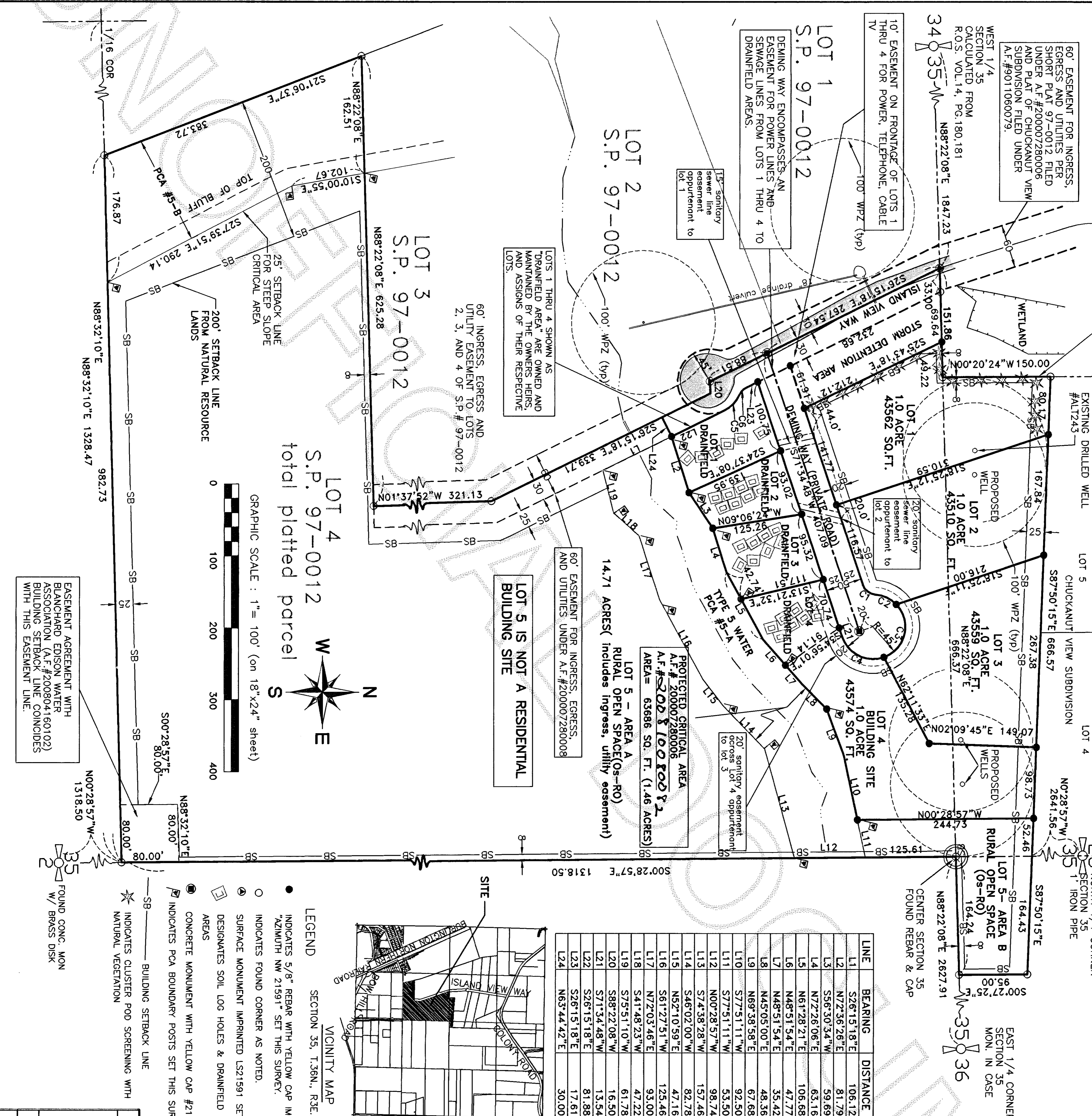


PLAT OF ISLAND VIEW COURT

NATURAL VEGETATION SHALL BE USED TO PROVIDE SCREENING OF CLUSTER POD ALONG THE NORTHERN AND WESTERN BOUNDARY OF LOT 1.



