

**RECORDING CERTIFICATE**

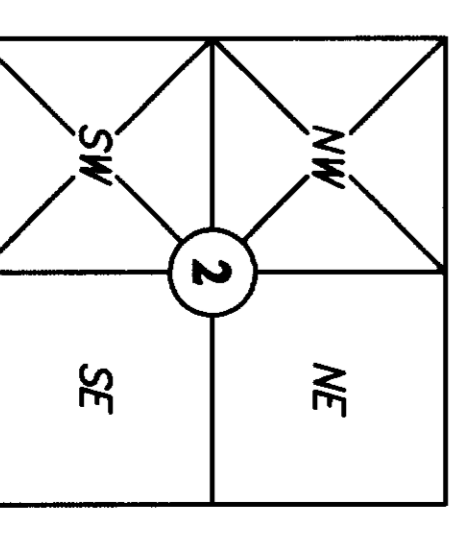
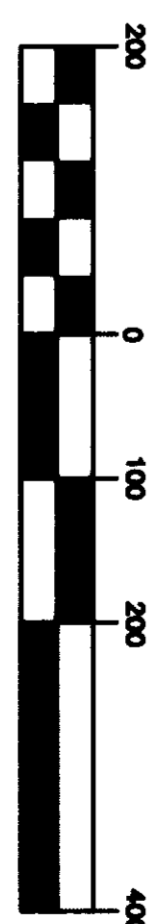
FILED FOR RECORD AT THE REQUEST OF  
 THIS DAY OF February 2006 AT 10:02 AM AND RECORDED  
 UNDER AUDITOR'S FILE NO. 28010059 RECORDS OF  
 SKAGIT COUNTY, WASHINGTON.  
 Wm. Andrew Johnston  
 DEPUTY COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR  
 UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS  
 OF THE SURVEY RECORDING ACT AT THE REQUEST OF:  
 Roger Noar IN Feb. 2006  
 Douglas E. Schwind  
 CERTIFICATE NO. 28023

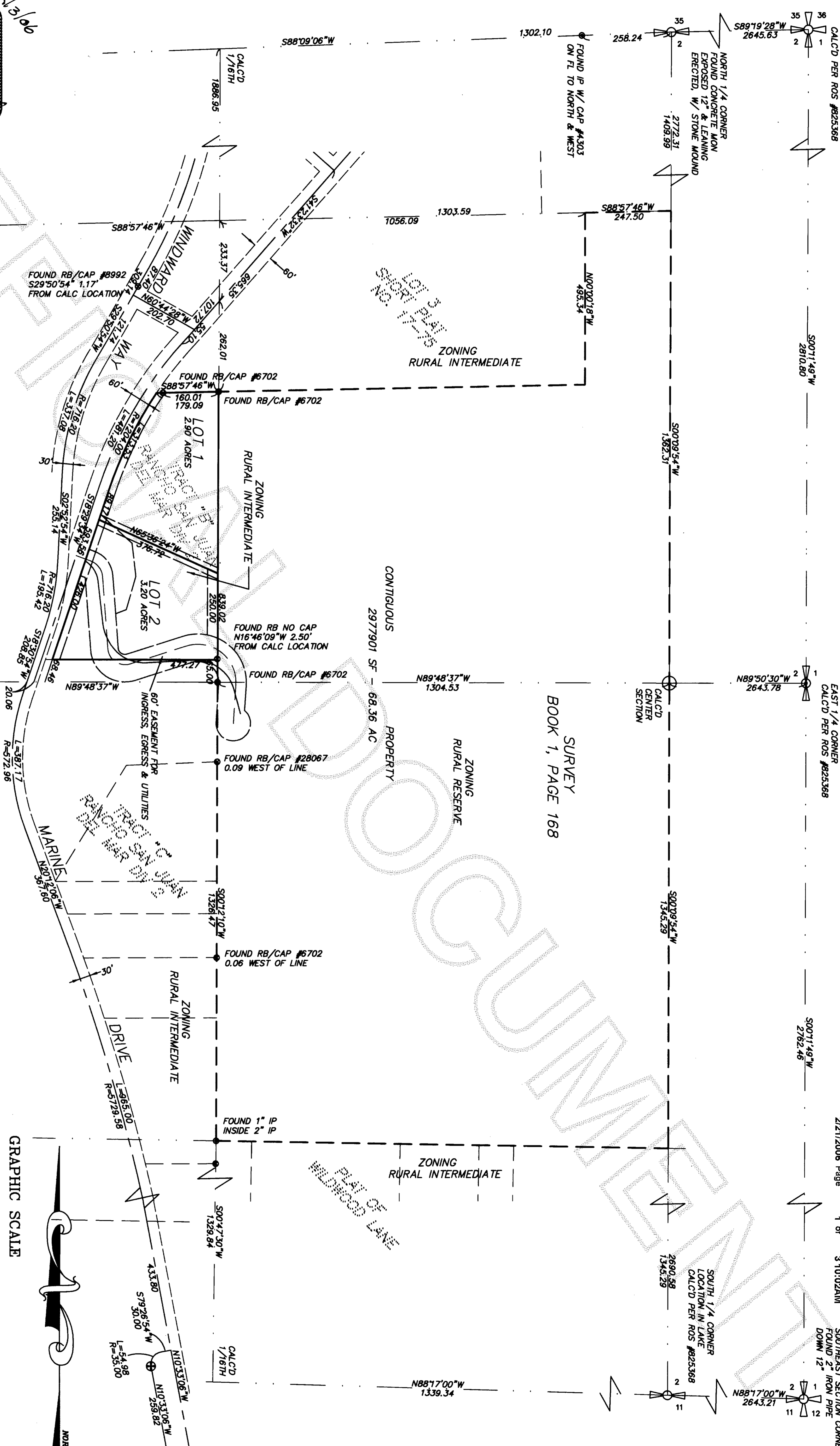
**BASIS OF BEARING**  
 EAST LINE OF THE WEST 1/2 OF SECTION 2  
 PER RECORD OF SURVEY UNDER A.F. NO. 825368  
 BEING S00°09'54"W

