

PLAT OF AVALON HEIGHTS
A PORTION OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.,
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION:

PARCEL "A"
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 03°39'47" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 547.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 79°42'58" EAST, A DISTANCE OF 150.05 FEET;
THENCE NORTH 03°39'47" EAST, A DISTANCE OF 180.00 FEET;
THENCE NORTH 31°33'22" EAST, A DISTANCE OF 244.54 FEET;
THENCE NORTH 03°39'47" EAST, A DISTANCE OF 329.95 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SUBDIVISION;
THENCE NORTH 62°42'42" WEST, A DISTANCE OF 300.98 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10;
THENCE SOUTH 02°53'33" EAST ALONG SAID WEST LINE, A DISTANCE OF 138.00 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE SOUTH 03°39'47" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 745.68 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
PARCEL "B"
THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SUBDIVISION, A DISTANCE OF 547.43 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH 03°39'47" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 547.43 FEET; THENCE SOUTH 79°42'58" WEST, A DISTANCE OF 306.11 FEET; THENCE SOUTH 03°39'47" WEST, A DISTANCE OF 436.34 FEET TO THE NORTH LINE OF THE COUNTY ROAD RIGHT-OF-WAY (FORMERLY THE FAIRHAVEN AND SOUTHERN RAILWAY RIGHT-OF-WAY); THENCE SOUTH 80°44'55" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 388.90 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH 03°39'47" EAST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 178.10 FEET TO THE POINT OF BEGINNING.
SITUATE OF THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF AVALON HEIGHTS AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, AND PUBLIC EASEMENTS, EXCEPT PRIVATE AND CORPORATE ROADS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 1ST DAY OF August, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JERRY HAMMER TO ME, KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.

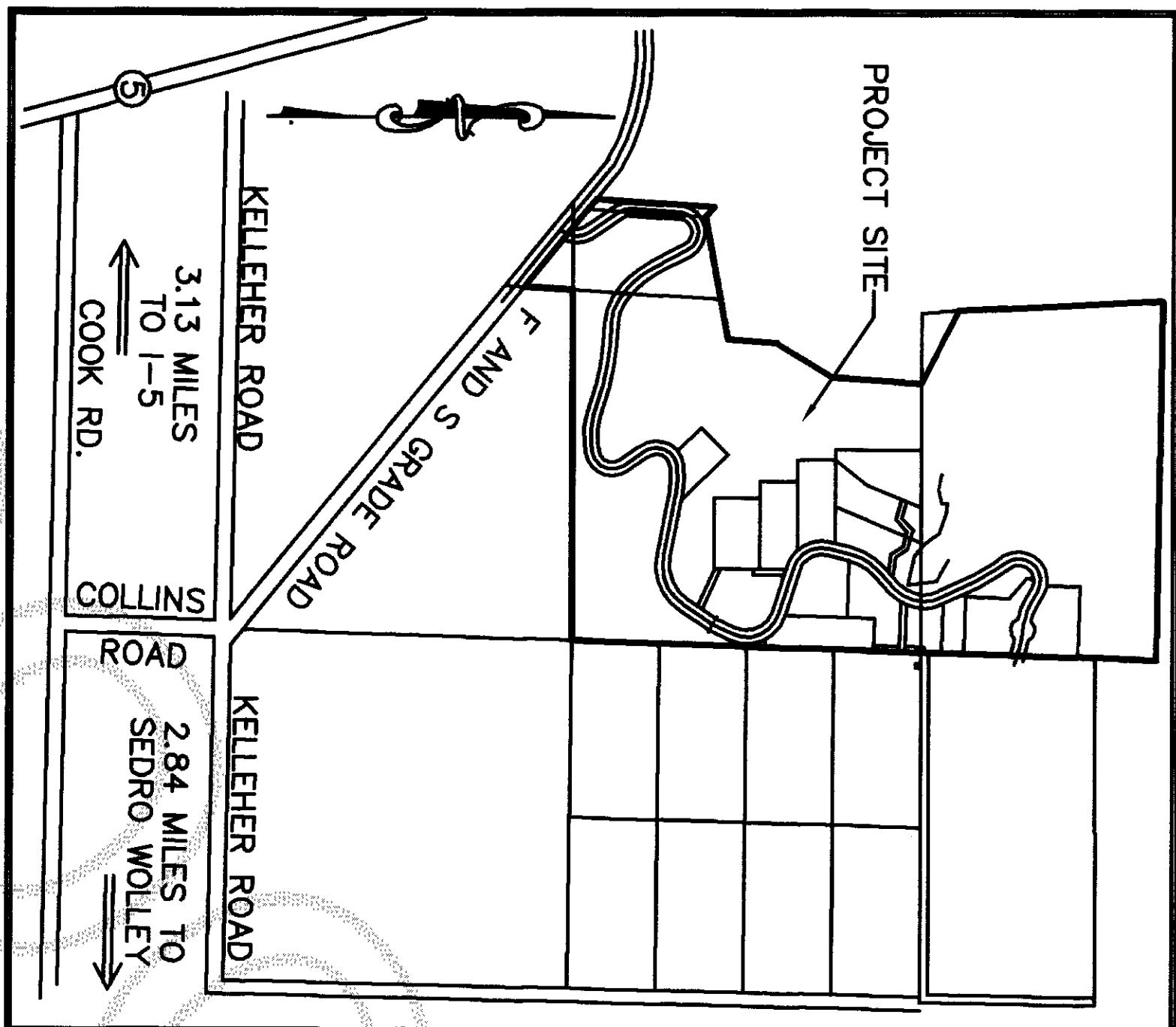
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT BURLINGTON
MY COMMISSION EXPIRES 10-2-07

