

WEST 1/4 CORNER OF SECTION 33
FOUND CONCRETE MONUMENT W/
BRASS DISK

5280.034'
N 88°14'51" E

EAST 1/4 CORNER OF SECTION 33
FOUND BRASS DISK IN CONCRETE
SURFACE OF BRADSHAW ROAD

P.U.D. OF PLEASANT RIDGE EAST

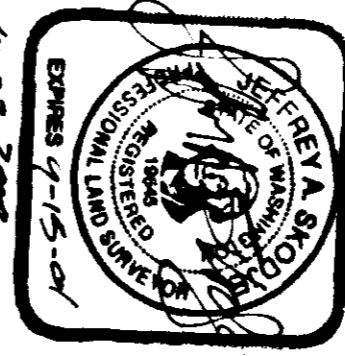
LOCATED IN
SECTION 33, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.
SKAGIT COUNTY WASHINGTON

200010120025
Skagit County Auditor
10/12/2000 Page 1 of 2 10:53:19AM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PLEASANT RIDGE EAST IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Jeffrey A. Skodje
JEFFREY A. SKODJE, P.L.S.
LEONARD, BOUDINOT & SKODJE, INC.
CERTIFICATE NO. 19645
DATE 10-2-2000



APPROXIMATE LOCATION OF 2,200 SQ. FT. WETLAND AS REFERENCED IN WETLAND AS RECON. REPORT PREPARED BY ROSARIO GEOSCIENCE ASSOCIATES

NO DEVELOPMENT OF STRUCTURES OR UTILITIES SHALL TAKE PLACE WITHIN THE DESIGNATED WETLAND AREAS AND APPROPRIATE COUNTY PERMITS

OPEN SPACE
SEE NOTE # 7

LOT 6
342179 S.F.
7.86 ACRES

17870 Best Rd

LEGAL DESCRIPTION

LOT 1 OF SHORT PLAT NO. 65-80, APPROVED JUNE 6, 1980, RECORDED JUNE 10, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 109, UNDER AUDITOR'S FILE NO. 8006100023, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., IN SKAGIT COUNTY WASHINGTON.

