

DEDICATION

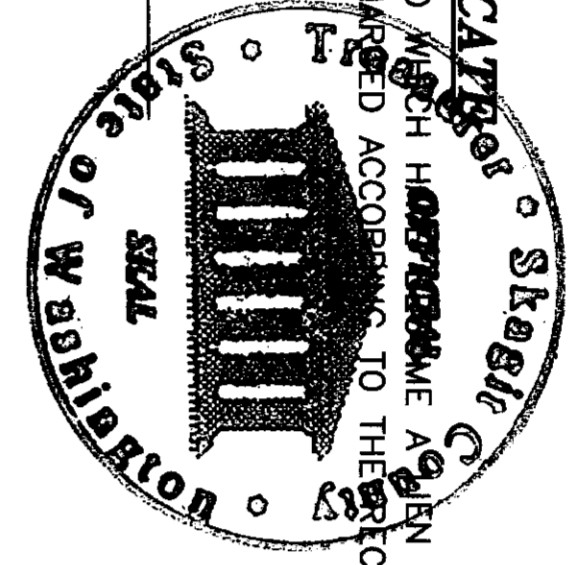
KNOW ALL MEN BY THESE PRESENTS THAT NOOKACHAMP HILLS L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND PEOPLES BANK, A WASHINGTON STATE CORPORATION, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE ROADWAYS AS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH ROADWAYS SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 25th DAY OF August, 2003.

Norma Bawmweh
SVP
PEOPLES BANK

SKAGIT COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND PAID HAVE BEEN PAID IN FULL 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 2004.

THIS 2nd DAY OF Sept 2003.



Deputy Treasurer
SKAGIT COUNTY TREASURER

Deputy
DEPUTY

STATE OF WASHINGTON

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SKAGIT COUNTY, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, SKAGIT COUNTY SEWER DISTRICT NO. 2, PUGET SOUND ENERGY, GIE, CASCADE NATURAL GAS CORPORATION, AND LAKE CABLE SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 15 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON 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 SERVICES TO THE SUBDIVISION 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 CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN ALL AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.

SKAGIT SEWER DISTRICT NO. 2 IS HEREBY GRANTED AN EASEMENT IN ALL AREAS DESIGNATED AS PRIVATE SEWER EASEMENTS.

SKAGIT COUNTY IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
(SS
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Dan R. Mittel* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Managing Member* OF NOOKACHAMP HILLS L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: *August 25* 2003.

Shelly D. Roberts
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
Shelly D. Roberts
RESIDING AT: *12+ Vernon*
MY APPOINTMENT EXPIRES: *11/21/03*

APPROVALS

EXAMINED AND APPROVED FOR SKAGIT COUNTY, STATE OF WASHINGTON.
COUNTY HEALTH OFFICER: *Annabelle* DATE: *9/9/03*
COUNTY PLANNING DIRECTOR: *Paula B. Stone* DATE: *9/15/03*
COUNTY ENGINEER: *Kevin H. O. Doherty* DATE: *9/2/03*
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS: *Walt Dalton* DATE: *8/29/03*
SKAGIT COUNTY HEARING EXAMINER: *Walt Dalton* DATE: *8/29/03*

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF NOOKACHAMP HILLS PUD PHASE IIA IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 25 AND 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED ON THE GROUND AND I HAVE COMPLIED WITH THE PROVISIONS, STATUTES AND REGULATIONS OF SKAGIT COUNTY.
Dennis J. Albright
DATE: *8-26-03*

PLAT OF
NOOKACHAMP HILLS PUD PHASE IIA
SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
NE 1/4 OF SECTION 36, T.34 N., R.4 E. WM

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 25 AND 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM DESCRIBED AS FOLLOWS:

