

FOUND 1 1/2" IRON PIPE
ACCEPTED AS SE COR OF
CAVANAWOOD SUBDIVISION #1

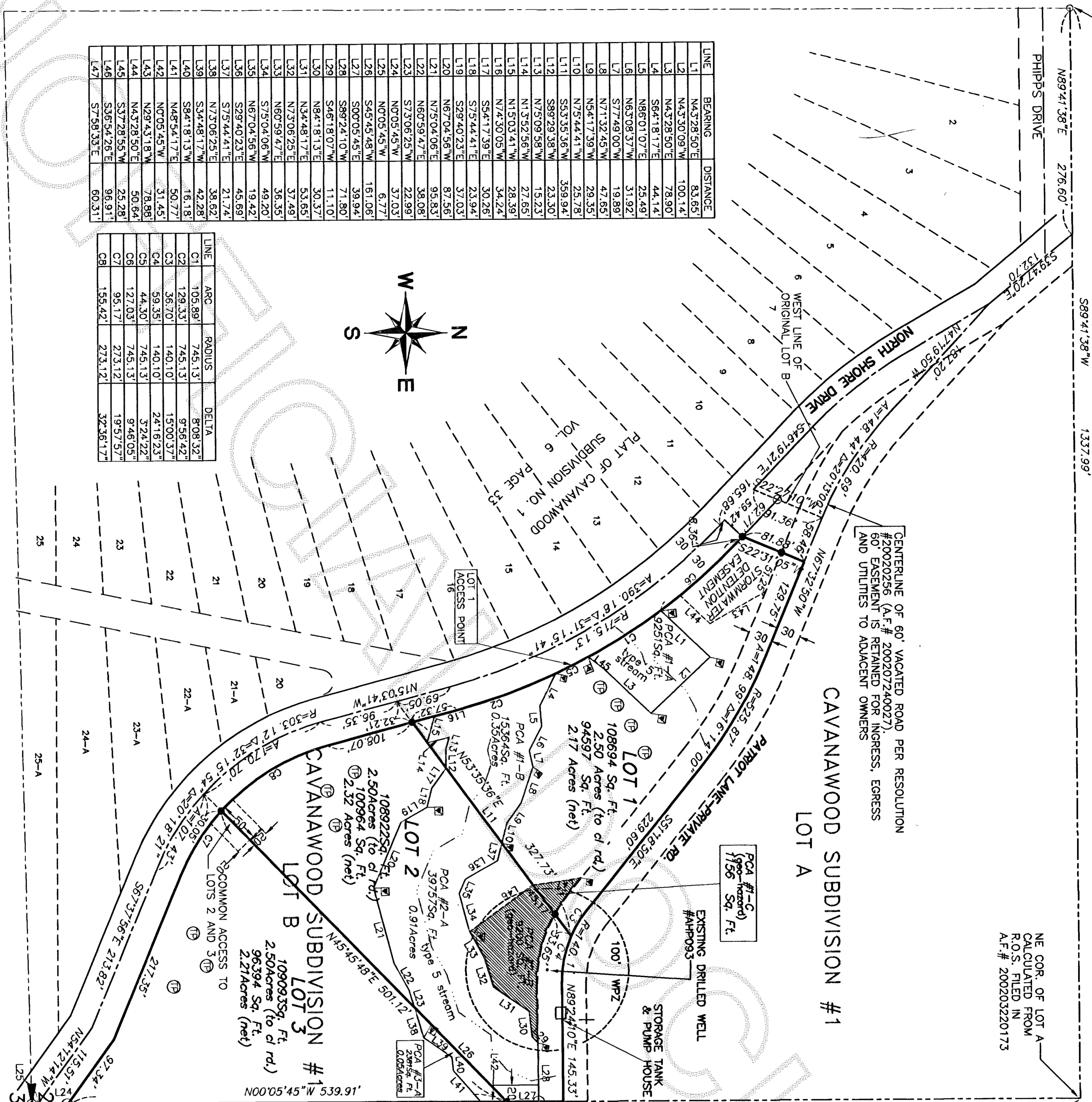
LINE	BEARING	DISTANCE
L1	N43°28'50"E	83.65
L2	N43°30'09"W	100.14
L3	N43°28'50"E	78.90
L4	S64°18'17"E	44.14
L5	N68°01'07"E	25.49
L6	N63°08'37"W	31.92
L7	S77°49'00"W	19.89
L8	N71°32'45"W	47.65
L9	N54°17'39"W	29.35
L10	N75°44'41"W	25.78
L11	S53°35'36"W	359.94
L12	S89°29'38"W	23.30
L13	N75°09'58"W	15.23
L14	N13°52'56"W	27.65
L15	N13°03'41"W	28.39
L16	N74°30'05"W	34.24
L17	S54°17'39"E	30.26
L18	S75°44'41"E	23.94
L19	S29°40'23"E	37.03
L20	N67°04'56"W	87.56
L21	N75°04'06"E	95.83
L22	N60°59'47"E	38.08
L23	S73°08'25"W	22.99
L24	N0°05'45"W	37.03
L25	N0°05'45"W	6.77
L26	S45°45'48"W	161.06
L27	S00°05'45"E	38.94
L28	S89°24'10"W	71.80
L29	S46°18'07"W	11.10
L30	N84°18'13"E	30.37
L31	N54°48'17"E	53.65
L32	N73°06'25"E	37.49
L33	N60°59'47"E	36.35
L34	S75°04'06"W	49.20
L35	N67°04'56"W	19.42
L36	S29°40'23"E	45.69
L37	S75°44'41"E	21.74
L38	N73°06'25"E	38.62
L39	S34°48'17"W	42.28
L40	S84°18'13"W	16.18
L41	N48°54'17"E	50.77
L42	N0°05'45"W	31.45
L43	N29°43'18"W	78.88
L44	N43°28'50"E	50.84
L45	S37°28'53"W	25.28
L46	S36°54'26"E	96.91
L47	S75°33'33"E	60.31

