

Plat of Merimbula

Survey in the NW1/4 of the NE1/4 and in the SW1/4 of the NE1/4 of Section 36, Twp. 34 N., Rng. 4 E., W.M.

Owner/Developer
 EDWARD "PAT" WARDELL
 18155 MONTBORNE ROAD
 MOUNT VERNON, WA 98274
 (PHONE 360-422-8311)

Legal Description

LOT 22 OF CHEASTY'S BIG LAKE TRACTS, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON AND ALSO ALL THAT PORTION OF LOT 25 AND LOT 26 OF SAID PLAT, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 24 OF SAID PLAT, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 20 AND 21 OF SAID PLAT, TO A POINT THAT IS 63.00 FEET NORTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES, TO THE NORTHEASTERLY LINE OF SAID LOT 24, WHEN PROJECTED SOUTHEASTERLY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID LOT 24, TO THE SOUTHEASTERLY LINE OF LOT 26 OF SAID PLAT, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION.

TOGETHER WITH AN EASEMENT FOR UTILITIES OVER, UNDER AND ACROSS THE SOUTHWESTERLY 220.00 FEET OF THE SOUTHEASTERLY 10.00 FEET OF LOT 26 OF SAID PLAT OF CHEASTY'S BIG LAKE TRACTS.

ALSO TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY AS REFERRED TO IN SUPERIOR COURT CAUSE #91-02-00070-3, LINE ITEM #181 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY, ADJOINING THE EASTERLY LINE OF THE PLAT OF CHEASTY'S BIG LAKE TRACTS SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING BETWEEN THE FOLLOWING DESCRIBED LINES:
 A LINE DRAWN AT RIGHT ANGLES TO THE CENTERLINE OF SAID RIGHT OF WAY THROUGH THE NORTHERLY MOST CORNER OF LOT 27 OF SAID PLAT AND A LINE DRAWN AT RIGHT ANGLES TO THE CENTERLINE OF SAID RIGHT OF WAY THROUGH THE MIDPOINT OF THE NORTHEASTERLY LINE OF GARDEN STREET AS DELINEATED ON SAID PLAT, EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT OF WAY OF STATE HIGHWAY 9.

Notes

1. BASIS-OF-BEARINGS - ASSUMED S89°59'08"E ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 36.
 2. ZONING / COMPREHENSIVE PLAN DESIGNATION - RESIDENTIAL / URBAN GROWTH
 3. SEWER - SKAGIT COUNTY SEWER DISTRICT #2.
 4. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN MAC 332-130-090.
 5. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
 6. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
 7. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
 8. THIS PROPERTY MAY ALSO BE ENCUMBERED BY EASEMENTS, RESERVATIONS, OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#200009280051; 200105150119.
 9. FUTURE PROPERTY OWNERS NEED TO BE AWARE THAT BUILDING PERMIT APPROVAL IS CONTINGENT UPON COMPLIANCE WITH SCC 14.06.330(2) (14.24.350). COMPLIANCE WITH INFILTRATION MITIGATION HAS BEEN PROVIDED FOR THE PROJECT AND INCORPORATED INTO THE DRAINAGE PLAN.
 10. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE ROAD MAINTENANCE AGREEMENT FILED IN A.F.#200109210022.
1. PLAT NAME AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 2. OPTIONAL - THE FRONT SETBACK LINE FOR LOT 1 AND 2 WILL BE THE COMMON PROPERTY LINE BETWEEN THE TWO LOTS.
 3. COOMA PLACE IS A PRIVATE ROAD, AS PROVIDED IN VARIANCE NO. PL01-0462, APPROVED SEPTEMBER 14, 2001.

Utility Easement

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, SKAGIT COUNTY SEWER DISTRICT #2, PUGET SOUND ENERGY CASCADE NATURAL GAS, VERIZON, CEDAR COMMUNICATIONS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON COOMA PLACE, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING COOMA PLACE IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS TELEPHONE SERVICE, TELEVISION CABLE SERVICE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID COOMA PLACE, ALL LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT EDWARD P. WARDELL AND GAIL LEWIS-WARDELL H/W AND PEOPLES BANK DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHTS TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON, FOLLOWING THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

