

PURD. OF RIVERS EDGE  
 SURVEY IN THE SE 1/4, SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

PLAT NO. P100-0840  
 200111270057  
 Skagit County Auditor  
 11/27/2001 Page 1 of 2 10:35:44AM

EASEMENT DESCRIPTION FOR BRIDLE AND NATURE TRAIL

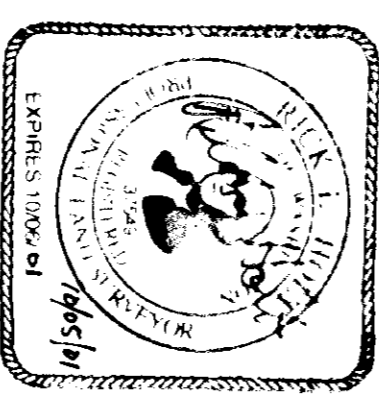
DESCRIBED PROPERTY TO THE FUTURE OWNERS OF S&D GOVT. LOT 5, LING NORTHERLY OF THE SOUTH SKAGIT HIGHWAY, FOR THE PURPOSE OF A BRIDLE AND WALKING TRAIL, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:  
 THE SOUTH 25 FEET OF S&D GOVT. LOT 5, LING NORTHERLY OF THE SOUTH SKAGIT HIGHWAY,  
 TOGETHER WITH THE WEST 15 FEET OF S&D GOVT. LOT 5, LING NORTHERLY OF THE SOUTH SKAGIT HIGHWAY,  
 TOGETHER WITH A STRIP OF LAND 15 FEET WIDE LING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE COMMENCING AT THE INTERSECTION OF THE SOUTH WEST CORNER OF S&D GOVT. LOT 6, AND THE NORTH RIGHT OF WAY LINE OF THE SOUTH SKAGIT HWY, THENCE N 00° 15' 11" W 534.52' TO THE TRUE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING DESCRIBED COURSES N 78° 17' 23" E 24.14', N 54° 05' 02" E 53.23', N 69° 59' 50" E 27.51', S 81° 09' 11" E 29.85', N 71° 45' 05" E 115.66', S 47° 15' 28" E 42.08', N 67° 01' 18" E 47.57', N 58° 34' 58" E 146.15', N 65° 17' 51" E 41.20', N 62° 41' 50" E 179.25', N 65° 35' 56" E 40.96', N 53° 32' 04" E 121.88', N 58° 37' 49" E 124.40', N 55° 55' 08" E 64.28', N 65° 27' 52" E 70.46', N 73° 44' 34" E 215.86', S 74° 34' 07" E 38.74', N 80° 16' 56" E 21.59', N 64° 18' 23" E 51.99' TO THE WEST LINE OF THE EASTERLY 15 FEET OF S&D GOVT. LOT 6, THE SIDE LINE OF S&D EASEMENT TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE WEST LINE OF THE EASTERLY 15 FEET OF S&D GOVT. LOT 6.  
 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.S FOR THE WATERSVIEW, RIVERS EDGE, PRESERVE 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 392-150-090.
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 A/F# 200111270057 &
5. SEWER - INDIVIDUAL APPROVED SEPTIC SYSTEMS
6. WATER - WILL BE SUPPLIED BY INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUANTITY OR QUANTITY WILL BE REQUIRED FOR BUILDING PERMIT PURPOSES. THE 100 W/FZ FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN THE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SWAYAR 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 OFFICAL 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 IS 816 OF WILDERNESS VILLAGE
12. FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEY A/F# NO. 20009120114
13. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, 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, 200111270058
14. CRITICAL AREAS - PROTECTION AREA: THE DEVELOPER, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HEREAFTER LEAVE SAID CRITICAL AREAS IN THE NATURAL STATE WITHOUT GRADING, FILLING, LOGGING, BUILDING CONSTRUCTION OR ROAD CONSTRUCTION OF ANY KIND OR PLANTING OF NON-NATIVE VEGETATION WITHIN SAID CRITICAL AREAS, PROVIDED CLEARING OF PLAGIOCLER, 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 SAID 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 MAY BE LIMBED 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.  
 FUTURE LOT OWNERS OF RIVERS EDGE PLAT SHALL PRESERVE THE 100 FOOT WELL PROTECTION ZONE EASEMENT FOR LOT 6, LOCATED ON WATERSVIEW PLAT P100-0420.
16. DEVELOPMENT ON THESE LOTS IS SUBJECT TO CONDITIONS NO. OF SHL NO. P-7545 GRANTED TO VALLEY WEST, A LIMITED PARTNERSHIP.

