

ALL ROADS IN PLAT ARE PRIVATE " SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M. PLAT NO. PL000-0853

200408090115
Skagit County Auditor
8/9/2004 Page 1 of 5 9:42AM

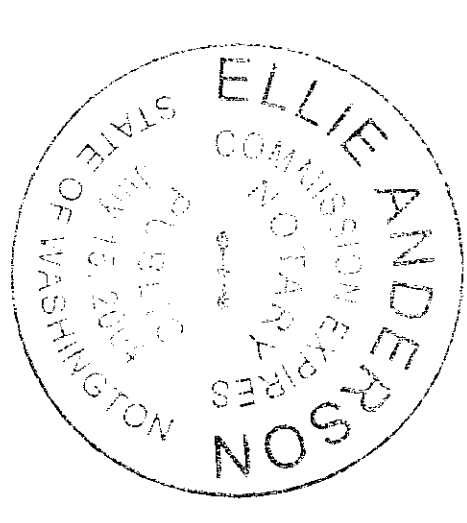
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT H & H INVESTMENT PROPERTIES LLC,, & JERRY HAMMER THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HERBY PLATTED, HEREBY DECLARE THIS PLAT.

Judith Hammer
H & H PROPERTIES
Jerry Hammer
JERRY HAMMER

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit



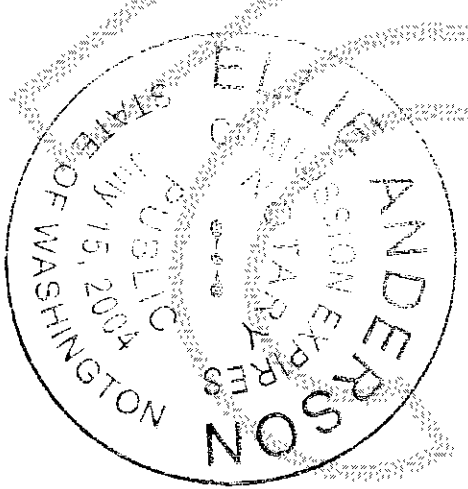
ON THIS 28th DAY OF May, 2004 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Judith Hammer TO BE KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.

Ellie Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham
MY COMMISSION EXPIRES 7/15/2004

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit



ON THIS 28th DAY OF May, 2004 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY 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. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.

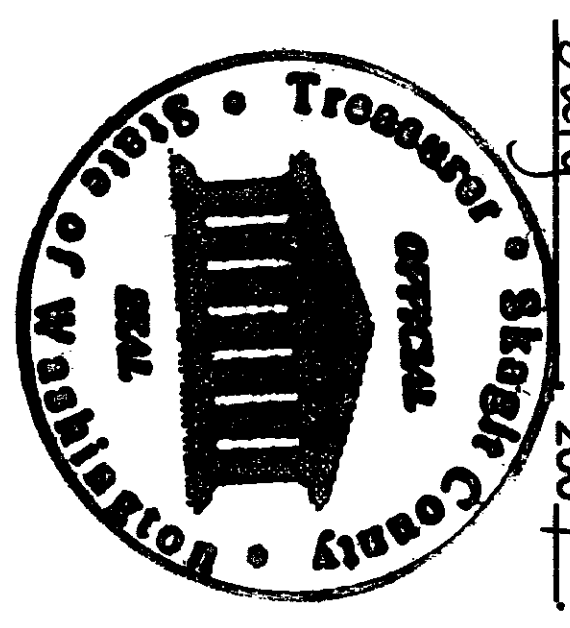
Ellie Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham
MY COMMISSION EXPIRES 7/15/2004



TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXED HERETOFORE LEVIED AND WHICH HAVE BECOME A LEIN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, IF TO AND INCLUDING THE YEAR 2005, THIS 28th DAY OF July 2004
Judith Hammer
SKAGIT COUNTY TREASURER



