

AUDITOR'S CERTIFICATE



200604120075

Skagit County Auditor

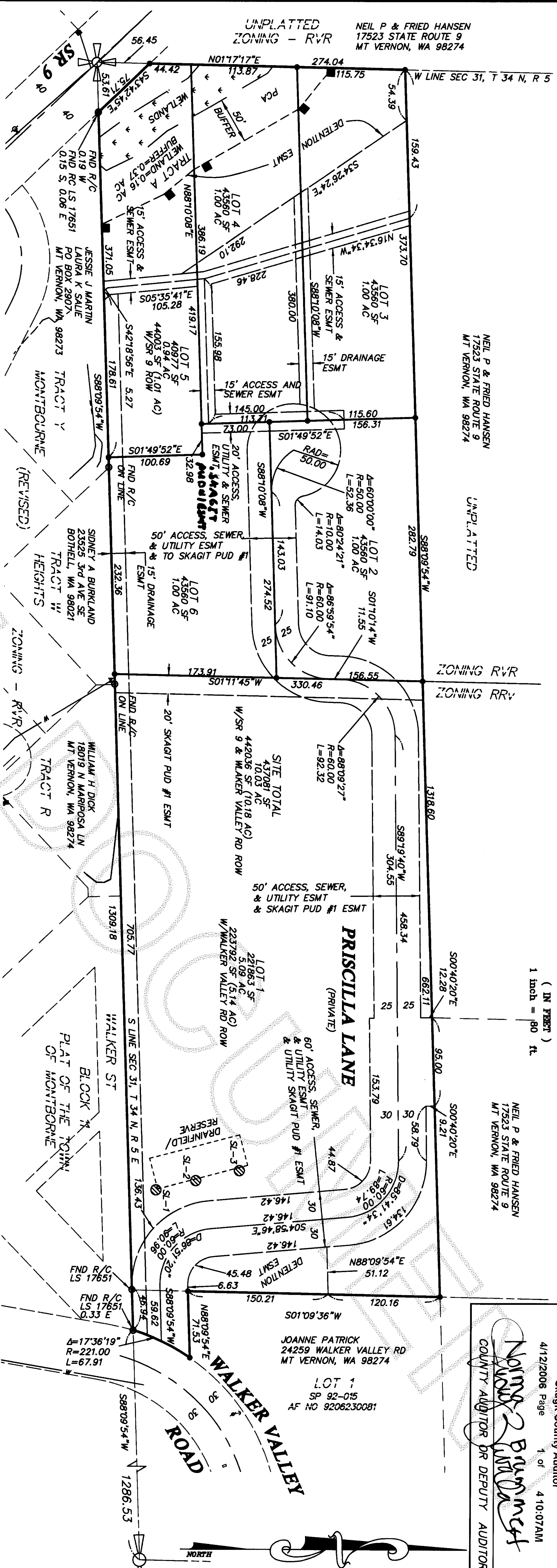
4/12/2006 Page 1 of 4 4:10:07AM

Neel P & Fried Hansen
County Auditor or Deputy Auditor

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.NEIL P & FRIED HANSEN
17523 STATE ROUTE 9
MT VERNON, WA 98274NEIL P & FRIED HANSEN
17523 STATE ROUTE 9
MT VERNON, WA 98274

UNPLATTED

ZONING RVR
ZONING RRvUNPLATTED
ZONING - RVRNEIL P & FRIED HANSEN
17523 STATE ROUTE 9
MT VERNON, WA 98274

LEGEND

- ✕ EXISTING SECTION CORNER
- ⬢ EXISTING 1/4 CORNER
- EXISTING REBAR
- EXISTING IRON PIPE
- 5/8" REBAR SET DES LS 28023
- 4"x4" TREATED CEDAR POST PAINTED WHITE AND LABELED "PCA"

SURVEYING PROCEDURE

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

SURVEY INSTRUMENTATION

THEODOLITE: GEOMETER 610
SERIAL 61010236, STD DEV 3".
EDM ± (SMW + SPPM)

