

**C-21 Appeal Documents -
Plat Map**

BRICKYARD PARK

A PLANNED RESIDENTIAL DEVELOPMENT
A PORTION OF THE NE1/4 & SE 1/4 OF THE SW1/4 OF SECTION 18, TOWNSHIP 35 N., RANGE 5 E, W.M.
FILE NO. PRD #LP-2019-389

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRICKYARD PARK, LLC, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC 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 THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED.

BRICKYARD PARK, LLC
THIS _____ DAY OF _____, 2020

BY: _____

TITLE: _____

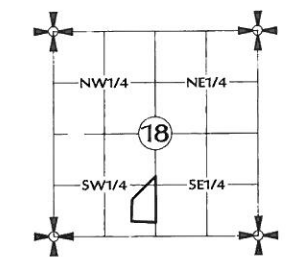
ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF BRICKYARD PARK, LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 2020.

SIGNATURE _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES : _____
RESIDING AT : _____



SECTION 18, TWP 35 N, RGE 5 E, W.M.

INDEX MAP



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLANNED RESIDENTIAL DEVELOPMENT OF BRICKYARD PARK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON.

MYLES J. STANDISH, PLS
CERTIFICATE No. 52089
DATE _____

LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF WILLAMETTE MERIDIAN, LYING EASTERLY OF THE PLAT OF "KNOWLTON'S FIRST ADDITION", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SAID SKAGIT COUNTY, AND SOUTHERLY OF RAILWAY, NOW COUNTY ROAD;

EXCEPT THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 88° 35'14" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 656.57 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF KNOWLTON'S FIRST ADDITION PER PLAT RECORDED UNDER A.F.N. 535315, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 1°27'05" EAST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 336.01 FEET; THENCE SOUTH 88°35'14" EAST A DISTANCE OF 639.81 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 1°24'18" EAST A DISTANCE OF 336.42 FEET TO THE POINT OF BEGINNING.

EXCEPT ROADS;

SITUATE IN SKAGIT COUNTY, WASHINGTON.

(BASED ON CHICAGO TITLE COMMITMENT 620039952, DATED SEPT. 6, 2019)

SCHEDULE "B" ITEMS

1. P.S.E. POWER EASEMENT DOES NOT AFFECT PROPERTY - AFN 189530
2. SEWER EASEMENT NOT LOCATABLE - AFN 792523
3. UTILITY EASEMENT AS SHOWN HEREON - AFN 9106210036
4. ROAD MAINTENANCE AGREEMENT DOES NOT ENCUMBER PROPERTY - 201806250223

(BASED ON SCHEDULE "B" CHICAGO TITLE COMMITMENT 620039952, DATED SEPT. 6, 2019)

NOTES:

1. THE PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. SURVEY METHOD:
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6", AND A TRIMBLE RB DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.
3. FOR ADDITIONAL SUBDIVISION INFORMATION SEE SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S NO. 200904100103.
4. DISTANCES SHOWN ARE IN FEET AND DECIMALS OF A FOOT. THE HORIZONTAL DATUM IS BASED UPON THE NORTH AMERICAN DATUM [NAD] 1983/1991ADJUSTMENT, GEOID 2012
5. SEWAGE DISPOSAL: CITY OF SEDRO-WOOLLEY
STORM DRAINAGE: CITY OF SEDRO-WOOLLEY
STREET STANDARD: CITY OF SEDRO-WOOLLEY
WATER: SKAGIT COUNTY PUD NO. 1.
POWER: PUGET SOUND ENERGY
TELEPHONE: FRONTIER COMMUNICATION
GAS: CASCADE NATURAL GAS
TELEVISION CABLE: COMCAST CORPORATION
GARBAGE COLLECTION: CITY OF SEDRO-WOOLLEY
6. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING SEDRO-WOOLLEY MUNICIPAL CODE.
7. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS DISCLOSED IN THE TITLE REPORT AS SHOWN ON SHEET 1 OF 1 UNDER "SCHEDULE "B."
8. THE HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND RESERVATIONS FOR THE "THE PARK AT BRICKYARD CREEK, A PLANNED RESIDENTIAL DEVELOPMENT" CC&R'S, WAS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE No.

