

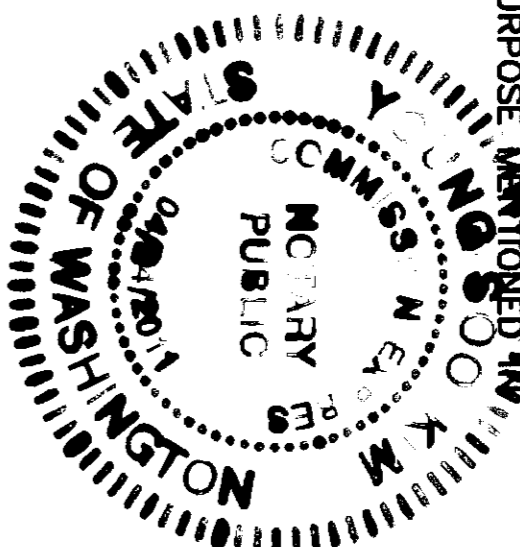


200906100089  
Skegit County Auditor

6/10/2009 Page 2 of 6 3:39PM

## REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VICTOR L. BENSON  
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON  
ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED  
THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND  
ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE  
BENSON FAMILY TRUST. TO BE THE FREE AND  
VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN  
THE INSTRUMENT.  
DATED: 6/24/2009  
SIGNATURE: Victor L. Benson  
(PRINT NAME) Victor L. Benson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon, WA 98274  
MY APPOINTMENT EXPIRES 4/24/2011



## REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James E.  
Benson, Jr. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON  
ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED  
THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND  
ACKNOWLEDGED IT AS THE President OF  
Summit Bank. TO BE THE FREE AND  
VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN  
THE INSTRUMENT.  
DATED: 6-24-09  
SIGNATURE: James E. Benson  
(PRINT NAME) James E. Benson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mt Vernon  
MY APPOINTMENT EXPIRES 7/8/109

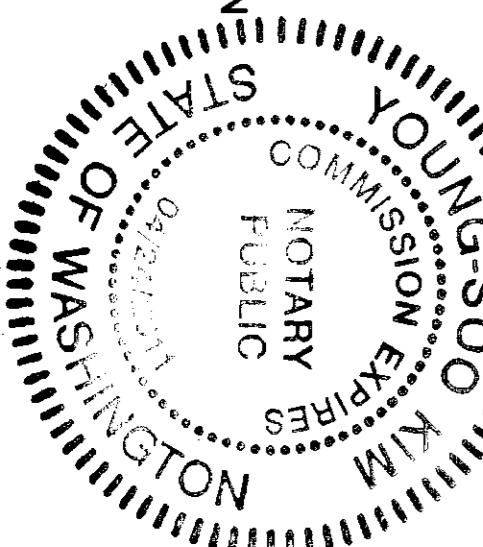
## REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED  
THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND  
ACKNOWLEDGED IT AS THE TO BE THE FREE AND  
VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN  
THE INSTRUMENT.  
DATED:  
SIGNATURE:  
(PRINT NAME):  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT  
MY APPOINTMENT EXPIRES

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD MOE  
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID  
PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND  
ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE  
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 6/16/09  
SIGNATURE: Donald Moe  
(PRINT NAME) Donald Moe  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon, WA 98274  
MY APPOINTMENT EXPIRES 4/24/2011

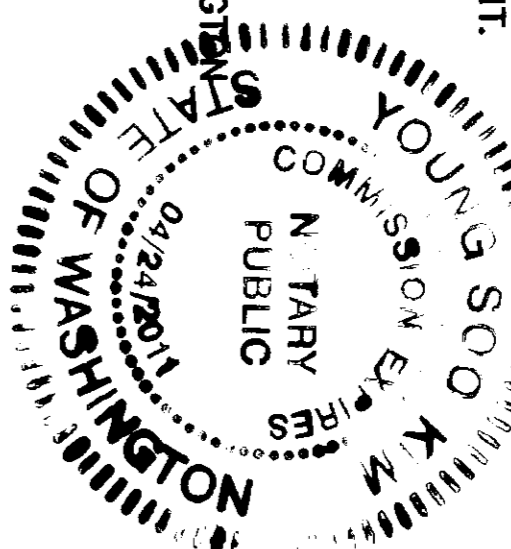
## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD MOE  
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID  
PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND  
ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE  
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 6/16/09  
SIGNATURE: Donald Moe  
(PRINT NAME) Donald Moe  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon, WA 98274  
MY APPOINTMENT EXPIRES 4/24/2011



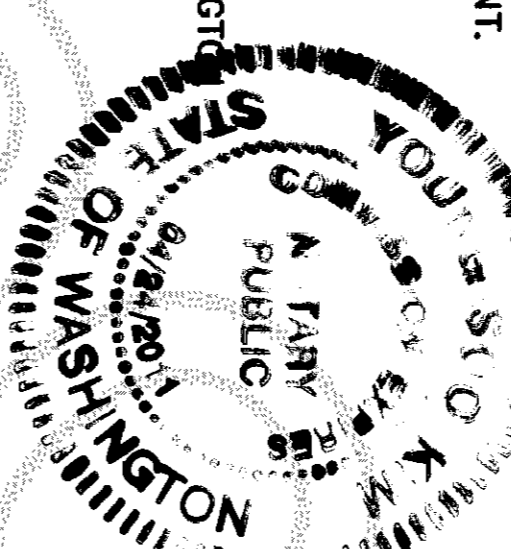
## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VICTOR L. BENSON  
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID  
PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND  
ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE  
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 6/24/2009  
SIGNATURE: Victor L. Benson  
(PRINT NAME) Victor L. Benson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon, WA 98274  
MY APPOINTMENT EXPIRES 4/24/2011



## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LINDA C. BENSON  
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID  
PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND  
ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE  
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 6/24/2009  
SIGNATURE: Linda C. Benson  
(PRINT NAME) Linda C. Benson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon, WA 98274  
MY APPOINTMENT EXPIRES 4/24/2011

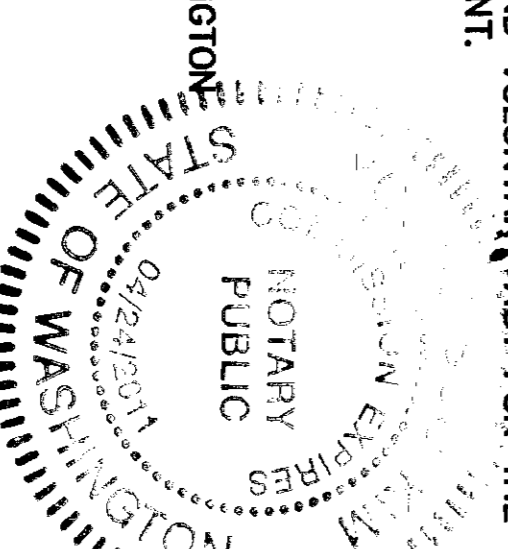


## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL P. AIKEN  
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID  
PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND  
ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE  
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 6-8-2009  
SIGNATURE: Michael P. Aiken  
(PRINT NAME) Michael P. Aiken  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon, WA 98274  
MY APPOINTMENT EXPIRES 4/14/2009

## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ERIN MOE  
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID  
PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND  
ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE  
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 6/16/09  
SIGNATURE: Erin Moe  
(PRINT NAME) Erin Moe  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon, WA 98274  
MY APPOINTMENT EXPIRES 4/24/2011

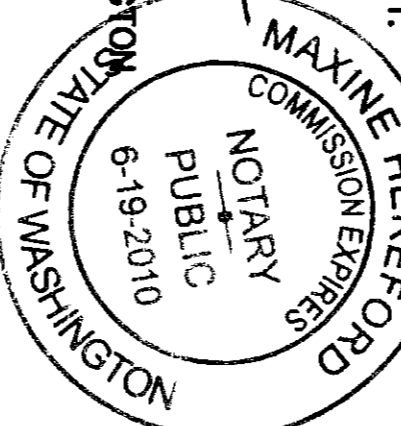
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

DECLARATION  
WE, THE UNDERSIGNED OWNER(S), HEREBY  
DECLARE THIS PLAT WAS MADE WITH OUR  
FREE CONSENT AND IN ACCORDANCE WITH  
OUR WISHES.

Victor L. Benson  
Linda C. Benson  
Michael P. Aiken  
Marcia A. Rollins  
Donald Moe  
Erin Moe  
David A. Wells  
Summit Bank

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID A. WELLS  
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID  
PERSON(S) ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND  
ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE  
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 6/25/09  
SIGNATURE: David A. Wells  
(PRINT NAME) David A. Wells  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon, WA 98274  
MY APPOINTMENT EXPIRES 6/19/2010



## DEDICATION

KNOW ALL MEN THAT BY THESE PRESENTS THAT  
WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OR  
CONTRACT PURCHASER AND MORTGAGE HOLDER OF  
THE LAND HEREBY PLATTED, HEREBY DECLARE THIS  
PLAT AND DEDICATE TO THE USE OF THE PUBLIC  
FOREVER, THE STREETS AND AVENUES SHOWN  
HEREON AND THE USE THEREOF FOR ALL  
PURPOSES OR PUBLIC UTILITY PURPOSES ALSO  
THE RIGHT TO MAKE ANY NECESSARY STREPS FOR  
CUTS AND FILLS UPON THE LOTS AND BLOCKS  
SHOWN HEREON IN THE ORIGINAL REASONABLE  
GRADING OF ALL SUCH STREETS AND AVENUES  
SHOWN HEREON.

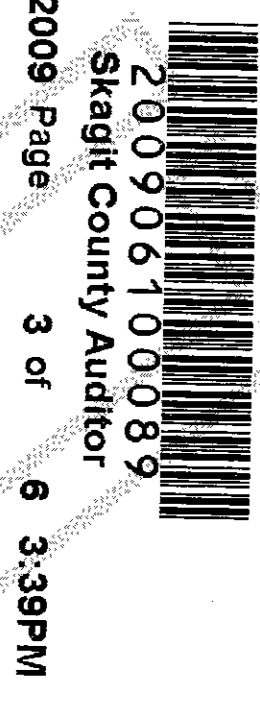
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR  
HANDS AND SEALS THIS 24 DAY OF  
Feb., 2009.

