

PLAT OF
NOOKACHAMP HILLS PUD PHASES 3 AND 4, PLOT 07-0870

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

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

J. Youngquist
SKAGIT COUNTY AUDITOR
DEPUTY

200807240089
Skagit County Auditor
7/24/2008 Page 1 of 13 1:48PM

MOUNT
VERNON

COLLEGE WAY
SR 538
INTERSTATE 5
2 MILES

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT NOOKACHAMP HILLS LLC, 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 PLATTED, 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 1 THROUGH 7 INCLUSIVE AND TRACTS 9 AND 10 TO THE NOOKACHAMP HILLS PUD PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 2nd DAY OF June, 2008.

Pat Mitchell
NOKACHAMP HILLS LLC

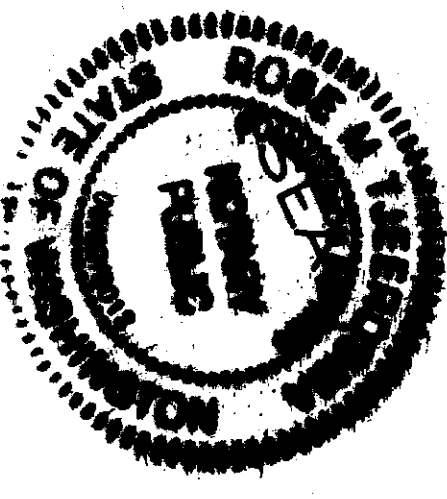
Peoples Bank
PEOPLES BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS

COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan & Mitchell 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 Authorized Officer OF NOOKACHAMP HILLS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

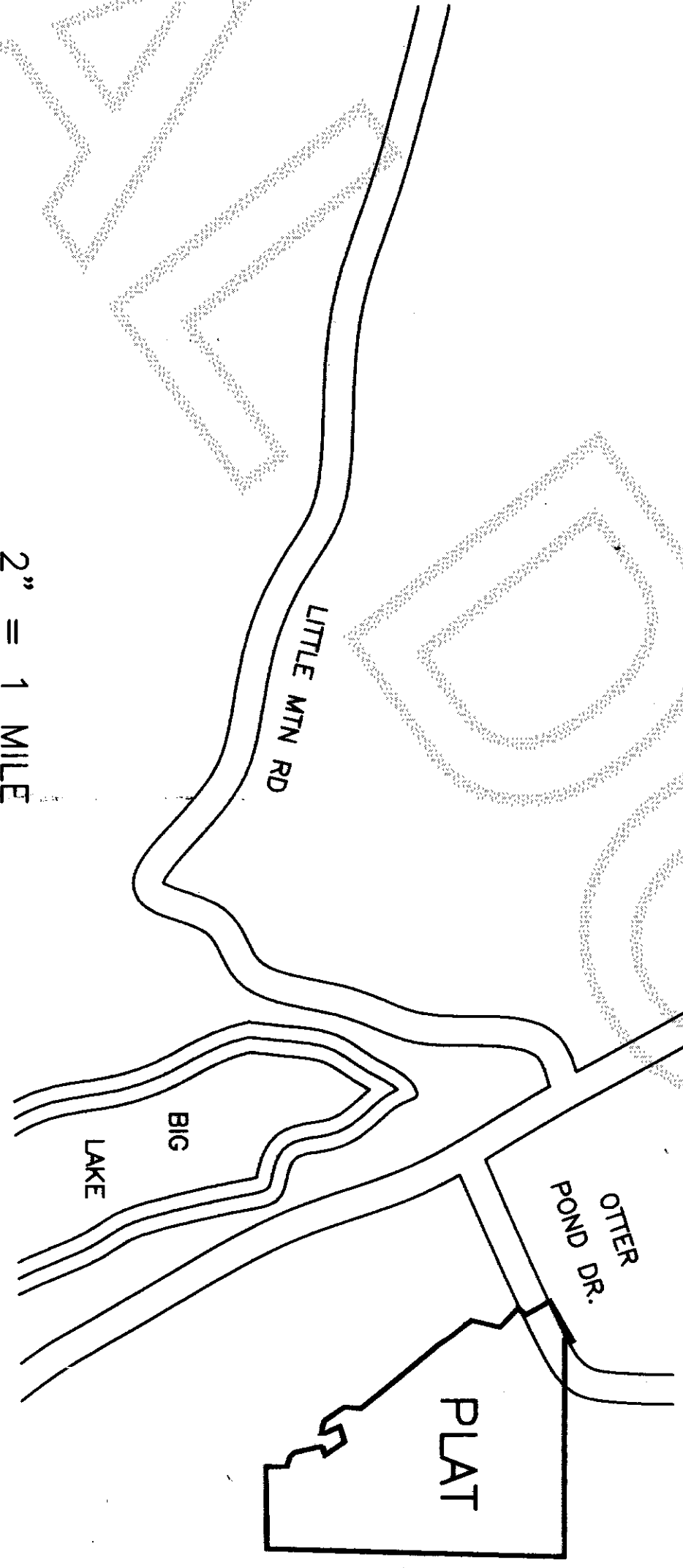
DATED: June 23rd, 2008.



Rose M. Lindquist
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Rose M. Lindquist
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Buckley
MY APPOINTMENT EXPIRES 2/29/2012

2" = 1 MILE



ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS

COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James M. Wadell 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 Authorized Officer OF PEOPLES BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 23, 2008.



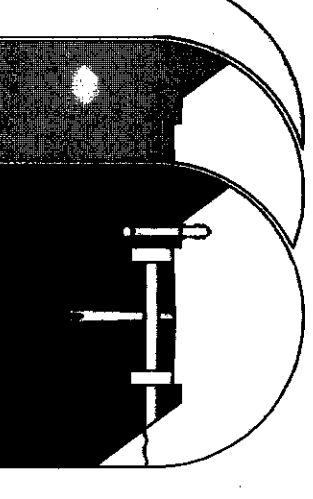
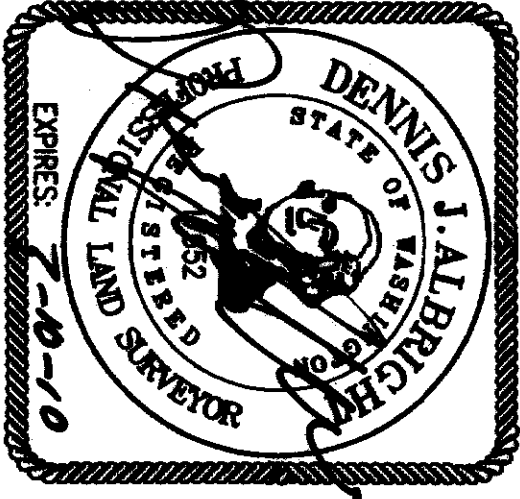
S. Wadell
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
S. Wadell
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Mount Vernon
MY APPOINTMENT EXPIRES 2-21-10

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF NOOKACHAMP HILLS PUD PHASE 3 AND 4 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 25 AND 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND SECTIONS 30 AND 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.

Dennis J. Albright
DENNIS J. ALBRIGHT, PLS
LS NO 17652

6-20-08
DATE

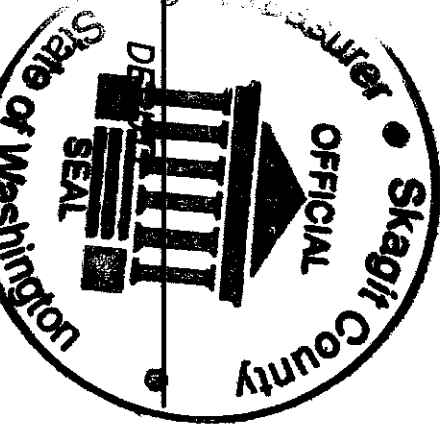


Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

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NOOKACHAMP HILLS PUD PHASE 3 AND 4
SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
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SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-20-08
PROJECT NO. 206P-04
BY: DUA
SCALE: N/A
PROJECT NO. 206P-04
F.B.