9. SETBACKS FOR THE LOTS ARE SHOWN ON THE PLAT MAP. ALL SETBACKS SHOWN ARE MINIMUM REQUIRED. TYPICAL SETBACKS ARE AS FOLLOWS:
FRONT WITH GARAGE 25'
FRONT NON GARAGE 10'
SIDE (1 AND 2 STORY) 5'
REAR 10'

EXCEPTIONS:

LOTS 1-4, 25-30 AND 48-51 WILL HAVE 20' FRONT SETBACKS WITH GARAGE AND 10' FRONT SETBACKS NON GARAGE. THESE SETBACKS WILL BE FROM THE EASEMENT LINES AS SHOWN ON PLAT MAP.
LOTS 62-85 WILL HAVE A ZERO (0') REAR SETBACK THAT ABUTS THE TRACT 900 LOT AS SHOWN ON PLAT MAP.
LOTS 1-3, 6-8, 13-16, 22, 23, 35-38, 42-44, 49-51, 53, 54, 59, 60, 75-77, AND 78-81 WILL HAVE ZERO (0') SIDE SETBACKS AS SHOWN ON THE PLAT MAP.
LOTS 18, 19, 62, 70, 71 AND 85 ARE CORNER LOTS AND SHALL HAVE TWO TYPICAL FRONT SETBACKS AS NOTED ABOVE.

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2020 AT _____ M.,
AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC, WITHIN THE RECORDS OF SKAGIT COUNTY WASHINGTON, UNDER AUDITORS FILE NUMBER _____

SKAGIT COUNTY AUDITOR _____ DEPUTY _____

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 20_____.

THIS _____ DAY OF _____, 20_____

SKAGIT COUNTY TREASURER _____ DEPUTY _____

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE AREA 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 _____ DAY OF _____, 20_____

CITY TREASURER'S CERTIFICATE _____

APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____

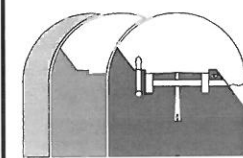
CITY ENGINEER _____

APPROVED BY THE COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, THIS _____ DAY OF _____, 20_____

MAYOR _____

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS _____ DAY OF _____, 20_____

SEDRO-WOOLLEY PLANNING DIRECTOR _____



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES

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BRICKYARD PARK

A PLANNED RESIDENTIAL DEVELOPMENT

FILE NO. PRD #LP-2019-389

A PORTION OF THE NE 1/4 & THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 E., W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

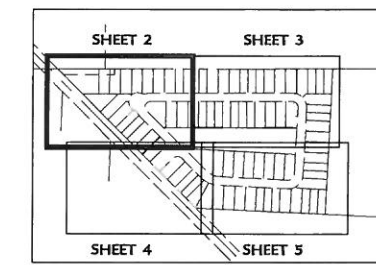
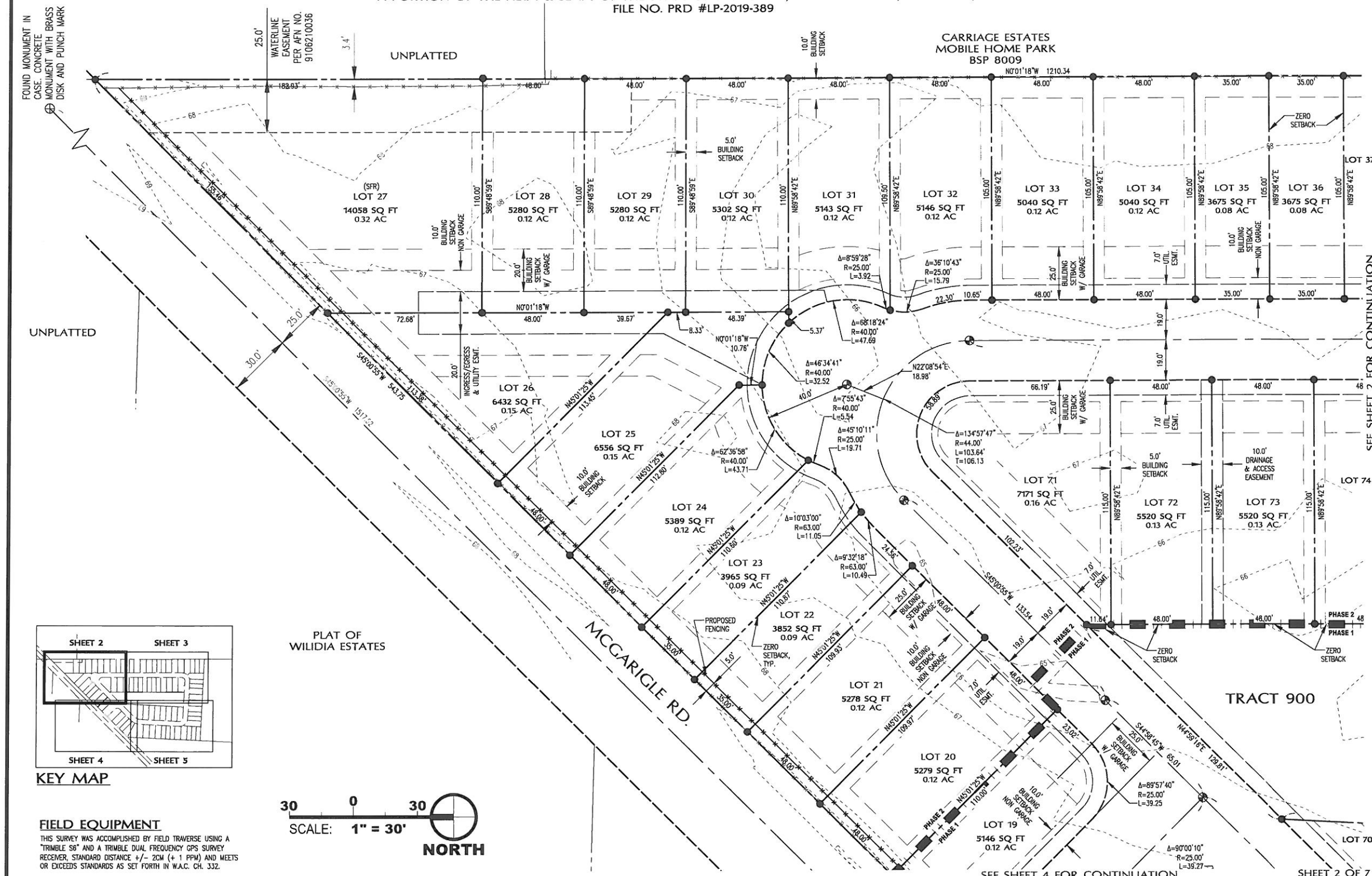
OWNERS
BRICKYARD PARK, LLC

