

Legal Description

Lot 2 of that certain survey recorded February 4, 1991, in Volume 10 of Surveys, page 192, under Skagit County Auditor's File No. 9102040045, being a portion of the south 70 rods of the southeast quarter of the southeast quarter of Section 10, Township 35 North, Range 7 East, W.M.

Utility Easement

An Easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Corp., GTE Northwest, Millennium Digital Media Cable TV, and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) 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 Willard M. Hendrickson and Ida M. Hendrickson, H/W; and Skagit State 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 right 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 a 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.

Willard Lane, shown hereon as Corporate Road, Tract A, 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.

[Signature]
 WILLARD M. HENDRICKSON

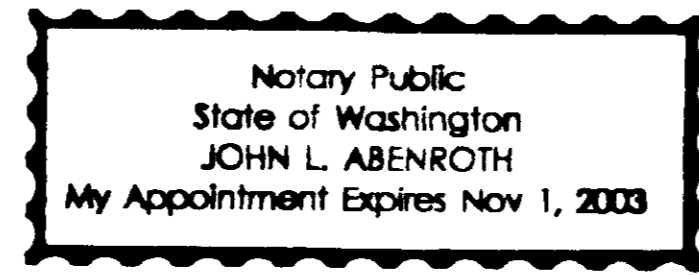
[Signature]
 SKAGIT STATE BANK

[Signature]
 IDA M. HENDRICKSON

Acknowledgments

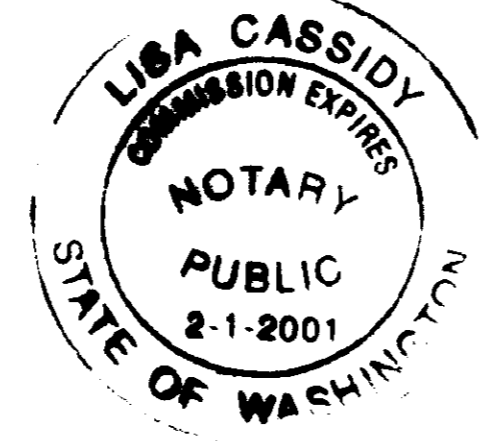
State of Washington, County of Skagit
 I certify that I know or have satisfactory evidence that Willard Hendrickson and Ida Hendrickson, H/W, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title Notary
 Date 11/23/99 My appointment expires 11/1/2003



State of Washington, County of Skagit
 I certify that I know or have satisfactory evidence that James E Bishop II signed this instrument, on oath stated that he she was authorized to execute the instrument and acknowledged it as the Asst. Vice-President of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title A.V.P.
 Date 11-23-99 My appointment expires 2-01-2001



Surveyor's Certificate

I, John L. Abernethy, Registered Land Surveyor do hereby certify that the Plat of Willard Estates 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 monuments and lot corners have been set as shown on the plat.

[Signature] 11/22/99
 John L. Abernethy, PLS; CERT. # 17651 Date

Plat Of Willard Estates

in the SE1/4 of the SE1/4, Section 10, Township 35 North, Range 7 East, W.M.