LINE	ARC	RADIUS	DELTA
C1	105.89	745.13	87°08'32"
C2	129.33	745.13	97°56'42"
C3	36.70	140.10	15°00'37"
C4	59.35	140.10	24°16'23"
C5	44.30	745.13	37°24'22"
C6	127.03	745.13	97°48'05"
C7	95.17	273.12	19°57'57"
C8	155.42	273.12	32°36'17"



ADDRESS RANGE
NORTH SHORE DRIVE: BEGINNING-32818
NORTH SHORE DRIVE: ENDING-35401

SO. 1/4 COR. SEC. 25
FOUND 1 1/2" IRON PIPE
ACCEPTED AS SE COR OF
CAVANAWOOD SUBDIVISION #1



CENTERLINE OF 60' VACATED ROAD PER RESOLUTION
#20020256 (A.F.# 200207240027).
60' EASEMENT IS RETAINED FOR INGRESS, EGRESS
AND UTILITIES TO ADJACENT OWNERS

NE COR. OF LOT A
CALCULATED FROM
R.O.S. FILED IN
A.F.# 200203220173

AUDITOR'S CERTIFICATE

FILED FOR RECORD
200612080121
Skagit County Auditor
12/8/2006 Page 1 of 2 2:15:44PM

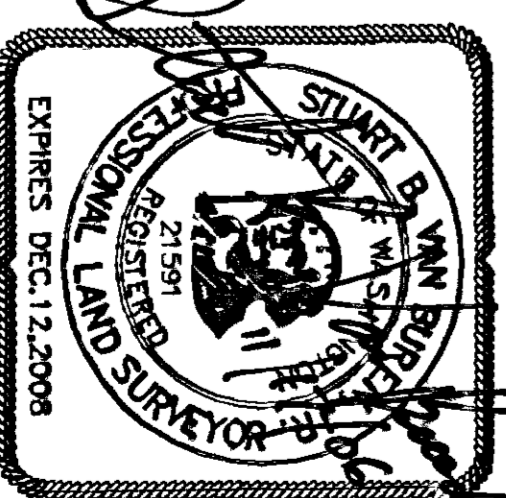
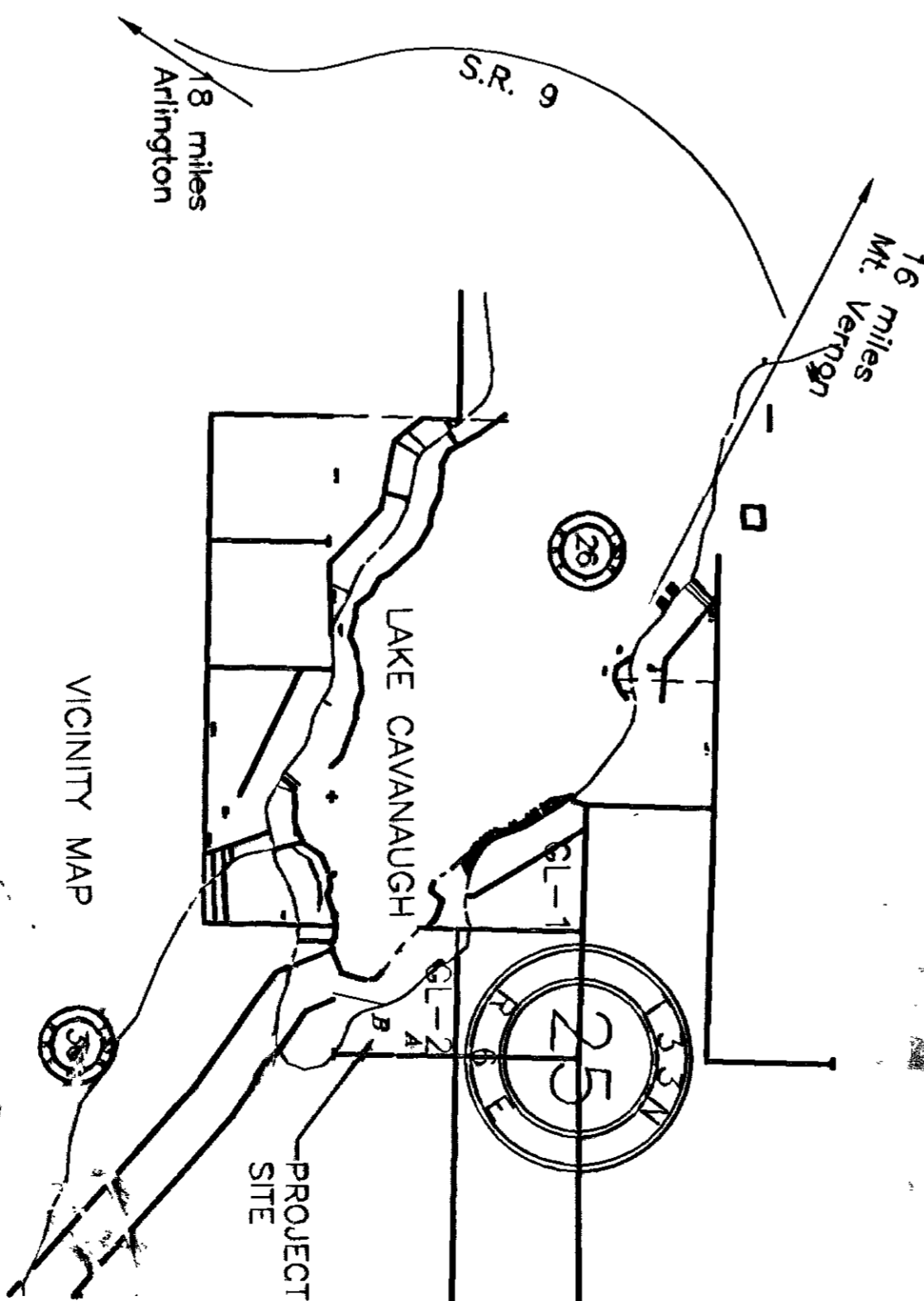
20 AT THE REQUEST OF

