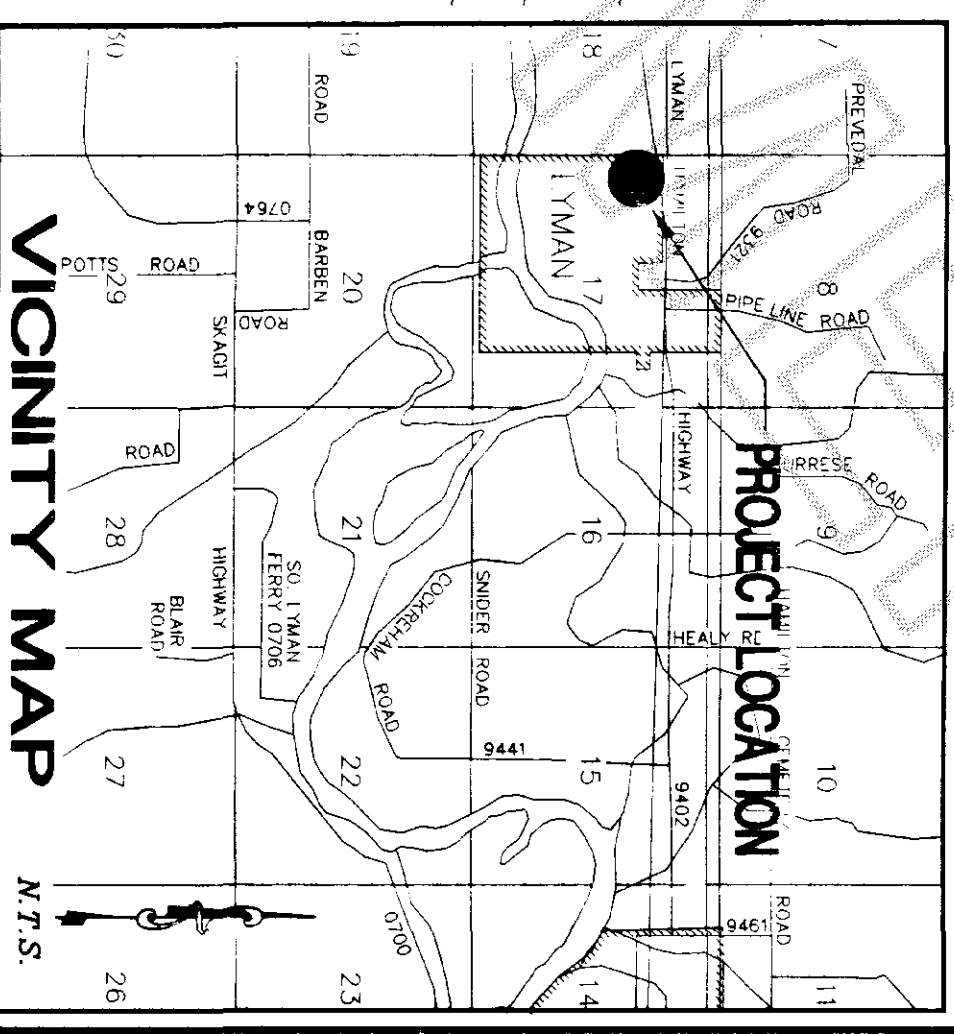


PTN. OF THE SW 1/4, NW 1/4, SEC. 17, TWP. 35N, RNG. 6E, W.M.
LYMAN, SKAGIT COUNTY, WASHINGTON

PLAT OF WESTPARK

200105310140
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LINE TABLE		
LINE	LENGTH	BEARING
L1	10.85	S73°06'48"W
L2	13.72	S01°48'29"W
L3	25.00	S87°25'08"E
L4	25.00	S87°25'08"E
L6	25.00	S87°25'08"E
L7	25.00	S87°25'08"E

LOT ADDRESSES

LOT 1	---	3016 WEST MAIN STREET
LOT 2	---	3022 WEST MAIN STREET
LOT 3	---	3050 WEST MAIN STREET
LOT 4	---	3080 WEST MAIN STREET
LOT 5	---	3078 WEST MAIN STREET
LOT 6	---	3118 CUNNINGHAM AVENUE
LOT 7	---	3122 CUNNINGHAM AVENUE
LOT 8	---	3040 WEST MAIN STREET
LOT 9	---	3086 WEST MAIN STREET
LOT 10	---	3044 WEST MAIN STREET
LOT 11	---	3040 WEST MAIN STREET
LOT 12	---	3040 WEST MAIN STREET

BASIS OF BEARING

SHORT PLAT #96-007 AS RECORDED IN
VOLUME 13 OF SHORT PLATS AT PAGE
19, RECORDS OF SKAGIT COUNTY, WA.
LINE HEID WAS THE WEST LINE OF
SECTION 17 BEARING N 01°53'25" E.