Victor Benson  
Linda C. Benson  
Michael P. Aiken  
Marcia A. Rollins  
Donald Moe  
Erin Moe  
David A. Wells  
Summit Bank

## DEVELOPERS/OWNERS

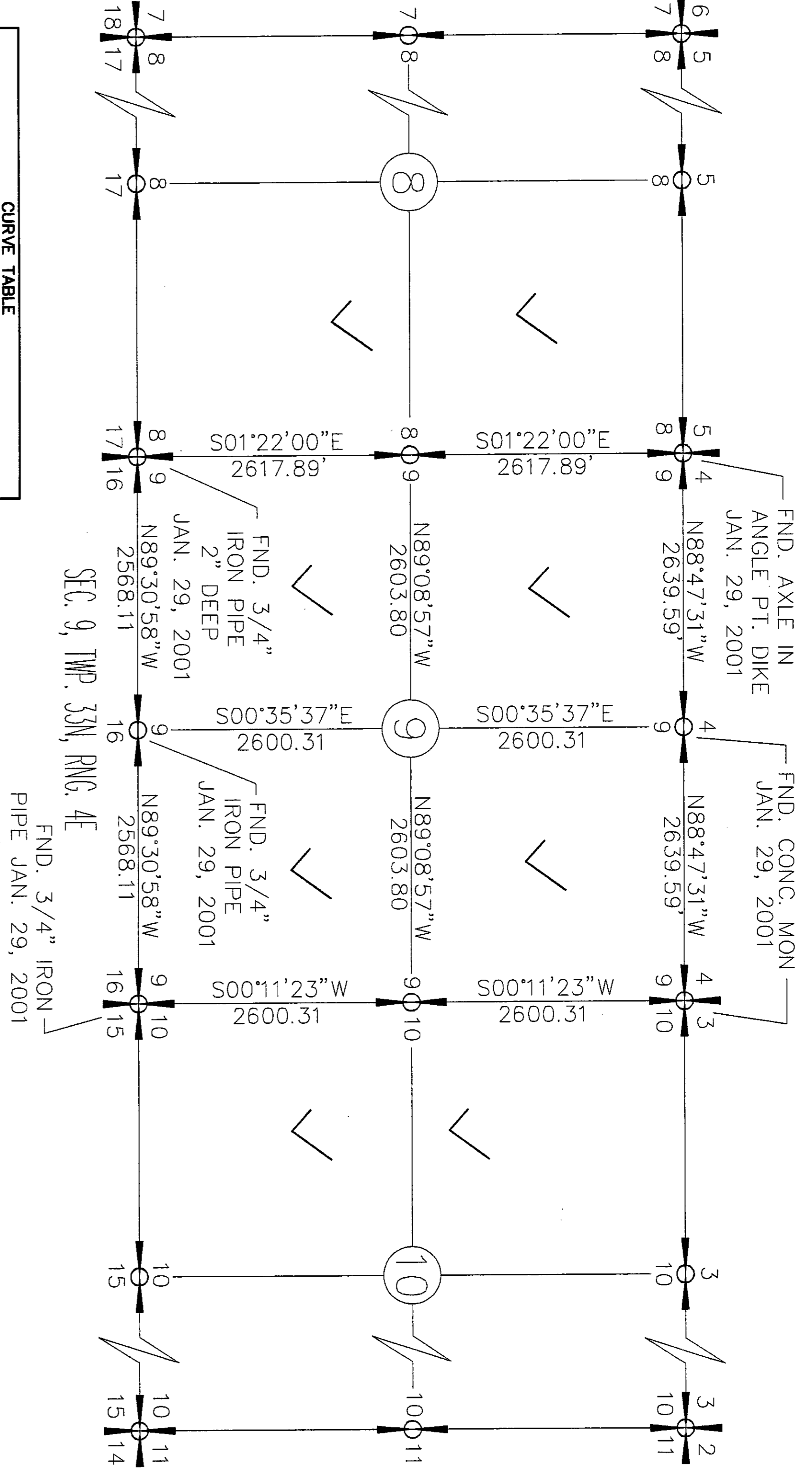
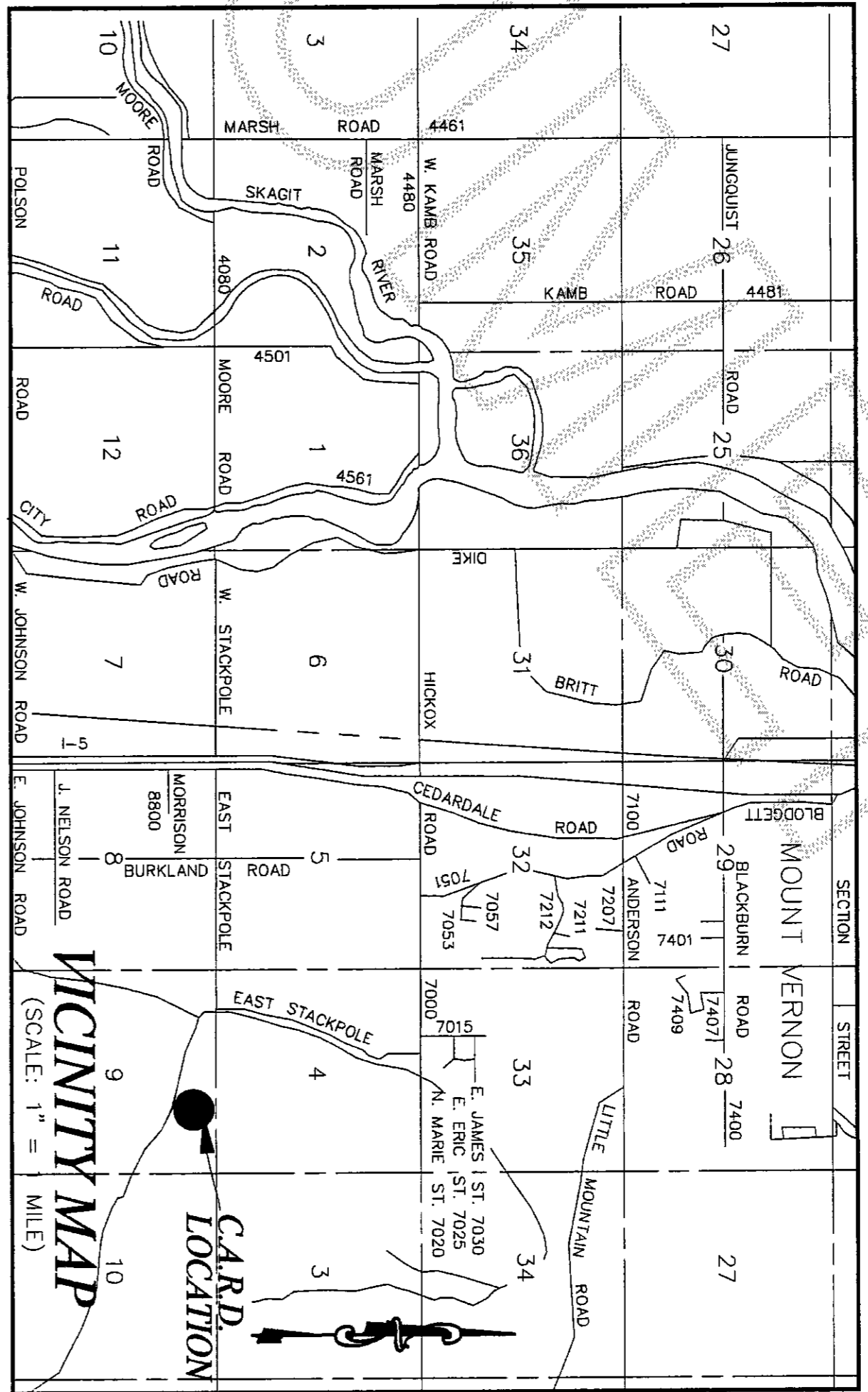
VICTOR L. BENSON, ET AL  
BENSON FAMILY TRUST  
19357 KANAKO LANE  
MOUNT VERNON, WA 98274