SURVEYOR'S CERTIFICATE

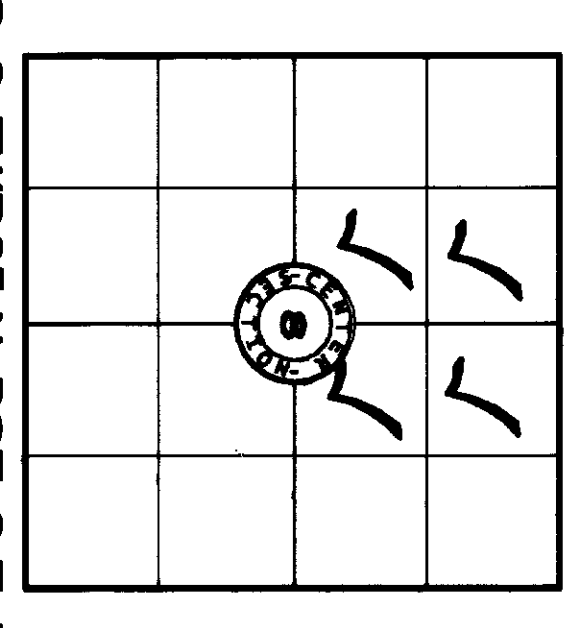
I, RICK L. HOLT, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE P.U.R.D. OF PRESSENTIN RANCH IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

Rick L. Holt
RICK L. HOLT, P.L.S. CERTIFICATE NO. 37549
DATE 6/1/04

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 9 DAY OF August 2004, AT 9:42 A.M. AT THE REQUEST OF BAYVIEW SURVEYING INC. UNDER AUDITOR'S FILE NO. 200408090115

Jerry Hammer
BY DEED
Ellie Anderson
SKAGIT COUNTY AUDITOR



SEC. 8, TWP. 35 N., RGE. 8 E., W.M.

SHEET 1 OF 5

SKAGIT COUNTY, WASHINGTON

PLAT OF PRESSENTIN RANCH

FOR
JERRY HAMMER,
H&H INVESTMENT PROPERTIES

DEVELOPER:
JERRY HAMMER
4040 MT. BAKER HWY
EVERSON, WA 98247

DWN BY: TSH DATE: MAR. 17, 2004
FIELD BOOK: 19 PAGE: 3

BAYVIEW SURVEYING INC.
130 SHARON AVENUE, BURLINGTON, WA 98233
(360) 707-2580 FAX (360) 757-3976

SCALE: NTS
JOB NO: 2000-51

ALL ROADS IN PLAT ARE "PRIVATE"

SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

PLAT NO. PLOO-0853

LEGAL DESCRIPTION:

PARCEL A:
The following described tract situated in Section 8, Township 35 North, Range 8 East of the Willamette Meridian:
Government Lot 9, less the East 450 feet thereof, and all of Government Lot 8, and that portion of Government Lot 7 lying North of the county road in said section.

PARCEL B:
The West Half of the Northwest Quarter of the Southeast Quarter, Section 8, Township 35 North, Range 8 East of the Willamette Meridian:
EXCEPT that portion described as follows:
Beginning at a point which is the Southeast corner of the Northwest Quarter of the Southeast quarter of said Section 8, and marked by a wooden post;
Thence North 87°20' West a distance of 669.60 feet to the true point of beginning; Thence North 00°14' East a distance of 450 feet;
Thence North 87°20' West a distance of 150 feet;
Thence South 00°14' West a distance of 161 feet;
Thence North 87°20' West a distance of 521 feet to a point on the West boundary of the Northwest Quarter of the Southeast Quarter; Thence South a distance of 289 feet along said boundary to a point which would be the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 8; Thence South 87°20' East a distance of 669.60 feet, more or less, to the point of beginning;
TOGETHER WITH that portion of vacated Dolles Road adjacent thereto as would attach by operation of law under ordinance dated June 19, 1973, on file with Skagit County Commissioners Office.

PARCEL C:
The East Half or the Northwest Quarter of the Southeast Quarter, all in Section 8, Township 35 North, Range 8 East of the Willamette Meridian:
EXCEPT that portion lying within the plat of Wilderness Village, Division No. 1, according to the plat thereof recorded in Volume 10 of plats, pages 48 through 50, records of Skagit County, Washington.
All situated in Skagit County, Washington.

