

AUDITOR'S CERTIFICATE

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

200807220039

Skagit County Auditor

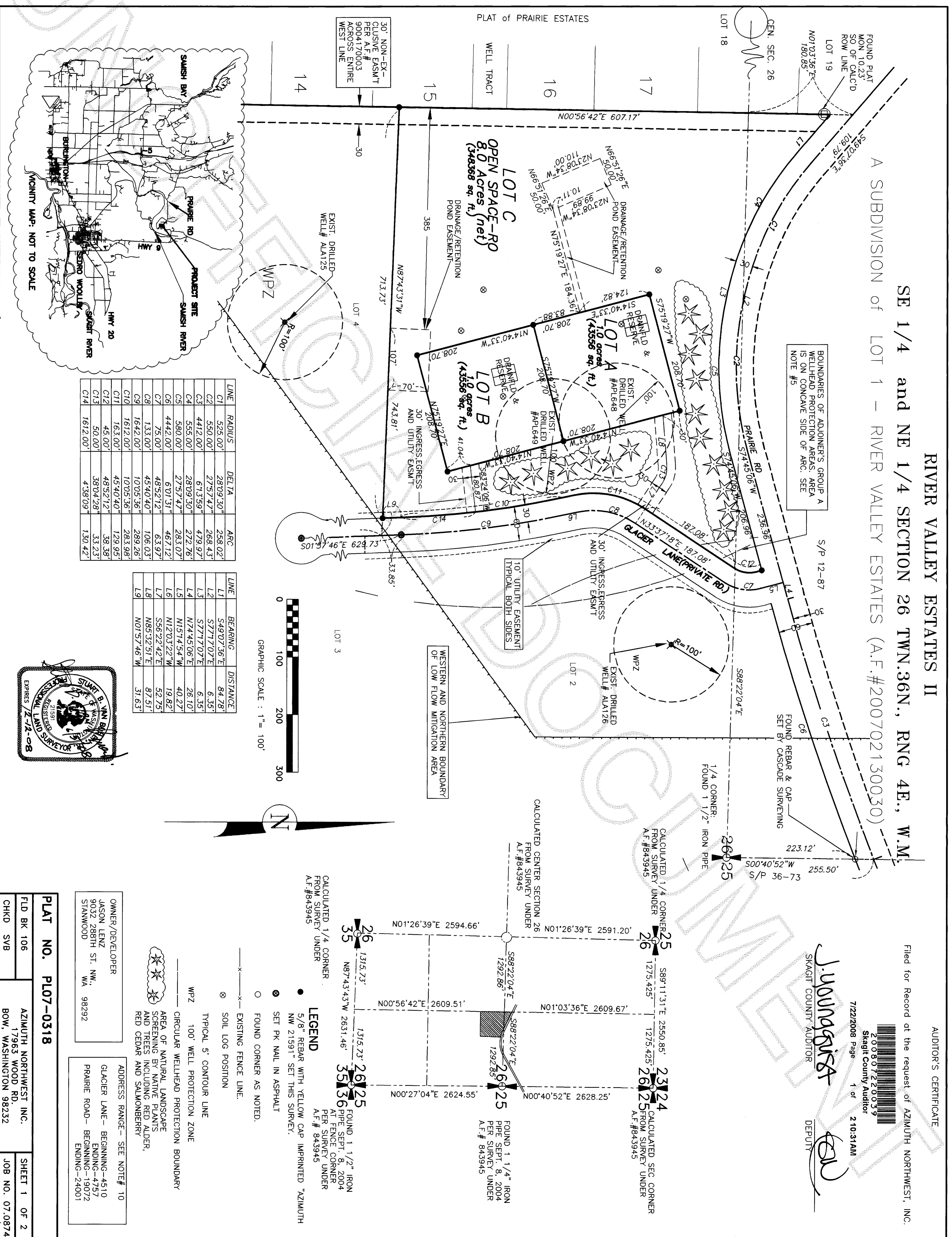
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J. Youngquist
SKAGIT COUNTY AUDITOR

DEPUTY

RIVER VALLEY ESTATES II
A SUBDIVISION of LOT 1 - RIVER VALLEY ESTATES (A.F.#200702130030)

SE 1/4 and NE 1/4 SECTION 26 TWN.36N., RNG 4E., W.M.