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Skagit County Auditor  
6/10/2009 Page 3 of 6 3:39PM

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
BY DEPUTY



PUD UTILITY EASEMENT

Easements are granted to Public Utility District No. 1 of Skagit County Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, and communication line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water, and communication lines or other similar public services over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush other vegetation or debris trimmed cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

ADDRESS NOTES:

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.

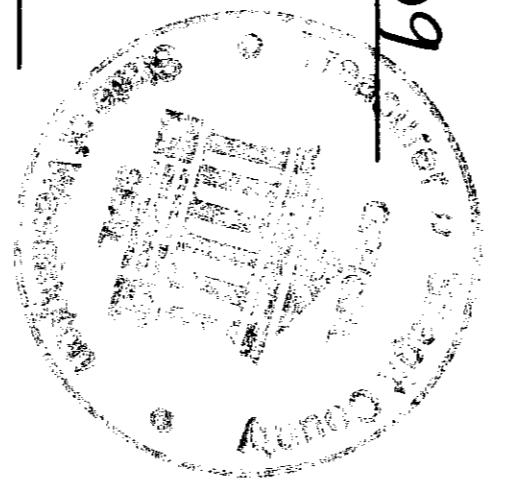
ROAD NAME	BEGINNING RANGE	ENDING RANGE
BENSON RIDGE LANE	20196	20587
KAMBA LAKE	18988	19575

