

Notes

WindSong Ranch Estates
in the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NE1/4 of the SE1/4, of Section 8, Twp. 35 N., Rng. 7 E., W.M.

1. PLAT NAME AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY 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. ROAD MAINTENANCE RESPONSIBILITIES ARE OUTLINED IN THE WINDSONG RANCH C.C.&R'S (SEE NOTE #20 BELOW). 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 DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
3. BASIS-OF-BEARINGS - ASSUMED N07°36'19"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESOURCE-NRL (RRC-NRL). (MINERAL RESOURCE OVERLAY).
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
7. 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 A SKAGIT COUNTY FIRE DISTRICT. PORTIONS OF LOTS 2 THROUGH 6 ARE NOT LOCATED WITHIN A SKAGIT COUNTY FIRE DISTRICT. SEE SHEET 4.
8. 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. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
9. WATER - WATER FOR LOT 1 WILL BE SUPPLIED BY EXISTING INDIVIDUAL WELL (TAG#44712). WATER FOR LOTS 2 THROUGH 12 WILL BE SUPPLIED BY SKAGIT COUNTY WATER DISTRICT #1. (SITE CERTIFICATION #00392). ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS; MANURE LAGOONS; SEWAGE LAGOONS; INDUSTRIAL WASTE SITES; SEA-SALT INTRUSION AREAS; CHEMICAL OR PETROLEUM STORAGE AREAS; PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL; LIVESTOCK BARN; AND LIVESTOCK FEED LOTS. FOR WELLS DRILLED AFTER 1992 ON LOTS PLATTED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
11. SCC 14.18.310(8)(g) MINIMUM SETBACK OF 20 FEET FROM A PUBLIC ROAD FOR ALL BUILDINGS WITH IN THE DEVELOPMENT. SCC 14.18.310(8)(c) NO OTHER SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UGB.
12. THE TOTAL AREA IN THIS LONG (CARO) SUBDIVISION IS 118.29 ACRES.
13. SEE OPEN SPACE PROTECTED AREA (OS-PA) EASEMENT AGREEMENT FILED IN A.F.#200804090001. ANY FUTURE DEVELOPMENT WITHIN THE AREA DESIGNATED AS OS-PA SHALL REQUIRE A CRITICAL AREAS SITE ASSESSMENT FOR THAT PORTION OF THE OS-PA WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT AREA.
14. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#121746; A.F.#216882; A.F.#527377; A.F.#751270; A.F.#61257; A.F.#8305260009; A.F.#8307280021; A.F.#8407310027; A.F.#8501210006; A.F.#8904250085; A.F.#9306160097; A.F.#9310280159; A.F.#9412220024; A.F.#200502160067; A.F.#200504280008; A.F.#200506290078; A.F.#200512140138; A.F.#200607170159; A.F.#200709210084.
15. 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.#200804090001.
16. SCHOOL IMPACT FEES WILL NEED TO BE PAID PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. FOR MAINTENANCE REQUIREMENTS FOR THE STORMWATER AND DRAINAGE FACILITIES SEE OPERATION AND MAINTENANCE MANUAL FILED IN A.F.#200804090001.
18. PARK IMPACT FEES IN THE AMOUNT OF \$100 PER LOT SHALL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMIT.
