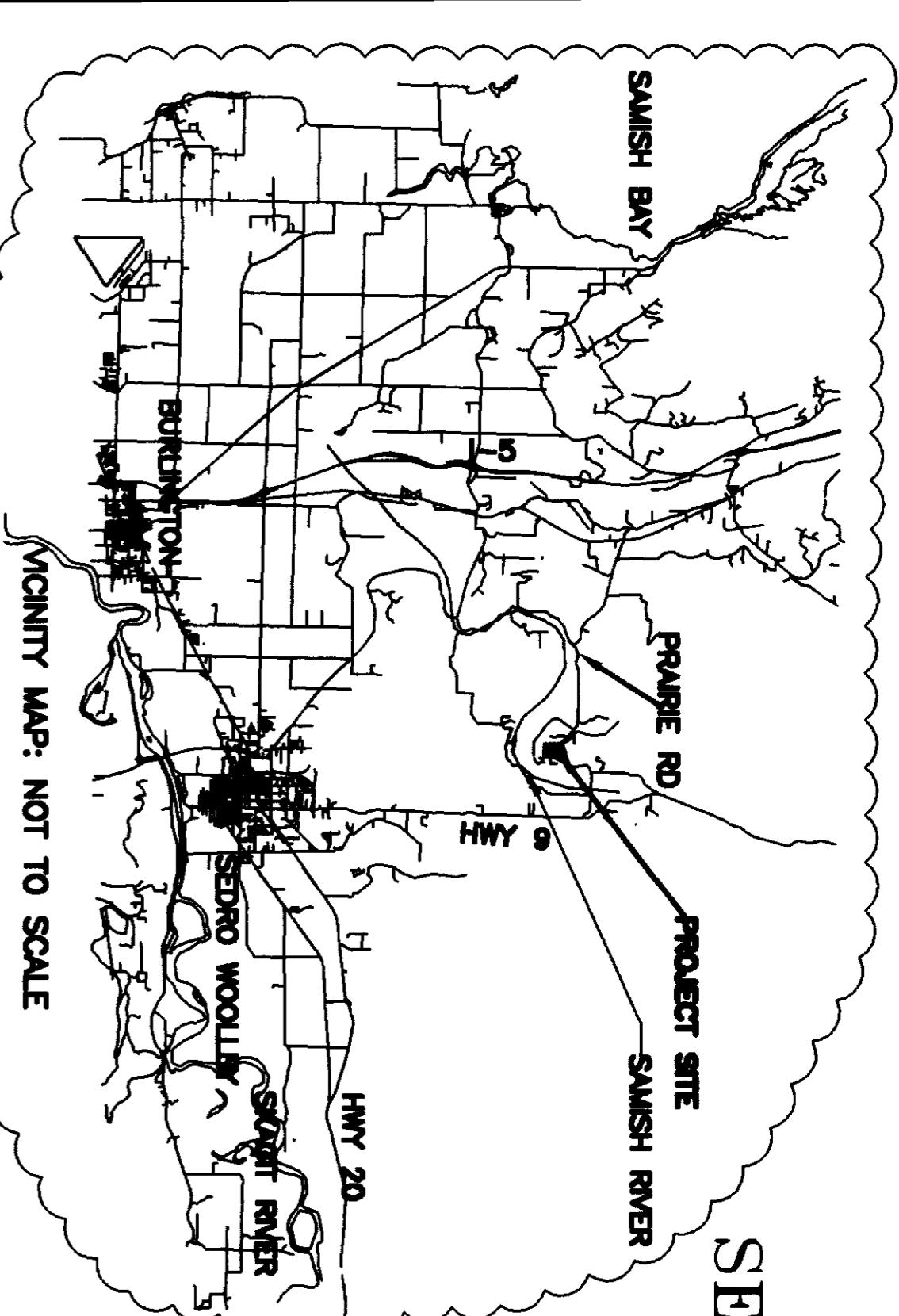