DATE: 02.14.20	BY: MJS	SCALE: AS NOTED
PROJECT NO. 19066		FILE: 19066PRE.dwg

BRICKYARD PARK

A PLANNED RESIDENTIAL DEVELOPMENT

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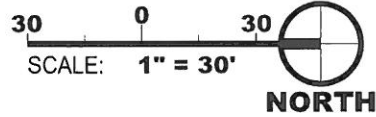


KEY MAP

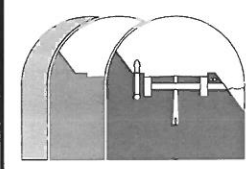
FIELD EQUIPMENT
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A TRIMBLE S6 AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER, STANDARD DISTANCE +/- 2CM (+ 1 PPM) AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

BASIS OF BEARING
THE FOUND MONUMENTED CENTERLINE OF MCGARIGLE ROAD BEARS S 44°58'35" W AS SHOWN HEREON.

OCCUPATION NOTE
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.



- LEGEND**
- SET RABAR & CAP LS#52089
 - SET STREET MONUMENT IN CASE STAMPED "SDC LS 52089"
 - ⊙ SURVEY CORNER SET PREVIOUSLY
 - ⊕ PREVIOUSLY SET STREET MONUMENT IN CASE OR AS NOTED
 - ③① LOT ADDRESS ON LOOP ROAD



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OWNERS
BRICKYARD PARK, LLC

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SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SHEET 2 OF 7

