

RED HAWK ESTATES
NW 1/4 AND NE 1/4 SECTION 32, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
SHEET 1 OF 4

200005310116
Kathy Hill, Skagit County Auditor
6/31/2000 Page 1 of 4 3:37:31PM

DESCRIPTION

PARCEL "A"
THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE EXISTING DRAINAGE DITCH, EXCEPT THEREFROM THE DRAINAGE DISTRICT NO. 17 RIGHT-OF-WAY, AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 17539 BY DECREE ENTERED NOVEMBER 15, 1945.

PARCEL "B"
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE WEST 400.00 FEET, MORE OR LESS, TO THE DITCH AS NOW ESTABLISHED; THENCE SOUTH 55.00 FEET; THENCE EAST 400.00 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH TO THE PLACE OF BEGINNING.

PARCEL "C"
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE WEST LINE OF BLODGETT ROAD, ALSO THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE EAST 73.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF BLODGETT ROAD; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE 90.00 FEET; THENCE WEST 35.00 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL "D"
THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE EXISTING DRAINAGE DITCH, EXCEPT THE THREE FOLLOWING DESCRIBED TRACTS:

1. DRAINAGE DISTRICT NO. 17 RIGHT-OF-WAY AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 17539 BY DECREE ENTERED NOVEMBER 15, 1945.
2. THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES BY DEEDS DATED SEPTEMBER 5, 1956, AND JANUARY 27, 1972, AND RECORDED SEPTEMBER 21, 1956 AND FEBRUARY 15, 1972 UNDER AUDITOR'S FILE NOS. 541901 AND 764178.
3. THE NORTH 138.00 FEET OF THE EAST 206.00 FEET OF THE FOLLOWING DESCRIBED PORTION THEREOF:

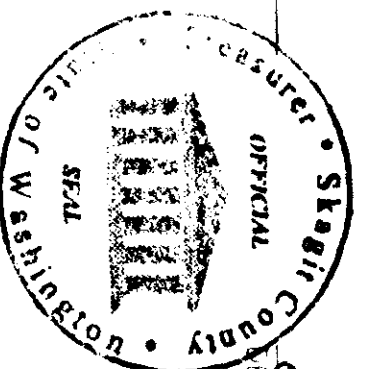
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 40 RODS; THENCE EAST 39 RODS; THENCE NORTH 40 RODS; THENCE WEST TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

