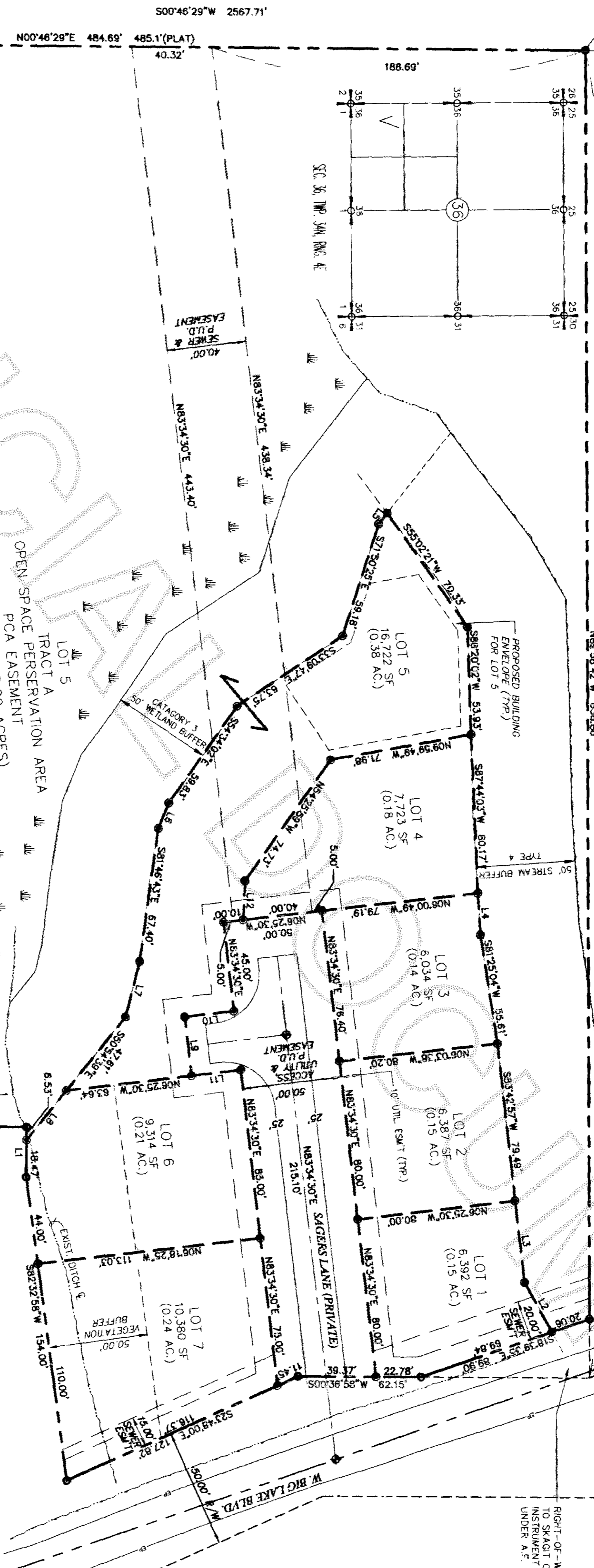


SAGER'S LANDING
 A PORTION OF THE NW 1/4 OF SW 1/4,
 SEC. 36, TWP. 34N, R1NG. 4E, W.M.,
 SKAGIT COUNTY, WASHINGTON

PL 04-0624 DATE: 5-23-06

493.5'(PLAT)
 484.57'
 S 89°58'42" E
 W 1/4 CORNER SECTION 36-34-4
 FOUND AXLE ROD IN CASE, IN NORTH
 DRIVE LANE OF LITTLE MOUNTAIN
 ROAD (8/12/04)
 EAST-WEST CENTERLINE, SECTION 36,
 BEARING COMPUTED FROM BIG LAKE
 HEIGHTS, VOL. 16 OF PLATS, PGS 118-120

LINE	LENGTH	BEARING
L1	25.00	N89°12'50"W
L2	28.71	S81°18'47"W
L3	41.42	S83°34'30"W
L4	20.80	S86°33'19"W
L5	7.08	S51°42'58"E
L6	13.84	S67°30'58"E
L7	29.06	S73°32'25"E
L8	32.03	S80°34'38"E
L9	30.00	N83°34'30"E
L10	25.00	N06°25'30"W
L11	25.00	N06°25'30"W
L12	18.62	N87°08'52"W