NOTES

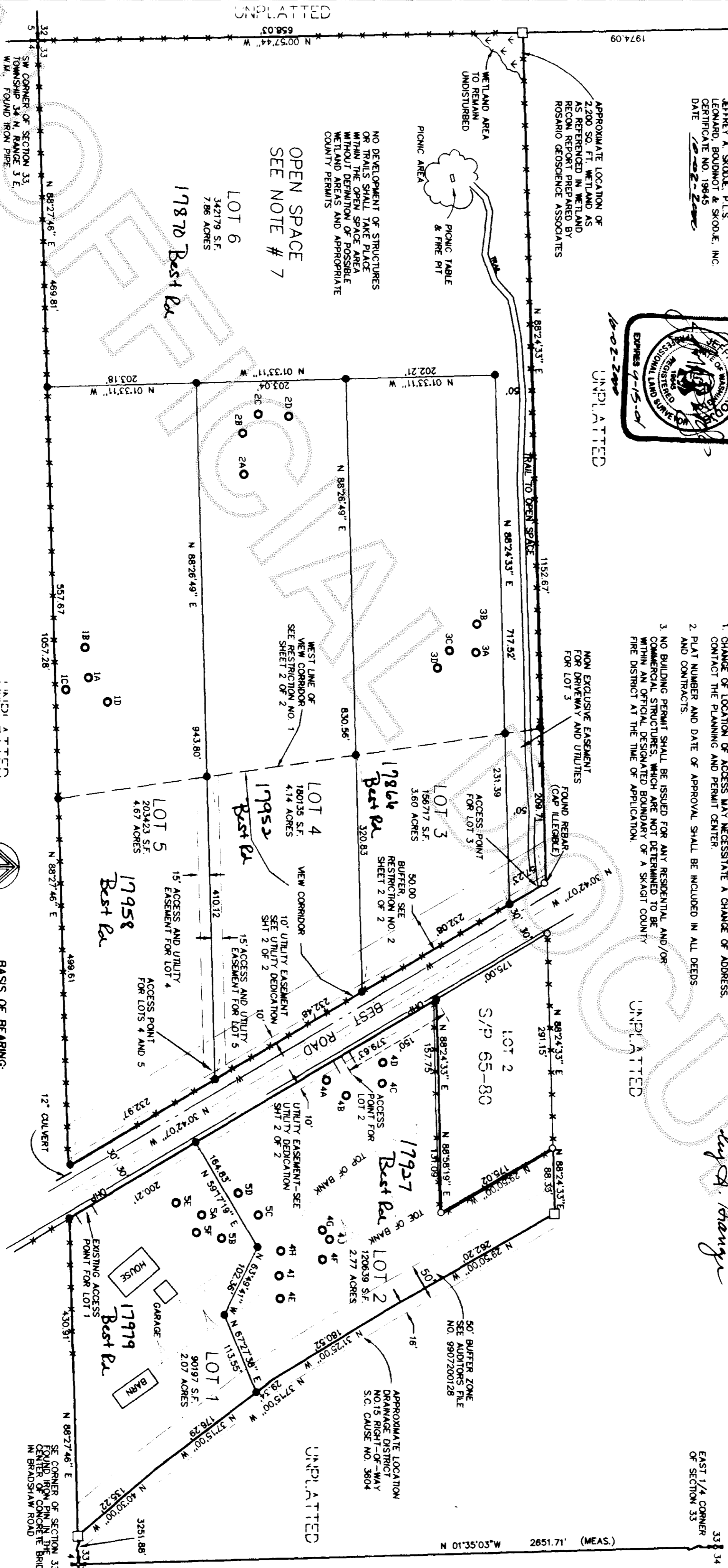
1. CHANGE OF LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT THE PLANNING AND PERMIT CENTER.
2. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES, WHICH ARE NOT DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT AT THE TIME OF APPLICATION.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC. THIS 12th DAY OF October 2000, AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF SKAGIT COUNTY, WASHINGTON.

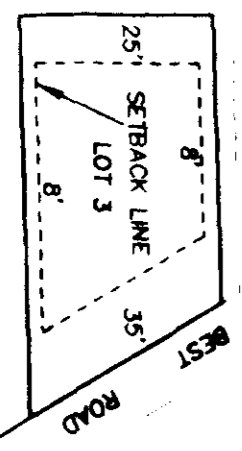
Daniel Pennington
Daniel Pennington
SKAGIT COUNTY AUDITOR
AUDITOR'S FILE NO. 200010120025

EAST 1/4 CORNER
OF SECTION 33



LEGEND

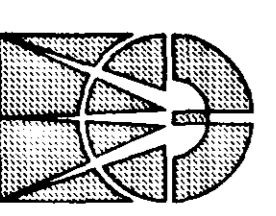
- EXISTING FENCE
- SOIL LOG HOLE
- W- EXIST. 3" PLASTIC WATERLINE PER P.U.D.
- OP- OVERHEAD POWER
- SET CONCRETE MONUMENT
- SET REBAR AND CAP, STAMPED T.S19645-
- FOUND REBAR AND CAP, AS NOTED



TYPICAL SETBACKS ARE COUNTY MINIMUMS. SEE FACE OF PLAT FOR SPECIAL SETBACK REQUIREMENTS. (NTS)



BASIS OF BEARING:
SEE NOTE 2 ON SHEET 2



Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. Box 1228, Mount Vernon, WA 98273
(360) 336-5751

SW 1/4 SEC. 33, T.34 N., R.3 E., W.M.
SHEET 1 OF 2

95237

P.U.D. OF PLEASANT RIDGE EAST

LOCATED IN SECTION 33, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. SKAGIT COUNTY, WASHINGTON

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DEDICATION AND CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED 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 CUTS 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 OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 17th DAY OF August, 2000.

