PLAT AMENDMENT TO RED HAWK ESTATES

NW 1/4 AND NE 1/4 SECTION 32, TOWNSHIP 34 N, RANGE 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

ADDRESS NOTES:

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
RED HAWK COURT	17286	17357
BLODGETT ROAD	17408	17354

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A":

LOTS 1 THROUGH 8, "RED HAWK ESTATES", RECORDED MAY 31, 2000 UNDER SKAGIT COUNTY AHDITOR'S FILE NO. 200005310116.

PARCEL "B":

LOT 9E, "RED HAWK ESTATES", RECORDED MAY 31, 2000 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005310116.

PARCEL "C":

LOT 9W, "RED HAWK ESTATES", RECORDED MAY 31, 2000 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005310116.

DEDICATION

KNOW ALL MEN BY THESE THAT WE THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AMENDMENT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH 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 OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONALBE 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 OF DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 17th DAY OF June, 2005.

RED HAWK ESTATES L.L.C.

JAMES E. YOUNGSMAN

RUTH M.. YOUNGSMAN

SKAGIT I-5 BUSINESS PARK, L.P. Mgr.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James E. and Ruth M. Youngsman IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 17, 2005

SIGNATURE: Janelle M. Pool
(PRINT NAME) Janelle M. Pool

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Sedro-Woolley
MY APPOINTMENT EXPIRES 02/28/07

JANELLE M. POOL COMMISSION EXPIRES NOTARY PUBLIC 2-28-07 STATE OF WASHINGTON

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian Gentry IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF Red Hawk Estates, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.

DATED: June 17, 2005

SIGNATURE: Janelle M. Pool
(PRINT NAME) Janelle M. Pool

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Sedro-Woolley
MY APPOINTMENT EXPIRES 02/28/07

JANELLE M. POOL COMMISSION EXPIRES NOTARY PUBLIC 2-28-07 STATE OF WASHINGTON

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James E. Youngsman IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Partner OF Skagit I-5 Business Park, LP TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.

DATED: June 17, 2005

SIGNATURE: Janelle M. Pool
(PRINT NAME) Janelle M. Pool

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Sedro-Woolley
MY APPOINTMENT EXPIRES 02/28/05

JANELLE M. POOL COMMISSION EXPIRES NOTARY PUBLIC 2-28-07 STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT AMENDMENT, TITLED "PLAT AMENDMENT TO RED HAWK ESTATES" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 34N, RANGE 4E, 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 PER RCW 64.34.232.

YOUNG-SOO KIM, P.L.S. #32169

YOUNG-SOO KIM STATE OF WASHINGTON 32169 REGISTERED PROFESSIONAL LAND SURVEYOR 1/24/2006

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

200507260199
Skagit County Auditor
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Norma Brummett
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR ~~2005~~ 2006.
P116856 + P116857 – pd only current - no advance pd.

SKAGIT COUNTY TREASURER

DATE 7-6-05

Treasurer • Skagit County • OFFICIAL SEAL • State of Washington

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY PLAT ORDINANCE
THIS 26th DAY OF July 2005.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

PLANNING AND DEVELOPMENT SERVICES DIRECTOR

COUNTY HEALTH OFFICER

DECLARATION

WE, THE UNDERSIGNED OWNER(S), HEREBY DECLARE THIS PLAT AMENDMENT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

RED HAWK ESTATES L.L.C.

JAMES E. YOUNGSMAN

RUTH M. YOUNGSMAN

SKAGIT I-5 BUSINESS PARK, L.P. Mgr.