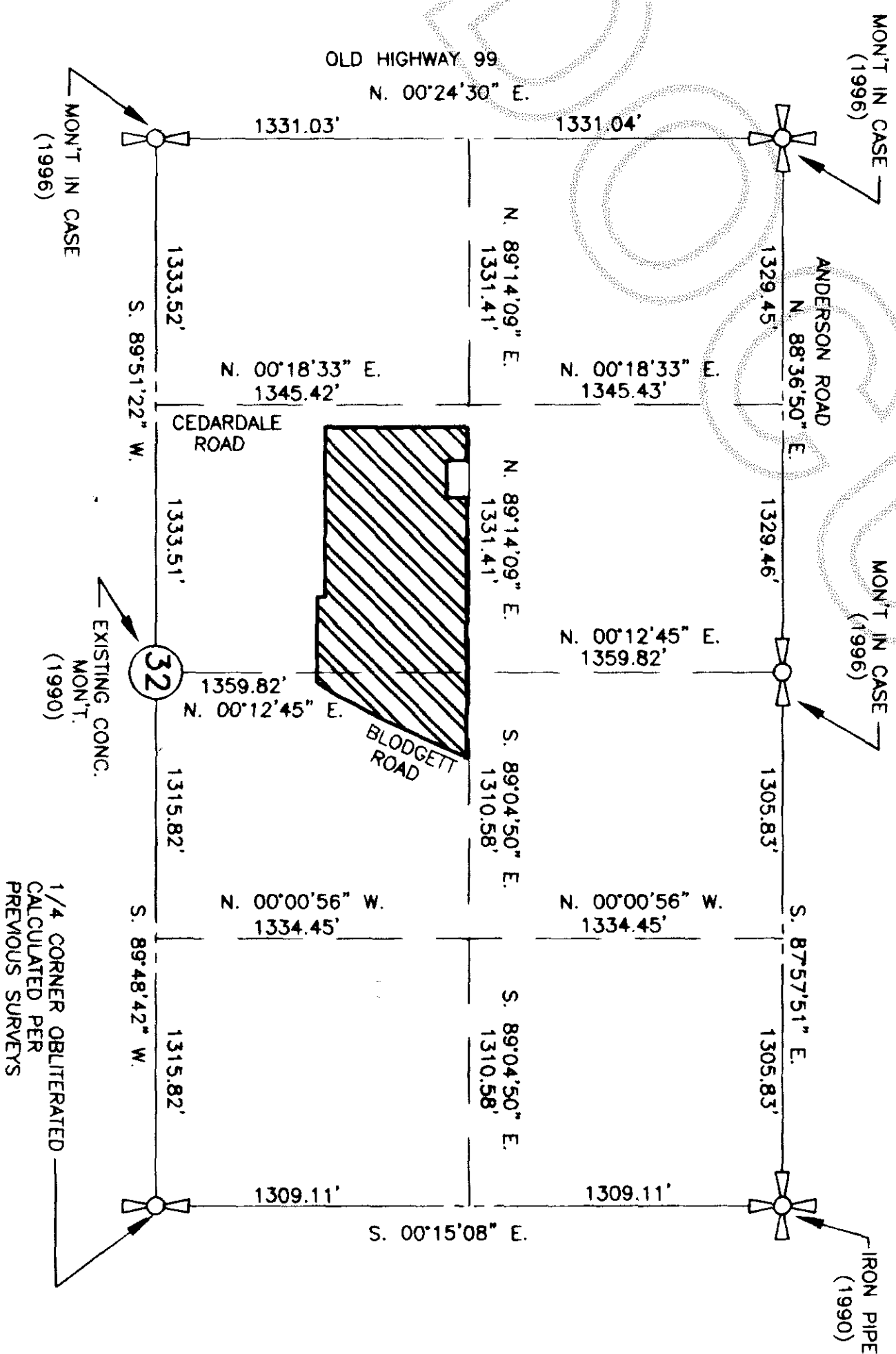
TREASURER'S CERTIFICATE

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 2000
WASHINGTON HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 19 99

THIS 31 DAY OF May, 2000.
Quayle Merrill by Paula Patterson
SKAGIT COUNTY TREASURER DEPUTY



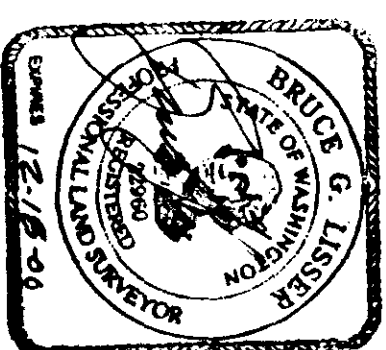
VICINITY MAP & SECTION SUBDIVISION



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF RED HAWK ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, 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.

BRUCE G. LISSER, P.L.S., CERT. NO. 22960
LISSER & ASSOCIATES, PLLC
2124 RIVERSIDE DR. SUITE 107
MOUNT VERNON, WA 98273



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31 DAY OF May, 2000 AT 3:02 P.M.
AT THE REQUEST OF SEMRAU & LISSER.
AUDITOR'S FILE NO. 200005310116

Kathy Hill Clayton Dennis
SKAGIT COUNTY AUDITOR DEPUTY

RED HAWK ESTATES
NW 1/4 AND NE 1/4 SECTION 32, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
SHEET 2 OF 4

