKAGIT STATE BANK, A WASHINGTON CORPORATION, OWNERS OF THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLAYED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREIN SUBSCRIBED AND IS CORPORATE SEAL TO BE HEREIN AFFIXED THIS 28 DAY OF October, 2000.

RIMROY, INC., A WASHINGTON CORPORATION

William A. Kuehn Shane A. Kuehn
BY: BY:

WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION

William A. Kuehn Shane A. Kuehn
BY: BY:

CHRIS J. STORMONT

Patti L. Stormont
PATTI L. STORMONT

WASHINGTON FEDERAL SAVINGS, A WASHINGTON CORPORATION

Shane A. Kuehn Shane A. Kuehn
BY: BY:

WASHINGTON FEDERAL SAVINGS

SKAGIT STATE BANK, A WASHINGTON CORPORATION

Shane A. Kuehn Shane A. Kuehn
BY: BY:

SKAGIT STATE BANK

PLAT OF WESTVIEW ESTATES
REPLAT OF A PORTION OF SHORT PLAT NO. SW 03-97
AND A PORTION OF LOT 5, PLAT OF "SEDRO ACREAGE"
NW 1/4, SE 1/4, SECTION 23, T2N. 35 N., R2E. 4 E., W.M.
CITY OF SEDRO WOOLLEY, WA.
JUNE 2000
SHEET 2 OF 2

LEGAL DESCRIPTION

PARCEL "A"

That portion of Lot 5, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of said Lot 5; thence West 356.8 feet; thence North 195 feet; thence East 356.8 feet; thence South 195 feet to the point of beginning.

SITUATE in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B"

That portion of Lot 2, Sedro-Woolley Short Plat No. SW 03-97, approved April 27, 1998, recorded May 7, 1998, in Volume 13 of Short Plats, pages 120 and 121 under Auditor's File No. 9805070071, being a portion of Lot 5, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1 of said Sedro-Woolley Short Plat No. SW 03-97; thence south, along the East line of Lot 2 of said Sedro-Woolley Short Plat, a distance of 10.07 feet to a Southeast corner of said Lot 2; thence South 89° 29' 22" West a distance of 348.80 feet to an angle point in the South line of said Lot 2; thence North 0° 24' 36" West a distance of 10.07 feet, more or less, to a point which is South 89° 29' 22" West of the point of beginning; thence North 89° 29' 22" East a distance of 348.80 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C"

Lot 2 of Sedro-Woolley Short Plat No. 3-97, approved April 27, 1998, recorded May 7, 1998, in Book 13 of Short Plats, pages 120 and 121, under Auditor's File No. 9805070071, records of Skagit County, Washington; being a portion of Lot 5, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT that portion of Lot 2, described as follows:

BEGINNING at the Southeast corner of Lot 1 of said Sedro-Woolley Short Plat No. SW 03-97; thence South, along the East line of Lot 2 of said Sedro-Woolley Short Plat, a distance of 10.07 feet to a Southeast corner of said Lot 2; thence South 89° 29' 22" West a distance of 348.80 feet to an angle point in the South line of said Lot 2; thence North 0° 24' 36" West a distance of 10.07 feet, more or less, to a point which is South 89° 29' 22" West to the point of beginning; thence North 89° 29' 22" East a distance of 348.80 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over, under, and across the following described tract:

That portion of Lot 5, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, described as follows:

BEGINNING at the Northeast corner of that certain tract of land conveyed to Chris J. Stormont, et ux, by deed recorded December 17, 1992, under Auditor's File No. 9212170097; thence South 0° 24' 36" East, along the East line of said Stormont tract, a distance of 82.5 feet to the true point of beginning of a 30-foot wide easement; thence South 89° 29' 22" West a distance of 356.80 feet to the West line of said Stormont tract and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

NOTES

1. Description and exception information is from Land Title Company of Skagit County, Subdivision Guarantee, Order No. S-83320, dated April 26, 2000.
2. Lots 1-14 are SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those certain documents referred to in title report mentioned in Note 1 above and being recorded under the following Auditor's File Numbers: 8712160018, 9805070072, 9212170097, 9805020132, 199908240061, and 200001240004.
3. The assessments for ULID 1994-2 have been segregated in total to Lots 1-14 inclusive and shall not apply to the dedicated public roads, by agreement of the parties.

EASEMENTS

"An easement is hereby reserved for and conveyed to the City of Sedro-Woolley, Public Utility District No. 1, Puget Sound Energy, Cascade Natural Gas Company, GTE of the Northwest, TCI Cablevision, and assigns under and upon the private street(s), if any the exterior seven (7) feet (twelve (12) around power vaults) of all lots, lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other utility services, together with the right to enter upon the street(s), lots, tracts and spaces of all times for the purpose herein stated."

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF Skagit)
JSS.

10/31/2000 Page 2 of 2 8:53:04AM
200010310002
Skagit County Auditor

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRIS J. STORMONT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT. ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF RIMROY, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 11, 2000.

MY APPOINTMENT EXPIRES 11-25-2003



Celine Landauer Allen
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)

RESIDING AT Skagit County

MY APPOINTMENT EXPIRES 11-25-2003

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRIS J. STORMONT AND PATTI L. STORMONT, HUSBAND AND WIFE, SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-13, 2000.

MY APPOINTMENT EXPIRES 11-25-2003



Celine Landauer Allen
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)

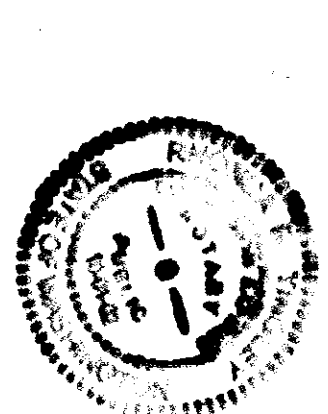
RESIDING AT Skagit County

MY APPOINTMENT EXPIRES 11-25-2003

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT REBECCA L. BROWN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT. ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Secretary OF WHIDBEY ISLAND BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-12, 2000.

MY APPOINTMENT EXPIRES 10-1-02



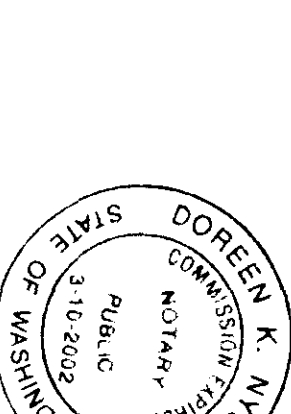
Doreen K. Nystrom
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
Rebecca L. Brown
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 10-1-02

STATE OF WASHINGTON)
COUNTY OF Skagit)
JSS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gregory A. Palk IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT. ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice-President OF WASHINGTON FEDERAL SAVINGS, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 11, 2000.

MY APPOINTMENT EXPIRES 3-10-02



Doreen K. Nystrom
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
Doreen K. Nystrom
RESIDING AT Mount Vernon
MY APPOINTMENT EXPIRES 3-10-02

STATE OF WASHINGTON)
COUNTY OF Skagit)
JSS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gregory A. Palk IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT. ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice-President OF SKAGIT STATE BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-11, 2000.

MY APPOINTMENT EXPIRES 11-25-2000

Gregory A. Palk
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
Gregory A. Palk
RESIDING AT Sedro Woolley
MY APPOINTMENT EXPIRES 11-25-2000