LEGEND

- SET REBAR + CAP #9361
- FND 2" IRON PIPE
- FND SKAGIT SURVEYOR'S REBAR + CAP
- SET 2"x2" WOOD HUB ON LINE

JOB # 99127

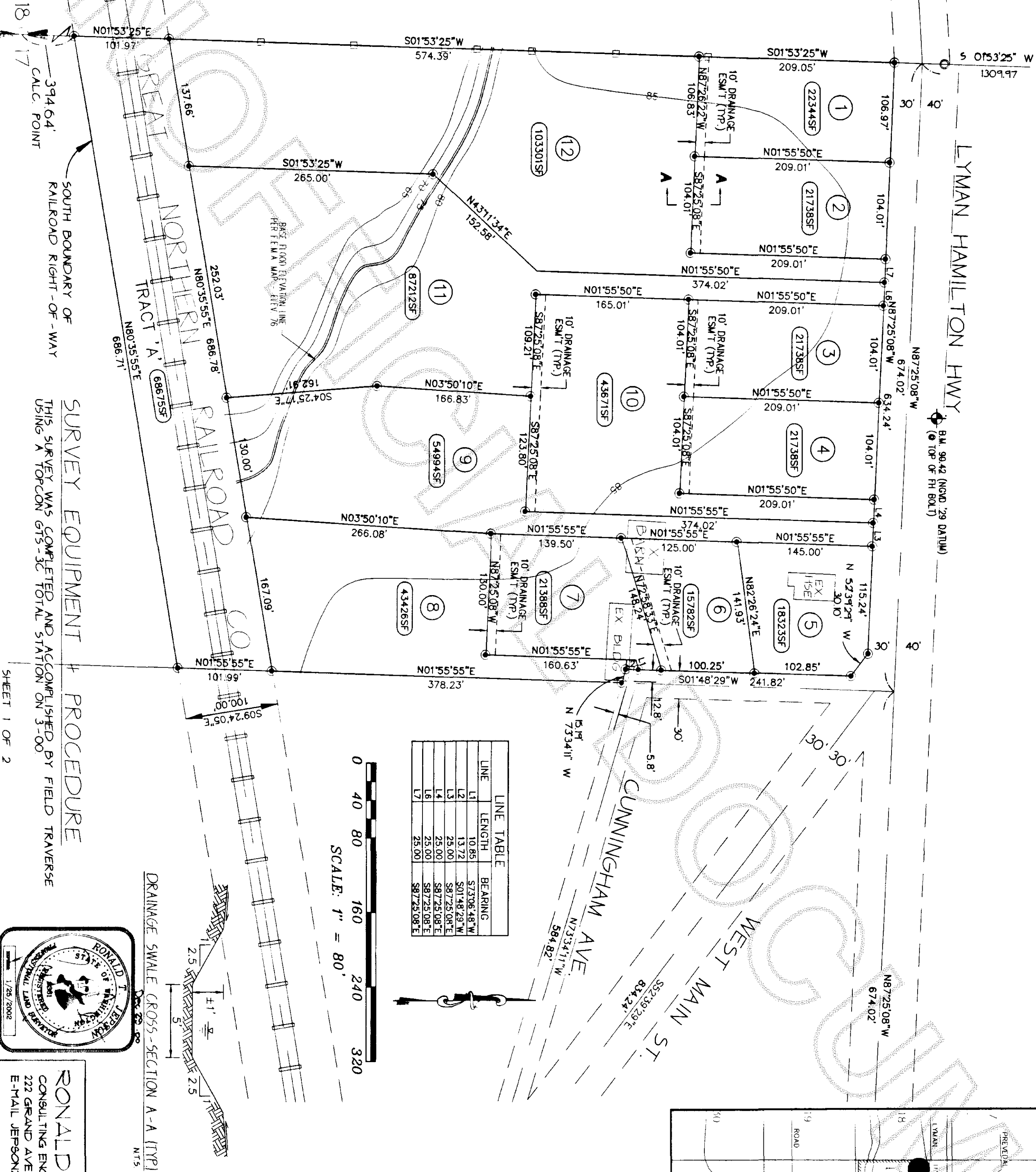
RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. # 3607335160 FAX # 3606418939
E-MAIL JEPSONR22@AOL.COM, BELLINGHAM, WASHINGTON 98225



SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE
USING A TOPCON GTS-3C TOTAL STATION ON 5-00

SHEET 1 OF 2



PLAT OF
WESTPARK

PTN. OF THE SW 1/4, NW 1/4, SEC. 17, TWP. 35N. R1NG. 6E, W.M.
LYMAN, SKAGIT COUNTY, WASHINGTON

2001053107140
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RESIDENTIAL COVENANTS

The following covenants are hereby imposed upon the use and ownership of the lots in West Park Subdivision with the exception of Tract "A". Any of these covenants may be adjusted by the "West Park Community Association" (to be known as W.P.C.A.) as hereinafter set forth.

1.1 Residential Use. No lot shall be used except for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two (2) stories in height. This structure may incorporate a garage or other storage structure (either attached to the residence or detached) for a shop or for the storage of a boat and/or camping trailer kept for personal use, provided that the location of such structure is in conformity with the applicable municipal regulations, is compatible in design and decoration with the residence constructed on such lot, and has been approved by the "W.P.C.A.". Property owners shall provide off street parking for their personal recreational vehicles.

The provisions of this section shall not be deemed to prohibit the right of anyone to construct a residence on any lot, to store construction materials and equipment on said lots in the normal course of construction, and to use any single family residence as a sales office or model home for the purpose of sales or residence in West Park.

1.2 Dwelling Size. Each residence shall conform to the following requirements.

1.2.1 The ground floor area of a one-story dwelling exclusively of open porches and garages, shall be a minimum of 1,350 square feet.

1.2.2 The finished living area of a structure more than one-story (such as two stories, multi-level, split level, tri-level, etc.) shall be a minimum of 1550 square feet, exclusive of open porches and garages.

1.3 Temporary structures. No temporary structure, trailer, basement, tent, shack, garage, barn or other outbuilding on any lot shall be used as a residence either temporary or permanent, at any time.

1.4 Fences and hedges. No fence shall exceed six (6) feet in height from the finished lot grade. Designs of all fences must be approved in writing prior to construction by the "W.P.C.A.". Hedges or other solid screen planting may be used as lot line barriers subject to the height restriction of 8 ft. Retaining walls: Nothing shall prevent the erection of a necessary retaining wall, which does not extend more than one foot above the finished grade at the back of said wall.

1.5 Offensive activity. No noxious offensive activity shall be carried out on upon any lot, nor shall anything be done thereon which may be, or may become an annoyance or a nuisance in West Park. No offensive noise due to construction of homes shall be permitted between the hours of 7:00 P.M. and 7:00 A.M.

1.6 Animals. All animals must be kept on properly owners own lot. No lot owner shall cause, permit or allow any animal owned by or in his custody to roam, run, or be away from the premises of such owner or custodian.

1.7 Trash or rubbish. No lot shall be used or maintained as a dumping ground for trash or rubbish, trash, garbage, or other waste shall be kept in sanitary containers and out of public view. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

1.8 No creation of additional lots are allowed in West Park.

1.9 Utilities. No outdoor overhead wire or service drop, for the distribution of electrical energy or for telecommunication purposes, nor any pole, tower or other structure supporting said outdoor overhead wires shall be erected, placed or maintained within West Park. All owners shall use underground service wire to connect their premises and the structures built thereon to the underground electrical or telephone utility facilities.

1.10 Pre Manufactured Homes. No premanufactured, modular, or mobile homes are approved for placement upon any lot within West Park.