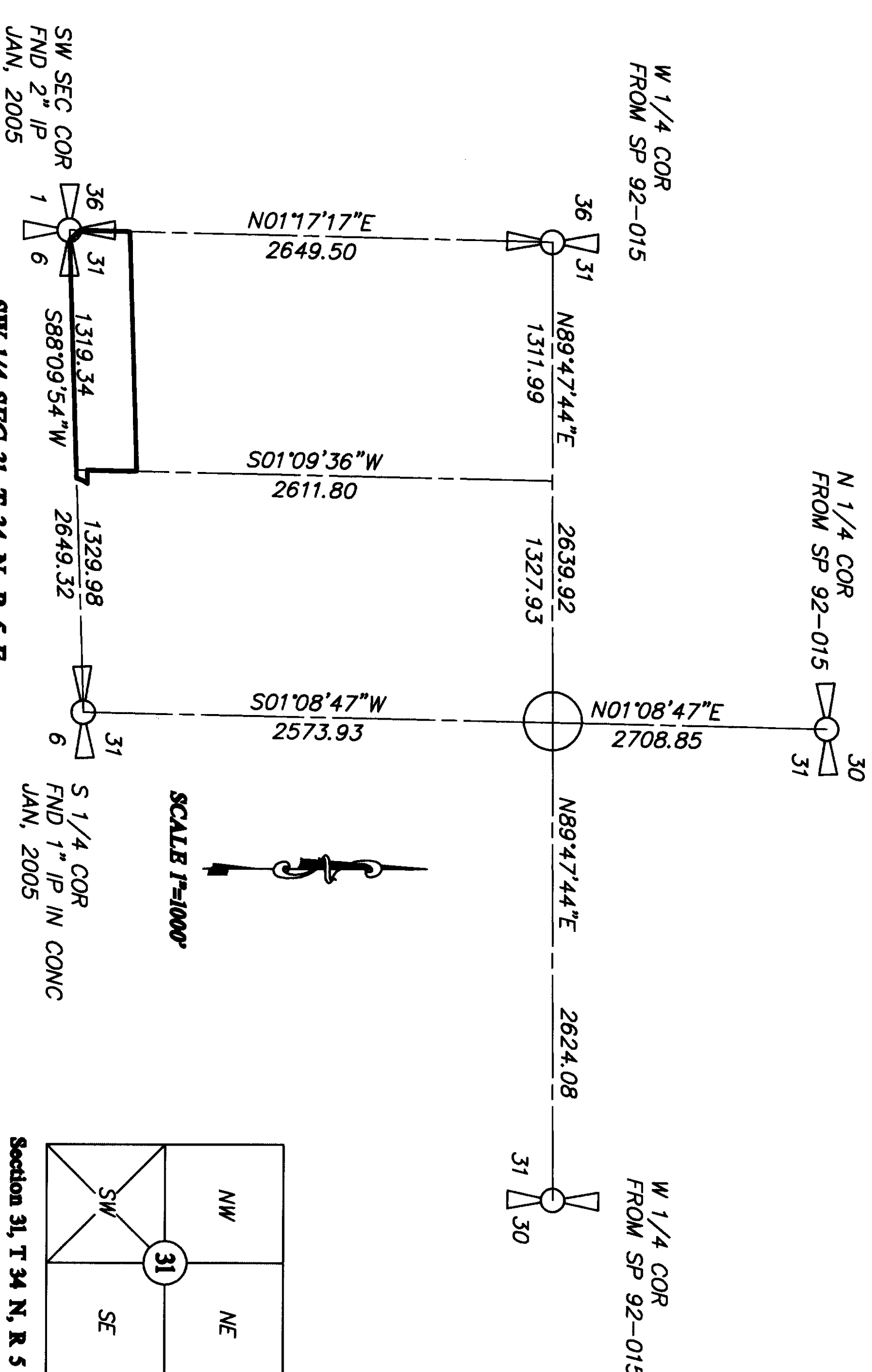
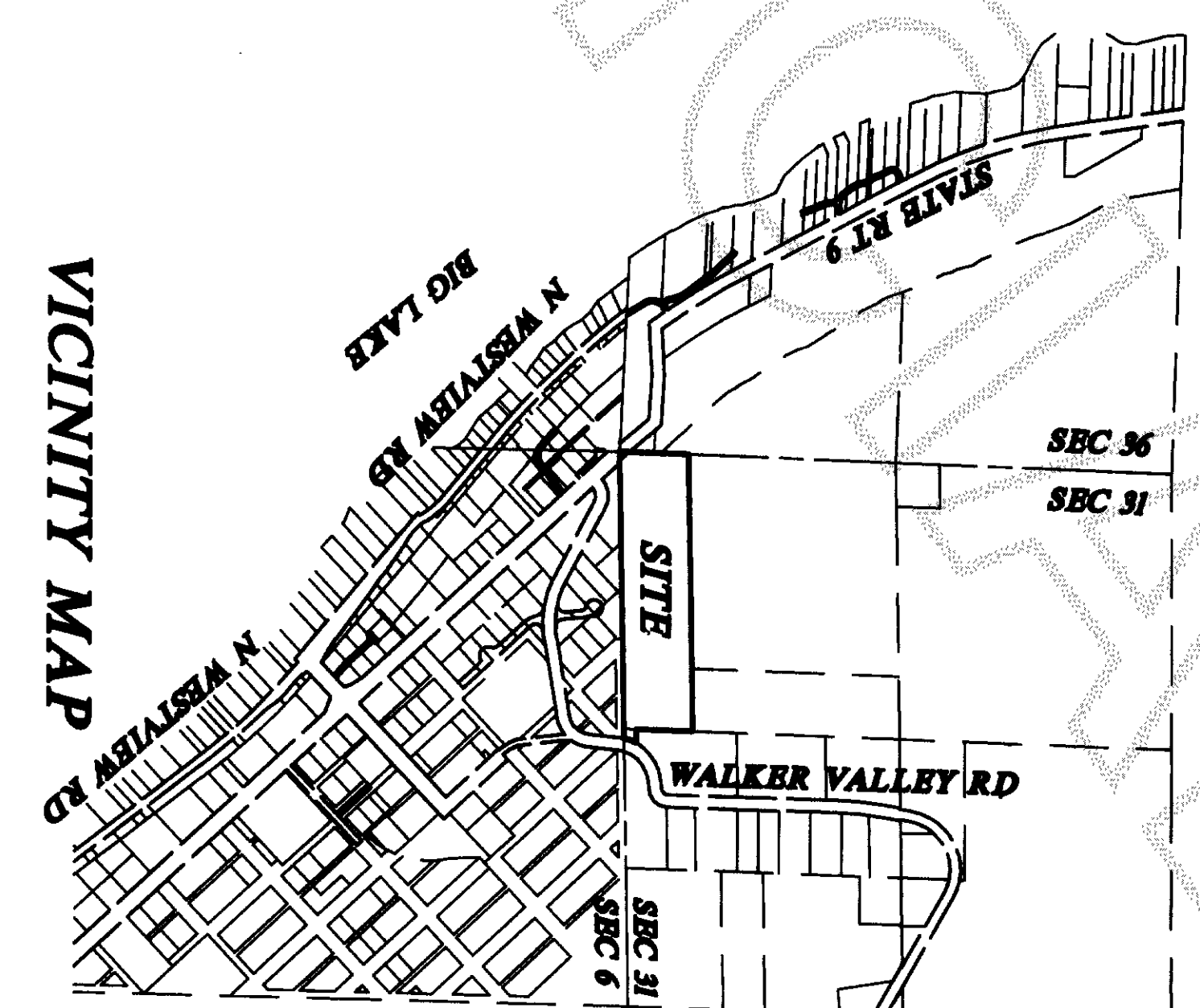
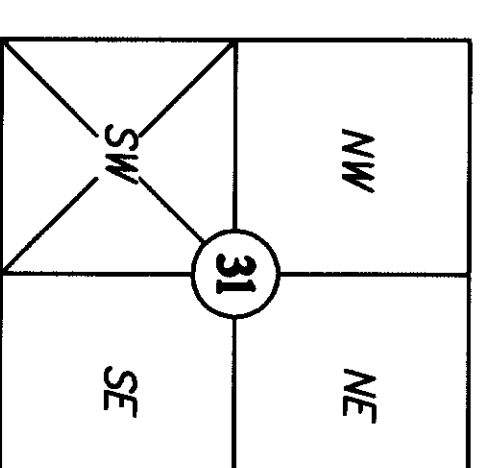
SURVEYING PROCEDURE