04202

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

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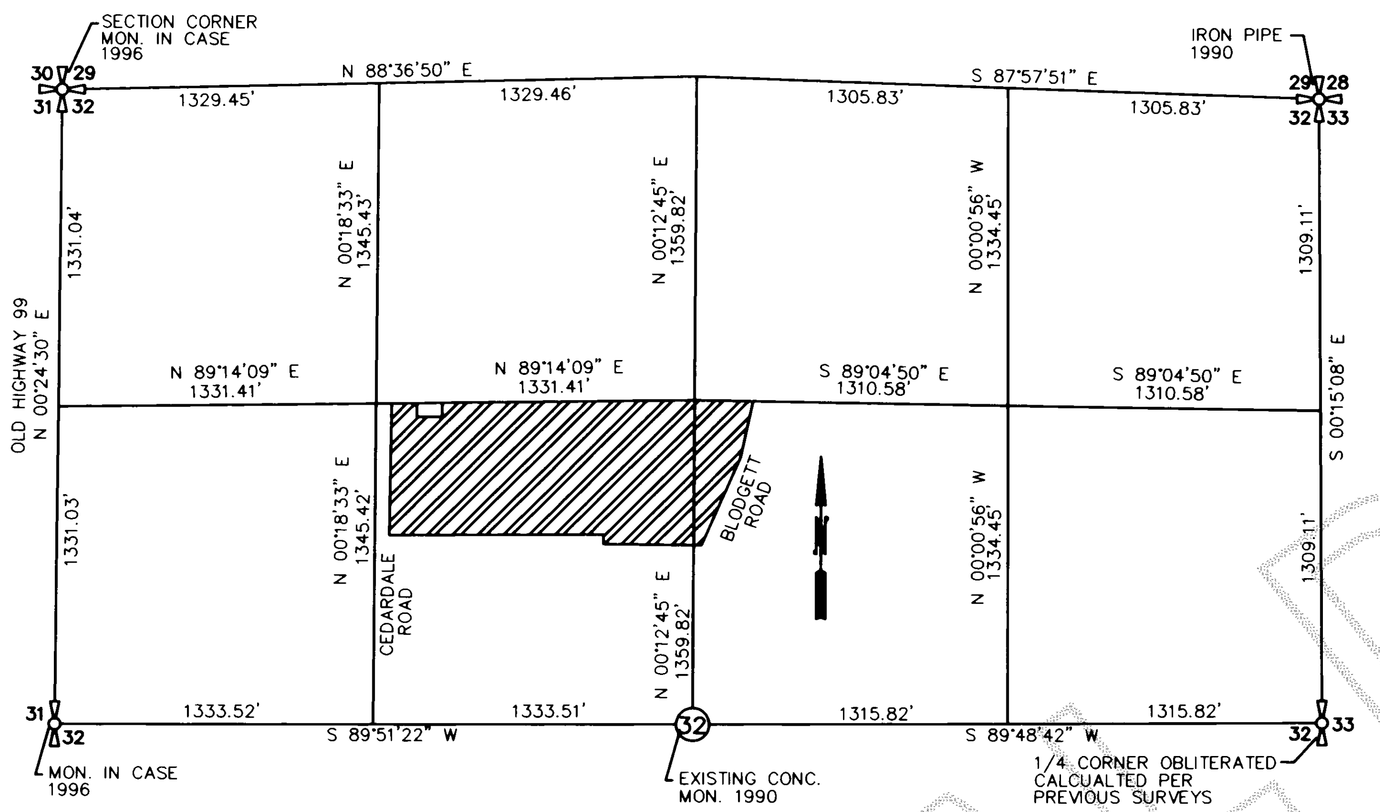
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

VICINITY MAP & SECTION SUBDIVISION

SCALE: 1"=600'



NOTES

1. – INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED SUMMIT 32169.
● – INDICATES EXISTING IRON PIPE OR REBAR FOUND.

2. LEGAL DESCRIPTION AND EXCEPTION INFORMATION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, GUARANTEE NO. H-797073, DATED FEBRUARY 4, 2005.

3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFROMATION SEE RECORD OF SURVEY MAPS RECORDED IN VOLUME 17 OF SURVEYS, PAGE 14, AND VOLUME 10 OF SURVEYS, PAGE 82, RECORDS OF SKAGIT COUNTY, WASHINGTON.

4. ZONING: U.G.A. (CITY OF MOUNT VERNON) RESIDENTIAL AND COMMERCIAL.

5. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.

6. WATER: P.U.D. NO. 1.

7. MERIDIAN: ASSUMED.

8. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. = NORTH 0°24'30" EAST.

