

"This parcel lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting, or extraction, which occasionally generate dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource operations when performed in compliance with best management practices and local, state, and federal laws."

Lot 1.

(Os-FD)
 Open Space Preservation
 for Future Development
 (See Restrictions)
 16.52 Acres (Net to P)
 17.48 Acres (Gross to St. C)

199909150089
 Kathy Hill, Skagit County Auditor
 9/16/1999 Page 1 of 2 1:30:02PM

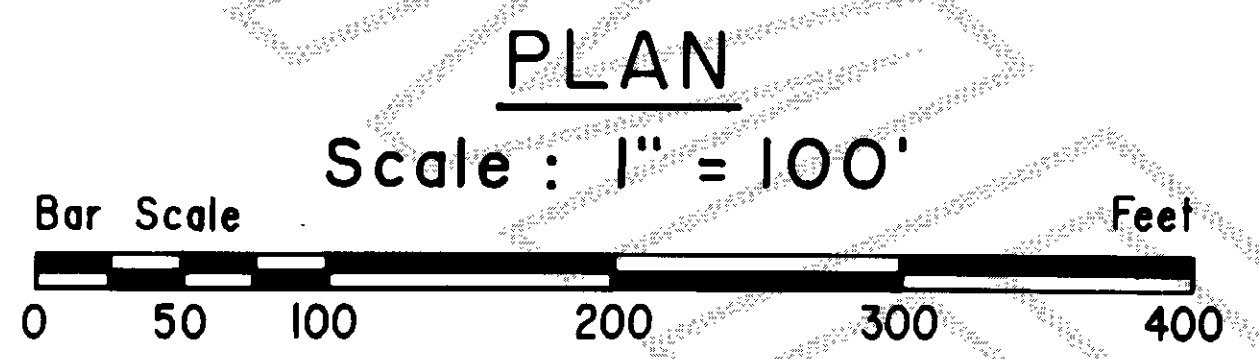
LOT ADDRESSES :

- Lot 1. # 18454 Cascade View Drive
- Lot 2. # 18528 Cascade View Drive
- Lot 3. # 18564 Cascade View Drive
- Lot 4. # 18598 Cascade View Drive

LEGEND

- Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted : "LEGRO 3475"
- SKA Property Corner - Found Steel Rebar with Yellow Plastic Cap Imprinted : "SKA SURV 17651"
- LISSER Property Corner - Found Steel Rebar with Yellow Plastic Cap Imprinted : "LISSER 22960"
- ⊙ Found LISSER Cap in Concrete Street & Plat Monument - Cased
- ⊕ Found Concrete Plat Corner Monument with Brass Disk Imprinted : "SKA SURV 17651"
- ⊕ "J" Lot 1 - One Acre Designated Building Area Boundary Line Angle Point "J". See Line Table below for Bearings and Distances.
- PV Underground Power Vault
- SL-3 Septic Drainfield Soil Log Test Hole No. 3
- ⊕ Approx. Location 40' x 80' Septic Drainfield Design Mound and Reserve Area to Lot 2.
- ⊕ Water and Natural Gas Mains (Approx. Loc.)
- ⊕ Underground Power, Telephone and Television Cables (Approx. Loc.)
- ⊕ Future Driveway Access Location

LINE TABLE					
LINE	DIST.-FT.	BEARING	LINE	DIST.-FT.	BEARING
A-B	82.99	S 87°20'15" W	H-I	101.54	S 87°20'15" W
B-C	66.98	N 33°30'14" E	I-J	154.00	S 2°39'45" E
C-D	60.06	N 22°32'30" E	J-K	90.63	S 24°33'51" E
D-E	59.99	N 1°34'43" E	K-L	90.00	S 2°39'45" E
E-F	46.64	N 14°05'38" E	L-M	125.00	N 87°20'15" E
F-G	58.52	N 2°39'45" W	M-A	135.00	N 2°39'45" W
G-H	97.03	S 33°30'14" W			



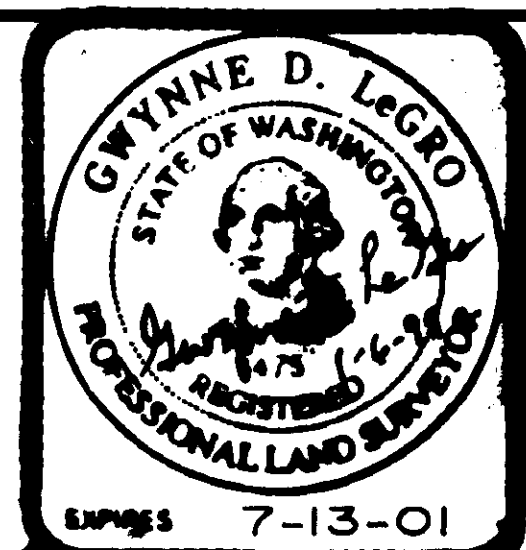
N 1/4 Cor. Sec. 4-33-4
 Concr. Mon.