FIELD TRAVERSE:

BASIS OF BEARING

ASSUMED S88°09'54"W ON SOUTH
LINE OF SW 1/4 SEC 31

VICINITY MAP

Section 31, T 34 N, R 5 E
Skagit County, Washington

LAKE VIEW HEIGHTS

SURVEY in a portion of Government Lot 4,
Section 31, T. 34 N., R. 5 E. WM
for:

Big Lake Investments, LLC

18390 Osprey Ct, Mt Vernon, WA 98273 (360) 661-5900

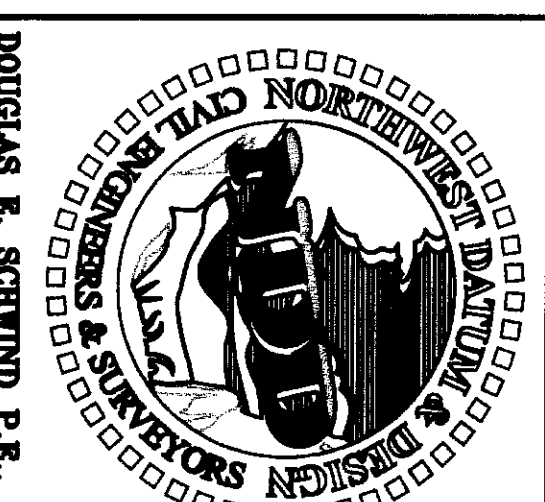
NORTHWEST DATUM & DESIGN

CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FAIRHAVEN AVE

BURLINGTON, WASHINGTON 98233

PH: (360) 755-0434 FAX: (360) 755-0464



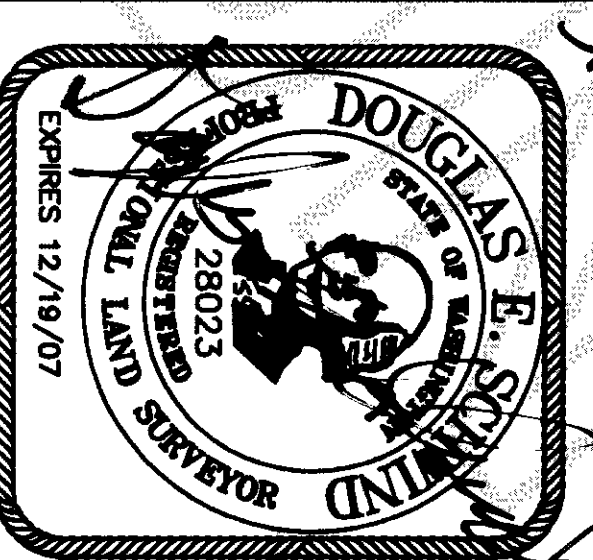
DOUGLAS E. SCHWIND P.E., P.L.S.

