

PORTIONS OF SE 1/4, SE 1/4, SEC. TWP. 36 N, RGE. 4 E., W.M.,

200105070102 12:08:30PM

SKAGIT COUNTY, WASHINGTON

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT C. NIELSEN AND LONNIE M. NIELSEN, HUSBAND AND WIFE, AND INTERWEST SAVINGS BANK, DO 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 THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON, NO DRAINAGE WATERS ON ANY 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 DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

"JENNIFER LANE" AND "KIM'S PLACE", SHOWN HEREON AS CORPORATE ROADS (TRACT A) ARE TO BE HELD IN INDIVIDUAL OWNERSHIP BY THE OWNERS OF THE LOTS SERVED BY THE CORPORATE ROADS. THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS COUNTY ROADS AND ALL ACCESS ROADS TO THE PLAT, UNLESS THE SAME ARE DEDICATED AS COUNTY ROADS, SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS IN THE PLAT AND/OR OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY SAID ROADS, STREETS AND/OR ALLEYS, AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHOM TITLE OF SAID ROADS, STREETS, AND/OR ALLEYS BE HELD. IN THE EVENT THAT THE OWNERS OF ANY OF THESE LOTS OR THE CORPORATE OWNERS OF ANY OF THE ROADS, STREETS, OR ALLEYS OF THIS PLAT OR ANY ADDITIONAL PLATS SERVED BY THESE ROADS, STREETS, AND/OR ALLEYS SHALL BE OBLIGATED TO BRING THE ROAD SYSTEM, SAID PETITIONER SHALL BE OBLIGATED TO BRING THE SAME TO THE COUNTY ROAD STANDARDS IN ALL RESPECTS PRIOR TO ACCEPTANCE BY THE COUNTY.

HORIZON BANK BROTHERS.

ACKNOWLEDGMENT: STATE OF WASHINGTON OF WASHINGTON

COUNTY OF

THAT RANGE CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE
THAT RANGE C. MINICOLO.

SIGNED THIS INSTRUMENT, ON OATH
STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE
INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTY ACT
OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN
THE INSTRUMENT.

NOTARY PUBLIC
DATE CALL 1/2 2001
RESIDING AT BELLING COMMISSION EXPIRES CONTACT

MOTAR,

ACKNOWLEDGMENT:

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WASHINGTON

THAT ACCURAGE AND SIGNED THIS INSTRUMENT, ON OATH
STATED THAT HE SHE WAS AUTHORIZED TO EXECUTE THE
INSTRUMENT AND ACKNOWLEDGED IT AS THE SECUNTARY ACT
OF MONTON SAME TO BE THE FREE AND VOLUNTARY ACT
OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN INSTRUMENT BANK

NOTARY PUBLIC
DATE AND 1/2 2001
RESIDING AT AND 1/2 2003
MY COMMISSION EXPIRES 00/20/2003



, Rge. shown VIEW

hereby certify that this plat of <u>RIVER VALLEY VIESTATES</u> is based upon an actual survey and <u>subdivision</u> of Sections 31 and 31, Twp. 36 N, Rgase, W.M.; that all courses and directions are show correctly hereon, and that all monuments and lot corners will be staked as construction progresses.

odney Miller, P.L.S. cert. #32560

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SURVEYOR'S CERTIFICATE:

Filed for record this 12.0%2 m. under Auditor's records of Skagit County, V

day of May, 2001 at s file number 2001,050,000 Washington at the request of

AUDITOR'S CERTIFICATE:

Wilson Engineering.

Skagit County Auditor

WATER PIPELINE 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 PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER 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 APPURITENANCES FOR THE TRANSPORTATION OF WATER 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, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWNG UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR 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 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

LEGAL DESCRIPTION: Q.C.D., A.F. NO. 9711050096
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WEST OF STATE HIGHWAY RIGHT OF WAY AS CONVEYED TO THE STATE OF WASHINGTON, BY DEEDS DATED JULY 25, 1929 AND JULY 26, 1929 AND RECORDED ON AUGUST 21, 1929 AND FEBRUARY 18, 1930, UNDER AUDITOR'S FILE NOS. 226080 AND 231128, RESPECTIVELY,

AUTOMOTIVE RACETRACK NOTICE:

AND ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SKAGIT BY RIGHT OF WAY DEED RECORDED MAY 23, 1996 UNDER AUDITOR'S FILE NO. 9605230069.