S 1/4 Cor. Sec. 4-33-4
 Concr. Mon.
 Sheet 1 of 2 Sheets

AUDITOR'S CERTIFICATE

Filed for the record this 15th day of Sept, 1999, at 2 minutes past 10 o'clock P.M., in Volume of Short Plats at pages and recorded under Auditor's File Number 199909150089, at the request of Denny D. Legro.

Kathy Hill
 Auditor, Skagit County



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Code 14.08 Short Subdivision Ordinance, at the request of Paul Hagman.

LEGRO & ASSOCIATES
 Engineer & Surveyor
 815 Cleveland Avenue
 Mount Vernon, WA. 98273
 Phone: (360) 336-3220

Gwynne D. Legro
 Registered Professional
 Engineer & Land Surveyor
 Date: 7-6-99 Lic. # 3475

SHORT PLAT NO. 99 - 0007

PAUL HAGMAN PROPERTY SURVEY
 PTN. W 1/2 E 1/2
 SEC. 4, T. 33 N., R. 4 E.W.M.
 SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the East 1/2 of Section 4, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the South 1/4 corner of said Section 4; thence North 2°43'19" West 400.00 feet along the North-South centerline of said Section 4; thence North 31°26'52" East 1,223.47 feet to the true point of beginning; thence North 4°45'04" East 800.00 feet to a point of tangency on the Easterly margin of Cascade Ridge Drive as the same is shown on the "CASCADE RIDGE P.U.D." as per plat recorded in Volume 14 of Plats, pages 112 to 121, inclusive, records of Skagit County, Washington; thence continuing along said margin of Cascade Ridge Drive North 4°45'04" East 571.22 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 320.00 feet, through a central angle of 88°41'38", on an arc distance of 495.36 feet to a point of tangency; thence South 86°33'18" East 103.37 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 4, said line also being the Westerly line of said Plat of Cascade Ridge P.U.D.; thence South 2°39'45" East 1,717.76 feet along said Westerly plot line to a point bearing South 84°26'50" East from the point of beginning; thence North 84°26'50" West 637.63 feet to the true point of beginning.

EXCEPTING THEREFROM those portions conveyed to Skagit County by deeds recorded April 28, 1993 and July 15, 1994, under Auditor's File Nos. 9304280049 and 9407150020, respectively.

ALSO, EXCEPTING THEREFROM that portion conveyed to Public Utility District No. 1 of Skagit County by deed recorded March 20, 1995 under Auditor's File No. 9503200070.

SUBJECT TO Easement and Provisions contained therein as created or disclosed for road purposes in favor of Skagit County affecting all railroad grades across properly, if any existed, by that instrument recorded March 19, 1934 under Auditor's File No. 260923, records of Skagit County, Washington.

AND SUBJECT TO Easement and Provisions contained therein as created or disclosed for a proper and adequate easement for right-of-way in favor of J.M. Sherrill and Nina V. Sherrill, husband and wife, by that instrument recorded July 18, 1944 under Auditor's File No. 373093, records of Skagit County, Washington, the exact location of which cannot be determined from the record and is not visible upon the tract of land described here-in-above.

AND FURTHER SUBJECT TO an Easement and Agreement related to Construction, Maintenance, and Use of Roadway including the terms and provisions thereof, entered into between Keith S. Johnson and Alison R. Johnson, husband and wife, and Scott Paper Company and Georgia Pacific Corporation for ingress, egress and utility purposes by that instrument dated April 2, 1988 and recorded June 19, 1989 under Auditor's File No. 8906190004, records of Skagit County, Washington. Said easement may lie completely within Cascade Ridge Drive as per the intention of the Grant of Easement which stated that a more exact legal description of the completed roadway was to be attached to said Easement Agreement at a later date.