COOMA PLACE, SHOWN HEREON AS CORPORATE ROAD, TRACT B, IS TO BE HELD IN INDIVIDUAL OWNERSHIP BY THE OWNERS OF THE LOTS SERVED BY THE CORPORATE ROAD. THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS COUNTY ROADS AND ALL ACCESS ROADS TO THE PLAT, UNLESS THE SAME ARE DEDICATED AS COUNTY ROADS, SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS IN THE PLAT AND/OR OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY SAID ROADS, STREETS, AND/OR ALLEYS, AND THAT THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHOM TITLE OF SAID ROADS, STREETS, AND/OR ALLEYS BE HELD, IN THE EVENT THAT THE OWNERS OF ANY OF THESE LOTS OR THE CORPORATE OWNERS OF ANY OF THE ROADS, STREETS AND/OR ALLEYS OF THIS OR ANY ADDITIONAL PLATS SERVED BY THESE ROADS, STREETS, AND/OR ALLEYS SHALL PETITION THE BOARD OF COUNTY COMMISSIONERS TO INCLUDE THESE ROADS, STREETS AND/OR ALLEYS IN THE ROAD SYSTEM, SAID PETITIONER SHALL BE OBLIGATED TO BRING THE SAME TO THE COUNTY ROAD STANDARDS IN ALL RESPECTS PRIOR TO ACCEPTANCE BY THE COUNTY.

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT EDWARD P. WARDELL AND GAIL ANN LEWIS-WARDELL H/W SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE: *Gail Ann Lewis-Wardell*
 TITLE: Notary Public
 My Appointment Expires Nov 1, 2003
 DATE: Sept. 27, 2001

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE, ON OATH STATED THAT JAMES M. WARDLETT SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE: *James M. Wardlett*
 TITLE: Attorney at Law
 DATE: September 27, 2001

Surveyor's Certificate

I, JOHN L. ABENROTH, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT OF MERIMBULA IS BASED ON ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MOVEMENTS WILL BE SET AND LOT CORNERS WILL BE STAKED ON THE GROUND AS SHOWN ON THE PLAT.
 JOHN L. ABENROTH, P.L.S.: CERT # 17651
 DATE: 9/26/2001

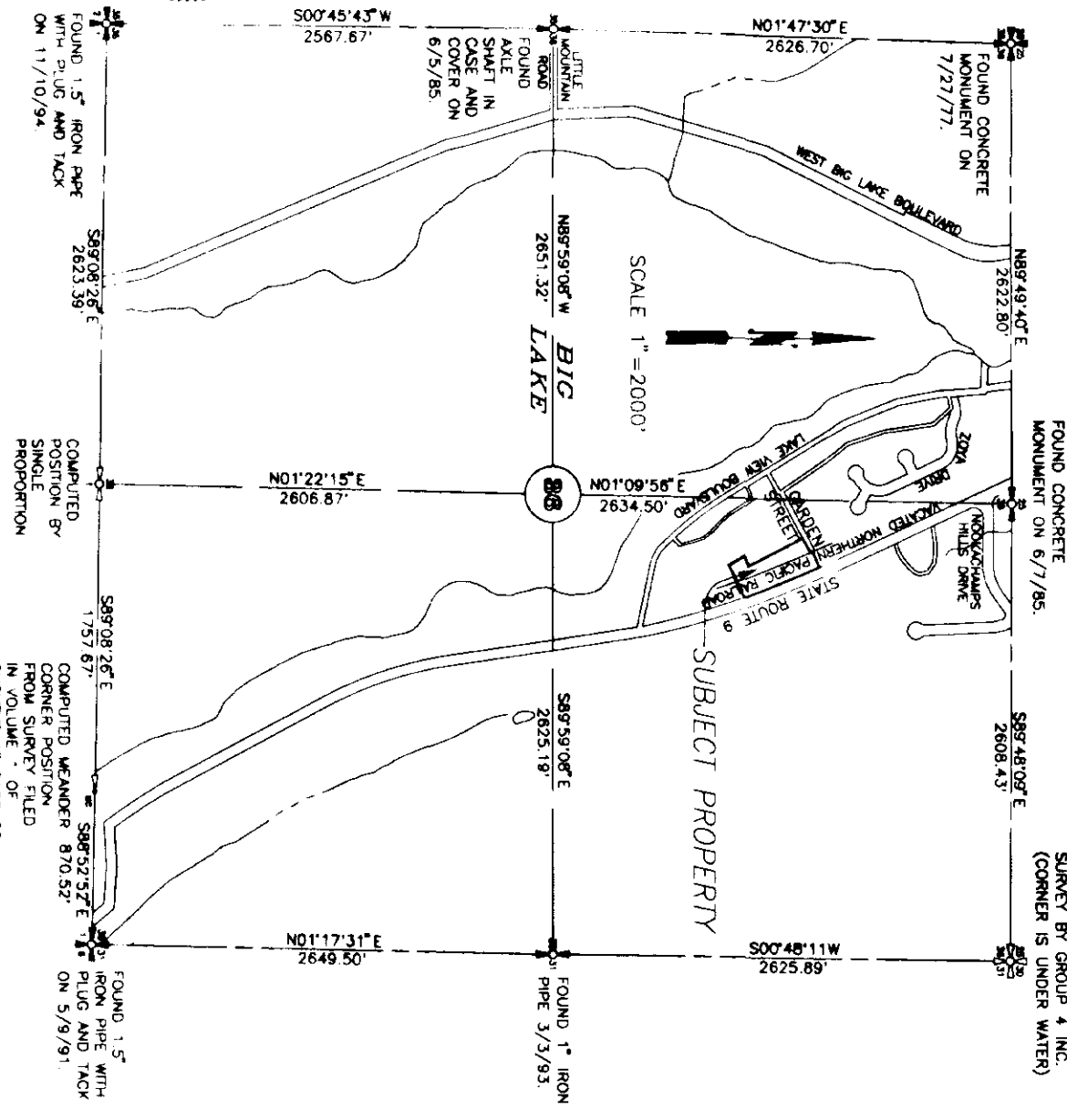
Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2001. I, *John L. Abenroth*, Treasurer of Skagit County, Washington, do hereby certify that the taxes on the above described property have been paid to my satisfaction and that no taxes are due thereon.
 JOHN L. ABENROTH, COUNTY TREASURER
 DATE: 9-27-01

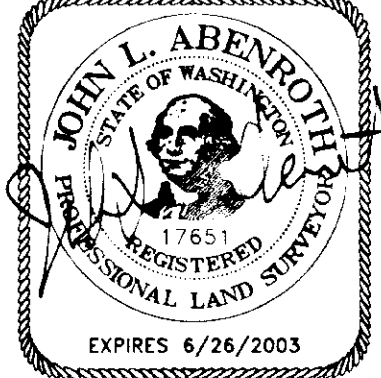
Approvals

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
 COUNTY HEALTH OFFICER: *John L. Abenroth* DATE: 10-25-01
 COUNTY PLANNING DIRECTOR: *Steve White* DATE: 10-23-01
 COUNTY ENGINEER: *John L. Anderson* DATE: 10-30-01
 CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS: *John L. Anderson* DATE: 10-30-01

Vicinity Sketch



AUDITOR'S CERTIFICATE
 Filed for record this 30th day of Oct. 2001 at 1:38 minutes past 11 o'clock.
 as A.F.# 200110300048
 Norma Brummett by
 County Auditor or Deputy Auditor
 Melody Devos

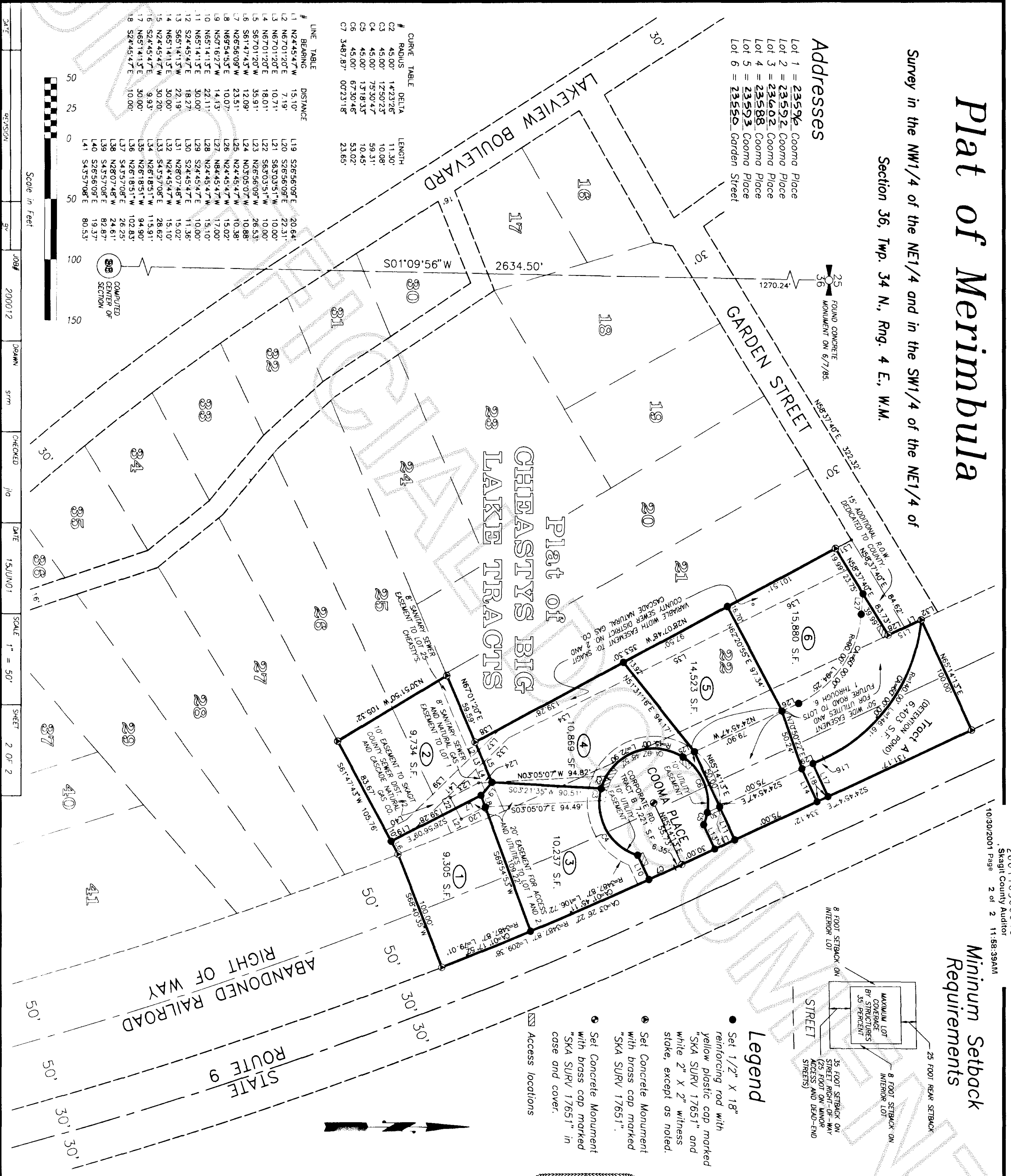


Plat of Merimbula

Survey in the NW1/4 of the NE1/4 and in the SW1/4 of the NE1/4 of Section 36, Twp. 34 N., Rng. 4 E., W.M.

Addresses

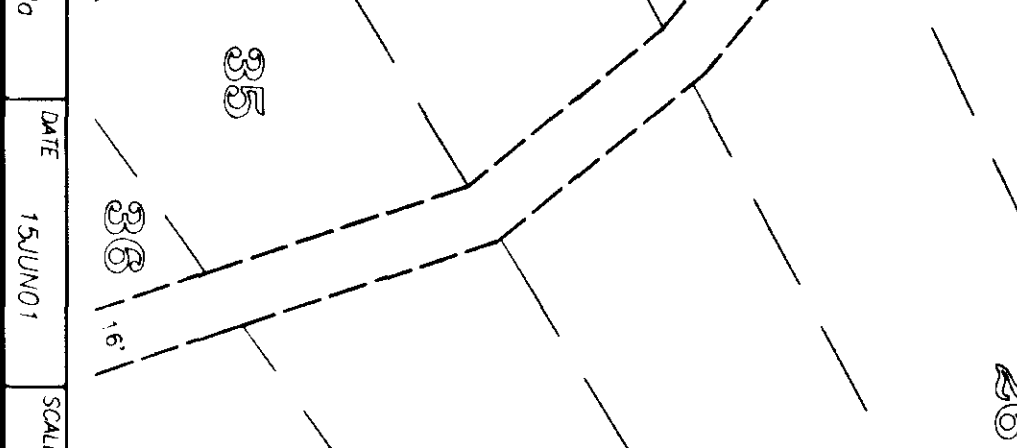
- Lot 1 = 23596 Cooma Place
- Lot 2 = 23592 Cooma Place
- Lot 3 = 23602 Cooma Place
- Lot 4 = 23588 Cooma Place
- Lot 5 = 23593 Cooma Place
- Lot 6 = 23550 Cooma Place



