

MOUNTAIN VIEW MEADOWS

IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

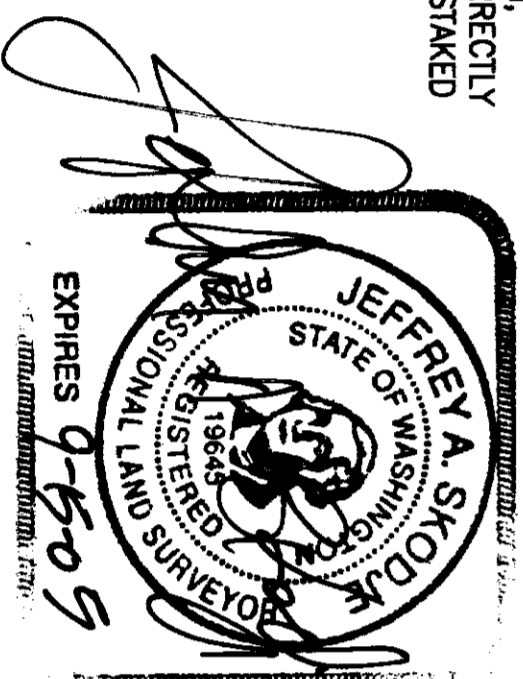
NOTES

- NO BUILDING ACTIVITY SHALL OCCUR WITHIN THE ESTABLISHED SETBACK AREA OF THE STREAM OR THE ESTABLISHED WETLAND AREA ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS ON AUGUST 22, 1996.
- ALL BUILDINGS SHALL BE PLACED ON THE EASTERLY 500 FEET OF LOT 6. THE REMAINDER OF LOT 6 WILL BE FOR AGRICULTURE OR NATURAL RESOURCE USE.
- THE WETLAND PASTURE AREA AND ITS BUFFERS WILL CONTINUE TO BE USED FOR EXISTING AND ON-GOING AGRICULTURE RESOURCE LAND MANAGEMENT OPERATIONS.
- THE DRAINAGE DITCH AND SMALL CREEK AREA AND ITS BUFFERS WILL CONTINUE TO BE USED FOR EXISTING AND ON-GOING AGRICULTURAL RESOURCE LAND MANAGEMENT OPERATIONS.
- THE LOT OWNERS WILL RETAIN THE TREES ALONG THE COUNTY ROAD (CONCRETE SAUK VALLEY ROAD). THESE TREES MUST ULTIMATELY PROVIDE SHADE TO THE STREAM COURSE WHILE ALLOWING THE LAND OWNER ACCESS TO THE STREAM FOR FUTURE MAINTENANCE.
- THE LOT OWNERS WILL RETAIN THE STREAM DITCH AND CULVERTS ON THEIR PROPERTY IN ACCORDANCE WITH THE HYDRAULIC PROJECT PERMIT FROM THE DEPARTMENT OF FISHERIES DATED SEPTEMBER 26, 1996.
- THE INFILTRATION SYSTEMS APPROVED BY THE SKAGIT COUNTY PUBLIC WORKS DEPARTMENT SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT. ~~SEE A.F.# 200408090155~~
- A PARK IMPACT FEE OF \$100 SHALL BE PAID BY THE OWNER OF THESE LOTS TO THE SKAGIT PARK AND RECREATION DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS; CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
- BASIS OF BEARING IS NORTH 1'06"16" EAST, 41'05"9" BETWEEN ROUND MONUMENTS ON CEDARGROVE AVENUE CENTRELINE BETWEEN BAKER LOOP INTERSECTION AND P.C. TO NORTH.
- BASIS OF SURVEY IS THE PLAT OF "CEDARGROVE ON THE SKAGIT" ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 9 OF PLATS AT PAGES 48-51. RECORDS OF SKAGIT COUNTY, WASHINGTON. ORIENTATION IS FROM PLAT STREET MONUMENTS AND THE TO WEST 1/4 CORNER OF SECTION 14, ALL AS SHOWN HEREON.
- VERTICAL DATUM: ASSUMED
- ZONING: RESIDENTIAL RESERVE (RR)
- SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEWAGE SYSTEMS
- WATER: SKAGIT COUNTY P. U. D. No. 1
THE PRE-EXISTING WELLS ON LOTS 1 AND 3 ARE FOR IRRIGATION AND/OR NON-POIVABLE WATER.
- DEVELOPER:
THEO INVESTMENTS L.L.C.
37921 STATE ROUTE 20
CONCRETE, WA 98237
- FOR PCA EASEMENT AGREEMENT, SEE A.F. NO. 200408090155
- THIS PROPERTY LIES WITHIN 300 FEET OF LAND DESIGNATED RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR EXTRACTION, WHICH OCCASIONALLY GENERATES DIRT, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PROPERTY USES ON DESIGNATED NATURAL RESOURCE LANDS AND RESPONDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LANDS OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.
- 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.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
- THE PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT LONG PLAT FOR GEORGE THEODORATUS" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