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 2008, 2009
THIS 1st DAY OF July, 2008.



APPROVALS
EXAMINED AND APPROVED FOR SKAGIT COUNTY, STATE OF WASHINGTON, COUNTY HEALTH OFFICER W. Wadell DATE 6/26/08
COUNTY PLANNING DIRECTOR W. Wadell DATE 7/18/08
COUNTY ENGINEER W. Wadell DATE 6-22-08
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS W. Wadell DATE 6/25/08
SKAGIT COUNTY HEARING EXAMINER W. Wadell DATE 6/25/08

PLAT OF
NOOKACHAMP HILLS PUD PHASES 3 AND 4, PLOT-0870

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

LEGAL DESCRIPTION

THOSE PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM AND THOSE PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, WM, SITUATE IN SKAGIT COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89° 23' 49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 83.18 FEET TO THE NORTHEASTERLY MARGIN OF STATE HIGHWAY SR9, AS SHOWN ON SHEET 2 OF 3 SHEETS OF WASHINGTON STATE DEPARTMENT OF TRANSPORTATION DRAWING TITLED "SR9 - MP 47.22 TO MP 47.78 - NORTH BIG LAKE VICINITY", BEARING AN APPROVAL DATE OF NOVEMBER 14,1977; THENCE NORTH 24° 00' 41" WEST, ALONG SAID HIGHWAY MARGIN, 189.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24° 00' 41" EAST, ALONG SAID HIGHWAY MARGIN, 610.58 FEET TO THE NORTH LINE OF THE SOUTH 935 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89° 06' 52" EAST, ALONG SAID NORTH LINE, 388.53 FEET TO THE EAST LINE OF THE WEST 490 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 2° 01' 17" WEST, ALONG SAID EAST LINE, 360.07 FEET TO THE NORTH LINE OF THE SOUTH 575 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89° 06' 52" EAST, ALONG SAID NORTH LINE, 297.95 FEET; THENCE SOUTH 0° 53' 08" WEST 575.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89° 06' 52" EAST, ALONG SAID SOUTH LINE, 1819.40 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 IN SAID SECTION 31; THENCE SOUTH 89° 40' 38" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1318.76 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 1° 43' 22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 1333.82 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 30; THENCE NORTH 1° 49' 03" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, AND THE EAST LINE OF GOVERNMENT LOT 3 IN SAID SECTION 30 A DISTANCE OF 1944.05 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID GOVERNMENT LOT 3; THENCE SOUTH 89° 53' 48" WEST, ALONG THE NORTH LINE OF THE SAID SOUTH HALF OF SAID GOVERNMENT LOT 3 A DISTANCE OF 807.95 FEET; THENCE DUE SOUTH 614.99 FEET; THENCE DUE WEST 1152.74 FEET; THENCE NORTH 13° 51' 13" EAST 82.77 FEET; THENCE SOUTH 80° 25' 56" WEST 2495.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 33' 23" AN ARC DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING.

EXCEPT THE TWO FOLLOWING DESCRIBED PORTIONS THEREOF:

- THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE NORTHERLY MOST NORTHEASTERLY CORNER OF THE PLAT OF "NOOKACHAMP HILLS PUD PHASE 1A", AS RECORDED UNDER AUDITORS FILE NO. 200309150157; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PLAT TO THE EASTERLY MOST CORNER OF LOT 71 OF SAID PLAT; THENCE LEAVING THE BOUNDARY OF SAID PLAT OF PHASE 1A ALONG THE EASTERLY LINE OF THE PLAT OF "NOOKACHAMP HILLS PUD PHASE 1B", AS RECORDED UNDER AUDITORS FILE NO. 200508230082, 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 128.77 FEET; THENCE NORTH 28° 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 46.85 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 AND THE TERMINUS OF THIS LINE DESCRIPTION.
- THAT PORTION OF THE SOUTH HALF OF GOVERNMENT LOT 3 OF SAID SECTION 30 CONVEYED TO PAUL W. RUTTER BY DEED RECORDED UNDER AUDITORS FILE NO. 990420002.

(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE, ORDER NO. 93064, DATED OCTOBER 17, 2007)

SCHEDULE B-1 EASEMENTS

- 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.
- AFN 7908310024, RIGHTS TO MCINTYRE PROPERTIES LLC, THE PRESENT OWNERSHIP OF MCINTYRE PROPERTIES APPEARS TO BE THE NORTH HALF OF GOVT LOT 3 IN SECTION 30, APPROXIMATELY 1/2 MILE TO THE NORTHEAST OF THE PLAT.
- AFN 8212100052, 60 FOOT EASEMENT AS SHOWN ON SHEET 8 OF 11.
- AFN 76334, MINERAL RIGHTS RESERVED, AFFECTS SECTION 31.
- AFN 448498, 30 FOOT EASEMENT TO PSP&L, AFFECTS LOT 226, THE DOCUMENT HAS A CLAUSE THAT IF THE LINE IS PERMANENTLY REMOVED THEN THE EASEMENT WILL BE TERMINATED.
- AFN 221300, EASEMENT TO PSP&L, THE LEGAL DESCRIPTION OF THE LINE IS NOT LOCATABLE BY THE DESCRIPTION, THE EXHIBIT SHOWS THE LINE TO BE ALONG OTTER POND DRIVE ALONG THE EXISTING POWERLINE.
- 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 COUNTRY DRIVE WEST OF RIVER ROCK ROAD AS SHOWN ON NOOKACHAMP HILLS PHASE 1A, RECORDED UNDER AFN 200309150157.
- AFN 200706110187, 10 FOOT EASEMENTS TO PUGET SOUND ENERGY, THE CENTERLINE IS OVER THE EXISTING FACILITIES, THE EXACT LOCATION IS UNKNOWN.

NOTES / RESTRICTIONS

- ZONING: RURAL VILLAGE, RESIDENTIAL, COMPREHENSIVE PLAN DESIGNATION IS RURAL VILLAGE.
TOTAL AREA, INCLUDING ROADS = 98.05 ACRES.
- 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.
- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- 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
- 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.

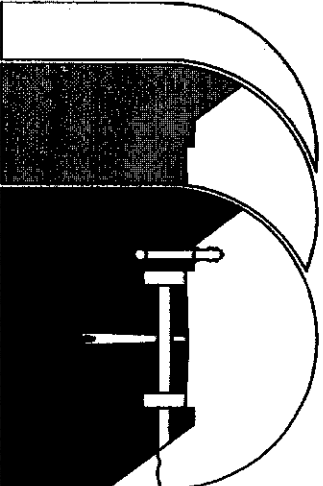
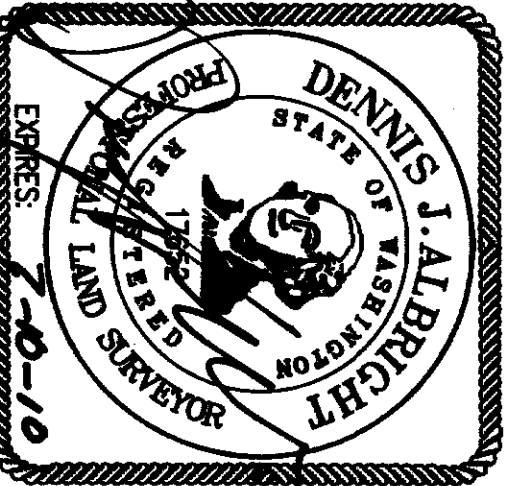
NOTES / RESTRICTIONS CONT.

