

PLAT OF
NOOKACHAMP HILLS PUD PHASE IIB
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
NW 1/4 OF SECTION 31, T.34 N., R.5 E. WM

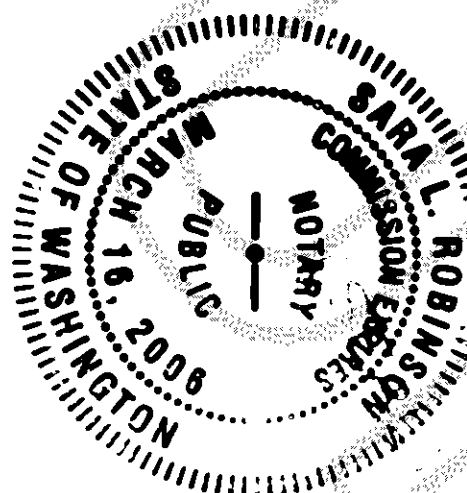
AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC
200508230082
Skagit County Auditor
8/23/2005 Page 1 of 4 4:11:01AM

Alburnett
Skagit County Auditor
Deputy
Deputy
8/23/2005

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT bill loring 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 SEALER AND INSURANCE 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 8 2005.

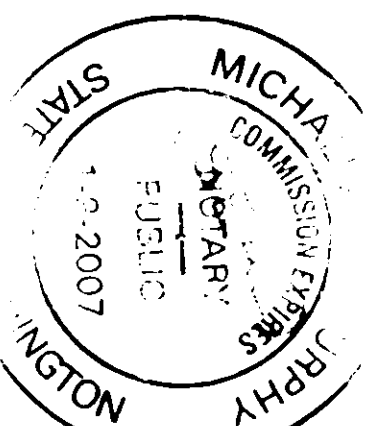
Sarah L. Robinson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Sarah L. Robinson
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Sadie Valley, WA
MY APPOINTMENT EXPIRES: March 14, 2006



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan Mitzel 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 SEALER AND INSURANCE 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 3 2005.

Michaela M. Murphy
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Michaela M. Murphy
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Arlington
MY APPOINTMENT EXPIRES: 1-9-2007



APPROVALS

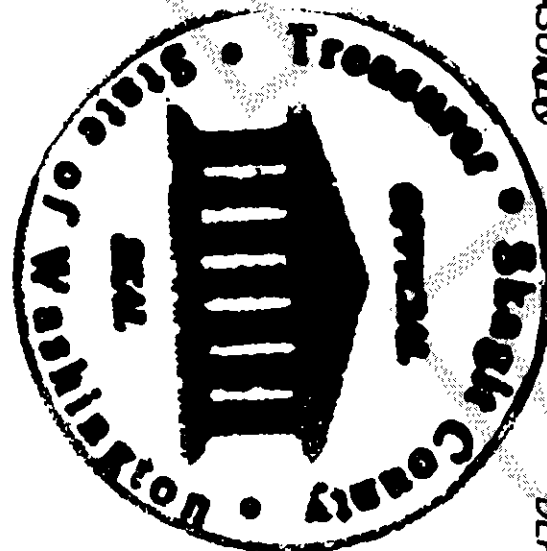
EXAMINED AND APPROVED FOR SKAGIT COUNTY, STATE OF WASHINGTON,
COUNTY HEALTH OFFICER Debra Mumbach 8/5/05
DATE
COUNTY PLANNING DIRECTOR Debra Mumbach 8/18/05
DATE
COUNTY ENGINEER Debra Mumbach 8/16/05
DATE
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS Debra Mumbach 8/23/05
DATE
NOTARY PUBLIC Debra Mumbach 8/10/2005
SKAGIT COUNTY HEARING EXAMINER Debra Mumbach 8/10/2005

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 2005
THIS 18 DAY OF August 2005.

Debra Mumbach
SKAGIT COUNTY TREASURER

DEPUTY



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.

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, GTE, 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, EXPOSURES 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.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND ASKED THIS 18 DAY OF August, 2005.
Debra Mumbach
NOOKACHAMP HILLS LLC

Debra Mumbach
PEOPLES BANK

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.

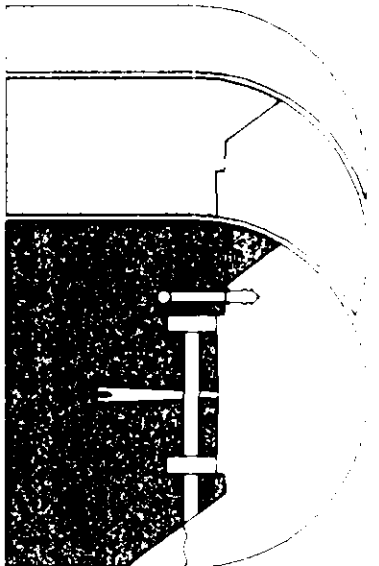
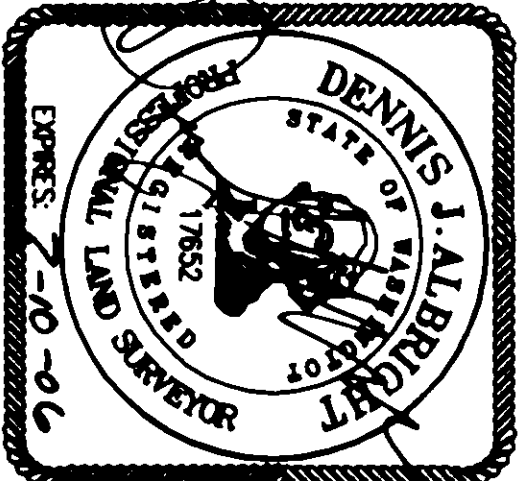
WE ALSO HEREBY DEDICATE TRACTS G, H, I AND J TO THE NOOKACHAMP HILLS PUD PROPERTY OWNERS ASSOCIATION.

