

Bay Meadows

Survey in the NE1/4 of the SW1/4, the SE1/4 of the SW1/4, the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4 of Section 28, Twp. 35 N., Rng. 3 E., W.M.

Notes

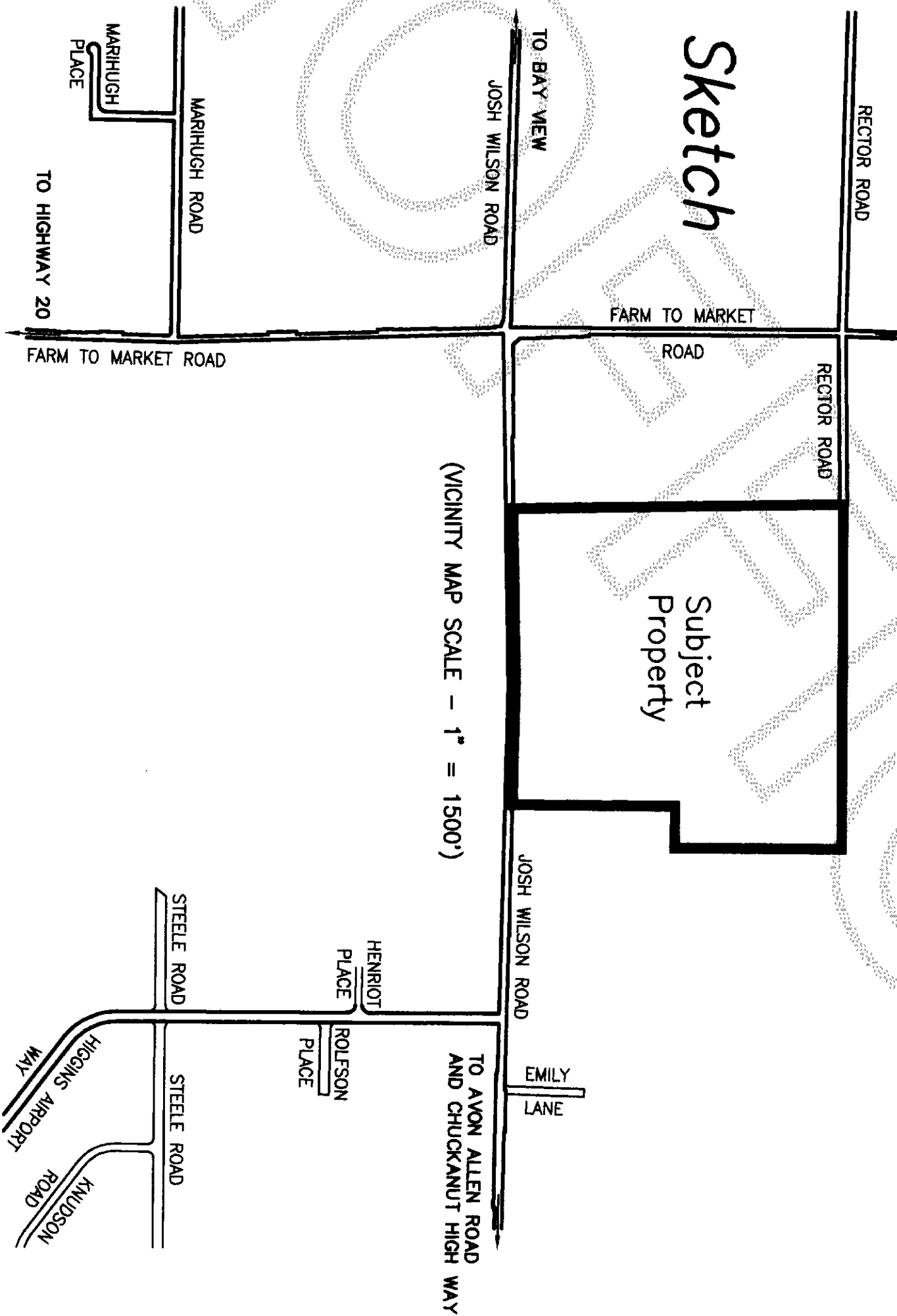
1. PLAT NAME AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED 58955.56' W. ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RR).
4. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. ALTERNATE SYSTEMS ARE PROPOSED FOR THIS LONG PLAT (CARD) WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH ORDER FOR DETAILS. PROPOSED AND EXISTING SYSTEMS AND REFLECTED AREAS ARE SHOWN HERE ON.
5. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
6. 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 OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
7. 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 WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
8. WATER MAINS WILL BE SUPPLIED BY PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. ALL NEW AND EXISTING WATER MAINS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADIIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS, MANURE LAGOONS, SEWAGE LAGOONS, INDUSTRIAL LAGOONS, LANDFILLS, HAZARDOUS WASTE SITES, SEA-SALT INTRUSION AREAS, CHEMICAL OR PETROLEUM STORAGE AREAS, PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL, LIVESTOCK BARNS, AND WESTOCK FEED LOTS. FOR WELLS DRILLED AFTER 1992 ON LOTS PLATED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS.
9. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
10. SCC 14.18.310(8)(c) MINIMUM SETBACK OF 20 FEET FROM A PUBLIC ROAD FOR ALL BUILDINGS WITH IN THE DEVELOPMENT. SCC 14.18.310(8)(c) NO OTHER SETBACKS SHALL BE REQUIRED, EXCEPT THAT THE SEPARATION MAY BE REQUIRED BASED ON THE USE.
11. THE TOTAL AREA IN THIS LONG (CARD) SUBDIVISION IS 150.73 ACRES.
12. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.# 200511280175.
13. SUBJECT PROPERTIES MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#87247, A.F.#449911, A.F.#759929, A.F.#811637, A.F.#805290169, A.F.#200311100003, A.F.#200311100004, A.F.#200311100005.
14. EACH LOT SHALL BE ACCESSED A \$100 PARK & RECREATION IMPACT FEE. PAYMENT OF THE FEE SHALL BE MADE PRIOR TO ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
