

9601190017

PLAT OF CASCADE RIDGE COURT

In Section 4, Township 33 North,
Range 4 East, W.M.

Notes

1. ZONING - (R) RURAL INTERMEDIATE.
2. WATER - PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
3. SEWER: INDIVIDUAL ON-SITE SYSTEMS. ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOTS 1, 2, 3, 4, 7, 8, 9, 10, 11, AND 14 WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS, SEE HEALTH OFFICER FOR DETAILS.
4. BASIS-OF-BEARINGS - ASSUMED ACCORDING TO CASCADE RIDGE P.U.D. RECORDED IN VOLUME 14 OF PLATS AT PAGES 112-121.
5. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
6. 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.
7. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.

Addresses

Lots:

- 1 = 1861 CASCADE RIDGE DRIVE
- 2 = 1863 CASCADE RIDGE COURT
- 3 = 1865 CASCADE RIDGE COURT
- 4 = 1867 CASCADE RIDGE COURT
- 5 = 1875 CASCADE RIDGE COURT
- 6 = 1877 CASCADE RIDGE COURT
- 7 = 1881 CASCADE RIDGE COURT
- 8 = 1885 CASCADE RIDGE COURT
- 9 = 1892 CASCADE RIDGE COURT
- 10 = 1887 CASCADE RIDGE COURT
- 11 = 1895 CASCADE RIDGE COURT
- 12 = 1897 CASCADE RIDGE COURT
- 13 = 1898 CASCADE RIDGE COURT
- 14 = 1894 CASCADE RIDGE COURT

PARCEL A
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

PARCEL B
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M.

PARCEL C
THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 (SOUTH 1/4 CORNER) OF SAID SECTION 4; THENCE N02°43'19"W 400.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4; THENCE N31°26'52"E 1066.08 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4, SAID POINT BEARING N88°52'31"W 60.41 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4, SAID POINT BEING THE TERMINUS OF SAID LINE.

PARCEL D
THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S02°43'19"E 210.95 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT ON THE SOUTHEASTLY RIGHT-OF-WAY MARGIN OF CASCADE RIDGE COURT, A PRIVATE ROADWAY, AS THE SAME IS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 91-023, APPROVED JULY 1, 1991 AND RECORDED JULY 3, 1991 IN VOLUME 9 OF SHORT PLATS, PAGES 382-383, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE S23°10'40"W 128.99 FEET ALONG SAID SOUTHEASTLY MARGIN TO THE SOUTH LINE OF THE NORTH 330.00 FEET OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N88°55'02"W 64.75 FEET ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO FREDERICK AND ARLENE NYMAN, HUSBAND AND WIFE, BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9107080018; THENCE S23°10'40"W 214.69 FEET ALONG THE EAST LINE OF SAID NYMAN TRACT TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET; THROUGH A CENTRAL ANGLE OF 14°38'24", AN ARC DISTANCE OF 135.42 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. AND THE TERMINUS OF SAID LINE.

PARCEL E
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT ANY PORTION THEREOF LYING WITHIN SKAGIT COUNTY SHORT PLAT NUMBER 91-023, APPROVED JULY 1, 1991 AND RECORDED JULY 3, 1991 IN VOLUME 9 OF SHORT PLATS, PAGES 382-383, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JULY 15, 1994 UNDER AUDITOR'S FILE NO. 9407150021, AND ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF CASCADE RIDGE DRIVE WHICH IS CONCAVE TO THE NORTH, AS THE SAME IS SHOWN ON THE PLAT OF "CASCADE RIDGE P.U.D.", RECORDED IN VOLUME 14 OF PLATS, PAGES 112-121, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL F
THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING BOTH SOUTHEASTERLY OF THE SOUTHEASTLY RIGHT-OF-WAY LINE OF CASCADE RIDGE DRIVE AS THE SAME IS SHOWN ON THE PLAT OF "CASCADE RIDGE P.U.D." RECORDED IN VOLUME 14 OF PLATS, PAGES 112-121, INCLUSIVE, AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE N02°43'19"W 400.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4; THENCE N31°26'52"E 1223.47 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO KIRK AND LALE CAMPBELL, HUSBAND AND WIFE, BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9005300005; THENCE N04°45'04"E 800.00 FEET ALONG THE WESTERLY LINE OF SAID CAMPBELL TRACT TO A POINT OF TANGENCY ON THE EASTERLY MARGIN OF CASCADE RIDGE DRIVE AS THE SAME IS SHOWN ON THE PLAT OF "CASCADE RIDGE P.U.D.", RECORDED IN VOLUME 14 OF PLATS, PAGES 112-121, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THE TERMINUS OF SAID LINE. EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED APRIL 28, 1993 UNDER AUDITOR'S FILE NO. 9304280048.

PARCEL G
THAT PORTION OF SHORT PLAT NO. 91-023, APPROVED JULY 1, 1991, RECORDED JULY 3, 1991 IN BOOK 9 OF SHORT PLATS, PAGES 382 AND 383, UNDER AUDITOR'S FILE NO. 9107030005 AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., WHICH PORTION IS LABELED "CASCADE RIDGE COURT" ON THE FACE OF SAID SHORT PLAT.