SURVEYOR'S CERTIFICATE:

I, RICK L. HOLT, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF AVALON HEIGHTS IS BASED ON ACTUAL SURVEY, WHICH IS RETRACGEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COUSSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

RICK L. HOLT, P.L.S. CERTIFICATE NO.#37549

DATE 8/1/07



APPROVALS:

APPROVED FOR THE COUNTY OF SKAGIT, WASHINGTON
COUNTY ENGINEER: James E. Lohdy DATE 8/7/07
BOARD OF COUNTY COMMISSIONERS: Sharon A. Miller DATE 8-20-07
CHAIRMAN: Sharon A. Miller

SKAGIT COUNTY PLANNING DEPARTMENT
THE WITHIN AND FOREGOING LONG CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 ON THIS 1ST DAY OF August OF 2007.
PLANNING DIRECTOR: Barb Duce DATE 8/14/07
SKAGIT COUNTY HEALTH DEPARTMENT
THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 AND 12.48, ON THIS 1ST DAY OF August OF 2007.

COUNTY HEALTH OFFICER: Henderson DATE 8/2/07
TREASURER'S CERTIFICATE

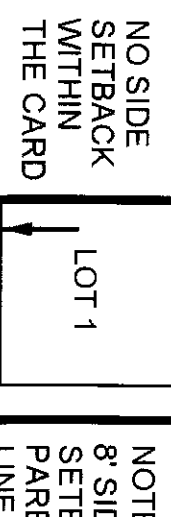
THIS IS TO CERTIFY THAT ALL TAXED HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, IF TO AND INCLUDING THE YEAR 2008, THIS 2ND DAY OF August, 2007.

SKAGIT COUNTY TREASURER: Sharon A. Miller

SETBACKS

RURAL RESERVE

25' BACK BUILDING SETBACK ALONG PARENT PROPERTY LINE, NO BACK SETBACK WITHIN THE CARD

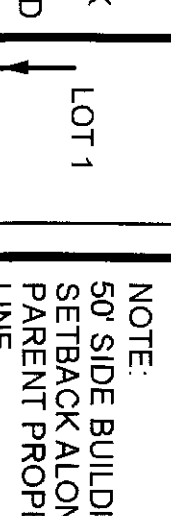


NOTE: NO SIDE SETBACK WITHIN PARENT PROPERTY LINE

MINIMUM BUILDING SETBACK REQUIREMENTS REFER TO SCG 14.18.310(6)(A&B)

RURAL RESOURCE

50' BACK BUILDING SETBACK ALONG PARENT PROPERTY LINE, NO BACK SETBACK WITHIN THE CARD



NOTE: NO SIDE SETBACK WITHIN PARENT PROPERTY LINE

MINIMUM BUILDING SETBACK REQUIREMENTS REFER TO SCG 14.18.310(6)(A&B)

NOTES:

- TOTAL AREA = 78.98 ACRES
- ZONING: NORTHERN PORTION OF PROPERTY - RURAL RESOURCE NATURAL RESOURCE LANDS (RRC-NRL) SCC 14.16.430
- SOUTHERN PORTION OF PROPERTY - RURAL RESERVE (RRV) SCC 14.16.320
- BASIS OF BEARINGS - R.O.S. - AT #9411230101 WEST LINE S 1/4 = N 05° 31' 11" E
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-360-090
- THE PLAT NAME, NUMBER, AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION RECORDED UNDER AUDITOR'S FILE #800708230075
- SEWER - INDIVIDUAL APPROVED SEPTIC SYSTEMS
- WATER - AVALON HEIGHTS WATER SYSTEM (ID#AB316) OWNED BY THE AVALON HEIGHTS HOMEOWNERS ASSOCIATION AND MANAGED BY WATER AND WASTEWATER SERVICES.
- ALL DEVELOPMENT ACTIVITIES SHALL ADHERE TO THE REQUIREMENTS SPECIFIED IN THE DRAINAGE REPORT AND THE CONSTRUCTION MAINTENANCE PLANS CONTAINED THEREIN. REFER TO AFR 200708230075
- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL LOT OR COMMERCIAL STRUCTURES THAT ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT
- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- 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.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND OTHER INSTRUMENTS OF RECORD, SUBJECT PROPERTY MAY BE AFFECTED OR ENCUMBERED BY EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED IN DOCUMENTS UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS #900143, #346022, #199808230107, #199808230108, #200211200118, AND #200506170166
- SKAGIT COUNTY PARK AND RECREATION IMPACT FEES OF \$100.00 PER LOT WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT APPLICATION
- LOTS 1-11 ARE ALLOCATED 450 GALLONS PER DAY PER LOT AND SHALL RECORD QUARTERLY WATER USE FIGURES, ACCESSORY DWELLING UNITS SHALL NOT BE ALLOWED UNLESS WATER USE REMAINS UNDER 450 GALLONS PER DAY PER LOT AND IS PERMITTED THROUGH SKAGIT COUNTY OR THE WASHINGTON STATE HEALTH DEPARTMENT.
- OPEN SPACE NATURAL RESOURCE LAND (OS-NRL) HAS BEEN PLACED IN A NATURAL RESOURCE LANDS EASEMENT (NRL), WHICH LEAVES THIS PROPERTY OPEN FOR RESOURCE PRODUCTION AND SHALL BE PRESERVED AND MAINTAINED TO THE REQUIREMENTS OF SCC 14.18.310(6)(9)
- IMPACT FEE FOR SCHOOLS AS REQUIRED BY THE CAPITAL FACILITIES PLAN FOR THE SEDRO WOOLLEY SCHOOL DISTRICT MAY BE ASSESSED AT THE TIME OF BUILDING PERMIT ISSUANCE.
- LANDSCAPE IMPROVEMENTS, INGRESS AND EGRESS BENEFITING LOT 7.
- EASEMENT FOR THE PERPETUAL SUPPORT MAINTENANCE, REPAIR AND REPLACEMENT OF ALL FUTURE AND EXISTING LANDSCAPING, AND UTILITY TO THE LOT OWNERS OF THE AVALON HEIGHTS HOMEOWNERS ASSOCIATION.
- OS-RA SHALL BE SUBJECT TO EASEMENT FOR THE PERPETUAL USE AS ALLOWED BY SCC 14.18.310(6)(E), MAINTENANCE, LANDSCAPING, AND UTILITY TO THE LOT OWNERS OF THE AVALON HEIGHTS HOMEOWNERS ASSOCIATION.
- THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A 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, PUNING, 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, 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 AFR# 199808230107, 199808230108, AND 200606210130.
- OPEN SPACE RECREATIONAL / AMENITIES (OS-RA) SHALL BE PRESERVED AND MAINTAINED TO THE REQUIREMENTS OF SCC 14.18.310(6)(E). THIS DESIGNATION IS TO PROVIDE OPEN SPACE AREAS THAT WILL BE USED FOR RECREATIONAL PURPOSES.
- 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 AFR#800708230071
- TRACT A INCLUDES A DELINEATED WETLAND, STREAM, AND THE ASSOCIATED BUFFERS. REFER TO THE PROTECTED CRITICAL AREAS EASEMENT AFR#800708230073.
- THIS PLAT IS SUBJECT TO THE RECORDED COARS FOR THE AVALON HEIGHTS HOMEOWNERS ASSOCIATION REFER TO AFR#800708230075.
- ALL DEVELOPMENT ACTIVITIES SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS IN THE ENGINEERING GEOLOGY REVIEW DATED JUNE 22, 2007, CREATED FOR THIS SITE BY W.D. PERRELL AND ASSOCIATES, INC AND RECORDED UNDER AFR#800708230074. LOT 2 AND LOT 10 ARE SUBJECT TO SPECIFIC BUILDING SITE REQUIREMENTS.

ADDRESS SYSTEM

A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THE 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
AVALON HEIGHTS WAY	7434	7765
F & S GRADE ROAD	6268	8997

SURVEYOR - ENGINEER	DEVELOPER
RICK HOLT P.L.S., NOVA HEATON P.E. BAYVIEW SURVEYING & ENGINEERING, INC. 130 SHARON AVENUE BURLINGTON, WA 98233	JERRY HAMMER 4000 MIT BAKER HWY. EVERSON, WA 98027 9426 360.592-5300

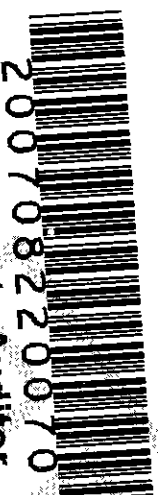
PLAT OF AVALON HEIGHTS FOR

JERRY HAMMER

SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

DRAWN BY	IKY	DATE	07/31/07	SCALE	NONE
BAYVIEW SURVEYING & ENGINEERING INC.					
130 SHARON AVENUE, BURLINGTON, WA 98233					
(360) 707-2580 FAX (360) 757-3976 rick@bayviewse.com					
JOB NO.	2004-96				