15. THE MAINTENANCE OF OPEN SPACE LOT 31 IS THE RESPONSIBILITY OF THE OWNER OF LOT 31. THE MAINTENANCE OF THE DRAINAGE EASEMENTS LOCATED ON LOT 31 IS THE RESPONSIBILITY OF THE RESPECTIVE LOTS.
16. SUBJECT PROPERTY IS LOCATED WITHIN THE AIRPORT ENVIRONS. SEE SCC 14.16.210. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT. SEE A.F.#200511280175.
17. A RECREATIONAL GOLF CLUB AT 14833 JOSH WILSON ROAD (APPROX. 0.55 MI. EAST OF THE INTERSECTION OF BAY MEADOWS LANE WITH JOSH WILSON ROAD), IS OPERATED BY THE LOCAL ORDER OF MOOSE NO. 1640. THIS PLAT MAY BE SUBJECT TO NOISE AND/OR IMPACTS FROM THIS FACILITY. SKAGIT COUNTY SHALL BE HELD HARMLESS AS A RESULT OF ANY IMPACTS FROM THE GOLF CLUB.
18. BAY MEADOWS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PLAYFIELD AREA, THE SCREENING LANDSCAPE FEATURES (EXCEPT AS NOTED IN NOTE 22 BELOW), AND THE DETENTION FACILITY AND THE ACCESS ROAD TO THE DETENTION FACILITY. SEE A.F.#200511280175.
19. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR THIS LAND DIVISION BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION. ALL LOTS HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.#200511280175.
20. A TEMPORARY EASEMENT TO BAY MEADOWS HOMEOWNERS ASSOCIATION AND SKAGIT COUNTY PUBLIC WORKS FOR ACCESS TO OPERATION AND MAINTENANCE OF THE EXISTING SEDIMENTATION FACILITY IS HEREBY CREATED AS SHOWN ON SHEET 3 HEREIN. THIS EASEMENT EXPIRES AT TIME OF REMOVAL OF THIS SEDIMENTATION FACILITY WHICH WILL BE NO SOONER THAN AUGUST 31, 2006.
21. AN EASEMENT IS HEREBY GRANTED TO SKAGIT COUNTY PUBLIC WORKS OVER THE DETENTION POND AREA AND THE DETENTION POND ACCESS ROAD FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE AND OPERATION OF THE DETENTION FACILITY. THIS GRANTING OF THIS EASEMENT IN NO WAY RELIEVES THE BAY MEADOWS HOMEOWNERS ASSOCIATION OF ITS MAINTENANCE RESPONSIBILITIES AS OTHERWISE PROVIDED HEREIN. A.F.#200511280175.
22. THE DEVELOPER WILL PLANT STREET TREES ON LOTS 25, 26, AND 27 ALONG THE BAY MEADOWS LANE FRONTAGE OF SAID LOTS. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTAINING THESE STREET TREES ON EACH OF THEIR RESPECTIVE LOTS ACCORDING TO THE APPROVED LANDSCAPING PLAN AND THE HEARING EXAMINER ORDER FOR PRELIMINARY APPROVAL OF THE PLAT OF BAY MEADOWS.