**SURVEYING PROCEDURE**  
 FIELD TRAVERSE  
 LINEAR AND ANGULAR MEASUREMENTS MEET OR  
 EXCEED STANDARDS SET IN WAC 332-130-090

- LEGEND**
- ⊕ EXISTING SECTION CORNER MONUMENT IN CASE
  - ⊙ EXISTING 1/4 CORNER MONUMENT IN CASE
  - ⊕ EXISTING MONUMENT IN CASE
  - EXISTING REBAR
  - 5/8" REBAR SET WITH YELLOW CAP



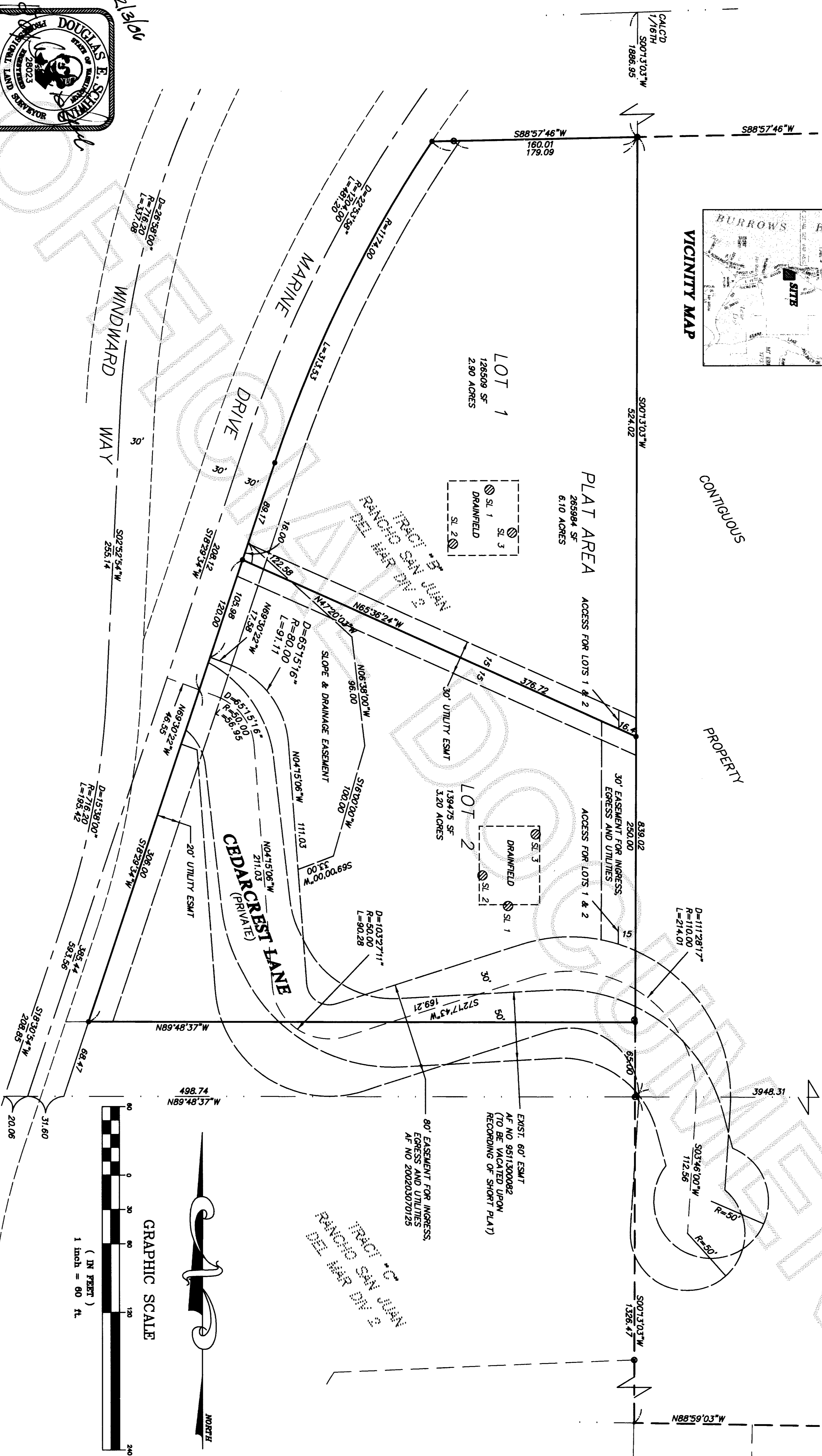
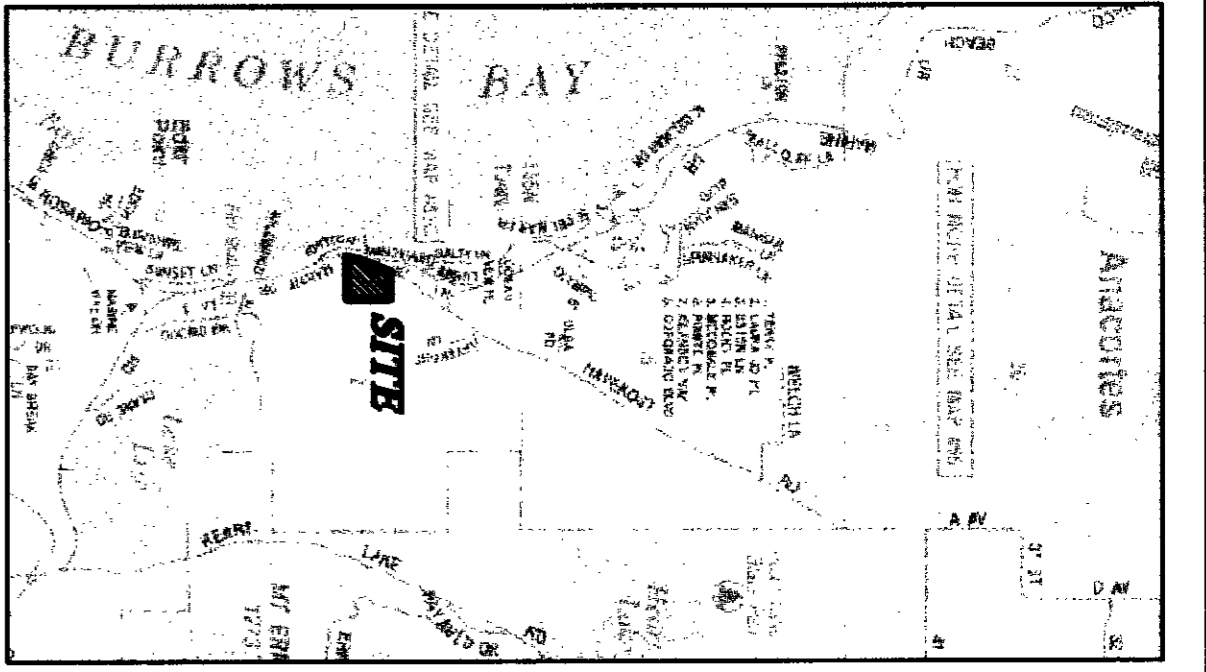
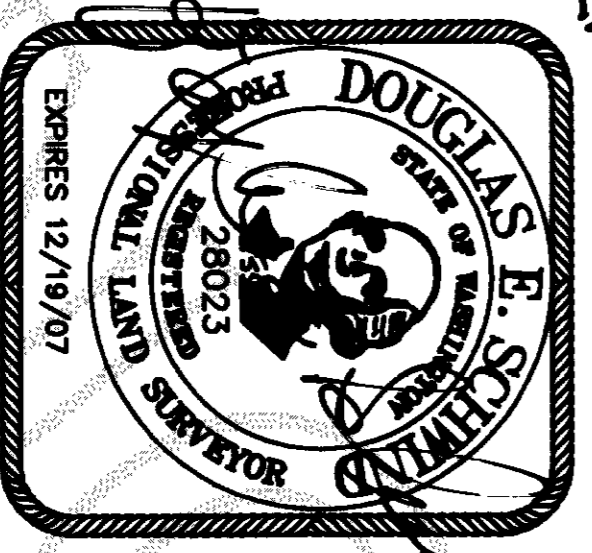
Section 2, T 34 N, R 1 E  
 Skagit County, Washington