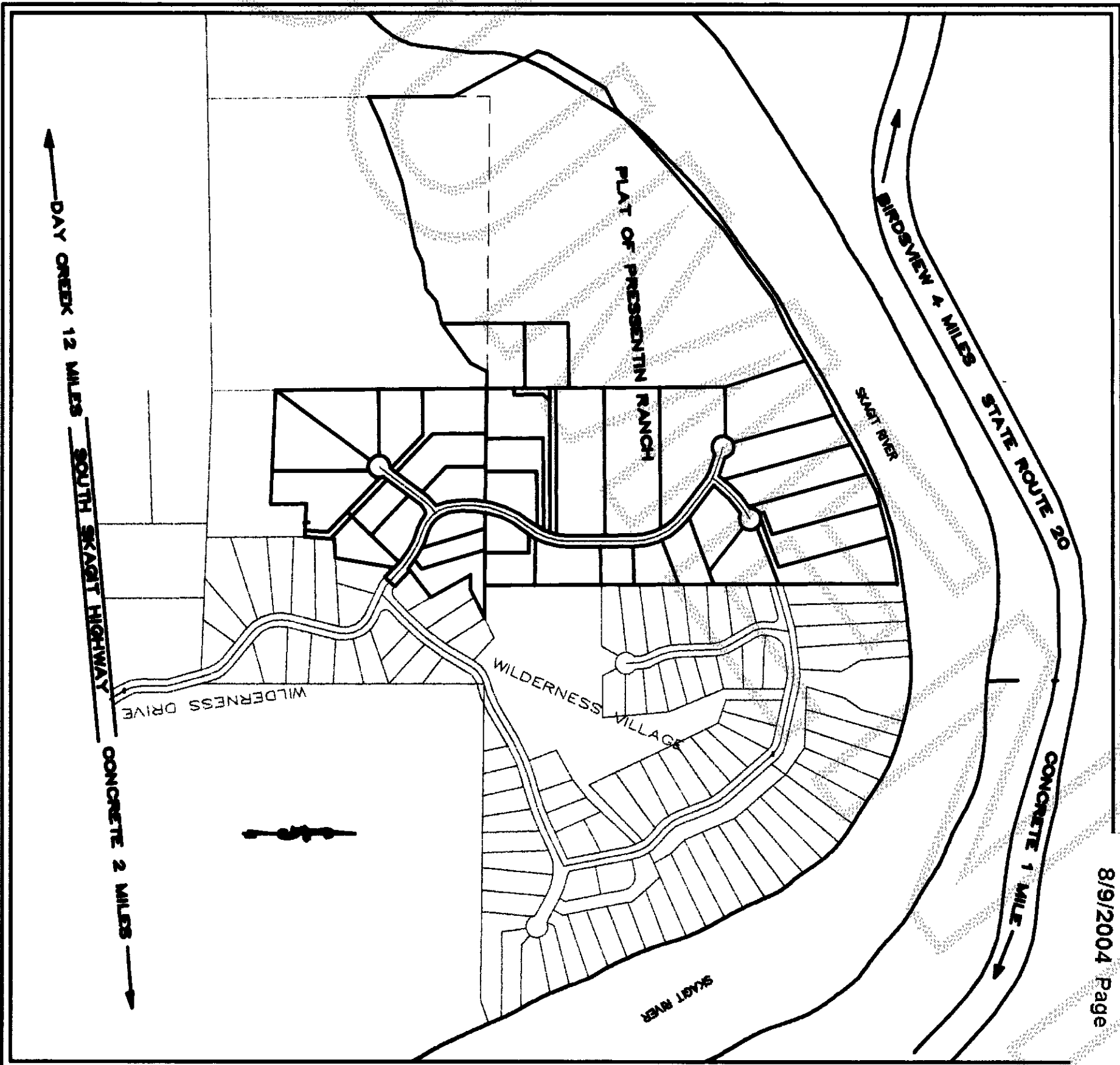
NOTES:

1. BASIS OF BEARINGS-- ASSUMED
2. 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.
3. THE P.U.R.D. 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
5. SEWER - INDIVIDUAL APPROVED SEPTIC SYSTEMS
6. WATER- P.U.D. NO 1
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 ANY 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. 11498.
11. PRELIMINARY APPROVAL: SKAGIT COUNTY RESOLUTION NO. 16525, P.U.R.D. DIVISION 4 THRU 14 OF WILDERNESS VILLAGE.
12. FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEY AF No. 9903050126 AND WILDERNESS DIV. NO. 1 A.F.# 788213
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, 200408040116
14. DEVELOPMENT ON THESE LOTS IS SUBJECT TO CONDITIONS A-Q OF SHL NO. 19-75AS GRANTED TO VALLEY WEST, A LIMITED PARTNERSHIP
15. FOR GOOD AND VALUABLE CONSIDERATION, THE PRESSENTIN RANCH HOMEOWNERS ASSOCIATION AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL CLAIMS AND CAUSES OF ACTION ARISING OUT OF THE LOCATION OF CERTAIN LIGHT POLES LOCATED WITHIN THE CLEAR ZONE WITHIN THE PRESSENTIN RANCH PLAT REFERENCED AS PURD, PLOO-0853. FURTHER, THE PRESSENTIN RANCH HOMEOWNERS ASSOCIATION SHALL AGREE TO INDEMNIFY AND HOLD SKAGIT COUNTY, WASHINGTON, HARMLESS FOR ANY SUCH CLAIMS OR CAUSES OF ACTION ARISING OUT OF THE LOCATION OF SAID LIGHT POLES. THIS INDEMNIFICATION AND HOLD HARMLESS IS NOT TO BE CONSTRUED AS AN ADMISSION OF THERE BEING AN EXISTING SAFETY HAZARD OR ANY STRICT LIABILITY. RATHER, IT IS INTENDED TO RELIEVE SKAGIT COUNTY OF ANY POSSIBLE THIRD PARTY CLAIMS ARISING OUT OF THE FACT THAT THE LIGHT POLES ARE LOCATED WITHIN THE CLEAR ZONE OF THE PLAT ROADS.

ADDRESS SYSTEM

A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24

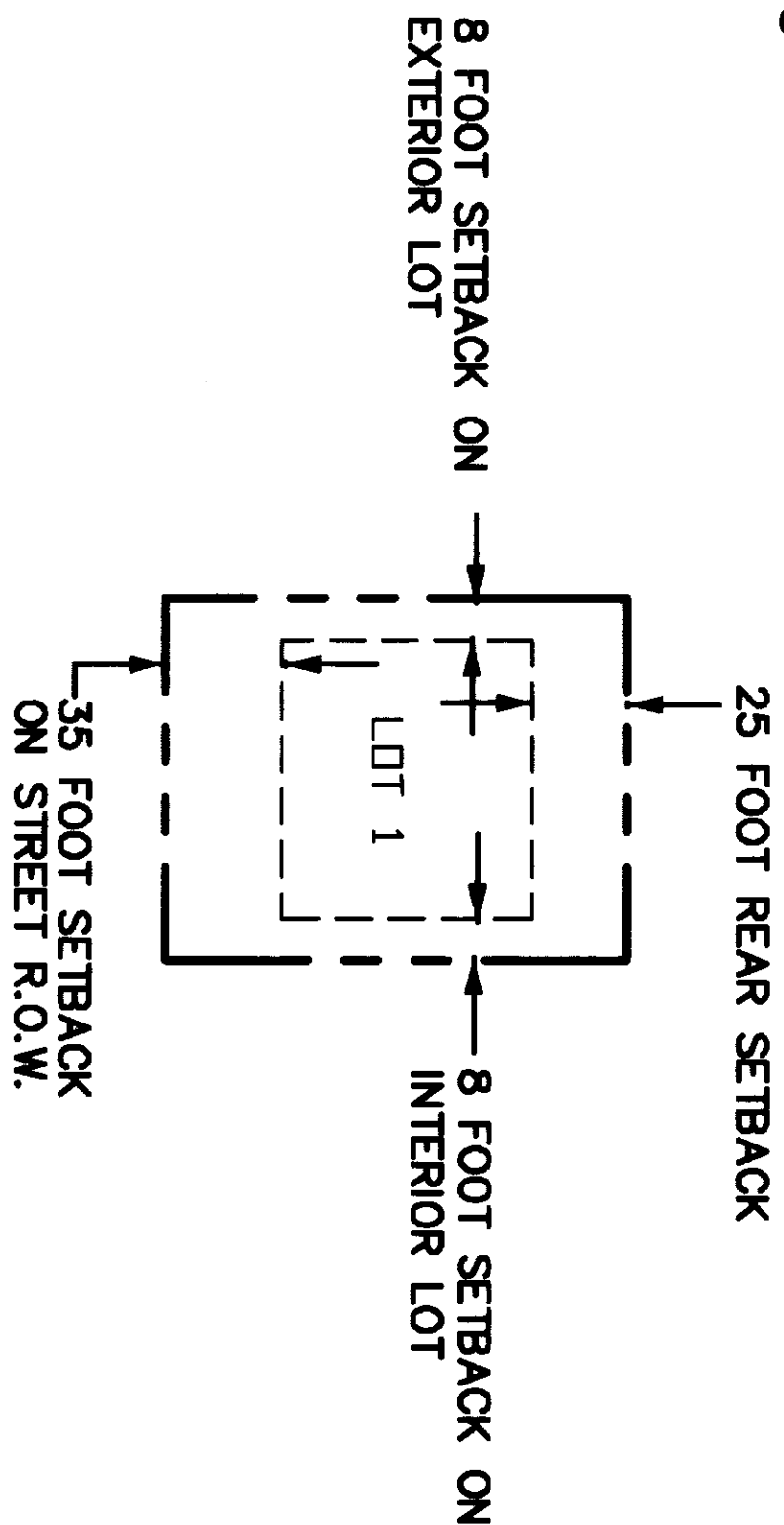
ROAD NAME	BEGINNING RANGE	ENDING RANGE
PRESSENTIN RANCH DRIVE	10000	20001
PRESSENTIN COURT	30000	40001
SCENIC RIVER COURT	40000	50001



