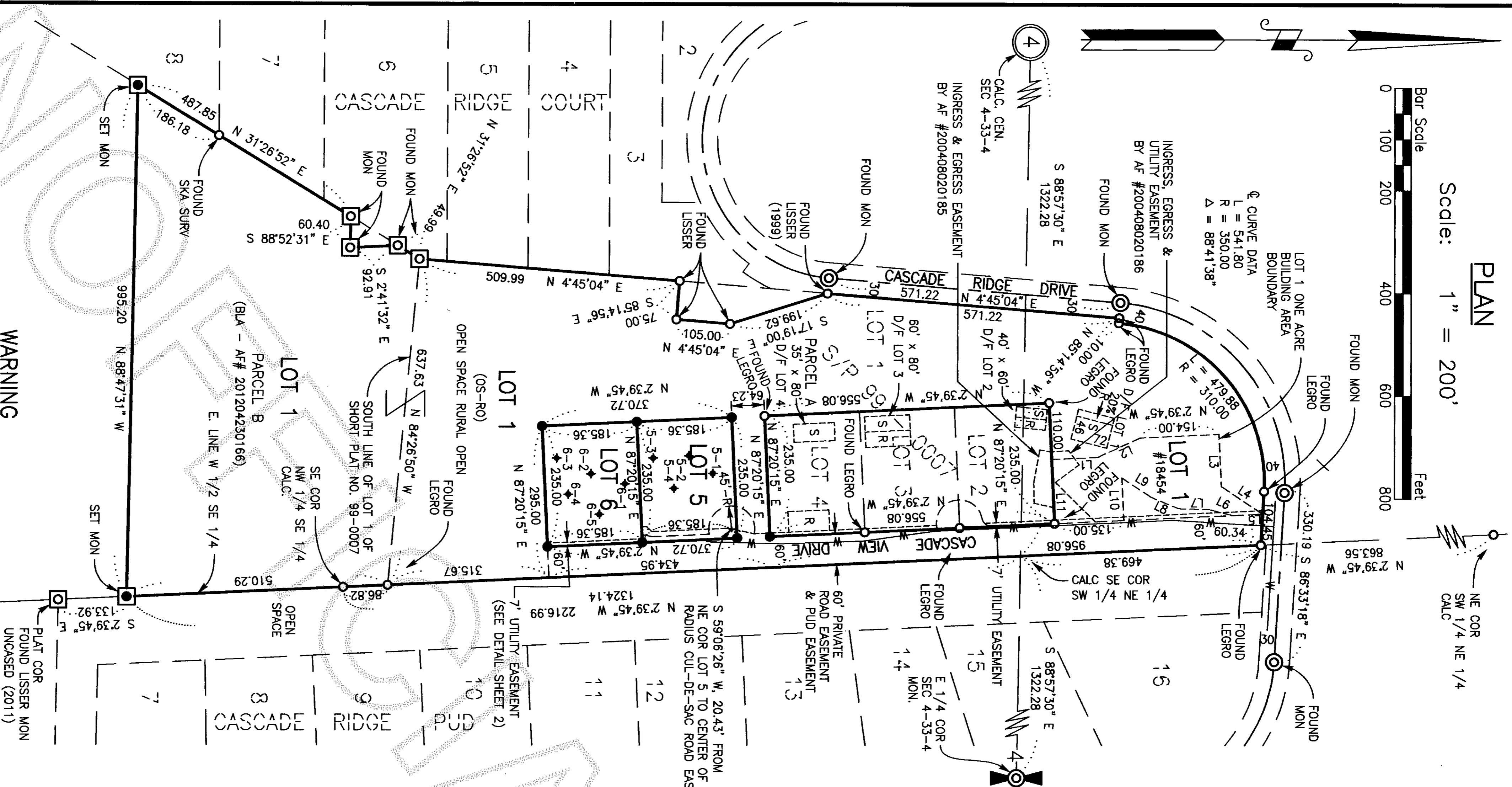
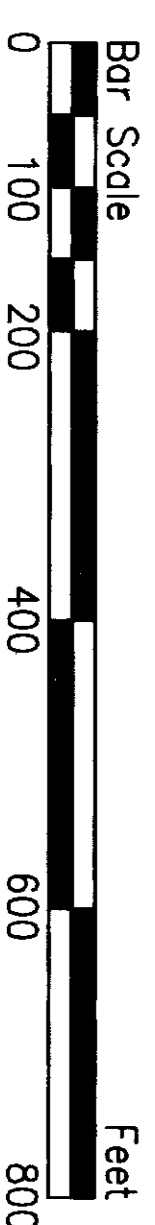