**NORTHWEST DATUM & DESIGN**  
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS  
 1128 E FAIRHAVEN AVE  
 BURLINGTON, WASHINGTON 98233  
 PH: (360) 755-0434 FAX: (360) 755-0464

**PANGEA VISTA I SHORT PLAT**  
 Portion of Tract B, Rancho San Juan del Mar Div. No. 2  
 Being a portion of the SW 1/4 of the NW 1/4  
 Section 2, T. 34 N., R. 1 E. WM  
 for:  
**Roger Noar**

PROJECT 00096  
 DRAWING NAME 00096.dwg  
 DRAWN BY CHK'D BY  
 DATE: June, 2004  
**SHEET 1 OF 3**

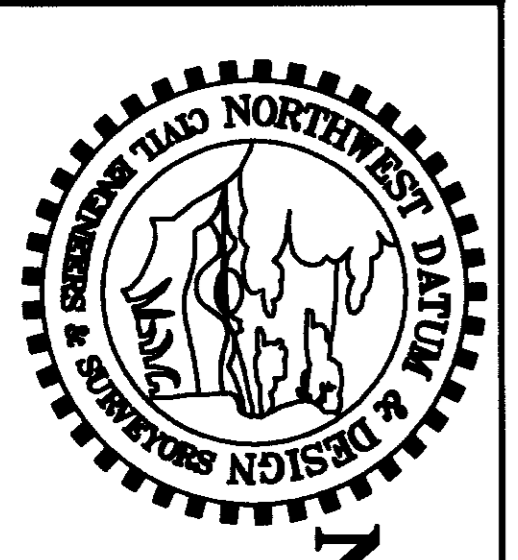
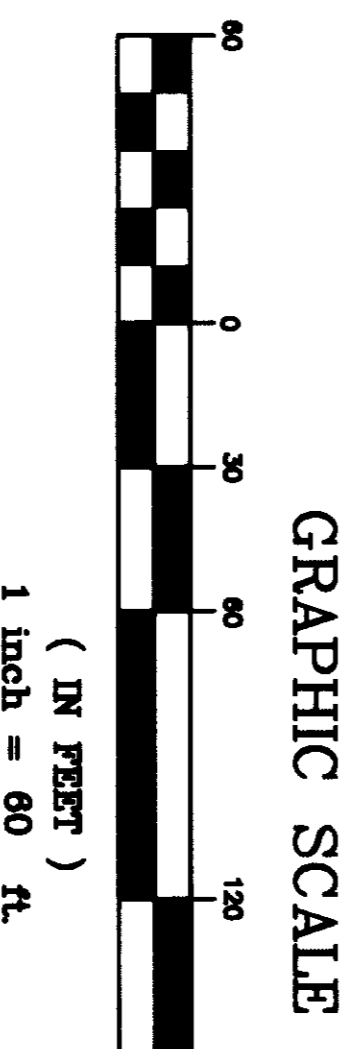