AUDITORS CERTIFICATE



200708220070
Skagit County Auditor
8/22/2007 Page 1 of 6 2:19PM
Auditor: Sharon A. Miller
By Deputy: Jerry Hammer

LONG CARD PLAT NO. PLO5-0650

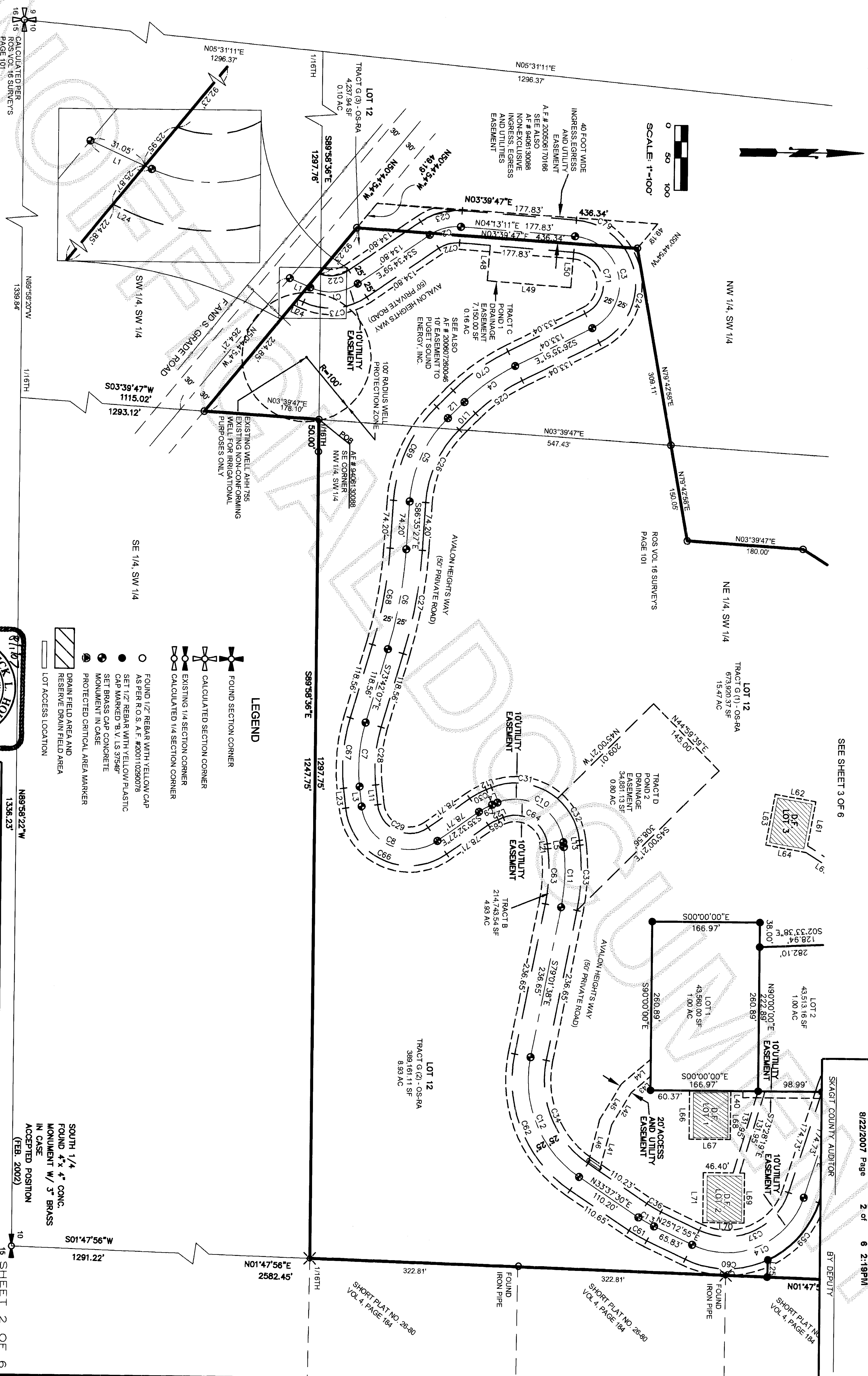
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LONG CARD PLAT NO. PLO5-0650

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Skagit County Auditor
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SEE SHEET 3 OF 6



SOUTH 1/4
FOUND 4"x 4" CONC.
MONUMENT W/ 3" BRASS
IN CASE
ACCEPTED POSITION
(FEB. 2002)

- LEGEND
- FOUND SECTION CORNER
 - CALCULATED SECTION CORNER
 - EXISTING 1/4 SECTION CORNER
 - CALCULATED 1/4 SECTION CORNER
 - FOUND 1/2" REBAR WITH YELLOW CAP
AS PER R.O.S. A.F. #2001-0290078
 - SET 1/2" REBAR WITH YELLOW PLASTIC
CAP MARKED B.V. LS 37549
 - SET BRASS CAP CONCRETE
MONUMENT IN CASE
 - PROTECTED CRITICAL AREA MARKER
 - DRAIN FIELD AREA AND
RESERVE DRAIN FIELD AREA
 - LOT ACCESS LOCATION

9
10
16
15
CALCULATED PER
ROS VOL. 16 SURVEYS
PAGE 101

N89°58'20"W
1339.84'

1/16TH

SE 1/4, SW 1/4

81107
RICK L. HOIT
REGISTERED
SURVEYOR
EXPIRES 1006 Q7

N89°58'22"W
1336.23'

10

16 SHEET 2 OF 6

15

16

15

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLE.