W. Bunnell
SKAGIT COUNTY AUDITOR

BY: *[Signature]*
DEPUTY

LEGEND

- INDICATES 3" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591 SET THIS SURVEY.
- INDICATES FOUND CORNER AS NOTED.
- x—x— EXISTING FENCE LINE.
- |—|— INDICATES PCA BOUNDARY POSTS SET THIS SURVEY
- ⊕ INDICATES SOIL LOG TEST HOLES



SHORT PLAT NO. 05-0919

SURVEY IN GOV. LOT 2
SECTION 25, TWN 33N., RNG 6E., W.M.
FOR
CAVANAUGH VISTAS LLC

FLD BK 113	AZIMUTH NORTHWEST INC.	SHEET 1 OF 2
CHKD SVB	17963 WOOD RD. BOW, WASHINGTON 98232	JOB NO. 06.0828

NOTES:

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. ROAD MAINTENANCE AGREEMENT FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200612080127
3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. COMPREHENSIVE PLAN/ZONING DESIGNATION - RURAL VILLAGE RESIDENTIAL
5. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.
6. THIS PLAT IS SERVED DRINKING WATER BY THE CAVANAUGH VISTA WATER SYSTEM ID#A8529K. THE WATER SYSTEM DESIGN WAS APPROVED BY THE STATE DEPARTMENT OF HEALTH AND IS REQUIRED TO HAVE A SATELLITE MANAGEMENT AGENCY (SMA), IF AVAILABLE.
7. AT THE TIME OF THE SYSTEM APPROVAL, THE SMA IS KING WATER MANAGEMENT. SEE EASEMENT A/F # 200612080127 REGARDING THE WELLS' 100-FOOT RADIUS WELL PROTECTION AREA. FOR MORE INFORMATION ON THIS GROUP B WATER SYSTEM, SEE THE SKAGIT COUNTY PUBLIC HEALTH DEPARTMENT.
8. ACCESSORY DWELLING UNITS (ADU) SHALL BE LIMITED BY APPROVED CAPACITY OF THE WATER SYSTEM.
9. ACTIVITIES WITHIN THE WELL PROTECTION ZONE (WPZ) ON LOTS 1 AND 2 SHALL NOT IMPACT THE PUBLIC WATER SYSTEM.

6. BASIS OF BEARING: N89°41'38"E ALONG THE NORTH LINE OF LOT A IN PLAT OF CAVANAUGH PER ~~RECORD~~ FILED IN A.F.#200203220173
7. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
8. LEGAL DESCRIPTION TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. H-932722.
9. 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.
10. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. 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.
11. SKAGIT COUNTY TAX PARCEL NOS. #664020.
12. SEE DRAINAGE REPORT PREPARED BY HERRIGSTAD ENGINEERING ON FILE WITH THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
13. OWNERS OF RECORD: CAVANAUGH VISTAS LLC
15. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, NECESSARY INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES, INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS. SEE A.F. # 200609100073

16. LOT SETBACKS:
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD END STREETS.
SIDE: 8 FEET ON INTERIOR LOT, 20 FEET ON STREET RIGHT-OF-WAY.
REAR: 25 FEET
ACCESSORY: SEE SKAGIT COUNTY CODE 14.16.310, 5(V).