JEFFREY A. SKODJE, P.L.S.
CERTIFICATE NO. 19845, DATE: 5/28/04
LEONARD, BOUDINOT & SKODJE, INC.
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
360.336.5751



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER THE USE AS ROADS AND WAYS, AND 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 WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE REASONABLE ORIGINAL GRADING OF THE ROADS AND WAYS HEREON. NO DRAINAGE WATER 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 PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS, OR REROUTING THEREOF ACROSS ANY LOTS AS MAY BE UNDERTAKEN BY, OR FOR, THE OWNER OF ANY LOTS, SHALL BE DONE BY AND AT THE EXPENSE OF SAID OWNER.

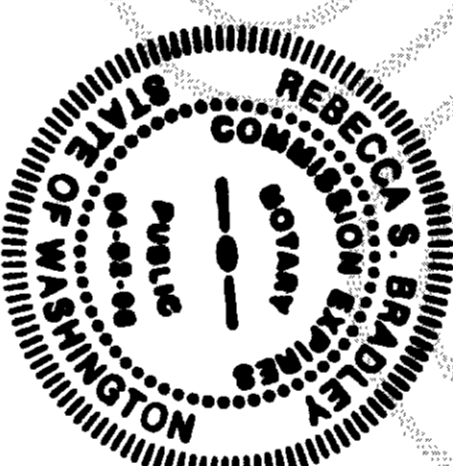
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 23rd DAY OF MAY, 2004.
George Theodoratus
THEO INVESTMENTS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
GEORGE THEODORATUS
MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF SKAGIT)

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEORGE THEODORATUS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF THEO INVESTMENTS, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: MAY 23rd, 2004
Debra S. Bagley
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT 211 BALDWIN, WA.
MY COMMISSION EXPIRES 4.2.08

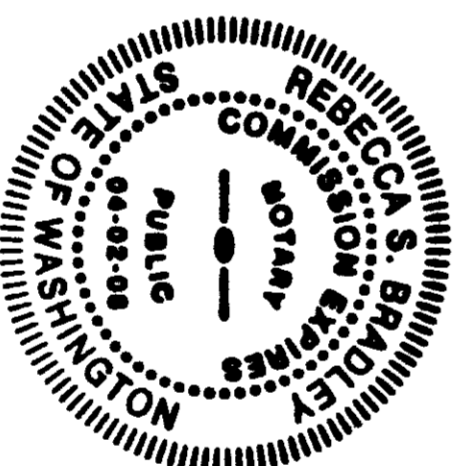


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COUNTY OF SKAGIT)

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LEGAL DESCRIPTION

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., EXCEPT THE WEST 2 RODS THEREOF, ALSO EXCEPT RIGHT-OF-WAY FOR CONCRETE-SAUK VALLEY ROAD AS CONVERTED TO SKAGIT COUNTY BY DEED DATED JULY 28, 1990, RECORDED MAY 14, 1990, UNDER AUDITOR'S FILE NO. 460828.

ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF SAID CONCRETE-SAUK VALLEY ROAD, TOGETHER WITH THAT PORTION OF VACATED HAMTHORNE STREET ALONG THE WEST LINE THEREOF, WHICH ATTACHES TO SAID PREMISES BY OPERATION OF LAW, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(SOURCE OF LEGAL DESCRIPTION IS FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. H-177139, DATED JANUARY 9, 1996, UPDATED SEPTEMBER 26, 2002).