SURVEYORS CERTIFICATE

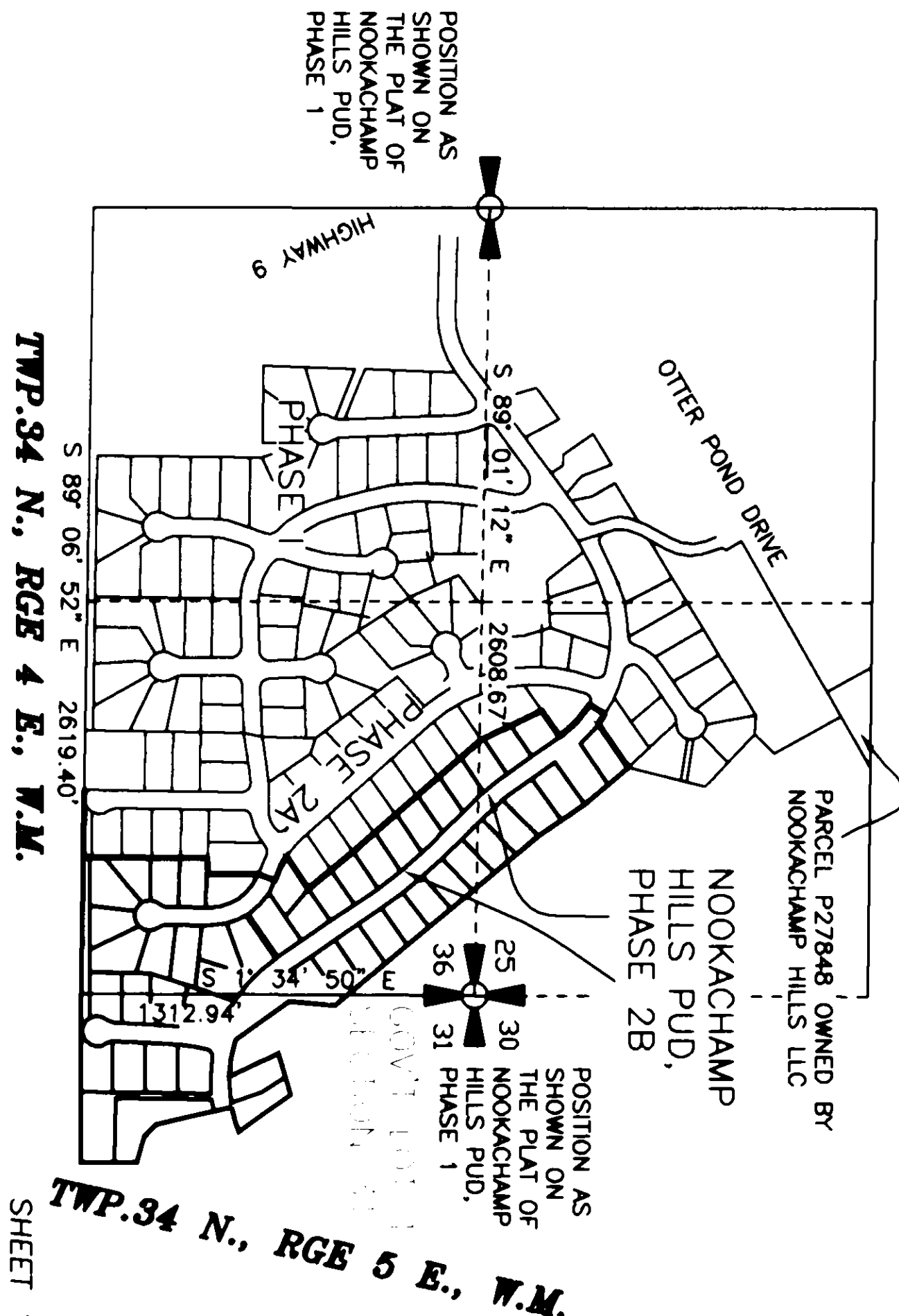
I HEREBY CERTIFY THAT THIS PLAT OF NOOKACHAMP HILLS PUD PHASE IIB IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 25 AND 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, WM. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED ON THE GROUND AND I HAVE COMPLIED WITH THE PROVISIONS, STATUTES AND REGULATIONS OF SKAGIT COUNTY.

Debra Mumbach
DENNIS ALBRIGHT, PLS.

8-2-05
DATE



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon Wa. 98273
Tel: 360-404-2010 Fax: 360-404-2013



TWP.34 N., RGE 4 E., W.M.

SHEET 1 OF 4

PLAT OF
NOOKACHAMP HILLS PUD PHASE IIB

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.
IN A PORTION OF THE NW 1/4 SEC. 31
TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 8-15-05 BY: DJA SCALE:
PROJECT NO. 160-SDC-00 160PLAT.DWG F.B.

NOOKACHAMP HILLS PUD PHASE IIB

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
NW 1/4 OF SECTION 31, T.34 N., R.5 E. WM