LINE	LENGTH	BEARING
L2	1.73	S12°32'57"W
L3	14.19	S10°00'28"W
L4	6.60	S10°00'28"W
L6	25.33	S65°20'27"E
L18	43.11	S10°00'28"W
L19	46.07	S10°00'28"W
L20	36.23	N07°37'21"E
L21	35.11	S72°33'50"E
L22	63.07	S25°59'16"W
L23	45.24	N49°39'41"E
L24	44.64	N14°53'05"W
L25	36.43	S14°37'51"W
L26	19.60	S88°27'03"E
L27	19.40	S88°27'03"E
L28	19.38	S88°27'03"E
L29	32.19	S88°27'03"E
L30	30.80	S88°27'03"E
L31	60.47	S10°00'28"W
L32	60.47	S10°00'28"W
L33	48.79	S87°08'43"E
L34	23.32	S87°08'43"E
L35	23.33	S87°08'43"E
L36	23.91	S87°08'43"E
L37	82.99	N65°43'41"W
L38	122.84	N75°46'09"W
L39	67.32	N12°16'15"E
L40	75.43	N06°52'42"E
L41	62.24	N01°41'02"W
L42	78.16	N17°23'08"E
L43	78.03	N22°35'27"W
L44	90.44	N33°58'52"E
L45	79.85	N36°55'53"E
L46	30.00	S61°23'18"E
L47	92.78	S68°37'55"W
L48	150.00	S68°37'55"W
L50	68.91	S65°20'27"E
L51	69.91	S39°06'21"E
L52	49.00	N42°43'45"E
L53	255.73	N15°11'43"E
L54	49.00	N15°11'43"E
L55	74.14	N15°11'43"E
L58	54.19	S39°00'01"E
L59	109.56	S39°00'01"E
L60	80.69	S16°35'54"E
L61	51.45	N28°27'12"E
L62	68.50	S68°14'59"E
L63	85.03	S88°02'46"E
L64	35.95	N79°59'32"W
L65	257.56	S10°00'28"W
L66	150.28	S10°31'20"W
L66	150.28	S10°31'20"W
L67	150.28	S10°31'20"W
L67	122.53	N88°18'15"E
L67	122.53	N88°18'15"E
L67	122.53	N88°18'15"E
L68	40.42	N28°12'34"E
L69	121.07	N12°58'03"E
L70	90.87	S39°00'01"E
L71	43.92	S39°00'01"E
L72	69.04	S39°00'01"E
L73	69.04	S00°54'48"E
L74	25.88	S65°20'27"E
L75	74.49	S01°30'21"E
L76	55.08	N86°47'51"E
L77	60.02	S12°32'57"W
L78	71.72	N75°06'05"W
L79	60.47	S87°08'48"E
L80	35.16	S32°45'14"W

TREASURERS 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 2009.

SKAGIT COUNTY TREASURER  
DATE 3-27-09



APPROVALS

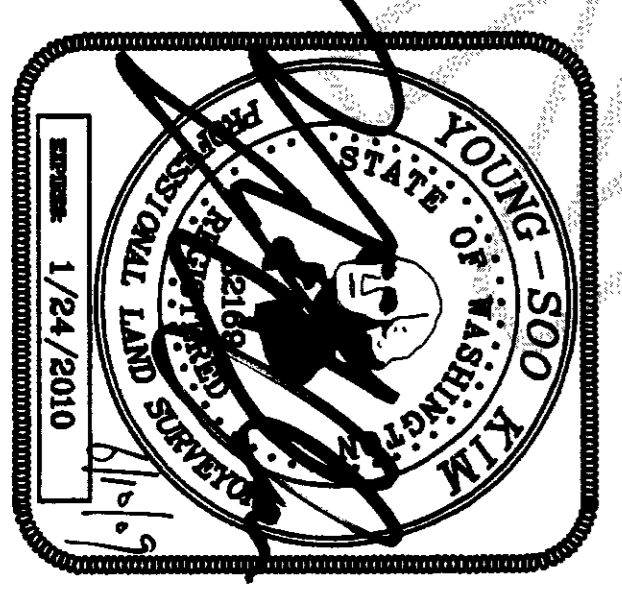
THE WITHIN AND FOREGOING PLAT/CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY PLAT ORDINANCE  
THIS 14<sup>TH</sup> DAY OF April 2009.

Renell A. Bellotti  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

Paul C. Bellotti  
COUNTY ENGINEER

Paul Dine  
PLANNING AND DEVELOPMENT SERVICES DIRECTOR

Heather  
COUNTY HEALTH OFFICER



SURVEYORS CERTIFICATE

I, YOUNG-SOO K.W. DO HEREBY CERTIFY THAT THIS PLAT, TITLED "SARATOGA PASSAGE VIEW C.A.R.D." IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 8, 9 AND 10, TOWNSHIP 33N, RANGE 4E, WM.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNER STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS PER RCW 64.34.232.

Young-Soo K.W. #332169



LEGAL DESCRIPTION

PARCEL "A" - DELETED

PARCEL "B" - DELETED

PARCEL "C":

The Northwest ¼ of the Southwest ¼ and the North ½ of the Southwest ¼ of the Southwest ¼, EXCEPT the South ½ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼, all in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT the East 700 feet thereof, AND EXCEPT road right-of-way, if any.

PARCEL "D":

The East 700 feet of the following described property:

The Northwest ¼ of the Southwest ¼ in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT from said East 700 feet any existing road right-of-way.

PARCEL "E":

The South ½ of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT only existing road or right-of-way.

PARCEL "F":

The South ½ of the Northeast ¼ of the Southwest ¼, Southeast ¼ of the Southwest ¼, South ½ of the Southeast ¼, Northeast ¼ of the Southeast ¼, South ½ of the Southeast ¼ of the Northeast ¼ of the Southwest ¼, all in Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the Northwest ¼ of the Southeast ¼ of Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the West ½ of the Southwest ¼ and the South ½ of the Southwest ¼ of the Northwest ¼ all in Section 10, Township 33 North, Range 4 East, W.M..