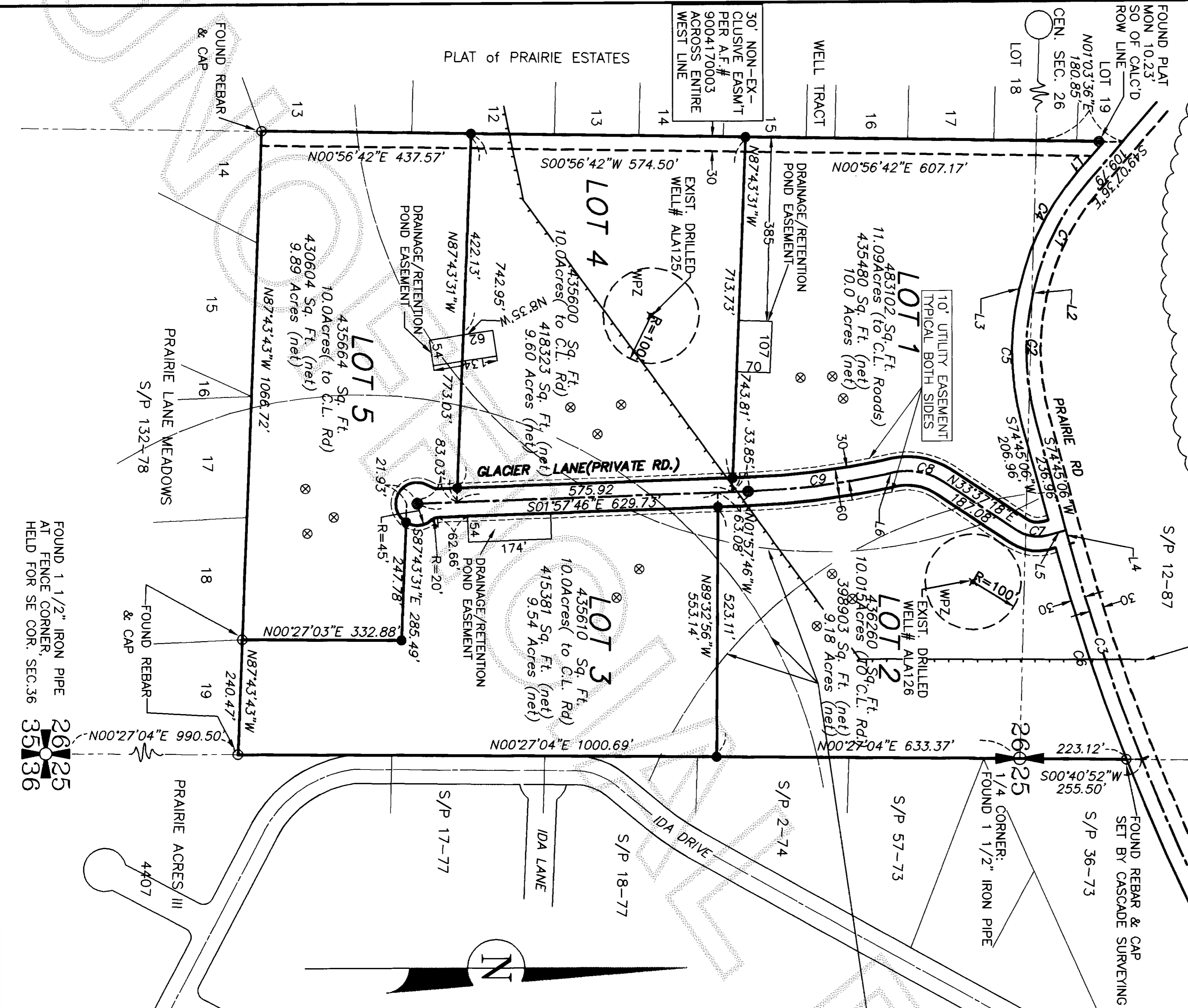