VICINITY MAP

CONTIGUOUS PROPERTY

EAST 1/4 CORNER

200602210059  
Skagit County Auditor  
2/21/2006 Page 2 of 3 10:02AM



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**PANGEA VISTA I SHORT PLAT**

Portion of Tract B, Rancho San Juan del Mar Div. No. 2  
Being a portion of the SW 1/4 of the NW 1/4  
Section 2, T. 34 N., R. 1 E. WM

for:  
**Roger Noar**

6067 CENTRAL AVE., ANACORTES, WA 98221 - (360) 299-4380

**SHORT PLAT NO. PL. 04-0556**

PROJECT 00096  
DRAWING NAME 00096.dwg  
DRAWN BY CHK'D BY  
DATE: June, 2004  
**SHEET 2 OF 3**

LEGAL DESCRIPTION

TRACT B, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE SOUTH 69 FEET THEREOF; ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO DEL MAR COMMUNITY SERVICE, INC., A WASHINGTON CORPORATION, BY DEED RECORDED JANUARY 9, 1963 UNDER AUDITOR'S FILE NO. 630892, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF THE COUNTY ROAD KNOWN AS MARINE DRIVE LYING S22E OF THE SOUTHEAST CORNER OF LOT 22, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2; THENCE S22E 385 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N87E 30 FEET; THENCE S22E 30 FEET; THENCE S68W 80 FEET; THENCE N22W 60 FEET; THENCE N68E 30 FEET TO THE POINT OF BEGINNING;

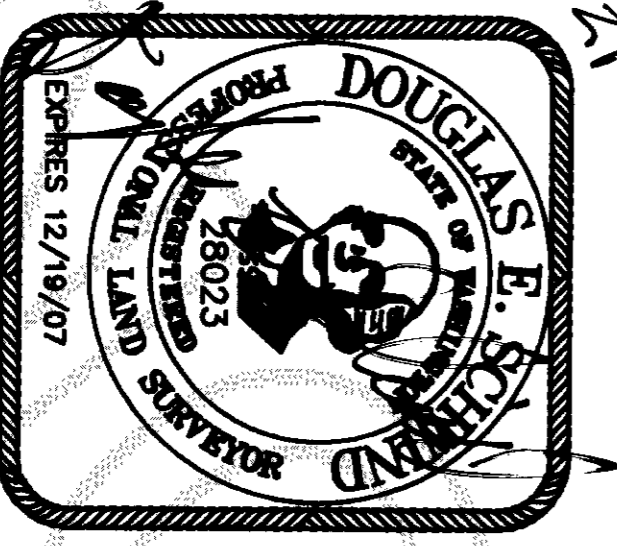
ALSO EXCEPT ALL THAT PORTION CONVEYED TO STEWART J. FORD, A SINGLE PERSON, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8908140041, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SHORT PLAT 17-75, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY; THENCE N03240°W ALONG THE EAST LINE OF SAID TRACT B, BEING THE WEST LINE OF SAID LOT 1, A DISTANCE OF 206.13 FEET TO SOUTHEASTERLY LINE OF THE COUNTY ROAD SHOWN ON SAID PLAT OF RANCHO SAN JUAN DEL MAR, THENCE S29°33'W A DISTANCE OF 154.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 686.20 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°58' AN ARC DISTANCE OF 322.97 FEET; THENCE S23°37'W A DISTANCE OF 202.34 FEET; THENCE N18°36'30"E A DISTANCE OF 185.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1175.92 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 133°37'39" AN ARC DISTANCE OF 279.69 FEET; THENCE S89°07'20"W A DISTANCE OF 1.11 FEET TO THE POINT OF BEGINNING. SITUATE IN SKAGIT COUNTY, WASHINGTON

