Plat of SPINNAKER COVE

SECTION 15, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 1 OF 2

DESCRIPTION:

PARCEL "C"

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE CLEAR LAKE ROAD, AS THE SAME EXISTED ON JULY 11, 1963, WHICH POINT IS THE NORTHEAST CORNER OF THOSE PREMISES, CONVEYED TO GLENN V. NELSON, ET UX, BY DEED DATED FEBRUARY 1, 1957, FILED FEBRUARY 7, 1957, UNDER AUDITOR'S FILE NO. 547310 AND RECORDED IN VOLUME 284 OF DEEDS, PAGE 517, AND WHICH POINT IS ALSO 505 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE CLEAR LAKE ROAD, AS THE SAME EXISTED ON JULY 11, 1963, 200 FEET; THENCE SOUTH 00°27'07" WEST (CALLED SOUTH IN PRIOR DESCRIPTIONS) 435.6 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°27'07" WEST 113.11 FEET; THENCE NORTH 89°32'53" WEST 185.00 FEET; THENCE NORTH 00°27'07" EAST 113.25 FEET; THENCE SOUTH 89°30'17" EAST 185.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "D"

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE CLEAR LAKE ROAD AS THE SAME EXISTED ON JULY 11, 1963, WHICH POINT IS THE NORTHEAST CORNER OF THOSE PREMISES CONVEYED TO GLENN V. NELSON, ET UX, BY DEED DATED FEBRUARY 1, 1957, FILED FEBRUARY 7, 1957, UNDER AUDITOR'S FILE NO. 547310 AND RECORDED IN VOLUME 284 OF DEEDS, PAGE 517, AND WHICH POINT IS ALSO 505 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE CLEAR LAKE ROAD, AS SAME EXISTED ON JULY 11, 1963, 200 FEET; THENCE SOUTH 435.6 FEET; THENCE WEST TO THE EAST LINE OF THOSE PREMISES CONVEYED TO ROBERT SHAFFER, ET UX, BY DEED DATED AUGUST 6, 1956, FILED JULY 25, 1957 UNDER AUDITOR'S FILE NO. 554570 AND RECORDED IN VOLUME 288 OF DEEDS, PAGE 456; THENCE NORTH ALONG THE EAST LINE OF SAID SHAFFER PREMISES TO THE NORTHEAST CORNER OF SAID SHAFFER PREMISES AND THE SOUTHEAST CORNER OF THOSE PREMISES CONVEYED TO WILLIAM WALKER, ET UX, BY DEED DATED JUNE 3, 1958, FILED JUNE 12, 1958, UNDER AUDITOR'S FILE NO. 566448, AND RECORDED IN VOLUME 295 OF DEEDS, PAGE 102; THENCE NORTH ALONG THE EAST LINE OF SAID WALKER PREMISES 110 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WALKER PREMISES, WHICH IS ALSO THE SOUTHEAST CORNER OF THOSE PREMISES CONVEYED TO GLENN V. NELSON, ET UX, AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID GLENN V. NELSON PREMISES TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING NORTH OF A LINE DRAWN PARALLEL WITH AND 40 FEET DISTANT FROM AS MEASURED PERPENDICULAR THERETO THE CENTERLINE OF COLLEGE WAY, ALSO KNOWN AS CLEAR LAKE ROAD AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9104090027, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY QUIT CLAIM DEED RECORDED APRIL 26, 2001, UNDER AUDITOR'S FILE NO. 200104260110.

RESTRICTIVE COVENANTS

THE SPINNAKER COVE RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBER 200209170011 RECORDS OF SKAGIT COUNTY, WASHINGTON.

TRACT "B" SHALL BE FOR OPEN SPACE PURPOSES AND SHALL BE DEDICATED TO THE SPINNAKER COVE HOMEOWNERS ASSOCIATION.