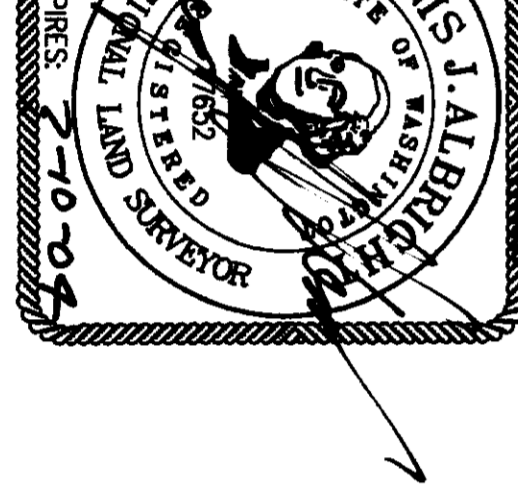
COMMENCING AT THE SOUTHEAST CORNER OF PHASE 1 OF THE PLAT OF "NOOKACHAMP HILLS PLANNED DEVELOPMENT", PHASE 1 AS RECORDED IN VOLUME 17 OF PLATS AT PAGES 26 TO 31, UNDER AUDITORS FILE NO. 9811020154, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE NORTH 0° 53' 08" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 527.78 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF "TROUT DRIVE" AS SHOWN ON SHEET 6 OF 6 OF SAID PLAT AND THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID PLAT, NORTH 13° 18' 46" EAST 63.28 FEET; THENCE NORTH 0° 50' 18" EAST 178.34 FEET; THENCE NORTH 35° 48' 03" WEST 207.27 FEET; THENCE NORTH 23° 42' 25" WEST 180.45 FEET; THENCE NORTH 53° 36' 43" EAST 222.67 FEET; THENCE NORTH 1° 35' 31" WEST 65.17 FEET; THENCE NORTH 17° 01' 48" WEST 92.73 FEET; THENCE SOUTH 86° 06' 06" WEST 159.70 FEET; THENCE NORTH 37° 26' 06" WEST 154.89 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 29° 10' 52" EAST A DISTANCE OF 970.00 FEET THROUGH A CENTRAL ANGLE OF 2° 27' 12" AN ARC DISTANCE OF 41.53 FEET; THENCE NORTH 16° 36' 14" WEST 129.81 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 28° 53' 42" AN ARC DISTANCE OF 32.78 FEET; THENCE NORTH 12° 17' 28" EAST 15.10 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 149.00 FEET THROUGH A CENTRAL ANGLE OF 16° 48' 42" AN ARC DISTANCE OF 43.72 FEET; THENCE NORTH 29° 06' 10" EAST 94.58 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 176.00 FEET THROUGH A CENTRAL ANGLE OF 50° 44' 40" AN ARC DISTANCE OF 155.88 FEET; THENCE NORTH 21° 38' 30" WEST 33.85 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 82° 04' 26" AN ARC DISTANCE OF 21.49 FEET TO THE SOUTHWESTERLY LINE OF OTHER POND DRIVE AS SHOWN ON SHEET 4 OF 6 OF SAID PLAT OF "NOOKACHAMP HILLS PLANNED DEVELOPMENT", PHASE 1; THENCE NORTH 29° 34' 04" WEST 60.00 FEET TO THE NORTHWESTERLY LINE OF SAID OTHER POND DRIVE; THENCE ALONG THE BOUNDARY OF SAID PLAT, NORTH 60° 25' 56" EAST, ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN EASEMENT AS DESCRIBED UNDER AUDITORS FILE NO. 8212100052 RECORDS OF SKAGIT COUNTY WASHINGTON, 673.04 FEET; THENCE SOUTH 29° 34' 04" EAST 253.84 FEET; THENCE SOUTH 43° 09' 03" WEST 93.28 FEET; THENCE SOUTH 55° 31' 35" WEST 238.22 FEET; THENCE SOUTH 13° 44' 55" WEST 286.22 FEET; THENCE SOUTH 55° 31' 35" WEST 178.22 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 37° 49' 55" WEST 480.00 FEET THROUGH A CENTRAL ANGLE OF 4° 48' 23" AN ARC DISTANCE OF 40.27 FEET; THENCE SOUTH 33° 01' 32" WEST 60.00 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 37° 01' 32" WEST 420.00 FEET THROUGH A CENTRAL ANGLE OF 20° 25' 02" AN ARC DISTANCE OF 149.67 FEET; THENCE SOUTH 55° 40' 48" WEST 105.34 FEET; THENCE SOUTH 39° 29' 29" WEST 223.39 FEET; THENCE SOUTH 55° 40' 48" EAST 570.93 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 34° 21' 02" EAST 270.00 FEET THROUGH A CENTRAL ANGLE OF 16° 35' 57" AN ARC DISTANCE OF 78.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET THROUGH A CENTRAL ANGLE OF 2° 27' 07" AN ARC DISTANCE OF 9.84 FEET; THENCE SOUTH 20° 04' 45" WEST 60.00 FEET; THENCE SOUTH 0° 53' 08" WEST 170.13 FEET; THENCE NORTH 89° 06' 52" WEST 49.34 FEET; THENCE SOUTH 0° 53' 08" WEST 43.81 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 89° 06' 52" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 222.92 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO PUBLIC UTILITY DISTRICT NO. 2 OF SKAGIT COUNTY BY DEED RECORDED UNDER AUDITORS FILE NO. 9205120072; THENCE NORTH 0° 53' 08" EAST 200.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE OF SAID PLAT OF NOOKACHAMP HILLS; THENCE NORTH 0° 53' 08" EAST 327.80 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 28.75 ACRES MORE OR LESS.

SCHEDULE B-1 EASEMENTS

1. A/RN 704645, SKAGIT VALLEY TELEPHONE COMPANY, BLANKET EASEMENT ON WALKING "M" PROPERTY FOR BURIED TELEPHONE CABLE IN THE SE 1/4 SECTION 25, POSITION UNKNOWN.
2. A/RN 7908310024, RIGHTS TO MOUNTAIN PROPERTIES LLC, THE PRESENT OWNERSHIP OF MOUNTAIN PROPERTIES APPEARS TO BE THE NORTH HALF OF GOVT LOT 3 IN SECTION 30, APPROXIMATELY 1/2 MILE TO THE SOUTHWEST OF THE PLAT.
3. A/RN 8212100052, 60 FOOT EASEMENT FOR INGRESS-EGRESS AND UTILITIES, LOCATION SHOWN ON SHEET 2 OF 3, OTHER POND DRIVE.
4. A/RN 9009130081, 60 FOOT EASEMENT TO SKAGIT COUNTY PUD NO. 1, THE AREA BASICALLY FALLS WITHIN THE RIGHT OF WAY OF RIVER ROCK ROAD AND TROUT DRIVE WEST OF RIVER ROCK ROAD AS SHOWN ON SHEET 3 OF 3.
5. A/RN 200304070122 AND A/RN 200307150203, 10 AND 15 FOOT EASEMENTS TO PRE ABUTTING ALL ROADS AS SHOWN HEREON AND ACROSS ALL ROADS AS SHOWN HEREON.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
(SS
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *James D. Vander Miller* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Senior Vice President* OF PEOPLES BANK, A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: *August 26* 2003.