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Skagit County Auditor
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LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 25 AND 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM AND SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PHASE 2A, WHICH POINT IS ALSO THE SOUTHEAST CORNER OF TRACT "F", OF THE PLAT OF "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2A" AS RECORDED ON SEPTEMBER 15, 2003 UNDER AUDITORS FILE NO. 200309150157, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID PLAT, NORTH 0° 53' 08" EAST 413.81 FEET; THENCE SOUTH 89° 06' 52" EAST 49.34'; THENCE NORTH 0° 53' 08" EAST 170.13 FEET; THENCE NORTH 20° 04' 45" EAST 60.00 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 20° 12' 12" WEST A DISTANCE OF 230.00 FEET THROUGH A CENTRAL ANGLE OF 2° 27' 08" AN ARC DISTANCE OF 9.84 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET THROUGH A CENTRAL ANGLE OF 16° 35' 57" AN ARC DISTANCE OF 78.22 FEET; THENCE NORTH 55° 40' 47" EAST 130.08 FEET; THENCE NORTH 39° 29' 29" WEST 191.78 FEET; THENCE NORTH 41° 02' 49" WEST 570.93 FEET; THENCE NORTH 25° 55' 48" WEST 223.39 FEET; THENCE NORTH 55° 40' 47" EAST 105.34 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 53° 28' 34" WEST 420.00 FEET THROUGH A CENTRAL ANGLE OF 20° 25' 02" AN ARC DISTANCE OF 149.67 FEET; THENCE NORTH 33° 01' 32" EAST 60.00 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 33° 01' 32" WEST 480.00 FEET THROUGH A CENTRAL ANGLE OF 4° 48' 23" AN ARC DISTANCE OF 40.27 FEET; THENCE NORTH 55° 31' 35" EAST 178.27 FEET TO THE SOUTHEAST CORNER OF LOT 71 IN SAID PLAT OF PHASE 2A; THENCE LEAVING THE BOUNDARY OF SAID PLAT OF PHASE 2A ALONG THE FOLLOWING COURSES, SOUTH 39° 27' 27" EAST 197.67 FEET; THENCE SOUTH 34° 21' 09" EAST 186.00 FEET; THENCE SOUTH 39° 43' 18" EAST 875.98 FEET; THENCE SOUTH 4° 56' 03" WEST 152.98 FEET; THENCE SOUTH 35° 04' 12" EAST 215.27 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 18° 53' 52" EAST 430.00 FEET THROUGH A CENTRAL ANGLE OF 17° 02' 23" AN ARC DISTANCE OF 127.88 FEET; THENCE NORTH 25° 36' 14" WEST 181.94 FEET; THENCE NORTH 73° 23' 00" EAST 143.26 FEET; THENCE SOUTH 35° 20' 47" EAST 212.14 FEET; THENCE SOUTH 72° 03' 13" WEST 36.73 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET THROUGH A CENTRAL ANGLE OF 6° 12' 56" AN ARC DISTANCE OF 46.65 FEET; THENCE SOUTH 11° 44' 55" EAST 60.00 FEET; THENCE SOUTH 12° 56' 22" EAST 195.16 FEET; THENCE SOUTH 45° 04' 30" EAST 56.38 FEET; THENCE SOUTH 73° 52' 34" EAST 90.00 FEET; THENCE SOUTH 0° 53' 08" WEST 185.90 FEET; MORE OR LESS, TO THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 31; THENCE SOUTH 89° 40' 38" WEST ALONG THE SOUTH LINE THEREOF, 584.25 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 89° 06' 52" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 426.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.76 ACRES

(LEGAL BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE, ORDER NO. 83911, DATED FEBRUARY 4, 2005)

SCHEDULE B-1 EASEMENTS

1. AFN 704645, SKAGIT VALLEY TELEPHONE COMPANY, BLANKET EASEMENT ON WALKING "W" PROPERTY FOR BURIED TELEPHONE CABLE IN THE SE 1/4 SECTION 25, POSITION UNKNOWN.
2. AFN 7908310024, RIGHTS TO MCINTYRE PROPERTIES LLC, THE PRESENT OWNERSHIP OF MCINTYRE PROPERTIES APPEARS TO BE THE NORTH HALF OF GOV'T LOT 3 IN SECTION 30, APPROXIMATELY 1/2 MILE TO THE NORTHEAST OF THE PLAT.
3. AFN NO'S 8412050001 AND 841128007, ANNEXATION MATTERS DEALING WITH SKAGIT SEWER DISTRICT NO. 2.
4. AFN 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 NOOKACHAMP HILLS PHASE IIA, RECORDED UNDER AFN 200309150157.
5. AFN 76334, MINERAL RIGHTS RESERVED, AFFECTS SECTION 31.
6. AFN 200405180073 DEVELOPER EXTENSION AGREEMENT WITH SKAGIT COUNTY SEWER DISTRICT NO. 2 TO COVER THE BOUNDARY OF PHASE 2B.
7. AFN 200307150203 15 FOOT EASEMENT GRANTED TO PSE.

PUD 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 EMANING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER AND COMMUNICATION 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 APPURTENANCES FOR THE TRANSPORTATION OF WATER AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES 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, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

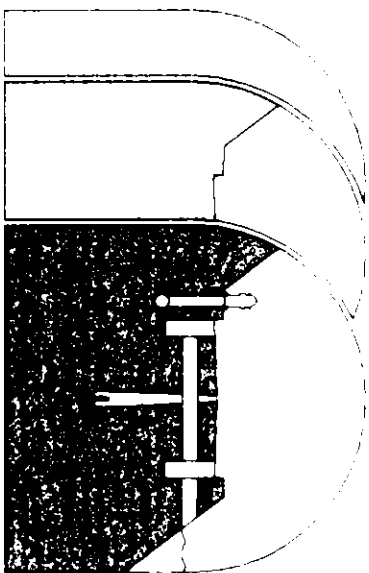
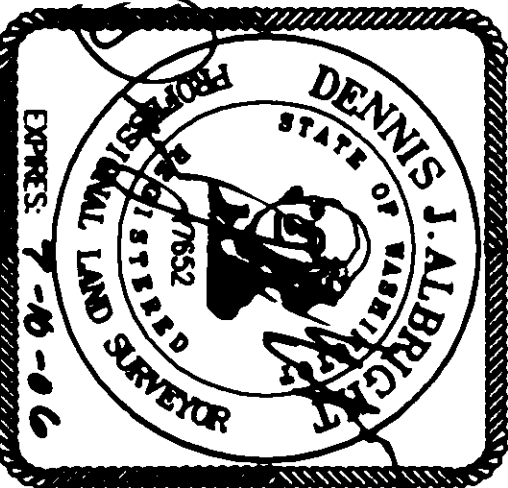
GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY 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 EASEMENT.