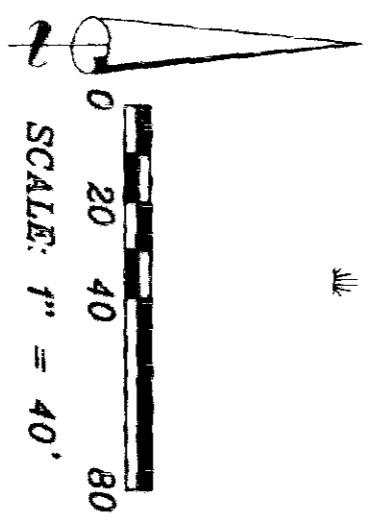
SURVEY NOTES
 1. SURVEY EQUIPMENT & PROCEDURE: THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON AUGUST 2004.
 2. THIS SURVEY EXCEEDED THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES, AS SET FORTH BY WAC 332-130-090.

BASIS OF BEARINGS
 PER SURVEY RECORDED IN BLOCK 13 OF SURVEYS, PAGE 167, RECORDS OF SKAGIT COUNTY, WA, THE BEARING BETWEEN EXISTING PIPES IN MONUMENT CASES ON WEST BIG LAKE BOULEVARD = SOUTH 18°39'35" EAST.

SURVEYORS CERTIFICATE
 I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THE PLAT OF "SAGER'S LANDING" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M., AS REQUIRED BY THE STATE STATUTES. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY. THAT THE MONUMENTS SHALL BE SET AND THE LOT, BLOCK AND TRACT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

BUILDING SETBACK
 BUILDING SETBACK: FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. NO OTHER SETBACK SHALL BE REQUIRED BETWEEN THIS SHORT PLAT/GARD LOTS, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE CURRENT BUILDING CODE.
 BUILDING SETBACK TO ADJACENT PARCELS (OUTSIDE OF THIS PLAT): FRONT-35 FEET, SIDE-8 FEET, REAR-25 FEET, STREET-20 FEET.

TOTAL PROJECT AREA:
 GROSS: 7.13 ACRES
 NET: 6.95 ACRES (302,637 SF)



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
SAGERS LANE	48200	48000
SAGERS LANE	23002	23115

LEGEND
 ○ COMPUTED POINT
 ● SET REBAR & CAP #32189
 ● FND. OR SET CONC. MON.
 ○ FND. IP/REBAR (03/2005)
 * SET PERMANENT BUFFER EDGE MARKER
 — ACCESS LOCATION

DEVELOPERS/OWNERS
 GARRICK SAGER
 17643 W. BIG LAKE BOULEVARD
 MOUNT VERNON, WA 98274



35
 36
 2
 SOUTHWEST CORNER SECTION 36-34-4
 2" IRON PIPE AS SHOWN ON SURVEY
 RECORDED IN BOOK 1, PAGE 181.

YOUNG-SOO KIM, P.L.S. #32189
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 5/23/06

SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
 PHONE: (360) 418-4999 FAX: (360) 418-4949
 E-MAIL: YSK@SUMMITES.COM



AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.
 200605230067
 Skagit County Auditor
 5/23/2006 Page 1 of 2 1:59PM
 N. Rummel
 COUNTY AUDITOR
 SKAGIT COUNTY, WASHINGTON
 BY DEPUTY
 Maria Steadley