IMPACT FEE CREDIT

EACH AND EVERY LOT IN THIS PLAT OF SPINNAKER COVE SHALL RECEIVE A CREDIT OF $800.00 TO BE APPLIED TOWARD THE SEWER CAPACITY FEE AT TIME OF THE BUILDING PERMIT APPLICATION.

PRIVATE DRAINAGE EASEMENT

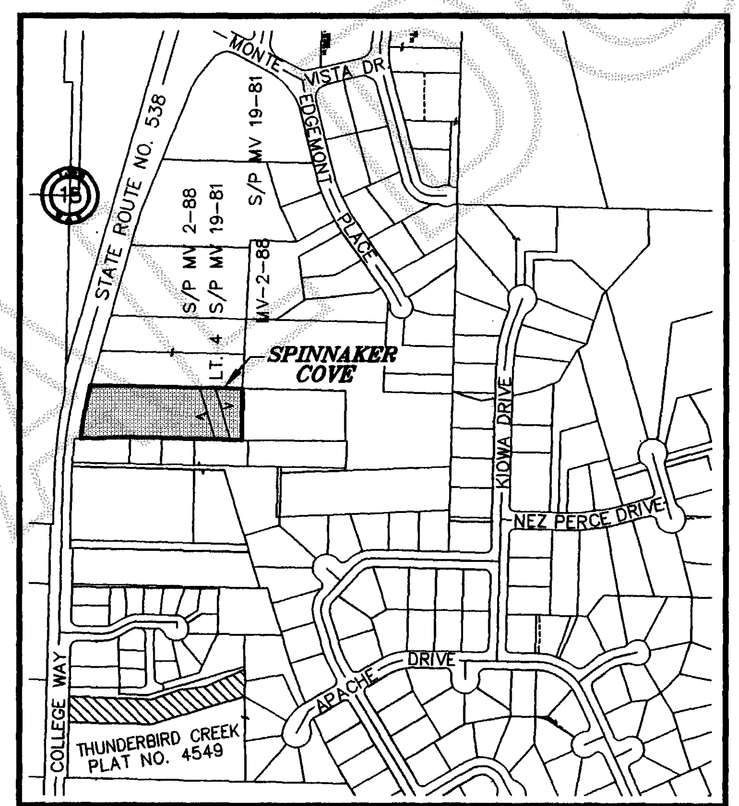
AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

PARCEL "C" S.T. PRIVATE DITCH AND DRAINAGE EASEMENT FOR EXISTING FACILITIES, AF # 554570.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE ROAD AND UTILITY EASEMENTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, 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 AND OTHER PROPERTY, 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 CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF **"SPINNAKER COVE"** IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

DATE 8.15.02

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

JOHN B. SEMRAU — STATE OF WASHINGTON — 28626 — REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 10-17-02

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2118 RIVERSIDE DRIVE – SUITE 104
MOUNT VERNON, WA 98273
360-424-9566

AUDITOR'S CERTIFICATE

200209170010
Skagit County Auditor
9/17/2002 Page 1 of 2 9:03AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C..

Norma Brummett — SKAGIT COUNTY AUDITOR
Judy M Zavala — DEPUTY

DEDICATION AND OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT E. EMMONS AND EULA O. EMMONS, HUSBAND AND WIFE, AND RICHARD D. CEJKA AND PENELOPE B. CEJKA, HUSBAND AND WIFE, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS, PLACES, AND AVENUES AND TRACT "A " SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES OR STORM DRAINAGE USES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS, AVENUES AND STORM DRAINAGE FACILITY SHOWN HEREON.

ROBERT E. EMMONS — EULA O. EMMONS
RICHARD D. CEJKA — PENELOPE B. CEJKA

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **ROBERT E. EMMONS** AND **EULA O. EMMONS**, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 8.14.02
SIGNATURE Donald R. Semrau
TITLE Notary Public
MY APPOINTMENT EXPIRES 3.15.2004

DONALD R. SEMRAU — NOTARY PUBLIC — COMMISSION EXPIRES 3-15-2004 — STATE OF WASHINGTON

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **RICHARD D. CEJKA** AND **PENELOPE B. CEJKA**, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 8.14.02
SIGNATURE Donald R. Semrau
TITLE Notary Public
MY APPOINTMENT EXPIRES 3.15.2004

DONALD R. SEMRAU — NOTARY PUBLIC — COMMISSION EXPIRES 3-15-2004 — STATE OF WASHINGTON

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 2003.