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 DEVELOPMENT SERVICES.
 4. SEWAGE DISPOSAL: SKAGIT COUNTY SEWER DISTRICT NO. 2
WATER - SKAGIT COUNTY PUD - POWER - PUGET SOUND ENERGY
TELEPHONE - GTE - GAS - CASCADE NATURAL GAS
CABLE - LAKE CABLE SERVICE
 5. 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.
 6. 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.
 7. THE OWNERS HEREBY DECLARE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN 200505063300 F3
 8. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND AND COMMERCIAL ACTIVITIES OCCUR OR MAY 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 SPRAYING, 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 RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
 9. TRACT "G" 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. TRACTS "H", "I" AND "J" ARE DESIGNATED AS OPEN SPACE, TRAIL ACCESS AND BUFFER AREAS.
 10. THE 10 FOOT ACCESS EASEMENT (TRACT "I") AS SHOWN ON SHEET 3 OF 3 BETWEEN SOCKEYE DRIVE AND NOOKACHAMP HILLS DRIVE IS FOR PEDESTRIAN TRAFFIC ONLY FOR THE BENEFIT OF ALL LOTS WITHIN THIS PLAT AND ALL PHASES OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT. THE MAINTENANCE AND OWNERSHIP OF SAID 10' IS FURTHER DEFINED IN THE COR'S AS REFERENCED UNDER NOTE 7 ABOVE.
 11. SETBACKS: FRONT - 35', 25' ON MINOR ACCESS AND DEAD END STREETS.
SIDE - 8' ON INTERIOR LOT
REAR - 25'
- 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.
12. THE PLAT NAME, NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
13. OWNER / DEVELOPER
NOOKACHAMP HILLS LLC
C/O DAN MITZEL
1111 CLEVELAND AVE. PO BOX 188
MOUNT VERNON WA, 98273
14. 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.
15. THE OWNERS HEREBY DECLARE COMMON ACCESS EASEMENTS ON LOTS 114 THROUGH 136, AS SHOWN HEREON, THE CENTER OF SAID 30' X 70' EASEMENTS ARE CENTERED ON THE COMMON LOT LINES BETWEEN THE LOTS AS SHOW HEREON. THE MAINTENANCE OF SAID EASEMENTS IS OUTLINED IN THE COR'S ARE RECORDED UNDER NOTE 7 ABOVE.
16. LOTS 114, 116, 118, 120, 122, 124, 126, 128, 130, 132 AND 134 SHALL BE RESTRICTED TO A BUILDING HEIGHT OF 20 FEET FROM THE MEAN GROUND ELEVATION OF THE FOUR CORNERS OF THE PROPOSED NEW BUILDING.
17. THE MONUMENT SET IN THE CUL-DE-SAC OF SOCKEYE DRIVE WAS OFF SET 10 FEET BECAUSE OF SEWER MANHOLE LOCATION.
18. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION, AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
19. THE WATERLINE IS CONSTRUCTED WITHIN THE COUNTY ROAD.
20. 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 AFN 200505063300 F3
21. LOTS 151-161 ARE LOCATED IN A SEISMIC HAZARD AREA AND A GEOTECH REPORT WILL BE REQUIRED AT THE TIME OF A BUILDING PERMIT.
22. AN EASEMENT IS HEREBY GRANTED TO SKAGIT COUNTY PUBLIC WORKS FOR ROAD MAINTENANCE. SEE SHEETS 3 OF 4 AND 4 OF 4 FOR EXACT LOCATION.
23. NOOKACHAMP HILLS, LLC WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PEDESTRIAN TRAIL ALONG DAY LUMBER LANE AS SHOWN IN THE PLAT OF "LAKEVIEW TRACTS" RECORDED IN VOLUME 5 OF PLATS AT PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, LOCATED ON THE WEST SIDE OF HIGHWAY 9 IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST.

ADDRESS RANGES

23494 TO 24027 NOOKACHAMP HILLS DRIVE
16984 TO 17241 SOCKEYE LANE
17162 TO 17231 BULLTROUT LANE



Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon Wa, 98273
Tel: 360-404-2010 Fax: 360-404-2013

PLAT OF NOOKACHAMP HILLS PUD PHASE IIB

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.
IN A PORTION OF THE NW 1/4 SEC. 31
TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-15-05 BY: DMA SCALE:
PROJECT NO. 160-S06-00 160PLA10MG F.B.

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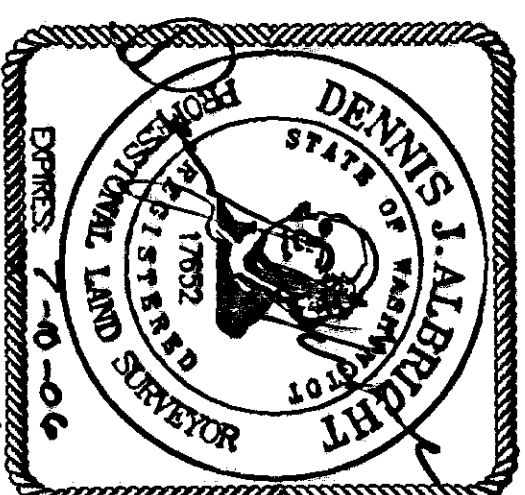
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Skagit County Auditor
8/23/2006 Page 3 of 4 4:11:01AM

CURVE LENGTH	RADIUS	DELTA	CURVE LENGTH	RADIUS	DELTA
C1 40.27	480.00	4°48'23"	C29 37.24	25.00	85°21'05"
C2 108.41	480.00	21°28'33"	C30 103.17	430.00	13°44'49"
C3 149.67	420.00	20°28'07"	C31 119.18	490.00	13°36'10"
C4 98.24	480.00	11°43'35"	C32 35.74	25.00	81°54'30"
C5 41.13	480.00	4°54'35"	C33 91.83	370.00	14°13'14"
C6 7.52	420.00	1°01'31"	C34 20.14	490.00	22°1'19"
C7 78.79	500.00	9°01'44"	C35 39.60	490.00	4°37'50"
C8 62.80	530.00	6°47'21"	C36 86.16	430.00	11°28'46"
C9 20.72	530.00	2°14'24"	C37 62.47	430.00	8°19'27"
C10 27.63	470.00	3°22'06"	C38 18.69	25.00	42°30'00"
C11 46.43	470.00	5°39'38"	C39 83.74	50.00	95°37'48"
C12 14.46	1530.00	0°32'28"	C40 66.12	50.00	75°46'19"
C13 85.87	1530.00	5°12'57"	C41 18.69	25.00	42°30'00"
C14 86.01	1530.00	5°13'15"	C42 81.97	50.00	93°55'52"
C15 268.11	1500.00	10°14'28"	C43 18.69	25.00	42°30'00"
C16 94.64	1470.00	3°41'19"	C44 37.04	50.00	42°36'25"
C17 94.14	1470.00	3°40'09"	C45 37.40	50.00	42°31'32"
C18 46.39	1470.00	1°48'57"	C46 54.97	50.00	62°39'33"
C19 87.12	1530.00	5°15'45"	C47 36.93	50.00	42°18'54"
C20 27.38	1470.00	1°04'02"	C48 30.69	50.00	35°10'20"
C21 55.38	430.00	7°22'47"	C49 34.81	50.00	39°53'16"
C22 323.86	460.00	40°20'21"	C50 18.69	25.00	42°30'00"
C23 120.39	490.00	14°04'38"	C51 60.84	230.00	13°09'22"
C24 73.76	490.00	8°57'31"	C52 69.91	200.00	17°24'56"
C25 220.66	430.00	29°24'06"	C53 10.01	230.00	7°29'33"
C26 127.88	430.00	17°02'23"	C54 210.54	170.00	70°57'29"
C27 46.44	230.00	11°34'04"	C55 247.78	200.00	70°59'00"
C28 98.54	490.00	11°31'18"	C56 97.76	230.00	24°21'07"
			C57 46.66	430.00	6°12'36"
			C58 9.84	230.00	2°27'07"
			C59 78.22	270.00	16°35'57"

LEGEND

- FOUND SURVEY MARKER, LS NO. 17862, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17862"
- ⊙ SET CONCRETE MONUMENT IN CASE, LS NO. 17862
- ⊕ FOUND CONCRETE MONUMENT AS NOTED
- ⊖ FOUND CONCRETE MONUMENT IN CASE
- ▲ SET NW/4 LEAD IN CONC. WALK
- FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- PSE PRIVATE SEWER EASEMENT
- PSE TO SKAGIT CO. SEWER DISTRICT NO. 2
- [A] PROPOSED ACCESS POINT
- 30 X 70' PRIVATE ACCESS EASEMENT, SEE NOTE 15 ON SHEET 1 OF 3
- BH BUILDING HEIGHT RESTRICTION, SEE NOTE 16 ON SHEET 1 OF 3
- 15' (TYP) TYPICAL UTILITY EASEMENT
- PWMAE PUBLIC WORKS ROAD MAINTENANCE EASEMENT, SEE SHEET 2 OF 4 NOTE 22
- 15' (TYP) TOP OF CUT SLOPE TYPICAL
- 15' (TYP) TYPICAL UTILITY EASEMENT
- PWE PUBLIC WATER EASEMENT
- PWE TO SKAGIT CO. PUD NO. 1

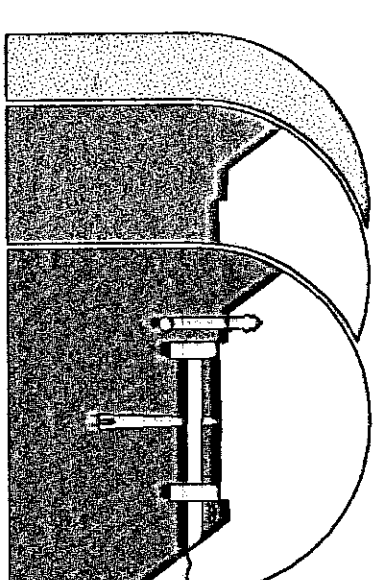
Scale 1" = 100'



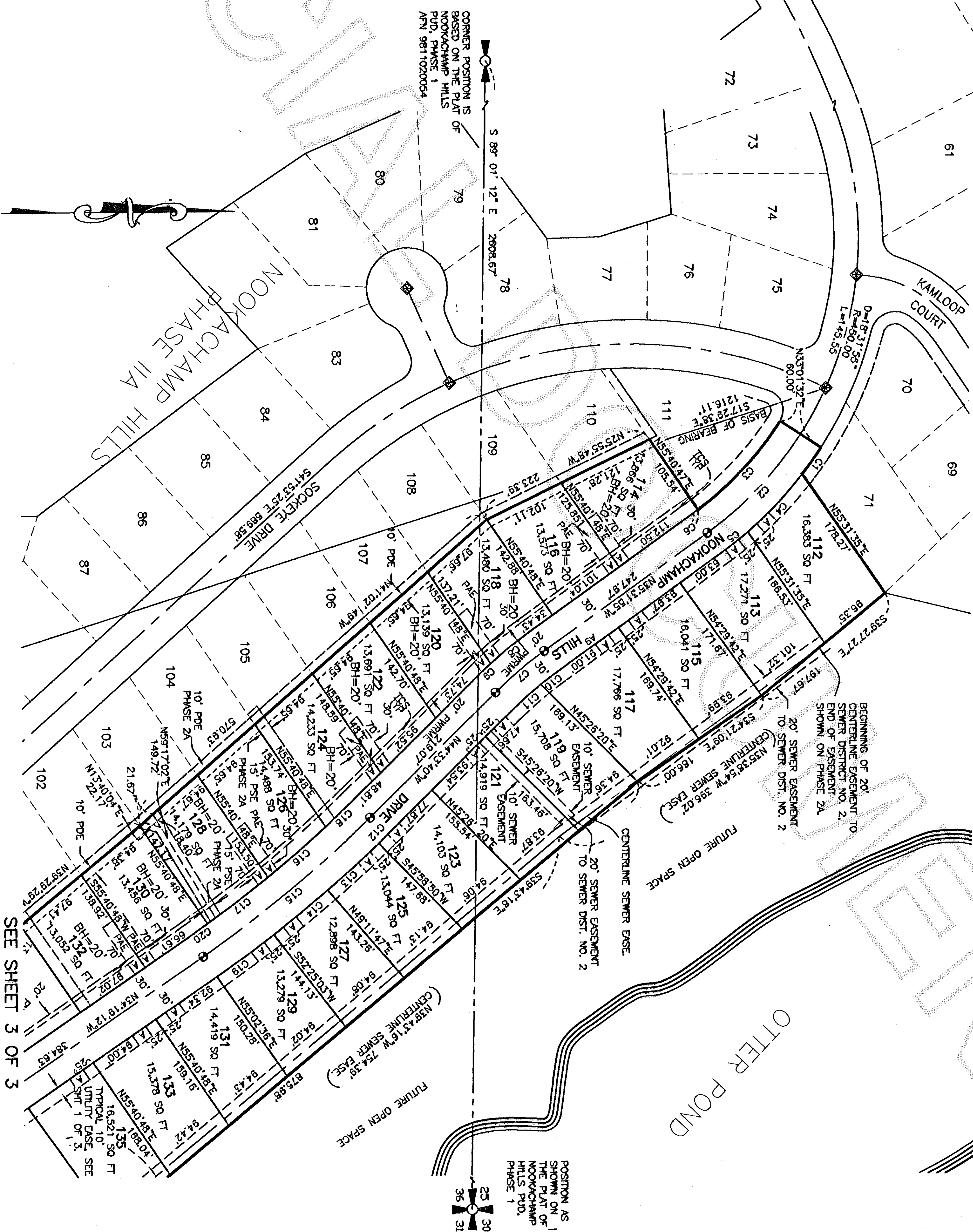
BASIS OF BEARING
SOUTH 17° 29' 38" EAST BETWEEN THE FOUND MONUMENTS AT THE INTERSECTION OF NOOKACHAMP HILLS DRIVE AND SOCKET DRIVE AND THE INTERSECTION OF TROUT DRIVE AND RIVER ROCK ROAD AS SHOWN HEREON.

RESEARCH
PLAT OF NOOKACHAMP HILLS PUD, PHASE IIA, AS RECORDED UNDER AUDITORS FILE NO. 200309150157, RECORDS OF SKAGIT COUNTY WASHINGTON.

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



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon WA, 98273
Tel: 360-404-2010 Fax: 360-404-2013



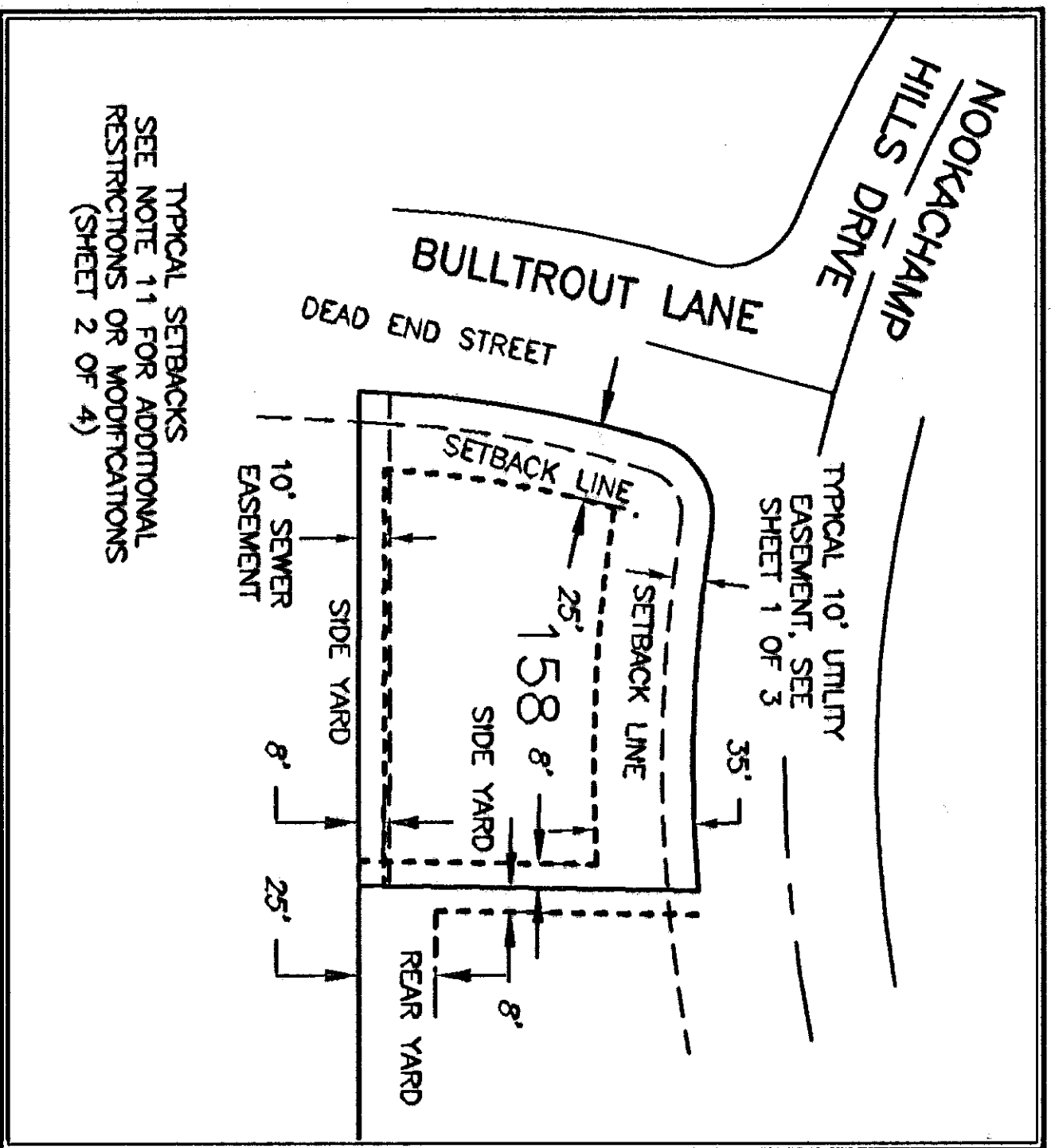
PLAT OF
NOOKACHAMP HILLS PUD PHASE IIB
IN A PORTION OF THE SE 1/4, SEC. 25
IN A PORTION OF THE NE 1/4, SEC. 36
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
IN A PORTION OF THE NW 1/4, SEC. 31
TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 2-7-05
PROJECT NO. 180-SDC-03
BY: DMA
SCALE: 1" = 100'
F.B.

PLAT OF
NOOKACHAMP HILLS PUD PHASE IIB

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
NW 1/4 OF SECTION 31, T.34 N., R.5 E. WM

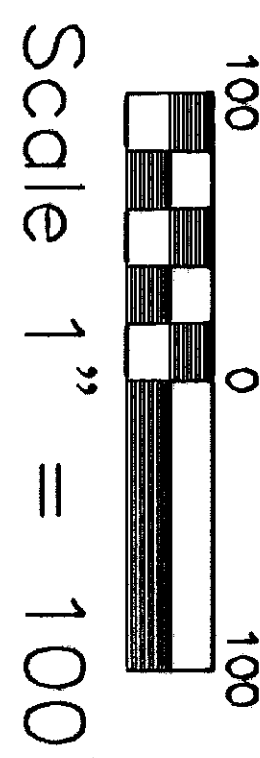
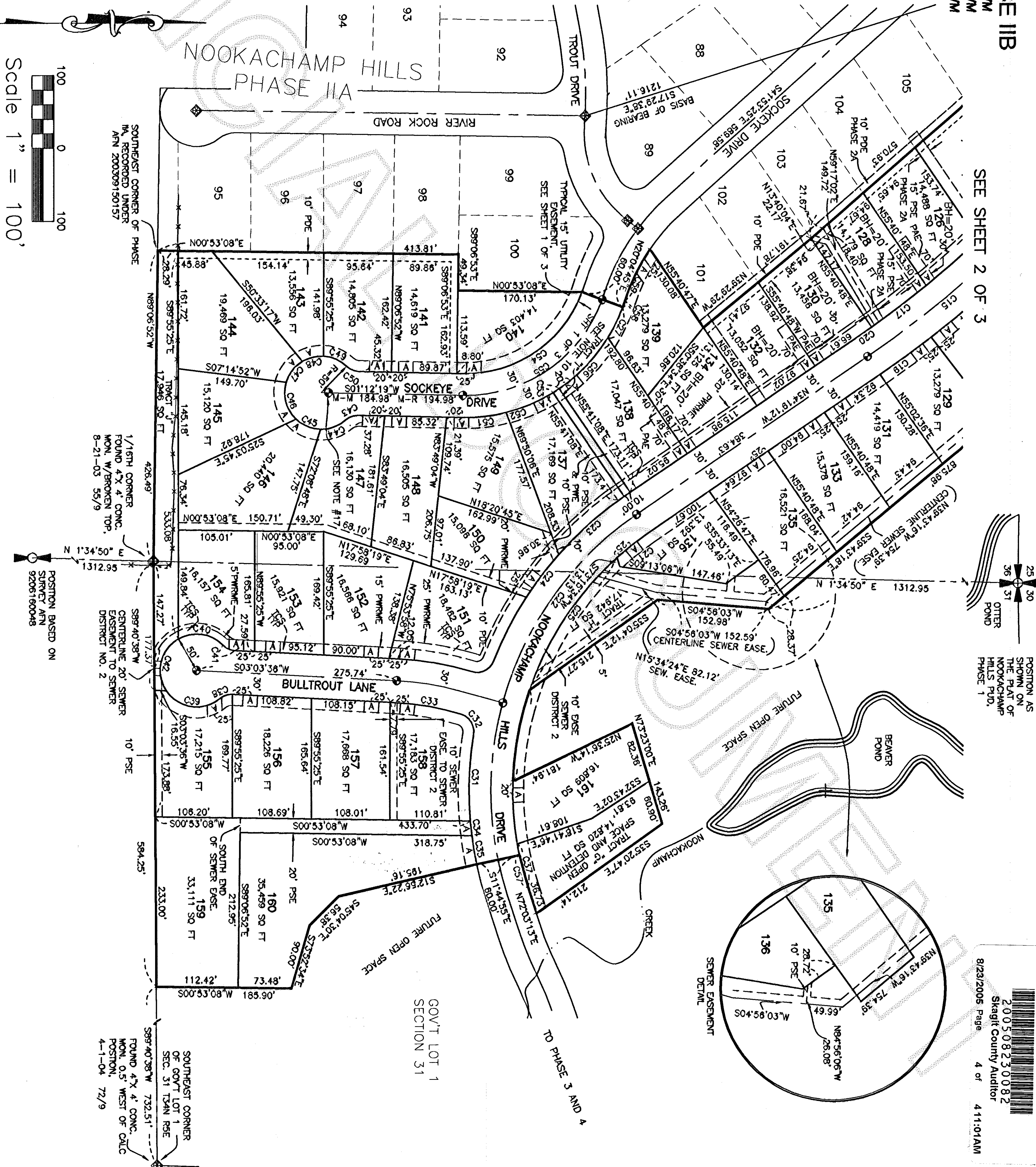
SEE SHEET 2 OF 3



CURVE LENGTH	RADIUS	DELTA	CURVE LENGTH	RADIUS	DELTA
C1	40.27	480.00	C29	37.24	23.00
C2	168.41	450.00	C30	103.17	430.00
C3	149.67	420.00	C31	119.18	490.00
C4	98.24	480.00	C32	35.74	23.00
C5	41.13	480.00	C33	91.83	370.00
C6	7.32	420.00	C34	20.14	490.00
C7	78.79	500.00	C35	39.60	490.00
C8	62.80	530.00	C36	86.16	430.00
C9	220.72	430.00	C37	62.47	430.00
C10	27.63	470.00	C38	18.69	25.00
C11	46.43	470.00	C39	83.74	50.00
C12	14.46	1530.00	C40	86.12	25.00
C13	85.87	1530.00	C41	18.69	25.00
C14	86.01	1530.00	C42	81.97	50.00
C15	268.11	1500.00	C43	18.69	25.00
C16	94.64	1470.00	C44	37.04	50.00
C17	94.14	1470.00	C45	37.40	50.00
C18	46.59	1470.00	C46	54.97	50.00
C19	87.12	1530.00	C47	36.93	50.00
C20	27.38	1470.00	C48	30.69	50.00
C21	53.38	430.00	C49	34.61	50.00
C22	353.86	460.00	C50	18.69	25.00
C23	120.39	490.00	C51	60.84	230.00
C24	73.76	490.00	C52	69.91	230.00
C25	220.66	430.00	C53	10.01	230.00
C26	127.88	430.00	C54	210.54	170.00
C27	96.43	230.00	C55	247.78	200.00
C28	98.54	490.00	C56	97.76	230.00
C57	46.65	430.00	C58	9.84	230.00
C59	78.22	270.00	C60	163.57	163.57

LEGEND

- FOUND SURVEY MARKER, L.S. NO. 17652, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH CAP STAMPED "S 17652"
- ◆ SET CONCRETE MONUMENT IN CASE, L.S. NO. 17652
- ◆ FOUND CONCRETE MONUMENT AS NOTED
- ◆ FOUND CONCRETE MONUMENT IN CASE
- ◆ SET NAIL/LEAD IN CONC. WALK
- FENCE LINE
- TYPE PRIVATE DRAINAGE EASEMENT
- PRIVATE SEWER EASEMENT
- PSE TO SKAGIT CO. SEWER
- DISTRICT NO. 2
- [A] PROPOSED ACCESS POINT
- M-M DISTANCE BETWEEN MONUMENTS
- M-R DISTANCE BETWEEN MONUMENT AND RADIUS
- P-M EASEMENT, SEE NOTE 15
- ON SHEET 1 OF 3
- B-M BUILDING HEIGHT RESTRICTION
- BY SEE NOTE 16 ON SHEET 1 OF 3
- P-ME PUBLIC WATER EASEMENT
- P-ME TO SKAGIT CO. PUD NO. 1
- 15' (TYP) TYPICAL UTILITY EASEMENT
- P-ME PUBLIC WORKS ROAD MAINTENANCE EASEMENT, SEE SHEET 2 OF 4 NOTE 22
- TOS (TYP) TOP OF CUT SLOPE TYPICAL



Scale 1" = 100'

BASIS OF BEARING

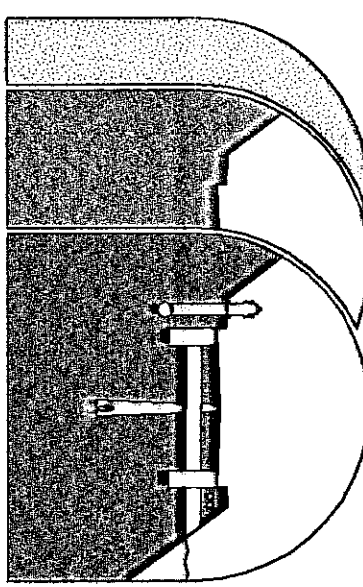
SOUTH 17° 29' 38" EAST BETWEEN THE FOUND MONUMENTS AT THE INTERSECTION OF NOOKACHAMP HILLS DRIVE AND RIVER ROCK ROAD AS SHOWN HEREON.

RESEARCH

PLAT OF NOOKACHAMP HILLS PUD, PHASE IIA, AS RECORDED UNDER ADDITIONS FILE NO. 200309150157, RECORDS OF SKAGIT COUNTY WASHINGTON.

FIELD EQUIPMENT

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



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PLAT OF
NOOKACHAMP HILLS PUD PHASE IIB
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.
IN A PORTION OF THE NW 1/4 SEC. 31
TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 2-7-05
PROJECT NO. 180-SDG-03
BY: DUA
SCALE: 1" = 100'
F.B.