PARCEL "G":

The Northeast ¼ of the Northwest ¼, and the Southwest ¼ of the Northeast ¼, and the Southeast ¼ of the Northwest ¼ all in Section 9, Township 33 North, Range 4 East, W.M.,

EXCEPT mineral rights reserved in deed executed by English Lumber Company, recorded February 8, 1938 under Auditor's File No. 299010, in Volume 174 of Deeds, page 60,

ALSO EXCEPT the following described portion of said Southeast ¼ of the Northwest ¼:

Beginning at the Northwest corner of said Southeast ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 4 East, W.M., thence running Easterly along the North line of the described Section, 100 feet, and thence running Southerly along to the West line of said Section, a distance of 100 feet, said point being the point of beginning; thence Easterly 208 feet; thence Southerly, 208 feet; thence Westerly, 208 feet; thence Northerly to the point of beginning.

ALSO EXCEPT the rights of Skagit County as established by documents recorded July 14, 1939 and August 4, 1939 as Auditor's File Nos. 315039 and 315687, respectively.

PARCEL "H":

The South 495.7 feet of the West ½ of the Southeast ¼ of the Southwest ¼ of Section 4, Township 33 North, Range 4 East, W.M.,

EXCEPT the rights of Skagit County established by documents recorded July 14, 1939 and August 4, 1939 as Auditor's File Nos. 315039 and 315687, respectively,

TOGETHER WITH non-exclusive easement s for ingress and egress, roadway and utilities, over, under and upon those certain tracts described as follows:

That certain "Easement for road and utilities" described in instrument recorded under Skagit County Auditor's File No. 693507.

A 60 foot strip of land in said West ½ of the Southeast ¼ of the Southwest ¼ of Section 4, the centerline of which is described as follows:

Beginning at the Southwest corner of a tract described in deed of trust recorded May 27, 1992 under Auditor's File No. 9205270032; thence North 237.41° West 95.00 feet along the West line of said tract to the true point of beginning of said centerline; thence North 59.23.59° West 235.41 feet; thence North 22.16.00° West 135.02 feet; thence North 37.41.27° West 245.55 feet to the South line of the North 330 feet to that portion of the Southwest ¼ of said Southwest ¼ of Section 4 and the terminus of said centerline. (The sidelines of said 60 foot strip are to be extended or shortened to coincide with the subdivision line or tract line.)

That portion of Tract 1 of Short Plat No. 151-79, approved November 18, 1980 and recorded November 18, 1980 in Volume 5 of Short Plats, page 2, under Auditor's File No. 8011180061 records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 1; thence South 37.12.06° East 80.23 feet along the East line of said Tract 1 to the South line of the North 80 feet of said Tract 1, and the true point of beginning; thence North 88.52.33° West 77.00 feet along said South line; thence South 37.41.27° East to said East line of Tract 1; thence North 37.12.06° West along said East line to the true point of beginning.

A strip of land 60 feet in width, the Easterly line of said strip being described as follows:

Beginning at the Southwest corner of a tract described in Deed of Trust recorded May 27, 1992 under Auditor's File No. 9205270032; thence North 237.41° West 95 feet and the end of said line.

PARCEL "I":

Tract 2, Skagit County Short Plat No. 151-79, approved November 18, 1980, recorded November 18, 1980 in Volume 5 of Short Plats, page 2, under Auditor's File No. 8011180061, and being a portion of the Southwest ¼ of the Southwest ¼ of the Southwest ¼, Township 33 North, Range 4 East, W.M.,

TOGETHER WITH that certain non-exclusive easement for ingress, egress and utilities over, across and under a 30 foot wide strip of land as established by document recorded as Auditor's File No. 200107160099,

ALSO TOGETHER WITH those certain non-exclusive easements for ingress, egress and utilities over, across and under those certain strips of land as established by document recorded as Auditor's File No. 200107160010, as modified by documents recorded as Auditor's File Nos. 200207120068 and 200210290135,

ALSO TOGETHER WITH that certain non-exclusive easement for ingress, egress and utilities over, across and under that certain strip of land as established by document recorded as Auditor's File No. 200210290135.

PARCEL "J":

Tract 3 of Skagit County Short Plat No. 151-79, approved November 18, 1980, recorded November 18, 1980 in Volume 5 of Short Plats, page 2, under Auditor's File No. 8011180061, and being a portion of the Southwest ¼ of the Southwest ¼ of Section 4, Township 33 North, Range 4 East, W.M..

PARCEL "K":

The Northwest ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT the West 660 feet thereof;

EXCEPT county road and ditch rights-of-way, and

EXCEPT the rights of Skagit County established by documents recorded July 14, 1939 and August 4, 1939 as Auditor's File Nos. 315039 and 315687, respectively,

ALSO EXCEPTING that part thereof lying within the following described tract:

Beginning at the Southeast corner of said Northwest ¼ of the Northwest ¼, thence West 636 feet; thence North 280.5 feet; thence East 9 rods; thence North 40 feet; thence East 553.5 feet; thence South to the point of beginning.

ALSO EXCEPT the North 40 feet of the West 980 feet of said Northwest ¼ of the Northwest ¼ sold on contract to Diking District No. 3 of Skagit County by contract dated July 21, 1950, recorded September 5, 1950, under Auditor's File No. 450482;

ALSO EXCEPT that portion thereof conveyed to Robert H. Benson, by deed recorded February 7, 2005 as Auditor's File No. 200502070149,

PARCEL "L":

That portion of the Northwest ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 4 East, W.M., described as follows:

Begin at a point on the East line of said subdivision at a point lying 420.5 feet North of the Southeast corner of said subdivision; thence continue North along said East line a distance of 208.7 feet; thence West at a right angle to said East line a distance of 208.7 feet; thence South parallel with said East line a distance of 208.7 feet; thence East at right angles to said East line a distance of 208.7 feet to the point of beginning.

