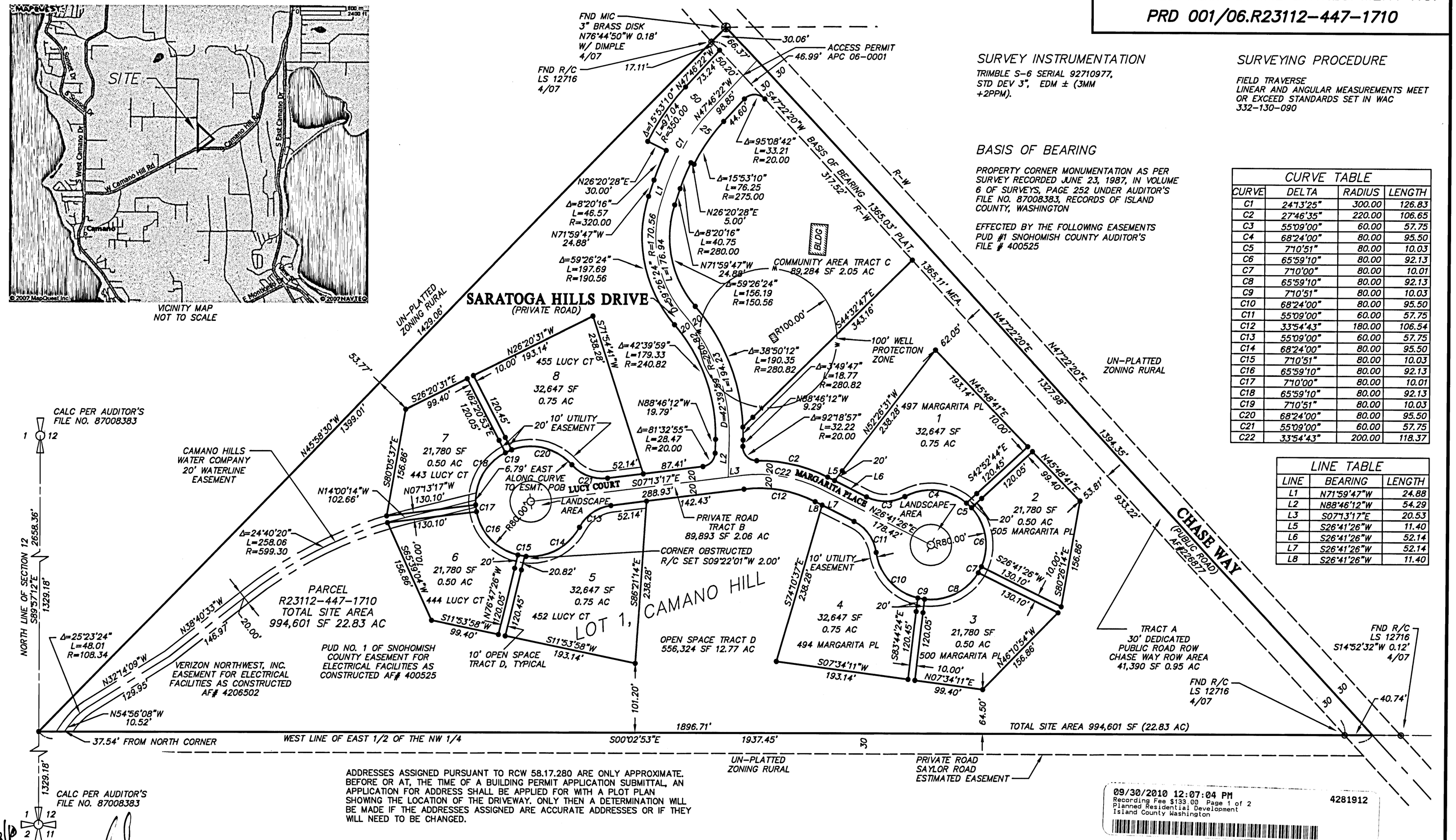
PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 001/06.R23112-447-1710

VICINITY MAP
NOT TO SCALE



ADDRESSES ASSIGNED PURSUANT TO RCW 58.17.280 ARE ONLY APPROXIMATE. BEFORE OR AT, THE TIME OF A BUILDING PERMIT APPLICATION SUBMITTAL, AN APPLICATION FOR ADDRESS SHALL BE APPLIED FOR WITH A PLOT PLAN SHOWING THE LOCATION OF THE DRIVEWAY. ONLY THEN A DETERMINATION WILL BE MADE IF THE ADDRESSES ASSIGNED ARE ACCURATE ADDRESSES OR IF THEY WILL NEED TO BE CHANGED.