PLAN

Scale: 1" = 200'



OWNER - DEVELOPER

PAUL HAGMAN
1220 Anderson Road
Mount Vernon, WA 98273

LEGAL DESCRIPTION

ZONING/COMPREHENSIVE PLAN DESIGNATION

RRV - Rural Reserve

LOT AREAS

TOTAL SITE AREA
(Parcel A & Parcel B)
1,155,396 Sq. Ft. =
26.52 Acres - Net

1,197,059 Sq. Ft. =
27.48 Acres - Gross

LOT 1 - TOTAL AREA
1,068,276 Sq. Ft. =
24.52 Acres - Net

1,109,939 Sq. Ft. =
25.48 Acres - Gross

LOT 1 - BUILDING AREA
43,560 Sq. Ft. = 1 Acre

LOT 5 AREA
43,560 Sq. Ft. = 1 Acre

LOT 6 AREA
43,560 Sq. Ft. = 1 Acre

ONE ACRE BUILDING AREA LINE TABLE

LINE	DIST.	BEARING
L1	90.00	N 239°45' W
L2	90.63	N 243°33'1" W
L3	101.54	N 87°20'15" E
L4	97.03	S 33°30'14" W
L5	58.52	N 239°45' E
L6	46.64	N 14°05'38" E
L7	59.99	N 134°43' E
L8	60.06	N 232°30' E
L9	68.98	N 33°30'14" E
L10	82.99	S 87°20'15" E
L11	125.00	N 87°20'15" E

LEGEND

- Property Corner - Set 5/8" diam. X 20" length steel rebar w/ yellow plastic cap imprinted: "LEGR0 37532".
- Set concrete monument with yellow plastic cap imprinted: "LEGR0 37532".
- Found rebar w/ yellow plastic cap imprinted: "LEGR0 3475".
- Found USSER cap imprinted: "LISSER 22960".
- Found SKA SURV cap imprinted: "SKA SURV 17651".
- Found "LISSER 22960" cap in concrete monument - cased.
- Found concrete monument with brass disk imprinted: "SKA SURV 17651" - not cased.
- Soil Log 5-1.
- 8" D.I. Water Main
- Septic Drainfield (S) and Reserve Area (R) per County records.
- 40' x 60' D/F
- Found concrete monument w/ yellow plastic cap imprinted: "LISSER 22960" - not cased. Date last visited 2011.
- Found/set refers to the date of this survey unless otherwise noted.

AUDITOR'S CERTIFICATE

Filed for the record at the request of LeGRO & Associates.



J. Youngquist
Skagit County Auditor
Deputy: *Mary Ann*

TITLE EXCEPTIONS

Short Plat Subject to the record matters as disclosed in the subdivision guarantee including those listed as follows, all records of Skagit County:

- A. An easement and provisions contained therein as created or disclosed for road purposes in favor of Skagit County affecting all railroad grades across property, if any existed, by that instrument recorded March 19, 1934 under Auditor's File (A.F.) No. 260923.
- B. An 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, h & w, by that instrument recorded July 18, 1944 under A.F. No. 373093, the exact location of which cannot be determined from the record and is not visible on the tract of land described here-in-above.
- C. 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, h & w, and Scott Paper Company and Georgia Pacific Corporation for ingress, egress and utility purposes by that instrument recorded June 19, 1989 under A.F. No. 8906190004.
- D. Agreement and the terms and conditions thereof regarding declaration and agreement for road, drainage and utilities maintenance between Paul Hagman and Debbie Hagman, h & w, and the general public and future owners of lots within Short Plat #99-0007, recorded September 15, 1999 under A.F. No. 199909150087, affecting Parcel A of the legal description.
- E. Matters as disclosed on the face of Short Plat No. 99-0007 recorded September 15, 1999 under A.F. No. 9909150089, affecting Parcel A of the legal description.
- F. Ingress, Egress and Utilities easement, including the terms and provisions thereof granted by George and Renee Willcock by instrument recorded August 2, 2004 under A.F. No. 200408020186, affecting Parcel A of the legal description.
- G. Protective Covenants, Easements and/or Assessments, but omitting restrictions, if any, based upon race, color, religion or national origin executed by Keith S. Johnson, et al, by that instrument recorded August 26, 2009 under A.F. No. 200908260070 affecting Parcel B of the legal description.
- H. SUBJECT TO an easement to Puget Sound Energy, Inc. to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use an easement 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within Lot 1 of Skagit County Short Plat No. 99-0007 by that instrument recorded October 2, 2013 under A.F. No. 201310020062 affecting Parcel A of the legal description.
- I. Proposed Lot 6 of this Short Plat is subject to an Operation-Maintenance & Monitoring Requirement For Proprietary Onsite Sewage Systems disclosure between Skagit County and Paul and Deborah Hagman by that instrument recorded August 12, 2013 under A.F. No. 201308120135.

Continued on Sheet 2

Sheet 1 of 3 Sheets.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in December 2013 at the request of Paul Hagman.

LEGR0 & ASSOCIATES
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220

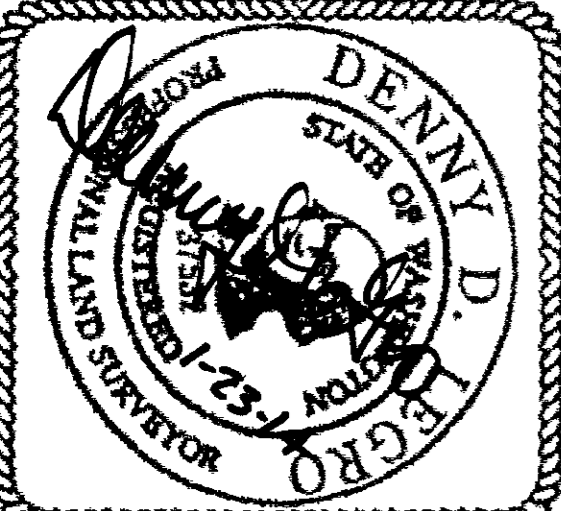
DENNIS D. LEGR0
Registered Professional
Land Surveyor
Lic. # 37532 Date: 1-23-14

SHORT PLAT NO. PL12-0170

PAUL HAGMAN PROPERTY SURVEY

LOT 1, SHORT PLAT NO. 99-0007
AND PTN. W1/2 SE 1/4
SEC. 4, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

THIS PARCEL (LOTS 1, 5 AND 6 OF THIS SHORT PLAT) LIES WITHIN AN AREA OR WITHIN 500 FEET OF LAND DESIGNATED AS NATURAL RESOURCE LAND (AGRICULTURE, FOREST, AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR 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 SPRINKLING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. 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 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 DEVELOPMENT OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SEC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.