APPROVALS

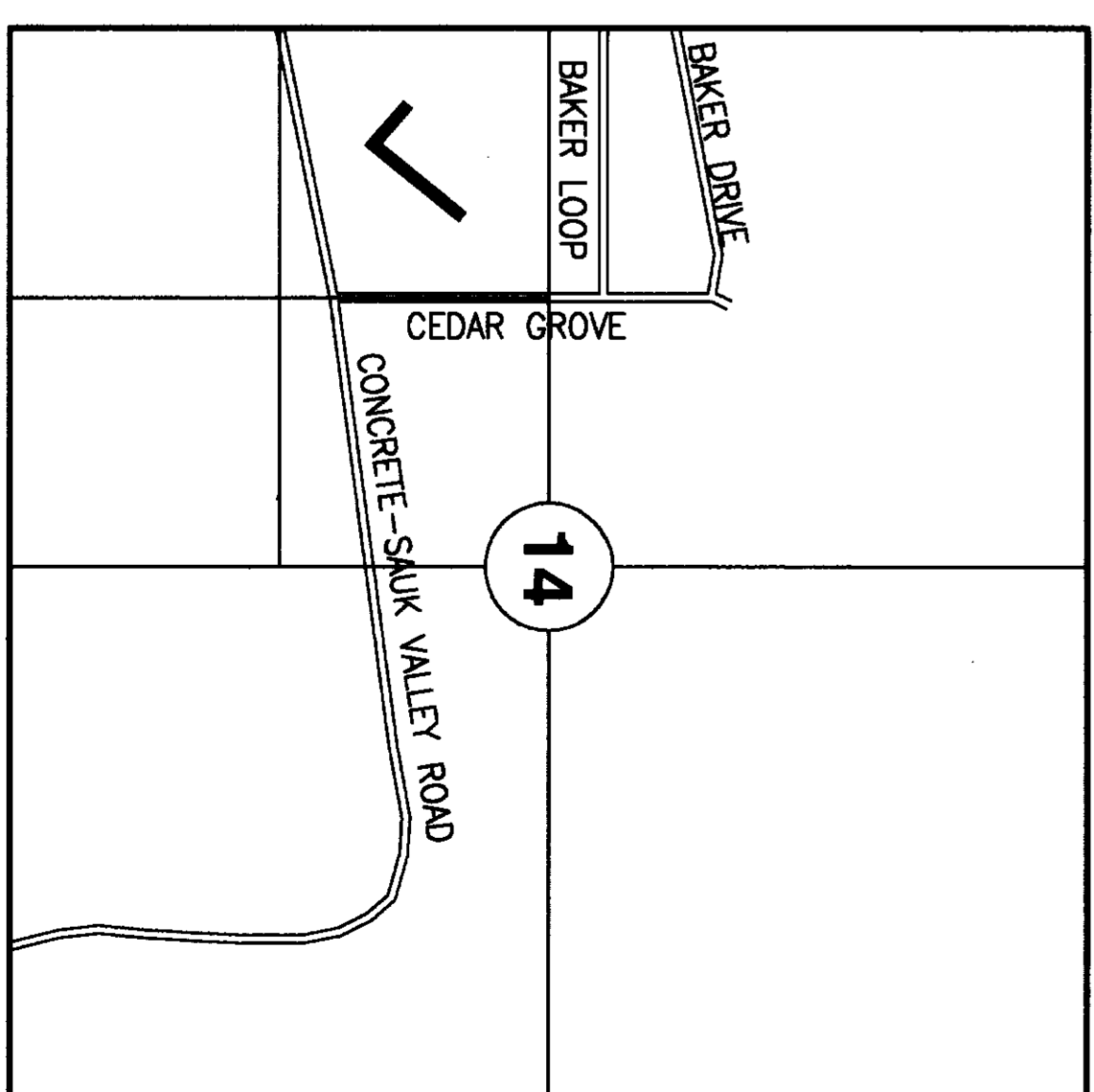
EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
COUNTY ENGINEER: *Tara Hilde* DATE: 7/29/04
COUNTY PLANNING DIRECTOR: *Michelle Anderson* DATE: 8/18/04
CHAIRPERSON BOARD OF COUNTY COMMISSIONERS: *William Miller* DATE: 7-16-04
SKAGIT COUNTY HEALTH OFFICER: _____ DATE: _____

TREASURERS 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 2004.