TOGETHER WITH a non-exclusive 20 foot wide easement for ingress and egress centered upon an existing driveway running North from the above described main tract to the Southerly end of that certain strip of land conveyed to the Pacific Nickel Company by deed dated January 31, 1939 and recorded August 1, 1939 in Volume 177 of Deeds, page 466 as Auditor's File No. 315564.

PARCEL "M":

The North ½ of the Southwest ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT rights-of-way, if any, of Diking District No. 3 and Skagit County,

PARCEL "N":

The South ½ of the Southwest ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT rights-of-way, if any, of Diking District No. 3 and Skagit County, ALSO EXCEPT the following described portion thereof:

Beginning at the Southeast corner of said subdivision; thence North 100 feet; thence West 28 rods; thence South 83.5 feet; thence West to the right-of-way of the dike of the grantee; thence South one rod; thence East to the place of beginning.

PARCEL "O":

The Northwest 1/4 of the Northeast 1/4 of Section 9, Township 33 North, Range 4 East, W.M..

LOW FLOW MITIGATION NOTES

1. THE WATER WELLS FOR THE SAID PROPERTY WILL ONLY BE ALLOWED FOR INTERIM DOMESTIC USE WITH THE CONDITION THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATER SERVICE TO THE SAID PROPERTY AND HEREBY AGREE NOT TO PROTEST THE LUD OR SPECIAL IMPROVEMENT DISTRICT.
2. TO DECOMMISSION THE SAID WELLS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS AND TO CONNECT ALL FIXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT BECOMES AVAILABLE. THE INTERIM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY PER DOMESTIC CONNECTION UNLESS THE OWNER DEMONSTRATE COMPLIANCE WITH SOC 14.24.350(3)(C).
3. THE TOTAL IMPERVIOUS SURFACE OF THE PROPERTY IS LESS THAN AND SHALL REMAIN LESS THAN 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT/PROJECT PROVIDES MITIGATION THAT WILL COLLECT FROM THE PROPOSED DEVELOPMENT/PROJECT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE.
4. NO LAWN WATERING WILL BE PERFORMED FROM JUNE 1 TO SEPTEMBER 30. THIS CONDITION SHALL REMAIN IN EFFECT UNTIL THE WELL IS ABANDONED IN ACCORDANCE WITH CHAPTER 12.01.010. THE WELL AND THE PROPERTY IS CONNECTED TO AN APPROVED PLUMBING SUPPLY OR A HYDROGEOLOGIST CONFIRMS THAT THE WATER SOURCE IS FROM A CONFINED AQUIFER AND THERE IS NO CONTINUITY WITH A TOW-FLOW STREAM. (SKAGIT COUNTY RECOMMENDS LANDSCAPING WITH NATIVE VEGETATION AS MUCH AS POSSIBLE)

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE SKAGIT COUNTY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERION, AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE <sup>county</sup> ENGINEER.

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
NOTES  
BY DEPUTY



1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

2. ZONING/COMPREHENSIVE PLAN DESIGNATION - SECONDARY FOREST NATURAL RESOURCE LANDS (SECONDARY FOREST ZONING) ASSOCIATED WITH GREAT PRAIRIE AGRICULTURAL RESERVE (GAP), RURAL RESERVE (RRV), INDUSTRIAL FOREST NATURAL RESOURCE LANDS (IF-NRL).

3. SEWAGE - ON-SITE INDIVIDUAL 4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL STRUCTURES WHICH ARE LOCATED WITHIN THE DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.

5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

6. WATER - P.U.D. No. 1 - PUBLIC (LOT 1 THROUGH LOT 29) WATER FOR LOT 26 IS SUPPLIED BY THE WHISPERING FIRS BED AND BREAKFAST GROUP B PUBLIC WATER SYSTEM. P.U.D. # A00070 FOR THE WHISPERING FIRS BED AND BREAKFAST PUBLIC WATER SYSTEM HAS BEEN APPROVED FOR THE BED AND BREAKFAST PROPERTY ONLY. ANY FURTHER CONNECTIONS TO THIS PUBLIC WATER SYSTEM, INCLUDING ACCESSORY DWELLING UNITS, MUST BE APPROVED IN WRITING BY THE SKAGIT COUNTY PUBLIC HEALTH DEPARTMENT.

7. SEE A.P.N. 200906100089 FOR OPEN SPACE PRESERVATION AREA EASEMENT AGREEMENT.

8. ALL STORMWATER RUNOFF FROM EACH LOT IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED TO THE EACH LOT OWNER PROVIDED SPLASHBORDS SO THE STORMWATER CAN SHEET FLOW OVER THE NATIVE VEGETATION AND/OR LAWN.

9. ANY FUTURE DEVELOPMENT OR FOREST PRACTICE ACTIVITIES 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 PROPOSAL LOCATION. AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENT SHALL BE REQUIRED. A REVISED MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.

10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

11. MAINTENANCE AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBER AND NEIGHBORING PROPERTY OWNERS AS PER THE RECORDED A.P.N. 200906100093

12. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FILED UNDER A.P.N. 200906100093.

