

NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM
SURVEY MAP AND PLANS
PORTION OF THE SW 1/4 OF SECTION 9, T.34 N, R.4 E, WM

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

J. Ylanaquist
SKAGIT COUNTY Auditor

DEPUTY

Mary Wier



200706260088
Skagit County Auditor

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DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED HANSELL / MITZEL, LLC, THE OWNER OF THE LEASEHOLD INTEREST IN THE PROPERTY SHOWN HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR CONDOMINIUM PURPOSES AND NOT FOR ANY PUBLIC PURPOSES. THE UNDERSIGNED FURTHER CERTIFIES THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR "NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM, RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. _____ SKAGIT COUNTY WASHINGTON.

NOTES

1. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
2. PHASES MAY BE WITHDRAWN AND/OR ADDED TO THE CONDOMINIUM.
3. VERTICAL UNIT BOUNDARIES ARE EITHER THE EXTERIOR SURFACES OF PERIMETER WALLS AROUND THE DWELLING STRUCTURE, OR THE CENTER LINE OF A PARTY WALL SEPARATING TWO ADJACENT DWELLING STRUCTURES.
4. HORIZONTAL UNIT BOUNDARIES ARE THE UPPER AND LOWER LEGAL LIMITS OF THE LAND DESCRIBED HEREIN.
5. SQUARE FOOTAGE OF EACH UNIT IS BASED ON THE AREA WITHIN THE VERTICAL BOUNDARIES, AND IS NOT THE SQUARE FOOTAGE OF A STRUCTURE WITHIN THE UNIT. THE SQUARE FOOTAGE OF DWELLING STRUCTURES AS SHOWN ON THE SURVEY ARE CALCULATED ON THE BASIS OF THE INTERIOR SURFACE OF THE WALLS SURROUNDING THE DWELLING STRUCTURE.
6. UNLESS OTHERWISE SPECIFICALLY NOTED, IMPROVEMENTS SHOWN WITHIN UNITS ARE NOT SURVEYED AS BUILT.

LEGAL DESCRIPTION PHASE 1

LOT 26 OF THE "PLAT OF NORTH HILL PUD", RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITORS FILE NO. 200505050094, RECORDS OF SKAGIT COUNTY WASHINGTON. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION PHASE 2

LOT 27 OF THE "PLAT OF NORTH HILL PUD", RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITORS FILE NO. 200505050094, RECORDS OF SKAGIT COUNTY WASHINGTON. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION PHASE 3

LOT 28 OF THE "PLAT OF NORTH HILL PUD", RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITORS FILE NO. 200505050094, RECORDS OF SKAGIT COUNTY WASHINGTON. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

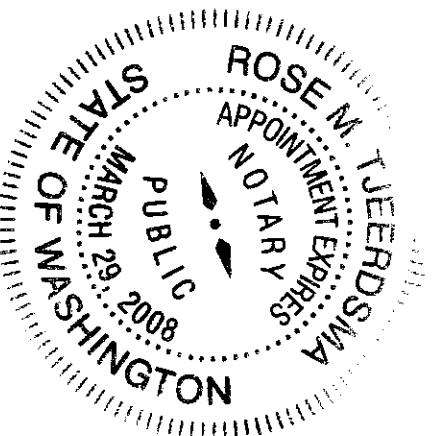
- A. APN 200405140159, PUGET SOUND ENERGY 10 FOOT EASEMENT OVER THE EXISTING FACILITIES. THE EXACT LOCATION IS UNKNOWN.
B. APN 200505050093, PLAT COR'S
C. APN 200505050094, PLAT OF NORTH HILL PUD, EASEMENTS AS SHOWN THEREON AND ON THIS DOCUMENT.
D. APN 200711060117, EASEMENT TO PUGET SOUND ENERGY AS SHOWN HEREON.

ACKNOWLEDGMENT FOR SURVEYOR

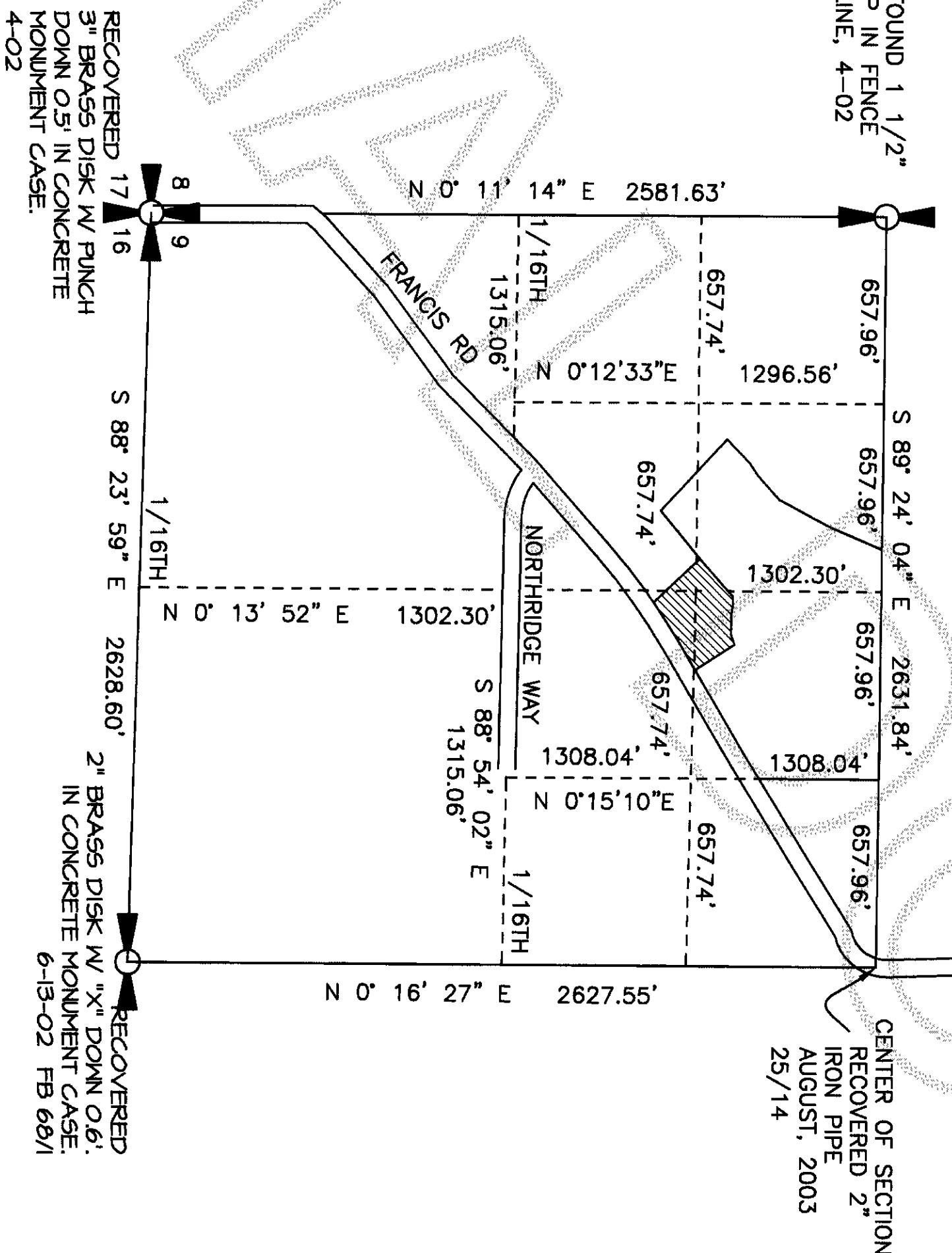
STATE OF WASHINGTON)
COUNTY OF Skagit)SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DENNIS L. ALBRIGHT IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 6/24 2007.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
Rose M. Tiedens
RESIDING AT Buelington
MY APPOINTMENT EXPIRES 3/29/08