19. PER SCC 14.18.310 (5) (B) OPEN SPACE NATURAL RESOURCE LANDS (OS-NRL). THE PURPOSE OF THIS OPEN SPACE IS TO PRESERVE THE NATURAL RESOURCE LANDS WITHIN THE COUNTY BY CLUSTERING DEVELOPMENT AND LEAVING THE REMAINDER OPEN FOR RESOURCE PRODUCTION. THE OPEN SPACE WITHIN CARDS ZONED AG-NRL, IF-NRL, SF-NRL, OR RRC-NRL SHALL BE PLACED IN THIS CATEGORY, UNLESS DESIGNATED OS-PA. SUBJECT TO THE PROVISIONS OF CHAPTER 14.24 SCC. THE CRITICAL AREAS ORDINANCE. ALL OPEN SPACE DESIGNATED OS-NRL SHALL BE PLACED IN A NATURAL RESOURCE LANDS EASEMENT (NRL) WHICH RESTRICTS THE GRANTOR AND ITS HEIRS, SUCCESSORS AND ASSIGNS FROM EXERCISING RIGHTS TO USE AND SUBDIVIDE THE LAND FOR ANY AND ALL RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PURPOSES AND ACTIVITIES WHICH ARE NOT INCIDENTAL TO THE PURPOSE OF THE NLR UNTIL SUCH TIME THAT THE LAND NO LONGER HAS LONG-TERM COMMERCIAL SIGNIFICANCE FOR THE PRODUCTION OF FOOD, AGRICULTURE PRODUCTS, TIMBER OR EXTRACTION OF MINERALS. PROPERTY IS RESTRICTED TO NATURAL RESOURCE PRODUCTION AS DEFINED IN THE NLR. PROVIDED THAT IT MAY BE USED FOR THOSE USES OUTLINED IN THE UNDERLYING ZONE (EXCEPT FOR A DWELLING UNIT). IN THE CASE OF AGRICULTURE AND INDUSTRIAL FOREST LANDS, RESTRICTIONS DERIVED IN THE NLR MAY ONLY BE EXTINGUISHED UPON A DECLARATION IN A COURT OF COMPETENT JURISDICTION FINDING THAT IT IS NO LONGER POSSIBLE TO COMMERCIALLY USE THE PROPERTY FOR THE PRODUCTION OF FOOD, AGRICULTURE PRODUCTS, TIMBER, OR EXTRACTION OF MINERALS. SEE NATURAL RESOURCE LAND EASEMENT FILED IN A.F.#200804090001.
20. SEE COVENANTS, CONDITIONS, AND RESTRICTIONS FILED IN A.F.#200804090001.
21. A PORTION OF LOT 2 LIES WITHIN THE WELL PROTECTION AREA FOR SKAGIT COUNTY WATER DISTRICT #1. (STATE CERTIFICATION #00392). ANY FUTURE DEVELOPMENT ACTIVITY SHALL BE REVIEWED BY SKAGIT COUNTY HEALTH DEPARTMENT AND SKAGIT COUNTY WATER DISTRICT #1 BEFORE DEVELOPMENT APPROVAL. LOT 2 SHALL RECORD A PUBLIC WELL MITIGATION PLAN AT TIME OF DEVELOPMENT ACTIVITY.
22. WATER SERVICE FROM SKAGIT COUNTY WATER DISTRICT #1 IS AVAILABLE ONLY IN THAT PORTION OF THE PLAT LYING WITHIN THE WATER DISTRICT'S SERVICE BOUNDARIES.
23. SKAGIT COUNTY WATER DISTRICT #1 HAS ADOPTED RESOLUTION # 86-07 REGARDING PROCEDURES AND RESTRICTIONS FOR ISSUING WATER HOOK-UP PERMITS TO PROPERTY OWNERS REQUESTING ADDITIONAL SUPPLY FOR ACCESSORY DWELLING UNITS PROPOSED WITHIN THIS PLAT SHALL BE SUBJECT TO THE PROVISIONS OF RESOLUTION # 86-07 AS IT EXISTS NOW, OR AS IT MAY BE AMENDED IN THE FUTURE, OR IN THE CASE OF REPEAL, WHAT EVER ACTION REPLACES IT.
24. THE SKAGIT COUNTY WATER DISTRICT #1 PUMP STATION PROVIDES A MINIMUM SERVICE PRESSURE AT CUSTOMER METER OF 35 P.S.I. AT AN ELEVATION OF 320 FEET, (THE HIGH POINT ON WINDSONG LANE).
25. IN THE EVENT THAT THE EXISTING WELL ON LOT 1 FAILS, LOT 1 WILL BE REQUIRED TO CONNECT TO THE SKAGIT COUNTY WATER DISTRICT #1 WATER SYSTEM.