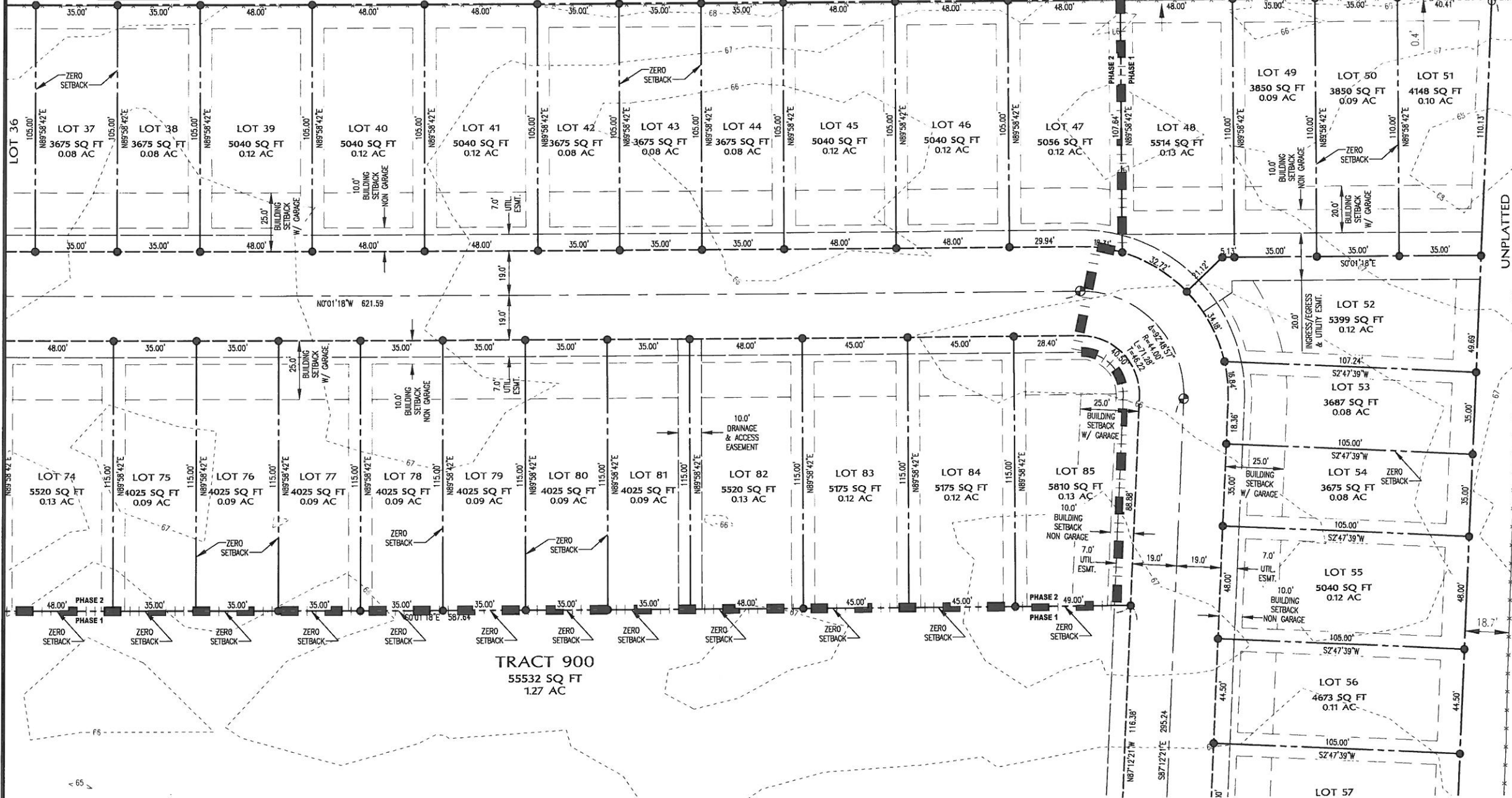
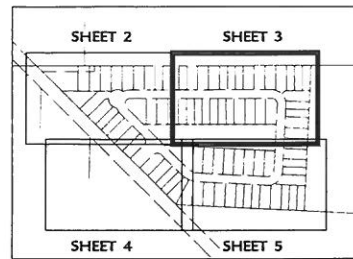
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CARRIAGE ESTATES
 MOBILE HOME PARK
 BSP 8009

SEE SHEET 2 FOR
 CONTINUATION

KEY MAP



FOUND REBAR
 AND CAP LS
 17651 2.0
 FEET WEST
 OF CORNER

UNPLATTED

FIELD EQUIPMENT

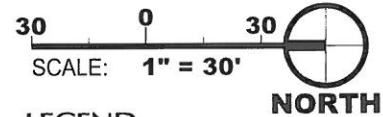
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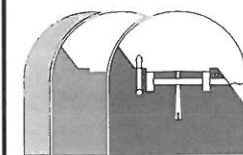


LEGEND

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SEE SHEET 5 FOR CONTINUATION