SURVEY INSTRUMENTATION

TRIMBLE S-6 SERIAL 92710977,
STD DEV 3", EDM ± (3MM +2PPM).

SURVEYING PROCEDURE

FIELD TRAVERSE
LINEAR AND ANGULAR MEASUREMENTS MEET OR EXCEED STANDARDS SET IN WAC 332-130-090

BASIS OF BEARING

PROPERTY CORNER MONUMENTATION AS PER SURVEY RECORDED JUNE 23, 1987, IN VOLUME 6 OF SURVEYS, PAGE 252 UNDER AUDITOR'S FILE NO. 87008383, RECORDS OF ISLAND COUNTY, WASHINGTON

EFFECTED BY THE FOLLOWING EASEMENTS
PUD #1 SNOHOMISH COUNTY AUDITOR'S FILE # 400525

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	24°13'25"	300.00	126.83
C2	27°46'35"	220.00	106.65
C3	55°09'00"	60.00	57.75
C4	68°24'00"	80.00	95.50
C5	7°10'51"	80.00	10.03
C6	65°59'10"	80.00	92.13
C7	7°10'00"	80.00	10.01
C8	65°59'10"	80.00	92.13
C9	7°10'51"	80.00	10.03
C10	68°24'00"	80.00	95.50
C11	55°09'00"	60.00	57.75
C12	33°54'43"	180.00	106.54
C13	55°09'00"	60.00	57.75
C14	68°24'00"	80.00	95.50
C15	7°10'51"	80.00	10.03
C16	65°59'10"	80.00	92.13
C17	7°10'00"	80.00	10.01
C18	65°59'10"	80.00	92.13
C19	7°10'51"	80.00	10.03
C20	68°24'00"	80.00	95.50
C21	55°09'00"	60.00	57.75
C22	33°54'43"	200.00	118.37

LINE TABLE

LINE	BEARING	LENGTH
L1	N71°59'47"W	24.88
L2	N88°46'12"W	54.29
L3	S07°13'17"E	20.53
L5	S26°41'26"W	11.40
L6	S26°41'26"W	52.14
L7	S26°41'26"W	52.14
L8	S26°41'26"W	11.40

09/30/2010 12:07:04 PM 4281912
Recording Fee $133.00 Page 1 of 2
Planned Residential Development
Island County Washington

9/28/10

DOUGLAS E. SCHWIND
STATE OF WASHINGTON
28023
REGISTERED
PROFESSIONAL LAND SURVEYOR
12/19/10

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMATION WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF:
Skagit State Bank IN ____, 2010
Douglas E. Schwind
CERTIFICATE NO. 28023

LEGEND

- EXISTING MONUMENT IN CASE
- EXISTING REBAR
- EXISTING IRON PIPE
- 5/8" REBAR SET WITH YELLOW CAP MARKED DES LS 28023
- EXISTING P.K. NAIL
- EXISTING FIRE HYDRANT

NORTH

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

ISLAND COUNTY
COUNTY AUDITOR
STATE OF WASHINGTON

NE 12 SW SE
Section 12, T 31 N, R 2 E
Island County, Washington

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE ISLAND CO. PLANNING DIRECTOR THIS 30 DAY OF Sept. 2010 AT 12:07 AM/PM IN VOL. — OF OF LONG PLATS/PLATS, PAGE(S) —, UNDER AUDITOR'S FILE NO. 4281912 RECORDS OF ISLAND COUNTY, WA.
Sheilah Gidley Kim Armstrong deputy
ISLAND COUNTY AUDITOR

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
2209 MONICA DRIVE
MOUNT VENON, WASHINGTON 98273
PH: (360) 424-4865 FAX: (360) 424-4866
DOUGLAS E. SCHWIND P.E., P.L.S.