DWN BY: IKY DATE: 07/31/07
FIELD BOOK PAGE

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130 SHARON AVENUE, BURLINGTON, WA 98233
(360) 707-2580 FAX (360) 757-3976 rich@bayviewse.com

SCALE: 1" = 100'
JOB NO. 2004-96

PLAT OF AVALON HEIGHTS FOR
JERRY HAMMER
SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,
SITUATE IN SKAGIT COUNTY, WASHINGTON.

PLAT OF AVALON HEIGHTS

LONG CARD PLAT NO. PLO5-0650

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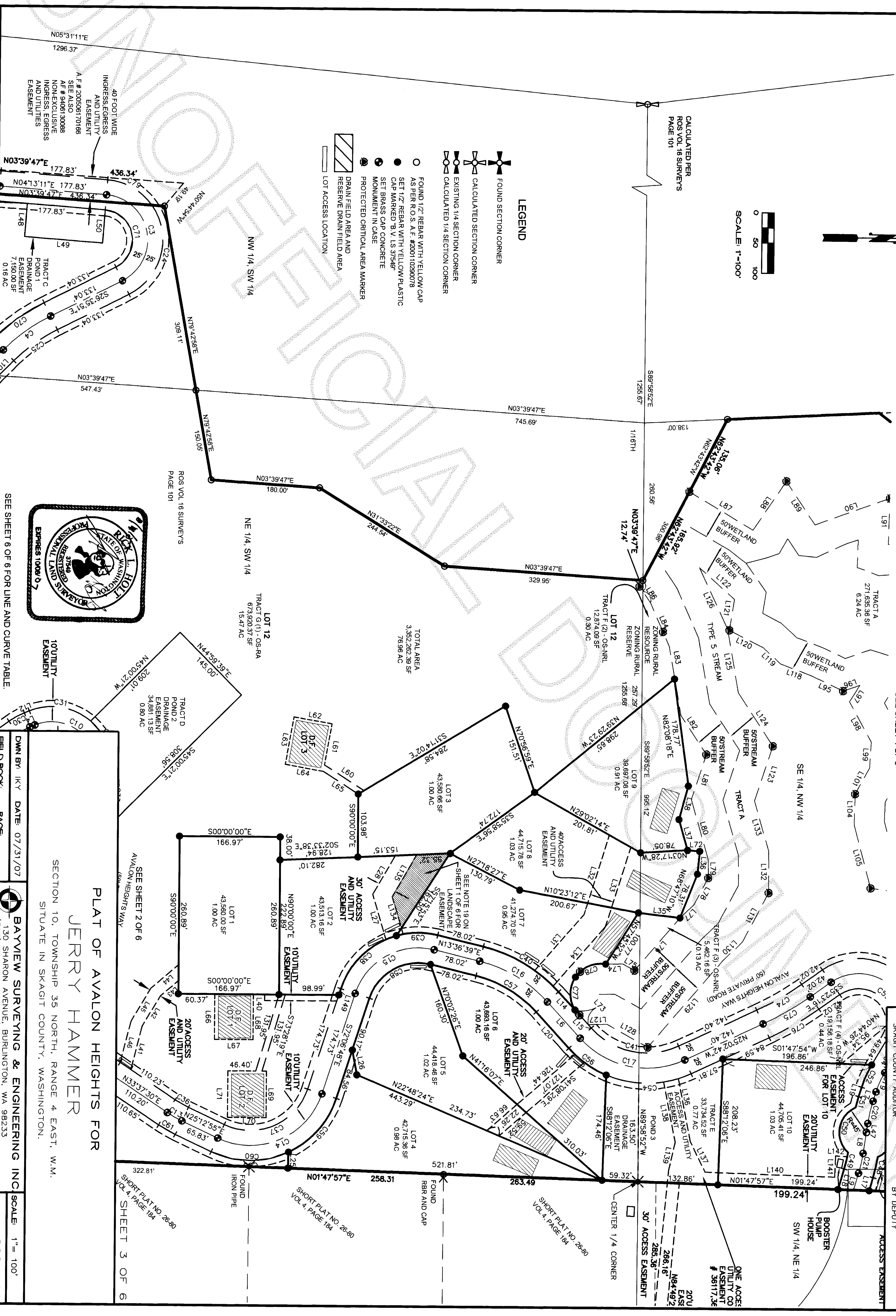


0 50 100
SCALE: 1"=100'

CALCULATED PER
ROS VOL. 16 SURVEYS
PAGE 101

LEGEND

- FOUND SECTION CORNER
- CALCULATED SECTION CORNER
- EXISTING 1/4 SECTION CORNER
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Skagit County Auditor
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SKAGIT COUNTY AUDITOR

BY DEPUTY

NORTHWEST SECTION CORNER
CALCULATED PER
ROS VOL. 16 SURVEYS
PAGE 101

N07°23'54"W
1345.19'

1/16TH

N89°05'29"W
1382.74'