9. INSTRUMENTATION: NIKON DTM-520 TOTAL STATION.

10. SURVEY PROCEDURE: FIELD TRAVERSE.

11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS NOTED IN SAID TITLE REPORT MENTIONED IN NOTE 2 ABOVE SAID INSTRUMENTS BEING RECORDED UNDER AUDIOTR'S FILE NUMBERS: 9403010035, 9403010036, 9403010037, 9505040046A AND 200407300041.

12. A MINIMUM OF 25.00 FEET SHALL BE MAINTAINED FROM THE WETLAND AREAS SHOWN HEREON. ALL SITE PLANS SUBMITTED FOR RESIDENTIAL CONSTRUCTION SHALL REFLECT LOCATION OF WETLAND SHOWN HEREON. ONLY NATIVE VEGETATION SHALL BE ALLOWED WITHIN EITHER THE WETLAND AREA SHOWN HEREON OR THE 25-FOOT BUFFER ZONE.

13. ALL MAINTENANCE AND CONSTRUCTION OF THE PRIVATE ROAD (RED HAWK COURT) IS THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.

14. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND COMMUNITY DEVELOPMENT SERVICES.

16. PORTIONS OF THIS PROPERTY ARE A FLOOD ZONE AO, NO BENCH MARK IS REQUIRED.

17. BUYERS SHOULD BE AWARE THIS PLAT IS LOCATED IN THE FLOOD PLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR PLACEMENT OF FIRST FLOOR OCCUPANCY.

18. THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS COUNTY ROADS AND ALL ACCESS ROADS TO THE PLAT, UNLESS THE SAME ARE DEDICATED AS COUNTY ROADS, SHALL BE THE OBLIGATION OF ALL THE OWNERS OF THE LOTS IN THE PLAT AND/OR OF ANY ADDITIONAL PLATS THAT MAY BE BY SAID ROADS, STREETS, AND/OR ASERVED LLEYS, AND THAT THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHOM TITLE OF SAID ROADS, STREETS, AND/OR ALLEYS BE HELD. IN THE EVENT THAT THE OWNERS OF ANY OF THESE LOTS OR THE CORPORATE OWNERS OF ANY OF THE ROADS, STREETS, AND/OR ALLEYS OF THIS PLAT OR ANY ADDITIONAL PLATS SERVED BY THESE ROADS, STREETS, AND/OR ALLEYS SHALL PETITION THE BOARD OF COUNTY COMMISSIONAERS TO INCLUDE THESE ROADS, STREETS, AND/OR ALLEYS IN THE ROAD SYSTEM. SAID PETITIONER SHALL BE OBLIGATED TO BRING THE SAME TO THE COUNTY ROAD STANDARDS IN ALL RESPECTS PRIOR TO ACCEPTANCE BY THE COUNTY.

19. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

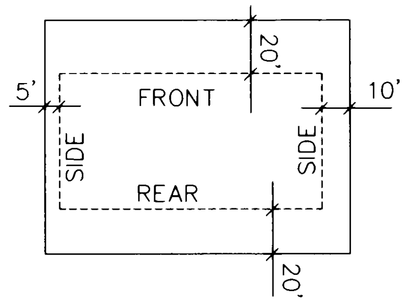
20. THE APPROVED AND CONSTRUCTED DRAINAGE FACILITY SHALL BE MAINTAINED BY THE IMMEDIATE ADJACENT PROPERTY OWNERS. THE DRAINAGE FACILITY SHALL BE KEPT TO THE CONDITION AS PER THE COUNTY APPROVED ENGINEERED PLANS.

21. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
SEE AF# 200507260200

PUD UTILITY EASEMENT

Easements are granted to Public Utility District No. 1 of Skagit County Washington, a Municipal Corporation, its successors or assigns, the perpetual right, previlege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, and communication line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water, and communication lines or other similar public services over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menance or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.



BUILDING TYPICAL SETBACK LINE
(U.G.A. R-1 RESIDENTIAL) N.T.S.