Utility Easement Note

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: SKAGIT COUNTY, SKAGIT COUNTY WATER DISTRICT #1, PUGET SOUND ENERGY, VERIZON, MILLENNIUM DIGITAL MEDIA, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING ALL ROADS, AS SHOWN HEREIN, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPLIANCES THEREFOR FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRICITY, TELEPHONE SERVICE, TELEVISION CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Legal Description

PARCEL A: 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B: THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT ALOHA LUMBER CORP. AND U.S. BANK TRUST ASSOCIATION DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREIN 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 HEREIN, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREIN, 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 ENCLOSURE OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REEULING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

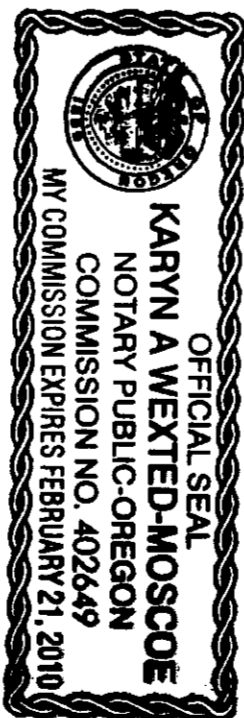
ALOHA LUMBER CORP.

U.S. BANK TRUST ASSOCIATION

Acknowledgments

STATE OF Oregon, COUNTY OF Washington Even W. Rose SIGNED THIS INSTRUMENT, ON OATH I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ray E. Wink SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF ALOHA LUMBER CORP. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE Notary Public
DATE Feb 25, 2008 APPOINTMENT EXPIRES February 21, 2010



STATE OF Oregon, COUNTY OF Multnomah
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ray E. Wink SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF U.S. BANK TRUST ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

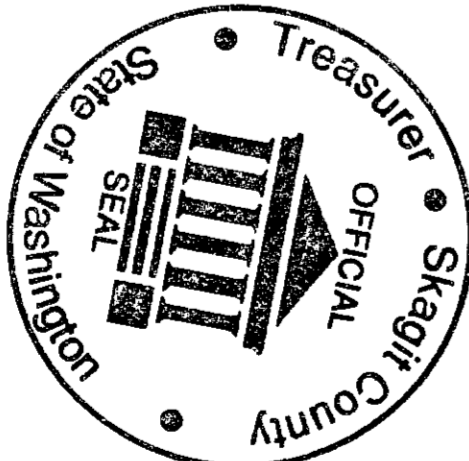
NOTARY SIGNATURE [Signature] TITLE Notary Public
DATE 2/26/08 MY APPOINTMENT EXPIRES March 6, 2011



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. AND THAT A DEPOSIT HAS BEEN MADE TO COVER ONE HALF OF THE APPROPRIATED TAXES FOR THE YEAR 2008.

Pauline Gaudin 3/21/08
SKAGIT COUNTY TREASURER DATE



Approvals

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
COUNTY HEALTH OFFICER [Signature] DATE 3/13/08
COUNTY PLANNING DIRECTOR [Signature] DATE 4/07/08
COUNTY ENGINEER [Signature] DATE 3/19/08
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS [Signature] DATE 4/8/08

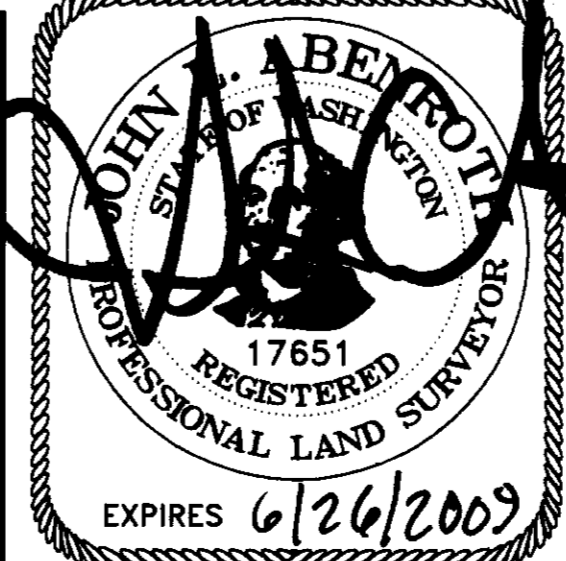
Owners/Developers

ALOHA LUMBER CORP.
10280 S.W. GREENBURG ROAD, SUITE 1150
PORTLAND, OR 97233
(503) 488-6149

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2007 at the request of Aloha Lumber Corp.