#	BEARING	DISTANCE	LINE TABLE
L1	N24°45'47"W	15.10'	L19 S26°56'09"E 20.64'
L2	N67°01'20"E	7.19'	L20 S26°56'09"E 22.31'
L3	N67°01'20"E	10.71'	L21 S63°03'51"W 10.00'
L4	N67°01'20"E	18.01'	L22 S63°03'51"W 10.00'
L5	S67°01'20"W	35.91'	L23 N26°36'09"W 26.53'
L6	S67°01'20"W	23.09'	L24 N03°05'07"W 10.88'
L7	N26°56'09"W	23.51'	L25 N24°45'47"W 10.38'
L8	N69°54'53"E	10.07'	L26 N24°45'47"W 15.02'
L9	N50°16'27"W	14.13'	L27 N84°45'47"W 17.00'
L10	N65°14'15"E	22.11'	L28 N24°45'47"W 15.10'
L11	N65°14'15"E	30.00'	L29 S24°45'47"E 10.00'
L12	S24°45'47"E	18.27'	L30 S24°45'47"E 11.36'
L13	S65°14'15"W	22.19'	L31 N28°07'48"W 15.02'
L14	N65°14'15"E	30.00'	L32 N24°45'47"W 15.10'
L15	N24°45'47"W	30.20'	L33 S43°57'08"E 28.62'
L16	S24°45'47"E	9.93'	L34 N26°18'51"W 11.591'
L17	N65°14'15"E	30.00'	L35 N26°18'51"W 94.90'
L18	S24°45'47"E	10.00'	L36 N26°18'51"W 102.85'
L37	S43°57'08"E	26.25'	L37 S43°57'08"E 24.61'
L38	N28°07'48"W	24.61'	L38 N28°07'48"W 82.87'
L39	S43°57'08"E	82.87'	L40 S26°56'09"E 19.37'
L40	S26°56'09"E	19.37'	L41 S43°57'08"E 80.53'
L41	S43°57'08"E	80.53'	

#	RADIUS	DELTA	LENGTH
C2	45.00'	14°23'26"	11.30'
C3	45.00'	12°50'23"	10.08'
C4	45.00'	75°30'47"	59.31'
C5	45.00'	13°18'35"	10.45'
C6	45.00'	67°30'46"	53.02'
C7	3487.87'	00°23'18"	23.65'

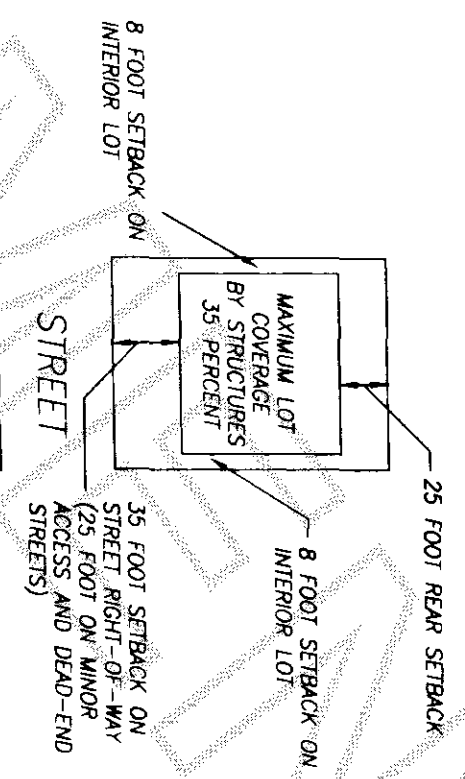
DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			200012	SYM	JLO	15JUN01	1" = 50'	2 OF 2



Legend

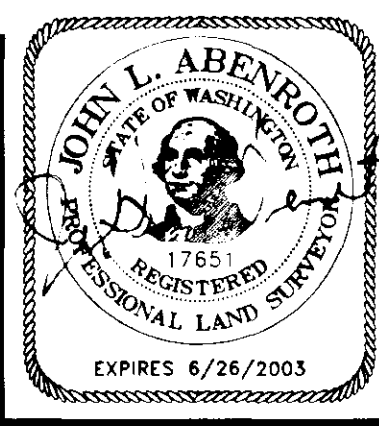
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Set Concrete Monument with brass cap marked "SKA SURV 17651" in case and cover.
- Set Concrete Monument with brass cap marked "SKA SURV 17651" in case and cover.
- Access locations

Minimum Setback Requirements



AUDITOR'S CERTIFICATE
 Filed for record this 30th day of Oct. 2001 at 58 minutes past 11 o'clock, A.M.,
 as A.F.# 200110300048
 Norma Brummett by
 County Auditor or Deputy Auditor
 Melody Derosssett

skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



10/30/2001 Page 2 of 2 11:58:39AM
 Skagit County Auditor
 200110300048