VICINITY MAP
NOT TO SCALE

LEGEND

- = SET 1/2" REBAR WITH YELLOW CAP MARKED "B.V. LS 37549"
- = SET CONCRETE MONUMENT WITH 2" BRASS CAP STAMPED BY LS 37549 IN MONUMENT CASE
- = FOUND REBAR AND L.S. CAP "MOWRER 21520"
- = FOUND SURVEY REBAR AND L.S. CAP "LEONARD 6702"
- = FOUND SURVEY MONUMENT
- ||||| = ACCESS LOCATION
- = SOIL LOG



MINIMUM BUILDING SETBACK REQUIREMENTS

SHEET 2 OF 5

SKAGIT COUNTY, WASHINGTON

PLAT OF PRESSENTIN RANCH

FOR
JERRY HAMMER,
H&H INVESTMENT PROPERTIES

DWN BY TSH DATE: MAR. 17, 2004
FIELD BOOK: 19 PAGE 3



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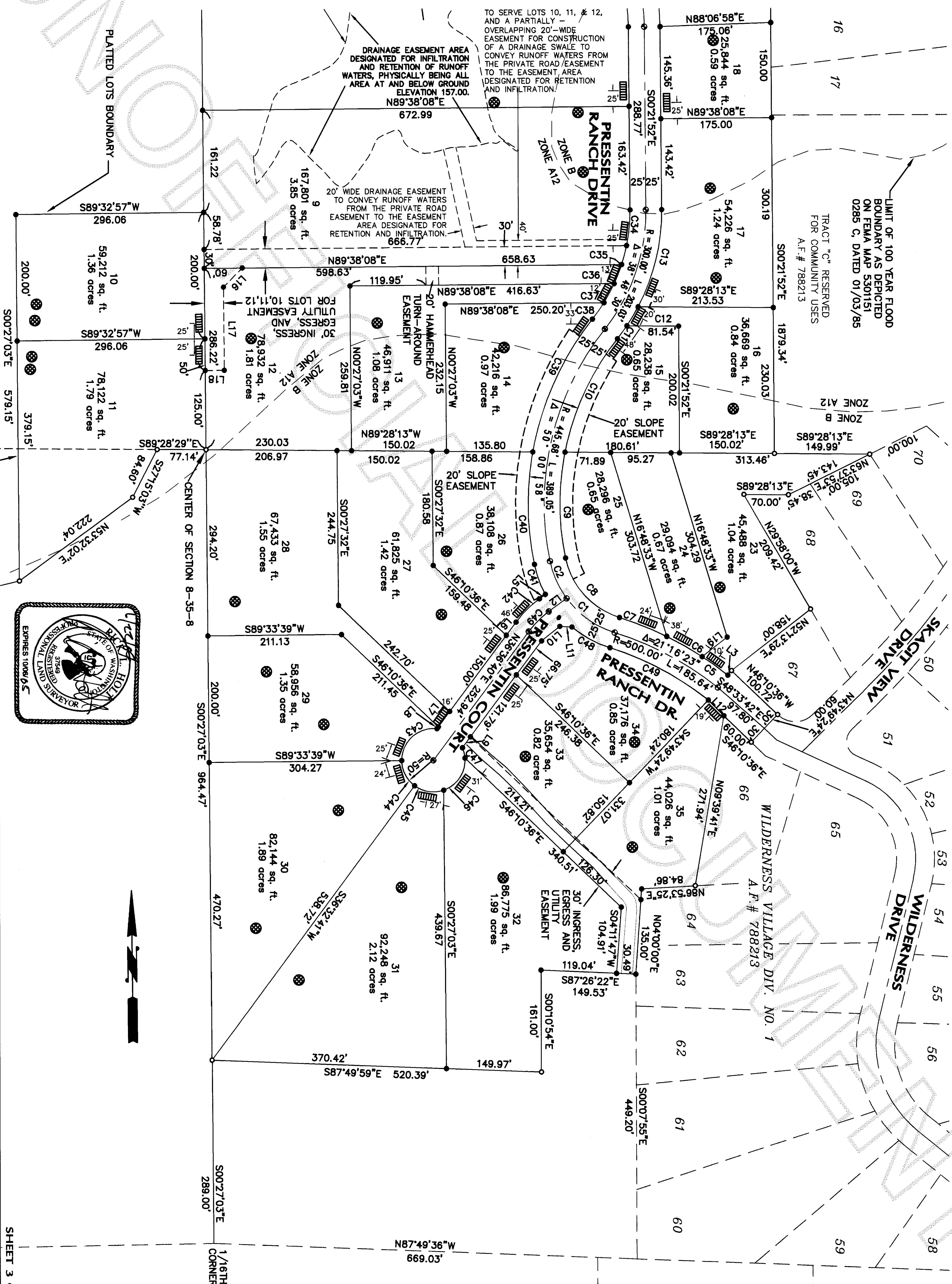
SCALE NTS
JOB NO: 2000-51

ALL PLAT ROADS ARE "PRIVATE"