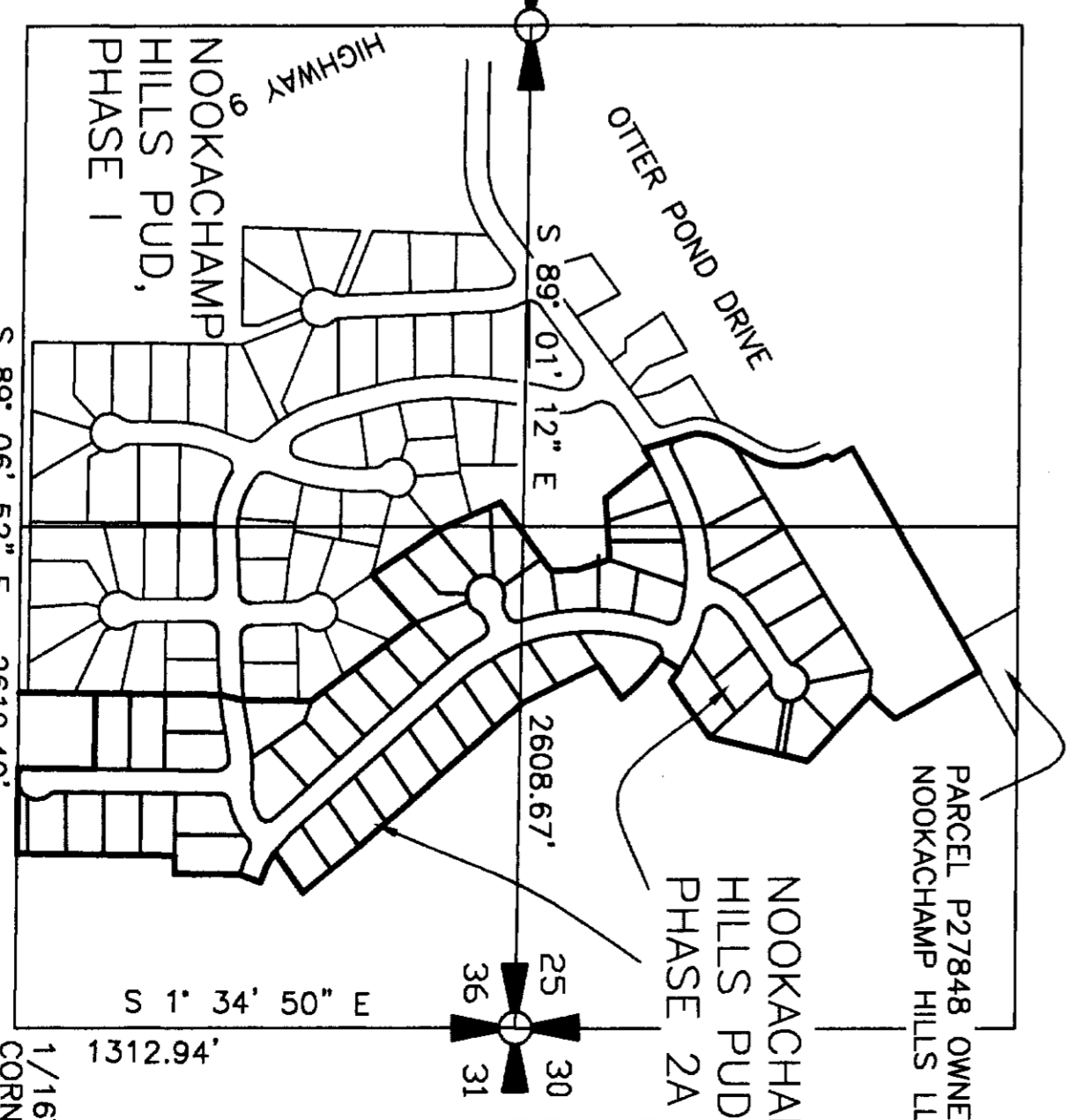
James D. Robinson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
Sara L. Robinson
RESIDING AT: *Sedro Woolley, WA*
MY APPOINTMENT EXPIRES: *March 14, 2006*

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, L.L.C.
Norma Bawmweh
SKAGIT COUNTY AUDITOR
Quincy Smith
DEPUTY
9/15/2003 Page 1 of 3
200309150157
Skagit County Auditor

NOTES / RESTRICTIONS

1. ZONING - RURAL VILLAGE, RESIDENTIAL
2. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURE WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
3. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
4. SEWAGE DISPOSAL - SKAGIT COUNTY SEWER DISTRICT NO. 2
5. WATER - PUGET SOUND ENERGY
6. POWER - PUGET SOUND ENERGY
7. TELEPHONE - GIE
8. GAS - CASCADE NATURAL GAS
9. CABLE - LAKE CABLE SERVICE
10. THE PURCHASER OR SELLER OF EACH LOT SHALL DEPOSIT \$350.00 INTO THE SKAGIT COUNTY IMPACT FUND IN THE SKAGIT COUNTY TREASURER'S OFFICE AT THE TIME OF CLOSING OF SAID SALE. THIS IS A ONE TIME FEE TO MITIGATE IMPACTS ON PARKS AND RECREATION.
11. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
12. THE OWNERS HEREBY AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER ATN 9811020155 TO INCLUDE LOTS 60 TO 111, INCLUSIVE, AS SHOWN HEREON, THIS PLAT OF PHASE IIA IS MEANT TO CREATE AN ADDENDUM TO THE COR'S AS RECORDED UNDER ATN 9811020155 WITHOUT RECORPING A SEPARATE DOCUMENT.
13. THE PLAT OF NOOKACHAMP HILLS PLANNED DEVELOPMENT PHASE IIA IS ADJACENT TO PROPERTY USED FOR AGRICULTURAL OPERATIONS. OWNERS MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLEES, PESTS, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD, INCLUDING AERIAL STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES AND WILL NOT BE CONSIDERED TO BE A NUISANCE OF SUCH OPERATIONS ARE CONSISTENT WITH COMMONLY ACCEPTED BEST MANAGEMENT PRACTICES AND COMPLIES WITH LOCAL, STATE AND FEDERAL LAWS.
14. TRACT "E" IS DESIGNATED FOR OPEN SPACE AND DETENTION POND. THE OWNERSHIP AND MAINTENANCE OF SAID TRACT IS FURTHER DEFINED IN THE COR'S AS REFERENCED UNDER NOTE 7 ABOVE. TRACT "F" IS DESIGNATED AS AN OPEN SPACE / BUTTER AREA.
15. THE 20 FOOT ACCESS EASEMENT AS SHOWN ON SH 2 OF 3 AT THE END OF KAMLOOP COURT IS FOR PEDESTRIAN TRAFFIC ONLY FOR THE BENEFIT OF ALL LOTS WITHIN THIS PLAT AND THE PLAT OF NOOKACHAMP HILLS PUD PHASE I. THE MAINTENANCE AND OWNERSHIP OF SAID 20' IS FURTHER DEFINED IN THE COR'S AS REFERENCED UNDER NOTE 7 ABOVE.
16. SETBACKS: FRONT - 35', 25' ON MINOR ACCESS AND DEAD END STREETS.
SIDE - 8' ON INTERIOR LOT
REAR - 25'
17. ACCESSORY - FRONT 35', SIDE 8'. HOWEVER A 3' SETBACK IS PERMITTED WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75' FROM THE FRONT PROPERTY LINE PROVIDING THAT THE STRUCTURE IS LESS THAN 1,000 SQ. FT. IN SIZE AND 16' OR LESS IN HEIGHT.
18. THE PLAT NAME, NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
19. OWNER / DEVELOPER - NOOKACHAMP HILLS LLC
C/O DAN MITZEL
1369 PACIFIC DRIVE
BURLINGTON WA, 98233
20. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM, SKAGIT COUNTY PUBLIC WORKS HAS ON FILE THE "STORM WATER SYSTEM MAINTENANCE PLAN FOR NOOKACHAMP HILLS PLAT, PHASE II", WHICH OUTLINES SAID MAINTENANCE.



PLAT OF
NOOKACHAMP HILLS PUD PHASE IIA

IN A PORTION OF THE SE 1/4 SEC. 25
IN A PORTION OF THE NE 1/4 SEC. 36
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
Burlington, WA 98233
Tel: 360-404-2010 Fax: 360-404-2008

DATE: 7-15-03	BY: DJM	SCALE:
PROJECT NO. S-SDG-00		5-PLAT.DWG F.B.

PLAT OF
NOOKACHAMP HILLS PUD PHASE IIA
 SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
 NE 1/4 OF SECTION 36, T.34 N., R.4 E. WM

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 Skagit County Auditor
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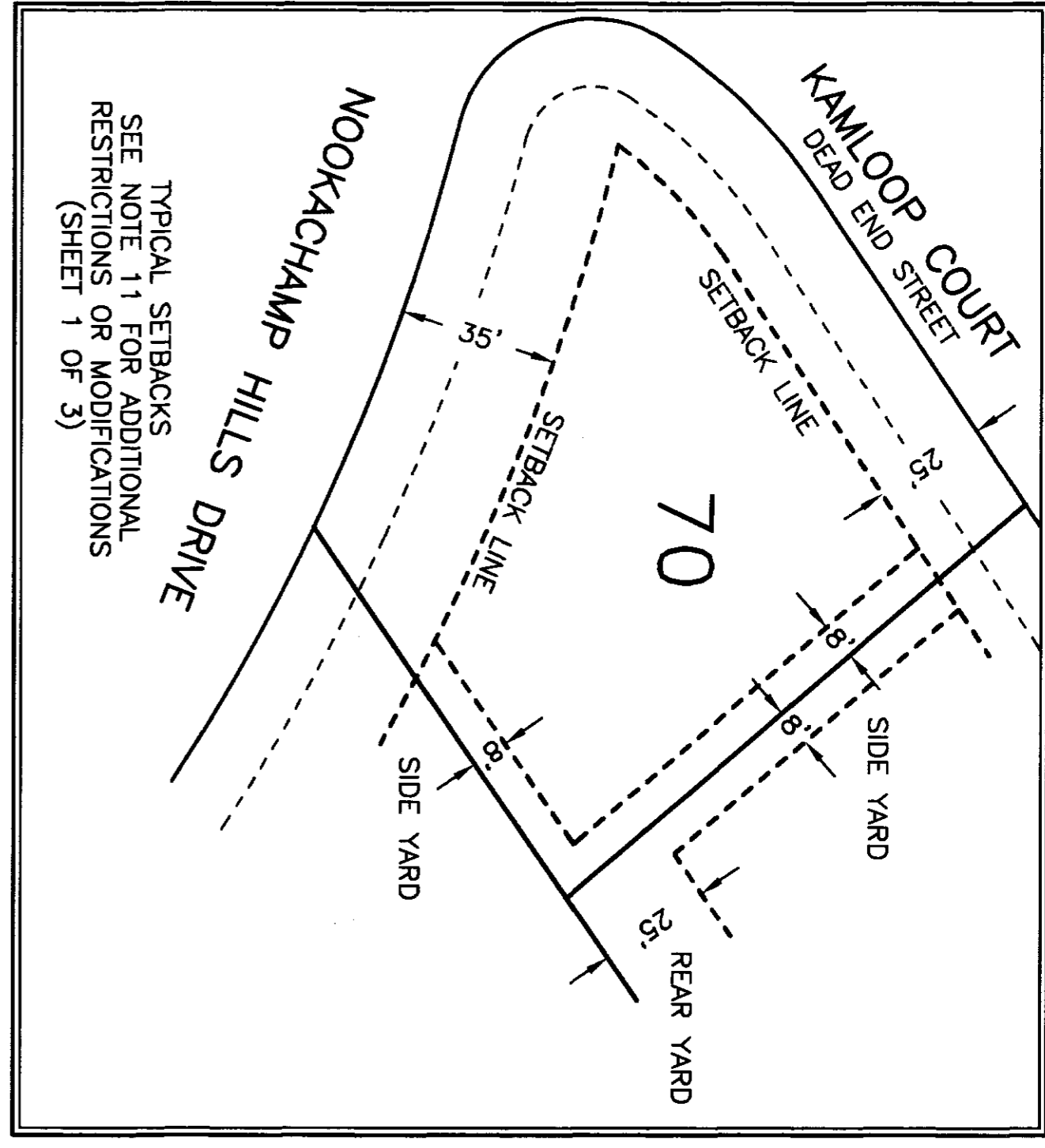
CURVE	LENGTH	RADIUS	DELTA
C1	20.72	1000.00	1°11'14"
C2	174.24	1000.00	9°58'59"
C3	215.21	450.26	27°23'07"
C4	131.00	150.00	50°02'24"
C5	145.55	450.00	18°31'55"
C6	168.41	450.00	21°26'33"
C7	479.39	550.00	49°56'23"
C8	173.47	550.00	18°04'15"
C9	57.61	300.00	11°00'11"
C10	101.36	300.00	19°21'27"
C11	150.89	150.00	57°33'32"
C12	140.11	500.00	16°03'21"
C13	97.32	900.00	6°11'44"
C14	65.12	450.00	8°17'30"
C15	155.88	176.00	50°44'40"
C16	21.49	15.00	87°04'26"
C17	43.72	149.00	16°48'42"
C18	32.78	65.00	28°53'42"
C19	44.68	25.00	102°23'36"
C20	140.48	1030.00	7°48'53"
C21	66.06	480.26	7°52'53"
C22	114.85	480.26	13°40'42"
C23	31.66	25.00	73°14'53"
C24	84.27	180.00	28°49'22"
C25	38.60	180.00	12°17'14"
C26	67.38	50.00	77°12'58"
C27	40.04	50.00	45°53'11"
C28	29.72	50.00	34°03'17"
C29	20.29	50.00	23°15'05"
C30	72.05	50.00	82°33'42"
C31	18.69	25.00	42°50'00"
C32	18.69	25.00	42°50'00"
C33	47.12	120.00	22°29'47"
C34	57.40	30.00	109°37'42"
C35	94.72	480.00	11°18'22"
C36	63.72	480.00	7°36'21"
C37	40.27	480.00	4°48'23"
C38	110.28	970.00	6°30'51"