SURVEYOR'S CERTIFICATE

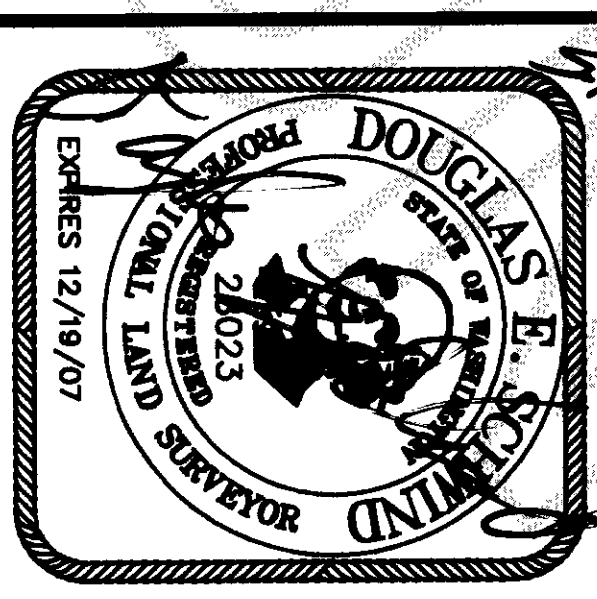
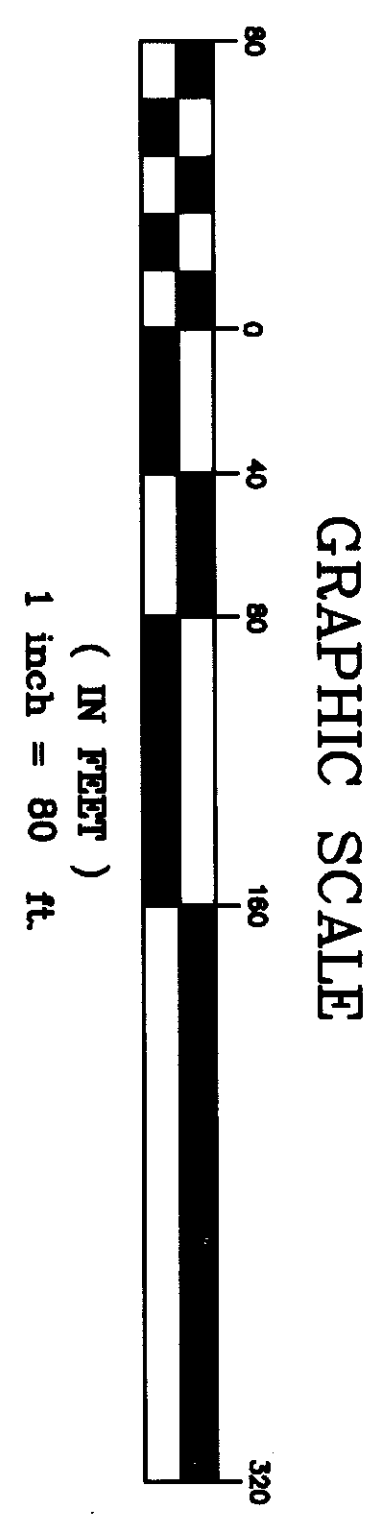
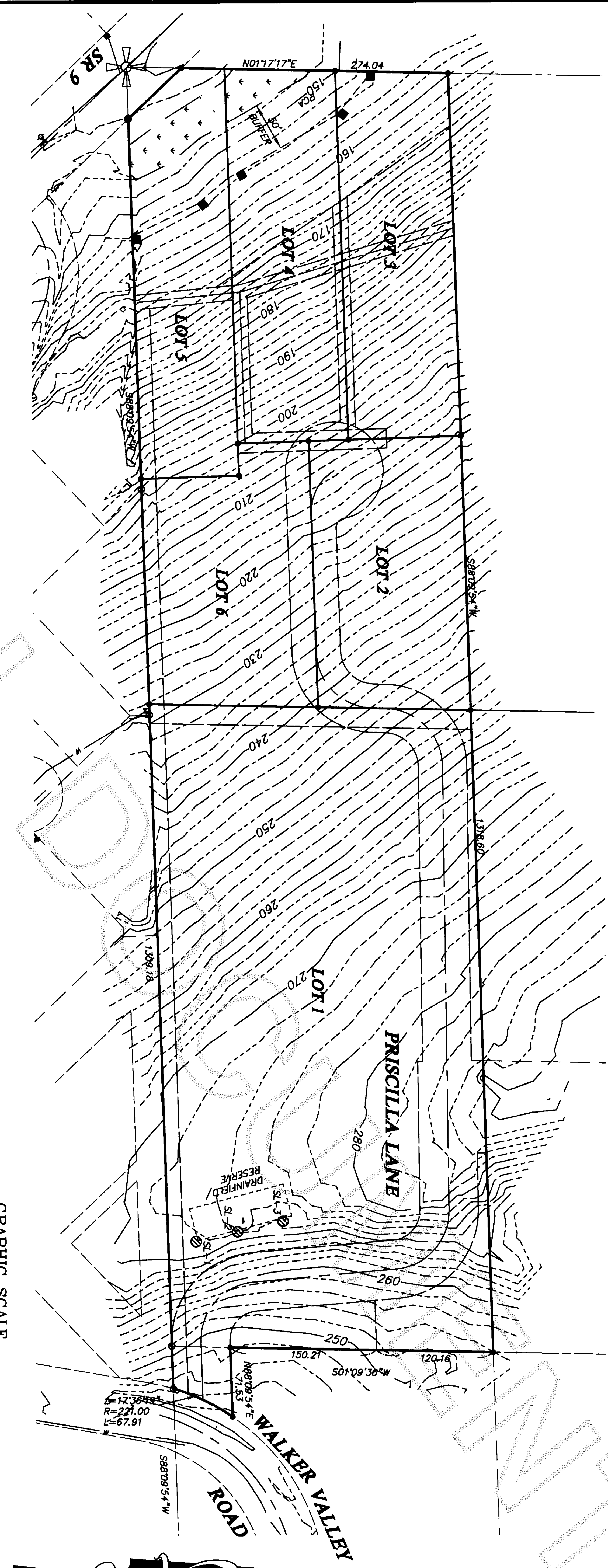
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