- 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.
- THE OWNERS HEREBY DECLARE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN 200501240091
- 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 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 INCOMPATIBILITIES, 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.
- TRACT 8 HEREBY GRANTS AND CONVEYS AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS FOR THE BENEFIT OF LOTS 241 AND 242, OWNERSHIP OF TRACT 8 WILL REMAIN WITH THE DEVELOPERS UNTIL SUCH TIME AS THE ADJOINING PROPERTY IS DEVELOPED AND TRACT 8 IS IMPROVED TO THE STANDARDS OF SKAGIT COUNTY FOR COUNTY ROAD AND ACCEPTED AS THE SAME.
- TRACTS 4 AND 7 ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION AND ARE FOR PEDESTRIAN TRAFFIC AS WELL AS UTILITIES FOR THE BENEFIT OF ALL LOTS WITHIN THIS PLAT AND PHASES 1, 1A AND 1B OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT. THE MAINTENANCE AND OWNERSHIP OF SAID TRACTS ARE FURTHER DEFINED IN THE COR'S AS REFERENCED UNDER NOTE 7 ABOVE. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY GRANTED AND CONVEYED TO LOT 202 OVER AND ACROSS TRACT 7 AS SHOWN ON SHEET 6 OF 13.

- SETBACKS: FRONT - 25', ALL ROADS ARE CONSIDERED MINOR ACCESS.
SIDE - 8' ON INTERIOR LOT, 20' ON STREET RIGHT-OF-WAY.
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.
- THE PLAT NAME, NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- OWNER / DEVELOPER
NOOKACHAMP HILLS LLC
C/O DART MITTEL
1111 CLEVELAND AVE. PO BOX 188
MOUNT VERNON WA, 98273
- 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, PHASES 3 AND 4, WHICH OUTLINES SAID MAINTENANCE.
- 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.
- THE WATERLINE IS CONSTRUCTED WITHIN THE COUNTY ROAD.

- 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 200706110187~~ **200706110187**
- LOTS 181, 192 AND LOTS 184 TO 224, INCLUSIVE, SHALL BE RESTRICTED TO A HEIGHT OF NO MORE THAN THE GREATER OF 20 FEET MEASURED FROM THE MEAN GROUND ELEVATION OF THE FOUR CORNERS OF THE LIVING AREA PORTION OF A PROPOSED NEW STRUCTURE OR 16 FEET FROM THE FINAL FLOOR LEVEL OF THE MAIN FLOOR LEVEL OF THE STRUCTURE.
- THE OPEN SPACES, TRACTS 2, 3, 5, 6, 9 AND 10 INCLUSIVE, AS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE OWNERSHIP AND MAINTENANCE OF SAID OPEN SPACES ARE FURTHER DEFINED IN THE COR'S AS REFERENCED UNDER NOTE 7 ABOVE.
- SKAGIT COUNTY TAX PARCEL NUMBER 340530-0-010-0100 (P114179) IS HEREBY GRANTED AND CONVEYED AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS TRACT 1 AS SHOWN HEREON.
- ACCESS TO LOTS 168 AND 169 IS RESTRICTED TO BIG FIR PLACE ONLY, NO ACCESS SHALL BE ALLOWED FROM THE UTILITY EASEMENT ALONG THE WESTERLY SIDE OF SAID LOTS.
- AN ARCHITECTURAL REVIEW COMMITTEE WILL BE ESTABLISHED FOR PHASE 3 AND 4. EACH LOT WILL BE REQUIRED TO MEET THE COMMITTEES REQUIREMENT, AS WELL AS BEING REQUIRED TO ACQUIRE A PROFESSIONALLY ENGINEERED GRADING AND DRAINAGE PLAN.
- FRONT SETBACKS FOR LOTS 168, 169, 170, 200, 201, 202, 203, 204, 205, 215, 216, 218, 219, 248, 249 AND 251 SHALL BE AT A POINT WHERE THE LOT HAS A WIDTH OF 75 FEET.
- THE HOMEOWNERS ASSOCIATION HEREBY GRANTS AND CONVEYS TO SKAGIT COUNTY THE RIGHT TO DRAIN ALL STORMWATER FROM THE DEDICATED ROAD SYSTEM OVER, ACROSS AND THROUGH TRACTS 1 THROUGH 10 INCLUSIVE. THE CONSTRUCTED STORM AND CONVEYANCE SYSTEM AND PRIVATE DRAINAGE EASEMENTS, THE COUNTY HAS NO RESPONSIBILITY TO MAINTAIN STORM SYSTEMS OUTSIDE OF THE DEDICATED RIGHT OF WAY OF ALL ROADS.
- LOT 241, AS SHOWN HEREON, SHALL BE ALLOWED TO BE SUBDIVIDED PROVIDED THAT IT MEETS THE CURRENT REQUIREMENTS OF SKAGIT COUNTY SUBDIVISION AND ZONING REGULATIONS IN EFFECT AT THE TIME OF DIVISION.
- THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AN APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION, IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER. (SCC 14.24.350(5)(o)(iii)).
- THE BUILDING SETBACK WILL BE MEASURED FROM THE POINT EACH LOT MEETS THE MINIMUM LOT WIDTH.

200807240089
Skagit County Auditor
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SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-20-08 BY: DJA SCALE: N/A
PROJECT NO. 208F-04 208-PLAT.DWG F.B.

PLAT OF
NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870

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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, ENABLING 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 OR OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES NOW OR HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

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 10 FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS AND TRACT 8, UNLESS SHOWN OTHERWISE, 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 ADJUTING 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 ADJUTING 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.

ADDRESS RANGES

2349 E TO 2469 E NOOKACHAMP HILLS DRIVE
17000 TO 18000 BIG FIR PLACE
24000 TO 25000 FLY FISH LANE
24000 TO 25000 BASS PRO PLACE
16000 TO 17000 KOI COURT
24000 TO 25000 HUMPY PLACE

BASIS OF BEARING

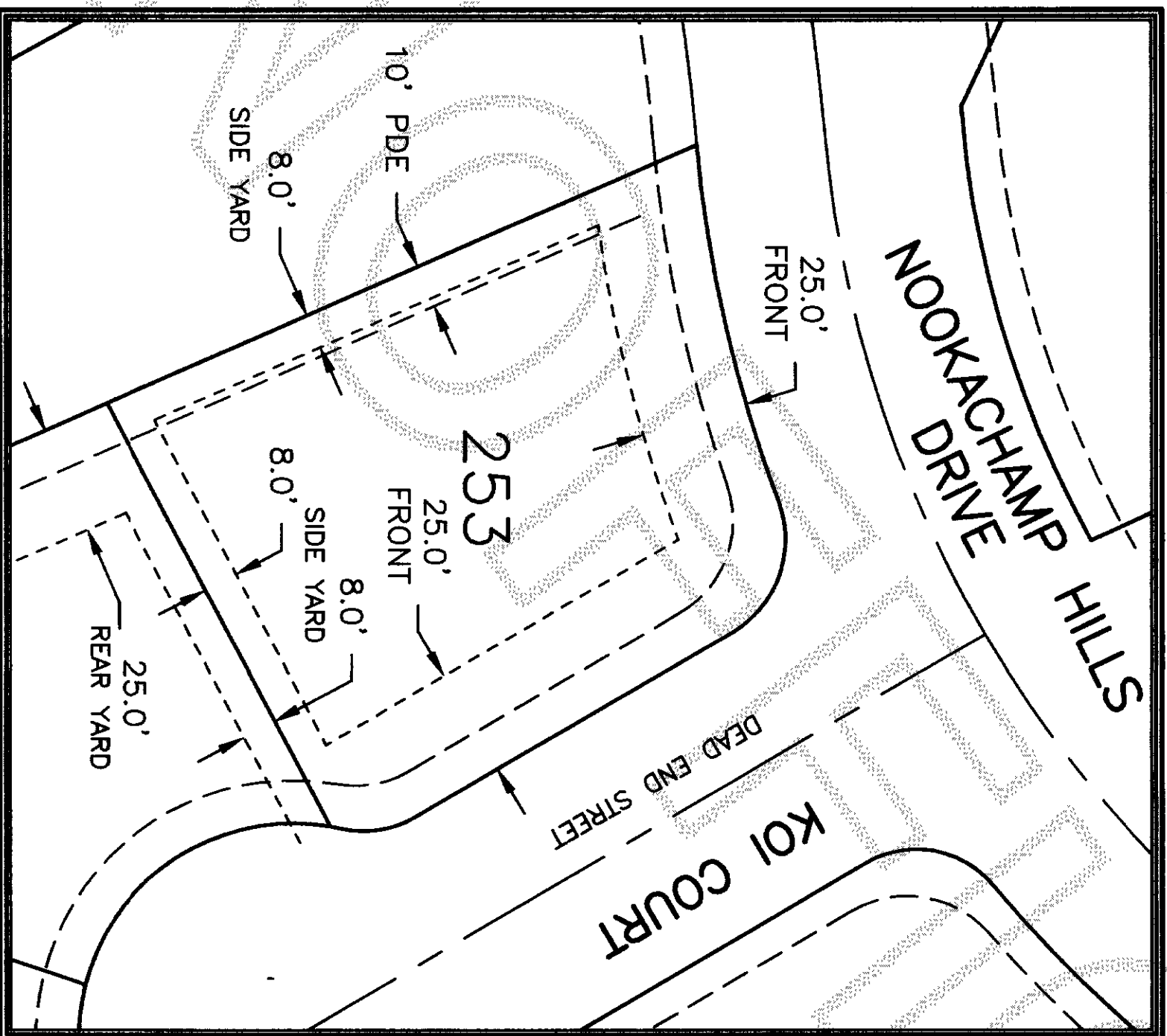
N 89° 01' 12" W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 25 AS DERIVED FROM NOOKACHAMP HILLS PUD PHASE IIB, A/N 200508230062.