1/16TH

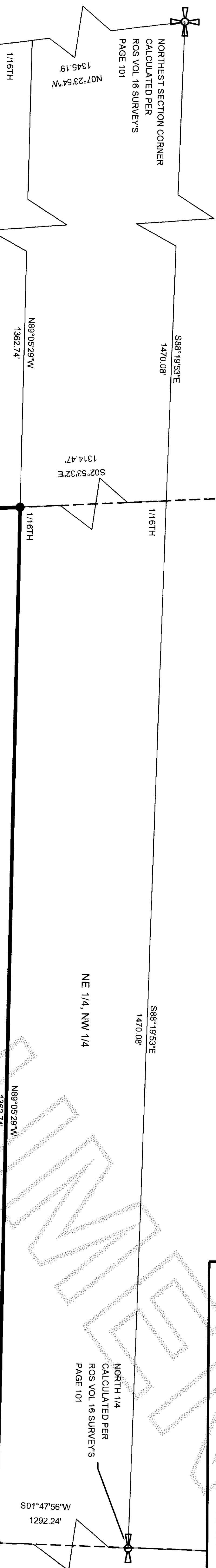
S88°19'53"E
1470.08'

NE 1/4, NW 1/4

NORTH 1/4

CALCULATED PER
ROS VOL. 16 SURVEYS
PAGE 101

S01°47'56"W
1292.24'



LOT 12 BREAKDOWN			
OS-NRL	OPEN SPACE - NATURAL RESOURCE LAND		
TRACT F (1)	1,248,184.19 SF		28,654 AC
TRACT F (2)	12,874.09 SF		
TRACT F (3)	5,462.16 SF		
TRACT F (4)	19,156.18 SF		
TRACT A - WETLAND/STREAM/BUFFERS	271,635.36 SF		6,236 AC
TRACT E	33,734.52 SF		0.774 AC
TOTAL OS-NRL	1,553,564.07 SF		35,666 AC
OS-RA	OPEN SPACE - RECREATIONAL/AMENITIES		
TRACT G	1,067,319.42 SF		24,502 AC
OS-RA (1)	673,920.37 SF		
OS-RA (2)	389,161.11 SF		
OS-RA (3)	4,237.94 SF		
TRACT C POND #1	7,150.00 SF		0.164 AC
TRACT D POND #2	34,881.13 SF		0.801 AC
TOTAL OS-RA	1,109,350.55 SF		25,467 AC
TRACT B ROAD RIGHT OF WAY	214,743.54 SF		4,930 AC
LOT 12 TOTAL	2,877,648.16 SF		66.06 AC

LEGEND

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RESERVE DRAIN FIELD AREA
- LOT ACCESS LOCATION

CALCULATED PER
ROS VOL. 16 SURVEYS
PAGE 101

SETBACKS

RURAL RESOURCE
50' BACK BUILDING
SETBACK ALONG PARENT
PROPERTY LINE. NO BACK
SETBACK WITHIN THE CARD

NOTE:
50' SIDE BUILDING
SETBACK ALONG
PARENT PROPERTY
LINE

MINIMUM BUILDING SETBACK REQUIREMENTS
REFER TO SCC14.18.310(b)(A&B)



SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLE.

PLAT OF AVALON HEIGHTS FOR

JERRY HAMMER

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SHEET 4 OF 6

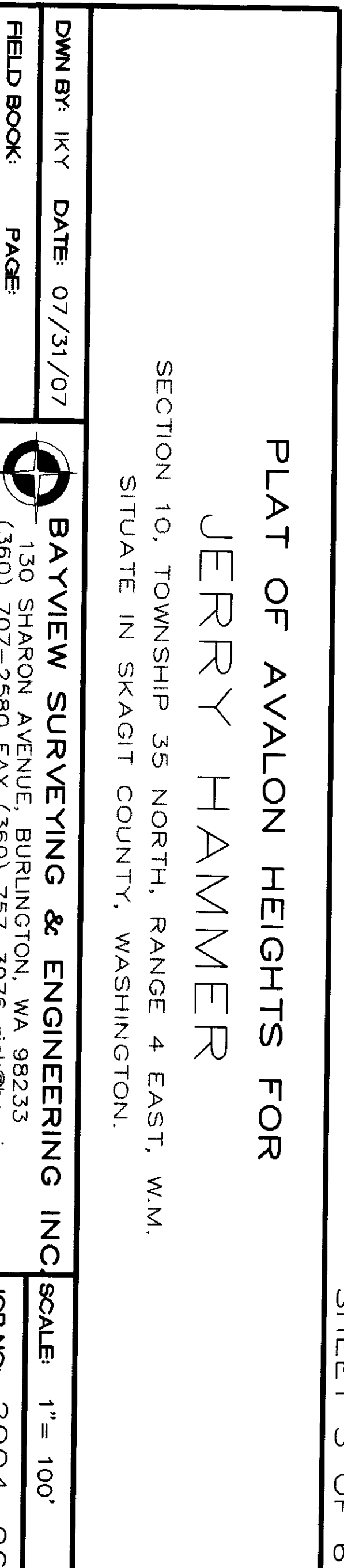
LONG CARD PLAT NO. PLO5-0650

AUDITORS CERTIFICATE

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8/22/2007 Page 5 of 6 2:19PM