17. 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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F. # 200612080122

18. PARCELS OF LAND OUTSIDE OF AND IMMEDIATELY ADJACENT TO NATURAL RESOURCE LANDS (RURAL RESOURCE-NRL, AGRICULTURE-NRL, INDUSTRIAL FOREST-NRL, SECONDARY FOREST-NRL, AND MINERAL RESOURCE OVERLAY ZONES) SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 200 FEET FROM SUCH NATURAL RESOURCE LANDS. THIS SETBACK MAY BE WAIVED IF THE APPLICANT FOR THE BUILDING PERMIT ON THE ADJACENT NON-RESOURCE LAND ACKNOWLEDGES IN WRITING THE POSSIBLE OCCURRENCE OF AGRICULTURAL, FORESTRY OR MINING ACTIVITY ON THE ADJACENT PROPERTY AND WAIVES, IN WRITING, FOR ALL CURRENT AND FUTURE OWNERS, ANY CLAIM FOR DAMAGES THAT MAY OCCUR TO THE BUILDING OR OCCUPANTS BECAUSE OF SUCH ACTIVITIES WHICH ARE CONDUCTED IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. IN THE CASE OF INDUSTRIAL FOREST-NRL LANDS, THIS WAIVER MUST ALSO BE APPROVED BY THE OWNER OF THE ADJACENT INDUSTRIAL FOREST-NRL LANDS. THE ACKNOWLEDGMENT AND WAIVER DISCUSSED HEREIN SHALL BE RECORDED BY THE APPLICANT WITH THE COUNTY AUDITOR.

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

20. A PAGE IS ON FILE WITH THE SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES AND HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200612080125

LEGAL DESCRIPTION

LOT "B", PLAT OF CAVANAUGH SUBDIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT SOUTHERLY AND SOUTHWESTERLY PORTION OF COUNTY ROAD VACATED BY COMMISSIONER'S RESOLUTION NO. R20020256, RECORDED JULY 24, 2002 UNDER AUDITOR'S FILE NO. 200207240027, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH ATTACHES BY OPERATION OF LAW.

EXCEPT FROM THE ABOVE DESCRIBED LOT "B" AND VACATED ROAD BOTH THE FOLLOWING DESCRIBED TRACT AND THAT PORTION OF SAID VACATED ROAD LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED TRACT:

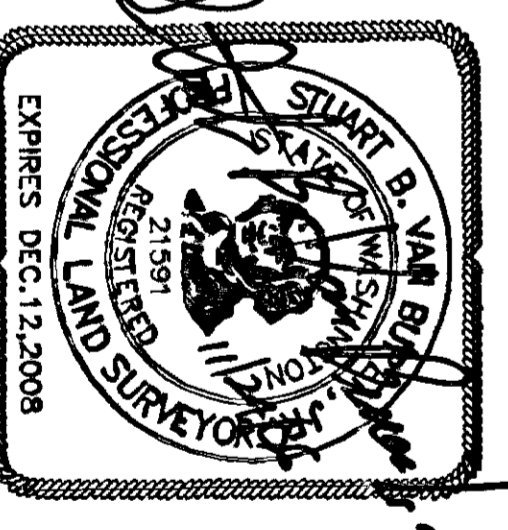
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID PLAT OF CAVANAUGH SUBDIVISION #1 WITH THE CENTERLINE OF NORTH SHORE DRIVE; THENCE SOUTH 39 DEGREES 47'20" EAST (PLAT BEARING = SOUTH 39 DEGREES 46'30" EAST) A DISTANCE OF 132.70 FEET TO THE CENTERLINE INTERSECTION OF SAID VACATED ROAD AND NORTH SHORE DRIVE; THENCE SOUTH 47 DEGREES 19'50" EAST (PLAT BEARING = SOUTH 47 DEGREES 19' EAST) ALONG THE CENTERLINE OF SAID VACATED ROAD A DISTANCE OF 187.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING NORTH 42 DEGREES 40'10" EAST AT A DISTANCE OF 420.69 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 148.44 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 13'00" TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 22 DEGREES 27'10" WEST A DISTANCE OF 30.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT B; THENCE CONTINUING SOUTH 22 DEGREES 27'10" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT B A DISTANCE OF 29.18 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT B AND NORTH RIGHT OF WAY MARGIN OF NORTH SHORE DRIVE; THENCE SOUTH 46 DEGREES 19'21" EAST ALONG SAID RIGHT OF WAY MARGIN OF NORTH SHORE DRIVE A DISTANCE OF 62.71 FEET; THENCE NORTH 22 DEGREES 27'10" EAST A DISTANCE OF 81.88 FEET TO THE CENTERLINE OF SAID VACATED ROAD; THENCE NORTH 67 DEGREES 32'50" WEST ALONG SAID CENTERLINE OF VACATED ROAD A DISTANCE OF 58.46 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT SUBDIVISION ARE BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