200005300116
Kathy Hill, Skagit County Auditor
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NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED USSER 22960
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. H-302731, DATED JULY 19, 1996 AND UPDATED OCTOBER 6, 1998
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE RECORD OF SURVEY MAPS RECORDED IN VOLUME 17 OF SURVEYS, PAGE 14, AND VOLUME 10 OF SURVEYS, PAGE 82, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- ZONING: RESIDENTIAL AND COMMERCIAL
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.
- WATER: P.U.D. NO. 1.
- MERIDIAN: ASSUMED.
- BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. = NORTH 0°24'30" EAST
- INSTRUMENTATION: LETTZ SET 4A THEODOLOITE DISTANCE METER
- SURVEY PROCEDURE: FIELD TRAVERSE
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS NOTED IN SAID TITLE REPORT MENTIONED IN NOTE 2 ABOVE SAID INSTRUMENTS BEING RECORDED UNDER AUDITOR'S FILE NUMBERS 8907140057, 9403010035, 9403010036, 9403010037, 9403010038, 9505040046, 541901, 764178, 9311020046, 9406140069, 9406090102, 9406090101, 9212140137, 9401140129, 9501250061, 9706300170, 9706300171, 9707030017, 9801090091, 9801300075, AND 9802030011.
- A MINIMUM OF 25.00 FEET SHALL BE MAINTAINED FROM THE WETLAND AREAS SHOWN HEREON. ALL SITE PLANS SUBMITTED FOR RESIDENTIAL CONSTRUCTION SHALL REFLECT LOCATION OF WETLANDS SHOWN HEREON. ONLY NATIVE VEGETATION SHALL BE ALLOWED WITHIN EITHER THE WETLAND AREA SHOWN HEREON OR THE 25-FOOT BUFFER ZONE.
- ALL MAINTENANCE AND CONSTRUCTION OF THE PRIVATE ROAD (RED HAWK COURT) IS THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
- 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS.
- CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
- PORTIONS OF THIS PROPERTY ARE IN FLOOD ZONE AO. NO BENCH MARK IS REQUIRED.
- BUYERS SHOULD BE AWARE THIS PLAT IS LOCATED IN THE FLOOD PLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR PLACEMENT OF FIRST FLOOR OCCUPANCY.
- 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 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 PLAT OR ANY ADDITIONAL PLATS SERVED BY THESE ROAD, 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.

APPROVALS

BOARD OF COUNTY COMMISSIONERS Shirley Wheeler
DATE _____
HEARING EXAMINER ONE Dyer
DATE 10/20/99
COUNTY ENGINEER Shirley Wheeler
DATE 10/18/99
DIRECTOR OF PUBLIC WORKS _____
DATE _____
COUNTY PLANNING DIRECTOR Tony Sealman
DATE 12/10/99
COUNTY HEALTH OFFICER Shirley Wheeler
DATE 1-6-00

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF 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 THE 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 OF DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5 DAY OF October 19 99

Shirley Wheeler SKAGIT 1-5 BUSINESS PARK, L.P.

Debra B. Springer SKAGIT STATE BANK

ACKNOWLEDGMENTS

STATE OF WASHINGTON SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richard E. Thompson SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/THEY/) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT

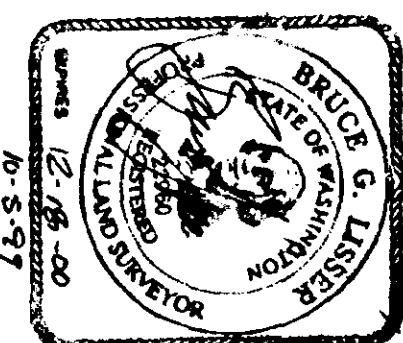
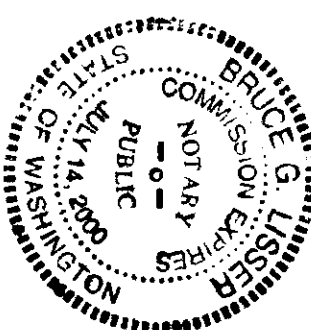
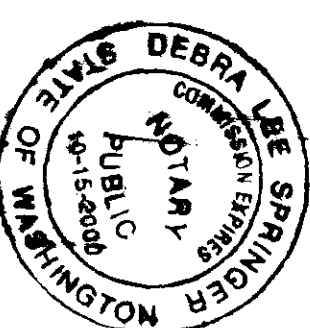
OF SKAGIT STATE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED 10-5-99
SIGNATURE Debra B. Springer
TITLE Notary
MY APPOINTMENT EXPIRES 10-15-2000

STATE OF WASHINGTON
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James E. Thompson SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/THEY/) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT

OF SKAGIT 1-5 BUSINESS PARK, L.P. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED 07-9-99
SIGNATURE James E. Thompson
TITLE Notary
MY APPOINTMENT EXPIRES 7-14-00

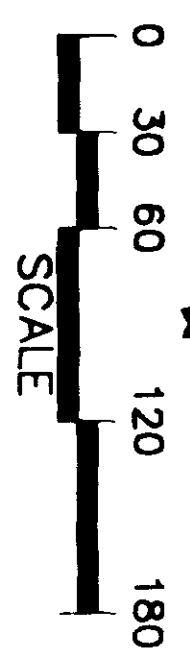
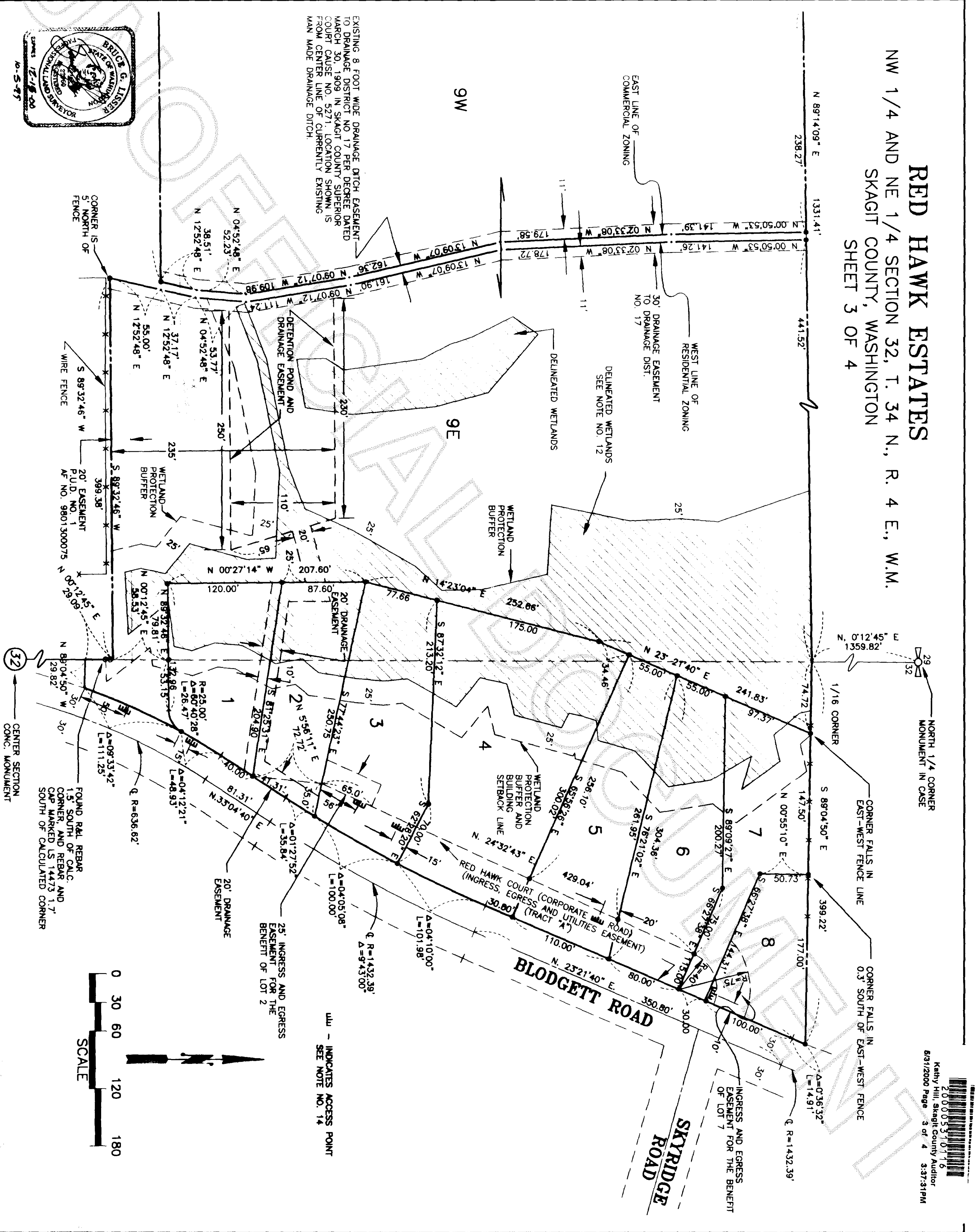
LOT AREA AND ADDRESS INFORMATION

LOT 1	18,505 SQ. FT.	17394 BLOODGETT ROAD
LOT 2	17,937 SQ. FT.	17348 RED HAWK COURT
LOT 3	25,934 SQ. FT.	17342 RED HAWK COURT
LOT 4	46,192 SQ. FT.	17338 RED HAWK COURT
LOT 5	24,750 SQ. FT.	17310 RED HAWK COURT
LOT 6	24,693 SQ. FT.	17306 RED HAWK COURT
LOT 7	19,118 SQ. FT.	17294 RED HAWK COURT
LOT 8	12,785 SQ. FT.	17290 RED HAWK COURT
LOT 9W	548,670 SQ. FT.	1735 CEDARDALE ROAD
LOT 9E	283,585 SQ. FT.	1740 BLOODGETT ROAD



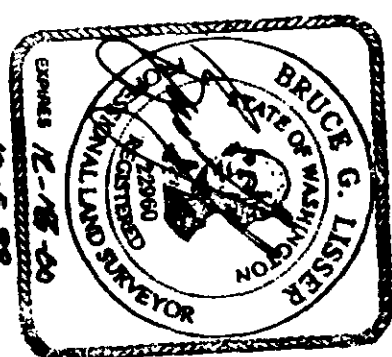
RED HAWK ESTATES
NW 1/4 AND NE 1/4 SECTION 32, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
SHEET 3 OF 4

Kathy Hill, Skagit County Auditor
200005310716
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--- INDICATES ACCESS POINT
SEE NOTE NO. 14

SECTION CORNER
MONT IN CASE
1996



RED HAWK ESTATES
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SKAGIT COUNTY, WASHINGTON
SHEET 4 OF 4

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0 30 60 120 180
SCALE

N 0°24'30" E 2662.07'

1331.03'

CEDARDALE ROAD

260'

40'

N 00°00'40" W 630.71'

N 89°14'09" E 1/16 CORNER
1331.41'
R=660.00'
Δ=03°40'17"
L=42.29'

1331.04'

N 89°14'09" E 383.82'

EXISTING
BLDG. A

EXISTING
BLDG. C

EXISTING
BLDG. B

EXISTING
BLDG. D

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

EXISTING
BLDG. E

S 89°32'46" W 880.73'

ROS VOL. 10 PG. 82

N 89°14'09" E 206.04'

N 89°14'09" E 1331.41'

1/16 CORNER

441.52'

WEST LINE OF
RESIDENTIAL ZONING

30' DRAINAGE EASEMENT
TO DRAINAGE DIST.
NO. 17

DELINEATED WETLANDS
SEE NOTE NO. 12

DELINEATED WETLANDS

LOCATION FOR EASEMENTS TO CASCADE
NATURAL GAS CORPORATION AND PUGET SOUND
ENERGY, RECORDED UNDER A.F. NO. 9810900091
AND 9802030075 NOT SPECIFICALLY DESCRIBED
ON RECORDED DOCUMENTS.

20' EASEMENT TO
P.U.D. NO. 1
A.F. NO. 9501250061
AND 9801300075.

GRAVEL PAD
LUMBER STORAGE

9W

9E

EXISTING 8 FOOT WIDE DRAINAGE DITCH EASEMENT
TO DRAINAGE DISTRICT NO. 17 PER DECREE DATED
MARCH 30, 1909 IN SKAGIT COUNTY SUPERIOR
COURT CAUSE NO. 5271. LOCATION SHOWN IS
FROM CENTER LINE OF CURRENTLY EXISTING
MAN MADE DRAINAGE DITCH.

N 04°52'48" E 52.23'

N 12°52'48" E 38.51'

N 04°52'48" E 53.77'

N 12°52'48" E 37.17'

CORNER IS
5' NORTH OF
FENCE

S 89°32'46" W

31
32
WEST 1/4 CORNER
MONT IN CASE
1996

WATER METER AT CORNER
SET LINE POINT 2.0' EAST

— INDICATES ACCESS POINT
SEE NOTE NO. 14