1.11 All interior roads/driveways have a 20,000 pound weight limit restriction, unless variance approved by "W.P.C.A."

1.12 No public street parking is allowed along the lots 1, 2, 3, 4 and 5.

NOTE

ALL ROOF FOOTING CRANS AND DRIVEWAYS SHALL BE DRAINED AND SLOPED TO THE NEUTRALIZATION SWALE WHICH TO BE CONSTRUCTED PRIOR TO OCCUPANCY PER DETAIL PROVIDED ON THIS PLAT. THIS NOTE PERTAINS TO LOTS 1, 2, 3, 4, 6, 7, AND 10. BUYER SHOULD BE AWARE THAT THE PORTIONS OF LOTS 8, 9, 11, AND 12 IS LOCATED IN A FLOODPLAIN. RESIDENTIAL CONSTRUCTION IN THE FLOODPLAIN WILL REQUIRE ELEVATION OF FIRST LIVING FLOOR.

ON-SITE SEPTIC HAS BEEN APPROVED BY THE SKAGIT COUNTY FOR CONVENTIONAL SYSTEM. THE APPROVED PERMIT IS FILED WITH THE COUNTY NO. 00-0206.

PERMIT TO BUILDING PERMIT FOR LOT NO. 9 THE BARN ON LOT NO. 9 NO. 6 + NO. 7 SHALL BE REMOVED OR ALTERNATE ACCESS TO BE PROVIDED FOR LOT NO. 9

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING NORTHERLY OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY, ESTABLISHED BY DOCUMENT RECORDED JULY 10, 1890, IN VOLUME 10 OF DEEDS, PAGE 633 RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT COUNTY ROAD RIGHTS-OF-WAY.

TOGETHER WITH ALL RIGHTS AND TITLE OF THE GRANTOR, IF ANY, TO THE ABOVE MENTIONED RAILROAD RIGHT-OF-WAY.

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

James Cook TERRI COOK
JAMES COOK TERRI COOK

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit
ON THIS 14th DAY OF December 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED James Cook

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE
Shirley S. Davidson
NOTARY PUBLIC IN AND FOR THE STATE OF Washington, RESIDING AT MT. VERNON

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit
ON THIS 29th DAY OF December 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED TERRI COOK

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE
Don P. Laanemich
NOTARY PUBLIC IN AND FOR THE STATE OF Washington, RESIDING AT SEEDS KNOOLLEY

TYPICAL BUILDING SETBACKS

FRONTYARD - 35' ALONG LYMAN-HAMILTON HIGHWAY, OTHERWISE 25'
SIDEYARD - 5' EXCEPT 20' ON STREET SIDE
REARYARD - 5' DWELLING 5' FOR ACCESSORY BUILDINGS

NOTES

ZONING - R-1 SINGLE FAMILY
RESIDENTIAL DISTRICT
SEWAGE ON SITE
STORM ON SITE
WATER TOWN OF LYMAN
POWER PUGET SOUND ENERGY
PHONE GTE

DEVELOPERS/OWNERS

JAMES AND TERRI COOK
2015 MINKLER ROAD
SEDCO WOOLLEY, WA 98264
(360) 654-0065

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.

Patricia J. Jorgensen TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT DEFERRED TAXES HAVE BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 2001

THIS 14th DAY OF May 2001
Patricia Jorgensen
SKAGIT COUNTY TREASURER

TOWN FINANCE DIRECTOR'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 STREETS, ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS DAY OF May 2001

Shirley S. Davidson
TOWN FINANCE DIRECTOR/TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 14th DAY OF May 2001
Shirley S. Davidson
TOWN ENGINEER

APPROVED BY THE COUNCIL OF THE TOWN OF LYMAN, WASHINGTON, THIS 14th DAY OF May 2001

MAYOR Chris S. Davidson ATTEST: FINANCE DIRECTOR/TREASURER

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, AT THE REQUEST OF James Cook THIS 31st DAY OF May 2001 AT 2 MINUTES PAST 4 P.M. O'CLOCK, AND THAT IS RECORDED IN VOLUME 200 OF PLATS, PAGE(S) 1 OF THE RECORDS OF SKAGIT COUNTY, WASHINGTON.

Barbara M. Jorgensen
AUDITOR, SKAGIT COUNTY WASHINGTON

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF James Cook IN 2000

Ronald T. Jepson CERTIFICATE NO. 9361
RONALD T. JEPSON, L.S.

JOB # 99127

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.
222 GRAND AVE SUITE C1 PH. 360.733.5160 FAX 360.647.9939
E-MAIL JEPSON222@AOL.COM, BELLINGHAM, WASHINGTON 98225