AUDITOR'S CERTIFICATE

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

200810080078
Skagit County Auditor

10/8/2008 Page 1 of 2 2:37PM

Stangor
SKAGIT COUNTY CLERK

Deputy
Deputy

LINE	RADIUS	DELTA	ARC
C1	20.00	67°22'48"	23.52
C2	45.00	41°46'28"	32.81
C3	45.00	114°22'59"	89.83
C4	45.00	91°13'41"	71.65
C5	45.00	39°42'55"	31.19
C6	20.00	39°42'55"	13.86

ADDRESS RANGE	BEGINNING RANGE--	ENDING RANGE--
ROAD NAME	5200	5421
ISLAND VIEW WAY	16358	16438
DEMING WAY		

LINE	BEARING	DISTANCE
L1	S26°15'18"E	106.12
L2	N72°36'26"E	81.79
L3	S56°30'34"W	59.69
L4	N72°26'06"E	63.16
L5	N61°28'21"E	106.68
L6	N48°51'54"E	47.77
L7	N48°51'54"E	35.42
L8	N45°05'00"E	48.36
L9	N69°38'58"E	67.68
L10	S77°51'11"W	92.50
L11	S77°51'11"W	53.50
L12	N00°28'57"W	98.74
L13	S74°38'28"W	157.46
L14	S46°02'00"W	82.76
L15	N52°10'59"E	47.16
L16	S61°27'51"W	125.46
L17	N72°03'46"E	93.00
L18	S41°48'23"W	47.22
L19	S75°51'10"W	61.78
L20	S88°22'08"W	16.50
L21	S71°34'48"W	13.54
L22	S26°15'18"E	81.88
L23	S26°15'18"E	17.61
L24	N65°44'42"E	30.00

LOT AND OPEN SPACE AREAS:

TOTAL AREA PLATTED: 24.31 ACRES (1059094 SQ. FT.)

STORM DETENTION EASEMENT: 13877 SQ. FT.

LOT 1 BUILDING SITE: 1.0 ACRES (43562 SQ. FT.)

LOT 1 DRAINFIELD SITE: 12086 SQ. FT.

LOT 1 TOTAL AREA: 1.0 ACRES (43562 SQ. FT.)

LOT 2 BUILDING SITE: 1.0 ACRES (43510 SQ. FT.)

LOT 2 DRAINFIELD SITE: 9876 SQ. FT.

LOT 2 TOTAL AREA: 1.22 ACRES (53396 SQ. FT.)

LOT 3 BUILDING SITE: 1.00 ACRES (43358 SQ. FT.)

LOT 3 DRAINFIELD SITE: 12272 SQ. FT.)

LOT 3 TOTAL AREA: 1.28 ACRES (55630 SQ. FT.)

LOT 4 BUILDING SITE: 1.00 ACRES (43574 SQ. FT.)

LOT 4 DRAINFIELD SITE: 9533 SQ. FT.

LOT 4 TOTAL AREA: 1.22 ACRES (53107 SQ. FT.)

LOT 5 PCA #5-A: 1.46 ACRES (63686 SQ. FT.)

LOT 5 PCA #5-B: 1.31 ACRES (56879 SQ. FT.)

LOT 5 OPEN SPACE A: 14.71 ACRES (640940 SQ. FT.)

LOT 5 OPEN SPACE B: 0.67 ACRES (28972 SQ. FT.)