Notes

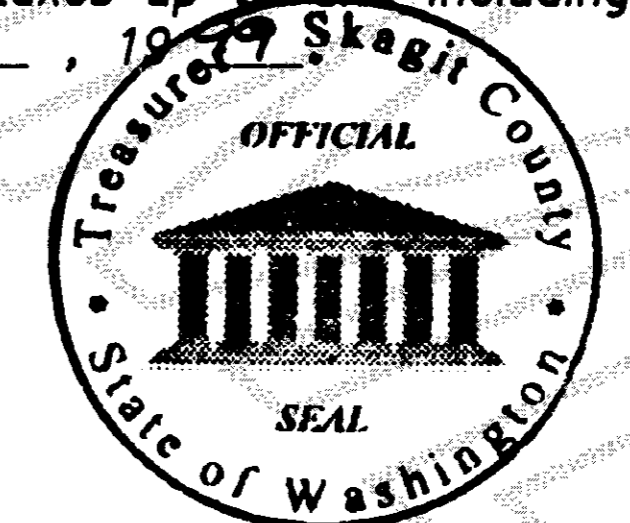
1. See variance allowing private road PL#98-0104 approved October 7, 1998. The restrictive and protective covenants and road maintenance document for this plat including Tract A is recorded under Auditor's File # 199912230063.
2. Sewer - Individual on site systems.
3. Basis-of-bearings - Assumed S89°23'28"E on the south line of the Southeast Quarter of Section 10.
4. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
5. Water - Individual wells; The individual wells shall be completed a minimum of 20 feet below the top of the aquifer. Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement.
6. Individual wells and on site septic disposal systems on each lot shall be located at the locations designated on the plat map, (sheet 2 of 2, herein). Property owners are advised to annually, (or at a reduced frequency as recommended by the Skagit County Health Department), sample their individual water system for bacteria and nitrates.
7. Lots 6, 7, 14, and 15, have existing wells installed which were used for demonstration wells for plat approval. The 100 foot well protection zones for these wells are shown on the plat map. A well protection easement (WPE) is hereby created in favor of the lot containing the well over the portions of the 100 foot well protection zones which fall within the boundaries of an adjacent lot.
8. The lot owners of Lots 1 through 5, and 8 through 13 are required to install their well at the location shown on the plat map. The 100 foot well protection zones for these locations are shown on the plat map. A well protection easement (WPE) is hereby created in favor of the lot containing the well over that portion of the 100 foot well protection zone which falls within the boundaries of an adjacent lot.
9. Total acreage of Subdivision = 16.52 Acres.
10. 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.
11. Change of location of access may necessitate a change of address, contact the Planning and Permit Center.
12. Zoning - Residential Reserve, Eastern Comprehensive Plan - Rural Residential.
13. Plat name and date of approval shall be included in all deeds and contracts.

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 19 99.

I, Judyanne Deniel, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 19 2000. This 13th day of December, 1999.

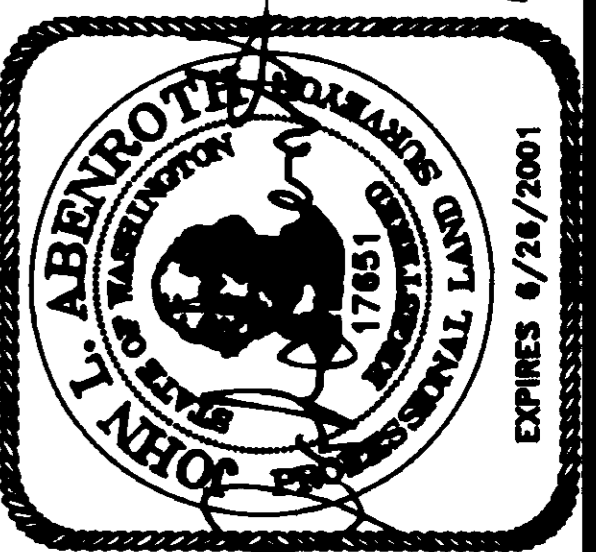
[Signature]
 Skagit County Treasurer



Approvals

- Examined and approved for the County of Skagit, State of Washington
- | | | | |
|--|-------------------------|---|-------------------------|
| <u>[Signature]</u>
County Engineer | <u>12/8/99</u>
Date | <u>[Signature]</u>
County Hearing Examiner | <u>12/8/99</u>
Date |
| <u>[Signature]</u>
County Planning Director | <u>12/14/99</u>
Date | <u>[Signature]</u>
Chairman
Board Of County Commissioners | <u>12/20/99</u>
Date |
| <u>[Signature]</u>
County Health Officer | <u>12-9-99</u>
Date | | |

AUDITOR'S CERTIFICATE
 Filed for record this 23 day of Dec
 1999 at 05 minutes past 11 o'clock
 A.M., As A.F. # 199912230062
[Signature]
 County Auditor or Deputy Auditor