SARATOGA HILLS PRD
Lot 1, Camano Hill, AF# 87008383
SURVEY in a portion of the NW 1/4 of Section 12, T. 31 N., R. 2 E. WM
for:
Skagit State Bank a Washington Corporation
301 E Fairhaven Burlington, Washington

PROJECT 07031
DRAWING 07031.dwg
DRAWN BY bz
CHECKED BY des
DATE Oct. 2009
SHEET 1 OF 2

Z:\Projects\2007\07031\dwg\07031.dwg Aug 12, 2010 - 1:40pm

PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 001/06.R23112-447-1710

LEGAL DESCRIPTION

LOT 1 OF ISLAND COUNTY SURVEY RECORDED JUNE 23, 1987, IN VOLUME 6 OF SURVEYS, PAGE 252 UNDER AUDITOR'S FILE NO. 87008383, RECORDS OF ISLAND COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO ISLAND COUNTY BY INSTRUMENT RECORDED DECEMBER 15, 1969, UNDER AUDITOR'S FILE NO. 226877, RECORDS OF ISLAND COUNTY, WASHINGTON, FOR RIGHT OF WAY.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

UTILITY EASEMENT DEDICATION

EASEMENTS ARE GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE UTILITIES TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF UTILITY 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, WIRE OR WIRES, OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR POWER, GAS, COMMUNICATIONS, WATER AND ANY OTHER UTILITIES OVER, ACROSS, ALONG, IN AND UNDER A TEN (10) FOOT STRIP LOCATED ON LOTS 1-8 AND ALL OTHER TRACTS AS SHOWN ON THE FACE OF THE PLAT AND WHICH STRIP IS PARALLEL AND ADJACENT TO THE OUTER BOUNDARY OF TRACT B (SARATOGA HILLS DRIVE, LUCY COURT, AND MARGARITA PLACE) TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID STRIP ACROSS ALL LANDS OF THE GRANTOR WHICH ARE NOT CONTAINED WITHIN LOTS 1-8 AS SHOWN ON THE FACE OF THE PLAT; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE UTILITIES, CONSTITUTES A MENACE OR DANGER TO SAID LINES OR TO PERSONS OR PROPERTY BY REASON ON PROXIMITY TO THE LINES. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE UTILITIES.

NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED ON THE UTILITY EASEMENT AREA. EACH LOT OWNER SHALL CONDUCT HIS/HER/ITS/THEIR ACTIVITIES AND ALL OTHER ACTIVITIES SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY UTILITY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE UTILITY EASEMENT AREA OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE UTILITY PROVIDERS' USE OF THE EASEMENT.

DEDICATION AND ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED APPLICANT(S) HEREBY CERTIFY THAT THIS Cheryl R. Bishop, CEO IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED.

Cheryl R. Bishop, CEO

OWNER'S SIGNATURE SKAGIT STATE BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 23RD DAY OF Aug., 2010 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN & FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED Cheryl R. Bishop, TO ME KNOWN TO BE THE CEO OF SKAGIT STATE BANK, INC., A WASHINGTON CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

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

Marlene Jellegner

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Burlington

MY COMMISSION EXPIRES 1/18/2011

MARLENE J WEGNER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES 01/18/2011

NOTES:

1. A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
2. A PERMIT FOR A SEWAGE DIPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
3. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.