VICINITY MAP

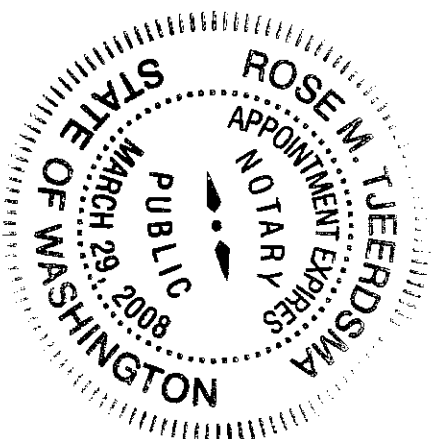
NOT TO SCALE
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Skagit)SS.

ON THIS 24th DAY OF June, 2007 PERSONALLY APPEARED BEFORE ME ~~Jeffrey Hansell~~ TO ME KNOWN TO BE A MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND, ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE / SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY OF June 2007.



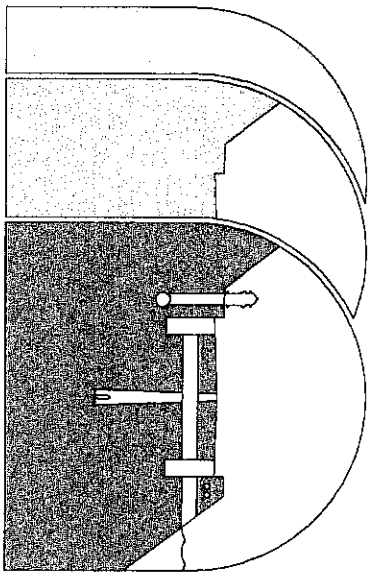
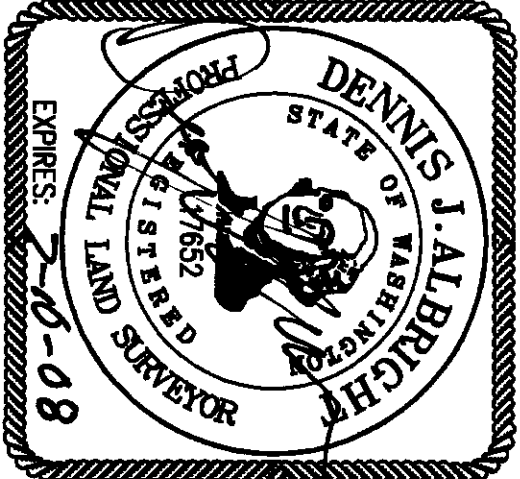
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
Rose M. Tiedens
RESIDING AT Buelington
MY APPOINTMENT EXPIRES 3/29/08

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 AT THE REQUEST OF HANSELL / MITZEL, LLC.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR "NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY, HEREIN DESCRIBED. THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY RCW 64.34.022 IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF SUCH UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

Dennis L. Albright, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 17652
DATE 6-26-07



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE. SUITE 202
MOUNT VERNON, WA 98233
Tel: 360-404-2010 Fax: 360-404-2013

NORTH HILL TOWNHOMES, PHASE 1

A CONDOMINIUM
FOR
HANSELL / MITZEL, LLC
IN A PORTION OF THE SW 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

DATE: 6-26-07 BY: DJA
PROJECT NO. 027-07 027-07.DWG

SCALE: F.B.

NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM
SURVEY MAP AND PLANS

PORTION OF THE SW 1/4 OF SECTION 9, T.34 N. R.4 E. WM

200706260088
Skagit County Auditor
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EXISTING DITCH
(DRAINAGE
DISTRICT #20)

BASIS OF BEARING

N. 84°16'11" E. BETWEEN THE FOUND MONUMENT ALONG
RIVER VISTA LOOP AND AS SHOWN ON THE PLAT OF
NORTH HILL PUD AS RECORDED UNDER AUDITORS FILE NO.
200505050094.