John L. Abenroth CERT#17651
Date 3/11/08



AUDITOR'S CERTIFICATE



4/9/2008 Page 1 of 4 2:47PM

J. Youngquist by [Signature]
County Auditor or Deputy Auditor

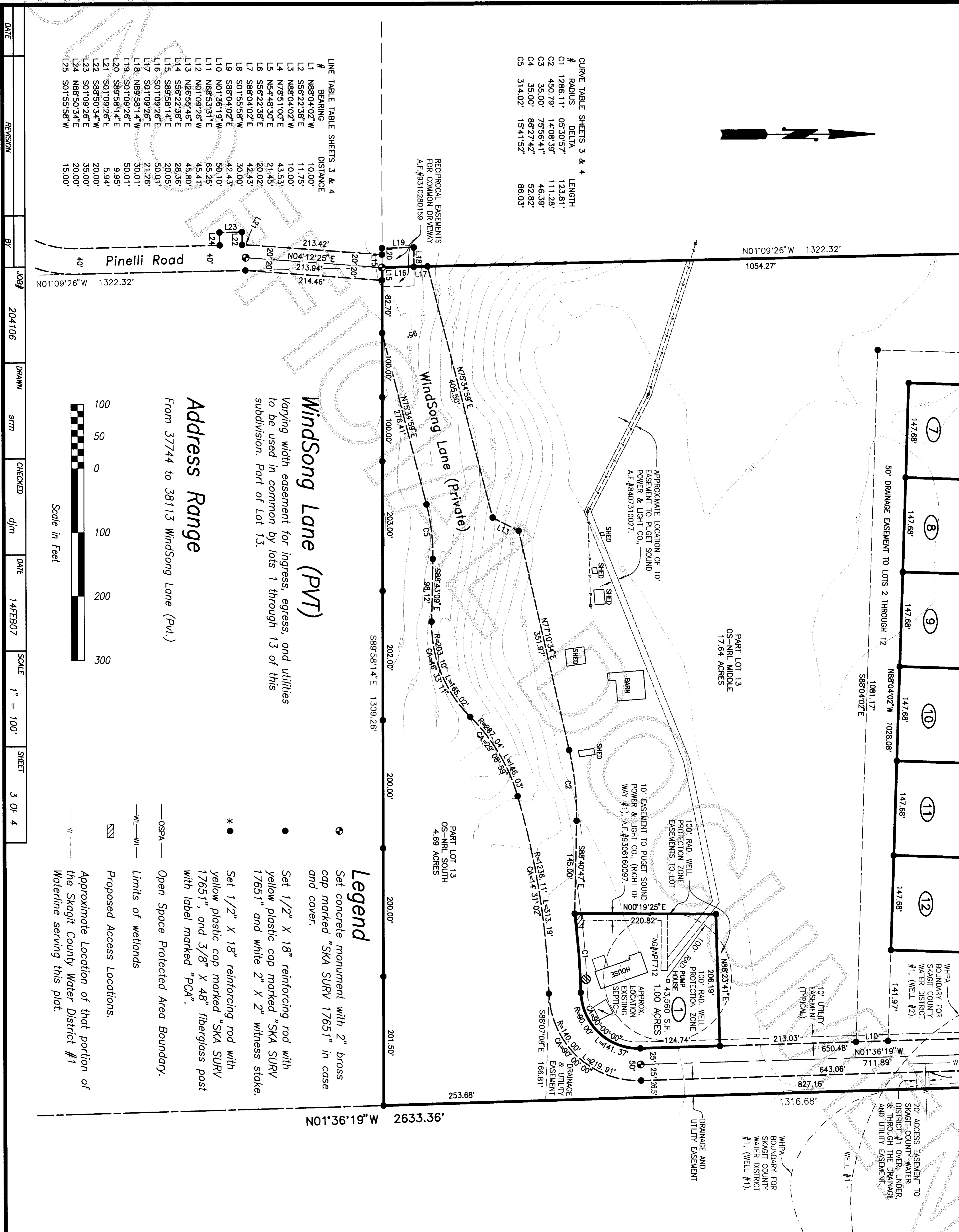


806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

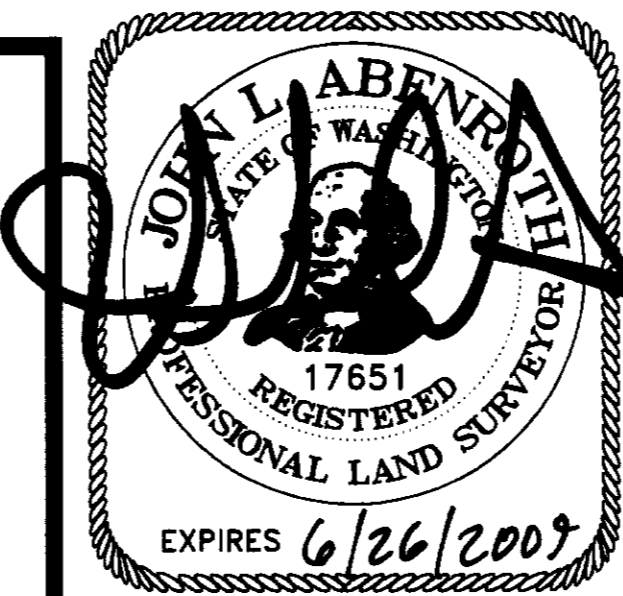


WindSong Ranch Estates

in the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NE1/4 of the SE1/4, of Section 8, Twp. 35 N., Rng. 7 E., W.M.



COPYRIGHT 2008 SKAGIT SURVEYORS, INC.



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2007 at the request of Aloha Lumber Corp.

John L. Abenroth CERT#17651
Date 3/11/08

AUDITOR'S CERTIFICATE



200804090083
Skagit County Auditor

4/9/2008 Page 3 of 4 2:47PM

J. Youngquist
County Auditor or Deputy Auditor

WindSong Ranch Estates
in the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NE1/4 of the SE1/4,
of Section 8, Twp. 35 N., Rng. 7 E., W.M.

CURVE TABLE SHEETS 3 & 4