Surveyor's Certificate

I, JOHN L. ABENROTH, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT OF CASCADE RIDGE COURT IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MONUMENTS WILL BE SET AND LOT CORNERS WILL BE STAKED ON THE GROUND AS SHOWN ON THE PLAT, AS CONSTRUCTION PROGRESSES.

JOHN L. ABENROTH, PLS; CERT. # 17651 DATE Oct. 11, 1995

Acknowledgements

STATE OF WASHINGTON, COUNTY OF SKAGIT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Keith S. Johnson & Alison R. Johnson SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE Notary
DATE Oct. 17, 1995 MY APPOINTMENT EXPIRES Nov. 1, 1995

STATE OF WASHINGTON, COUNTY OF SKAGIT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James D. Butler and Moni B. Butler SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE Notary
DATE Oct. 17, 1995 MY APPOINTMENT EXPIRES Nov. 1, 1995

STATE OF WASHINGTON, COUNTY OF Harris I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James D. Butler and Moni B. Butler SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE NOTARY PUBLIC
DATE 10-14-95 MY APPOINTMENT EXPIRES April 11 1998

STATE OF WASHINGTON, COUNTY OF SKAGIT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior 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.

NOTARY SIGNATURE [Signature] TITLE NOTARY PUBLIC
DATE 10-11-95 MY APPOINTMENT EXPIRES 8-15-97

Water Pipeline Easement

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RESTORE/ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE 7' UTILITY EASEMENTS AND OTHER WATER LINE EASEMENTS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

Utility Easement

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, CASCADE NATURAL GAS CORP, GTE NORTHWEST, NORTHLAND CABLE TV, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR SEVEN (7) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S) IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT KEITH S. JOHNSON AND ALISON R. JOHNSON, H/W; DANYA R. JOHNSON, FORMERLY DANYA R. MILNOR; JAMES D. BUTLER AND MONI B. BUTLER, H/W; DO HEREBY DECLARE THIS PLAT AND WASHINGTON FEDERAL SAVINGS 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 OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON.

FOLLOWING 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.

[Signature] SK U.P.
WASHINGTON FEDERAL SAVINGS AND LOAN
Keith S. Johnson
KEITH S. JOHNSON
[Signature]
ALISON R. JOHNSON
[Signature]
DANYA R. JOHNSON
[Signature]
JAMES D. BUTLER
[Signature]
MONI B. BUTLER
MONI B. BUTLER

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 1995.

Judyann Menzel TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1996.