Situate in the County of Skagit, State of Washington.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The residence upon Lot 1 of this Short Plat is served by an existing septic drainfield system installed on or about February 1996. Lots 2, 3, and 4 of this Short Plat are vacant to date. The required soil logs for all lots have been prepared by Gary R. Smith of Septic Design Services for Paul Hagman and have been submitted to and remain on file with the Skagit County Permit Center. (Refer also to Note 3 of RESTRICTIONS.)

OWNER - DEVELOPER

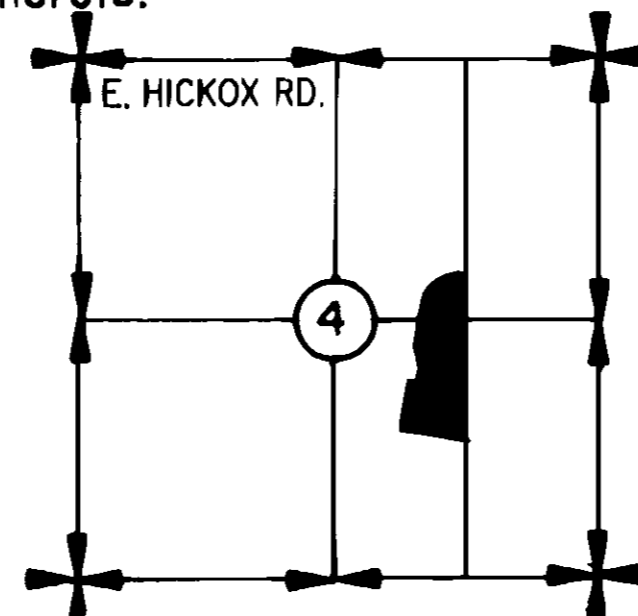
Paul Hagman
1874 Cascade Ridge Drive
Mount Vernon, WA 98274

ZONING CLASSIFICATION

Ru Rsv Rural Reserve (Comprehensive Plan)
F Forestry (Old Zoning Map)

RESTRICTIONS

- The short plat number and date of approval shall be included in all deeds and contracts.
- 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.
- Alternative on-site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
- 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 in accordance with that Declaration and Agreement for Road, Drainage and Utilities Maintenance as recorded under Auditor's File No. 199909150089, records of Skagit County, Washington.
- Be Hereby Notified that, in consideration of Skagit County Code (SCC) 14.08.118, whereby one in four lots within a Short CaRD Subdivision be held in Open Space Preservation for Future Development (Os-FD), the owner of Lot 1 of this Short Plat shall be limited to residential development within that area described as "Lot 1, One Acre Building Area Boundary Line" bounded by the line defined by angle points "A,B...L,M,A" as delineated upon the face of the plat map. The remainder of the land within Lot 1 shall be hereinafter referred to as the "Open Space Area", the use of which shall be further limited as follows:
 - In accordance with SCC 14.08.118(b)(iii), no further platting of the Open Space Area shall be permitted until it is needed for future urban growth as determined through the Comprehensive Plan amendment process.
 - In accordance with SCC 14.08.118(c)(iii)(a), the Open Space Area included in Lot 1 shall remain essentially unimproved, with the Exception of those Common Roadway and Utility Easement improvements and individual septic drainfield systems as constructed or to be installed lying within said Open Space Area, which improvements are Subject To the Maintenance Agreement referred to hereinabove. The owner of Lot 1 shall take reasonable measures to maintain the Open Space Area in a natural condition. The owners of the other Lots shall do nothing to interfere with the natural condition of the Open Space Area, other than as permitted under the easements described in this Plat or the Maintenance Agreement referred to hereinabove.
 - In accordance with SCC 14.08.118(c)(iii)(b), only a portion of the Open Space Area shall be used for future density computations. Reference should be made at that time to SCC 14.08.118(b)(iii)(a), and/or any lawful amendment thereto.



VICINITY MAP
N.T.S.

EASEMENT PROVISIONS

A non-exclusive easement is hereby reserved for, and granted to: Puget Sound Energy, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns, under and upon the private road located in this Short Plat and the exterior seven (7) feet parallel and adjacent to the private road frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and television service together with the right to enter upon the lots at all times for the purpose stated.

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, in witness whereof we have caused our names to be hereunto subscribed this 9TH day of AUGUST, 1999.