Katie Jungquist, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2005.

THIS 23rd DAY OF May, 2004.
Debra S. Bagley
SKAGIT COUNTY TREASURER



VICINITY MAP

SECTION 14, TWP. 35 N., RGE. 8 E., W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC. THIS 1st DAY OF Aug, 2004, AT 10:15 MINUTES PAST 12 M., AND RECORDED UNDER AUDITOR'S FILE NO. 200408090154 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Debra S. Bagley
SKAGIT COUNTY AUDITOR
BY: *Debra S. Bagley*

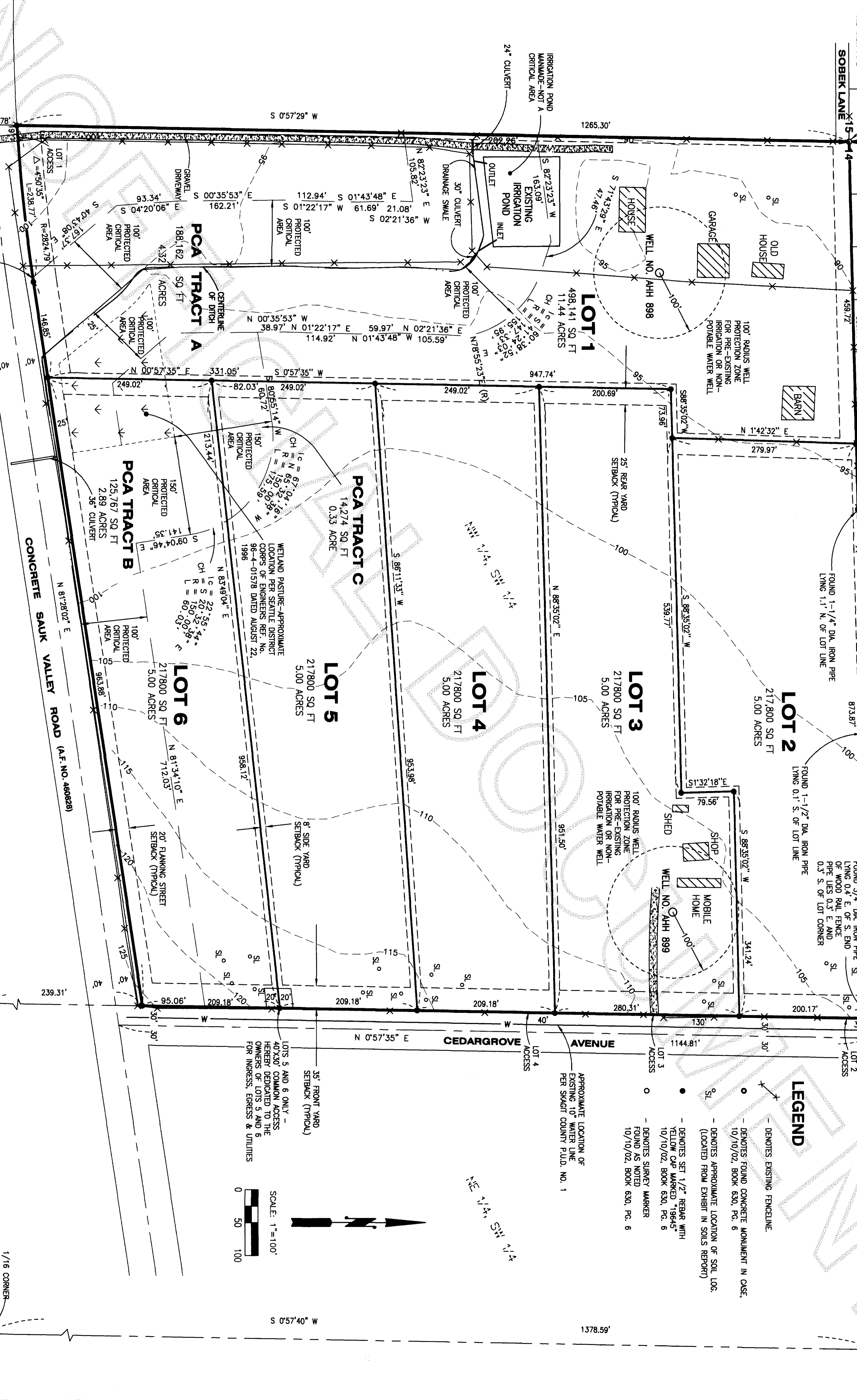
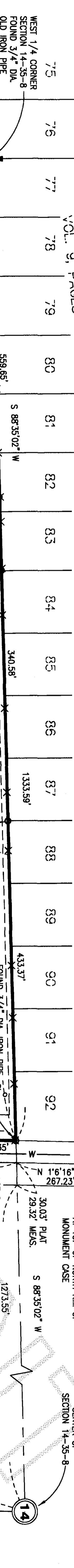
MOUNTAIN VIEW MEADOWS