NOTES

1. Certificate for Short Plat furnished by First American Title Insurance Company, Subdivision Guarantee No. 5010500-0006222e, Order No. 104155 dated July 26, 2012 at 8:00 A.M.; First Update Endorsement dated November 26, 2013 at 8:00 A.M.
2. The Short Plat number and date of approval shall be included in all deeds and contracts.
3. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horizontal Circle Reading of 20" E.D.M.: Accuracy ± (5mm + 5ppm)
4. For additional survey information refer to: Plat of Cascade Ridge PUD by that instrument recorded in Volume 14 of Plats, pages 112 through 121, inclusive, under Auditor's File No. 9002220024; Short Plat No. 99-0007 recorded under Auditor's File No. 199909150089; and plat of "Cascade Ridge Court" recorded under Auditor's File No. 9601190017, all records of Skagit County, Washington.
5. Basis of Bearing - the centerline of Cascade Ridge Drive as plotted and delineated hereon as being N 4°45'04" E and S 86°33'18" E based upon existing monumentation.
6. Meridian - Assumed
7. Distances shown are in feet and decimals of a foot.
8. 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 County road system have been brought up to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
9. Lots served by underground power, telephone and natural gas in Cascade View Drive and easements.
10. Water: Skagit County PUD No. 1
11. The method of sewage disposal shall be by individual septic drainfield systems based upon the required soil logs for this short plat which are on file with the Skagit County Planning and Development Services. See Skagit County Health Officer for details.
12. All runoff from impervious surfaces, roof drains and yard drains shall be directed so as not to adversely effect adjacent properties.
13. 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 Certification, all lots therein shall be considered Lots of Record for conveyance and development purposes unless otherwise restricted. See AF# 201402100070
14. Changes in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
15. All private roads, easements, community utilities and properties shall be owned and maintained by the 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. SEE Declaration and Agreement for Road, Drainage and Utilities Maintenance filed under AF# 201401300079
16. In accordance with SCC 14.37, an Engineered Drainage Plan for residential construction upon Lots 5 and 6 of this short subdivision has been prepared by Northwest Datum & Design and is currently on file with the Skagit County Planning and Development Services Department. Any future construction must comply with the requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.
17. 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.

TITLE EXCEPTIONS Continued from Sheet 1:

J. A Skagit County Planning and Development Services Plat Lot of Record Certification for Lot 1 of SP99-0007 finding it as a lot of record meeting minimum lot size and therefore eligible to be considered for development permits has been approved by that instrument recorded September 5, 2012 under A.F. No. 201209050095 affecting Parcel A of the legal description.

APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of Skagit County Code 14.18.
This 24 day of January, 2014.

Robert J. Conroy
Short Plat Administrator County Engineer

The within and foregoing Short Plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) & 12.48 (Water) this 24 day of January, 2014.