Paul Hagman *Debbie Hagman*
Paul Hagman Debbie Hagman

WHIDBEY ISLAND BANK:

Blumberg *Senior V.P.*
Signature Signature
P. E. Blumberg
Print Name Print Name
Senior V.P.
Print Title Print Title

APPROVALS

Examined and approved this 15TH day of September, 1999, by the Planning Department of Skagit County Washington.

Kendra Smith

Examined and approved this 9TH day of September, 1999, by the County Engineer of Skagit County Washington.

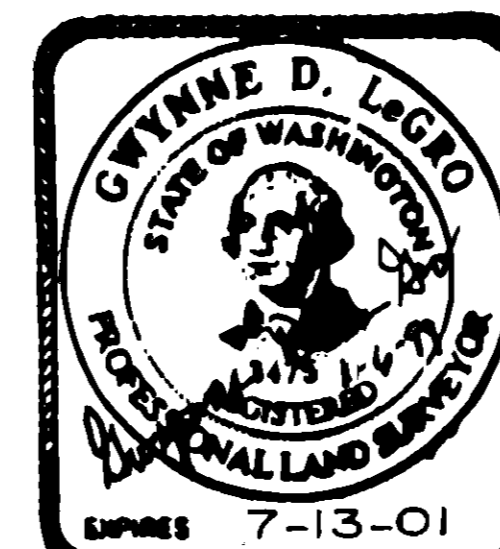
Charles J. ...

NOTES

- Certificate for Short Plat furnished by First American Title Company, Subdivision Guarantee No. H-366440, Order No. 56834 dated October 23, 1998 at 8:00 A.M.
- Instrumentation: TOPCON GTS-2B (20) Theodolite; Min. Horiz. Circle Reading of 20" E.D.M. Accuracy ± (5mm + 5ppm)
- Survey Method - Field Traverse
- Meridian - Assumed
- Change in location of lot access may necessitate a change of address, contact Skagit County Planning and Permit Center.
- The Section Subdivision shown hereon is based upon Cascade Ridge P.U.D. as prepared by Semrau and Lisser, Surveyors and Engineers, by that instrument recorded in Volume 14 of Plats, pages 112 through 121, inclusive, under Auditor's File No. 9002220024, records of Skagit County, Washington.
- Basis of Bearing - the centerline (C) of Cascade Ridge Drive as platted and as delineated hereon as being N 4°45'04" E and S 86°33'18" E and further based upon existing monumentation.
- This property lies within 1 mile of an established UGA (City of Mount Vernon).

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to the residence upon Lot 1 of this Short Plat and is available to proposed Lots 2, 3, and 4 of this Short Plat by the Public Utility District No. 1 of Skagit County upon completion of approved water system extension design and installation by the developer to serve this development.



SHORT PLAT NO. 99 - 0007

PAUL HAGMAN PROPERTY SURVEY
PTN. W 1/2 E 1/2
SEC. 4, T. 33 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

ACKNOWLEDGEMENT

State of Washington } s.s.
County of SKAGIT

On this day personally appeared before me PAUL HAGMAN and DEBBIE HAGMAN, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 11TH day of JANUARY, 1999.

Denny D. Lehto
Notary Public in and for the State of Washington,
residing at MOUNT VERNON.

ACKNOWLEDGEMENT

State of WASHINGTON } s.s.
County of SKAGIT

This is to certify that on this 9TH day of AUGUST, 1999, before me, the undersigned, a Notary Public, personally appeared P. E. BLUMBERG and SENIOR V.P. to me known to be the SENIOR V.P. and SENIOR V.P. respectively, of WHIDBEY ISLAND BANK, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free 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 the said corporation.

Witness my hand and official seal.

Denny D. Lehto
Notary Public in and for the State of WASHINGTON,
residing at MOUNT VERNON.

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore 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 1999.

This 14 day of Sept, 1999.
Wanda ...
Skagit County Treasurer

LOT AREAS

- Lot 1 = 719,800.28 Sq. Ft. = 16.52 Acres (Net to P)
- = 761,461.69 Sq. Ft. = 17.48 Acres (Gross to Street C)
- Lot 1 Designated Residential Building Area = 43,557.72 Sq. Ft. = 1.00 Acre
- Lot 2, Lot 3, Lot 4 = 43,559.60 Sq. Ft. = 1.00 Acre

RESTRICTIONS (continued)

- The subject property is located adjacent to designated Natural Resource Lands. Note that all future development will need to sign and record a natural resource waiver with the title of the property.