SHEET 3 OF 7



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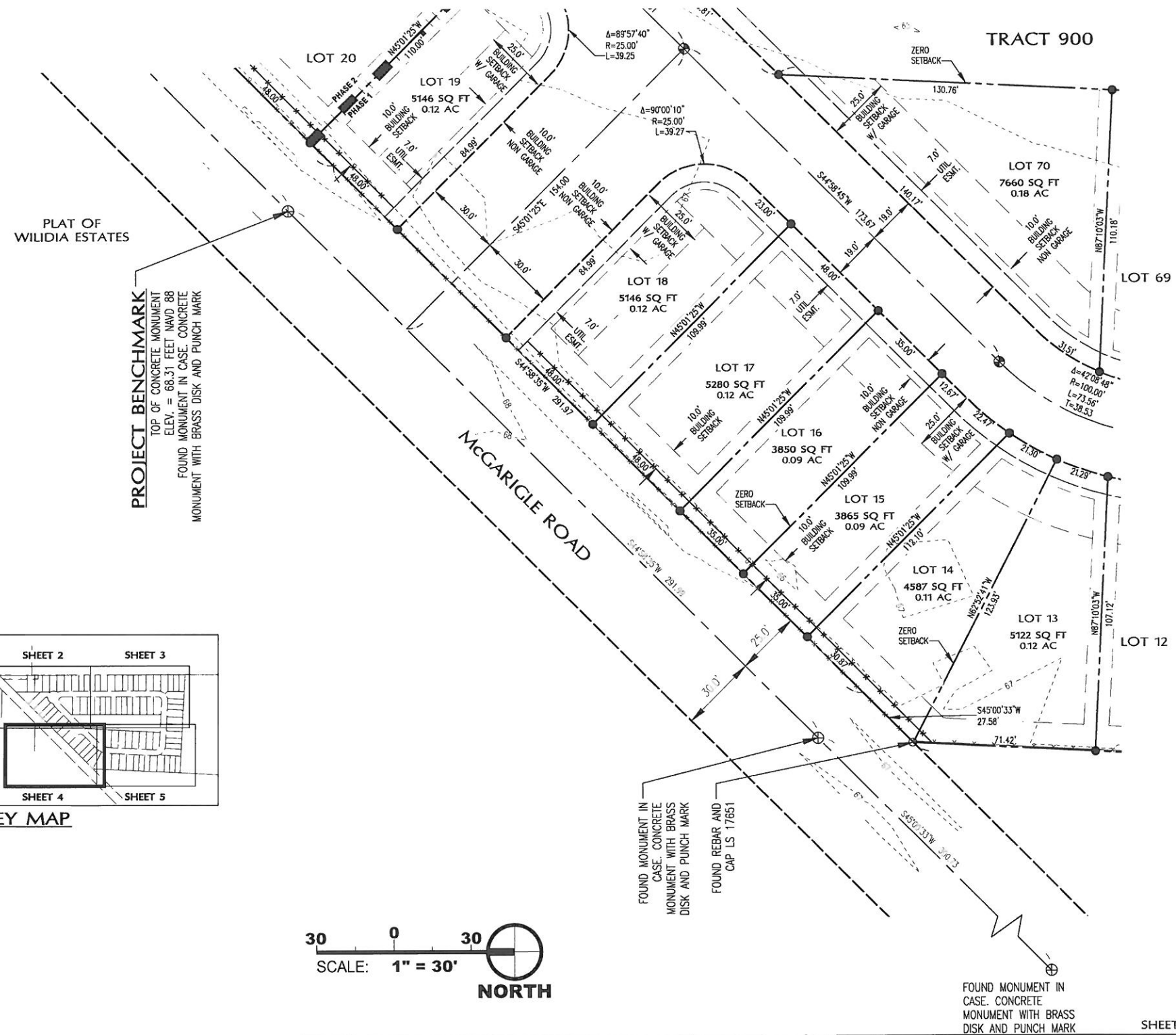
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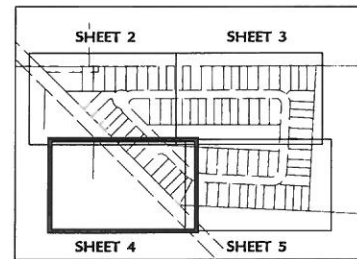
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PROJECT BENCHMARK
TOP OF CONCRETE MONUMENT
ELEV. = 68.31 FEET NAVD 88
FOUND MONUMENT IN CASE CONCRETE
MONUMENT WITH BRASS DISK AND PUNCH MARK