YOUNG-SOO KIM
STATE OF WASHINGTON
32169
PROFESSIONAL LAND SURVEYOR
1/24/2006

04202

SUMMIT ENGINEERS & SURVEYORS, INC.
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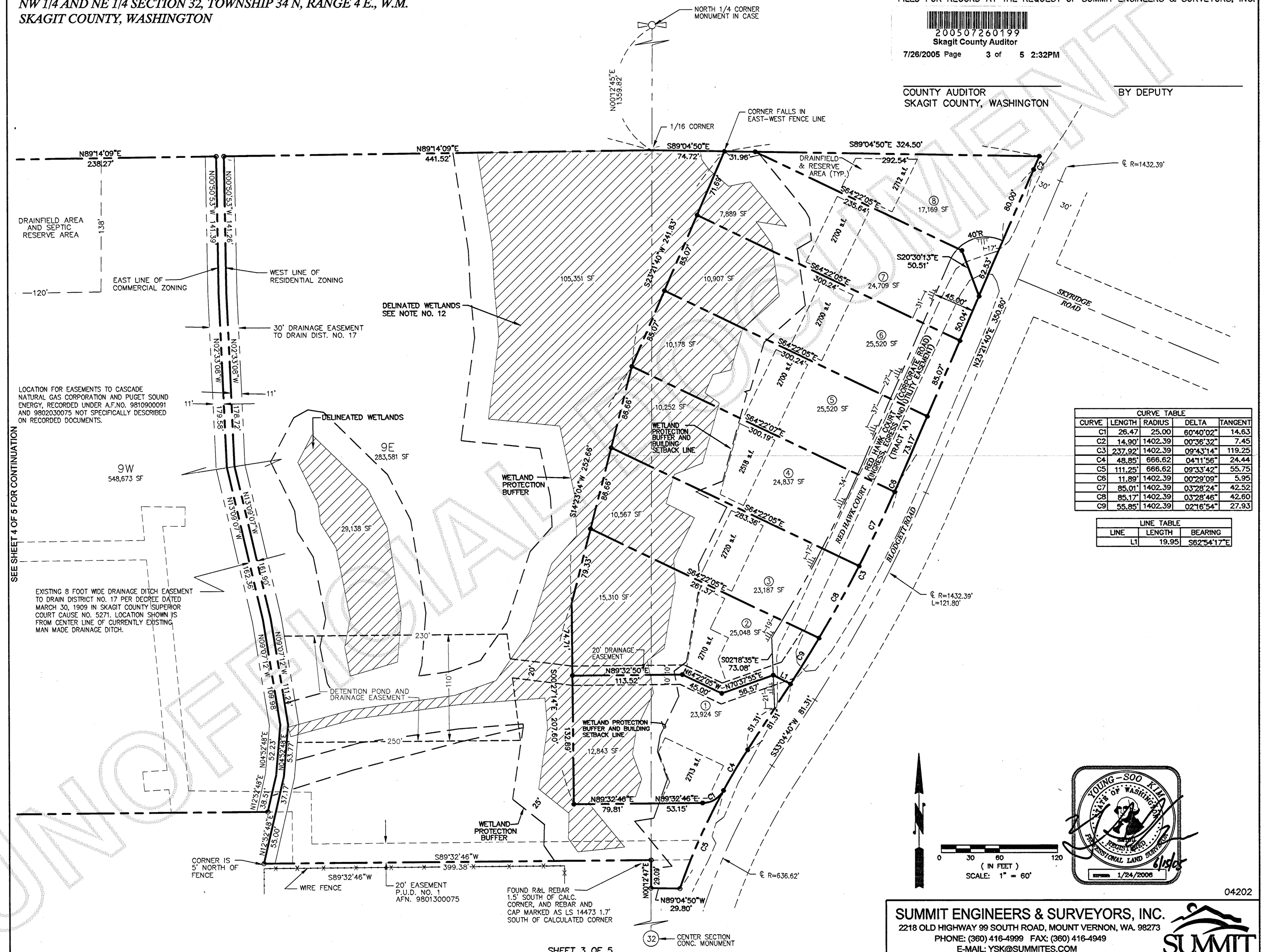
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	26.47'	25.00	60°40'02"	14.63
C2	14.90'	1402.39	00°36'32"	7.45
C3	237.92'	1402.39	09°43'14"	119.25
C4	48.85'	666.62	04°11'56"	24.44
C5	111.25'	666.62	09°33'42"	55.75
C6	11.89'	1402.39	00°29'09"	5.95
C7	85.01'	1402.39	03°28'24"	42.52
C8	85.17'	1402.39	03°28'46"	42.60
C9	55.85'	1402.39	02°16'54"	27.93