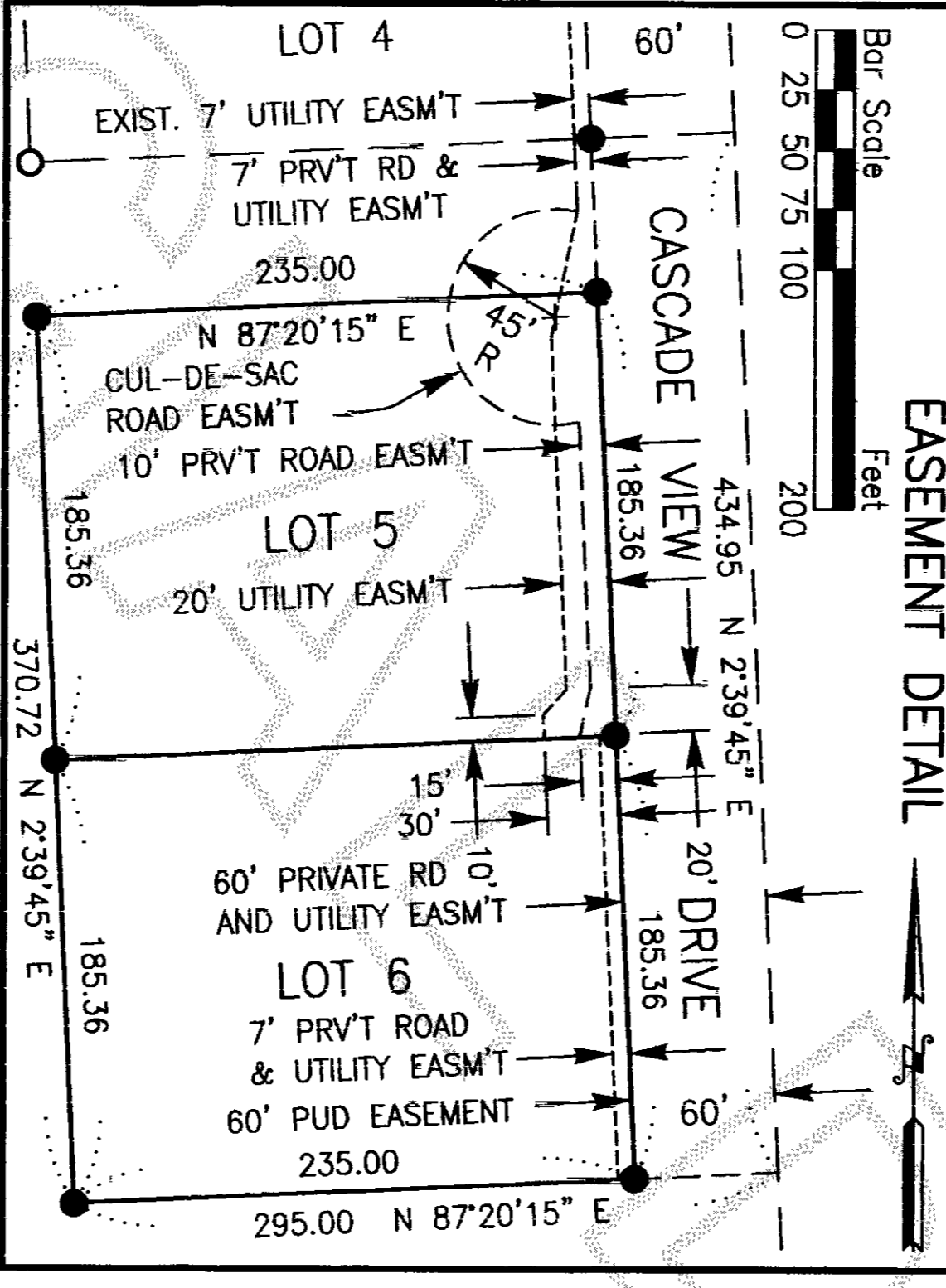
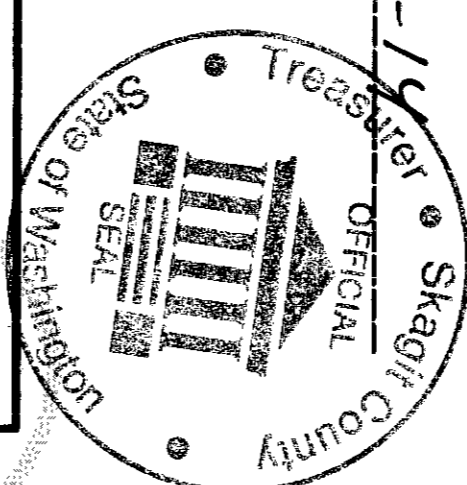
Robert J. Conroy
Skagit County Health Officer

TREASURER'S CERTIFICATE

This is to Certify that all taxes heretofore levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year 2013.

Robert J. Conroy
Skagit County Treasurer

Date: 2-7-14



INGRESS AND EGRESS EASEMENT (PRIVATE ROAD)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR INGRESS, EGRESS, AND PUBLIC AND EMERGENCY SERVICES AS SHOWN HEREON FOR THE USE OF THE LOTS WITHIN THIS SHORT PLAT, LOTS 2 THROUGH 4 INCLUSIVE OF SKAGIT COUNTY SHORT PLAT NO. 99-0007 AND/OR FUTURE LOTS THAT MAY BE CREATED. SEE NOTE 15 FOR MAINTENANCE OF THE EASEMENT AREA.