KEY MAP

FIELD EQUIPMENT

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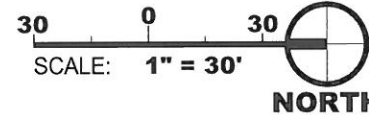
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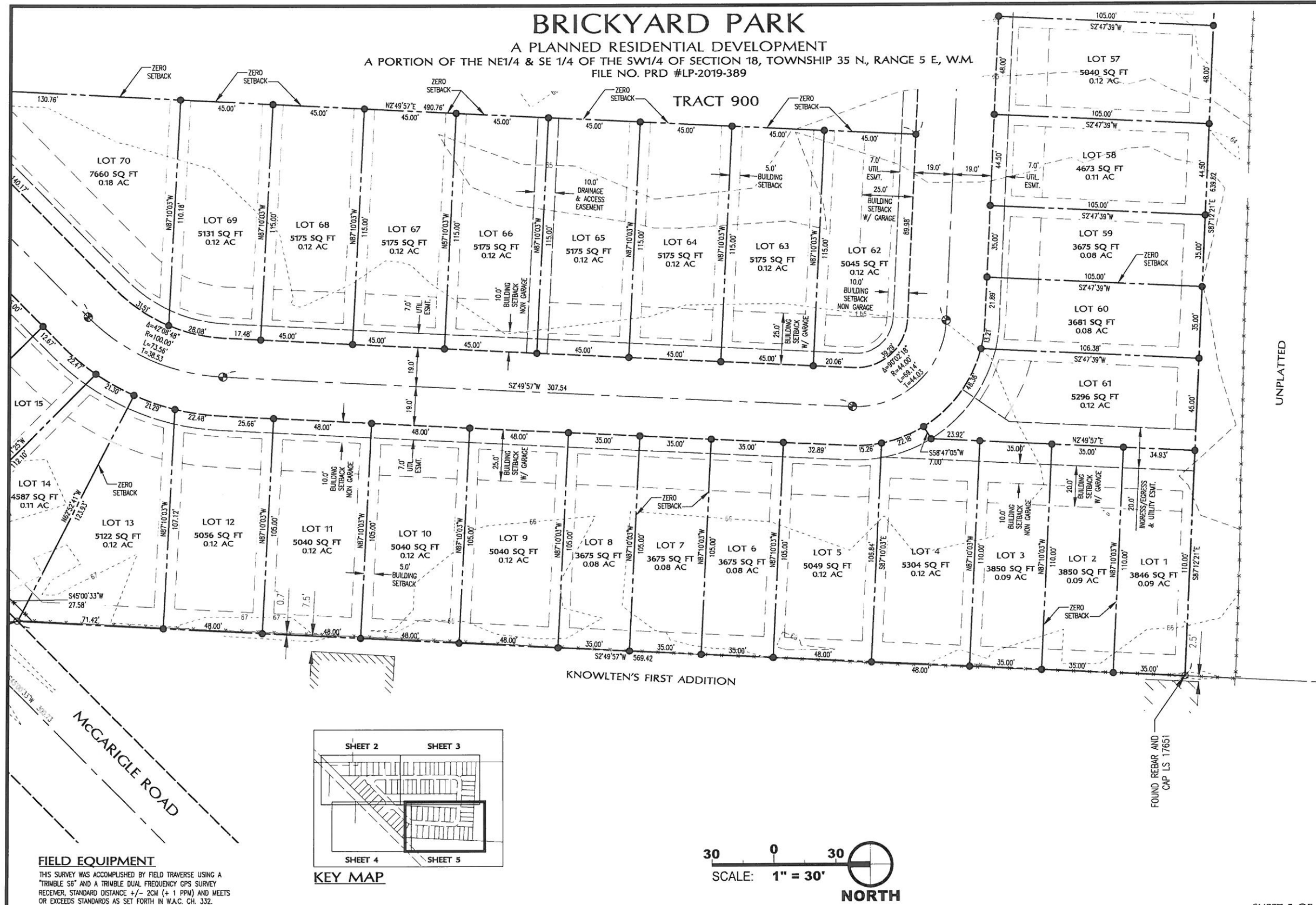
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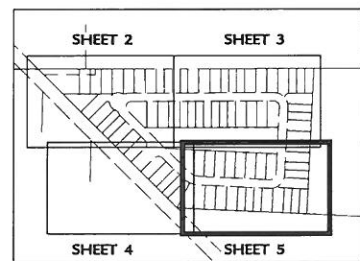
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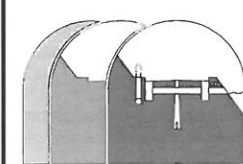
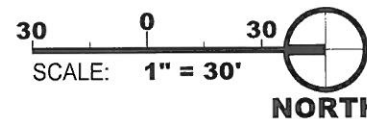
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KEY MAP