RIGHT-OF-WAY CONVEYED
 TO SKAGIT COUNTY BY
 INSTRUMENT RECORDED
 UNDER A.F. NO. 404836

SAGER'S LANDING
 A PORTION OF THE NW 1/4 OF SW 1/4,
 SEC. 36, TWP. 34N, R1NG. 4E, W.M.
 SKAGIT COUNTY, WASHINGTON

PL 04-0624 DATE: 5-23-06

LEGAL DESCRIPTION

THAT PORTION OF LOT B, BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B;
 THENCE ALONG THE WESTERLY LINE OF BIG LAKE BOULEVARD A DISTANCE OF 293 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE WESTERLY A DISTANCE OF 154 FEET TO A POINT 208 FEET NORTH OF THE SOUTH LINE OF TRACT B;
 THENCE SOUTH A DISTANCE OF 208 FEET TO THE SOUTH LINE OF SAID TRACT B;
 THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT B;
 THENCE NORTH TO THE NORTHEAST CORNER THEREOF;
 THENCE EAST TO THE NORTHEAST CORNER OF SAID TRACT B;
 THENCE SOUTH TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED MAY 26, 1947, UNDER AUDITOR'S FILE NO. 404836, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B;
 THENCE NORTH ON THE WESTERLY LINE OF BIG LAKE BOULEVARD A DISTANCE OF 253 FEET;
 THENCE WESTERLY A DISTANCE OF 154 FEET TO A POINT 208 FEET NORTH OF THE SOUTH LINE OF SAID TRACT;
 THENCE SOUTH A DISTANCE OF 208 FEET TO SAID SOUTH LINE; THE TRUE POINT OF BEGINNING;
 THENCE NORTH A DISTANCE OF 25 FEET;
 THENCE WEST A DISTANCE OF 208 FEET;
 THENCE EAST A DISTANCE OF 25 FEET;
 THENCE SOUTH TO THE POINT OF BEGINNING.
 SITUATED IN SKAGIT COUNTY, WASHINGTON.

NOTES

1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL VILLAGE RESIDENTIAL (RV) COMPREHENSIVE PLAN DESIGNATION - RURAL VILLAGE (RV)
3. SEWAGE: SKAGIT COUNTY SEWER DISTRICT No. 2 - PUBLIC
4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL STRUCTURES WHICH ARE NOT AT THIS TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
6. WATER: P.U.D. No. 1 - PUBLIC
7. SEE APN: 200605230069 FOR PROTECTED CRITICAL AREA EASEMENT AGREEMENT.
8. ALL STORMWATER RUNOFF FROM EACH LOT IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED TO THE EACH LOT OWNER PROVIDED SPLASHBLOCKS SO THE STORMWATER CAN SHEET FLOW OVER THE NATIVE VEGETATION AND/OR LAWN.
9. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
10. 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, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
11. MAINTENANCE AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBER AND NEIGHBORING PROPERTY OWNERS AS PER THE RECORDED APN: 200605230071
12. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FILED UNDER APN: 200605230070
13. A PARK DONATION FEE OF \$100.00 WILL BE PAID BY LOT OWNERS AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
14. 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 FOR CONVEYANCE AND DEVELOPMENT PURPOSE UNLESS OTHERWISE RESTRICTED. SEE APN: 200605230068

DECLARATION

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

GARRICK SAGER
 RESSE W WINDISH
 BETTY J WINDISH
 TIM WINDISH

PROFESSIONAL INVESTMENTS
 [Signature]

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I, LEAH M WELLS, IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: APRIL 24, 2006
 SIGNATURE: Leah M Wells
 (PRINT NAME) LEAH M WELLS
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT SEEDO WOODLEY RT-20
 MY APPOINTMENT EXPIRES 8-7-08

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEAH M WELLS (S/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: APRIL 24, 2006
 SIGNATURE: [Signature]
 (PRINT NAME) [Name]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT [Address]
 MY APPOINTMENT EXPIRES [Date]

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARRICK SAGER IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: APRIL 24, 2006
 SIGNATURE: [Signature]
 (PRINT NAME) STEVEN G BALSAM
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT MOUNT VERNON
 MY APPOINTMENT EXPIRES 2-1-2006