PLAT OF PRESSENTIN RANCH
SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

PLAT NO. P100-0853

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8/9/2004 Page 3 of 5 9:42AM



DWN BY:RLH DATE:JUN 18, 2004
FIELD BOOK: 19 PAGE: 3

BAYVIEW SURVEYING INC.
130 SHARON AVENUE, BURLINGTON, WA 98235
(360) 707-2580 FAX (360) 757-3976

SCALE 1"=100'
JOB NO. 2000-51

SHEET 3 OF 5

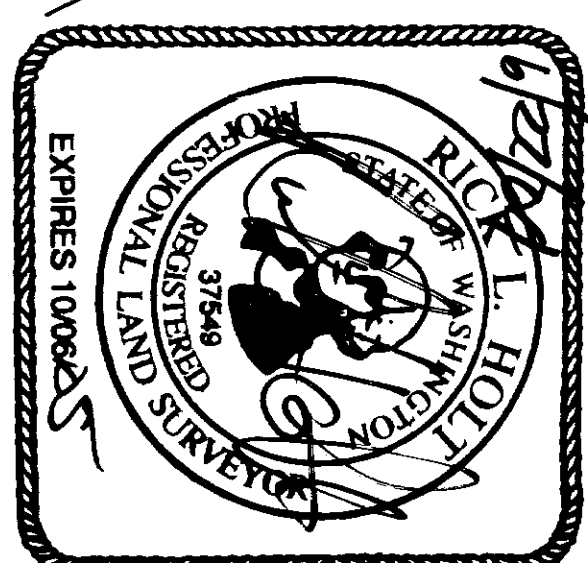
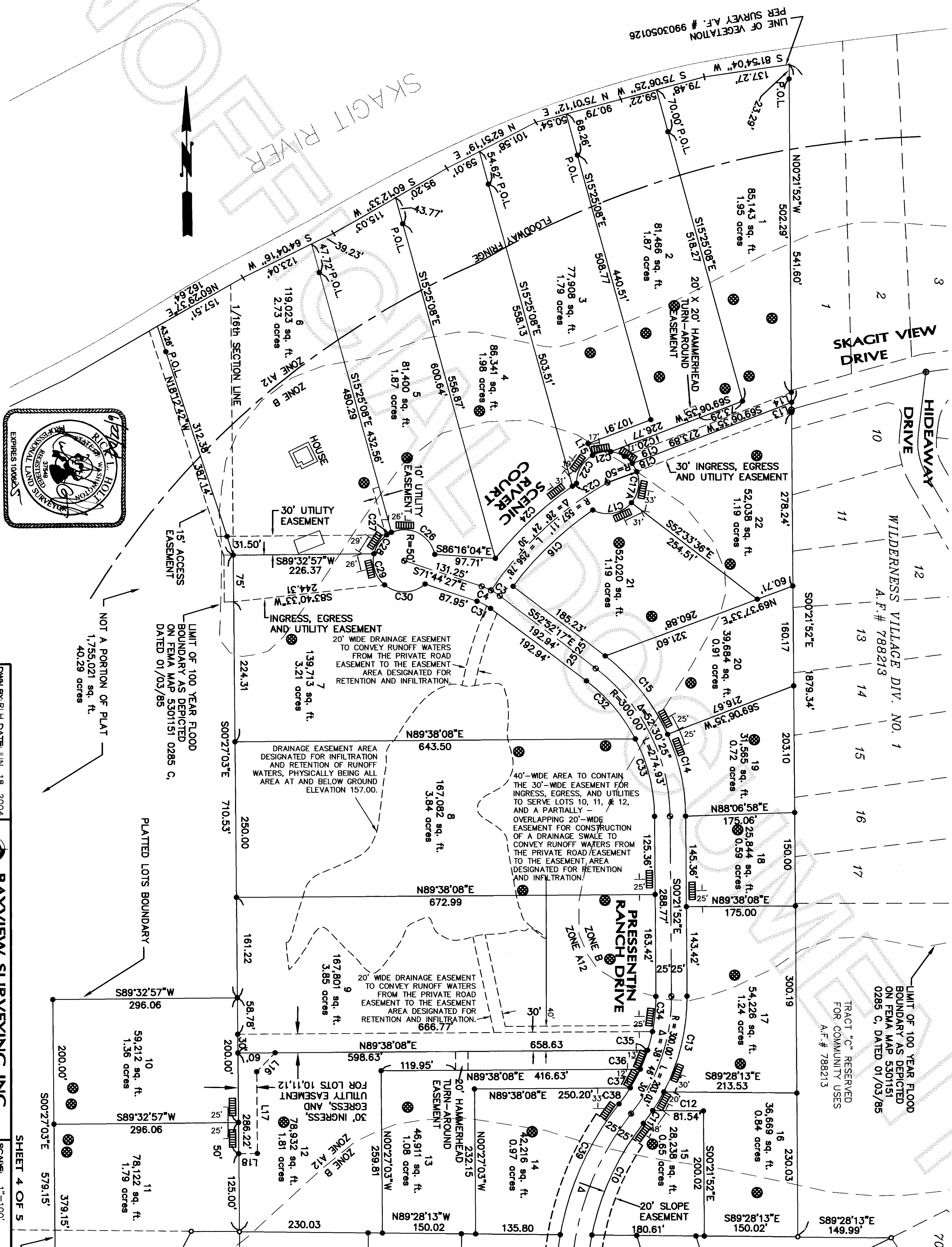
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PLAT OF PRESSENTIN RANCH
SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

PLAT NO. PLOO-0853

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Skagit County Auditor

8/9/2004 Page 4 of 5 9:42AM



DWN BY: RLH DATE: JUN. 18, 2004
FIELD BOOK: 19 PAGE: 3



BAYVIEW SURVEYING INC.
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SCALE: 1"=100'
JOB NO: 2000-51

SHEET 4 OF 5

PLAT NO. PLOO-0853

All Roads in Flat A are "Private"

