

EASEMENT DESCRIPTION FOR BRIDLE AND NATURE TRAIL

DESCRIBED PROPERTY TO THE FUTURE OWNERS OF S&D GOVT. LOT 5, LYING NORTHERLY OF THE SOUTH SKAGIT HIGHWAY, FOR THE PURPOSE OF A BRIDLE AND WALKING TRAIL, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
THE SOUTH 25 FEET OF S&D GOVT. LOT 5, LYING NORTHERLY OF THE SOUTH SKAGIT HWY., TOGETHER WITH THE WEST 15 FEET OF S&D GOVT. LOT 5, LYING NORTHERLY OF THE SOUTH SKAGIT HIGHWAY.

TOGETHER WITH A STRIP OF LAND 15 FEET WIDE, LYING 75 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE COMMENCING AT THE INTERSECTION OF THE SOUTH EAST CORNER OF S&D GOVT. LOT 5 AND THE NORTH RIGHT OF WAY LINE OF THE SOUTH SKAGIT HWY., THENCE N 0° 19' 11" W 354.53' TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING DESCRIBED COARDESSES, S 78° 16' 24" W 1816', S 75° 21' 07" W 75.88', S 71° 55' 54" W 90.98', S 83° 32' 42" W 54.47', S 74° 35' 56" W 54.62', S 63° 17' 06" W 69.93', S 68° 44' 52" W 99.18', S 58° 25' 35" W 27.17', N 80° 35' 28" W 196.1', S 70° 25' 04" W 24.04', S 46° 25' 55" W 19.65', S 61° 27' 29" W 57.05', S 84° 07' 14" W 44.76', N 80° 21' 15" W 39.12', S 86° 40' 10" W 52.26', S 60° 41' 51" W 50.26', S 47° 26' 07" W 116.6', S 88° 45' 50" W 53.94', S 82° 58' 14" W 101.07', S 77° 19' 49" W 85.93', S 79° 12' 21" W 80.95', S 83° 30' 20" W 64.11', S 80° 30' 22" W 39.96', S 70° 19' 28" W 72.19', S 72° 27' 48" W 103.87' TO THE EAST LINE OF THE WESTERLY 15 FEET OF S&D GOVT. LOT 5, THE SIDE LINES OF S&D EASEMENT TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE EAST LINE OF THE WESTERLY 15 FEET OF S&D GOVT. LOT 5.

THE 15 FOOT WIDE TRAIL TO BE DEDICATED EXCLUSIVELY FOR THE USE AS A BRIDLE AND WALKING TRAIL FOR ALL LOT OWNERS OF THE PURD.5 FOR THE WATERSVIEW, RIVERS EDGE, PRESIDENTIN AND WILDERNESS VILLAGE PLATS.

NOTES:

1. BASIS OF BEARINGS - ASSUMED
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND HEIGHTS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 532-150-090.
3. THE PURD. NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND THE RESPONSIBILITY FOR MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD AT *200111270056.
5. SEWER - INDIVIDUAL APPROVED SEPTIC SYSTEMS
6. WATER - WILL BE SUPPLIED BY INDIVIDUAL WATER SYSTEMS, CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY WILL BE REQUIRED FOR BUILDING PERMIT PURPOSES. THE 100 WFT FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OF EASEMENTS.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL LOT 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
8. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. "IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR AN OBLIGATION AS TO ANY SUCH ROAD, STREET AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY."
10. ORIGINAL APPROVAL, SKAGIT COUNTY RESOLUTION NO. 1498
11. PRELIMINARY APPROVAL, SKAGIT COUNTY RESOLUTION NO. 16525, PURD. DIVISION 11 & 18 OF WILDERNESS VILLAGE.
12. FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEY AT No. 2000912014
13. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND OTHER INSTRUMENTS OF RECORD AS DISCLOSED IN THE ABOVE REFERENCED TITLE REPORT INCLUDING THOSE INSTRUMENTS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS, 200111270056.
14. CRITICAL AREAS - PROTECTION AREA THE DEVELOPER, THEIR HEIRS, SUCCESSORS, AND ASSIGNS SHALL HEREFTER LEAVE S&D CRITICAL AREAS IN THE NATURAL STATE WITHOUT GRADING, FILLING, LOGGING, BUILDING CONSTRUCTION OR ROAD CONSTRUCTION OF ANY KIND OR PLANTING OR NON-NATIVE VEGETATION WITHIN S&D CRITICAL AREAS, PROVIDED CLEARING OF BLACKBERRY BUSHES AND OTHER NOXIOUS WEEDS OR BUSHES MAY BE REMOVED AND REPLACED WITH NATIVE SHRUBS AND VEGETATION FURTHER PROVIDED, THE DEVELOPER, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS, RESERVE THE RIGHT TO INSTALL, CONSTRUCT AND MAINTAIN PEDESTRIAN TRAILS ACROSS AND THROUGH S&D CRITICAL AREAS. THE DEVELOPER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FURTHER RESERVE THE RIGHT TO TRIM TREES AND PRUNE VEGETATION TO PRESERVE AND PROTECT VIEW CORRIDORS, EXISTING NATIVE CONIFER TREES THAT BE LIMITED FOR VIEW PROTECTION AND ENHANCEMENT BUT MAY NOT BE TOPPED EXCEPT WHERE A PROFESSIONAL ARBORIST CAN DEMONSTRATE SUCH TOPPING WILL NOT RESULT IN THE INJURY OR DESTRUCTION OF THE CONIFER TREES, NOTHING IN THIS NOTE SHALL PREVENT THE DEVELOPER, THEIR HEIRS, SUCCESSORS, OR ASSIGNS FROM REQUESTING APPROVAL FROM THE COUNTY FOR ADDITIONAL WORK WITHIN THE CRITICAL AREAS NOT OUTLINED IN THIS NOTE.
15. WELL PROTECTION ZONE EASEMENTS ON OTHER LOTS.
16. FUTURE LOT 6 OWNERS SHALL PRESERVE THE 100 FOOT WELL PROTECTION ZONE EASEMENT FOR LOT 1 OF PLAT NO. P100-0840 SHOWN ON THE FACE OF THE PLAT OF RIVERS EDGE.
16. DEVELOPMENT ON THESE LOTS IS SUBJECT TO CONDITIONS AND OF SHL NO. 19-7545 GRANTED TO VALLEY WEST A LIMITED PARTNERSHIP.

ADDRESSES:

LOT 1 - 42545 WATERS VIEW COURT
LOT 2 - 42595 WATERS VIEW COURT
LOT 3 - 42605 WATERS VIEW COURT
LOT 4 - 42611 WATERS VIEW COURT
LOT 5 - 42683 WATERS VIEW COURT
LOT 6 - 42687 WATERS VIEW COURT

JERRY HAMMER

ACKNOWLEDGEMENT:



STATE OF WASHINGTON)
COUNTY OF SKAGIT)
ON THIS 12th day of October 2001
IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED JERRY HAMMER TO BE KNOWN TO BE

THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED, WITNESSEY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham

MY COMMISSION EXPIRES 11/2/02

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 THE OFFICE, IF TO AND INCLUDING THE YEAR 2001. THIS 19th DAY OF NOVEMBER, 2001.

Skagit County Treasurer

APPROVALS:

APPROVED FOR THE COUNTY OF SKAGIT, WASHINGTON



COUNTY ENGINEER:

Carla M. [Signature]

DATE 11/14/01

COUNTY PLANNING DIRECTOR:

Debra K. [Signature]

DATE 11/27/01

COUNTY HEALTH OFFICER:

W. [Signature]

DATE 11/15/01

CHARTMAN - BOARD OF COUNTY COMMISSIONERS:

Bob C. [Signature]

DATE 11-22-01

SURVEYOR'S CERTIFICATE

I, RICK L. HOLT, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PURD. OF WATERS VIEW IS BASED ON ACTUAL SURVEY, WHICH IS RETRACKABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

Rick L. Holt

10/05/01

RICK L. HOLT, PLS.