13. A PARK DONATION FEE OF \$100.00 WILL BE PAID BY LOT OWNERS AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

14. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY WRITTE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSE UNLESS OTHERWISE RESTRICTED. SEE A.P.N. 200906100090.

15. UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY PER A.P.N.060120002, WITH PUGET SOUND POWER & LIGHT COMPANY.

16. RECORDED EASEMENT AGREEMENT PER A.P.N.061200027 WITH DONALD L. MOE AND ERIN L. MOE.

17. INGRESS, EGRESS AND UTILITIES EASEMENT PER A.P.N.060502070149.

18. LOTS 2 THROUGH 8 SHALL PROVIDE A YARD DRAIN ON EACH LOT TO INFILTRATE ALL SURFACE RUNOFF. THE INFILTRATION TRENCH IS PRE SIZED AND APPROVED TO BE INSTALLED AT THE BUILDING PERMIT/CONSTRUCTION STAGE. THE TRENCH SIZE SHALL BE 3 FEET IN WIDTH, 15 FEET IN DEPTH AND 100 FEET MINIMUM LENGTH. MORE DETAIL IS PROVIDED IN THE PLAT COVENANTS, CONDITIONS AND RESTRICTIONS.

20. 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.

21. 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 AND 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 CROPLANDS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH CHEMICALS, OR ACTIVITIES WHICH OCCASIONALLY GENERATES STRONG, DUST, SMOKE, NOISE, VIBRATOR, SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT PRACTICES AS A PREVENTIVE MEASURE TO AVOID SUCH ACTIVITIES FROM ENDANGERING RESIDENTS AS BEING NEARBY NATURAL RESOURCES AND RELATIONS 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 EXCAVATION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SOC 14.16.B10.

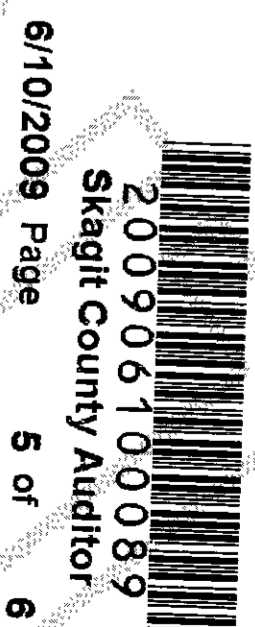
22. BUYER SHOULD BE AWARE THAT A PORTION OF THIS LAND SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 53051 0065C WITH THE EFFECTIVE DATE OF JANUARY 3, 1988. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST ELEVATION OF CONSTRUCTION.

23. A DRAINAGE REPORT AND CONSTRUCTION PLANS PREPARED BY SUMMIT ENGINEERS & SURVEYORS, INC. HAVE BEEN INCORPORATED WITH THIS DEVELOPMENT. ANY MODIFICATION MAY REQUIRE AN ADDITIONAL PERMIT/REVIEW. CONTACT THE SKAGIT COUNTY PUBLIC WORKS PRIOR TO ANY MODIFICATION.

24. THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUND INFILTRATION SYSTEM ON SITE. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHICH SOURCE OF WATER IS OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AN APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION, IF IT IS DEMONSTRATED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER.

25. ALL STORMWATER RUNOFF AND ENGINEERED METHOD SHALL COMPLY WITH THE APPROVED DRAINAGE RUNOFF AND ENGINEERED CONSTRUCTION PLANS.





200906100089  
Skagit County Auditor  
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BY DEPUTY

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

P108107

P108105

P16313

P16316  
P16314

P108106

TRACT "B"  
13

DETENTION  
TRACT "A"

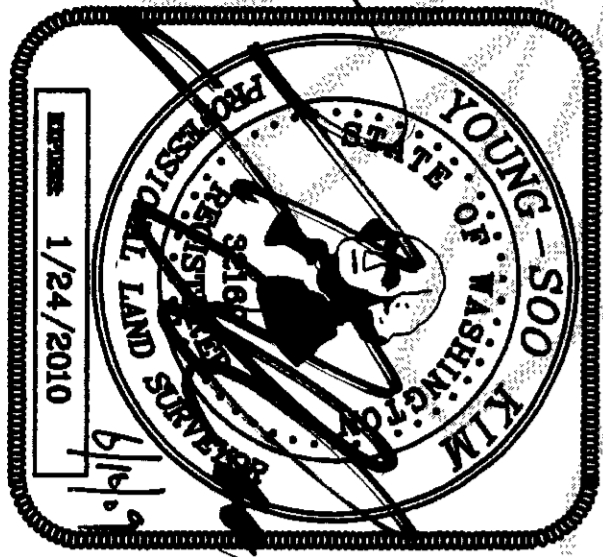
OSP  
26

OSP  
26

P16587

P16588

P16579



SCALE: 1" = 100'  
50 100 200  
(IN FEET)

LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- FND OR SET CONC. MON.
- FND IP/REBAR (03/2005)
- SET PERMANENT BUFFER EDGE MARKER
- ACCESS LOCATION
- APPROVED SOIL LOCATION
- ALL LOT & TRACT CORNERS  
ESTABLISHED WITH A 1/2" DIAMETER  
BY 30" LONG REBAR WITH CAP.
- SUMMIT 32169



COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