I, Katie Jungquist TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2003.

THIS 10th DAY OF September

Katie Jungquist — SKAGIT COUNTY TREASURER
by Linda Pazdziora — DEPUTY

Treasurer * Skagit County * Washington

CITY 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 STREETS , ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 12th DAY OF September , 2002

CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF September , 2002.

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 17th DAY OF September 2002

ATTEST: MAYOR CLERK

DRAWING FILE: 4075LP.DWG 8/9/02

UNOFFICIAL DOCUMENT

Plat of SPINNAKER COVE

SECTION 15, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 2 OF 2

200209170010
Skagit County Auditor
9/17/2002 Page 2 of 2 9:03AM

0 25 50 100 150
SCALE

B
SP MV 2-88
R-1, 13.5
A
R-1, 9.5
R-1, 9.6
R-A

FND. 2 1/2" IRON PIPE FILLED WITH CONC. AND TACKED DOWN 0.05' IN CASE

SR 538

N 74°43'00" W

R=1432.35'
Δ=00°00'44"
L=0.30'

R=1432.35'
Δ=02°37'16"
L=65.53'

15' UTILITY EASEMENT

POINT "Q"

R=1382.37'
Δ=01°03'51"
L=25.68'

R=1382.37'
Δ=01°03'35"
L=25.57'

60' EASEMENT FOR INGRESS, EGRESS AND UTILITIES
AF # 9212100100
60' EASEMENT TO PSE
AF NO. 9110020102

15' UTILITY EASEMENT

N 00°27'07" E 528.13'

89.14'

800.78'
660.09'

S 89°30'17" E 2705.74'

140.69'

51.20'

EASEMENT FOR INGRESS, EGRESS & UTILITIES
AF NO. 200104260110

370.56'

NORTH 43RD PLACE

N 00°27'07" E 533.98'

N 00°27'07" E 539.35'

44.46'

113.11'

N 00°27'07" E 357.74'

60' EASEMENT FOR INGRESS, EGRESS AND UTILITIES
AF NO. 9212100100

WATER PIPELINE EASEMENT
AF # 9201030035

25'
25'

50'
10'
96.00'
60.00'
60.00'
60.00'
25.00'
60.00'
65.21'
113.14'

40' SIGN EASEMENT
10'

℄R = 1432.37'

AF NO. 9104090027

30'

25' SETBACK

PARCEL "D"

TRACT "A"
STORM WATER
DETENTION

1 2 3 4 5

TRACT "B"
OPEN
SPACE

CITY OF MOUNT VERNON
AF NO. 200104260110

141.17'
139.27'
137.38'
135.48'
135.00'
135.00'
135.00'
185.00'
185.00'

S 89°32'53" E
S 89°30'17" E
S 89°32'53" E

EASEMENT TO P.U.D. NO.1 AF #608565
EASEMENT FOR SANITARY SEWER, AND DRAINAGE FACILITIES, AND PEDESTRIAN CORRIDOR,
AF NO. 9508210066

50'
25'
25'

PARCEL "C"

R=1382.37'
Δ=06°04'33"
L=146.59'

10.00'
60.03'
60.03'
60.03'
10.00'
60.00'
65.10'
10.00'
113.25'
357.60'

117.84'

S 01°21'30" E 297.93'

238.35'
S 00°27'07" W

185.93'
T=185.88'

Δ=12°09'17"
L=303.86'

R=1382.37'
Δ=0°24'53"
L=10.00'