CERTIFICATE NO. 37549

DATE



AUDITORS CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF November, 2001
AT THE REQUEST OF BAYVIEW SURVEYING, UNDER AUDITORS FILE NO. 200111270055 RECORDS OF SKAGIT COUNTY, WASHINGTON
COUNTY AUDITOR [Signature]
COUNTY AUDITOR [Signature]

DEVELOPER

JERRY HAMMER
4040 HT BAKER HWY
EVERSON, WA 98247

8 FOOT SETBACK ON EXTERIOR LOT

25 FOOT REAR SETBACK

8 FOOT SETBACK ON INTERIOR LOT



STREET

MINIMUM BUILDING SETBACK REQUIREMENTS

BAYVIEW SURVEYING INC.

130 SHARON AVENUE
BURLINGTON WA 98233
PHONE (360) 707-2580 FAX (360) 757-3976

PURD. OF WATERS VIEW

FOR

JERRY HAMMER

DATE 10/05/01 SCALE 1" = 100' SHEET 1 OF 2
PROJECT NO. 20-024 DRAWN BY RH CHECKED BY RH

200111270055
Skagit County Auditor
11/27/2001 Page 2 of 2 10:33:51AM

APPROXIMATE LOCATION OF
100 YEAR FLOOD ELEVATION
158' FROM FIRM MAP
COMMUNITY PANEL
NUMBER 5501510285 C
FOR BUILDING ELEVATION
CERTIFICATE PURPOSE.



NORTH 1/4 CONCRETE MONUMENT
COMPUTED FROM ROS.
A.F. # 20009/20114

SKAGIT RIVER

TOP OF BANK
LOCATE BY AERIAL
SURVEY PERFORMED
BY WALKER &
ASSOCIATES

15' EASEMENT FOR
AND WALKING TRAIL

A hand-drawn map showing a coastline. A point on the coast is labeled "HAMILTON APPROX 6 MILES". A line extends from this point, labeled "HWY 20". A circle with the number "7" is located near the coastline. A north arrow is at the top.

A hand-drawn map showing the Skagit River, Cape Horn, and a concrete dam. The map includes labels for "APPROX 20 MILES CLEAR LAKE SOUTH SKAGIT Mtn.", "PROPERTY GOVT LOTS", "CONCRETE", "APPROX 7 MILES", and "CAPT. HORN". A shaded area represents the dam structure.

THAT PORTION OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF THE SOUTH SKAGIT HIGHWAY;

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD TOGETHER WITH THOSE PORTIONS OF THE VACATED UPPER SKAGIT ROAD NO. 11X AND THE DALLAS ROAD NO. 11X WHICH UPON VACATION REVERTED TO SMD PREMISES BY OPERATION OF LAW.

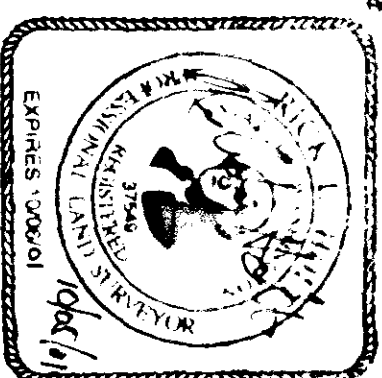
130 SHARON AVENUE
BURLINGTON WA 98233
PHONE (360) 707-2580 FAX (360) 757-3976

FOR
JERRY HAMMER

DATE	9/15/01	SCALE	1" = 100'	SHEET	20 OF 2
PROJECT NO.	20-024	DRAWN BY	RT	CHECKED BY	RT

PLAT NO. PLOO-0420

SECTION CORNER
FOUND BRASS CAP SET IN
CONCRETE MONUMENT IN
PILE OF ROCKS



GOVERNMENT LOTS

60' WIDE ACCESS & UTILITY EASEMENT

25' EASEMENT FOR A BRIDLE -
AND WALKING TRAIL

N 00° 35' 11" W

5/6