Neel P & Fried Hansen
17523 STATE ROUTE 9
MT VERNON, WA 98274

CERTIFICATE NO. 28023



EXPIRES 12/18/07



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FAIRHAVEN AVE
BURLINGTON, WASHINGTON 98233
PH: (360) 755-0434 FAX: (360) 755-0464

LAKE VIEW HEIGHTS
SURVEY in a portion of Government Lot 4,
Section 31, T. 34 N., R. 5 E. WM
for:
Big Lake Investments, LLC
18390 Osprey Ct, Mt Vernon, WA 98273 (360) 661-5900

PROJECT 04119
DRAWING 04119-PLATDWC
DRAWN BY pm
CHECKED BY des
DATE JUNE, 2005
SHEET 2 OF 4

PUD NO 1 EASEMENT DEDICATION

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, 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 MENACE 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.

PRIVATE ROAD MAINTENANCE AGREEMENT

MAINTENANCE OF THE PRIVATE ROAD THAT GIVES ACCESS FROM WALKER VALLEY ROAD TO LOTS 2 THROUGH 6 OF THIS SHORT PLAT SHALL BE SHARED EQUALLY BY ALL PROPERTY OWNERS ANY FUTURE LOTS CREATED BY SUBDIVISION OF ANY LOT IN THIS SHORT PLAT SHALL BE SUBJECT TO EQUAL MAINTENANCE SHARE. MAINTENANCE CAN BE DISCUSSED BY THE PROPERTY OWNERS ON A ONCE A YEAR BASIS AND ANY MAINTENANCE NEEDED WILL BE PASSED BY A MAJORITY VOTE, ONE VOTE PER LOT.

ADDRESSES

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

A LIST OF ROAD NAMES AND ADDRESS RANGES WITHIN THE SUBDIVISION SHALL ALSO BE DISPLAYED. THIS INFORMATION WILL BE PROVIDED BY SKAGIT COUNTY GIS. PLEASE REFER TO EXAMPLE BELOW:

ROAD NAME BEGINNING RANGE ENDING RANGE
PRISCILLA LANE 24064 24235

NOTES

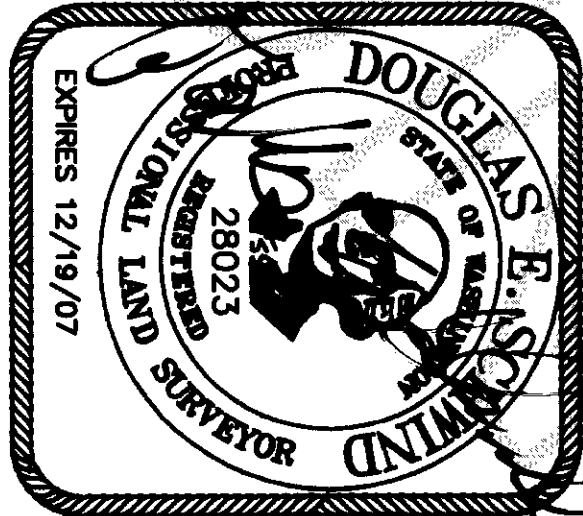
1. PLAT NAME AND NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED BY THE FACILITIES AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD, PER SCC 14.18.200 (6)(4)
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. 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 TO THE SAME, TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT UP TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
6. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES
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
8. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS SUBDIVISION, BY WRITIE 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. AF NO 200604120076
9. FOR PCA EASEMENT SEE PROTECTED AREAS EASEMENT AGREEMENT FILED UNDER AUDITOR'S FILE NO 200604120077
10. A \$100/PER LOT PARK IMPACT FEE WILL BE PAID PRIOR TO A BUILDING PERMIT BEING ISSUED.
11. SCHOOL IMPACT FEES WILL BE PAID PRIOR TO A BUILDING PERMIT BEING ISSUED.