#	RADIUS	DELTA	LENGTH
C1	1286.11'	05°30'57"	123.81'
C2	399.02'	15°41'52"	109.32'
C3	35.00'	75°56'41"	46.39'
C4	35.00'	86°27'42"	52.82'
C5	314.02'	15°41'52"	86.03'

LINE TABLE SHEETS 3 & 4

#	BEARING	DISTANCE
L1	N88°04'02"W	10.00'
L2	S56°22'36"E	11.75'
L3	N88°04'02"W	10.00'
L4	N78°51'00"E	43.53'
L5	N54°48'30"E	21.45'
L6	S56°22'36"E	20.02'
L7	S88°04'02"E	42.43'
L8	S01°55'58"W	30.00'
L9	S88°04'02"E	42.43'
L10	N01°36'19"W	50.10'
L11	N68°53'31"E	65.25'
L12	N01°09'26"W	45.41'
L13	N26°55'46"E	45.89'
L14	S56°22'36"E	28.36'
L15	S89°58'14"E	20.05'
L16	S01°09'26"E	50.01'
L17	S01°09'26"E	21.26'
L18	N89°58'14"W	30.01'
L19	S01°09'26"E	50.01'
L20	S89°58'14"E	9.95'
L21	S01°09'26"E	5.94'
L22	S88°50'34"W	20.00'
L23	S01°09'26"E	35.00'
L24	N88°50'34"E	20.00'
L25	S01°55'58"W	15.00'

Legend

Set concrete monument with 2" brass cap marked "SKA SURV 17651" in case and cover.

Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake.