Allen F. Bird
ALLEN F. BIRD
GAIL HAALAND BIRD

ACKNOWLEDGMENT

ON THIS 17th DAY OF August, 2000 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ALLEN F. BIRD AND GAIL HAALAND BIRD

Gail Haaland Bird
GAIL HAALAND BIRD
NOTARY PUBLIC
RESIDING AT BURLINGTON



EASEMENT DEDICATIONS

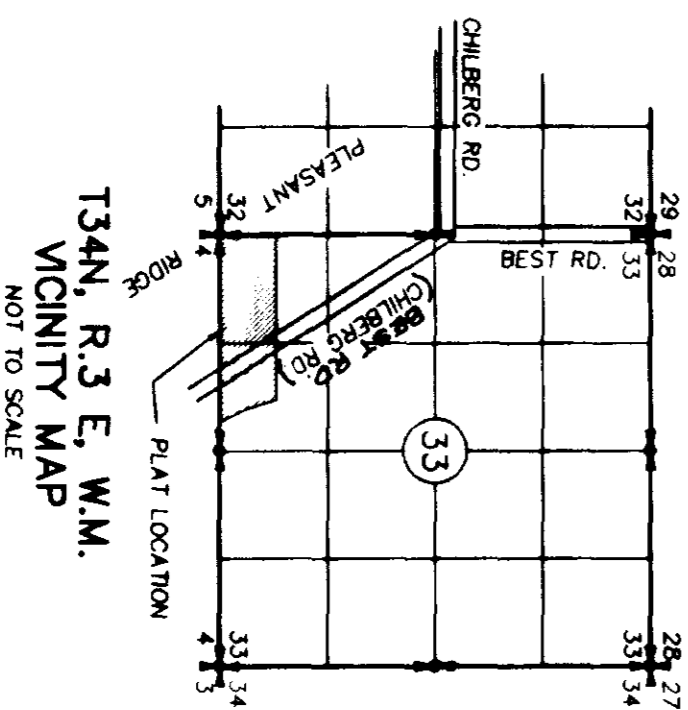
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SKAGIT COUNTY PUBLIC UTILITY DISTRICT No. 1, PUGET SOUND POWER AND LIGHT, CITE, CASCADE NATURAL GAS CORP. AND TO CABLEVISION OF WASHINGTON INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINE FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

RESTRICTIONS

- LOTS 1 AND 2 AND THE AREA DESIGNATED ON SHEET 1 OF 2 BETWEEN THE WEST LINE OF BEST ROAD AND THE WEST LINE OF THE LABELED VIEW CORRIDOR SHALL BE MAINTAINED AS A VIEW CORRIDOR FOR LOTS 3, 4 AND 5. NO TREES PLANTED AFTER THE DATE OF FILING OF THIS PLAT SHALL BE ALLOWED TO GROW TALLER THAN TEN (10) FEET, EXCEPT THAT TALLER TREES ON LOTS 1 AND 2 THAT EXIST AT THE TIME OF THE FILING OF THIS P.U.D. MAY BE REPLACED IN THE SAME LOCATION WITH TREES THAT MAY REACH A MAXIMUM HEIGHT OF 30 FEET. THE OWNERS OF LOTS 3, 4 AND 5 SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES PLANTED AFTER SAID FILING DATE IF TALLER THAN SPECIFIED.
- 50 FOOT BUFFER FOR STORM WATER DETENTION AND DITCH, SEE AUDITORS FILE NUMBER 9907200128 FOR ADDITIONAL RESTRICTIONS, USES AND CLARIFICATION.