INSTRUMENT NOTE

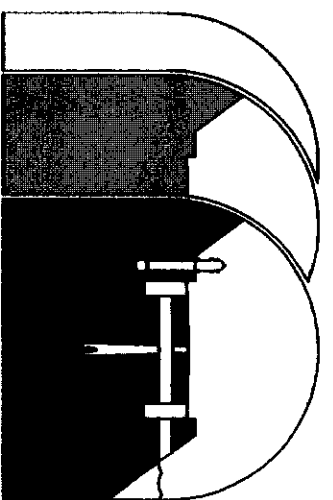
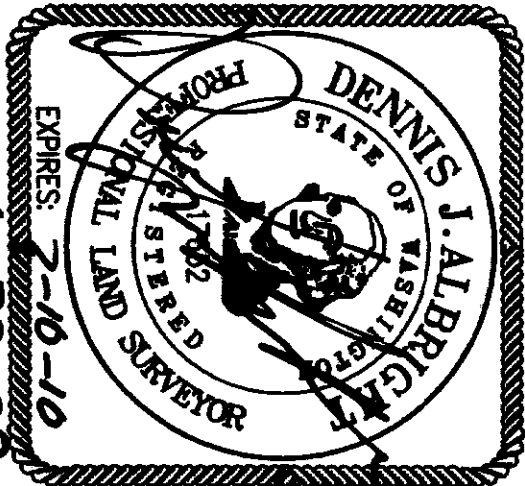
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6", "LEICA TCR1110S" AND A "TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER". STANDARD ERROR DISTANCE +/- 2CM (+/- 1 PPM) AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

RESEARCH

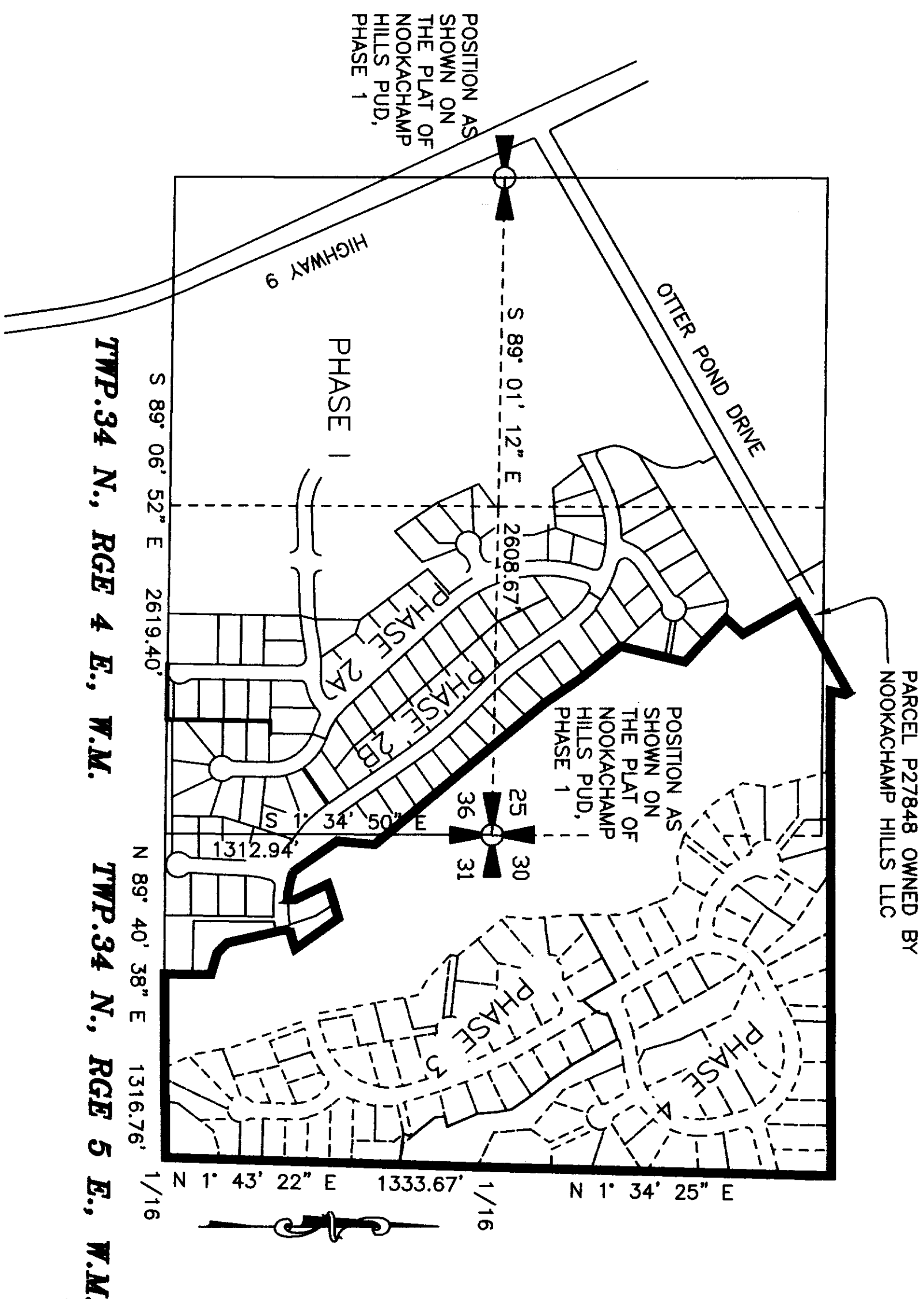
THE PLATS OF NOOKACHAMP HILLS PUD'S, PHASES 1, IIA AND IIB.



TYPICAL SETBACKS
SEE NOTE 1 ON SHEET 2 OF 13
FOR ADDITIONAL RESTRICTIONS
OR MODIFICATIONS



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SHEET 3 OF 13

PLAT OF
NOOKACHAMP HILLS PUD PHASE 3 AND 4

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-20-08 BY: DJA SCALE: N/A
PROJECT NO: 206P-04 206-PLAT.DWG F.B.

NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870

PLAT OF

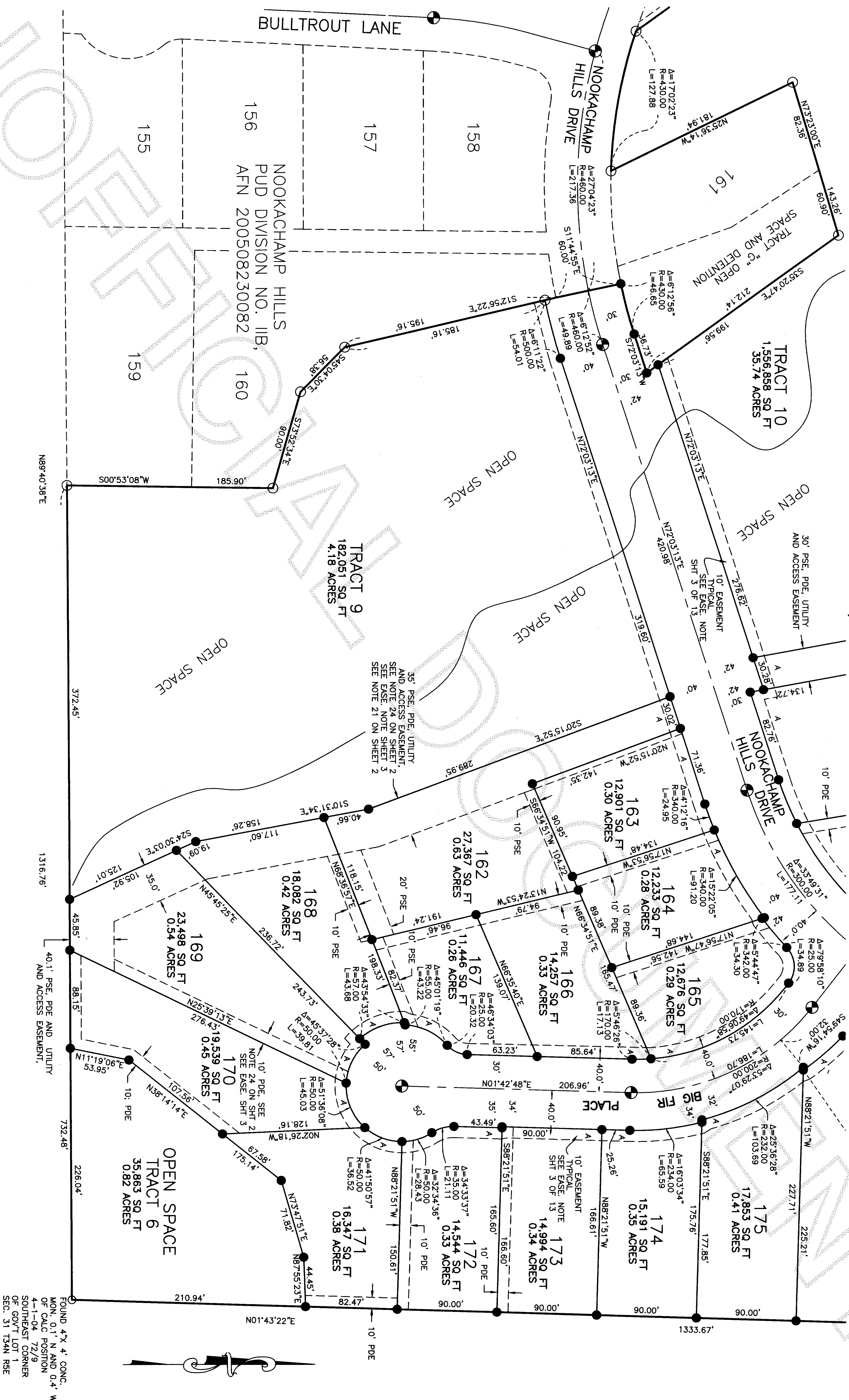
SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
NE 1/4 OF SECTION 36, T.34 N., R.4 E. WM
NW 1/4 OF SECTION 31, T.34 N., R.5 E. WM
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM



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Skagit County Auditor
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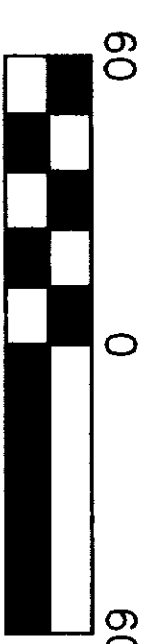
MATCH SHEET 5 OF 13

MATCH SHEET 5 OF 13

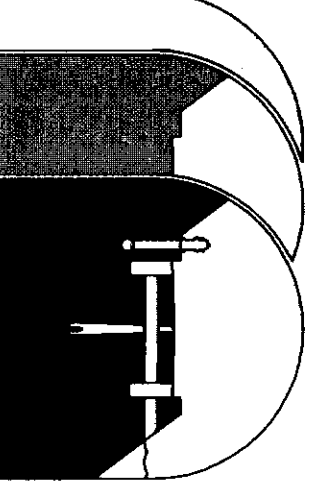
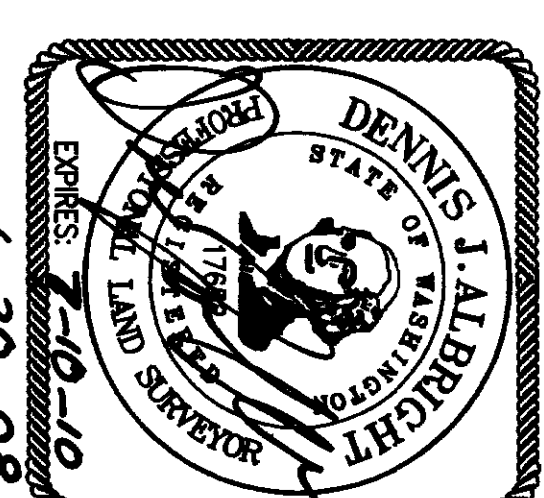


LEGEND

- FOUND SURVEY MARKER, LS NO 17652, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- SET CONCRETE MONUMENT IN CASE, LS NO. 17652
- FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- PSE PRIVATE SEWER EASEMENT
- PSE TO SKAGIT CO. SEWER
- A PROPOSED ACCESS POINT
- BH SEE NOTE 18 ON SHEET 2 OF 11



Scale 1" = 60'



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NOOKACHAMP HILLS PUD PHASE 3 AND 4

PLAT OF
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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-20-08
PROJECT NO. 208P-04
BY: DIA
SCALE: 1" = 60'
F.B.