SETBACKS

R/R ZONING
FRONT - 35 FEET, 25 FEET ON MINOR ACCESS OR DEAD END STREETS
SIDE - 8 FEET ON INTERIOR LOT, 20 FEET ON STREET RIGHT-OF-WAY
REAR - 25 FEET
ASSESSORY: FRONT: 35 FEET

R/R ZONING
FRONT - 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS
SIDE - 8 FEET ON INTERIOR LOT
REAR - 25 FEET

ZONING: EAST HALF - R/R, WEST HALF - R/R
WATER: SKAGIT PUD #1
SEWER: LOT 1 - PRIVATE DRAINFIELDS
LOTS 2-6 - PUBLIC SEWER DISTRICT NO 2
POWER: PUGET SOUND & ENERGY COMPANY
GAS: CASCADE NATURAL GAS CORPORATION
CABLE TV: AT&T BROADBAND
TELEPHONE: VERIZON NORTHWEST



5/17/09



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FAIRHAVEN AVE
BURLINGTON, WASHINGTON 98233
PH: (360) 755-0434 FAX: (360) 755-0464

LAKE VIEW HEIGHTS

SURVEY in a portion of Government Lot 4,
Section 31, T. 34 N., R. 5 E. WM
for:

Big Lake Investments, LLC
18390 Osprey Ct, Mt Vernon, WA 98273 (360) 661-5900

PROJECT 04119

DRAWING 04119-PLAT.dwg

DRAWN BY pm

CHECKED BY des

DATE JUNE, 2005

SHEET 3 OF 4

LEGAL DESCRIPTION

PARCEL "A"

THE SOUTH 330 FEET OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, WM;

EXCEPT THAT PORTION, IF ANY, LYING WITHIN STATE HIGHWAY NO 9 AND WITHIN THE EXISTING AND AS BUILT WALKER VALLEY ROAD.

PARCEL "B"

THE SOUTH 80 FEET OF LOT 1, SKAGIT COUNTY SHORT PLAT NO 92-015, APPROVED JUNE 23, 1992, RECORDED JUNE 23, 1992 UNDER SKAGIT COUNTY AUDITOR'S FILE NO 9206330081.

SITuate IN SKAGIT COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BIG LAKE INVESTMENTS, LLC, OWNERS OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT OF LAKE VIEW HEIGHTS AND DEDICATE TO 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 DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD, ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

2114
BIG LAKE INVESTMENTS, LLC

Horizon Bank
VP

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

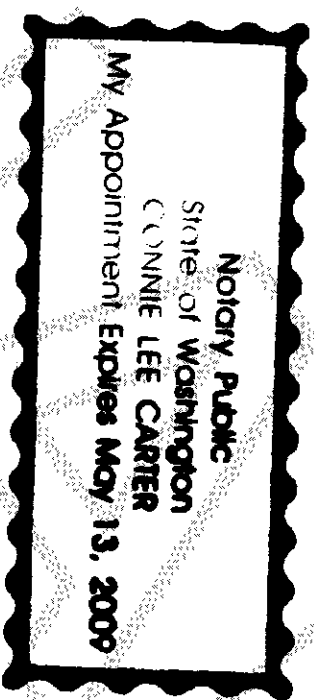
THIS IS TO CERTIFY THAT ON THIS 11th DAY OF April 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Michael Johnson TO ME KNOWN TO BE THE MANAGING MEMBER OF BIG LAKE INVESTMENTS, LLC A WASHINGTON LIMITED LIABILITY CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Mt Vernon