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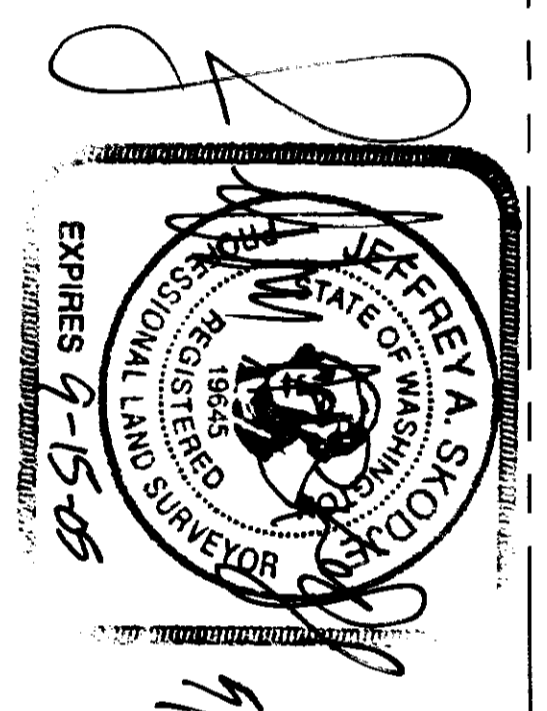
CEDARGROVE ON THE SKAGIT
VOL. 9, PAGES 48-51

WEST 1/4 CORNER
SECTION 14-35-8
FOUND 3/4" DIA.
OLD IRON PIPE

BAKER LOOP
TEMPORARY BENCH MARK
ASSUMED ELEVATION = 100.00'
AT TOP OF NORTH RIM OF
MONUMENT CASE
CENTER OF
SECTION 14-35-8
8/9/2004 Page 2 of 2
2 12:16PM
200408090154
Skagit County Auditor



- LEGEND**
- DENOTES EXISTING FENCELINE.
 - DENOTES FOUND CONCRETE MONUMENT IN CASE, 10/10/02, BOOK 630, PG. 6
 - DENOTES APPROXIMATE LOCATION OF SOIL LOG. (LOCATED FROM EXHIBIT IN SOILS REPORT)
 - DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "19845 10/10/02, BOOK 630, PG. 6
 - DENOTES SURVEY MARKER FOUND AS NOTED 10/10/02, BOOK 630, PG. 6
 - APPROXIMATE LOCATION OF EXISTING 10" WATER LINE PER SKAGIT COUNTY P.L.D. NO. 1



DWN BY: PRH DATE: MARCH 2004
FIELD BOOK: 535 & 630
LEONARD, BOUDINOT & SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751
SCALE: 1"=100'
JOB NO: 96017

1/16 CORNER
50°57'29" W
1316.08'
SOUTH WEST CORNER
SECTION 14-35-8
CH = 00°07'52" E
L = 6.46'
CH = N 81°31'58" E
L = 2824.79'

1/16 CORNER
50°57'40" W
1378.58'
SOUTH 1/4 CORNER
SECTION 14-35-8