P.U.D. Waterline Easement Note

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY EXAMING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, 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 OVER, ACROSS, ALONG, IN AND UNDER THE UTILITY AND/OR WATER LINE EASEMENTS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE 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 HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT, OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

Vicinity Sketch



Utility Easement Note

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: SKAGIT COUNTY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUEBLO SOUND ENERGY, CASCADE NATURAL GAS, VERIZON, AT&T BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTENSION OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING ALL STREETS AS SHOWN HEREIN, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRICITY, GAS, TELEPHONE SERVICE, TELEVISION CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Legal Description

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT JOSH WILSON ROAD, AND EXCEPT THE WEST 3 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND EXCEPT THE SOUTHWEST 3 FOOT BY 3 FOOT CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AS DESCRIBED IN QUIT CLAIM DEED RECORDED NOVEMBER 16, 1990, UNDER AUDITOR'S FILE NO. 9011160026, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO, THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT JOHN WILSON ROAD, AND EXCEPT THE EAST 330 FEET OF THE SOUTH 1,320 FEET THEREOF.

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT BAY MEADOWS LLC DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORA ROAD, SHOWN HEREIN WITH THE RIGHTS 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 NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREIN FOLLOWING ORIGINAL RESPONSIBLE GRADING OF ROADS AND WAYS HEREIN, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIRECTED 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 OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

AN EASEMENT IS HEREBY GRANTED TO SKAGIT COUNTY OVER THE FRONT 10' OF ALL LOTS AND TRACTS SHOWN HEREIN FOR THE PURPOSE OF MAINTAINING ROADWAY SLOPES AND DRAINAGE.

John L. Abenroth, Managing Member
BAY MEADOWS LLC

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
I, CLERK, DO HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *John L. Abenroth* SIGNED THIS INSTRUMENT ON DAUGHTER SATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Managing Member* OF BAY MEADOWS LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *John L. Abenroth* TITLE *Managing Member*
DATE *11-16-05* MY APPOINTMENT EXPIRES *1-5-08*

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 AND THAT A DEPOSIT HAS BEEN PAID TO COVER ONE HALF OF THE ANTICIPATED TAXES FOR THE YEAR 2006.

John L. Abenroth
SKAGIT COUNTY TREASURER
DATE *11-29-05*

Approvals

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

John L. Abenroth
COUNTY CLERK
DATE *11-23-05*

John L. Abenroth
COUNTY PLANNING DIRECTOR
DATE *11-22-05*

John L. Abenroth
COUNTY ENGINEER
DATE *11-28-05*

John L. Abenroth
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE *11-28-05*

John L. Abenroth
OWNER
DATE *11-28-05*

John L. Abenroth
BAY MEADOWS LLC
P.O. BOX 650
BURLINGTON, WA 98233

John L. Abenroth
Developer
EAGLE RIDGE ENTERPRISES, INC.
P.O. BOX 650
BURLINGTON, WA 98233

John L. Abenroth
Developer
EAGLE RIDGE ENTERPRISES, INC.
P.O. BOX 650
BURLINGTON, WA 98233

AUDITOR'S CERTIFICATE



200511280180
Skagit County Auditor

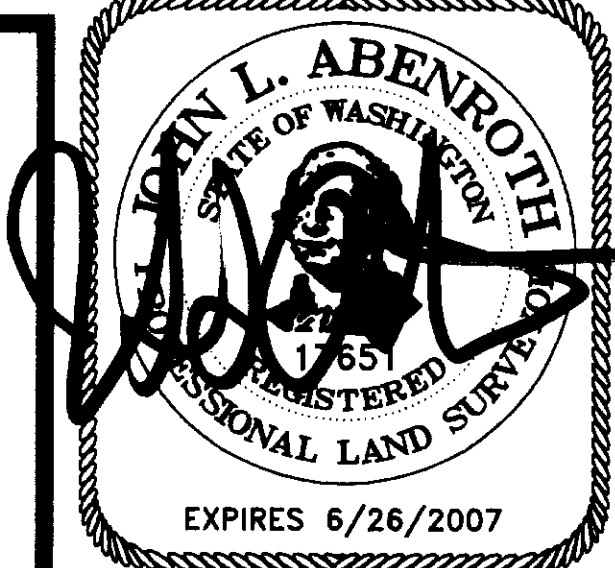
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Norma Blumme H. by
County Auditor or Deputy Auditor
John L. Abenroth