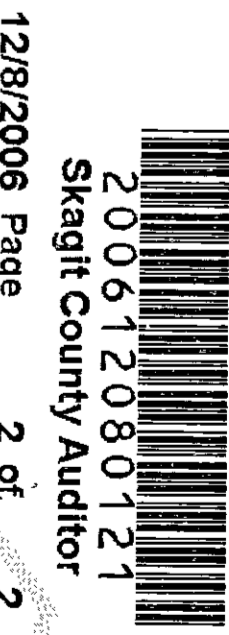
DATE: 11/29/06

STUART B. VANBUREN, JR., P.L.S.
CERTIFICATE NO. 21591
AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA 98232
PHONE: 360-724-7328



AUDITOR'S CERTIFICATE

FILED FOR RECORD
AZIMUTH NORTHWEST



200612080121
Skagit County Auditor
12/28/2006 Page 2 of 2 1:54PM

20 AT THE REQUEST OF

N. Baunmett
SKAGIT COUNTY AUDITOR

BY: Dwan Segen
DEPUTY

CONSENT

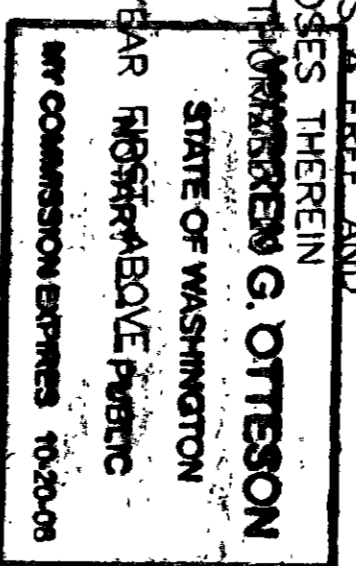
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS, HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

CAVANAUGH VISTAS
BY: Shelly member

ACKNOWLEDGMENT

STATE OF
COUNTY OF

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF November BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED Jeffrey S. Miller member OF CAVANAUGH VISTAS LLC, TO ME KNOWN TO BE THE owner OF SAID CAVANAUGH VISTAS LLC, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.



WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Jeffrey S. Miller
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 1030 10th Ave S
MY COMMISSION EXPIRES: 10/30/08

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

John Dunning
SKAGIT COUNTY TREASURER

BY: John Dunning
DEPUTY



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.16 AND 14.18 THIS DAY OF December 20 06

John Dunning
COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05, (ON-STREET SEWAGE) & 12.48 (WATER) THIS DAY OF December, 2006

Shawn
SKAGIT COUNTY HEALTH OFFICER

SHORT PLAT NO. 05-0919

SURVEY IN GOV. LOT 2
SECTION 25, TWN 33N., RNG 6E., W.M.
FOR
CAVANAUGH VISTAS LLC

FLD BK 113	AZIMUTH NORTHWEST INC.	SHEET 2 OF 2
CHD SVB	17963 WOOD RD. BOW, WASHINGTON 98232	JOB NO. 06.0828