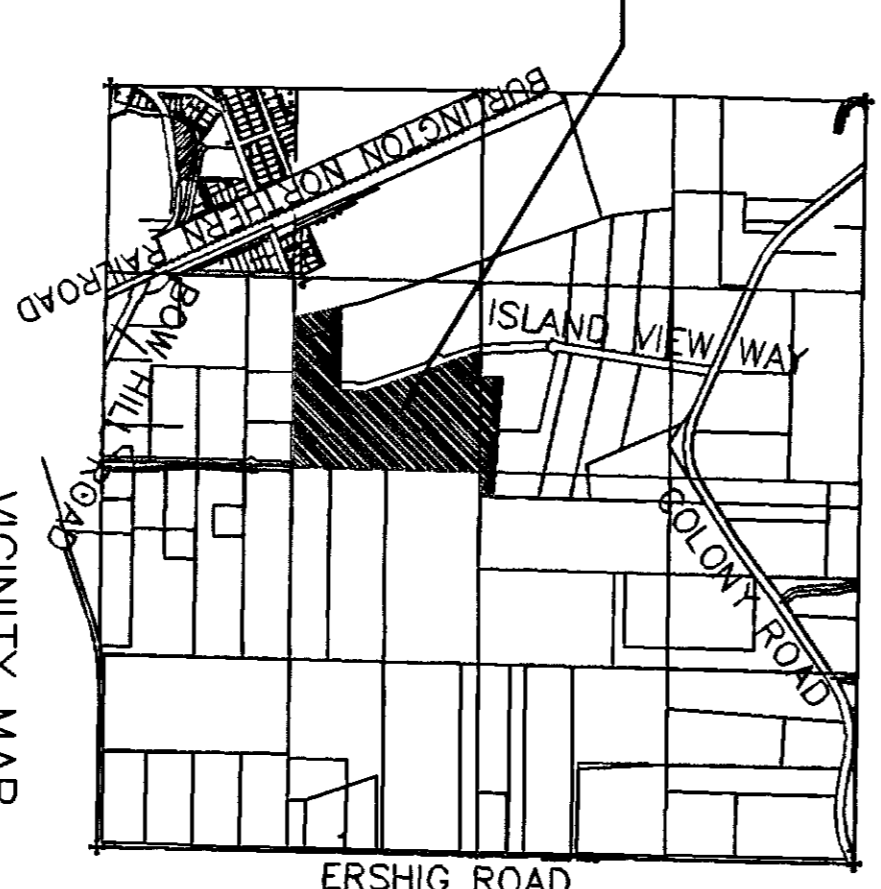
LOT 5 TOTAL AREA: 18.15 ACRES (790477 SQ. FT.)

COMMON AREAS:

STORM DETENTION AREA: 0.32 ACRES (13878 SQ. FT.)

DEMING WAY: 0.54 ACRES (23427 SQ. FT.)

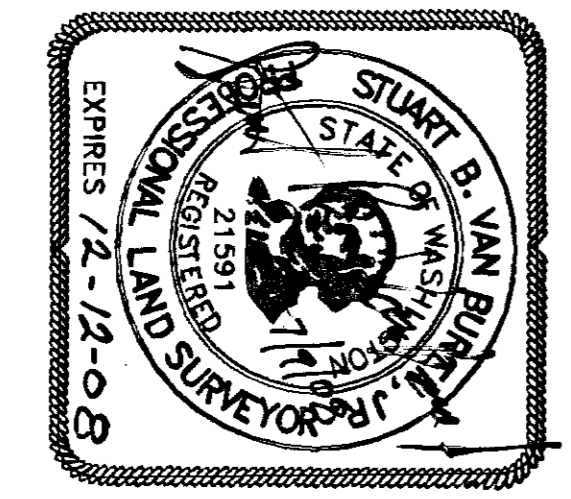
ISLAND VIEW WAY: 0.306 ACRES (13339 SQ. FT.)



LEGEND

SECTION 35, T.36N., R.3E., W.M.

- INDICATES 5/8" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
- INDICATES FOUND CORNER AS NOTED.
- SURFACE MONUMENT IMPRINTED L521591 SET.
- DESIGNATES SOIL LOG HOLES & DRAINFIELD MOUND SYSTEM AREAS
- CONCRETE MONUMENT WITH YELLOW CAP #21591 SET.
- INDICATES PCA BOUNDARY POSTS SET THIS SURVEY
- BUILDING SETBACK LINE
- INDICATES CLUSTER POD SCREENING WITH NATURAL VEGETATION
- FOUND CONC. MON W/ BRASS DISK



LONG PLAT (CARD) #PL 05-0906

SURVEY IN NE, NW, & SW QUARTER SECTION 35, TWN 36N., RNG 3E., W.M.