ADDRESSES:

LOT 1 - 42809 RIVERS EDGE COURT	ADDRESS
LOT 2 - 42815 RIVERS EDGE COURT	
LOT 3 - 42819 RIVERS EDGE COURT	
LOT 4 - 42875 RIVERS EDGE COURT	
LOT 5 - 42885 RIVERS EDGE COURT	
LOT 6 - 42889 RIVERS EDGE COURT	



KNOW ALL MEN BY THESE PRESENTS THAT H & H INVESTMENT PROPERTIES, LLC, THE UNDERSIGNED OWNER IN THE SIMPLE OF THE LAND HERBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, MENUES, PLACES AND OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND USE FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO, THE RIGHT TO TAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, MENUES, PLACES, ETC. SHOWN HEREON.

Signature of Rick L. Holt  
 H & H PROPERTIES

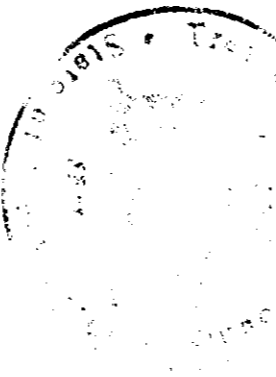


ACKNOWLEDGEMENT:  
 STATE OF WASHINGTON )  
 COUNTY OF SKAGIT )  
 ON THIS 12th DAY OF October, 2001  
 I AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Lisa G. Lambert TO BE KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED, WITNES MY HAND AND OFFICAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.

Notary Public in and for the State of Washington  
 Residing at Bell, WA  
 My Commission Expires 11/2/02  
 TREASURER'S CERTIFICATE:

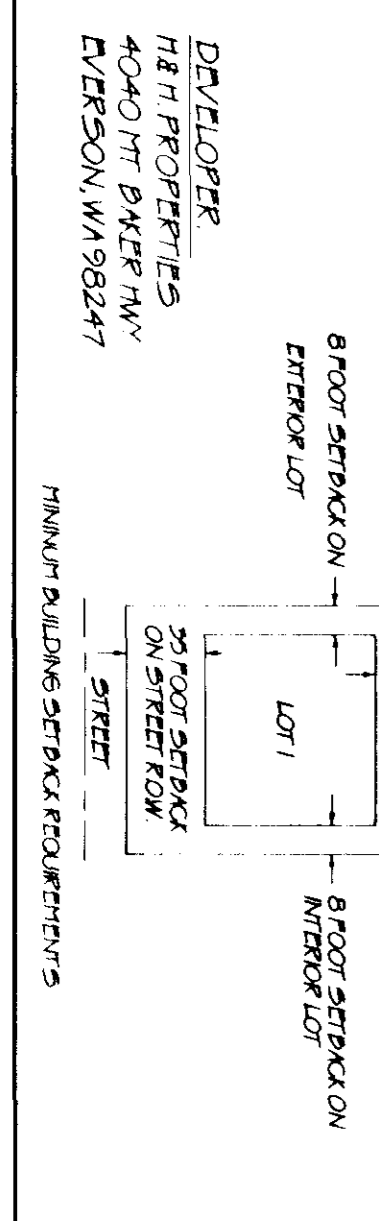
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEIN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, IF TO AND INCLUDING THE YEAR 1999. THIS 19th DAY OF November, 2001