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2005 at the request of Bay Meadows LLC.

John L. Abenroth CERT#17651
Date *11/15/05*

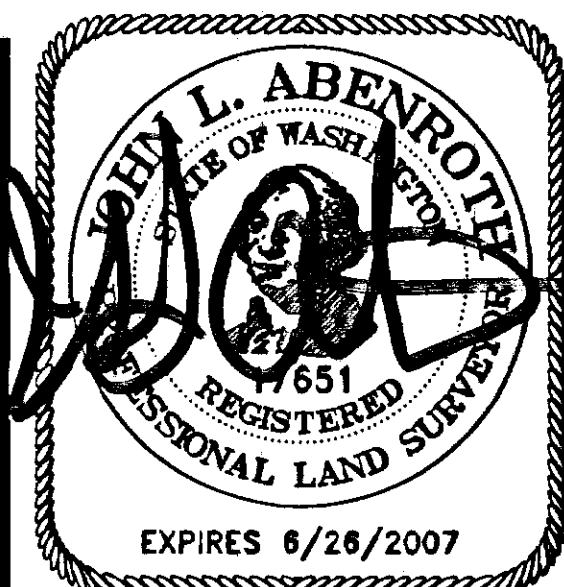


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Skagit Surveyors & Engineers

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

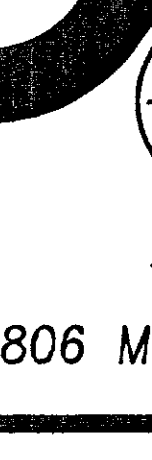
Survey in the NE1/4 of the SW1/4, the SE1/4 of the SW1/4, and the SW1/4 of the SE1/4 of Section 28, Twp. 35 N., Rng. 3 E., W.M.



John L. Abenroth CERT#17651
Date 11/18/05

County Auditor or Deputy Auditor

Survey in the NE1/4 of the SW1/4, the SE1/4 of the SW1/4, and the SW1/4 of the SE1/4 of Section 28, Twp. 35 N., Rng. 3 E., W.M.



Bay Meadows

Survey in the NE1/4 of the SW1/4, the SE1/4 of the SW1/4, the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4 of Section 28, Twp. 35 N., Rng. 3 E., W.M.

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AUDITOR'S CERTIFICATE



200511280180

Skagit County Auditor

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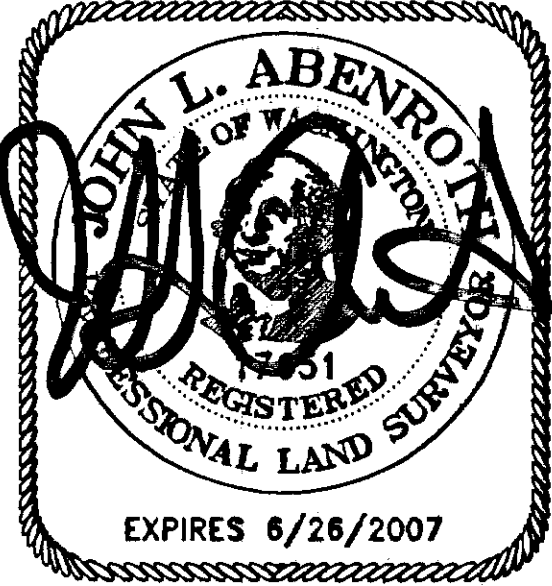
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

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John L. Abenroth CERT#17651

Date 11/18/05



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Skagit
Surveyors & Engineers

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

11/14/05 INCORPORATE ADD'L REVIEW COMMENTS JLA
10/18/05 INCORPORATE REVIEW COMMENTS JLA

DATE

REVISION

BY

JOB#

203073

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