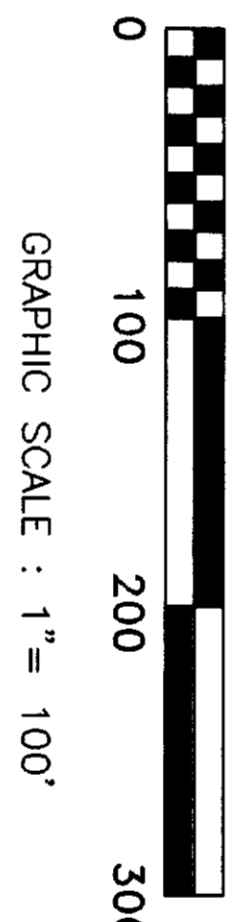


BOUNDARIES OF ADJOINER'S GROUP A WELLHEAD PROTECTION AREAS. AREA IS ON CONCAVE SIDE OF ARC. SEE NOTE #5

30' NON-EX-CLUSIVE EASMT PER A.F.# 9004170003 ACROSS ENTIRE WEST LINE

LINE	RADIUS	DELTA	ARC
C1	525.00'	2809.30"	258.02'
C2	550.00'	2757.47"	268.43'
C3	4412.00'	6713.59"	479.97'
C4	555.00'	2809.30"	272.76'
C5	580.00'	2757.47"	283.07'
C6	4442.00'	6707.31"	467.12'
C7	75.00'	4852.12"	63.97'
C8	133.00'	4540.40"	106.03'
C9	1642.00'	1005.36"	289.26'
C10	1612.00'	1005.36"	283.98'
C11	163.00'	4540.40"	129.95'
C12	45.00'	4852.12"	38.38'
C13	50.00'	3804.28"	33.23'
C14	1612.00'	438.09"	130.42'

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	N1°14'54"W	40.27'
L6	N12°03'22"W	19.82'
L7	S86°22'42"E	52.75'
L8	N85°32'51"E	87.51'
L9	N01°57'46"W	31.63'



GRAPHIC SCALE : 1" = 100'



LEGEND
 ● 5/8" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY. A.F.# 843945
 ○ SET PK NAIL IN ASPHALT
 ○ FOUND CORNER AS NOTED.
 ○ FOUND CORNER

OWNER/DEVELOPER
 JASON LENZ ST. NW.,
 9032 288TH ST. NW.,
 STANWOOD WA 98292

ADDRESS RANGE - SEE NOTE # 10
 GLACIER LANE - BEGINNING - 4510
 PRAIRIE ROAD - BEGINNING - 19072
 ENDING - 24001

PLAT NO. P107-0318	AZIMUTH NORTHWEST INC.	SHEET 1 OF 2
FLD BK 106	17963 WOOD RD.	JOB NO. 07.0874
CHKD SVB	BOW, WASHINGTON 98232	

LEGAL DESCRIPTION

LOT 1, "PLAT OF RIVER VALLEY ESTATES," (Long Plat No. PLO7-0201), AS RECORDED FEBRUARY 13, 2007, UNDER A.F.#200702130030, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT OF WAY, COVENANTS AND CONDITIONS OF RECORD.

SE 1/4 and NE 1/4 SECTION 26 TWN.36N., RNG 4E., W.M.

RIVER VALLEY ESTATES II

- 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 NAME, NUMBER, AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 3. COMPREHENSIVE PLAN - RURAL RESERVE ZONING DESIGNATION - RURAL RESERVE.
 4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.

5. WATER: WATER IS SUPPLIED BY INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL. THE 100 WPZ 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.

THE OWNERS OF LOTS A, B, AND C, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AGREE AND COVENANT THAT THEY WILL NOT CONSTRUCT, MAINTAIN OR SUFFER TO BE CONSTRUCTED OR MAINTAINED UPON THE SAID LAND OF THE GREATOR AND WITHIN 100 FEET OF THE WELL HEREIN SHOWN ON LOTS A AND B, SO LONG AS THE SAME IS OPERATED TO FURNISH WATER FOR DOMESTIC CONSUMPTION, ANY POTENTIAL SOURCE OF CONTAMINATION, SUCH AS SEPTIC TANKS AND DRAINFIELDS, SEWER LINES, UNDERGROUND STORAGE TANKS, ROADS, RAILROAD TRACKS, VEHICLES, BARN, FEED STATIONS, GRAZING ANIMALS, ENCLOSURES FOR MAINTAINING FOWL OR ANIMAL MANURE, LIQUID OR DRY CHEMICAL STORAGE, HERBICIDES, INSECTICIDES, HAZARDOUS WASTE, OR GARBAGE OF ANY KIND OR DESCRIPTION.

ARSENIC LEVELS HAVE BEEN NOTED BELOW CURRENT MCL, BUT ABOVE RECOGNIZED EPA MAXIMUM CONTAMINATE LEVEL. WELLS MAY REQUIRE TREATMENT IN THE FUTURE.