20' DRAINAGE EASEMENT

CENTERLINE OF PRIVATE DITCH
AF NO. 547310

CENTERLINE OF PRIVATE DITCH
AF NO. 566448

15.22'
S 01°21'30" E

9.79'
S 00°27'07" W

CENTERLINE OF PRIVATE DITCH
AF NO. 554570

15' EASEMENT
AF NO. 837905

ENTIRE CURVE
℄ R=1432.37'
Δ=14°47'17"
L=369.69'
T=185.88'

SEE FENCE DETAIL FOR FENCE LOCATION ALONG WEST LINE

AF NO. 664712

COLLEGE WAY

FND. CONC. MON WITH NAIL DOWN 0.6' IN CASE

1719.03'

WEST 1/4 CORNER
SECTION 15-34-4

WAUGH ROAD

FND. 4x4 CONC. MONUMENT WITH BRASS DISK DOWN 0.6' IN CASE

NOTES

1. ● – INDICATES REBAR SET WITH YELLOW CAP INSCRIBED SEMRAU 9622. OR SEMRAU 28626
   ⊕ – INDICATES CONCRETE MONUMENT SET WITH CAP INSCRIBED SEMRAU 9622.
   ○ – INDICATES EXISTING PIPE OR REBAR FOUND.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY. SUBDIVISION GUARANTEE H-593246.
3. MERIDIAN: ASSUMED.
4. BUILDING SET BACKS: FRONT – 25'
   REAR – 20'
   SIDEYARDS – BE MINIMUM OF 5', TOTAL BOTH SIDES OF 15' MINIMUM.
5. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 OPTICAL LEVEL.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
7. ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT. FEES WILL BE DUE IN THE EVENT SUCH FEES ARE HEREAFTER IMPOSED BY ORDINANCE OF THE CITY OF MOUNT VERNON ON EITHER AN INTERIM OR PERMANENT BASIS.
8. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP, THIS BOUNDARY SURVEY HAS POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
9. THE PROPERTY HEREIN DEDICATED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S NUMBERS 547310, 554570, 566448, 608565, 664712, 837905, 9001300138, 9007030042, 9008010026, 9104090027, 9109100095, 9110020102, 9201030035, 9212100100, 9508210066, 9508210068, 200001040032, 200104260109, 200104260110 AND 200104260111.
10. OWNER/DEVELOPER: **ROBERT E. EMMONS**
    4314 E. COLLEGE WAY
    MOUNT VERNON, WA 98273
    PHONE: (360) 428-5689
11. ZONING: R-1, 9.6
12. UTILITY SOURCES:
    TELEPHONE – VERIZON
    POWER – PUGET SOUND ENERGY
    TELEVISION – AT&T
    STORM – CITY OF MOUNT VERNON
    SEWER – CITY OF MOUNT VERNON
    WATER – PUBLIC UTILITIES DISTRICT NO. 1
    GAS – CASCADE NATURAL GAS

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2118 RIVERSIDE DRIVE – SUITE 104
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360-424-9566

8-15-02
JOHN B. SEMRAU
STATE OF WASHINGTON
28626
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10-17-02

3 4 5 OPEN SPACE

8.4' 7.6' 4.7' 1.0'

END OF FENCE
FALLEN FENCE LINE
CEDAR POST BARBED WIRE FENCE

FENCE DETAIL
(1" = 50')

LOT AREA AND ADDRESS INFORMATION

LOT NO.	AREA (SQ. FT.)	ADDRESS
1	8,410 SQ. FT.	1615 NORTH 43RD PLACE
2	8,300 SQ. FT.	1611 NORTH 43RD PLACE
3	8,180 SQ. FT.	1609 NORTH 43RD PLACE
4	8,100 SQ. FT.	1605 NORTH 43RD PLACE
5	8,790 SQ. FT.	1601 NORTH 43RD PLACE
OPEN SPACE	15,280 SQ. FT.	
STORM WATER	15,450 SQ. FT.	

DRAWING FILE: 4075LP.DWG 8/9/02

SHEET 2 OF 2 SPINNAKER COVE

UNOFFICIAL DOCUMENT