E.C. DEMING TRUST

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

FLD BK 33
CHKD SVB

SHEET 1 OF 2
JOB NO. 03.0695

LEGAL DESCRIPTION

LOT 4, SHORT PLAT NO. 97-0012, APPROVED JULY 27, 2000 AND RECORDED JULY 28, 2000, UNDER AUDITOR'S FILE NO. 200007280006, AND BEING A PORTION OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS A STRIP OF LAND SIXTY (60) FEET IN WIDTH OVER LOTS 5 AND 6 OF SAID PLAT OF CHUCKANUT VIEW SUBDIVISION, AS DISCLOSED AND RESERVED IN INSTRUMENT RECORDED NOVEMBER 6, 1990 UNDER AUDITOR'S FILE NO. 9011060079 AND AS SHOWN ON THE FACE OF SAID PLAT. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION - RURAL RESERVE.
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.
5. WATER: WATER IS SUPPLIED BY AN INDIVIDUAL WATER SYSTEM. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL. THE 100 HPZ 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, BECAUSE OF THE PROXIMITY OF WELL PARTS, INTERFERENCE TESTING BY A LICENSED HYDRO-GEOLOGIST OR WELL DRILLER MAY BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. LOT OWNERS SHALL COOPERATE WITH ADJACENTERS TO MINIMIZE OR MITIGATE INTERFERENCE.
WELL PROTECTION ZONE EASEMENTS: LOT 1 GRANTS TO LOT 2, LOT 2 GRANTS TO LOT 1, LOT 3 GRANTS TO LOT 4, AND LOT 4 GRANTS TO LOT 3 A CIRCULAR WELL PROTECTION EASEMENT EXISTING, PROPOSED, OR FUTURE POSITION OF ANY WELL DEVELOPED ON LOTS 1 THRU 4.
LOT 5 IS ADJACENT TO A GROUP A WELLSHEAD PROTECTION ZONE FOR BLANCHARD EDISON WATER ASSOCIATION (ID#07450) AND BEFORE ANY FUTURE DEVELOPMENT ACTIVITY OCCURS, APPLICANT SHALL CONTACT BLANCHARD EDISON WATER ASSOCIATION AND SKAGIT COUNTY HEALTH DEPARTMENT FOR PRIOR REVIEW APPROVAL TO DETERMINE IF ANY MITIGATION MEASURES ARE REQUIRED.
6. BASIS OF BEARING: SEE SHORT PLAT NO. 97-0012 RECORDED ON JULY 28, 2000 UNDER AUDITOR'S FILE NO. 200007280006. ALSO SEE SECTION SUBDIVISION IN SAID SHORT PLAT.
7. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
8. LEGAL DESCRIPTION TAKEN FROM SUBDIVISION GUARANTEE OF LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NUMBER 119509-P.
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. NO BUILDING SETBACKS ON INTERIOR BOUNDARIES ARE REQUIRED IN A LONG CARD EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BOUNDARIES. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT. SETBACKS FROM EXTERIOR PARENT PARCEL BOUNDARY ARE AS SHOWN ON SHEET 1.
12. SKAGIT COUNTY TAX PARCEL NOS. 119961 AND 46674.
13. SEE DRAINAGE REPORT ON FILE WITH THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
14. SEE HYDROGEOLOGIST REPORT ON FILE WITH THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
15. ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 200010080081.
16. SEE CRITICAL AREAS REPORT ON FILE WITH SKAGIT COUNTY. A PROTECTED CRITICAL AREA EASEMENT IS RECORDED UNDER A.F.# 200010080081.
17. OWNER OF RECORD IS THE E.C. DEMING TRUST, JOHN G. DEMING, TRUSTEE, 5347 CASA GRANDE ROAD, PARADISE, CA 95969.
18. 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 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.