- THIS PROPERTY IS OVERLAIN BY THE WELHEAD PROTECTION AREAS OF PRAIRIE ACRES WATER SYSTEM (ID#89157) AND PRAIRIE ESTATES WATER SYSTEM (ID#30984).
- THE OWNERS WITHIN THIS SHORT 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 INJURE THE ACQUIFER 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. BASIS OF BEARING: LONG PLAT NO. 05-0201 RECORDED UNDER AUDITOR'S FILE NO. 200702130030
 7. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
 8. LEGAL DESCRIPTION TAKEN FROM SUBDIVISION GUARANTEE ORDER # 129039-PW BY LAND TITLE CO.
 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 NO: P#125887
12. SEE DRAINAGE REPORT PREPARED BY RAVNIK AND ASSOC.
13. OWNER OF RECORD: JASON LENZ
9032 288TH ST NW, STANWOOD, WA, 98292
14. NO BUILDING SETBACKS ALONG INTERIOR BOUNDARIES ARE REQUIRED IN THIS GARD EXCEPT THAT FIRE SEPARATION MAY BE ESTABLISHED BY PRIVATE COVENANT A MINIMUM SETBACK OF 20 FEET IS REQUIRED FROM A PUBLIC ROAD.
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 AF# 200807220040
16. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
17. LOT C IS DESIGNATED OPEN SPACE RURAL OPEN (OS-RO) AND SHALL BE MAINTAINED BY THE OWNERS, HEIRS, AND ASSIGNS OF LOT C AND SHALL REMAIN IN SUCH DESIGNATION UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT. USES ALLOWED IN OS-RO ARE THE SAME AS USES ALLOWED IN OPEN SPACE-RECREATIONAL AMENITIES (OS-RA). USES ALLOWED INCLUDE HOBBY FARMS, GREENBELTS, TRAILS OR ANY OTHER RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING. SEE ADDITIONAL REQUIREMENTS IN SCC 14.18.310-(5) (D)(e).
18. A \$100 PARK DONATION FEE SHALL BE PAID FOR EACH LOT IN THIS SUBDIVISION AT THE TIME OF BUILDING PERMIT APPLICATION.
19. SEE ROAD MAINTENANCE AGREEMENT FILED UNDER A.F.# 200807220042.

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 THERETO 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.

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 9th DAY OF JUNE 2008
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JASON LENZ, A MARRIED MAN, AS HIS SEPARATE ESTATE TO ME, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Colleen Van Buren
COLLEEN VAN BUREN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 9, 2010

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200807220039
Skagit County Auditor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JASON 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 HEREOF, 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.

Jason Lenz
JASON LENZ

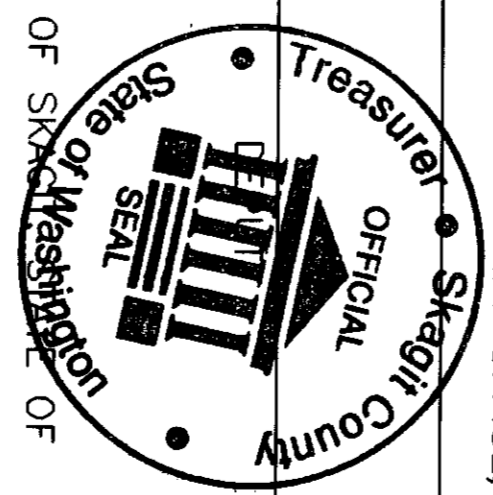
COVENANTS, CONDITIONS AND RESTRICTIONS

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF RIVER VALLEY ESTATES ARE FILED WITH THE SKAGIT COUNTY AUDITOR AS A.F.# 200807220041

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 2009

Daniel J. Jurek
DANIEL J. JUREK
SKAGIT COUNTY TREASURER



APPROVALS

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, WASHINGTON.

William D. ... DATE 7/7/08
COUNTY HEALTH OFFICER

Bill Jurek DATE 7/18/08
COUNTY PLANNING DIRECTOR

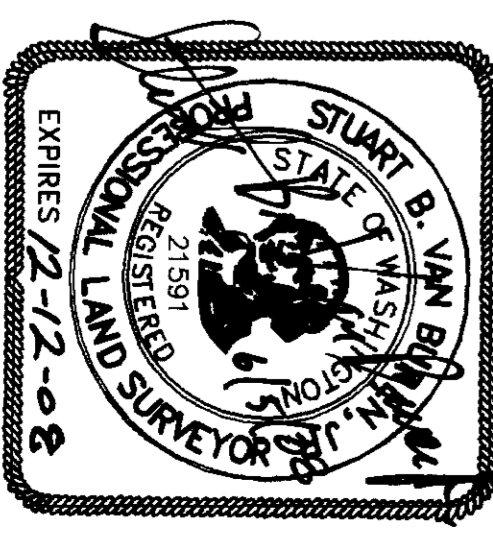
S. Lally DATE 6-16-08
COUNTY ENGINEER

Dina Mumba DATE 6-22-08
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, STUART B. VAN BUREN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF RIVER VALLEY ESTATES II 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., PLS.
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 21591



PLAT NO. PLO7-0318	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232	SHEET 2 OF 2
FLD BK 106		JOB NO. 07.0874
CHKD SVB		