LINE TABLE

LINE	LENGTH	BEARING
L1	19.95	S62°54'17"E

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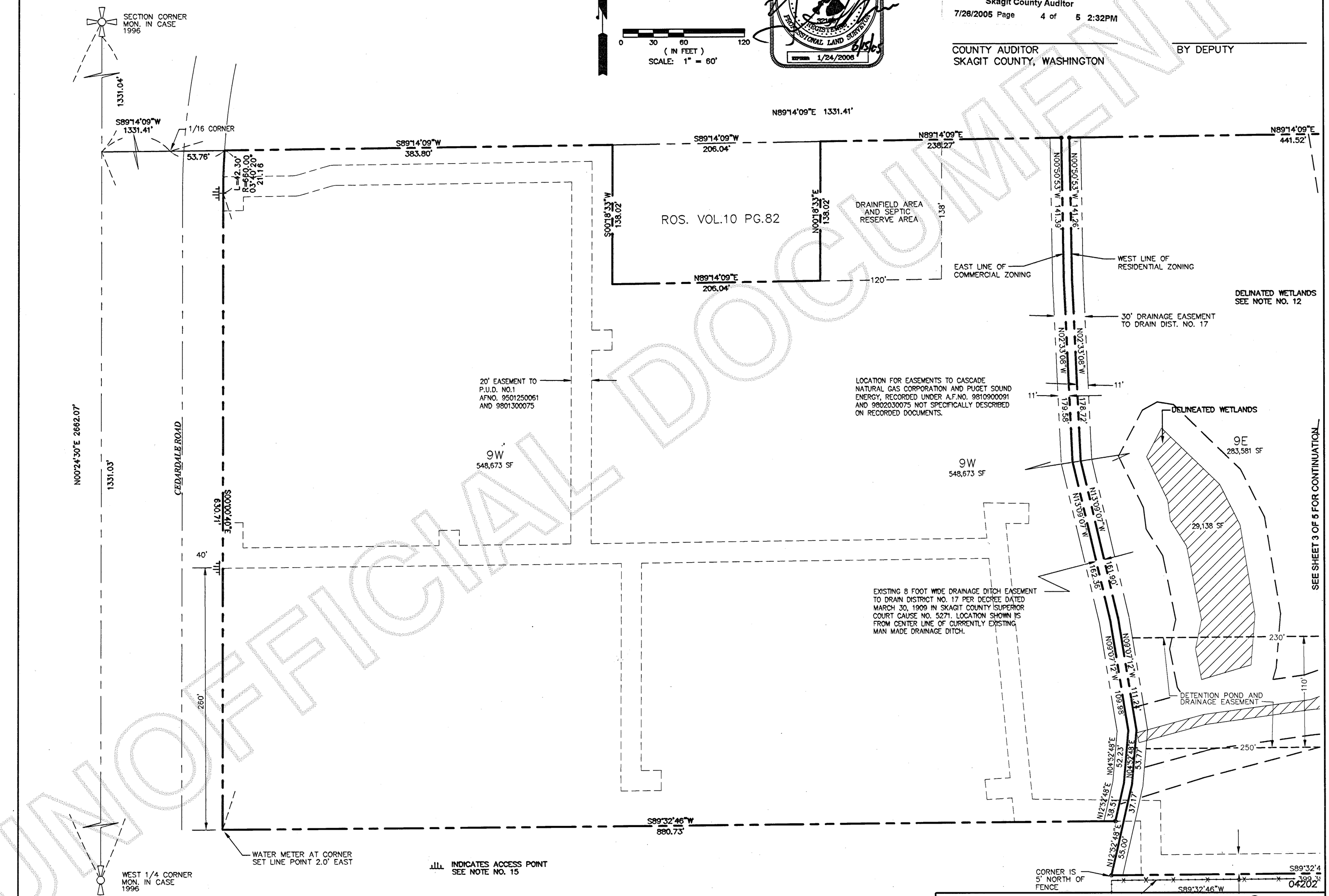
7/26/2005 Page 4 of 5 2:32PM