NOTES

- 1. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. 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 SKAGIT COUNTY FIRE DISTRICT.
4. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
5. FOR DRAINAGE ANALYSIS REPORT TITLED "REVISED DRAINAGE ANALYSIS FOR NOAR ACCESS ROAD", DATED 8/2/2004, BY HIGA ENGINEERING, EVERETT, WA, FOR CONSTRUCTION PLAN SEE SKAGIT COUNTY RECORDS.
6. 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.
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 GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24, ROAD NAME CEDARCREST LANE, BEGINNING RANGE 4138, ENDING RANGE 4229.
8. WATER WILL BE SUPPLIED BY DEL MAR COMMUNITY SERVICE, INC., COMPANY ID NO 18580, CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
9. A PORTION OF CEDARCREST LANE (1+75 TO 3+00) EXCEEDS THE MAXIMUM ROADWAY GRADIENT OF 14% THEREFORE ALL LOT OR PARCEL OWNERS USING CEDARCREST LANE WILL BE REQUIRED TO INSTALL A NFA 130 FIRE SPRINKLER SYSTEM AS A CONDITION OF A BUILDING PERMIT FOR ANY NEW RESIDENCE. THIS REQUIREMENT WILL REMAIN IN PLACE UNLESS THE ROADWAY HAS BEEN MODIFIED TO MEET THE SKAGIT COUNTY EMERGENCY VEHICLE ACCESS STANDARDS AND HAS BEEN INSPECTED AND APPROVED BY THE SKAGIT COUNTY FIRE MARSHAL.
10. 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 THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO. 2002012220215.
11. EASEMENT RECORDED UNDER AF NO 630891 HAS BEEN GRANTED BACK TO OWNER UNDER AF NO 2002012220215.

Table with 2 columns: Utility/Service and Provider. Includes ZONING (RURAL INTERMEDIATE), WATER (DEL MAR COMMUNITY SERVICE, INC.), TELEPHONE (SEPTIC), POWER (GTE), CABLE TELEVISION (PUGET SOUND ENERGY, VERIZON), SETBACKS (FRONT - 35 FEET, 25 FEET ON MINOR ACCESS OR DEAD END STREETS, SIDE - 8 FEET ON INTERIOR LOTS, REAR - 25 FEET).



OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Earl Roger Noar (Signature)

Kathleen Carney Noar (Signature)

200602210059 Skagit County Auditor Page 3 of 3 3:10:02AM

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 19th DAY OF July, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED EARL ROGER NOAR, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES July 19, 2006

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 15th DAY OF Feb, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED KATHLEEN CARNEY NOAR, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Everett, Washington (Signature)

COUNTY TREASURER'S 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 2006.

DEPOT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 2006

Taxpayer of Skagit County: Washington, hereby certify that a Skagit County Treasurer Deputy 2-15-06

PLANNING DEPARTMENT APPROVAL

EXAMINED AND APPROVED THIS 19th DAY OF February 2006

COUNTY ENGINEERS APPROVAL

EXAMINED AND APPROVED THIS 13th DAY OF Feb. 2006

PLANNING DIRECTOR (Signature)

COUNTY ENGINEER (Signature)

HEALTH OFFICER APPROVAL

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 6th DAY OF Feb 2006

SKAGIT COUNTY HEALTH OFFICER (Signature)

SHORT PLAT NO. 21-01-055C

PANGEA VISTA I SHORT PLAT

Portion of Tract B, Rancho San Juan del Mar Div. No. 2 Being a portion of the SW 1/4 of the NW 1/4 Section 2, T. 34 N., R. 1 E. WM

Roger Noar

6067 CENTRAL AVE., ANACORTES, WA 98221 - (360) 299-4380

PROJECT 00096

DRAWING NAME 00096.dwg

DRAWN BY CHK'D BY pm des

DATE: June, 2004 SHEET 3 OF 3



NORTHWEST DATUM & DESIGN CIVIL ENGINEERING AND SURVEYING SOLUTIONS

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DOUGLAS E. SCHMIDT P.L.S.