EXCEPT FROM ALL OF THE ABOVE, RIGHT OF WAY FOR BOW HILL ROAD,

AND ALSO EXCEPT THAT PORTION THEREOF LYING SOUTH OF

THE BOW HILL

ROAD,

SKAGIT SPEEDWAY, AN AUTOMOTIVE RACING FACILITY IS LOCATED WITHIN 1 MILE OF THE SUBJECT PROPERTY. THE FACILITY OPERATES FROM MID APRIL UNTIL AUGUST HOSTING APPROXIMATELY 25 EVENTS PER YEAR WITH ATTENDANCE RANGING FROM 4,000 TO 10,000 PERSONS PER EVENT. DURING SUCH EVENTS, NOISE, TRAFFIC AND POSSIBLY OTHER IMPACTS EFFECT THE GENERAL NEIGHBORHOOD. KE

SKAGIT COUNTY APPROVALS:
EXAMINED AND APPROVED FOR TH THE COUNTY OF SKAGIT, STATE OF WASHINGTON

COUNT COUNTY ENGINEER HAIRMAN, asa HEALTH OFFICER LANNINGDIRECTOR

DATE

NATURAL RESOURCE LAND DESIGNATION

THIS PROPERTY LIES WITHIN 300 FEET OF LAND DESIGNATED RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCES 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 GENERATES 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 LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.

MAN,
) OF COUNTY COMMISSIONERS 1-/2C/

TRACT "A" UTILITY EASEMENT:

A UTILITY EASEMENT BEING OVER, UNDER AND ACROSS TRACT "A" IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, CASCADE NATURAL GAS CORP., GTE NORTHWEST, NORTHLAND CABLE TV, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED. TRACT "A" IS ALSO RESERVED FOR SEWER AND WATER EASEMENTS TO SERVE THE LOTS WITHIN THIS SUBDIVISION.

SKAGIT 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 2001

WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO AND INCLUDING THE YEAR 20

THIS 25 th DAY OF COPT TOLLA THEMSURER Of Was Division 2001

UPONT SULTING ENGINEERS 733-6100 STREET, E 6100 FAX: BELLI): (360 <u>Emgimeering</u> N G 647 HAM, SURVEYORS 9 0 6 1 9

SKAGIT RIVER VALLEY VIEW COUNTY, ESTATES

DWN BY CHECKED BHR RLMDATE SCALE 2/9/01 WASHINGTON SHEET JOB NO. 2000-020

ESTA TES

5/7/2001 Page

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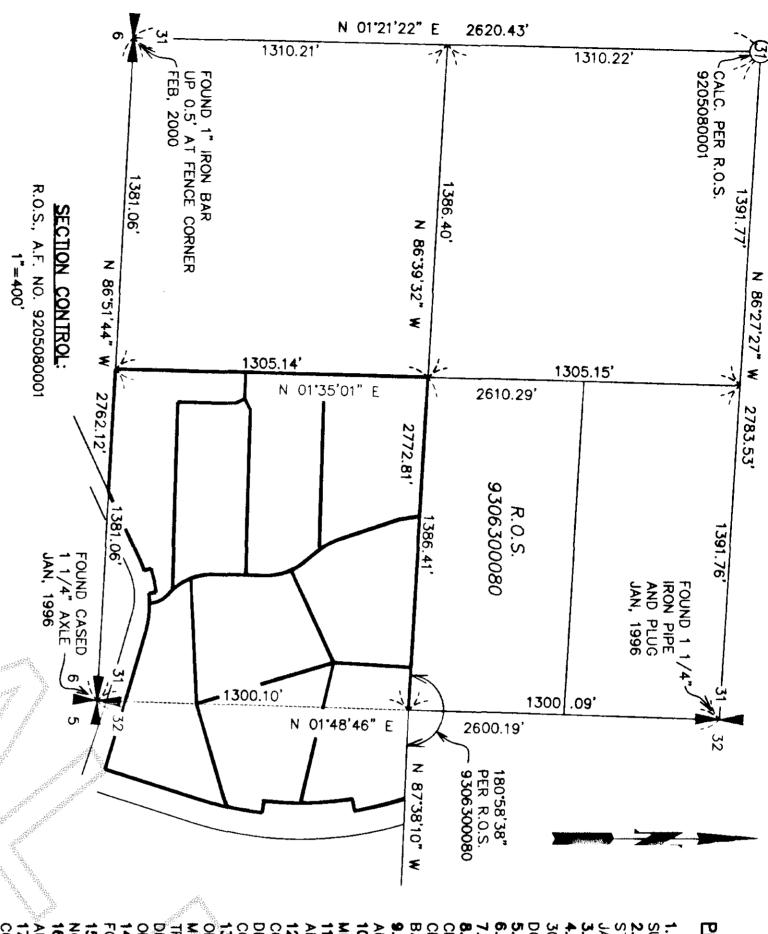
Skagit County Auditor

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12:08:30PM

PORTIONS OF SE 1/4, TWP. 36 N, RGE. 13 A NEC. 31 AND SW 1/4, SW 1/4, SEC. 32, W., SKAGIT COUNTY, WASHINGTON



AT NOTES:

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ACCESS EASEMENT IN FAVOR OF PROPERTY TO WEST AS SHOWN ON SHEET 3.

100.00

- 12. 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.

 13. THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL SHALL BE LIMITED TO 5% OF THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THE RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE.