COUNTY AUDITOR BY DEPUTY
SKAGIT COUNTY, WASHINGTON

YOUNG-SOO KIM
STATE OF WASHINGTON
32149
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 1/24/2006
6/15/05



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COUNTY AUDITOR
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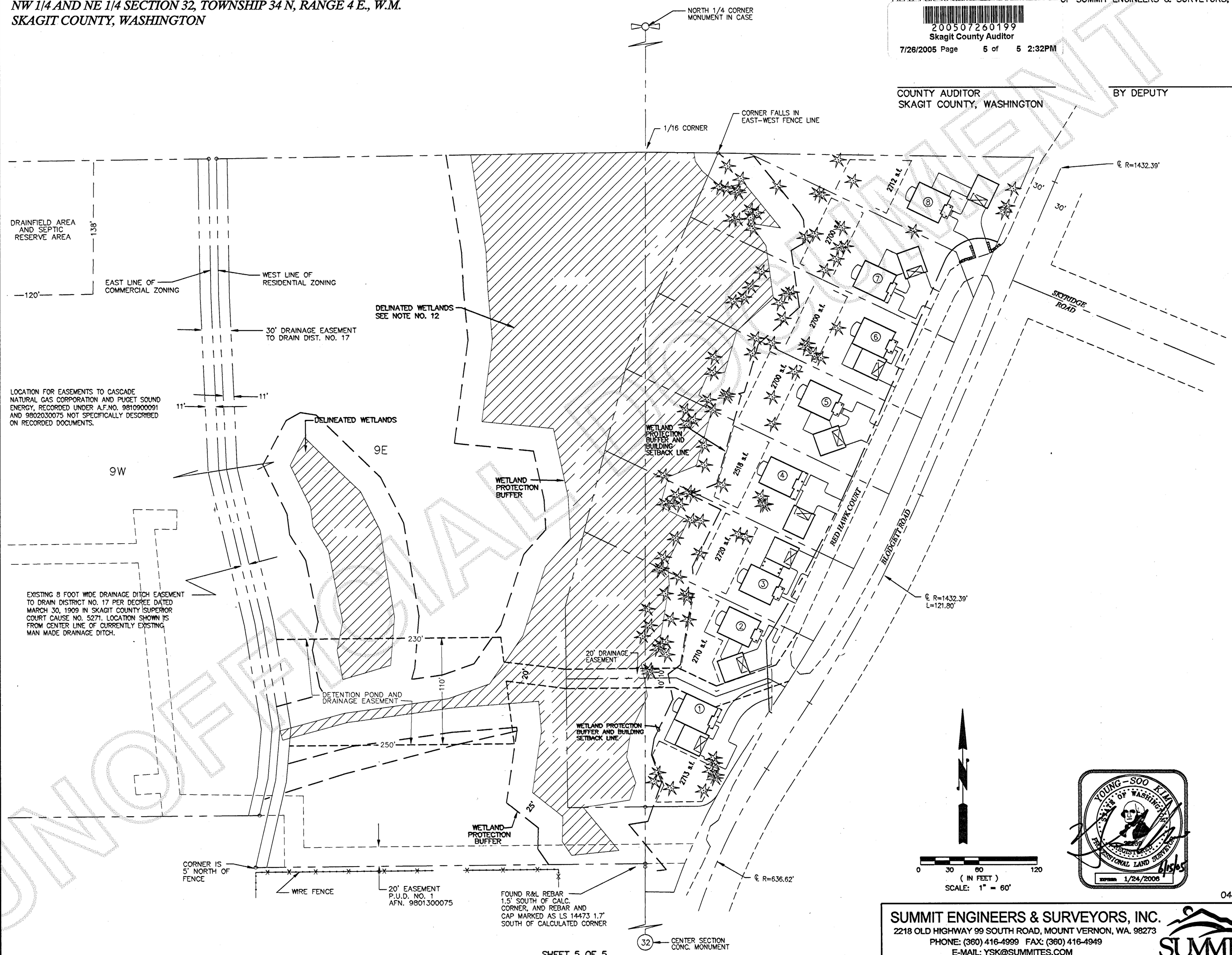

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