CURVE	LENGTH	RADIUS	DELTA
C40	24.99	970.00	1°28'35"
C41	78.25	420.26	10°40'02"
C42	118.64	420.26	16°10'27"
C43	78.82	420.00	10°45'12"
C44	40.79	25.00	93°28'55"
C45	94.48	580.00	9°19'58"
C46	89.91	580.00	8°52'54"
C47	107.75	580.00	10°38'39"
C48	103.07	580.00	10°10'55"
C49	36.99	25.00	84°47'03"
C50	18.69	25.00	42°50'00"
C51	37.82	50.00	43°20'05"
C52	35.83	50.00	41°03'18"
C53	45.19	50.00	51°46'59"
C54	52.92	50.00	60°38'57"
C55	39.23	50.00	23°54'02"
C56	43.72	50.00	44°56'59"
C57	18.69	25.00	42°50'00"
C58	36.99	25.00	84°47'03"
C59	106.12	580.00	10°28'59"
C60	24.01	580.00	2°22'19"
C61	79.12	530.00	8°33'10"
C62	79.67	120.00	38°02'30"
C63	42.99	25.00	98°30'59"
C64	69.41	530.00	7°30'11"
C65	83.99	670.00	5°31'52"
C66	57.76	900.00	3°40'37"
C67	101.18	930.00	6°14'00"
C68	58.89	470.00	7°10'43"
C69	9.38	930.00	0°34'41"
C70	49.79	30.00	95°05'43"
C71	35.22	25.00	80°43'24"
C72	149.67	420.00	20°25'02"
C73	78.22	270.00	16°35'57"
C74	9.84	230.00	2°27'08"
C75	7.41	170.00	2°28'45"
C76	62.67	330.00	10°52'50"
C77	31.53	25.00	72°16'07"
C78	97.78	180.00	31°07'88"
C79	80.28	50.00	67°43'20"
C80	60.45	50.00	69°15'59"
C81	24.51	35.00	40°07'09"
C82	3.99	420.26	0°32'38"
C83	2.35	50.00	2°41'47"
C84	12.95	180.00	4°07'16"
C85	64.85	270.00	13°45'40"
C86	3.94	520.00	1°52'11"
C87	97.14	520.00	10°42'11"
C88	102.84	520.00	11°19'53"
C89	130.89	520.00	14°25'12"
C90	211.65	520.00	23°19'19"
C91	45.21	25.00	103°35'11"

LINE	LENGTH	BEARING
L45	30.00	S33°01'32"W
L46	30.00	S33°01'32"W
L47	80.00	S20°04'45"W
L48	31.46	N31°18'46"E
L49	31.82	N31°18'46"E

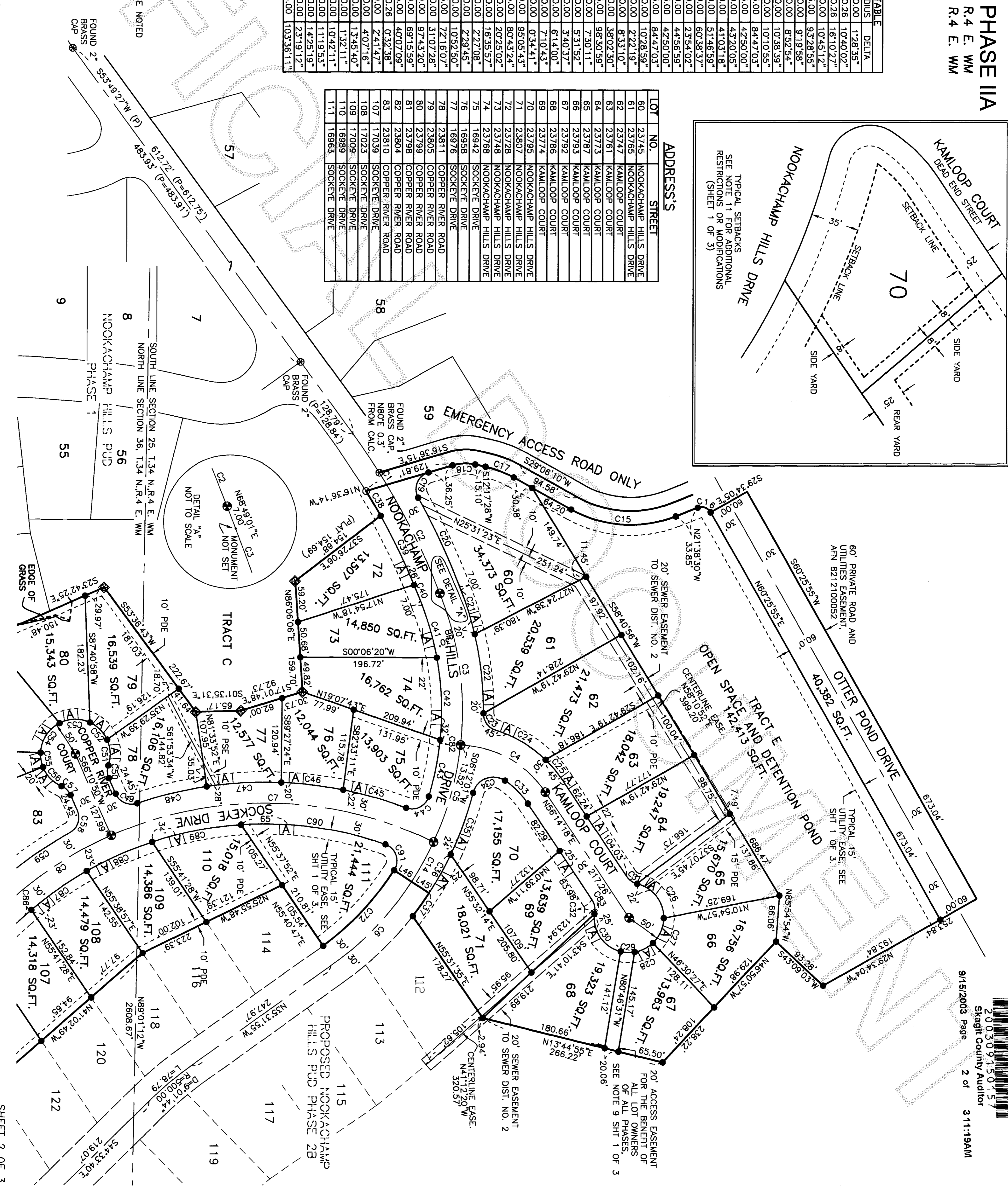
LINE	LENGTH	BEARING	
C79	80.28	50.00	67°43'20"
C80	60.45	50.00	69°15'59"
C81	24.51	35.00	40°07'09"
C82	3.99	420.26	0°32'38"
C83	2.35	50.00	2°41'47"
C84	12.95	180.00	4°07'16"
C85	64.85	270.00	13°45'40"
C86	3.94	520.00	1°52'11"
C87	97.14	520.00	10°42'11"
C88	102.84	520.00	11°19'53"
C89	130.89	520.00	14°25'12"
C90	211.65	520.00	23°19'19"
C91	45.21	25.00	103°35'11"