 14. SEE GEO ENGINEERS REPORT DATED JUNE 1, 1999 FOR SETBACKS OF HOUSE FOUNDATIONS AND DRAINFIELDS.

 15. SEE PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 20105(7) ON AND SHARED ROAD AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 20105(7) ON AND SHARED ROAD AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 20105(1) ON ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT THE PLANNING AND PERMIT CENTER.

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IE:081

- 1. BASIS OF BEARINGS AND SECTION BREAKDOWN DERIVED FROM RECORD OF SURVEY, A.F. NO. 9205080001.

 2. STANDARD FIELD TRAVERSE PROCEDURES AND A ONE SECOND LIETZ SET TOTAL STATION WERE USED TO ACCOMPLISH THIS SURVEY. CONTROL SURVEY DONE IN JANUARY, 1996. LOT CORNERS SET IN JULY, 2000.

 3. TOTAL ACREAGE OF SUBDIVISION = 49.41 ACRES.

 4. SEE VARIANCE ALLOWING PRIVATE ROAD #VA 99 0291. APPROVED NOVEMBER 30, 1999, FILED IN AUDITOR'S FILE NO. 199912020002. THE ROAD MAINTENANCE DOCUMENTS ARE RECORDED UNDER AUDITOR'S FILE NO. 20010311.

 5. WATER SKAGIT COUNTY P.U.D.

 6. SEWER INDIVIDUAL ON-SITE SYSTEMS

 7. ZONING / COMPREHENSIVE PLAN RURAL RESERVE

 8. POTENTIAL BUYERS SHOULD RECOGNIZE THAT A TRIBUTARY TO BOB SMITH CREEK MEANDERS THROUGH THIS SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.

 9. SEE COVENANTS, CONDITIONS AND RESTRICTIONS (CCR'S) RECORDED UNDER AUDITOR'S FILE NO.

 10. A VOLUNTARY DONATION TO SKAGIT COUNTY PARK AND RECREATION FOR MITIGATION FEE OF \$100 PER LOT SHALL BE COLLECTED AT TIME OF SALE.

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

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TRACT "A" GEOMETRY:

TRACT "A" GEOMETRY:

CURVE TABLE

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TABLE

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10618.4319	10948.3059	10987.1134	11258.0251	10927.8366	10808.6523	10619,7382	10390.1502	10313.9404	10217.7750	11052.8117	10974.4944	10934.3615	10964.0210	10639.0645	10745.6983	10946.6184	10928.8599	10821.2482	10620.5819	10391,6543	10315.0649	10217.0990	10216.4476	NORTHING
8636.0185	8645.1386	9844.2827	9248.9759	9372.6427	9458.5153	9478.4739	9490.4704	9538.0931	9593.7:26	9848.2775	9897.8155	9859.8469	9794.3654	8791.5925	8699.5600	8705.1149	9336.2713	9485.7430	9448.4857	9522.3173	9498.1261	9623.7172	9563.7060	EASTING
49	48	47	46	45	44	43	42	4.	40	39	38	37	36	35	34	33	32	31	30	29	28	27	25	PNT
10578.7882	10335.8920	10176.3438	10199.3239	10414.8360	11380.2424	10075.5979	11346.5013	11309.7904	11299.4443	11284.2547	11073.1128	11065.1404	10849.4733	10694.3537	10688.4111	10540.1212	10033.9388	10215.4758	10245.3207	10224.0351	10195.5205	10047.6290	10615.3919	NORTHING
8764.9721	8758.2567	9409.9241	9726.2106	10013.1301	8657.0805	8621.0106	9235.0571	9863.9032	10041.1292	10409.0963	10460.5018	10411.1415	10428.1832	10418.7436	10468.3892	10442.3816	10285.4037	9552.8946	9549.8485	9449.4183	9458.7413	9131.1952	8745.9765	EASTING

MINIMUM BUILDING SETBACKS:

	EET "B"		
8' B.S.L (SIDE)	HOUSE	20' B.S.L. (SIDE STREET)	STREET "A"
	® ℃ (REAR)		

020F01.DWG

(0 N 8 0 5 D (3 6 0 SULTING ENGINEERS & SURVEYOUPONT STREET, BELLINGHAM, WA) 733-6100 FAX: (360) 647-9061 ilsom <u>Emgimeering</u> SURVEYORS 98225

NDDRESSES:

18755 KIM PLACE
18754 KIM PLACE
18758 KIM PLACE
18784 KIM PLACE
18784 KIM PLACE
5803 JENNIFER LANE
5799 JENNIFER LANE
5798 JENNIFER LANE
5802 JENNIFER LANE

RLM	CHECKED	DWN BY BHR	SKAGIT C	RIVER V
1" = 100'	SCALE	DATE 2/9/01	SKAGIT COUNTY, WASHINGTON	RIVER VALLEY VIEW ESTATES
2 3	SHEET OF	JOB NO. 2000—020	HINGTON	ESTATES