PLAT OF RIVER VALLEY ESTATES  
SE 1/4 and NE 1/4 SECTION 26 TWN.36N., RNG 4E., W.M.



WESTERN AND NORTHERN BOUNDARY OF LOW FLOW MITIGATION AREA AS ADDRESSED IN NOTE #5.



S/P 12-87

FOUND REBAR & CAP SET BY CASCADE SURVEYING

FOUND 1 1/2" IRON PIPE AT FENCE CORNER, SEC. 36

S/P 57-73

S/P 2-74

S/P 18-77

S/P 17-77

S/P 132-78

FOUND REBAR & CAP

FOUND 1 1/2" IRON PIPE AT FENCE CORNER, SEC. 36

FOUND REBAR & CAP

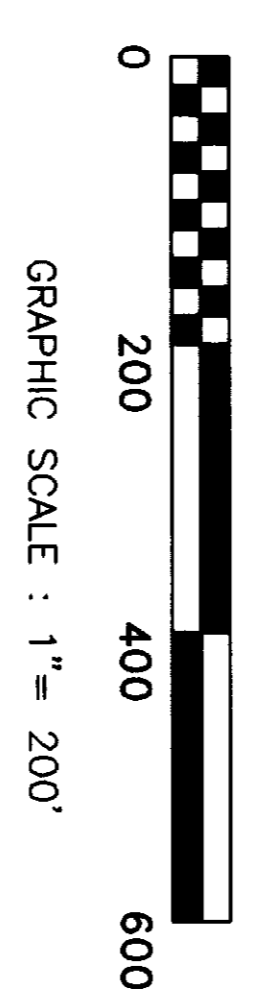
FOUND 1 1/2" IRON PIPE AT FENCE CORNER, SEC. 36

FOUND 1 1/2" IRON PIPE AT FENCE CORNER, SEC. 36

LINE	BEARING	DISTANCE
L1	S49°07'36"E	84.78'
L2	S77°17'07"E	6.35'
L3	S77°17'07"E	6.35'
L4	N74°45'06"E	26.10'
L5	N157°45'4"W	40.27'
L6	N12°03'22"W	19.82'

BOUNDARIES OF ADJOINERS, GROUP A WELLHEAD PROTECTION AREAS. AREA IS ON CONCAVE SIDE OF ARC. SEE NOTE #5

LINE	RADIUS	DELTA	ARC
C1	525.00'	28°09'30"	258.02'
C2	550.00'	27°57'47"	268.43'
C3	4412.00'	6°13'59"	479.97'
C4	555.00'	28°09'30"	272.76'
C5	580.00'	27°57'47"	283.07'
C6	442.00'	6°01'31"	467.12'
C7	75.00'	48°52'12"	63.97'
C8	133.00'	45°40'40"	106.03'
C9	1642.00'	10°05'36"	289.26'



ADDRESS RANGE - SEE NOTE # 16  
GLACIER LANE - BEGINNING - 4510 ENDING - 4757  
PRAIRIE ROAD - BEGINNING - 19072 ENDING - 24001

CALCULATED CENTER SECTION 26 FROM SURVEY UNDER A.F.#843945

CALCULATED 1/4 CORNER FROM SURVEY UNDER A.F.#843945

CALCULATED SEC CORNER FROM SURVEY UNDER A.F.#843945

CALCULATED 1/4 CORNER FROM SURVEY UNDER A.F.#843945

CALCULATED 1 1/4" IRON PIPE SEPT. 8, 2004 AT FENCE CORNER PER SURVEY UNDER A.F.# 843945

2/13/2007 Page 1 of 2 2:10:33AM  
Skagit County Auditor  
200702130030  
200702130030

Deputy Auditor

Filed for Record at the request of AZIMUTH-NORTHWEST, INC.