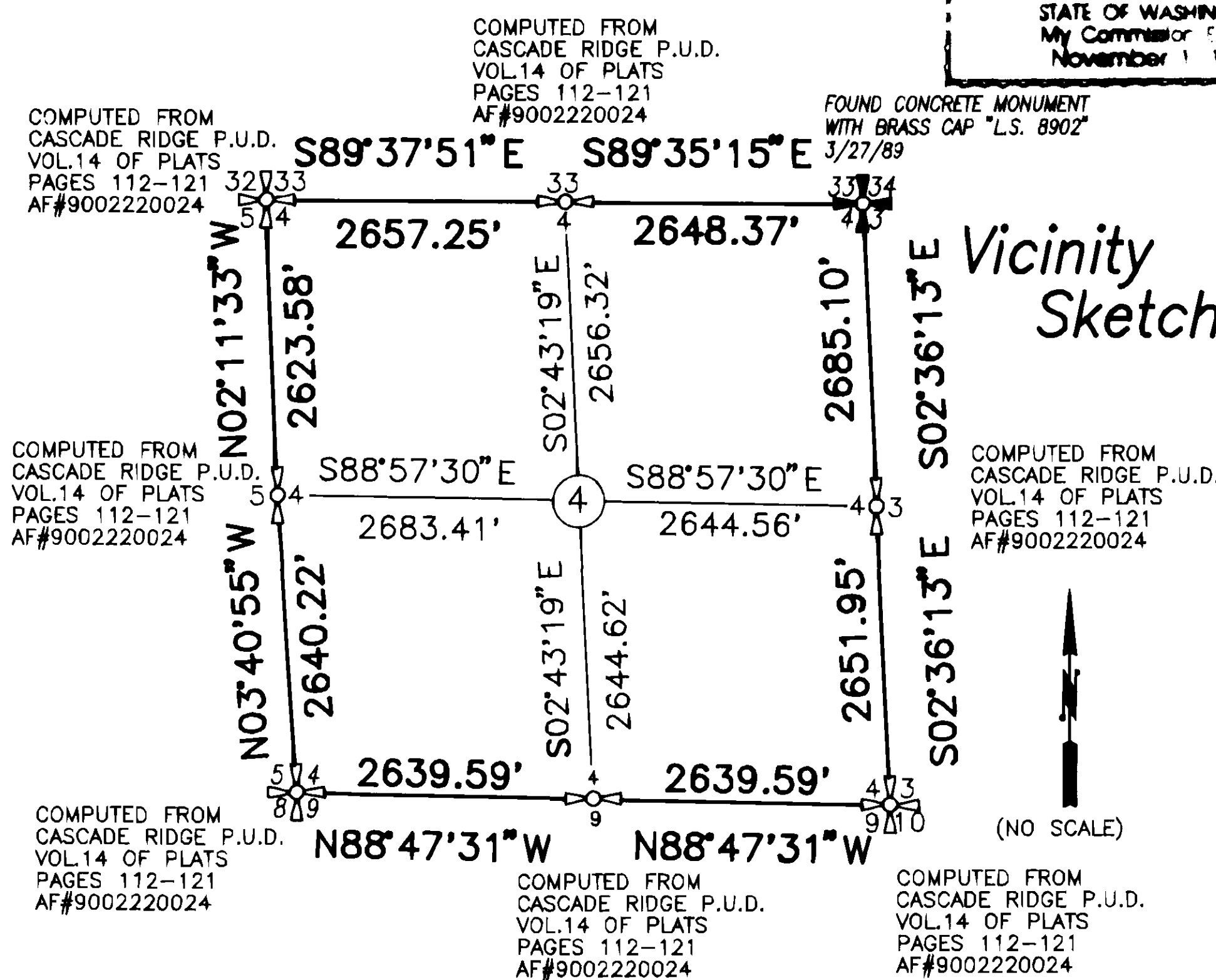
THIS 27 DAY OF December 1995

Judyann Menzel by [Signature] Deputy
SKAGIT COUNTY TREASURER

Approvals

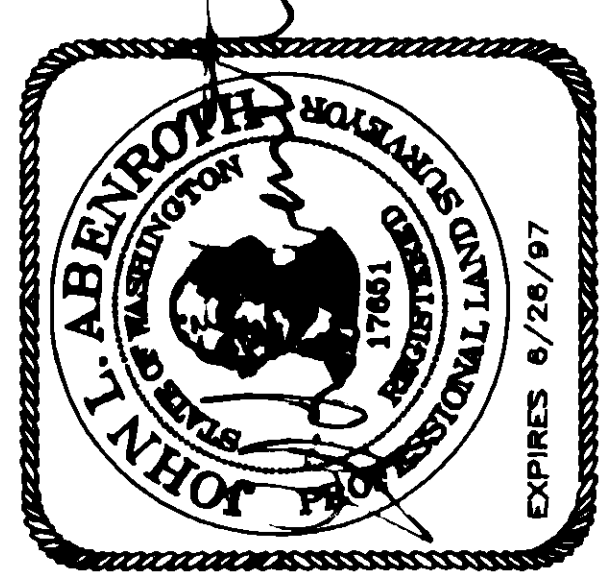
THE WITHIN AND FOREGOING SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SUBDIVISION ORDINANCE.

[Signature] 12-20-95
COUNTY ENGINEER DATE
[Signature] 1-2-95
COUNTY PLANNING DIRECTOR DATE
[Signature] 1-2-28-95
SKAGIT COUNTY HEALTH OFFICER DATE
[Signature] 1-8-96
COUNTY HEARING EXAMINER DATE
[Signature]
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS



| DATE | REVISION | BY | JOB# | 1608-95 | DRAWN | FM | CHECKED | JLA | DATE | 30AUG95 | SCALE | SHEET | 1 OF 3 |
|------|----------|----|------|---------|-------|----|---------|-----|------|---------|-------|-------|--------|
|------|----------|----|------|---------|-------|----|---------|-----|------|---------|-------|-------|--------|

AUDITOR'S CERTIFICATE
Filed for record this 19 day of October, 1995 at 10 minutes past 9 o'clock A.M., and recorded in Volume 12 of Plats at page 11-81, records of Skagit County, Wa.
[Signature]
County Auditor or Deputy Auditor
A.F.# 9601190017



JOHN L. ABENROTH
INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658

Skagit Surveyors

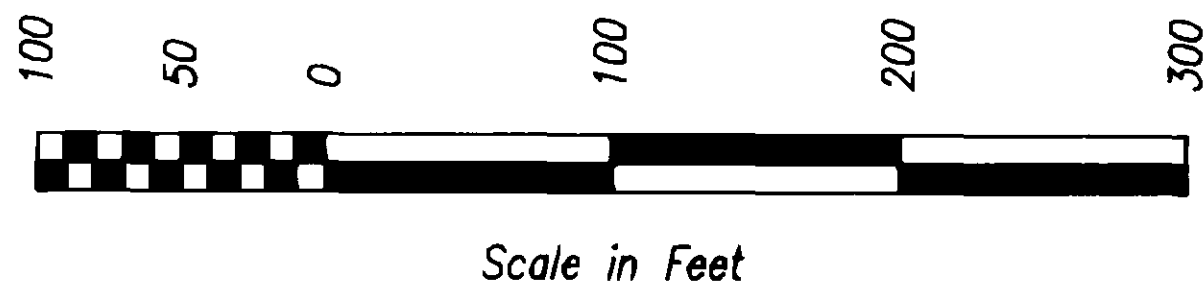
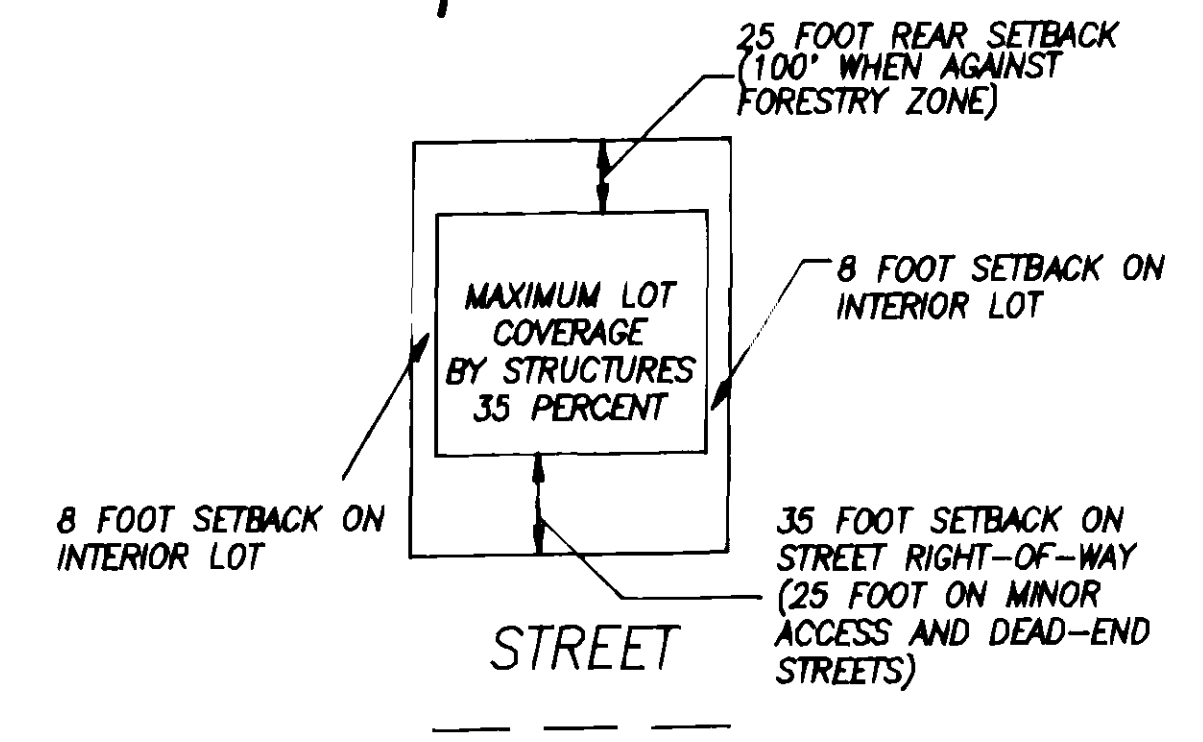
V.16 Plats pg 87

PLAT OF **CASCADE RIDGE COURT**

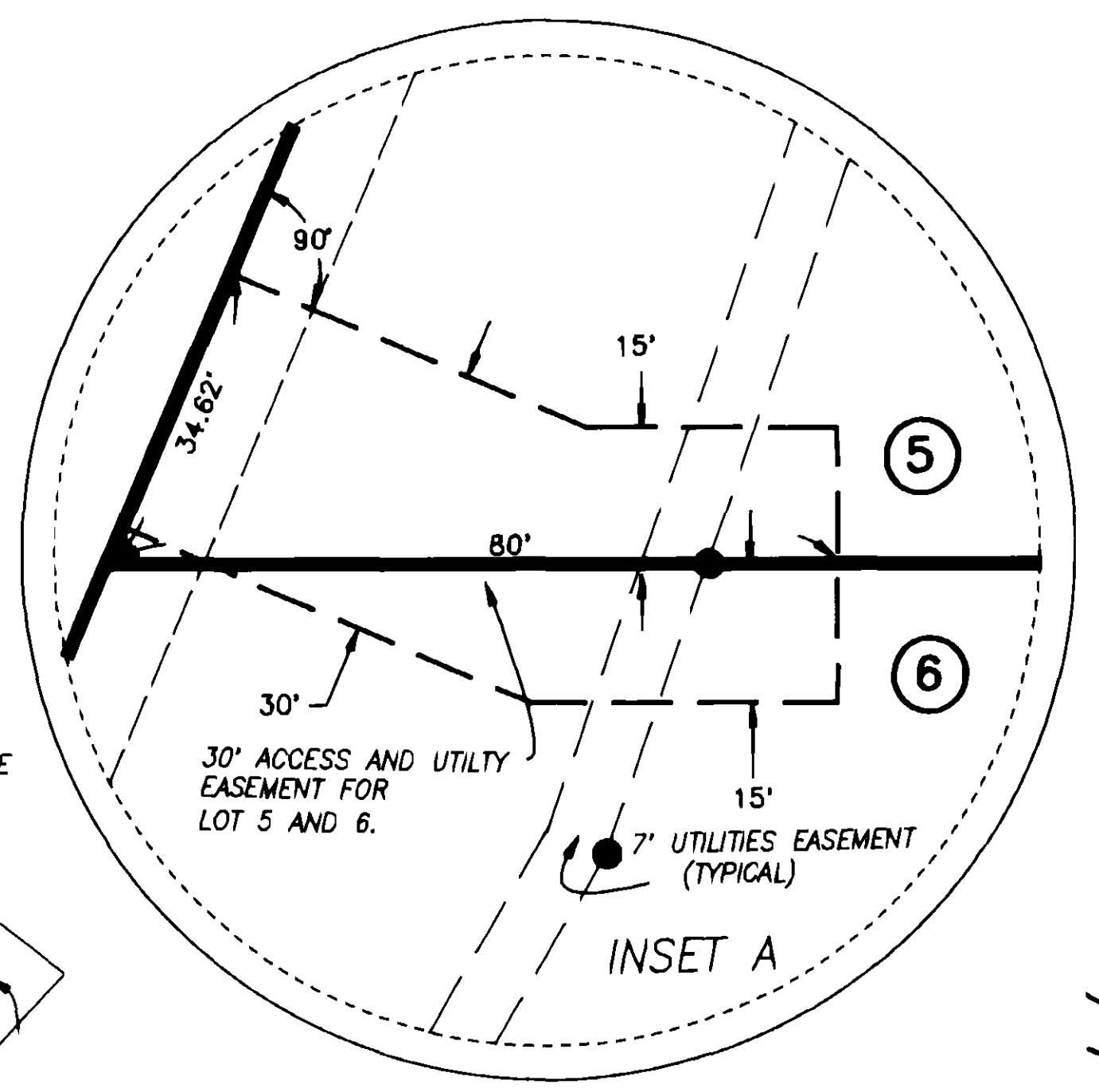
| LINE TABLE | | CURVE TABLE | |
|------------|-------------|-------------|--------|
| # | BEARING | DELTA | LENGTH |
| L1 | N00°50'09"W | 64.38' | |
| L2 | N82°48'46"W | 1.09' | |
| L3 | S23°10'40"W | 10.00' | |
| L4 | S51°20'00"E | 20.00' | |
| L5 | S04°45'04"W | 53.67' | |
| L6 | S31°25'02"W | 49.99' | |
| L7 | N88°52'31"E | 60.40' | |
| L8 | N89°46'30"E | 53.54' | |
| L9 | S19°09'17"W | 33.44' | |
| L10 | S30°01'55"W | 61.57' | |
| L11 | S06°55'21"W | 75.47' | |

| # | RADIUS | DELTA | LENGTH |
|----|----------|------------|---------|
| C1 | 2030.00' | 01°00'27" | 35.70' |
| C2 | 35.00' | 90°00'00" | 54.98' |
| C3 | 120.00' | 103°25'11" | 216.60' |
| C4 | 330.00' | 29°24'37" | 169.39' |
| C5 | 470.00' | 18°01'53" | 147.91' |
| C6 | 300.00' | 29°24'37" | 153.99' |
| C7 | 500.00' | 18°01'53" | 157.35' |
| C8 | 290.00' | 12°30'44" | 63.33' |
| C9 | 270.00' | 35°14'30" | 166.07' |

Minimum Setback Requirements



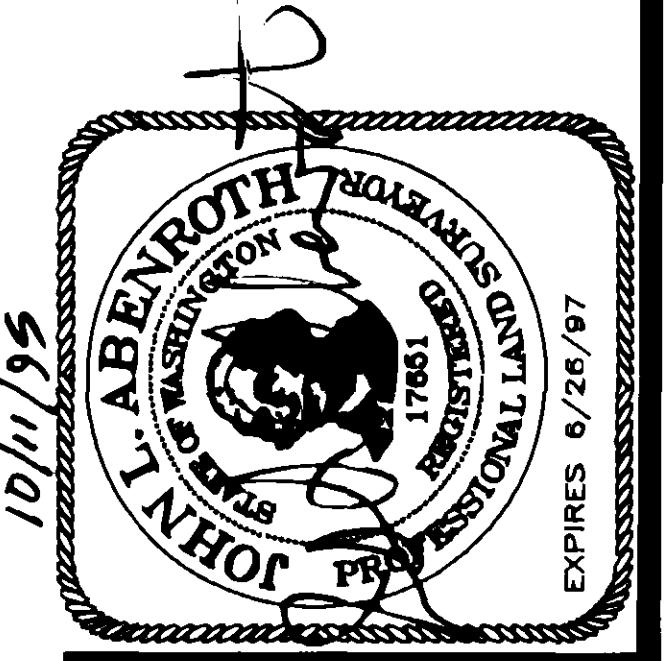
COMPUTED FROM
CASCADE RIDGE P.U.D.
VOL. 14 OF PLATS
PAGES 112-121
AF#9002220024



Legend

- Found monument in case and cover as shown on plat of Cascade Ridge P.U.D. as filed in Volume 14 of Plats at pages 112-121 as AF#9002220024.
- 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 LS17651 in case and cover.
- Set Concrete Monument with brass cap marked "SKA SURV 17651"
- Access Location