LOT NO.	STREET
60	NOOKACHAMP HILLS DRIVE
61	NOOKACHAMP HILLS DRIVE
62	NOOKACHAMP HILLS DRIVE
63	NOOKACHAMP HILLS DRIVE
64	NOOKACHAMP HILLS DRIVE
65	NOOKACHAMP HILLS DRIVE
66	NOOKACHAMP HILLS DRIVE
67	NOOKACHAMP HILLS DRIVE
68	NOOKACHAMP HILLS DRIVE
69	NOOKACHAMP HILLS DRIVE
70	NOOKACHAMP HILLS DRIVE
71	NOOKACHAMP HILLS DRIVE
72	NOOKACHAMP HILLS DRIVE
73	NOOKACHAMP HILLS DRIVE
74	NOOKACHAMP HILLS DRIVE
75	NOOKACHAMP HILLS DRIVE
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88	NOOKACHAMP HILLS DRIVE
89	NOOKACHAMP HILLS DRIVE
90	NOOKACHAMP HILLS DRIVE
91	NOOKACHAMP HILLS DRIVE



LEGEND

- FOUND SURVEY MARKER, LS NO. 19645, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH CAP STAMPED LS 17882
- ◆ FOUND CONCRETE MONUMENT, LS NO. 19645, UNLESS OTHERWISE NOTED
- ▲ SET NAIL/LEAD IN CONC. WALK
- FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- PSE PRIVATE SEWER EASEMENT
- PSF TO SKAGIT CO. SEWER DISTRICT NO. 2
- ▲ PROPOSED ACCESS POINT



BASIS OF BEARING
 NORTH 53° 49' 27" EAST BETWEEN THE MONUMENTS, AS SHOWN, ALONG THE CENTERLINE OF NOOKACHAMP HILLS DRIVE.

RESEARCH
 PLAT OF NOOKACHAMP HILLS PUD, PHASE 1, AS RECORDED UNDER AUDITORS FILE NO. 981120154, RECORDS OF SKAGIT COUNTY WASHINGTON.

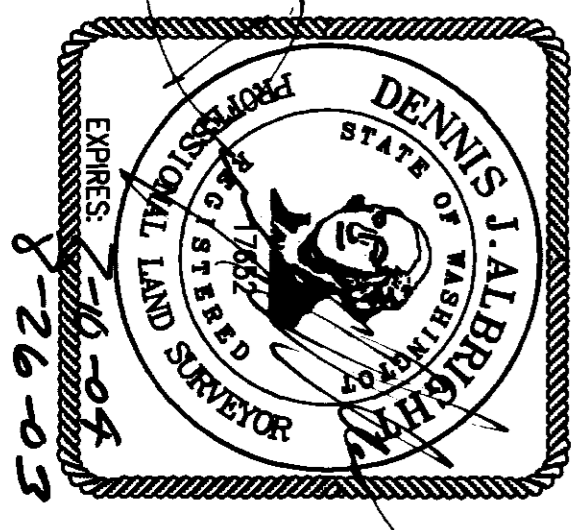
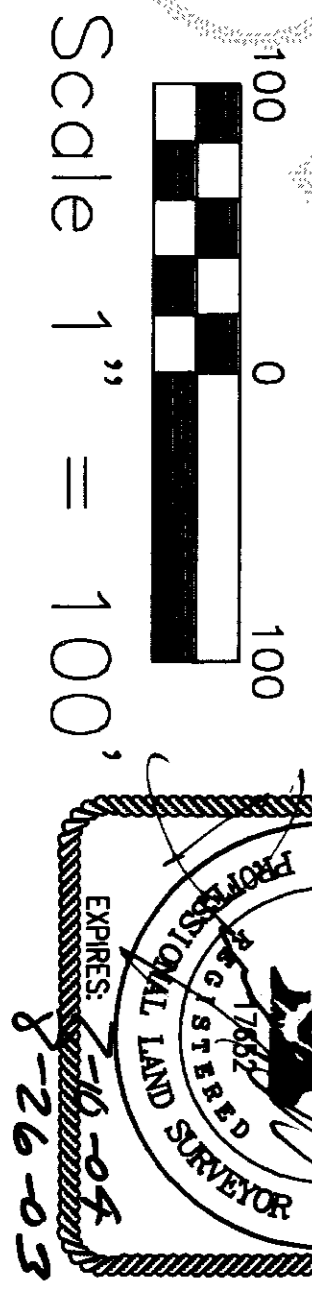
FIELD EQUIPMENT
 THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TORA 1105" AND METERS OR EXCEEDS THE STANDARDS CONTAINED IN W.A.C. 332-130-090.

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 160 Cascade Place, Suite 206
 Burlington, WA 98253
 Tel: 360-404-2010 Fax: 360-404-2008

PLAT OF
NOOKACHAMP HILLS PUD PHASE IIA
 IN A PORTION OF THE SE 1/4 SEC. 25
 IN A PORTION OF THE NE 1/4 SEC. 36
 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,
 SKAGIT COUNTY, STATE OF WASHINGTON

SHEET 2 OF 3



DATE: 8-26-03
 PROJECT NO.: 5-SDG-00
 BY: DUA
 SCALE: 1" = 100'
 5-PLAT.DWG
 F.B.

CORNER POSITION IS BASED ON THE PLAT OF NOOKACHAMP HILLS PUD, PHASE 1

PLAT OF NOOKACHAMP HILLS PUD PHASE IIA

SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
 NE 1/4 OF SECTION 36, T.34 N., R.4 E. WM

CORNER POSITION IS BASED ON THE PLAT OF NOOKACHAMP HILLS PUD, PHASE 1

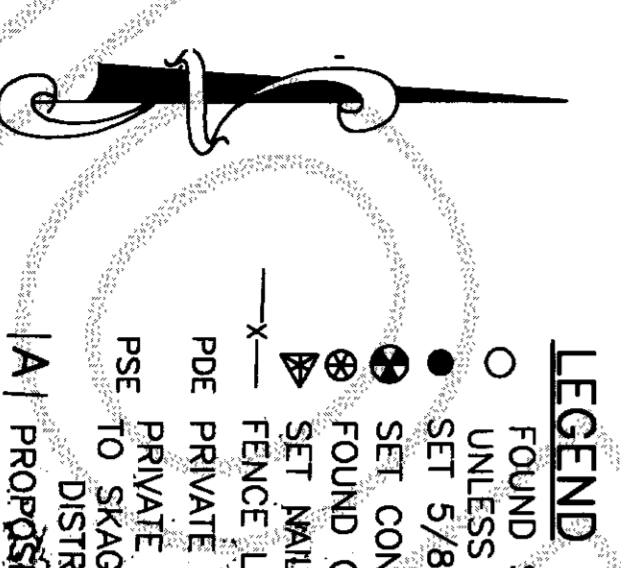
CORNER POSITION IS BASED ON THE PLAT OF NOOKACHAMP HILLS PUD, PHASE 1

CURVE	LENGTH	RADIUS	DELTA
C1	20.72	1000.00	1°11'14"
C2	174.24	1000.00	9°58'59"
C3	215.21	450.26	27°23'07"
C4	131.00	150.00	50°02'24"
C5	145.55	450.00	18°31'55"
C6	168.41	450.00	21°28'33"
C7	479.39	550.00	49°56'23"
C8	173.47	550.00	18°04'15"
C9	57.61	300.00	11°00'11"
C10	101.36	300.00	19°21'27"
C11	150.69	150.00	57°33'32"
C12	140.11	500.00	16°03'21"
C13	97.32	900.00	6°11'44"
C14	65.12	450.00	8°17'30"
C15	155.88	176.00	50°44'40"
C16	21.49	15.00	82°04'26"
C17	43.72	149.00	16°48'42"
C18	32.78	65.00	28°53'42"
C19	44.68	35.00	102°23'36"
C20	140.48	1030.00	7°48'53"
C21	66.06	480.26	7°52'53"
C22	114.65	480.26	13°40'42"
C23	31.96	25.00	73°14'53"
C24	84.27	180.00	26°49'22"
C25	38.80	180.00	12°17'14"
C26	67.38	50.00	77°12'58"
C27	40.04	50.00	45°53'11"
C28	29.72	50.00	34°03'17"
C29	20.29	50.00	23°18'05"
C30	72.05	50.00	82°33'42"
C31	18.69	25.00	42°50'00"
C32	18.69	25.00	42°50'00"
C33	47.12	120.00	22°29'47"
C34	57.40	30.00	109°37'42"
C35	94.72	480.00	11°18'22"
C36	63.72	480.00	7°56'21"
C37	40.27	480.00	4°48'23"
C38	41.54	970.00	2°27'13"
C39	110.28	970.00	6°30'51"

CURVE	LENGTH	RADIUS	DELTA
C40	24.99	970.00	1°28'35"
C41	78.25	420.26	10°40'02"
C42	118.64	420.26	16°10'27"
C43	78.82	420.00	10°45'12"
C44	40.79	25.00	93°28'55"
C45	94.48	580.00	9°19'58"
C46	89.91	580.00	8°52'54"
C47	107.75	580.00	10°38'39"
C48	103.07	580.00	10°10'55"
C49	36.99	25.00	84°47'03"
C50	18.69	25.00	42°50'00"
C51	37.82	50.00	43°20'05"
C52	35.83	50.00	41°03'18"
C53	45.19	50.00	51°46'59"
C54	52.92	50.00	60°38'37"
C55	20.86	50.00	23°54'02"
C56	39.23	50.00	44°56'59"
C57	18.69	25.00	42°50'00"
C58	36.99	25.00	84°47'03"
C59	106.12	580.00	10°28'59"
C60	24.01	580.00	2°22'19"
C61	79.12	530.00	8°33'10"
C62	79.67	120.00	38°02'30"
C63	42.99	25.00	98°30'59"
C64	69.41	530.00	7°30'11"
C65	83.99	870.00	5°31'52"
C66	57.76	900.00	3°40'37"
C67	101.18	930.00	6°14'00"
C68	58.89	470.00	7°10'45"
C69	9.38	930.00	0°34'41"
C70	49.79	30.00	95°05'43"
C71	35.22	25.00	80°43'24"
C72	149.67	420.00	20°25'02"
C73	78.22	270.00	16°35'57"
C74	9.84	230.00	2°27'08"
C75	7.41	170.00	2°29'45"
C76	62.67	330.00	10°52'50"
C77	31.53	25.00	72°16'07"
C78	97.78	180.00	31°07'28"
C79	85.28	50.00	97°43'20"
C80	60.45	50.00	69°15'59"
C81	24.51	35.00	40°07'09"
C82	3.99	420.26	0°32'38"
C83	2.35	50.00	2°41'42"
C84	12.99	180.00	4°07'16"
C85	64.85	270.00	13°45'40"
C86	13.94	520.00	1°32'11"
C87	97.14	520.00	10°42'11"
C88	102.84	520.00	11°19'53"
C89	130.89	520.00	14°28'19"
C90	211.85	520.00	23°19'12"
C91	45.21	25.00	103°36'11"

LINE	LENGTH	BEARING
L45	30.00	S33°01'32"W
L46	30.00	S33°01'32"W
L47	60.00	S20°04'45"W
L48	31.46	N13°18'46"E
L49	31.82	N13°18'46"E

LINE	LENGTH	BEARING
C82	3.99	420.26
C83	2.35	50.00
C84	12.99	180.00
C85	64.85	270.00
C86	13.94	520.00
C87	97.14	520.00
C88	102.84	520.00
C89	130.89	520.00
C90	211.85	520.00
C91	45.21	25.00