AUDITOR'S CERTIFICATE



OWNER/DEVELOPER  
THOMAS J. LENZ  
P. O. BOX 868  
STANWOOD WA 98292

LONG PLAT NO. PLO5-0201  
FLD BK 106  
CHKD SVB

AZIMUTH NORTHWEST INC.  
17963 WOOD RD.  
BOW, WASHINGTON 98232

SHEET 1 OF 2  
JOB NO. 05.0737

**PRIMARY STRUCTURE SETBACKS**  
FRONT - 35' ; 25' ON MINOR ACCESS AND DEAD END STREETS  
SIDE - 8', ON INTERIOR LOT  
REAR - 25'  
SEE ADDITIONAL SETBACKS FOR OTHER STRUCTURES IN S.C.C.  
14.16.320

**LEGEND**  
● 5/8" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.  
○ SET PK NAIL IN ASPHALT  
○ FOUND CORNER AS NOTED.  
○ EXISTING FENCE LINE.  
⊗ SOIL LOG POSITION  
— TYPICAL 5' CONTOUR LINE  
— 100' WELL PROTECTION ZONE  
— CIRCULAR WELLHEAD PROTECTION BOUNDARY



PLAT OF RIVER VALLEY ESTATES  
in SE 1/4 and NE 1/4 SECTION 26 TWN.36N., RNG 4E., W.M.

200702130030  
200702130030  
Skagit County Auditor  
2/13/2007 Page 2 of 2 2:10:33AM

S. Jounquist  
SKAGIT COUNTY AUDITOR

Deputy  
Deputy

2/13/07

DATE

LEGAL DESCRIPTION  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING SOUTH OF THE COUNTY ROAD, ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE SOUTH 990 FEET THEREOF, SECTION 26, TOWNSHIP NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SKAGIT.

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. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION - RURAL RESERVE.
4. SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. SEE HEALTH OFFICER FOR DETAILS.
5. WATER: INDIVIDUAL WELLS: WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTRACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL. THE 100'W/PZ FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.

LOW FLOW MITIGATION: LOTS 2,3,4&5 OF THIS PROJECT FALL WITHIN AN AREA IDENTIFIED FOR LOW FLOW STREAM MITIGATION. SEE FURTHER REQUIREMENTS IN SKAGIT COUNTY CODE 14.234.350 5(G)(1)-(4).

ADJOINERS WELL HEAD PROTECTION:

THIS PROPERTY IS OVERLAIN BY THE WELLHEAD PROTECTION AREAS OF PRAIRIE AGRES WATER SYSTEM AND PRAIRIE ESTATES WATER SYSTEM. THE OWNERS WITHIN THIS PLAT SHALL OBSERVE THE FOLLOWING PRECAUTIONS:

1. STORE ALL CHEMICALS (SOLVENTS, FUELS, OILS, PESTICIDES ETC.) WITH SECONDARY CONTAINMENT OR IN A BUILDING WITH A CONCRETE FLOOR. IT IS ASSUMED THAT THESE ARE NORMAL HOUSEHOLD QUANTITIES ONLY.
2. ALL APPLICATION AND DISPOSAL OF ALL CHEMICALS WILL BE ACCORDING TO THE MANUFACTURER'S LABEL DIRECTIONS OR BEST AVAILABLE COUNTY DISPOSAL PRACTICE. SEE SKAGIT COUNTY HEALTH DEPARTMENT FOR MORE INFORMATION.
3. NO INDUSTRIAL, COMMERCIAL OR AGRICULTURAL ACTIVITIES THAT UTILIZE CHEMICALS THAT COULD INURE THE AQUIFER WILL BE CONDUCTED ON THIS PROPERTY.
4. ON-SITE SEWAGE SYSTEM DISPOSAL INSTALLATION, ALTERATION, OR REPAIR SHALL BE IN ACCORDANCE WITH SKAGIT COUNTY CODE 12.05 OR APPLICABLE SKAGIT COUNTY RULES AND REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS.

6. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3- SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
7. LEGAL DESCRIPTION TAKEN FROM SUBDIVISION GUARANTEE OF LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NUMBER 113267-S.