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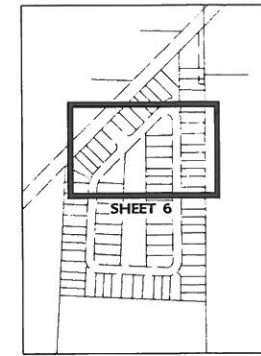
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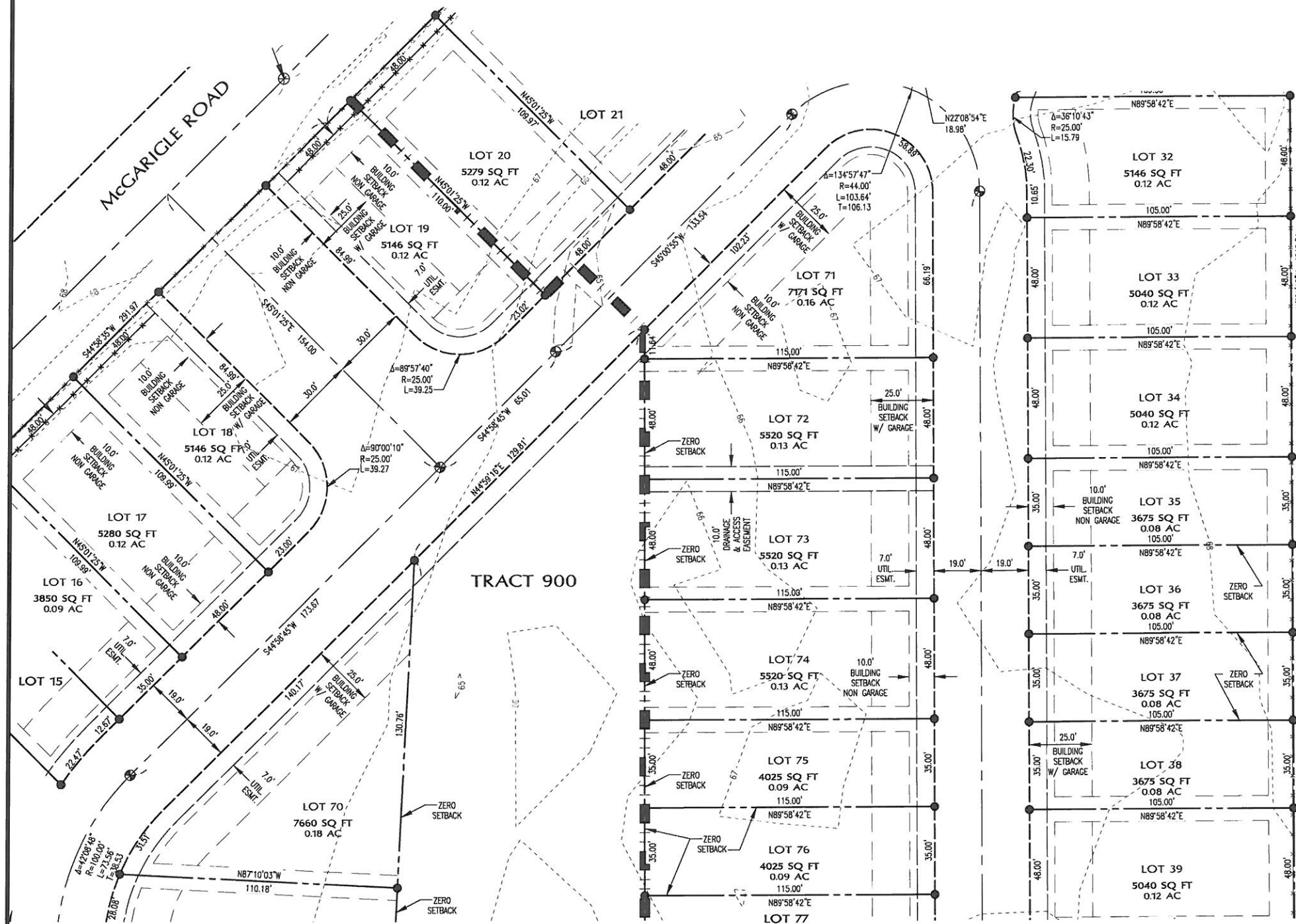
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KEY MAP



FIELD EQUIPMENT

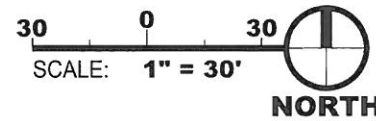
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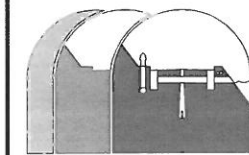
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SHEET 6 OF 7

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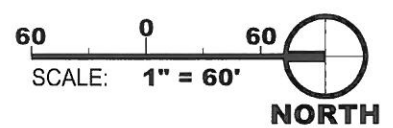
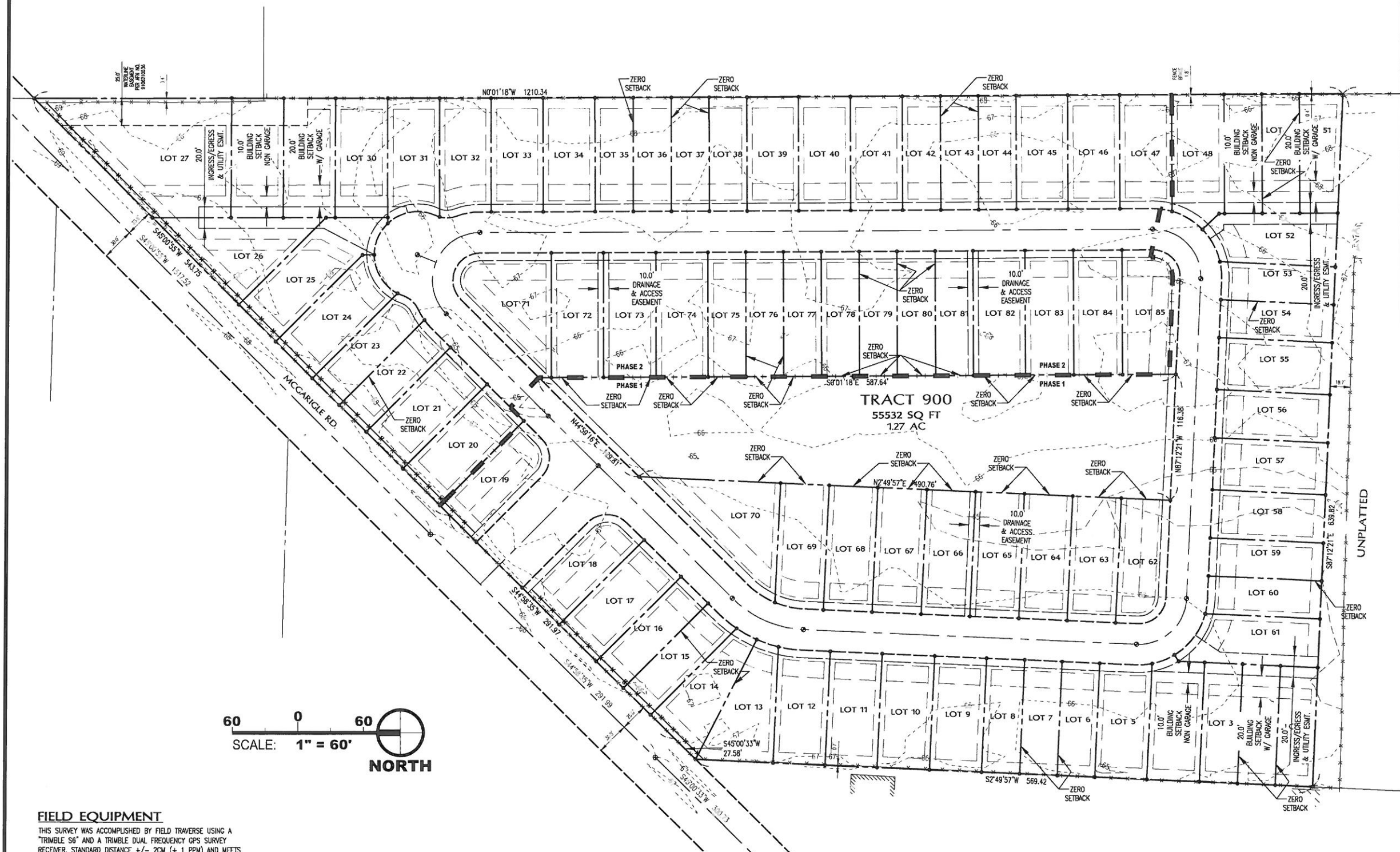
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BRICKYARD PARK

A PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35 N., RANGE 5 E, W.M.
FILE NO. PRD #LP-2019-389

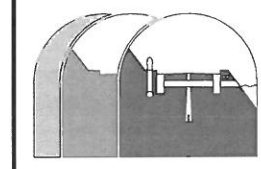


FIELD EQUIPMENT
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A TRIMBLE S6* AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER, STANDARD DISTANCE +/- 2CM (+ 1 PPM) AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

BASIS OF BEARING
THE FOUND MONUMENTED CENTERLINE OF MCCARGILE ROAD BEARS S 44°58'35" W AS SHOWN HEREON.

OCCUPATION NOTE
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

- LEGEND**
- SET RABAR & CAP LS#52089
 - SET STREET MONUMENT IN CASE STAMPED "SDG LS 52089"
 - ⊙ SURVEY CORNER SET PREVIOUSLY
 - ⊕ PREVIOUSLY SET STREET MONUMENT IN CASE OR AS NOTED
 - ③ 321 LOT ADDRESS ON LOOP ROAD



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SHEET 7 OF 7

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A PLANNED RESIDENTIAL DEVELOPMENT
FILE NO. PRD #LP-2019-389
A PORTION OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 E, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

OWNERS
BRICKYARD PARK, LLC

DATE: 02.14.20	BY: MJS	SCALE: AS NOTED
PROJECT NO. 19066		FILE: 19066PRE.dwg