UTILITIES EASEMENT

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, FRONTIER COMMUNICATIONS, INC., AND COMCAST CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THOSE PORTIONS OF THE LOTS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO FOR THE PURPOSE OF PROVIDING UTILITY SERVICES 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 FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

TYPICAL BUILDING SETBACK DIAGRAM NO SCALE

THE SETBACKS SHOWN HEREON ARE THE TYPICAL SETBACKS FOR RAY ZONING DESIGNATION. SETBACKS WITHIN THIS CARD DEVELOPMENT ARE MODIFIED BY SCC 14.18.310(8) AS FOLLOWS:

- (A) SETBACKS FOR ALL BUILDINGS WITHIN THE DEVELOPMENT.
- (B) FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET, FOR LOTS DESIGNATED AS-NR, I-NR, AND SF-NR. LOTS SHALL BE CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS.
- (C) A 200-FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NR DESIGNATED PARCELS.
- (D) THE SEPARATION SHALL BE REQUIRED PURSUANT TO THE BC.
- (E) UNDERLYING ZONING SETBACKS SHALL BE REQUIRED FROM THE EXTERIOR BOUNDARIES OF THE CARP DEVELOPMENT EXCEPT AS PROVIDED IN SUBSECTION (B)(A) OF THIS SECTION.

OWNER'S CONSENT AND DEDICATION

Know all men by these presents that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT, do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed. In witness whereof we have hereunto set our hands and seals this 24 day of January, 2014.

INDIVIDUALS:

Paul Hagman
PAUL HAGMAN

Debbie Hagman
DEBBIE HAGMAN

WHIDBEY ISLAND BANK:

Robert J. Conroy
Signature
Print Name: Robert J. Conroy

Robert M. Cann
Signature
Print Name: Robert M. Cann

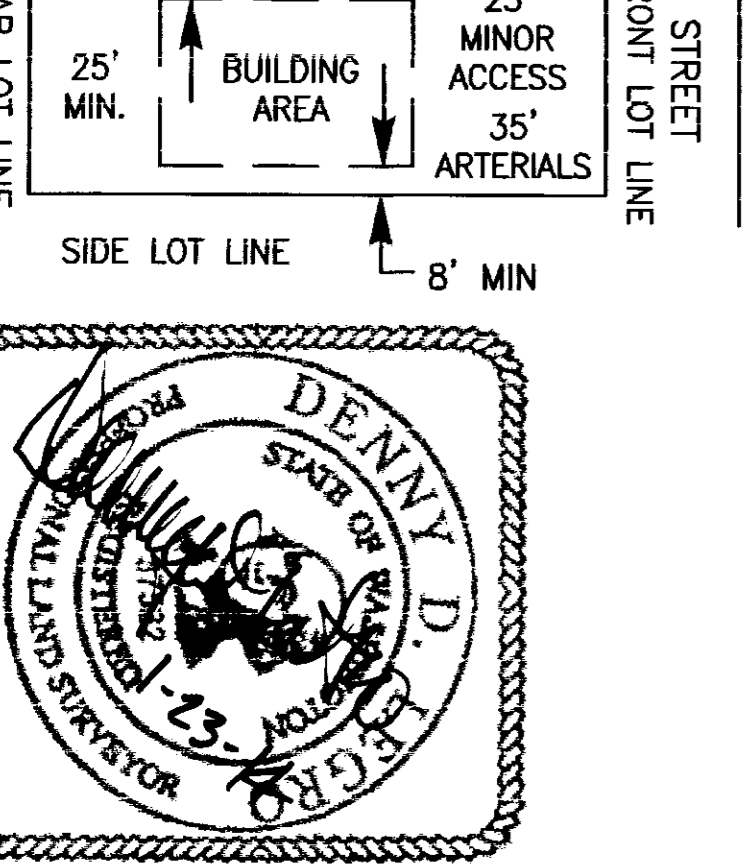
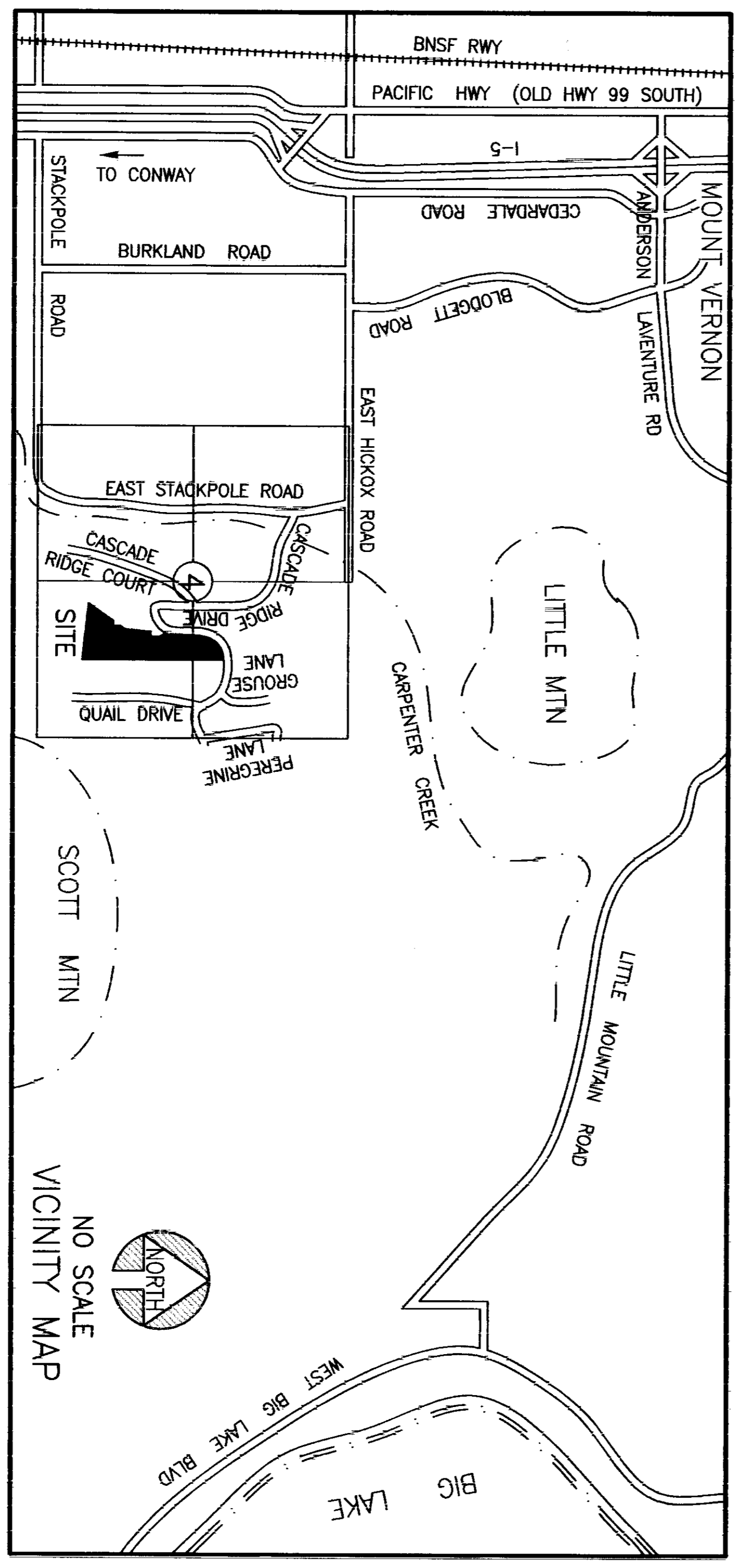
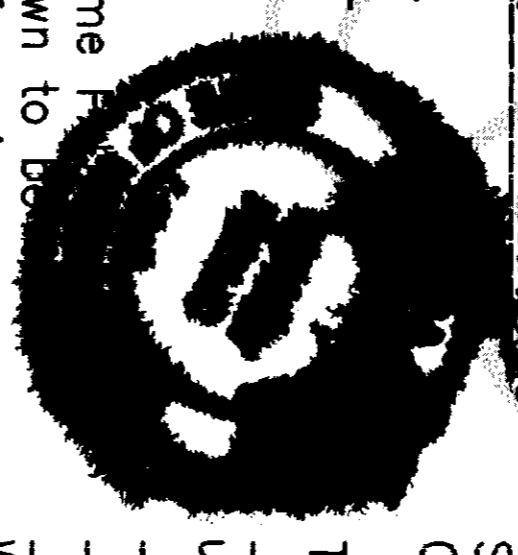
ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this day personally appeared before me *Robert J. Conroy* and *Debbie Hagman*, h & w, 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 24 day of January, 2014.