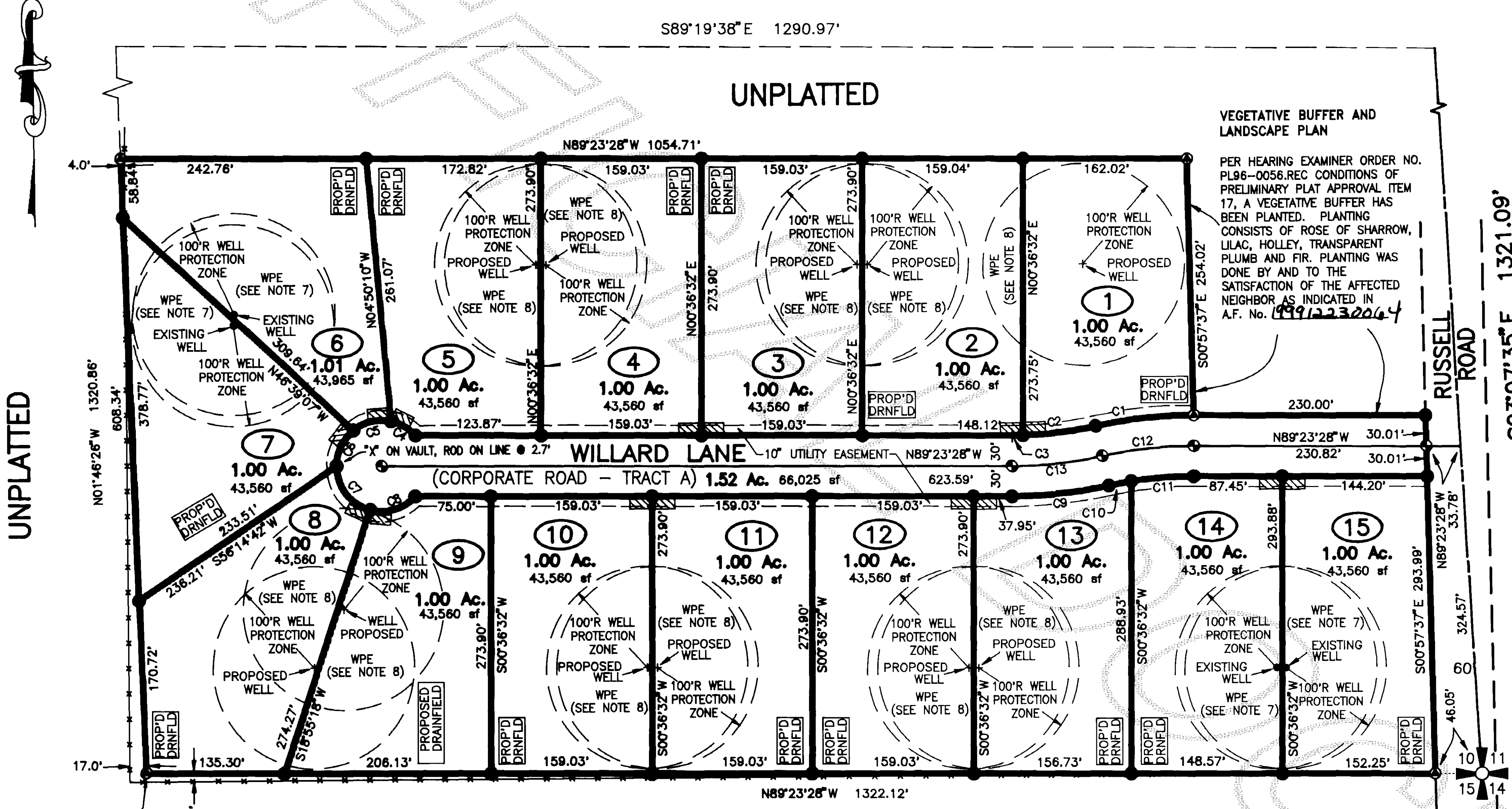


Skagit Surveyors & Engineers LLC
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			96005	jla	djm	05AUG99		1 OF 2

Plat Of Willard Estates

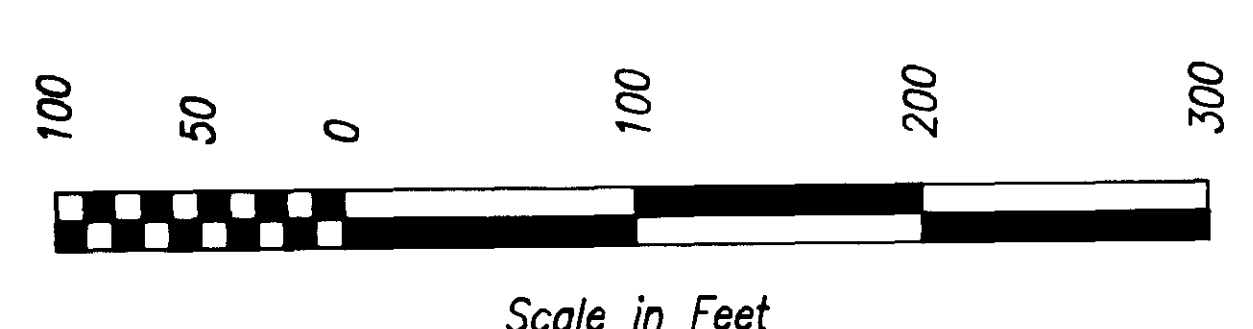
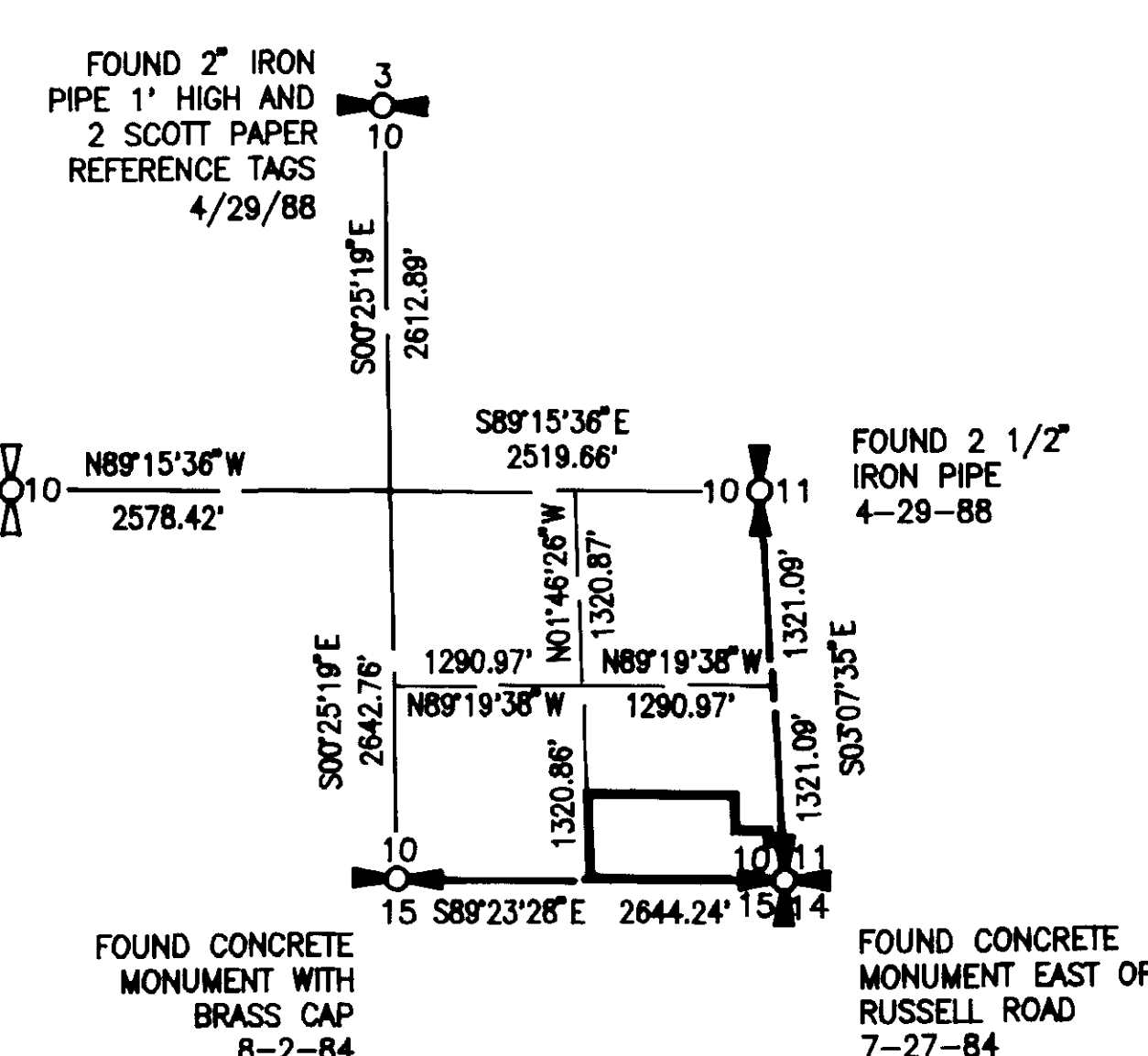
in the SE1/4 of the SE1/4, Section 10, Township 35 North, Range 7 East, W.M.



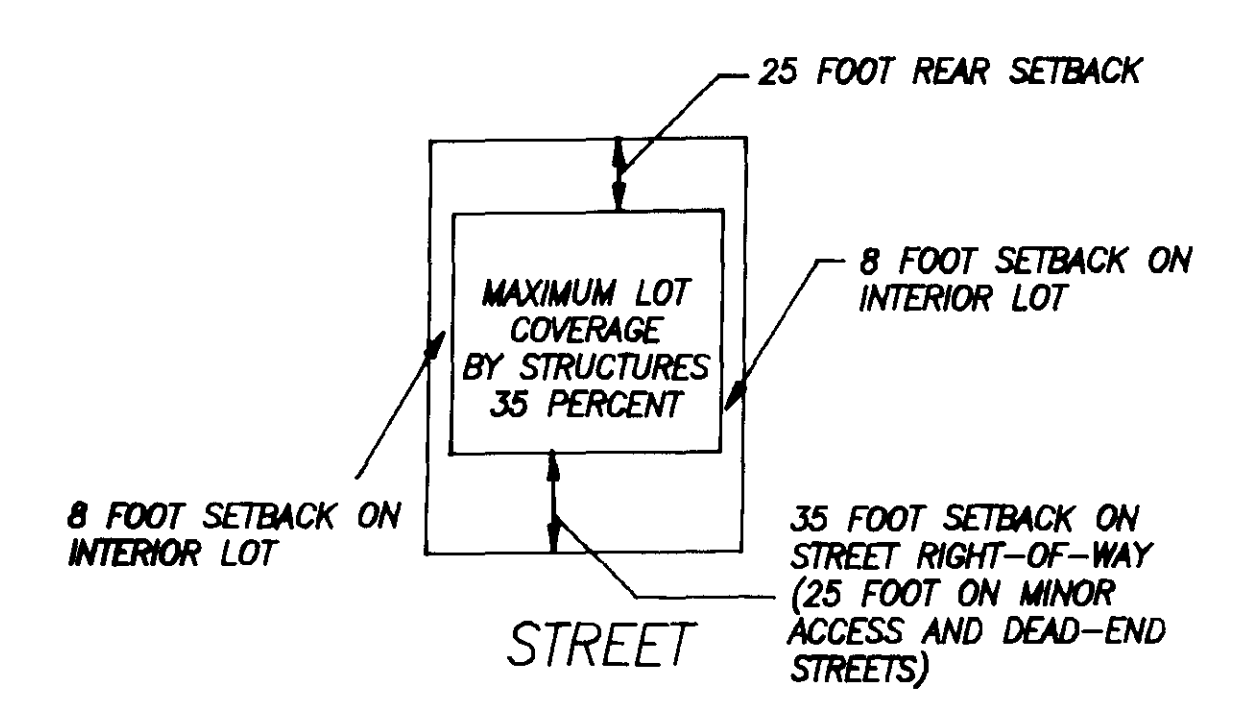
#	RADIUS	DELTA	LENGTH
C1	440.00'	12°40'22"	97.32'
C2	380.00'	11°01'35"	73.13'
C3	380.00'	01°38'47"	10.92'
C4	45.00'	36°11'23"	28.42'
C5	45.00'	51°00'00"	40.06'
C6	45.00'	51°00'00"	40.06'
C7	45.00'	75°18'45"	59.15'
C8	45.00'	62°52'38"	49.38'
C9	440.00'	12°40'22"	97.32'
C10	380.00'	03°25'01"	22.66'
C11	380.00'	09°15'21"	61.39'
C12	410.00'	12°40'22"	90.68'
C13	410.00'	12°40'22"	90.68'

- Addresses**
- LOT 1 = 39921 WILLARD LANE
 - LOT 2 = 39915 WILLARD LANE
 - LOT 3 = 39859 WILLARD LANE
 - LOT 4 = 39853 WILLARD LANE
 - LOT 5 = 39801 WILLARD LANE
 - LOT 6 = 39795 WILLARD LANE
 - LOT 7 = 39789 WILLARD LANE
 - LOT 8 = 39790 WILLARD LANE
 - LOT 9 = 39796 WILLARD LANE
 - LOT 10 = 39844 WILLARD LANE
 - LOT 11 = 39850 WILLARD LANE
 - LOT 12 = 39904 WILLARD LANE
 - LOT 13 = 39910 WILLARD LANE
 - LOT 14 = 39964 WILLARD LANE
 - LOT 15 = 39970 WILLARD LANE

FOUND REINFORCING ROD WITH YELLOW CAP MARKED "LS 12292" REPLACED WITH MONUMENT AS NOTED



Minimum Setback Requirements

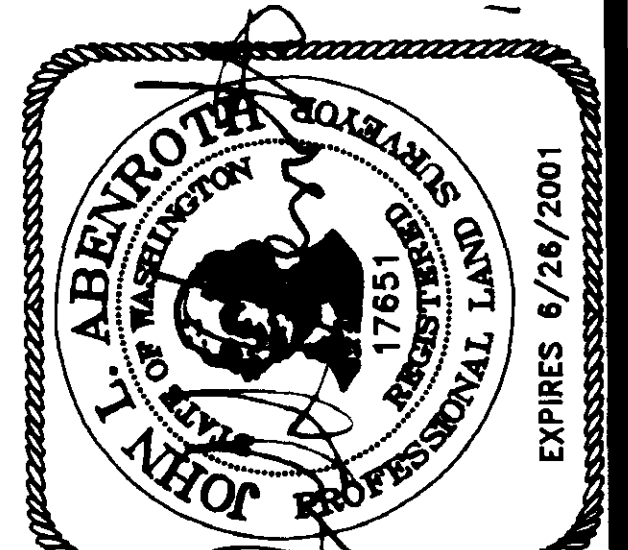


Legend

- 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 4" X 4" X 16" concrete monument with 2" brass cap in monument case and cover.
- Set 4" X 4" X 16" concrete monument with 2" brass cap.
- WPE Well Protection Easement
- ▨ Driveway access location

Subdivider/Owner

Willard Hendrickson
 135 State Street
 Sedro-Woolley, Wa. 98284
 (Phone 360-855-1421)



Skagit Surveyors & Engineers LLC

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

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			96005	jla	djm	05AUG99	1" = 100'	2 OF 2

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of 1999 at _____ minutes past _____ o'clock; ---m., as AF# _____
 County Auditor or Deputy Auditor