INSTRUMENT NOTE

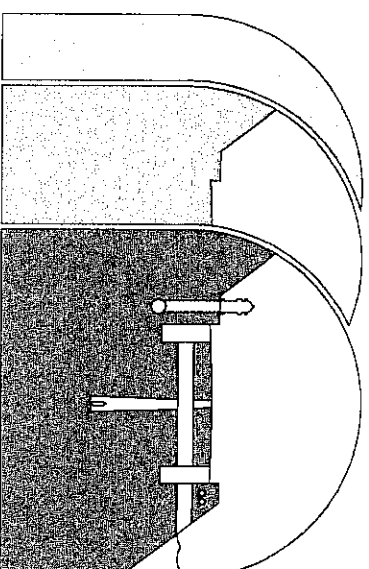
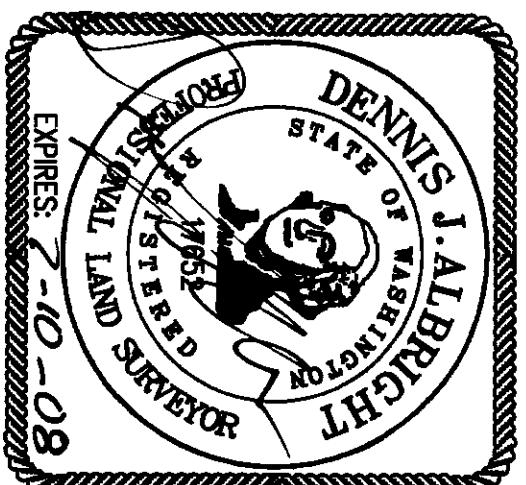
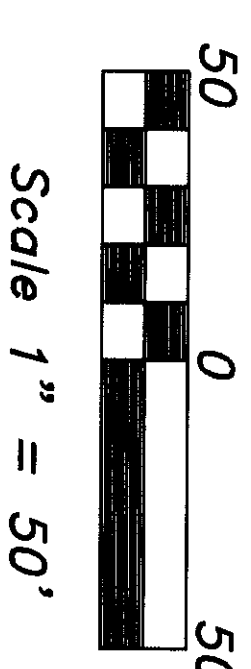
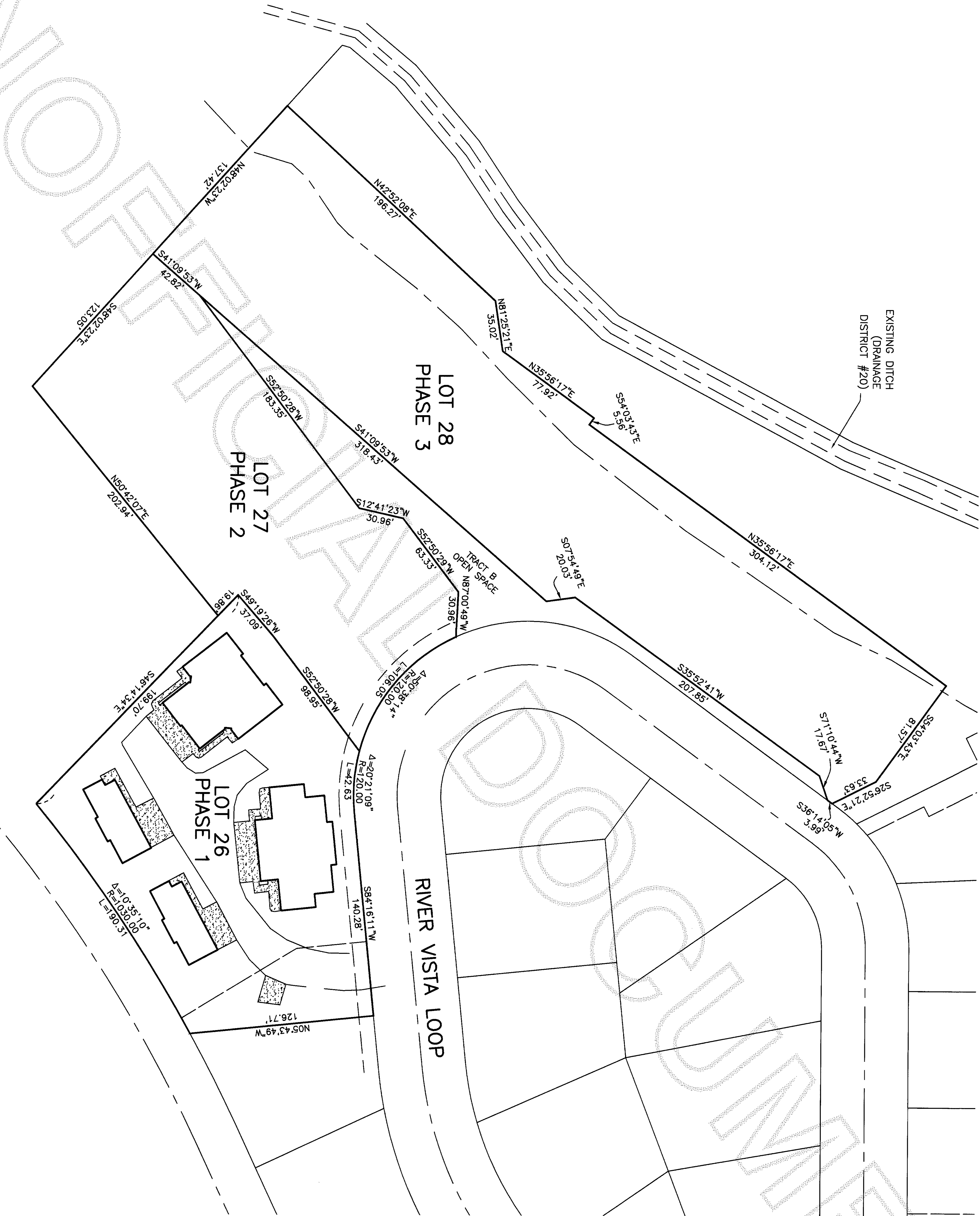
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE
WITH A "LEICA TORA 1105" AND A TRIMBLE 5600 DUAL
FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE
+/- 20M (+ 1 PPM), AND MEETS OR EXCEEDS
STANDARDS AS SET FORTH IN W.A.C. CH. 332.

RESEARCH

PLAT OF NORTH HILL PUD AS RECORDED UNDER AUDITORS FILE NO.
200505050094.

VERTICAL DATUM

THE VERTICAL DATUM IS ASSUMED.



Sound Development Group
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1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON, WA 98233
Tel: 360-404-2010 Fax: 360-404-2013

DATE: 6-26-07 BY: DIA
PROJECT NO. 027-07 027-07.DWG

SCALE: 1" = 30'
F.B. 23/34

NORTH HILL TOWNHOMES, PHASE 1

A CONDOMINIUM
FOR

HANSELL / MITZEL, LLC

IN A PORTION OF THE SW 1/4 OF SECTION 9, TOWNSHIP
34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM
SURVEY MAP AND PLANS

PORTION OF THE SW 1/4 OF SECTION 9, T.34 N, R.4 E, WM

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Skagit County Auditor
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BASIS OF BEARING

N 84°16'11" E BETWEEN THE FOUND MONUMENT ALONG RIVER VISTA LOOP AND AS SHOWN ON THE PLAT OF NORTH HILL PUD AS RECORDED UNDER AUDITORS FILE NO. 200505050094.

INSTRUMENT NOTE

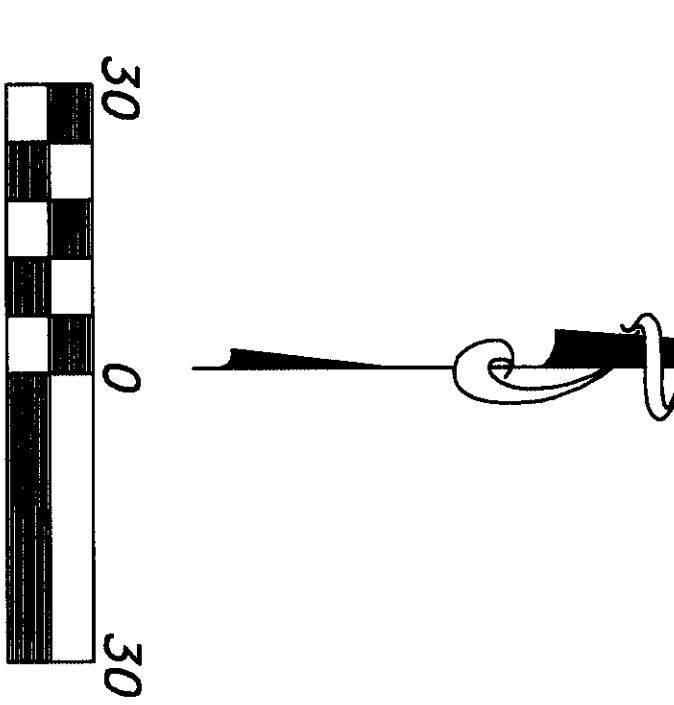
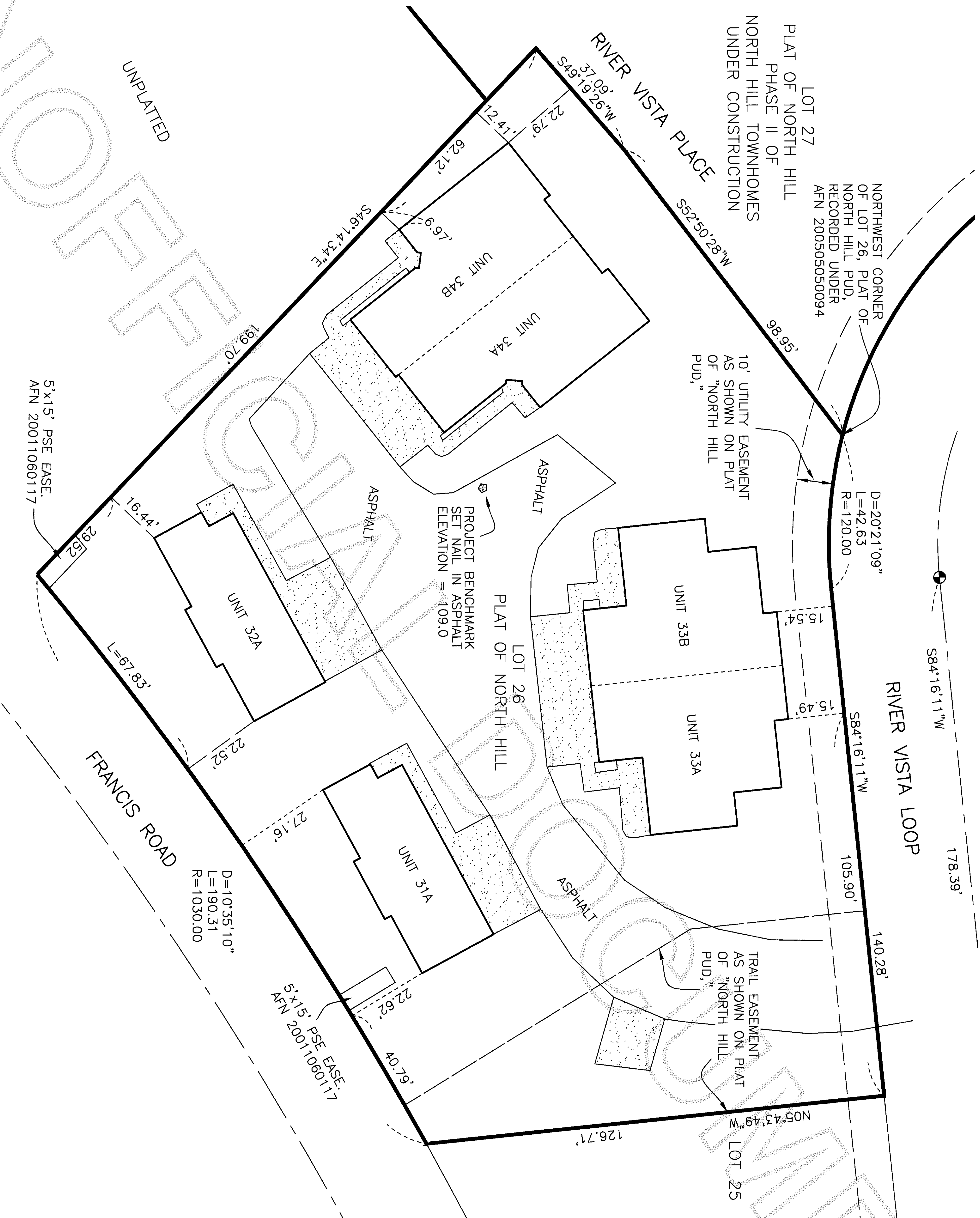
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TORA 1105" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+/- 1 PPM) AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

RESEARCH

PLAT OF NORTH HILL PUD AS RECORDED UNDER AUDITORS FILE NO. 200505050094.

VERTICAL DATUM

THE VERTICAL DATUM IS ASSUMED.



NORTH HILL TOWNHOMES, PHASE 1

A CONDOMINIUM

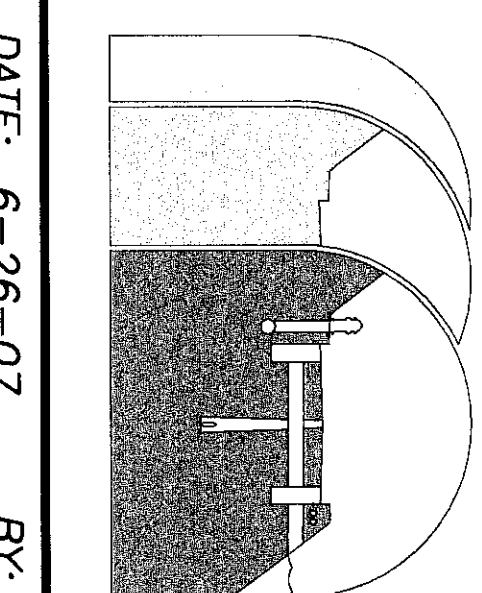
FOR

HANSELL / MITZEL, LLC

IN A PORTION OF THE SW 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

SHEET 3 OF 6

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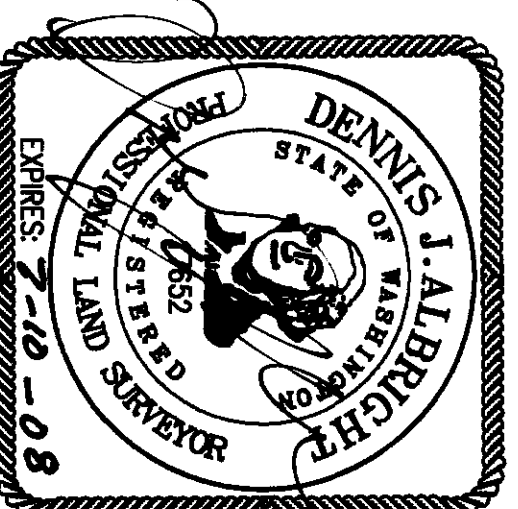


DATE: 6-26-07 BY: DJA

PROJECT NO. 027-07 027-07.DWG

SCALE: 1" = 30'

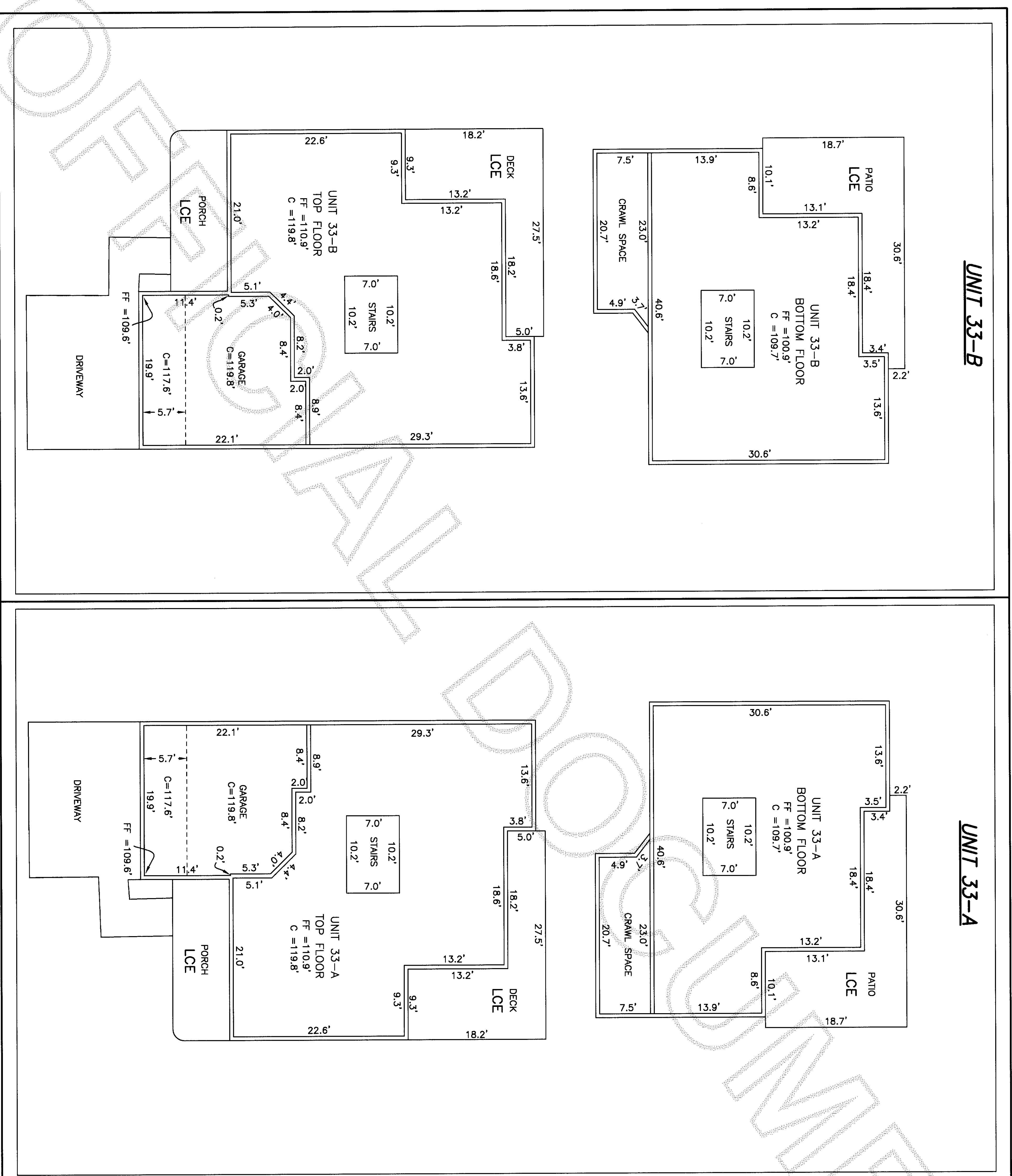
F.B. 23/34



6-26-07

PORTION OF THE SW 1/4 OF SECTION 9, T.34 N, R.4 E. WM

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UNIT AREAS

| | | |
|------------|--------------|--------------|
| UNIT 33--A | TOP FLOOR | = 1161 SQ FT |
| | BOTTOM FLOOR | = 963 SQ FT |
| | STAIRS | = 71 SQ FT |
| | CRANE SPACE | = 159 SQ FT |
| | CARGAGE | = 410 SQ FT |

| | | |
|------------|--------------|--------------|
| UNIT 33--B | TOP FLOOR | = 1161 SQ FT |
| | BOTTOM FLOOR | = 963 SQ FT |
| | STAIRS | = 71 SQ FT |
| | CRANE SPACE | = 159 SQ FT |
| | CARGAGE | = 410 SQ FT |

NOTE:
THE AREAS OF THE TOP AND BOTTOM
FLOORS DOES NOT INCLUDE THE STAIR
AREA.

LEGEND

| | |
|-----|--------------------------|
| LCE | LIMITED COMMON ELEMENT |
| CE | COMMON ELEMENT |
| C | CEILING ELEVATION |
| FF | FINISHED FLOOR ELEVATION |

NORTH HILL TOWNHOMES, PHASE 1

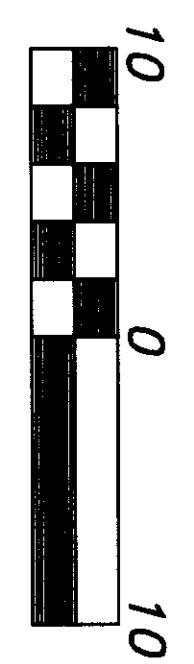
A CONDOMINIUM

FOR

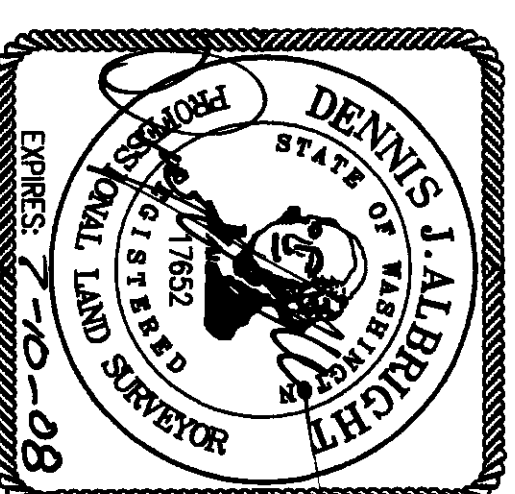
HANSELL / MITZEL, LLC

IN A PORTION OF THE SW 1/4 OF SECTION 9, TOWNSHIP
34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON,

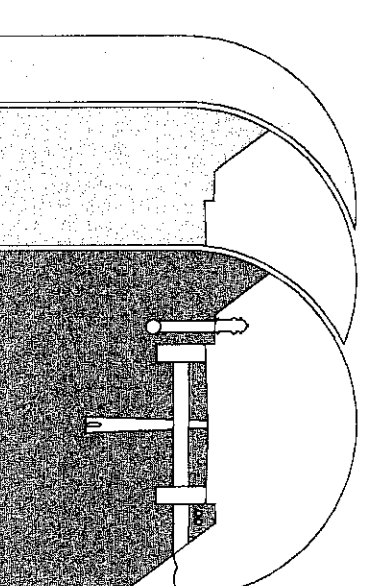
SHEET 4 OF 6



Scale 1" = 10'



6-26-87



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ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE. SUITE 202
MOUNT VERNON, WA 98233
Tel: 360-404-2010 Fax: 360-404-2013

DATE: 6-26-07 BY: DJA

BY: DJA

SCA

$$= 10'$$

NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM

SURVEY MAP AND PLANS

PORTION OF THE SW 1/4 OF SECTION 9, T.34 N. R.4 E. WM

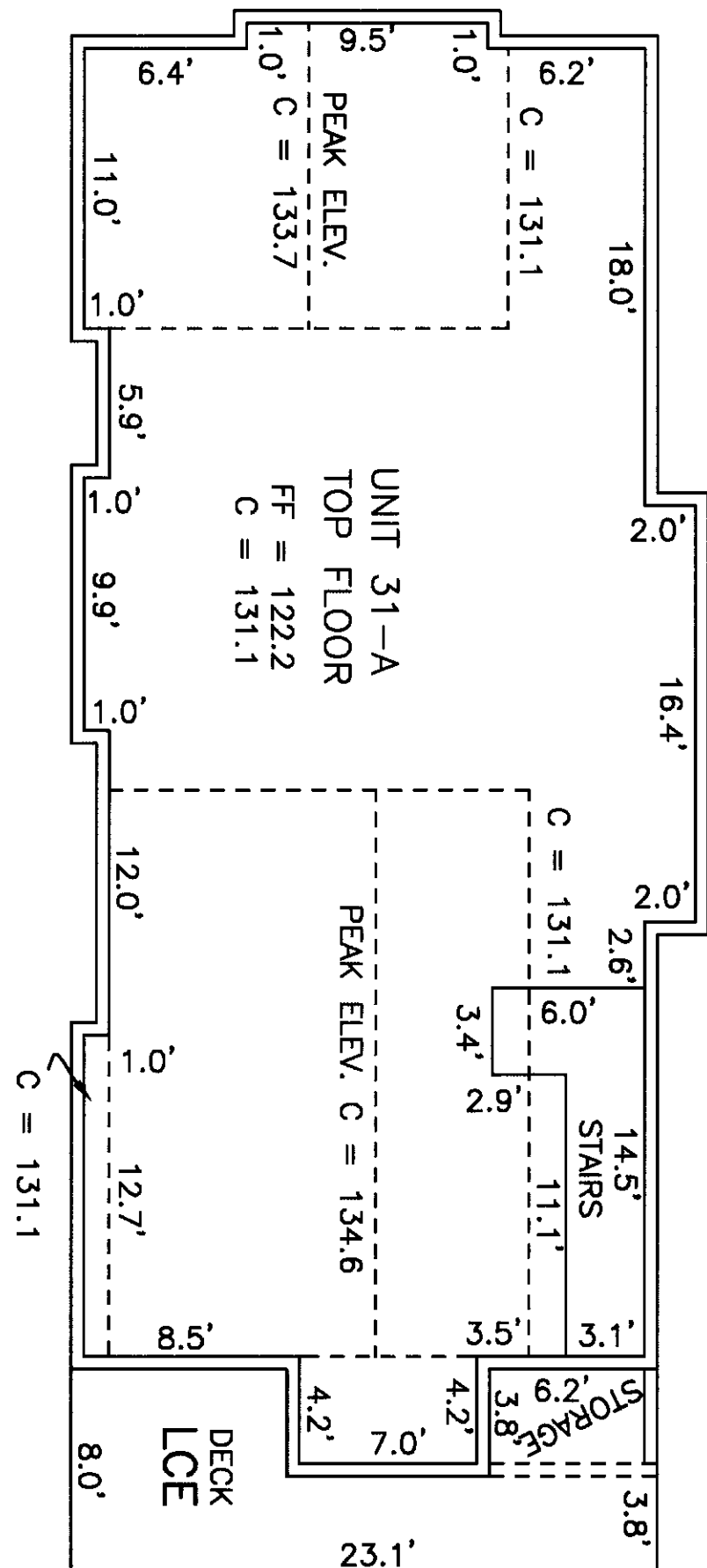


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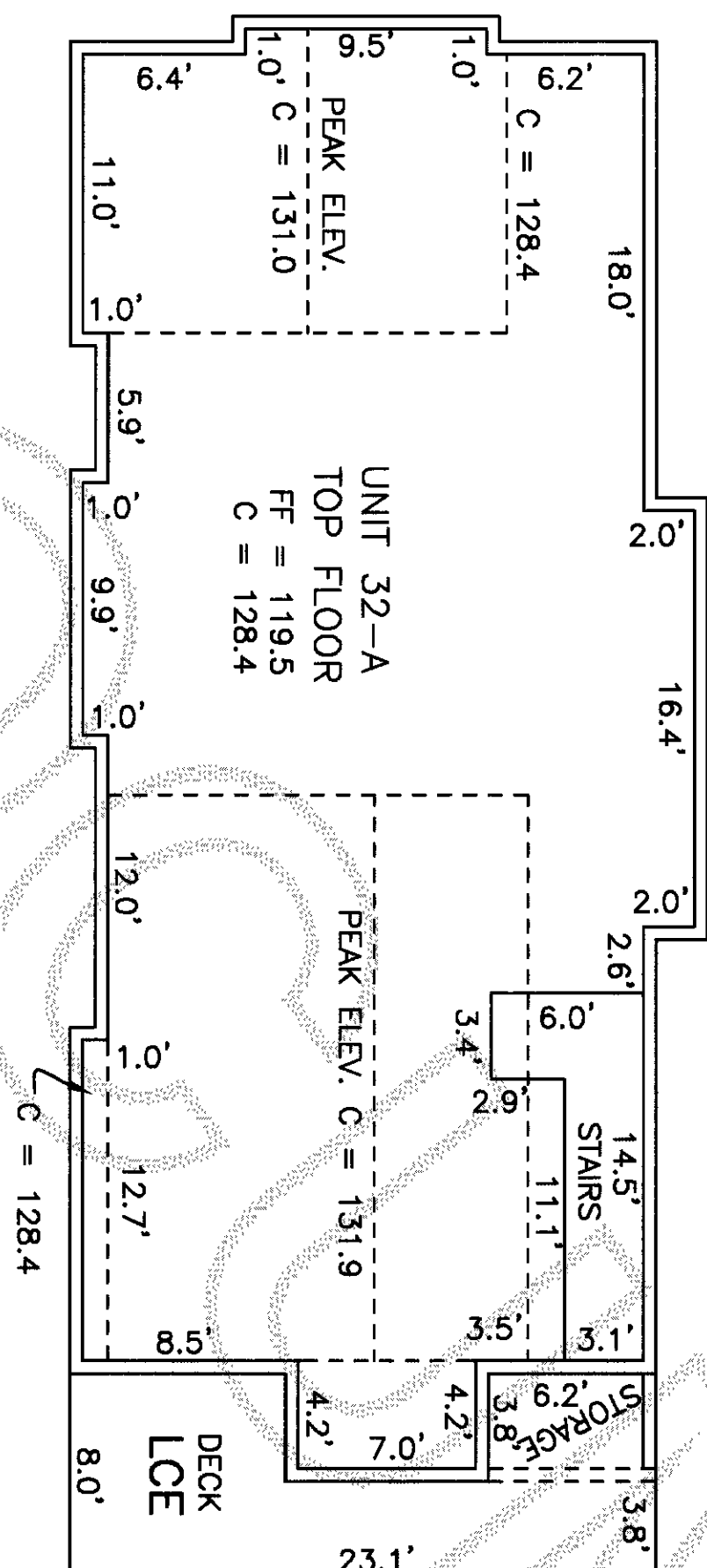
Skagit County Auditor

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UNIT 32-A



UNIT 31-A



UNIT AREAS

UNIT 33-A

TOP FLOOR = 1137 SQ FT
BOTTOM FLOOR = 420 SQ FT
STAIRS = 55 SQ FT
GARAGE = 610 SQ FT

UNIT 33-B

TOP FLOOR = 1137 SQ FT
BOTTOM FLOOR = 420 SQ FT
STAIRS = 55 SQ FT
GARAGE = 610 SQ FT

NOTE:
THE AREAS OF THE TOP AND BOTTOM
FLOORS DOES NOT INCLUDE THE STAIR
AREA.

LEGEND

LCE LIMITED COMMON ELEMENT
CE COMMON ELEMENT
C CEILING ELEVATION
FF FINISHED FLOOR ELEVATION

NORTH HILL TOWNHOMES, PHASE 1

A CONDOMINIUM

HANSELL / MITZEL, LLC

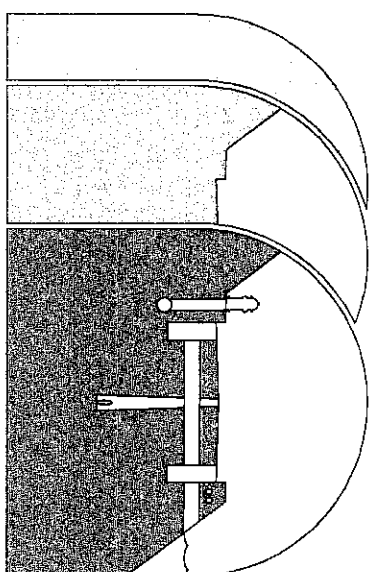
IN A PORTION OF THE SW 1/4 OF SECTION 9, TOWNSHIP
34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

DATE: 6-26-07 BY: DJA

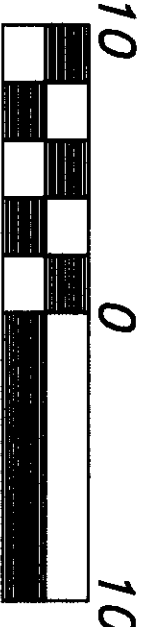
SCALE: 1" = 10'

PROJECT NO. 027-07 027-07.DWG

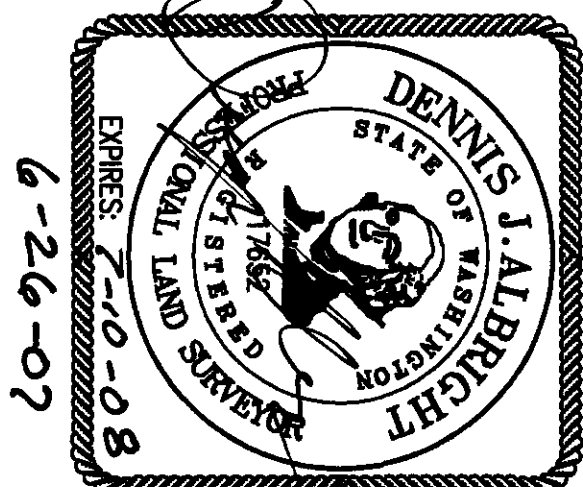
F.B.



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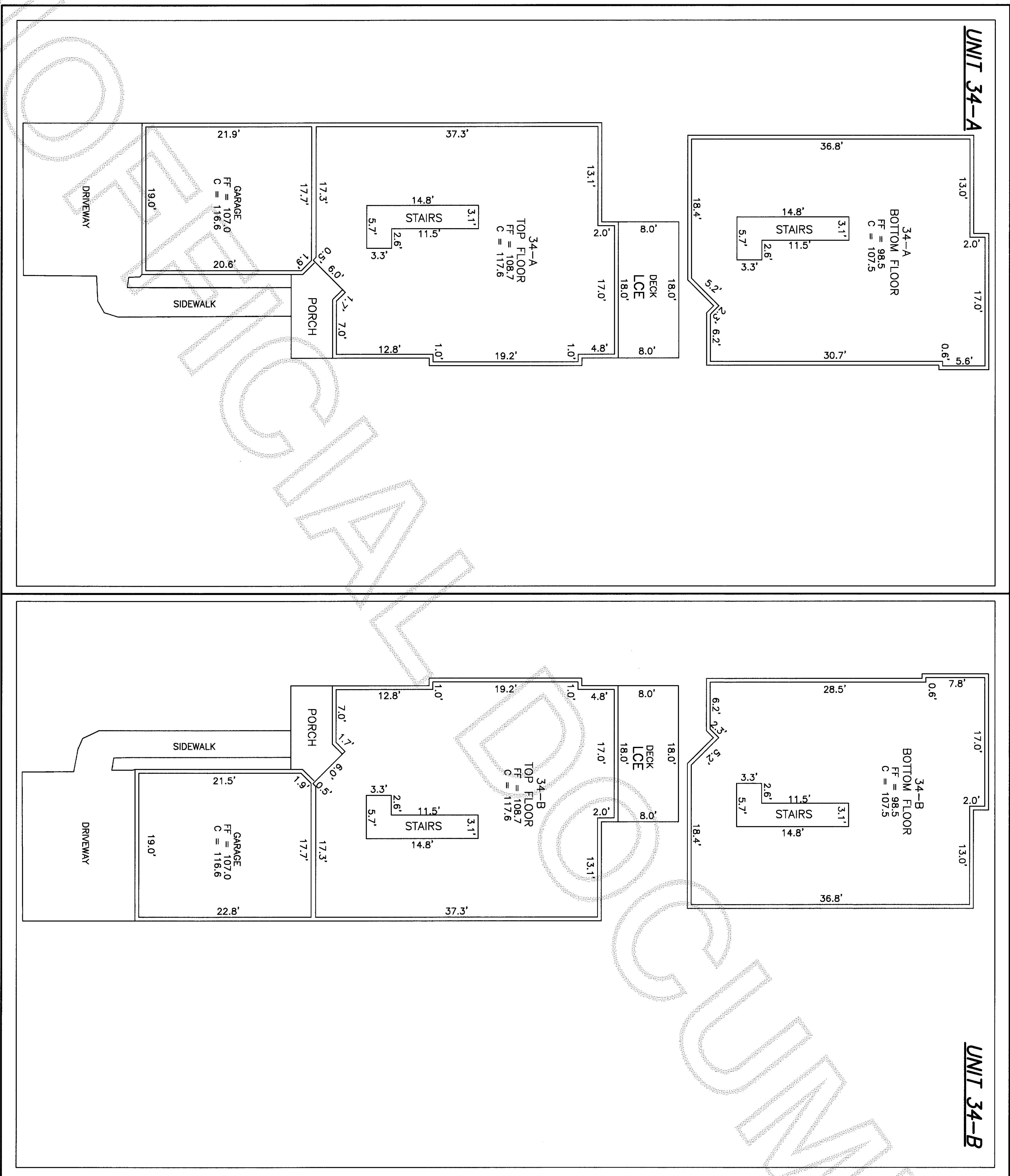
Scale 1" = 10'



6-26-07

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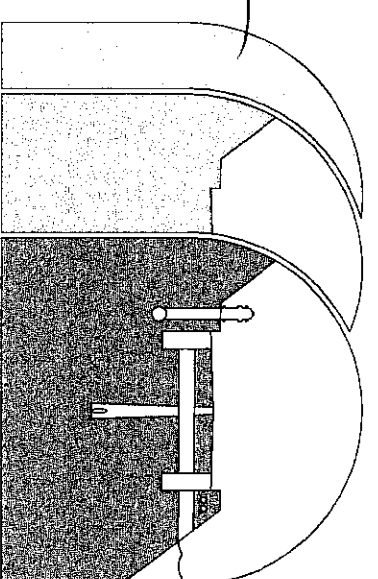
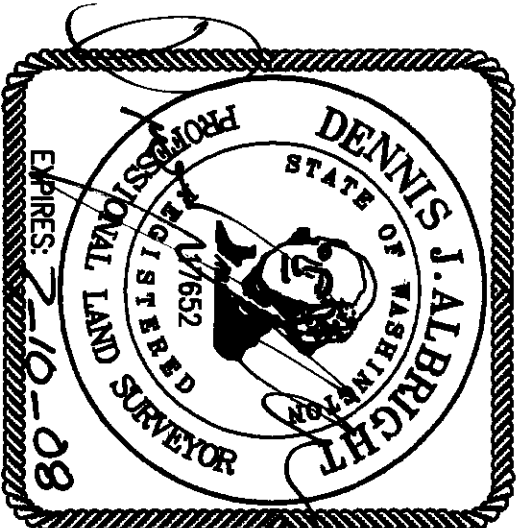
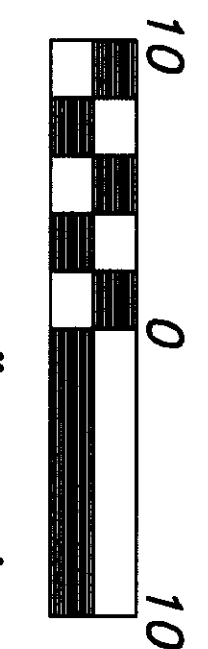
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Skagit County Auditor
6/26/2007 Page 6 of 6 3:20PM



UNIT AREAS
UNIT 34-A
TOP FLOOR = 1148 SQ FT
BOTTOM FLOOR = 1037 SQ FT
STAIRS = 54 SQ FT
GARAGE = 415 SQ FT
UNIT 34-B
TOP FLOOR = 1148 SQ FT
BOTTOM FLOOR = 1038 SQ FT
STAIRS = 54 SQ FT
GARAGE = 432 SQ FT

NOTE:
THE AREAS OF THE TOP AND BOTTOM FLOORS DOES NOT INCLUDE THE STAIR AREA.

LEGEND
LCE LIMITED COMMON ELEMENT
CE COMMON ELEMENT
C CEILING ELEVATION
FF FINISHED FLOOR ELEVATION



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SKAGIT COUNTY, WASHINGTON