SHEET 4 OF 13

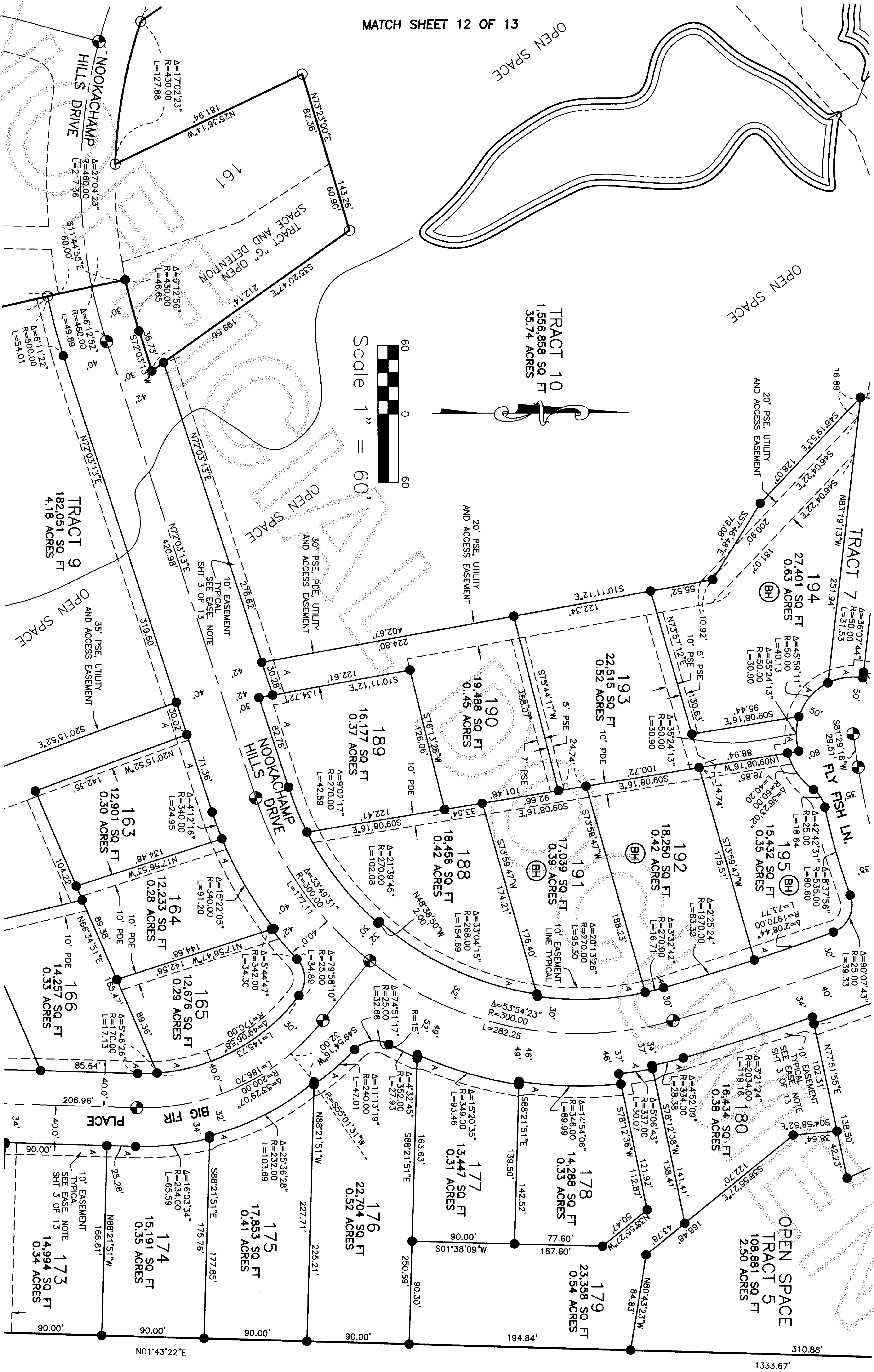
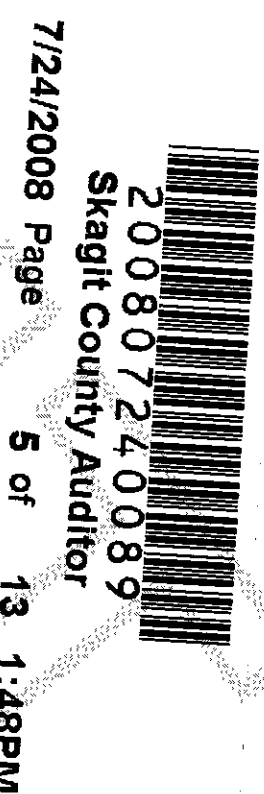
PLAT OF
NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870

MATCH SHEET 12 OF 13

MATCH SHEET 6 OF 13

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

MATCH SHEET 6 OF 13



MATCH SHEET 12 OF 13

Scale 1" = 60'

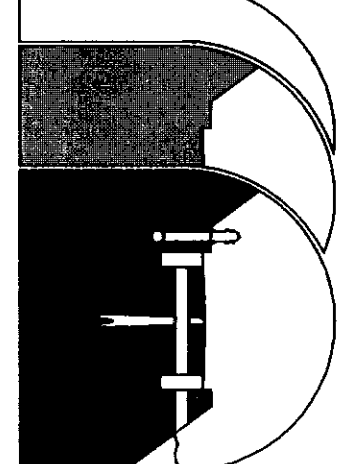
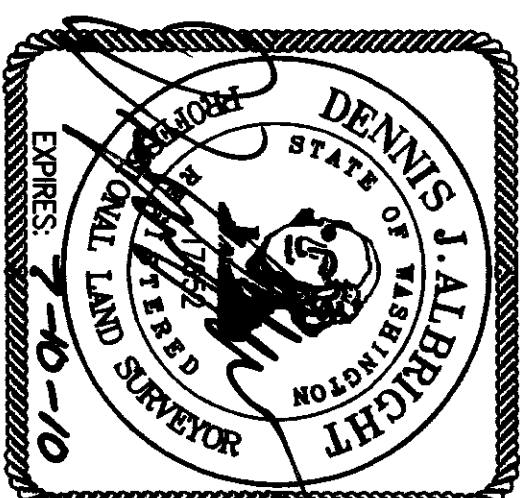
MATCH SHEET 4 OF 13

MATCH SHEET 4 OF 13

SHEET 5 OF 13

LEGEND

- FOUND SURVEY MARKER, LS NO. 17652, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- ⊙ SET CONCRETE MONUMENT IN CASE, LS NO. 17652
- FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- PRIVATE SEWER EASEMENT
- PSE TO SKAGIT CO. SEWER DISTRICT NO. 2
- ▲ PROPOSED ACCESS POINT
- BH BUILDING HEIGHT RESTRICTION



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PLAT OF
NOOKACHAMP HILLS PUD PHASE 3 AND 4
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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON
DATE: 6-20-08
PROJECT NO. 206P-04
BY: DIA
SCALE: 1" = 60'
F.B.

NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870

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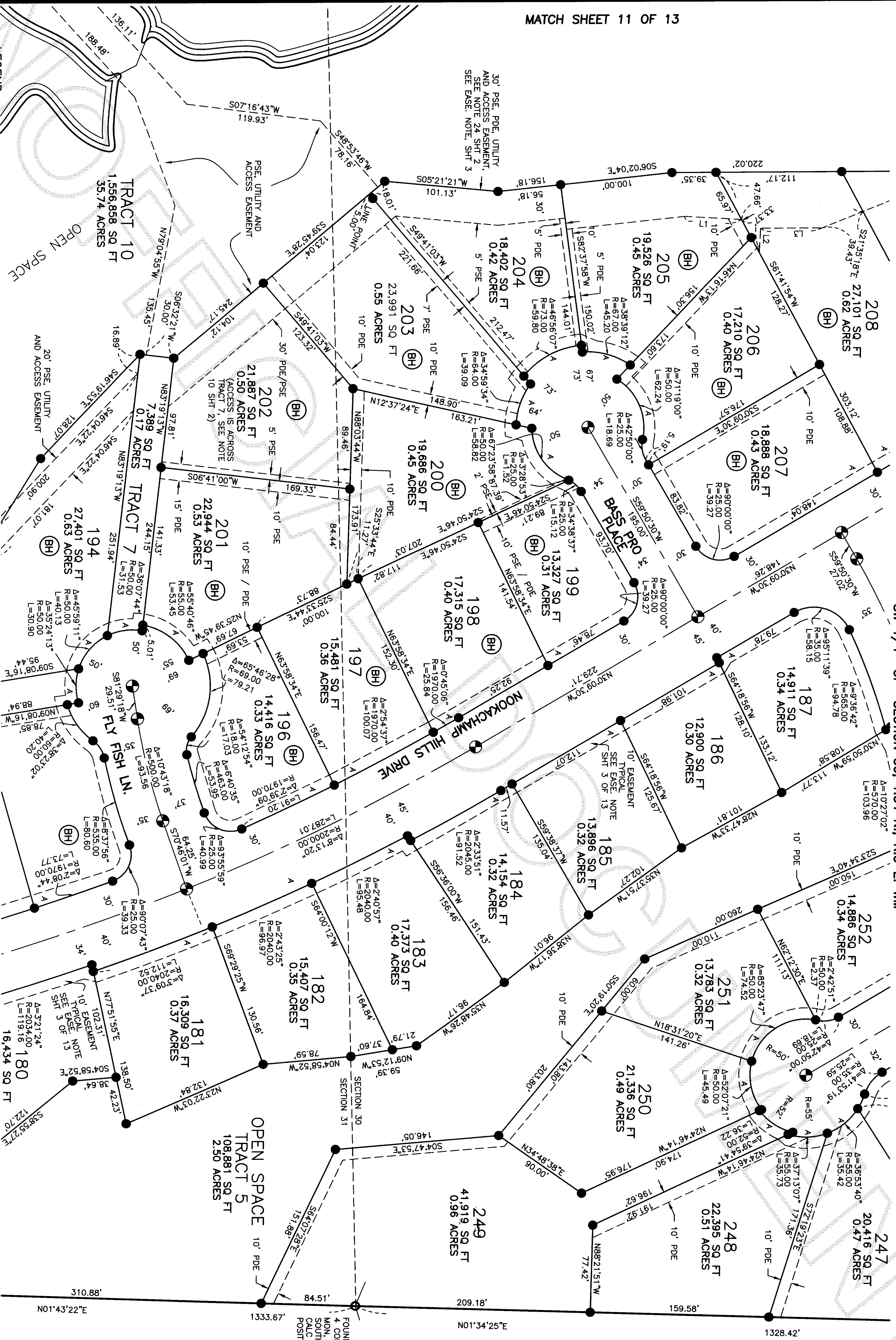
PLAT OF

MATCH SHEET 7 OF 13

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

MATCH SHEET 7 OF 13

MATCH SHEET 11 OF 13



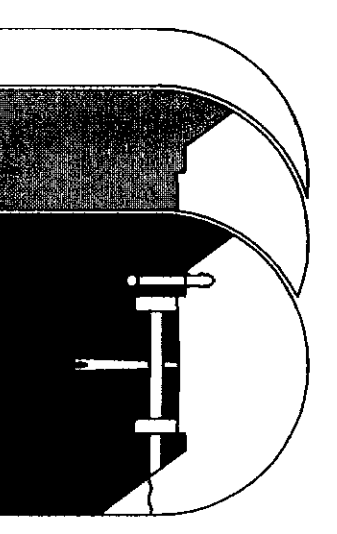
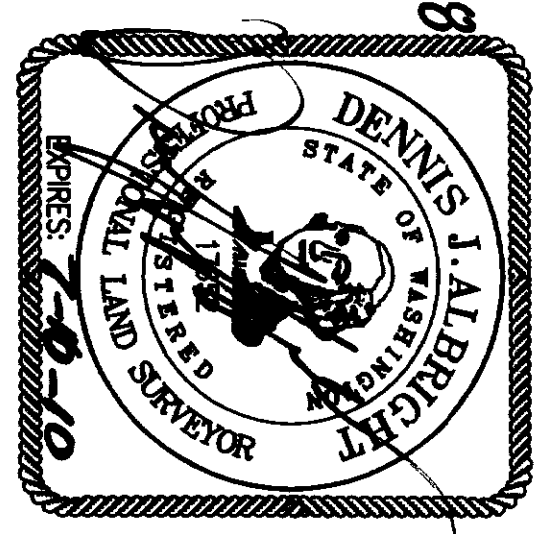
LEGEND

- FOUND SURVEY MARKER, LS NO. 17652, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- SET CONCRETE MONUMENT IN CASE, LS NO. 17652
- FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- PSE TO SKAGIT CO. SEWER DISTRICT NO. 2
- A PROPOSED ACCESS POINT
- BH BUILDING HEIGHT RESTRICTION
- SEE NOTE 18 ON SHEET 2 OF 11

MATCH SHEET 5 OF 13

MATCH SHEET 5 OF 13

SHEET 6 OF 13



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NOOKACHAMP HILLS PUD PHASE 3 AND 4

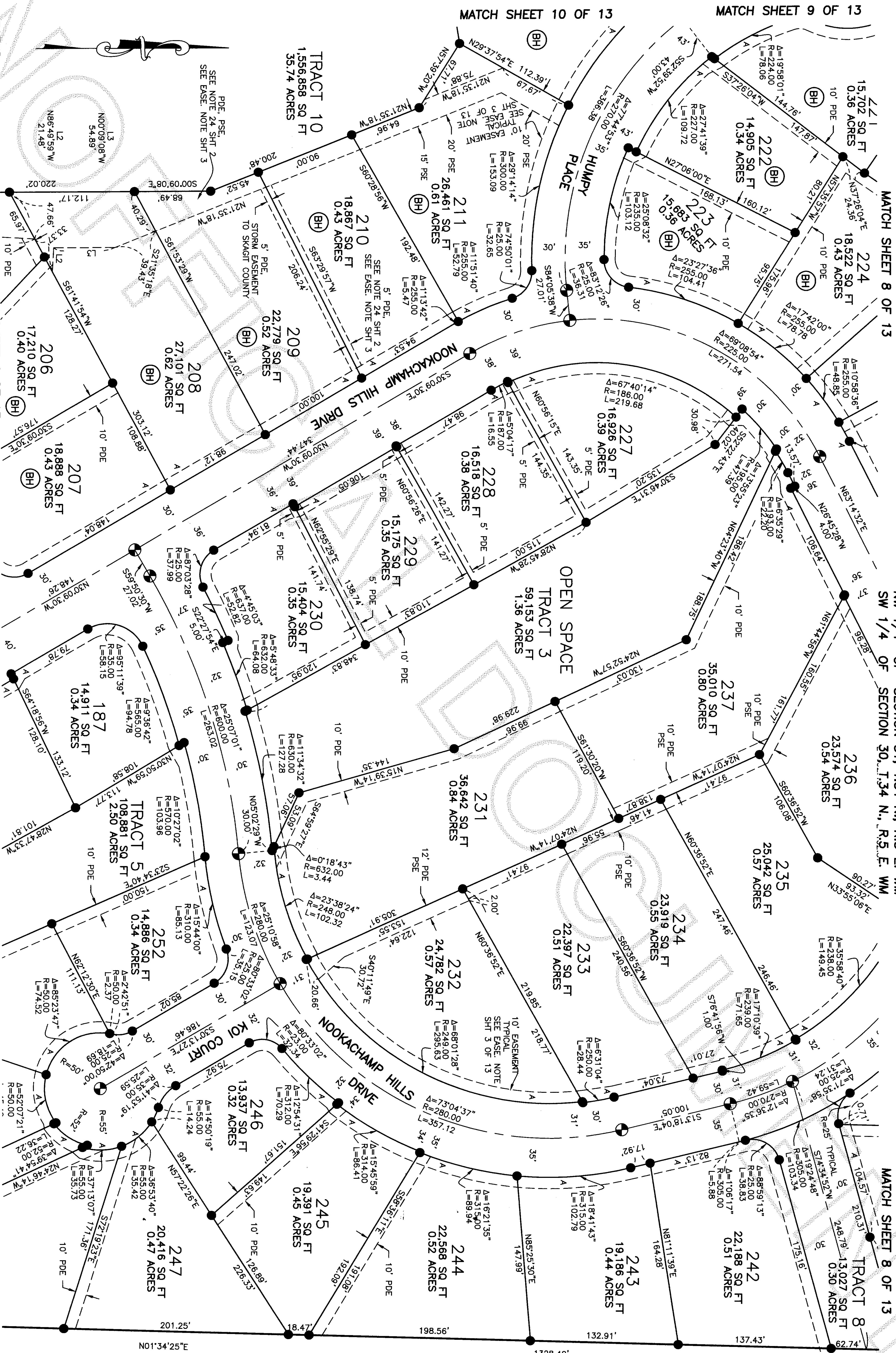
SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
NE 1/4 OF SECTION 36, T.34 N., R.4 E. WM
NW 1/4 OF SECTION 31, T.34 N., R.5 E. WM
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-20-08 BY: DAA SCALE: 1" = 60'
PROJECT NO. 206P-04