SKAGIT COUNTY AUDITOR

BY DEPUTY



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Skagit County Auditor

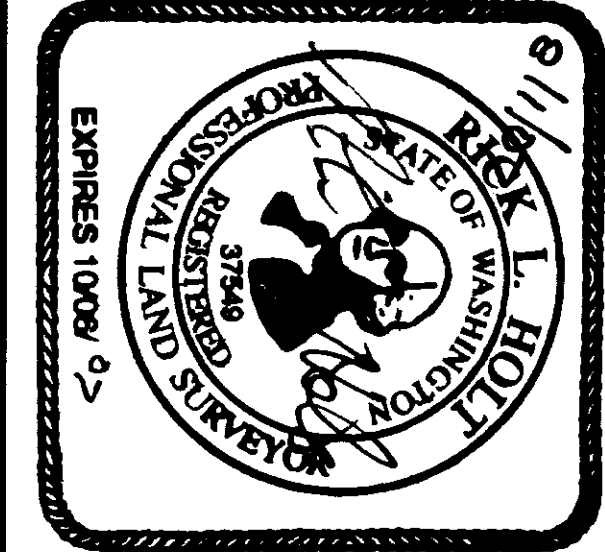
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SKAGIT COUNTY AUDITOR

BY DEPUTY

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	34.95	N24°20'27"E	L22	8.85	N22°15'3"W	L50	55.00	N85°46'48"W	L81	78.65	N71°56'46"W	L110	50.11	N83°57'16"W
L2	35.86	S45°06'02"E	L23	30.89	N83°23'33"E	L51	72.38	N81°00'00"W	L82	77.94	S56°39'00"W	L111	64.32	N65°40'14"W
L3	30.89	N83°23'33"E	L24	10.56	N24°20'27"E	L52	52.00	N09°00'00"E	L83	115.01	S79°57'13"W	L112	64.13	S63°49'10"W
L4	8.85	N22°15'53"W	L25	26.58	S88°12'06"E	L53	78.95	N81°00'00"W	L84	78.66	S66°06'51"W	L113	18.15	N85°45'13"W
L5	7.59	N83°05'38"E	L26	41.74	N79°21'48"E	L60	78.11	S32°32'56"W	L86	23.18	S55°51'21"W	L114	33.17	N45°12'58"W
L6	81.04	N47°28'26"E	L27	77.89	S73°14'34"W	L61	68.17	S80°00'00"E	L87	123.17	S30°45'41"W	L115	62.40	N69°03'21"W
L7	16.24	S72°51'52"E	L28	74.22	N60°05'25"W	L62	64.00	N10°00'00"E	L88	98.19	N56°10'39"W	L116	66.96	S68°08'14"W
L8	50.23	S81°33'13"E	L31	123.32	N48°55'12"W	L63	80.00	N80°00'00"W	L89	86.30	N56°25'49"E	L117	85.46	S54°31'14"W
L9	28.90	S73°49'04"E	L32	138.28	N72°44'18"W	L64	64.00	S10°00'00"W	L90	131.92	N19°56'29"W	L118	54.57	S20°33'50"W
L10	35.86	S45°06'02"E	L33	138.38	N72°44'18"W	L65	69.03	S32°32'56"W	L91	76.42	S88°19'12"E	L119	39.10	S42°33'19"W
L11	30.89	N83°23'33"E	L34	130.92	N48°55'12"W	L66	75.00	N90°00'00"W	L92	30.55	N05°29'28"W	L120	63.33	S26°53'13"W
L12	8.85	N22°15'53"W	L35	69.29	N06°40'44"E	L67	64.00	S00°00'00"E	L93	28.58	N36°55'30"E	L121	51.82	N81°17'30"W
L13	7.59	N83°05'38"E	L36	37.86	N84°33'08"W	L68	75.00	S90°00'00"E	L94	51.34	N11°43'32"W	L122	78.34	S41°51'04"W
L14	40.52	N47°28'26"E	L37	52.85	N73°55'39"E	L69	77.10	S90°00'00"E	L95	58.32	N25°11'04"E	L123	95.93	N71°56'46"W
L15	40.52	N47°28'26"E	L38	57.57	S74°41'20"E	L70	64.00	S00°00'00"E	L96	29.35	N19°09'43"W	L124	105.44	S56°39'00"W
L16	16.24	S72°51'52"E	L40	10.00	N90°00'00"E	L71	77.10	N90°00'00"W	L97	32.12	S57°50'24"E	L125	106.52	S79°57'13"W
L17	22.49	S73°49'04"E	L41	74.14	S75°42'44"E	L72	20.25	S04°26'40"W	L98	75.93	N61°12'47"E	L126	112.22	S64°57'58"W
L18	35.31	S73°49'04"E	L42	58.04	S59°13'52"E	L73	32.92	S47°28'26"W	L99	43.04	S87°09'33"E	L127	31.42	N00°59'45"W
L19	16.24	S72°51'52"E	L43	39.44	N40°36'50"W	L74	28.19	N01°11'16"W	L101	49.64	S61°18'34"E	L128	77.21	N28°53'54"E
L20	81.04	N47°28'26"E	L44	59.87	N40°36'50"W	L75	22.40	N28°53'54"E	L104	51.19	S88°31'59"E	L129	191.47	N49°27'39"W
L21	7.59	N83°05'38"E	L45	64.21	S39°13'52"E	L76	115.04	N43°27'38"W	L105	108.48	N74°57'28"E	L130	42.78	N43°40'04"W
			L46	70.05	S75°42'44"E	L77	31.40	N43°40'04"W	L106	113.54	N07°27'28"E	L131	82.30	N62°20'18"W
			L47	14.98	S81°33'13"E	L78	50.88	N62°20'18"W	L107	89.44	N42°14'28"W	L132	69.57	S89°36'18"W
			L48	55.00	N85°46'48"W	L79	30.67	S89°36'18"W	L108	93.70	N88°57'29"W	L133	85.99	S73°46'05"W
			L49	130.00	N04°13'11"E	L80	102.93	S73°46'05"W	L109	40.79	S45°56'40"W	L134	64.95	S73°14'34"W