RESTRICTIONS:

1. DIRECT VEHICULAR ACCESS FROM LOTS 1 THROUGH 8 IS RESTRICTED TO THE SITE'S PRIVATE ACCESS ROADS, AND THEIR SINGLE, APPROVED ACCESS POINT LOCATION ONTO CHASE WAY SHOWN HEREON.
2. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MANMADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
3. "THIS PRD HEREIN SHOWN SHALL BE LIMITED TO THE NUMBER OF LOTS PROPOSED; NO FURTHER SUBDIVISION WITHIN THE PRD SHALL BE ALLOWED."
4. "THE OPENS SPACE IS TO BE LEFT IN ITS UNDISTURBED NATURAL STATE, EXCEPT THOSE PORTIONS DESIGNATED FOR THE COMMUNITY AREA AND THE REMOVAL OF DEAD OR DYING TREES THAT ARE AN IMMEDIATE THREAT TO FALL ON POWER LINES, A BUILDING OR OTHER IMPROVEMENT. THE ONLY CLEARING ONSITE SHALL CONSIST OF THE CLEARING OF THE INTERIOR LOTS, LOTS 1-8, THE AREA DESIGNATED AS ROAD TRACT, AND THE AREA WITHIN THE DESIGNATE COMMUNITY AREA THAT WILL SERVE AS THE TWENTY (20) PARKING SPACES AND THE DRAIN FIELD FOR THE COMMUNITY RECREATION CENTER."
5. "ANY FUTURE TRAILS CONSTRUCTED WITHIN THE DESIGNATED OPEN SPACE AREAS ARE RESTRICTED TO PEDESTRIAN USE ONLY; NO MOTORIZED VEHICLES ALLOWED, EXCEPT FOR MAINTENANCE PURPOSES ONLY. MAXIMUM WIDTH OF TRAILS SHALL BE 5 FEET."
6. "DURING ALL INSTALLATION, MAINTENANCE, OR REPAIR OF DRAIN FIELDS AND/OR THE WELL SITE IN THE OPEN SPACE, THE ONLY CLEARING, CUTTING, OR REMOVAL OF VEGETATION SHALL BE WITHIN AN AREA WHICH IS NEEDED TO MEET ISLAND COUNTY HEALTH DEPARTMENT REQUIREMENTS. ALL OTHER VEGETATION MUST REMAIN AND MEET THE OPEN SPACE RESTRICTION NOTED HEREIN. NO CLEARING, CUTTING, OR REMOVAL OF VEGETATION OF THE DRAIN FIELD AREA SHALL BE ALLOWED."
7. "MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: THE INTERIOR OF LOTS 1 THROUGH 8 SHALL HAVE A MINIMUM BUILDING SETBACK OF TWENTY (20) FEET FROM THE LOCAL ACCESS ROAD THAT SERVES THESE LOTS AND A MINIMUM OF FIVE (5) FEET FROM EACH LOT BOUNDARY. NO VARIANCES SHALL BE GRANTED TO PLACE STRUCTURES WITHIN THESE SETBACKS."

8/18/10

DOUGLAS E. SCHWIND
STATE OF WASHINGTON
28023
REGISTERED
PROFESSIONAL LAND SURVEYOR
12/19/11

COUNTY 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 2010

Jamie A Wilson

SIGNATURE AND SEAL

TREASURER OFFICIAL SEAL ISLAND COUNTY WASHINGTON

CERTIFICATE OF TITLE

RECORDED 30 AUGUST 2010, IN VOLUME —, PAGE —, UNDER AUDITOR'S FILE NO. 4281911
RECORDS OF ISLAND COUNTY, WASHINGTON.

PLANNING DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 30TH DAY OF AUGUST, 2010.

PLANNING DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 30TH DAY OF AUGUST, 2010.

ISLAND COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 13 DAY OF SEPT., 2010.

COMMISSIONER, CHAIRMAN

COMMISSIONER

COMMISSIONER

Elaine Marlow

CLERK OF THE BOARD

BOARD OF CO. COMMISSIONERS EST ISLAND COUNTY 1853 WASHINGTON

09/30/2010 12:07:04 PM 4281912
Recording Fee $133.00 Page 2 of 2
Planned Residential Development
Island County Washington

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERS & SURVEYORS

DOUGLAS E. SCHWIND P.E., P.L.S.

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DRAWN BY bz
CHECKED BY des
DATE Oct. 2009
SHEET 2 OF 2

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