LIMIT OF 100 YEAR FLOOD
BOUNDARY AS DEPICTED
ON FEMA MAP 5301151 0285 C,
DATED 01/03/85

LIMIT OF 100 YEAR FLOOD
BOUNDARY AS DEPICTED
ON FEMA MAP 5301151
0285 C, DATED 01/03/85

LINE OF VEGETATION
PER SURVEY A.F. # 9903050126

PLATTED LOTS BOUNDARY

10
59,212 sq. ft.
1.36 acres

11
78,122 sq. ft.
1.79 acres

LIMIT OF 100 YEAR FLOOD
BOUNDARY AS DEPICTED
ON FEMA MAP 5301151
0285 C, DATED 01/03/85

CURVE TABLE

DESC.	DELTA	RADIUS	ARC L.
C1	36°07'06"	150.00'	94.55'
C2	24°44'37"	150.00'	64.78'
C3	9°31'21"	100.00'	16.62'
C4	9°20'41"	100.00'	16.31'
C5	5°27'24"	525.00'	50.00'
C6	7°02'18"	525.00'	64.49'
C7	8°46'41"	525.00'	80.43'
C8	6°05'14"	125.00'	132.78'
C9	22°56'48"	420.68'	168.48'
C10	27°04'09"	420.68'	198.75'
C11	4°28'16"	325.00'	25.36'
C12	6°07'53"	325.00'	34.78'
C13	28°10'21"	325.00'	159.80'
C14	23°55'08"	325.00'	135.68'
C15	28°35'17"	325.00'	162.16'
C16	19°08'54"	532.11'	177.83'
C17	78°07'20"	50.00'	68.17'
C17A	6°04'10"	50.00'	52.96'
C18	17°26'20"	50.00'	15.22'
C19	19°20'00"	50.00'	16.87'
C20	26°53'14"	50.00'	23.47'
C21	34°42'35"	50.00'	30.29'
C22	62°46'30"	50.00'	54.78'
C23	00°47'11"	582.11'	17.99'
C24	16°42'22"	582.11'	169.73'
C25	NOT USED		

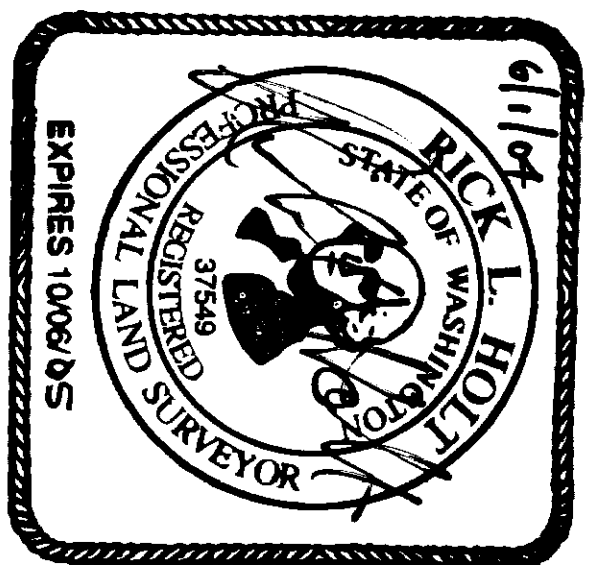
LINE TABLE

DESC.	BEARING	DISTANCE
L1	S 46°10'36" E	26.50'
L2	S 53°39'03" W	34.95'
L3	S 38°48'20" W	9.21'
L4	N 52°52'17" W	11.80'
L5	N 53°39'03" E	11.76'
L6	N 36°36'40" E	25.89'
L7	S 36°36'40" W	30.24'
L8	S 36°36'40" W	3.51'
L9	N 36°36'40" E	21.09'
L10	N 51°27'46" E	36.78'
L11	S 86°47'53" E	19.17'
L12	S 44°25'27" E	34.94'
L13	S 00°21'52" E	16.02'
L14	N 20°53'25" W	20.14'
L15	N 20°53'25" W	42.39'
L16	S 44°35'32" W	131.17'
L17	S 00°27'03" E	30.00'
L18	S 89°32'57" W	30.00'
L19	N 52°13'29" E	50.00'

SKAGIT RIVER

GOVT. LOT 8

GOVT. LOT 7



LINE OF VEGETATION
PER SURVEY A.F. # 9903050126

1/16TH
CORNER

PLAT OF PRESSENTIN RANCH
SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

SHEET 5 OF 5