Richard Lambert  
 SKAGIT COUNTY TREASURER



APPROVALS:  
 APPROVED FOR THE COUNTY OF SKAGIT, WASHINGTON  
 COUNTY ENGINEER: [Signature] DATE 11/14/01  
 COUNTY PLANNING DIRECTOR: [Signature] DATE 11/27/01  
 COUNTY HEALTH OFFICER: [Signature] DATE 11-15-01  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS: [Signature] DATE 11-27-01  
 SURVEYOR'S CERTIFICATE  
 I, RICK L. HOLT, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PURD. OF WATERSVIEW IS BASED ON A FULL SURVEY, WHICH IS RETRACABLE 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  
 RICK L. HOLT, PLS. CERTIFICATE NO. 57549 DATE 10/05/01

AUDITORS CERTIFICATE  
 FILED FOR RECORD THIS 27th DAY OF December, 2001  
 AT 12:55 AM IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF BAYVIEW SURVEYING UNDER AUDITORS FILE NO. 200111270057 RECORDS OF SKAGIT COUNTY, WASHINGTON  
 [Signature] COUNTY AUDITOR



BAYVIEW SURVEYING INC.  
 130 SHARON AVENUE  
 BURLINGTON WA 98233  
 PHONE (360) 707-2580 FAX (360) 757-5976

PURD. OF RIVERS EDGE  
 FOR H & H PROPERTIES  
 DATE 10/05/01 SCALE 1" = 100' SHEET 1 OF 2  
 PROJECT NO. 20-025 DRAWN BY RH CHECKED BY RH

N 89° 10' 28" W

2546.06'

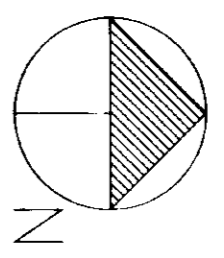
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SECTION CORNER FOUND #6 REBAR

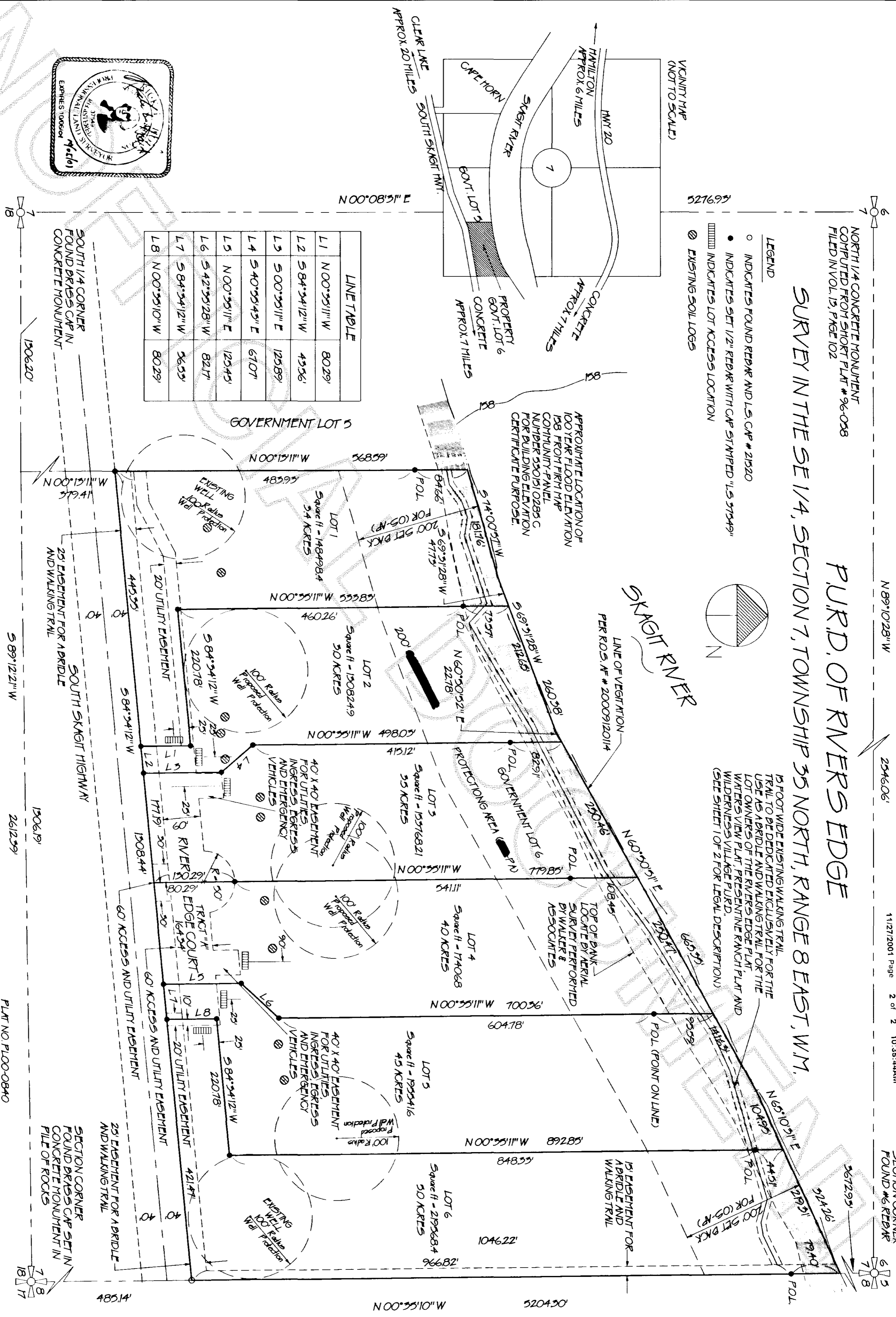
NORTH 1/4 CONCRETE MONUMENT COMPUTED FROM SHORT PLAT # 96-038 FILED IN VOL. 13, PAGE 102