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
				C19	34.96	150.00	13°21'15"	C40	147.76	250.00	33°51'48"	C62	241.24	205.00	67°26'32"
				C20	37.91	250.00	8°41'21"	C41	158.21	125.00	72°31'08"	C63	85.81	275.00	17°52'43"
C1	77.13	75.00	58°55'26"	C21	33.75	250.00	7°44'09"	C42	249.67	105.00	136°14'27"	C64	91.94	50.00	105°21'31"
C2	50.79	75.00	38°48'09"	C22	48.65	50.00	55°44'43"	C43	35.99	105.00	19°38'12"	C65	17.38	75.00	13°16'34"
C3	195.28	75.00	149°10'59"	C23	67.72	100.00	38°48'09"	C44	29.13	125.00	13°21'15"	C66	207.58	100.00	118°56'00"
C4	96.88	300.00	18°30'12"	C24	260.37	100.00	149°10'59"	C45	12.37	225.00	3°09'03"	C67	109.94	275.00	22°54'20"
C5	144.83	200.00	41°29'25"	C25	88.81	275.00	18°30'12"	C46	87.09	45.00	110°53'28"	C68	151.84	675.00	12°53'20"
C6	157.47	700.00	12°53'20"	C26	126.72	175.00	7°7'02"	C48	34.96	275.00	7°7'02"	C69	162.93	225.00	41°29'25"
C7	99.94	250.00	22°54'20"	C27	163.09	725.00	12°53'20"	C49	28.22	225.00	7°11'12"	C70	104.96	325.00	18°30'12"
C8	155.68	75.00	118°56'00"	C28	89.95	225.00	22°54'20"	C50	89.50	45.00	113°57'29"	C71	130.19	50.00	149°10'59"
C9	23.17	100.00	13°16'34"	C29	103.79	50.00	118°56'00"	C51	18.61	275.00	3°52'38"	C72	33.86	50.00	38°48'09"
C10	137.91	75.00	105°21'31"	C30	28.96	125.00	13°16'34"	C52	40.79	175.00	13°21'15"	C73	102.84	100.00	58°55'26"
C11	83.61	300.00	17°52'43"	C31	108.89	100.00	62°23'12"	C53	149.63	55.00	155°52'39"	C74	85.74	475.00	10°20'33"
C12	211.82	180.00	67°26'32"	C32	75.00	100.00	42°58'19"	C54	144.91	175.00	47°26'39"	C75	90.26	500.00	10°20'33"
C13	28.10	198.23	8°24'35"	C33	101.41	325.00	17°52'43"	C56	76.59	175.00	25°04'30"	C76	94.77	525.00	10°20'33"
C14	212.34	125.00	97°19'43"	C34	182.40	155.00	67°25'32"	C57	118.20	200.00	33°51'48"	C77	57.57	50.00	65°58'30"
C15	164.58	110.00	85°43'27"	C36	25.43	173.23	8°24'35"	C58	127.17	85.00	85°43'27"	C78	57.57	50.00	65°58'30"
C16	132.98	225.00	33°51'48"	C37	169.87	100.00	97°19'43"	C59	122.30	150.00	46°42'52"	C79	87.44	100.00	50°05'57"
C17	188.85	150.00	72°31'08"	C38	132.56	135.00	56°15'32"	C60	132.51	150.00	50°36'51"				
C18	217.65	80.00	155°52'39"	C39	69.43	135.00	29°27'54"	C61	32.26	223.23	8°24'35"				



PLAT OF AVALON HEIGHTS FOR
JERRY HAMMER

SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

DWN BY: IKY DATE: 07/31/07

FIELD BOOK: PAGE:

BAYVIEW SURVEYING & ENGINEERING INC.

130 SHARON AVENUE, BURLINGTON, WA 98233
(360) 707-2580 FAX: (360) 757-3976 rick@bayviewse.com

SCALE: 1"= 100'

JOB NO. 2004-96