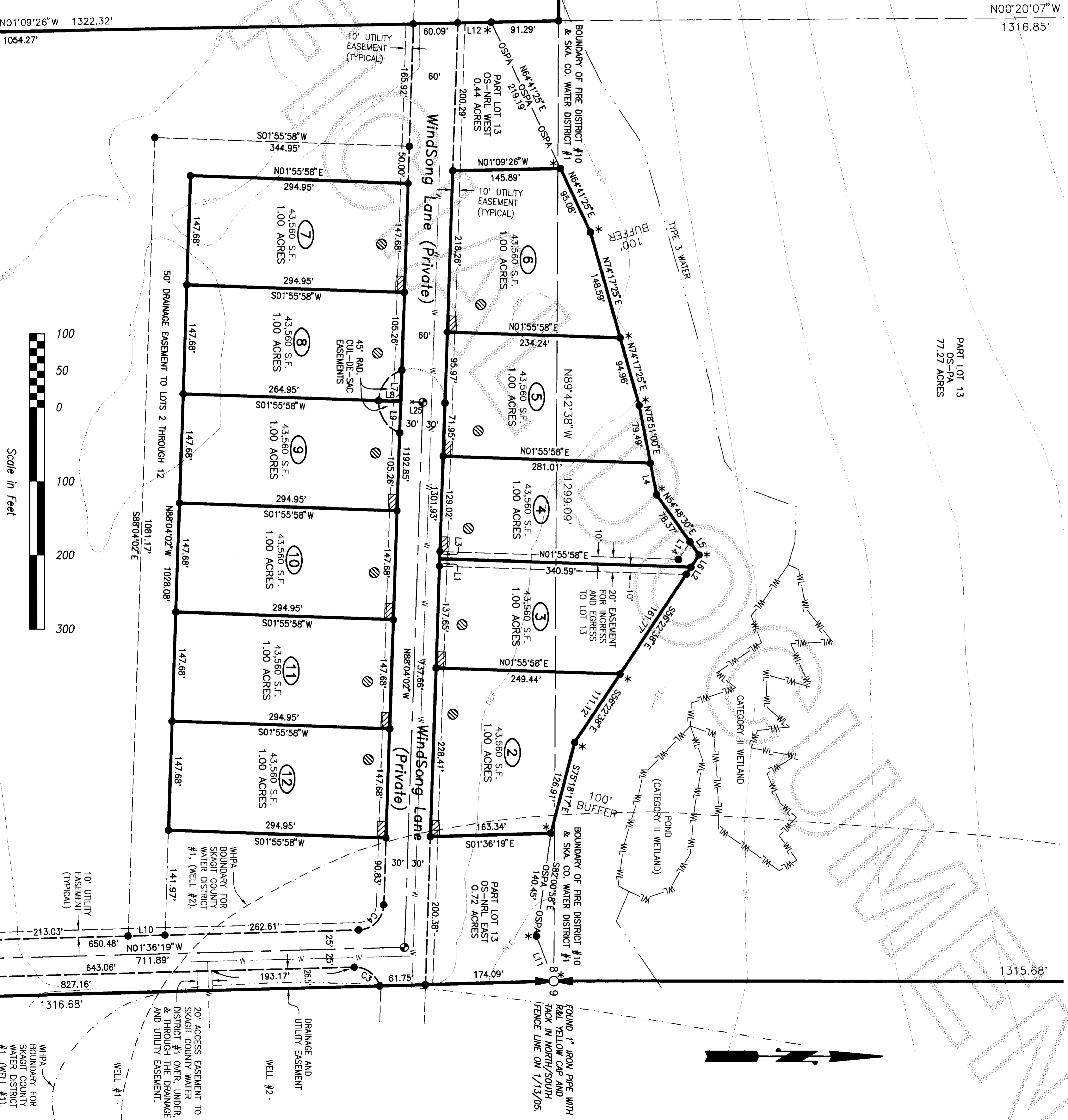
Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651", and 3/8" X 48" fiberglass post with label marked "PCA".

OSPA — Open Space Protected Area Boundary.

WL — Limits of wetlands

Proposed Access Locations.

Approximate Location of that portion of the Skagit County Water District #1 Waterline serving this plot.



AUDITOR'S CERTIFICATE



200804090083
Skagit County Auditor

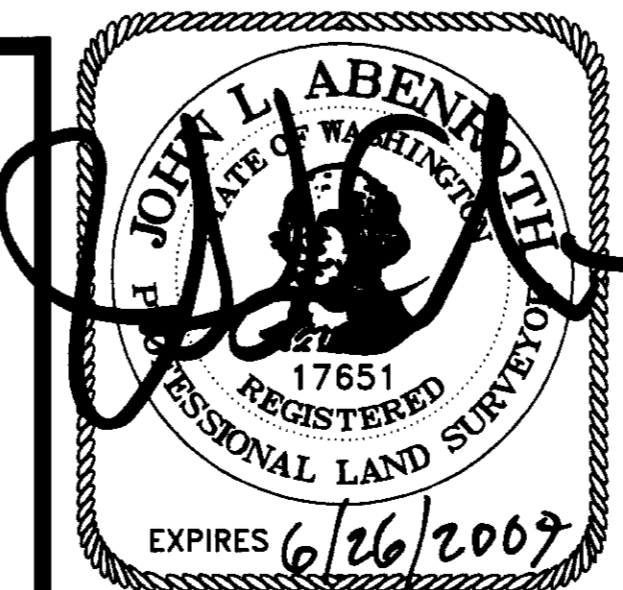
4/9/2008 Page 4 of 4 2:47PM

J. Youngquist (80)
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2007 at the request of Aloha Lumber Corp.

John L. Abenroth CERT#17651
Date 3/11/08



COPYRIGHT 2008 SKAGIT SURVEYORS, INC.



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658