8. 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.
9. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
10. SKAGIT COUNTY TAX PARCEL NUMBERS: P#50017; P#50088; 5P#50089.
11. BASIS OF BEARING: NORTH 0 DEGREES 27' 04" EAST ALONG THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
12. SEE ROAD MAINTENANCE AGREEMENT FILED UNDER A.F.#200702130031
13. SEE DRAINAGE REPORT PREPARED BY RAVNIK & ASSOCIATES. ON FILE WITH SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

14. SEE HYDRO GEO REPORT PREPARED BY NORTHWEST HYDROGEO CONSULTANTS ON FILE WITH SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
15. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNLESS THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO THE FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
16. 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.
17. TOTAL ACREAGE PLATTED: 51.107 ACRES (2228238 SQ. FT.) COMPUTED TO CENTERLINE OF PRAIRIE RD.
18. A \$100 PARK DONATION FEE SHALL BE PAID FOR EACH LOT IN THIS SUBDIVISION AT THE TIME OF BUILDING PERMIT APPLICATION. THIS FEE SHALL BE PAID BY THE LOT OWNER.
19. 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 A.F.#200702130032.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY AND VERIZON AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET, (EXCEPT AS OTHERWISE SHOWN HEREIN) OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING ALL STREETS 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 THEREOF, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON ALL LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

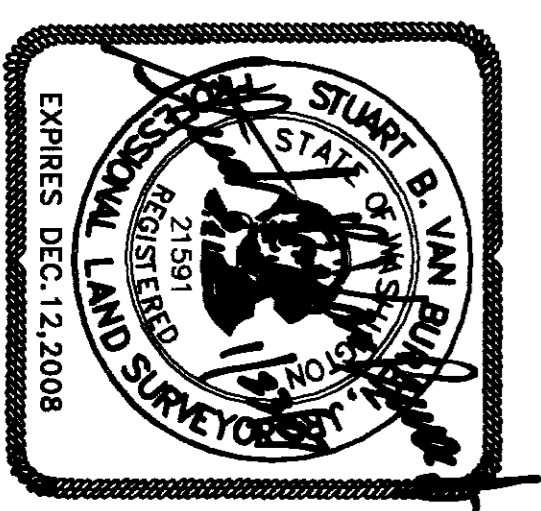
COVENANTS, CONDITIONS AND RESTRICTIONS

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF RIVER VALLEY ESTATES ARE FILED WITH THE SKAGIT COUNTY AUDITOR AS A.F.#200702130033

SURVEYOR'S CERTIFICATE

I, STUART B. VAN BUREN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF RIVER VALLEY ESTATES IS BASED ON ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT.

Stuart B. Van Buren  
Stuart B. Van Buren, Jr., P.L.S.  
DATE: 1/23/07 CERTIFICATE NO. 21591



DEDICATION  
KNOW ALL MEN BY THESE PRESENTS THAT THOMAS J. LENZ DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON 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 HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED 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.

Thomas J. Lenz  
THOMAS J. LENZ

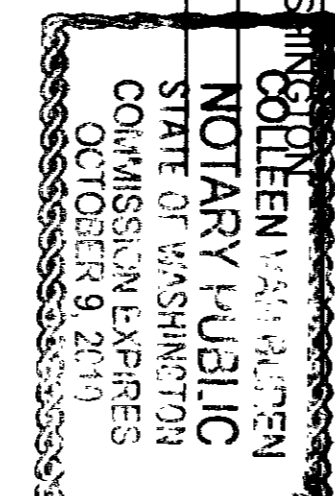
ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS J. LENZ SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED January 24, 2007

Colleen W. Hadden  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
OCTOBER 9, 2011



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 2007

Kate J. Jorgensen  
SKAGIT COUNTY TREASURER  
DATE 2-1-2007

APPROVALS

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

Heather M...  
COUNTY HEALTH OFFICER  
DATE 1-30-07  
COUNTY PLANNING DIRECTOR  
DATE 2-13-07  
COUNTY ENGINEER  
DATE 1/29/07  
Chairperson, Board of County Commissioners  
DATE 2/13/07

LONG PLAT NO. PLO5-0201

FLD BK 106	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232	SHEET 2 OF 2
CHKD SVB		JOB NO. 05.0737