REPRESENTATIVE ACKNOWLEDGEMENT

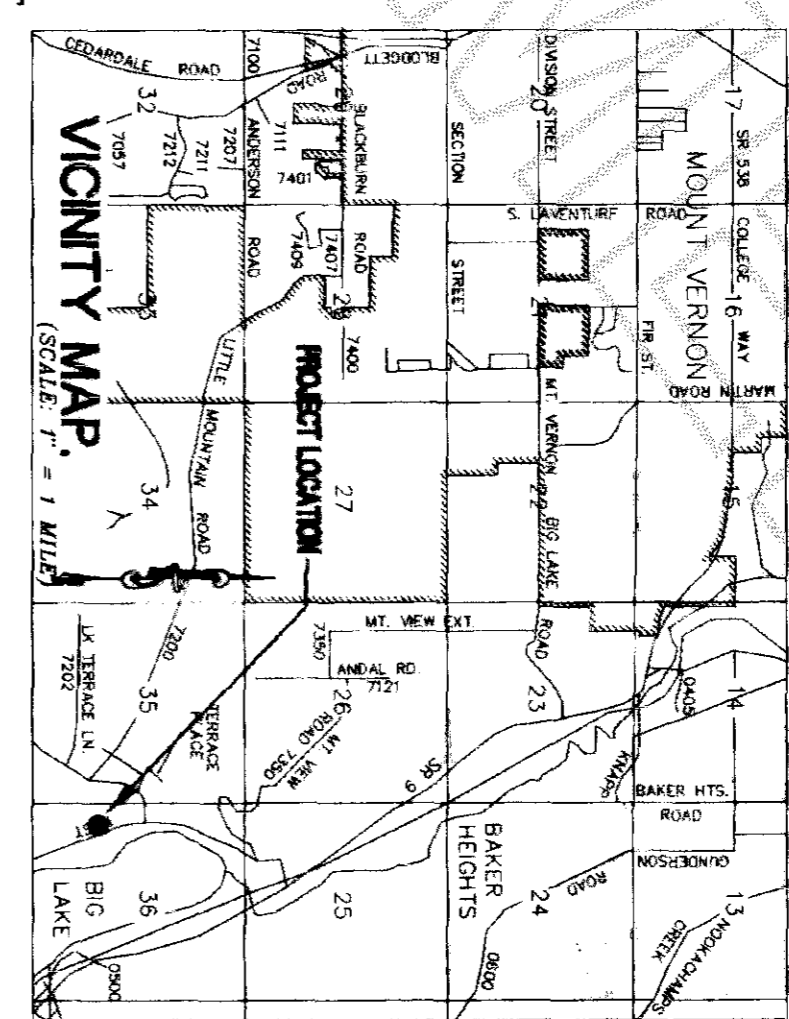
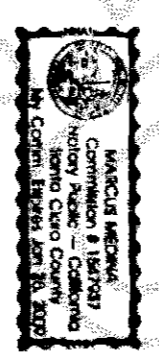
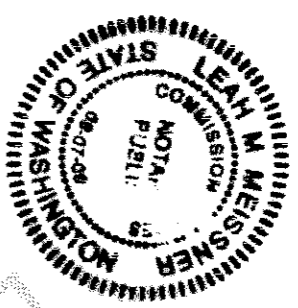
STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Leah M Wells IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE AGENT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: May 4, 2006
 SIGNATURE: [Signature]
 (PRINT NAME) [Name]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT [Address]
 MY APPOINTMENT EXPIRES [Date]

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT [Name] IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE [Role] TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: [Date]
 SIGNATURE: [Signature]
 (PRINT NAME) [Name]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT [Address]
 MY APPOINTMENT EXPIRES [Date]

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE OFFICE OF SUMMIT ENGINEERS & SURVEYORS, INC.
 200605230069
 Skagit County Auditor
 5/23/2006 Page 2 of 2 1:58PM
 N. Plummet
 COUNTY AUDITOR
 SKAGIT COUNTY, WASHINGTON
 B. DEPUTY

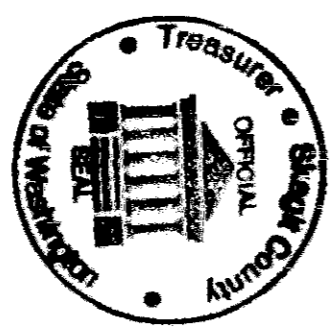


PUD UTILITY EASEMENT

Easements are granted to Public Utility District No. 1 of Skagit County Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority including the right 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 the 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 of the District, proximate 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.

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 2006.
 SKAGIT COUNTY TREASURER
 DATE: 5-11-06



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY PLAT ORDINANCE
 THIS 23 DAY OF May 2006.
 Kenneth A. Doherty
 CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS
 COUNTY ENGINEER
 PLANNING AND DEVELOPMENT SERVICES DIRECTOR
 COUNTY HEALTH OFFICER

04053



SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
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