MY COMMISSION EXPIRES May 13, 2009



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

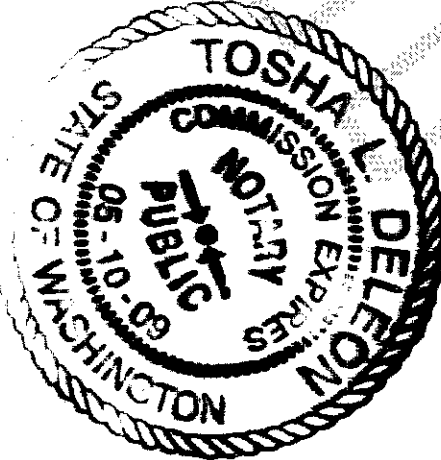
THIS IS TO CERTIFY THAT ON THIS 11th DAY OF April 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED John Webb TO ME KNOWN TO BE THE OFFICER OF HORIZON BANK, A WASHINGTON CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

John Webb
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Sedro Woolley

MY COMMISSION EXPIRES 5-10-09



COUNTY TREASURER'S CERTIFICATE

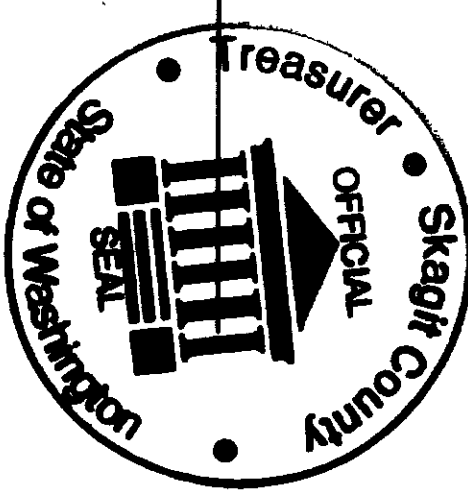
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2006.

Patricia Campbell
SKAGIT COUNTY TREASURER 4-5-2006

PLANNING DEPARTMENT APPROVAL

EXAMINED AND APPROVED THIS 5th DAY OF April 2006.

Caren Kurland
PLANNING DIRECTOR



COUNTY ENGINEER'S APPROVAL

EXAMINED AND APPROVED THIS 27th DAY OF March 2006

David Campbell
COUNTY ENGINEER

COUNTY HEALTH OFFICER

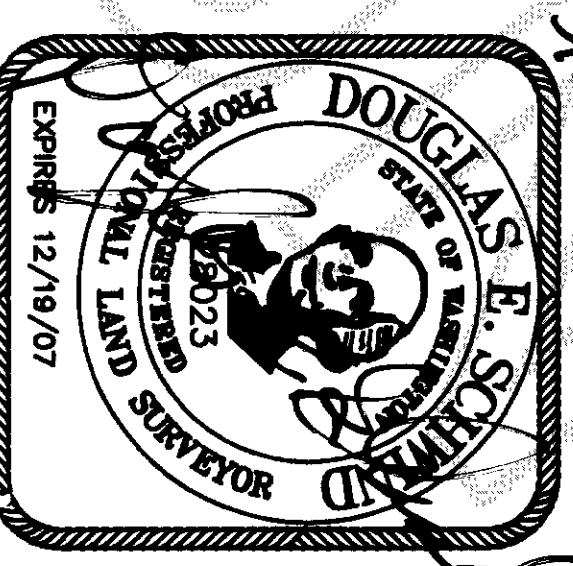
EXAMINED AND APPROVED THIS 30 DAY OF March 2006

Hebe Madsen
COUNTY HEALTH OFFICER

COUNTY COMMISSIONER'S APPROVAL

EXAMINED AND APPROVED THIS 11th DAY OF April 2006.

Kenneth A. Dahlquist
CHAIRMAN OF THE BOARD



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FAIRHAVEN AVE
BURLINGTON, WASHINGTON 98233
PH: (360) 755-0434 FAX: (360) 755-0464

LAKE VIEW HEIGHTS

SURVEY in a portion of Government Lot 4,
Section 31, T. 34 N., R. 5 E. WM
for:

Big Lake Investments, LLC
18390 Osprey Ct, Mt Vernon, WA 98273 (360) 661-5900

PROJECT 04119

DRAWING 04119-PLAT.DWG

DRAWN BY pm

CHECKED BY des

DATE JUNE, 2005

SHEET 4 OF 4