BASIS OF BEARING

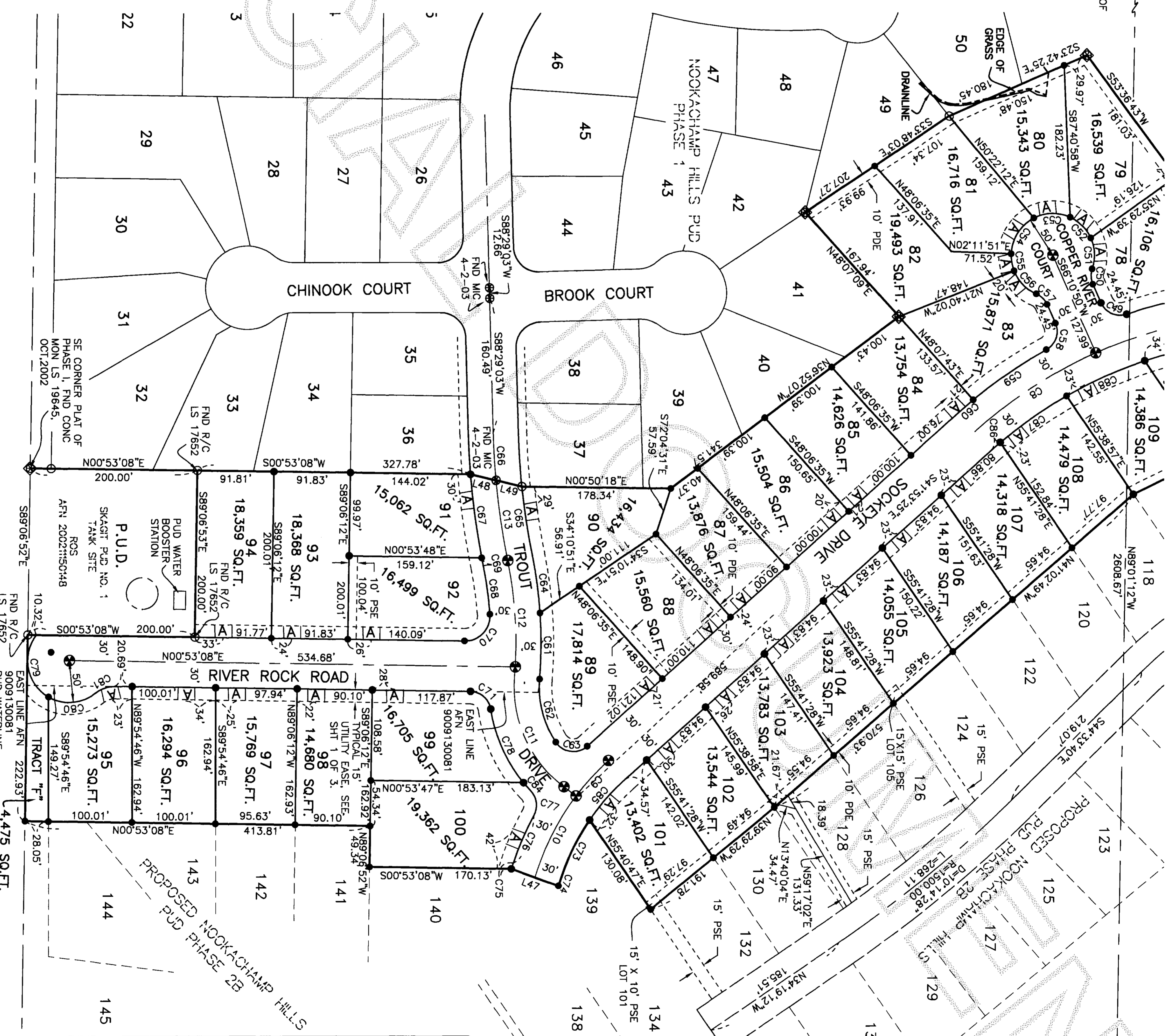
NORTH 53° 49' 27" EAST BETWEEN THE MONUMENTS, AS SHOWN, ALONG THE CENTERLINE OF NOOKACHAMP HILLS DRIVE ON SHEET 2 OF 3.

RESEARCH

PLAT OF NOOKACHAMP HILLS PUD, PHASE 1, AS RECORDED UNDER AUDITORS FILE NO. 9811020154, RECORDS OF SKAGIT COUNTY WASHINGTON.

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A LEICA TCR 1105 AND METERS OR EXCEEDS THE STANDARDS CONTAINED IN W.A.C. 332-130-090.



LOT NO.	STREET
78	23811 COPPER RIVER ROAD
79	23805 COPPER RIVER ROAD
80	23799 COPPER RIVER ROAD
81	23798 COPPER RIVER ROAD
82	23804 COPPER RIVER ROAD
83	23810 COPPER RIVER ROAD
84	17032 SOCKETE DRIVE
85	17054 SOCKETE DRIVE
86	17062 SOCKETE DRIVE
87	17084 SOCKETE DRIVE
88	17092 SOCKETE DRIVE
89	17108 SOCKETE DRIVE
90	17153 TROUT DRIVE
91	17152 TROUT DRIVE
92	17180 RIVER ROCK ROAD
93	17198 RIVER ROCK ROAD
94	17216 RIVER ROCK ROAD
95	17249 RIVER ROCK ROAD
96	17223 RIVER ROCK ROAD
97	17213 RIVER ROCK ROAD
98	17193 RIVER ROCK ROAD
99	17173 RIVER ROCK ROAD
100	17142 SOCKETE DRIVE
101	17125 SOCKETE DRIVE
102	17109 SOCKETE DRIVE
103	17095 SOCKETE DRIVE
104	17081 SOCKETE DRIVE
105	17087 SOCKETE DRIVE
106	17053 SOCKETE DRIVE
107	17039 SOCKETE DRIVE
108	17023 SOCKETE DRIVE
109	17009 SOCKETE DRIVE

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PLAT OF NOOKACHAMP HILLS PUD PHASE IIA

IN A PORTION OF THE SE 1/4 SEC. 25
 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 8-26-03 BY: DJM SCALE: 1" = 100'
 PROJECT NO. S-SDG-00 S-PLAT.DWG F.B.