NOTES

- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEITZ SET 4X AND LEICA TCA 110S ELECTRONIC DISTANCE MEASURING TOTAL STATIONS.
- BASES OF BEARING: SKAGIT COUNTY SHORT PLAT RECORDED IN VOLUME 4 OF SHORT PLATS PAGE 109, RECORDS OF SKAGIT COUNTY WASHINGTON THE SOUTH LINE OF THE SW 1/4 BEING N 88° 26' 49" E
- ZONING: RURAL
- WATER SUPPLIED BY PUD # 1
- SEWAGE DISPOSAL IS ON-SITE SEPTIC TANK AND DRAINFIELD
- ALL UTILITIES SHALL BE PLACED UNDERGROUND UNLESS APPROVED OTHERWISE BY THE GOVERNING AUTHORITY.
- THE OPEN SPACE IS PROVIDED FOR THE EQUAL ENJOYMENT OF THE OWNERS OF LOTS 1 TO 5, SEE THE COVENANTS, RESTRICTIONS AND THE HOMEOWNERS ASSOC. BYLAWS FOR FURTHER INFORMATION.
- THIS SURVEY HAS DEPICTED EXISTING FENCE LINES 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.
- THIS PLAT OF PLEASANT RIDGE PLANNED UNIT DEVELOPMENT IS ADJACENT TO PROPERTY USED FOR AGRICULTURAL OPERATIONS. OWNERS MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLEES, FLAMES, DUST, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD, INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES AND WILL NOT CONSIDER TO BE A NUISANCE IF SUCH OPERATIONS ARE CONSISTENT WITH COMMONLY ACCEPTED BEST MANAGEMENT PRACTICES AND COMPLY WITH LOCAL, STATE AND FEDERAL LAWS.
- PORTIONS OF THIS SUBDIVISION MAY BE WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP OF SKAGIT COUNTY WASHINGTON, PANEL NUMBER 530151 0425 C, DATED JAN 3, 1985. BASE FLOOD ELEVATION IS 8 FEET, NGVD 1929.
- A.F. NO. 677633 DESCRIBES THE CENTERLINE OF THE ROAD AS BEING 1593.64 FEET EAST OF THE SOUTHWEST CORNER OF THE SECTION, THE EXISTING CENTERLINE IS 1565.7 FEET EAST OF THE ROAD RIGHT OF WAY. THE FENCE LINE FITS THE EXISTING ROAD WITHIN A FOOT, AND THE DEED CALLS FOR THE RECONSTRUCTION OF THE FENCE. A.F. NO. 684515 WHICH DESCRIBES THE CENTERLINE FROM THE NORTH TO THE SOUTH SUPPORTS THIS DECISION.



APPROVALS

THE WITHIN AND FOREGOING **Planned Unit Development** IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE SECTION 14.12.030 AND 14.12.090 AND 14.12.100 THIS 18th DAY OF September, 2000

Allyson
HEARING EXAMINER
DATE 9-18-2000

Robert
PLANNING DIRECTOR
DATE 9-29-00

Wendy
COUNTY ENGINEER
DATE 9/29/00

Robert
COUNTY HEALTH OFFICER
DATE 9/26/00

William
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DATE 10/9/2000

LEGAL DESCRIPTION

LOT 1 OF SKAGIT COUNTY SHORT PLAT 65-90, APPROVED JUNE 6, 1980, RECORDED JUNE 10, 1980, IN BOOK 4 OF SHORT PLATS AT PAGE 109, UNDER AUDITORS FILE NUMBER 8006100023, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, T.34 N. R.3 E. W.M. IN SKAGIT COUNTY WASHINGTON.

IMPACT FEE NOTICE

ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS AND PARKS PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

COUNTY TREASURER'S CERTIFICATE

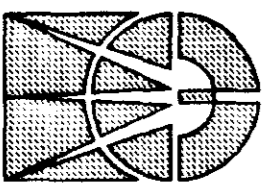
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID OFFICIAL AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2000.

THIS 27th DAY OF September, 2000.

Robert
SKAGIT COUNTY TREASURER

A DEBIT HAS ALSO BEEN MADE WITH THE COUNTY SEAL FOR THE YEAR 2001. TRAVELER TO COVER ANTICIPATED TAXES FOR THE YEAR 2001.

CONDITIONS, COVENANTS & RESTRICTIONS FOR CONDITIONS, COVENANTS AND RESTRICTIONS, SEE AUDITORS FILE NUMBER AS RECORDED IN BOOK _____ AT PAGE _____ RECORDS OF SKAGIT COUNTY, WASHINGTON.



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