# PURD. OF RIVERS EDGE SURVEY IN THE SE 1/4, SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

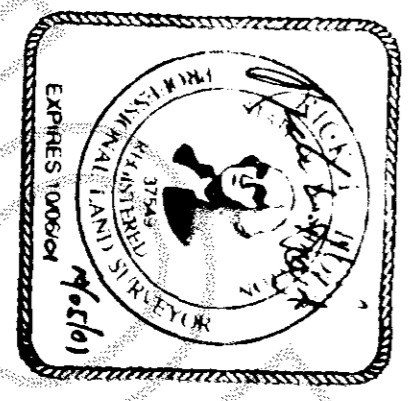
- LEGEND**
- INDICATES FOUND REBAR AND L.S. CAP # 21520
  - INDICATES SET 1/2" REBAR WITH CAP STAMPED "L.S. 31349"
  - ▨ INDICATES LOT ACCESS LOCATION
  - ⊙ EXISTING SOIL LOGS



SKAGIT RIVER  
LINE OF VEGETATION PER ROS # 20009120114



LINE TABLE		
L1	N 00° 35' 11" W	80.29'
L2	S 84° 34' 12" W	43.56'
L3	S 00° 35' 11" E	125.89'
L4	S 40° 30' 45" E	61.07'
L5	N 00° 35' 11" E	125.45'
L6	S 42° 35' 28" W	82.17'
L7	S 84° 34' 12" W	56.55'
L8	N 00° 35' 10" W	80.29'



### LEGAL DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 6, SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, LING NORTHERLY OF THE SOUTH SKAGIT HIGHWAY;

TOGETHER WITH THOSE PORTIONS OF THE VACATED UPPER SKAGIT ROAD NO. 1414 AND THE DALES ROAD NO. 1414 WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.



Scale 1" = 100'

**BAYVIEW SURVEYING INC.**

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

## PURD. OF RIVERS EDGE FOR H & H PROPERTIES

DATE 10/05/01 SCALE 1" = 100' SHEET 2 OF 2  
PROJECT NO. 20-023 DRAWN BY: RH CHECKED BY: RH

PLAT NO. P100-0840