PLAT of ISLAND VIEW COURT

NOTES continued

- 19. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
20. 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 AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.# 200010080079.
21. PARK IMPACT FEES OF \$100 SHALL BE PAID BY EACH INDIVIDUAL LOT OWNER AT THE TIME OF BUILDING PERMIT APPLICATION.
22. TOTAL PLATTED ACREAGE: 24.31 ACRES.
23. 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 TO AREA HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND OOR. 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 RESPONSIBILITIES, 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.
24. LOT 5 WILL NOT BE A RESIDENTIAL BUILDING SITE THEREFORE EXEMPTING THE FIRE FLOW REQUIREMENT PER SKAGIT COUNTY COORDINATED WATER SYSTEM PLAN.
25. LOT 5 IS DESIGNATED OPEN SPACE RURAL OPEN (OS-RO) AND SHALL BE MAINTAINED BY THE OWNERS, HEIRS, AND ASSIGNS OF LOT 5 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).
26. AN IMPACT FEE FOR SCHOOLS AS REQUIRED BY THE CAPITAL FACILITIES PLAN FOR THE BURLINGTON EDISON SCHOOL DISTRICT WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT ISSUANCE.
DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT JOHN G. DEMING AS TRUSTEE OF THE E.C. DEMING TRUST 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 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.
UTILITY EASEMENT
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, VERIZON, WAVE BROADBAND 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 AND SPACES 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.
COVENANTS, CONDITIONS AND RESTRICTIONS
THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF ISLAND VIEW COURT ARE FILED WITH THE SKAGIT COUNTY AUDITOR AS A.F.# 200010080081.
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS LONG CARD 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 LONG CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 352-120-WAC.
STUART B. VANBUREN, JR., P.L.S. DATE: 8/12/08
CERTIFICATE NO. 21591
AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA 98232
PHONE: 360-724-7326

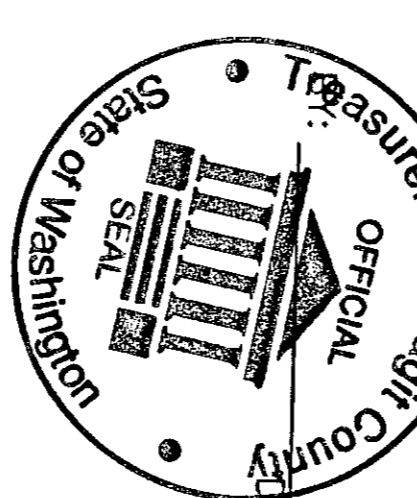
AUDITOR'S CERTIFICATE
Filed for Record at the request of AZIMUTH NORTHWEST, INC.
200810080078
Skagit County Auditor
10/9/2008 Page 2 of 2 2:37PM
SKAGIT COUNTY AUDITOR
DEPUTY

CONSENT
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS LONG CARD SUBDIVISION IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.
E. C. DEMING TRUST
BY: John G. Deming, Trustee
ACKNOWLEDGMENT
STATE OF Washington)
COUNTY OF Skagit) SS:

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN G. DEMING IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE OF THE E. C. DEMING TRUST, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
COLLEEN VAN BUREN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES OCTOBER 3, 2010
10-9-10

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2009.
John G. Deming
Skagit County Treasurer



APPROVALS
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
THE WITHIN AND FOREGOING LONG CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 14.16 AND 14.18 THIS 9/12/08 DAY OF September 2008.
COUNTY ENGINEER

THE WITHIN AND FOREGOING LONG CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 8/12/08 DAY OF August 2008.
SKAGIT COUNTY HEALTH OFFICER

LONG PLAT (CARD) #PL 05-0906
SURVEY IN NE, NW, & SW QUARTER SECTION 35, TWN 36N., RNG 3E., W.M. FOR E.C. DEMING TRUST
FLD BK 33
CHKD SVB
AZIMUTH NORTHWEST INC.
17963 WOOD RD.
BOW, WASHINGTON 98232
SHEET 2 OF 2
JOB NO. 03.0695