Robert J. Conroy
Notary Public in and for the State of Washington,
residing at Skagit Co
My commission expires July 15, 2015



ADDRESS RANGES	Beginning Range	Ending Range
Cascade View Drive	18438	18671

The existing address of 18454 Cascade View Drive will remain the same unless the access changes.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

This is to Certify that on this 24 day of January, 2014, before me, the undersigned, a Notary Public, personally appeared *Paul Hagman* and *Debbie Hagman*, h & w, to me known to be the individuals who executed the within and foregoing instrument and each of 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 the said corporation.

Witness my hand and official seal.

Robert J. Conroy
Notary Public in and for the State of Washington,
residing at Burien WA
My commission expires 5-15-15

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

This is to Certify that on this 24 day of January, 2014, before me, the undersigned, a Notary Public, personally appeared *Robert J. Conroy* and *Debbie Hagman*, h & w, to me known to be the individuals who executed the within and foregoing instrument and each of 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 the said corporation.

Witness my hand and official seal.

Robert J. Conroy
Notary Public in and for the State of Washington,
residing at Burien WA
My commission expires 5-15-15

SHORT PLAT NO. PL12-0170

PAUL HAGMAN PROPERTY SURVEY

LOT 1, SHORT PLAT NO. 99-0007

AND PTN. W 1/2 SE 1/4

SEC. 4, T. 33 N., R. 4 E., W.M.

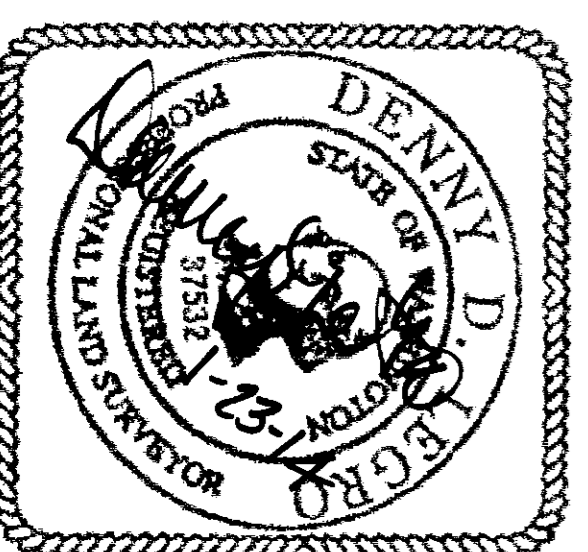
SKAGIT COUNTY, WASHINGTON

Sheet 2 of 3 Sheets.

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, sewer, electrical, and communication lines and/or other similar public service related facilities. This includes the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, change the size of, relocate, connect to and locate at any time pipe(s), line(s) or related facilities, along with necessary appurtenances for the transportation and control of water, sewer, electrical and electronic information on facilities over, across, along, in and under the lands as shown on this plat together with the right of ingress and egress from said lands of the Grantor(s). The Grantor(s) also gives the District permission to cut, trim and/or remove all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) in the described easement for the purposes of the activities listed above, as well as the right to cut, trim and/or remove vegetation which, in the opinion of the District, constitutes a menace or danger to said pipe(s), line(s) or related facilities, and/or to persons or property by reason of proximity to the line(s). The Grantor(s) agrees that title to all timber, brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor(s), 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(s) 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.



SHORT PLAT NO. PL12-0170

PAUL HAGMAN PROPERTY SURVEY

LOT 1, SHORT PLAT NO. 99-0007
AND PTN. W 1/2 SE 1/4
SEC. 4, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON