

AMENDED SAUK MOUNTAIN VIEW ESTATES -NORTH- A PLANNED RESIDENTIAL DEVELOPMENT
PHASE-3 LOT LINE ADJUSTMENT

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

REFILED TO AMEND
AF# 200601030159

DUKES HILL L.L.C.
ROBERT JANICKI-MANAGING PARTNER
103 N. TOWNSHIP
SEDRO-WOOLLEY, WA 98284

GRANDVIEW HOMES L.L.C.
SCOTT WAMMACK-MANAGING PARTNER
P.O. BOX 159
ARLINGTON, WA 98223

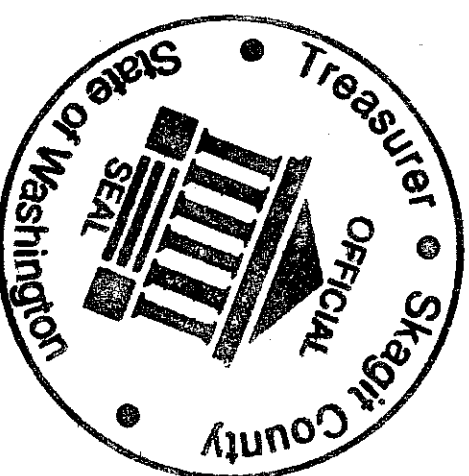
GALEN KINDRED
4501 STATE ROUTE #9
SEDRO-WOOLLEY, WA 98284

ZONING AND COMP PLAN DESIGNATION

THIS PROJECT HAS AN R-5 DESIGNATION

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.



Heidi Dunning
SKAGIT COUNTY TREASURER
DATE 3-7-08

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

Gregory K. Helmer
SEDRO-WOOLLEY CITY TREASURER
DATE 3/5/08

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF March 2008
AT 10:25 AM UNDER AUDITOR'S FILE NO. 200802070019

J. Hargquist
COUNT AUDITOR

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT WAS PREPARED UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF ROBERT JANICKI ON THE 15TH DAY OF MAY, 2005; THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS WILL BE SET AT THE DESIGNATED POINTS SHOWN ON THE PLAN PRIOR TO ISSUANCE OF ANY AND ALL BUILDING PERMITS.

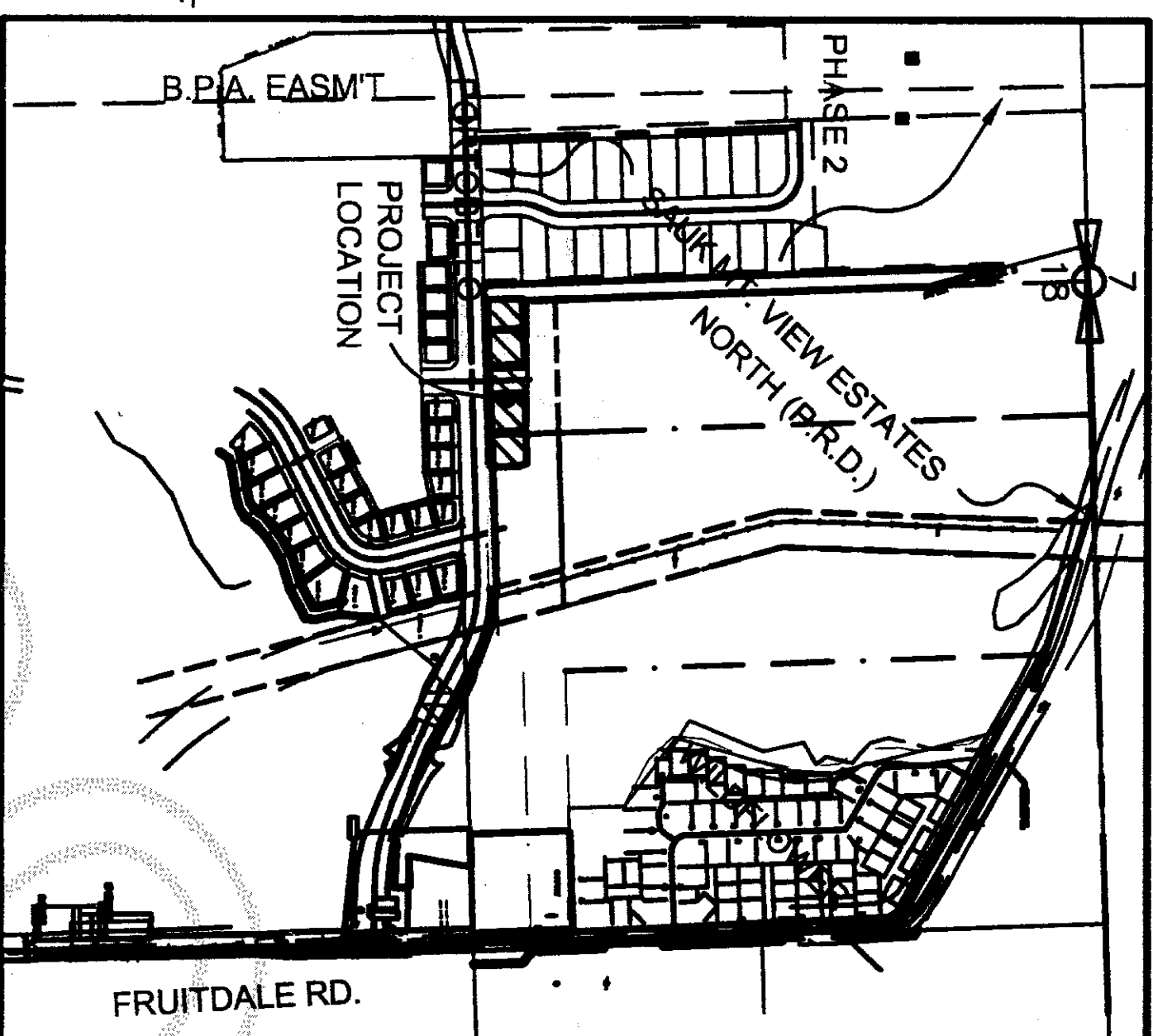
Ronald T. Jepson
RONALD T. JEPSON
WA. L.S. NO. 9361

CITY APPROVALS

THE WITHIN AND FOREGOING LOT LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN THEREON AND HEREBY APPROVED THIS 6th DAY OF March 2008.

Carol A. Pichler
CITY ENGINEER

THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOOLLEY MUNICIPAL CODE TITLE 16.16 THIS 6th DAY OF March 2008.



VICINITY MAP
SCALE NTS

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT JANICKI, MANAGING PARTNER OF DUKES HILL L.L.C., IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: January 31, 2008

Joseph D. Hager
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Bellingham
MY APPOINTMENT EXPIRES 3/25/10

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

ON THIS 31st DAY OF January 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GALEN KINDRED, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH.

Joseph D. Hager
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham
MY COMMISSION EXPIRES 3/25/10

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT WAMMACK, MANAGING PARTNER OF GRANDVIEW HOMES L.L.C., IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: January 31, 2008

Joseph D. Hager
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Bellingham
MY APPOINTMENT EXPIRES 3/25/10

CONSENT

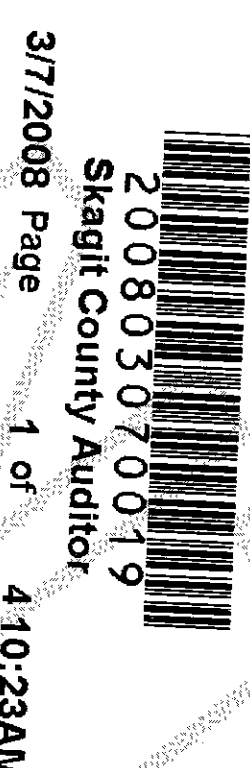
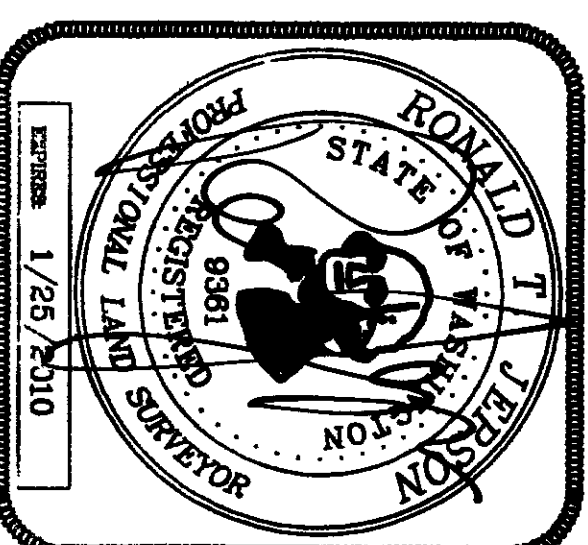
KNOW BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Ronald T. Jepson
DUKES HILL L.L.C. (ROBERT JANICKI-MANAGING PARTNER)

Scott Wammack
GRANDVIEW HOMES L.L.C. (SCOTT WAMMACK-MANAGING PARTNER)

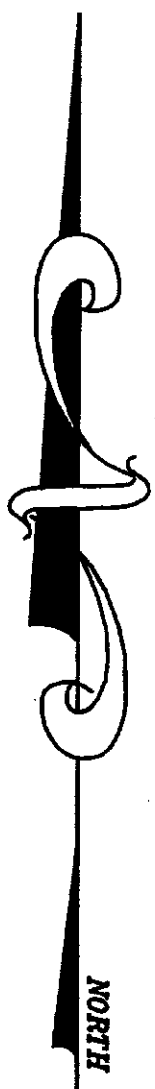
Galen Kindred
GALEN KINDRED

DATE 1-31-2008



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Skagit County Auditor

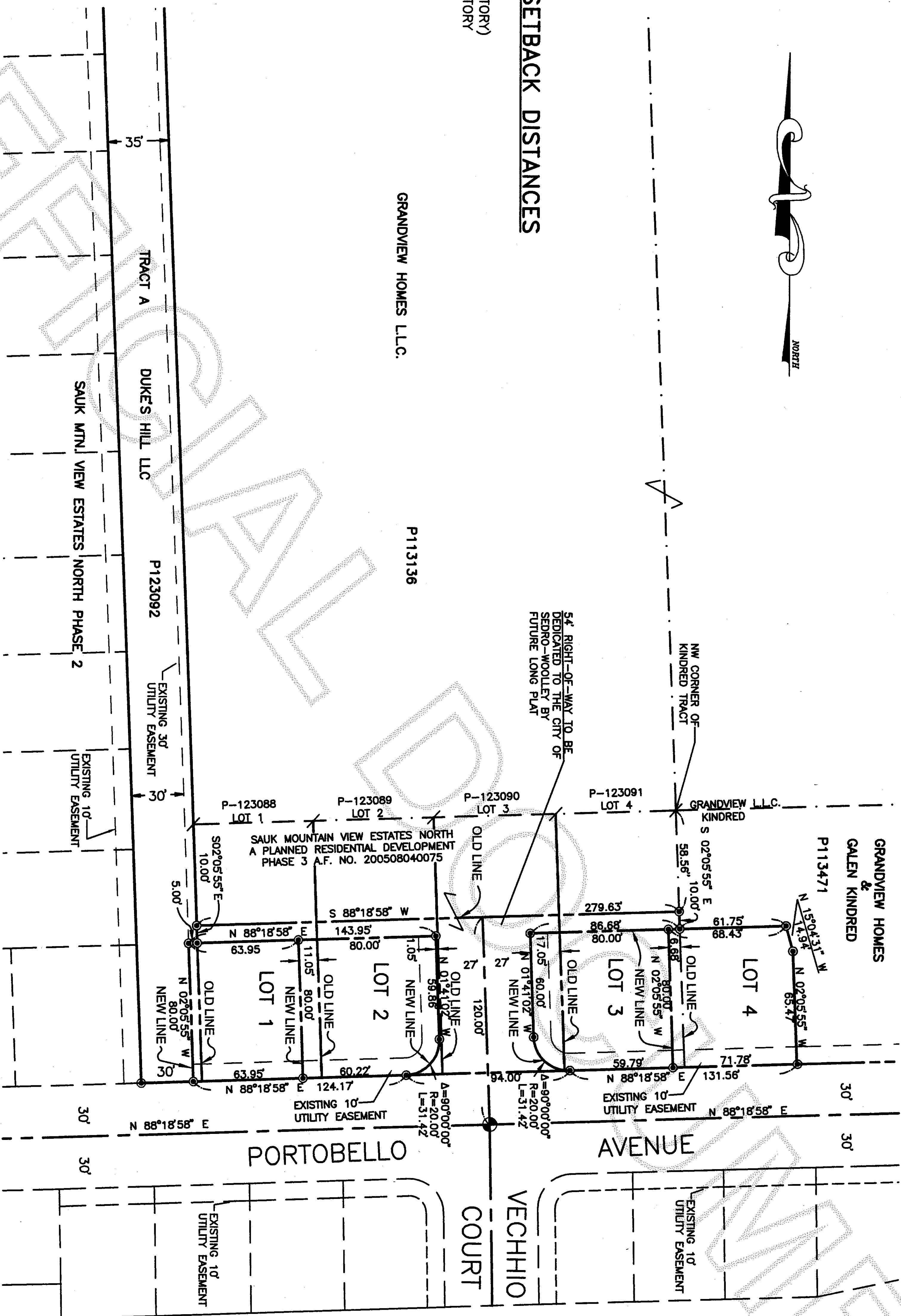


BUILDING SETBACK DISTANCES

FRONT 20'
SIDE 5' (1 STORY)
8' (2 STORY)
REAR 10'

GRANDVIEW HOMES L.L.C.

P113136

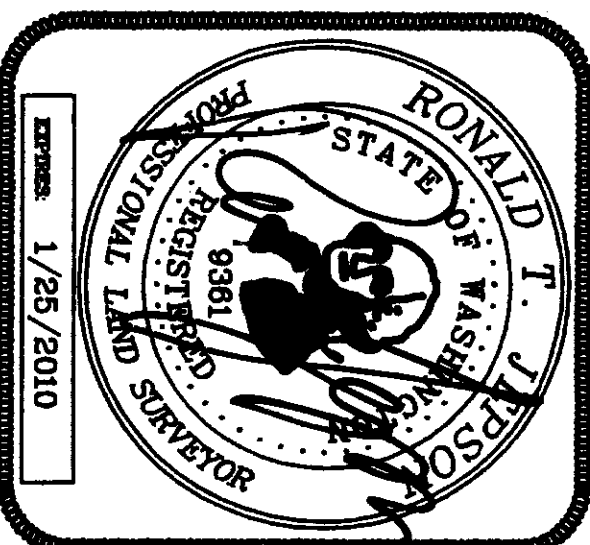
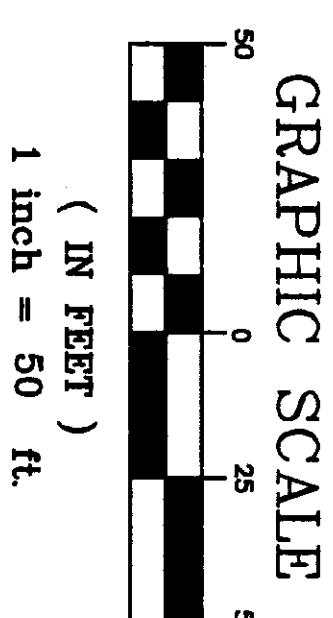


NOTE

MINIMUM LOT SIZE CONTROLLED BY PLANNED RESIDENTIAL DEVELOPMENT
APPROVAL OF "SAUK MOUNTAIN VIEW ESTATES NORTH" PRELIMINARY PLAT.

NOTE

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH
CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS LOT BOUNDARY
ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT



SHEET 2 OF 4

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS, LAND SURVEYORS, PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. * 360.733.5760, FAX * 360.647.8339
E-MAIL JEPSON22@GUESTINET, BELLINGHAM, WASHINGTON 98225

JOB #04121

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Skagit County Auditor
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P 123088 LOT 1

EXISTING LEGAL DESCRIPTION LOT 1

LOT 1 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. (6,300 SF, 0.145 ACRES)

NEW LEGAL DESCRIPTION LOT 1

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF "SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015 RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE; THENCE S02°05'55" E, 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 88°18'58" E, 58.95 FEET; THENCE S 02°05'55" E, 80.00 FEET; THENCE S 88°18'58" W, 63.95 FEET; THENCE N 02°05'55" W 80.00 FEET; THENCE N 88°18'58" E, 5.00 FEET TO THE TRUE POINT OF BEGINNING

P 123089 LOT 2

EXISTING LEGAL DESCRIPTION: LOT 2

LOT 2 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. (6,300 SF, 0.145 ACRES)

NEW LEGAL DESCRIPTION: LOT 2

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF "SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015 RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE; THENCE S 02°05'55" E, 10.00 FEET; THENCE S 88°18'58" W, 11.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 02°05'55" E, 80.00 FEET; THENCE N 88°18'58" E, 60.22 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE N 01°41'02" W ALONG SAID TANGENT 59.86 FEET; THENCE S 88°18'58" W 80.00 FEET TO THE TRUE POINT OF BEGINNING.

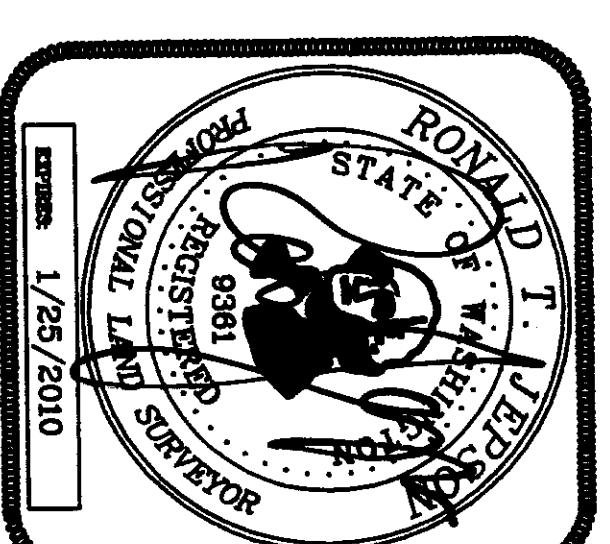
P123090 LOT 3

EXISTING LEGAL DESCRIPTION: LOT 3

LOT 3 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. (6,300 SF, 0.145 ACRES)

NEW LEGAL DESCRIPTION: LOT 3

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF "SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015 RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE; THENCE S 02°05'55" E, 10.00 FEET; THENCE S 88°18'58" W, 6.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 88°18'58" W 80.00; THENCE S 01°41'02" E, 60.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE N 88°18'52" E ALONG SAID TANGENT 59.79 FEET; THENCE N 02°05'55" W, 80.00 FEET; FEET TO THE TRUE POINT OF BEGINNING.



RONALD T. JEPSON & ASSOCIATES
Consulting Engineers - Land Surveyors - Project Management &
Development
222 Grand Ave, Suite C, Bellingham, Washington 98225
Ph. # 360.733.5160, Fax # 360.641.8939, e-mail jepson222@qwest.net

JOB #04121

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Skagit County Auditor
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P123091 LOT 4

EXISTING LEGAL DESCRIPTION: LOT 4

LOT 4 OF SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. (6,300 SF, 0.145 ACRES)

NEW LEGAL DESCRIPTION: LOT 4

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF "SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE, THENCE S 02°05'55"E, 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 88°18'58" W, 6.68 FEET; THENCE S 02°05'55" E, 80.00 FEET; THENCE N 88°18'58" E, 71.78 FEET; THENCE N 02°05'55" W, 65.47 FEET; THENCE N 15°04'31" W, 14.94 FEET; THENCE S 88°18'58" W, 61.75 FEET TO THE TRUE POINT OF BEGINNING.

P123092 DUKE'S HILL LLC TRACT A

EXISTING LEGAL DESCRIPTION: TRACT A

TRACT A OF "SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE.

NEW LEGAL DESCRIPTION: TRACT A

TRACT A OF "SAUK MOUNTAIN VIEW ESTATES-NORTH-A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200508040015, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE, EXCEPT THE SOUTH 80 FEET OF THE EAST 5 FEET, THEREOF.

P 1133471 KINDRED TRACT

EXISTING LEGAL DESCRIPTION: KINDRED TRACT

THE WEST 834.83 FEET OF THE EAST 1114.84 FEET OF THE SOUTH 208.56 FEET OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., EXCEPT THAT PORTION DEDICATED TO THE CITY OF SEDRO-WOOLLEY FOR PORTOBELLO AVENUE.

NEW LEGAL DESCRIPTION: KINDRED TRACT

THE WEST 834.83 FEET OF THE EAST 1114.84 FEET OF THE SOUTH 208.56 FEET OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., EXCEPT THAT PORTION DEDICATED TO THE CITY OF SEDRO-WOOLLEY FOR PORTOBELLO AVENUE, ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

COMMENCING A THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 02°05'55" EAST ALONG THE WEST LINE THEREOF, 68.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°05'55" EAST, 80.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PORTOBELLO AVENUE; THENCE NORTH 88°18'58" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 65.10 FEET; THENCE NORTH 02°05'55" WEST, 65.47 FEET; THENCE NORTH 15°04'31" WEST, 14.94 FEET; THENCE SOUTH 88°18'58" WEST 61.75 FEET TO THE TRUE POINT OF BEGINNING.

P 1133136 GRANDVIEW TRACT

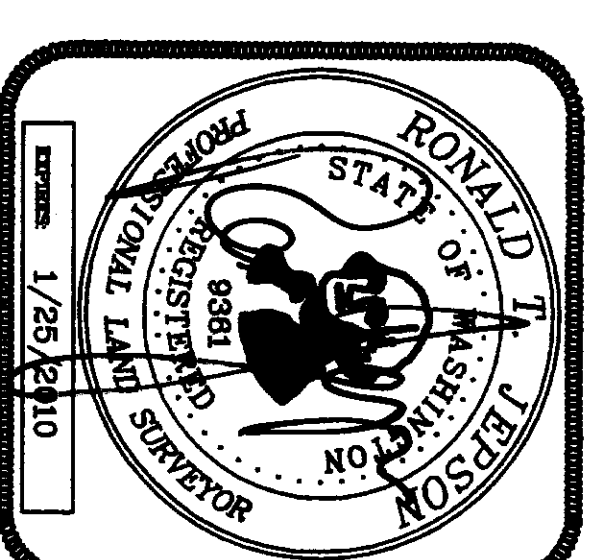
EXISTING LEGAL DESCRIPTION: GRANDVIEW TRACT

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9805290110, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE, EXCEPT THE SOUTH 150 FEET THEREOF, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.

NEW LEGAL DESCRIPTION: GRANDVIEW TRACT

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9805290110, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE, EXCEPT THE SOUTH 150 FEET THEREOF, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., ALSO AND TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 02°05'55" WEST ALONG THE WEST LINE OF PARCEL 4, 140.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°05'55" WEST, 10.00 FEET; THENCE NORTH 88°18'58" EAST, 279.63 FEET TO A POINT ON THE EAST LINE OF PARCEL 4; THENCE SOUTH 02°05'55" EAST ALONG SAID EAST LINE 10.00 FEET; THENCE SOUTH 88°18'58" WEST, 86.68 FEET; THENCE SOUTH 01°41'02" EAST, 60.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 88°18'58" WEST, 94.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT NORTH 01°41'02" WEST, 59.86 FEET; THENCE SOUTH 88°18'58" WEST, 139.75 FEET TO THE TRUE POINT OF BEGINNING.



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Ph. # 360.733.5760, Fax # 360.647.1839, e-mail: jepson222@questinet.net

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