AUDITOR'S CERTIFICATE
Filed for record this 14 day of July
1999 at 10 minutes past 10 o'clock
a.m., and recorded in Volume 14 of
Plats at page 112-121, records of
Skagit County, Wa.
County Auditor or Deputy Auditor
A.F.#



INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658

Engineer
G.Corp. Engineering
806 Metcalf Street
Sedro-Woolley, Wa. 98273
360-855-2121

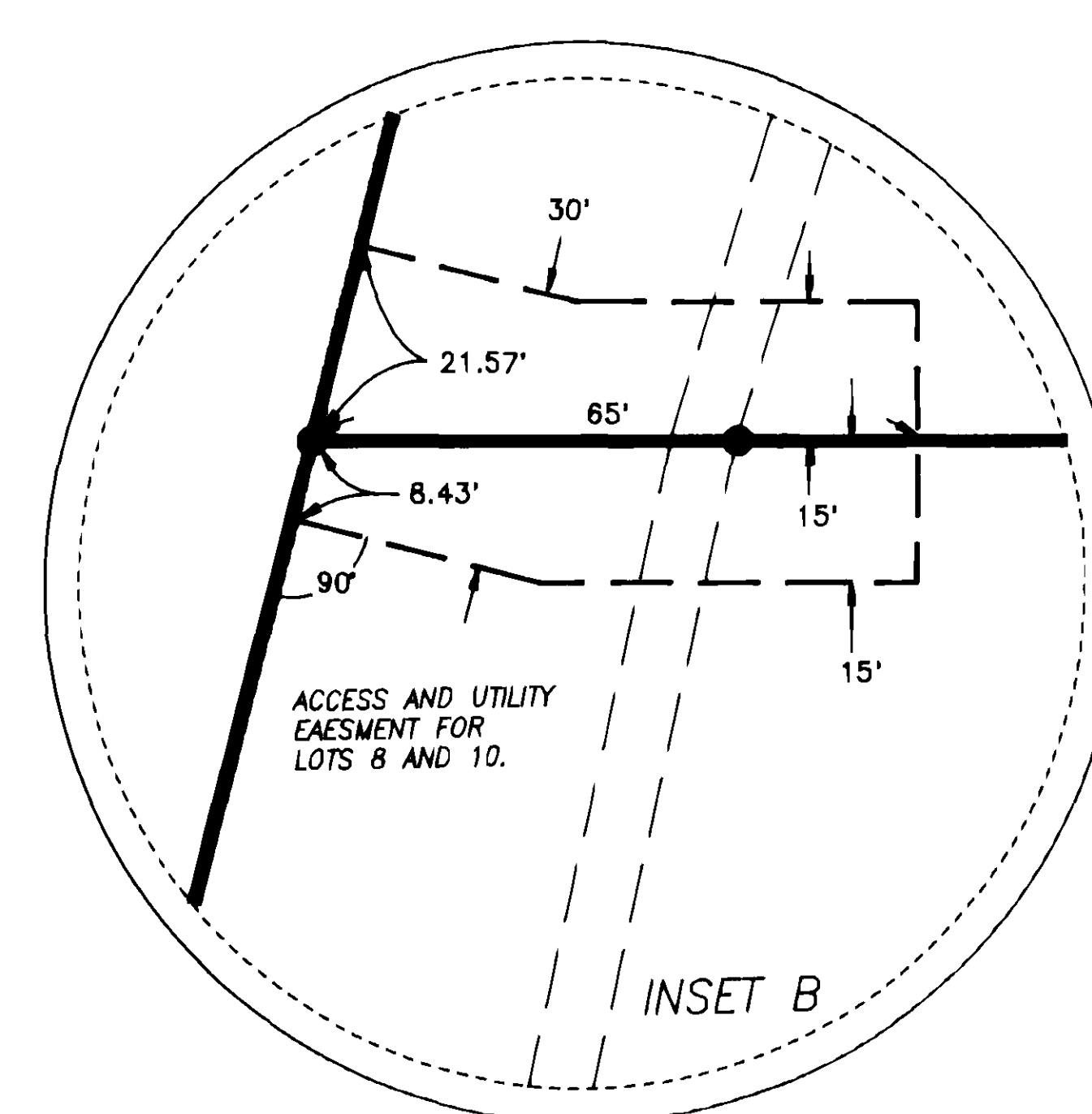
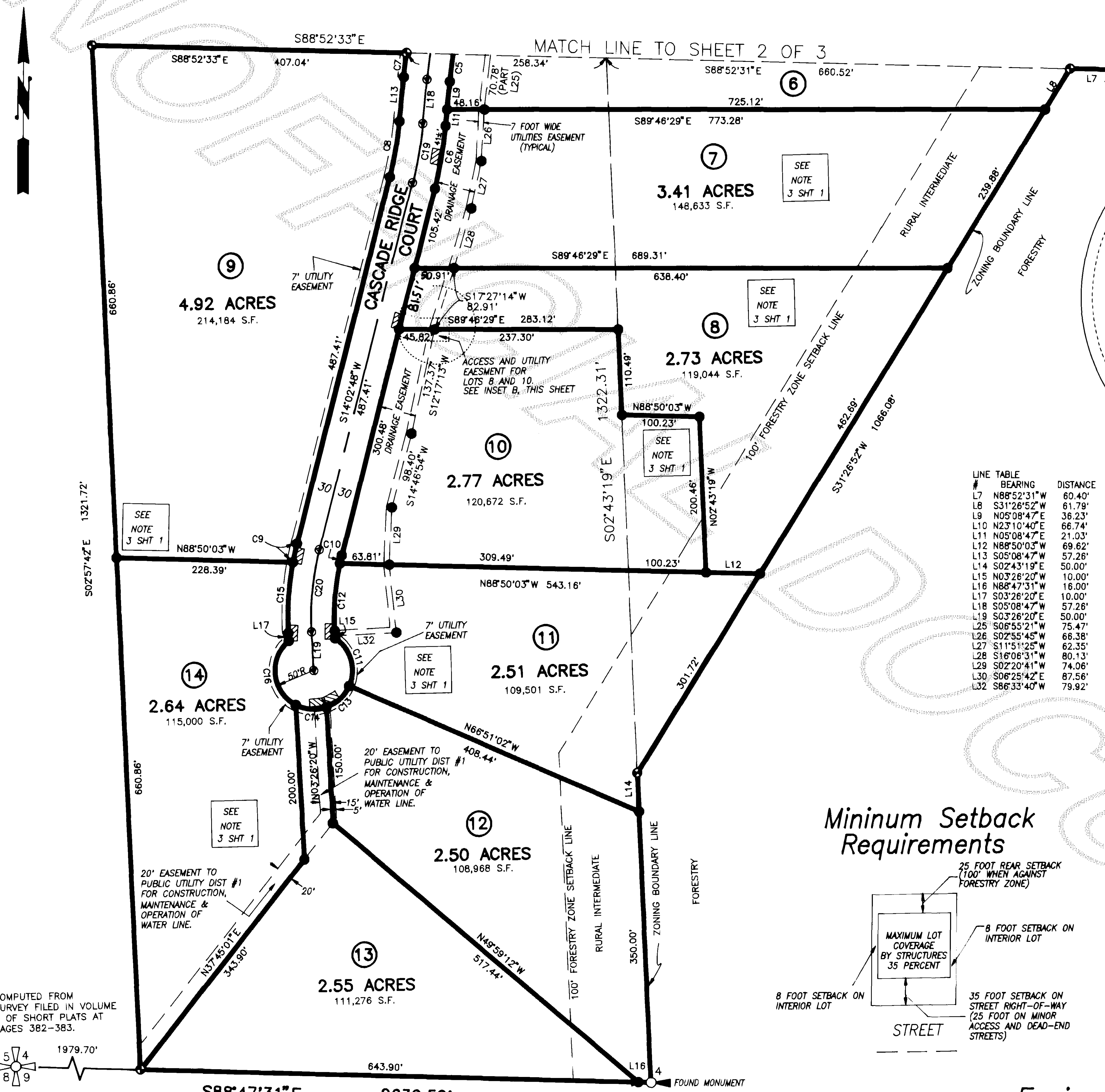
Owner/Developer
Keith Johnson
2017 Continental Place
Mount Vernon, Wa. 98273
360-424-0300

| DATE | REVISION | BY | JOB# | DRAWN | CHECKED | DATE | SCALE | SHEET |
|------|----------|----|---------|-------|---------|---------|-----------|--------|
| | | | 1608-95 | FM | JLA | 30AUG95 | 1" = 100' | 2 OF 3 |

PLAT OF

CASCADE RIDGE COURT

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 19____ at _____ minutes past _____ o'clock
 of _____
 Plats at page _____ of _____
 Skagit County, Wa.
 County Auditor or Deputy Auditor
 A.F.# _____



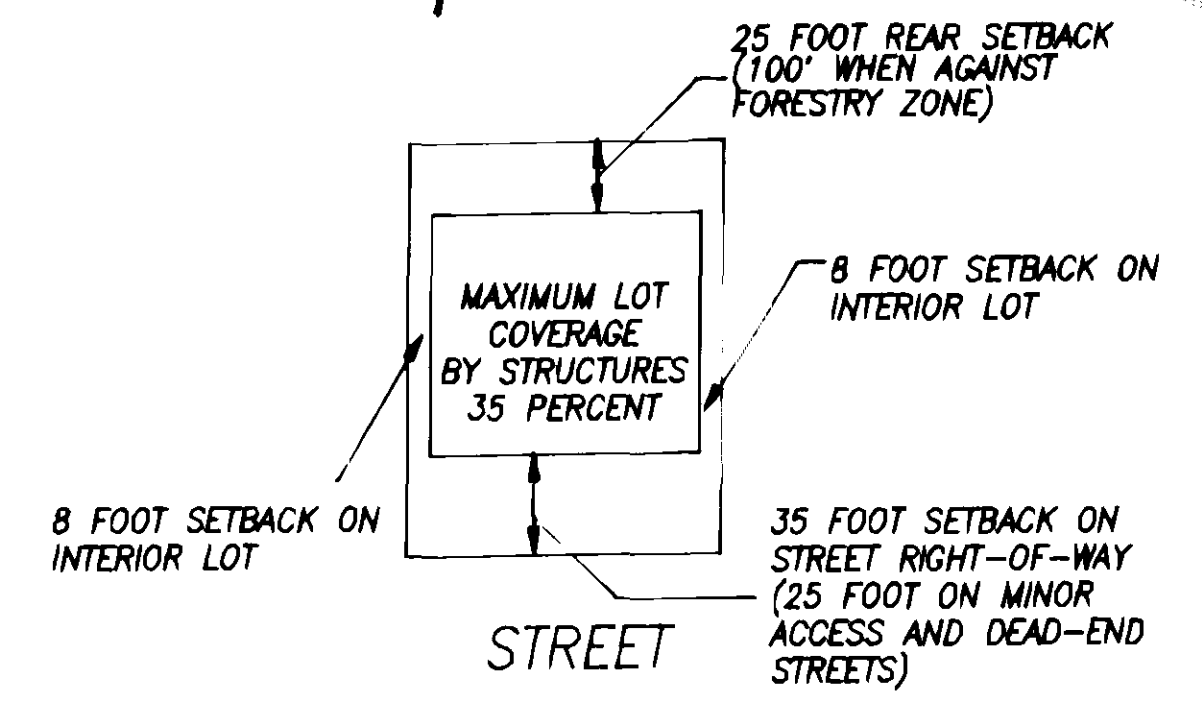
| LINE # | BEARING | DISTANCE |
|--------|--------------|----------|
| L7 | N88°52'31\"W | 60.40' |
| L8 | S31°26'52\"W | 61.79' |
| L9 | N05°08'47\"E | 36.23' |
| L10 | N23°10'40\"E | 66.74' |
| L11 | N05°08'47\"E | 21.03' |
| L12 | N88°50'03\"W | 69.62' |
| L13 | S05°08'47\"W | 57.26' |
| L14 | S02°43'19\"E | 50.00' |
| L15 | N03°26'20\"W | 10.00' |
| L16 | N88°47'31\"W | 16.00' |
| L17 | S03°26'20\"E | 10.00' |
| L18 | S05°08'47\"W | 57.26' |
| L19 | S03°26'20\"E | 50.00' |
| L20 | S06°55'21\"W | 75.47' |
| L21 | S02°55'45\"W | 66.38' |
| L22 | S11°51'25\"W | 62.35' |
| L23 | S16°08'31\"W | 80.13' |
| L24 | S02°20'41\"W | 74.06' |
| L25 | S06°25'42\"E | 87.56' |
| L26 | S86°33'40\"W | 79.92' |

| CURVE # | RADIUS | DELTA | LENGTH |
|---------|---------|-------------|---------|
| C5 | 470.00' | 18°01'53\" | 147.91' |
| C6 | 530.00' | 08°54'01\" | 82.33' |
| C7 | 530.00' | 03°23'28\" | 31.37' |
| C8 | 470.00' | 08°54'01\" | 73.01' |
| C9 | 380.00' | 03°39'37\" | 24.28' |
| C10 | 320.00' | 01°54'42\" | 10.68' |
| C11 | 50.00' | 79°43'07\" | 69.57' |
| C12 | 320.00' | 15°34'26\" | 86.98' |
| C13 | 50.00' | 47°09'23\" | 41.15' |
| C14 | 50.00' | 47°09'23\" | 41.15' |
| C15 | 360.00' | 13°49'31\" | 91.69' |
| C16 | 50.00' | 112°13'44\" | 97.94' |
| C19 | 500.00' | 08°54'01\" | 77.67' |
| C20 | 350.00' | 17°29'08\" | 106.81' |

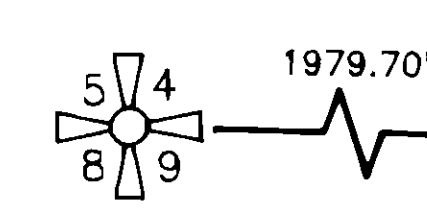
Legend

- Found monument in case and cover as shown on plat of Cascade Ridge P.U.D. as filed in Volume 14 of Plats at pages 112-121 as AF#9002220024.
- 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 LS17651 in case and cover.
- Set Concrete Monument with brass cap marked "SKA SURV 17651"
- Access Location

Minimum Setback Requirements



COMPUTED FROM SURVEY FILED IN VOLUME 9 OF SHORT PLATS AT PAGES 382-383.



Scale in Feet

Engineer
 G.Corp. Engineering
 806 Metcalf Street
 Sedro-Woolley, Wa. 98273
 360-855-2121

Owner/Developer
 Keith Johnson
 2017 Continental Place
 Mount Vernon, Wa. 98273
 360-424-0300



| DATE | REVISION | BY | JOB# | DRAWN | CHECKED | DATE | SCALE | SHEET |
|------|----------|----|---------|-------|---------|---------|-----------|--------|
| | | | 1608-95 | FM | LA | 30AUG95 | 1" = 100' | 3 OF 3 |