PLAT OF
NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870

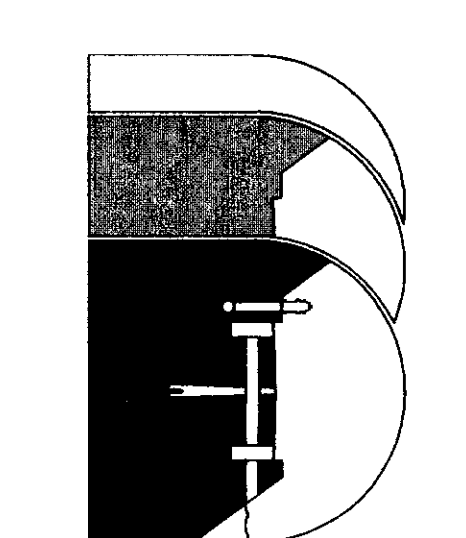
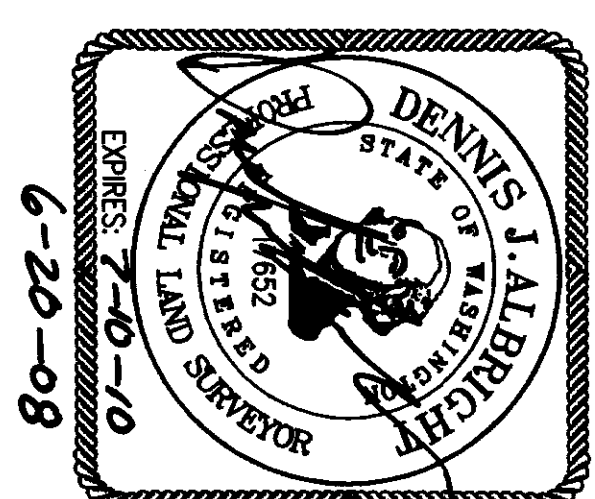
SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
NE 1/4 OF SECTION 36, T.34 N., R.4 E. WM
NW 1/4 OF SECTION 31, T.34 N., R.5 E. WM
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

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LEGEND
○ FOUND SURVEY MARKER, LS NO. 17652, UNLESS OTHERWISE NOTED
● SET 5/8" REBAR WITH CAP STAMPED LS 17652
● SET CONCRETE MONUMENT IN CASE, LS NO. 17652
--- FENCE LINE
--- PDE PRIVATE DRAINAGE EASEMENT
--- PSE PRIVATE SEWER EASEMENT
--- PAE PRIVATE ACCESS EASEMENT
--- DISTRICT NO. 2
--- BUILDING HEIGHT RESTRICTION
--- SEE NOTE 18 ON SHEET 2 OF 11

Scale 1" = 60'

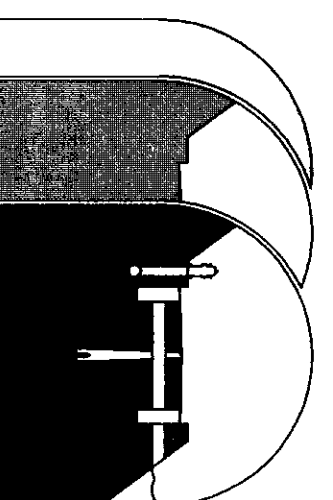
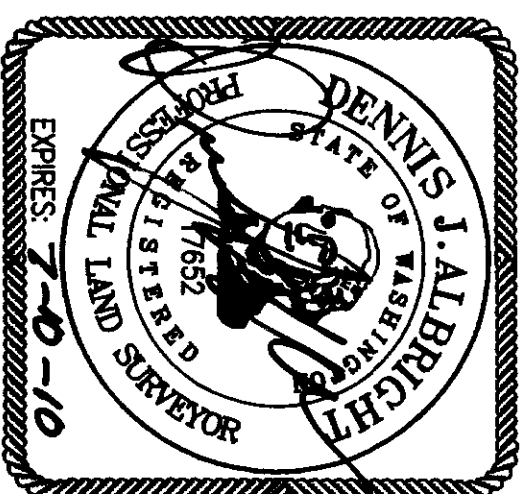
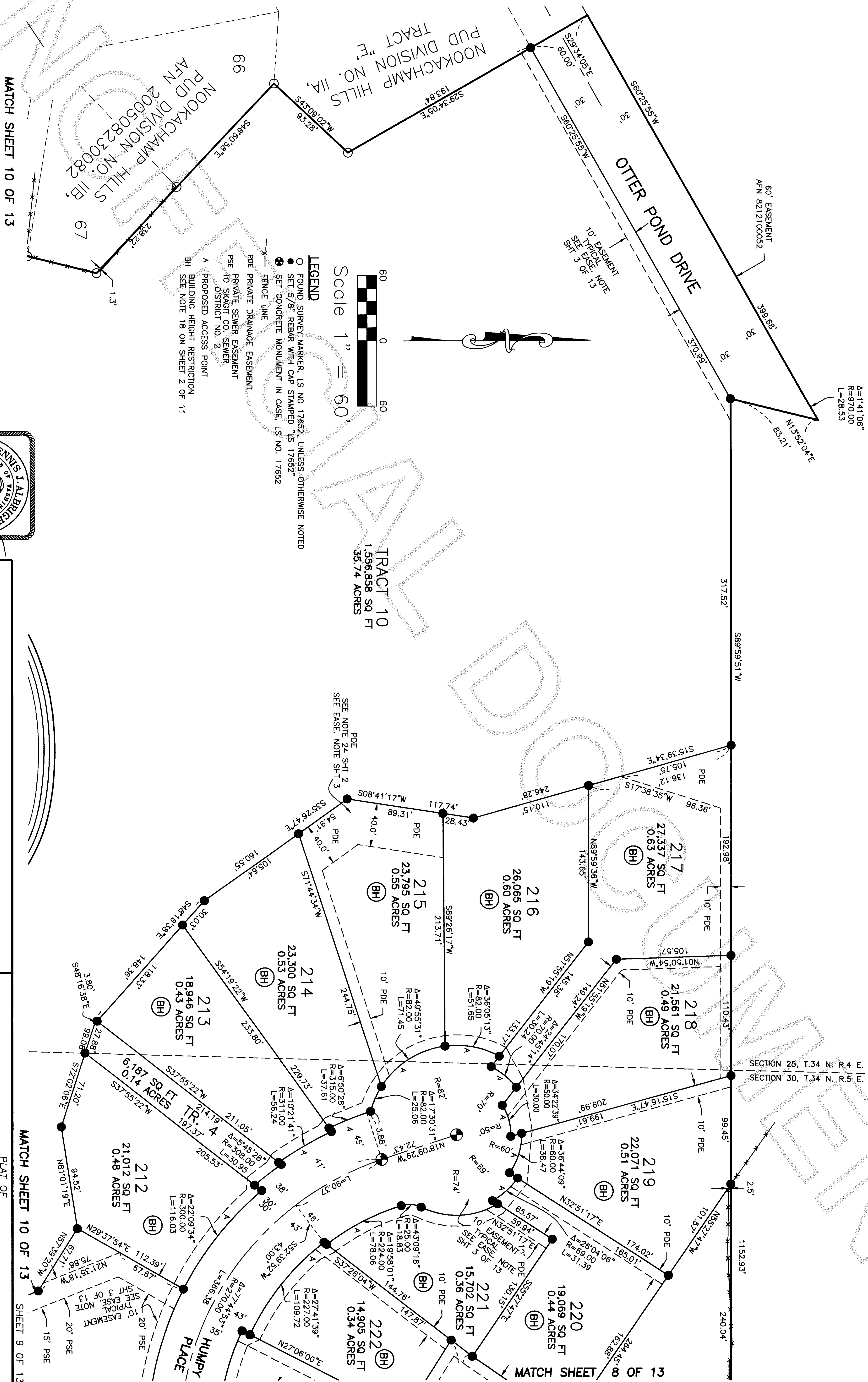


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NOOKACHAMP HILLS PUD PHASE 3 AND 4
SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
NE 1/4 OF SECTION 36, T.34 N., R.4 E. WM
NW 1/4 OF SECTION 31, T.34 N., R.5 E. WM
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON
DATE: 6-20-08
PROJECT NO. 208P-04
BY: DAA
SCALE: 1" = 60'
SHEET 7 OF 13

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
SW 1/4	OF	SECTION 30, T.34 N., R.5 E.	WM

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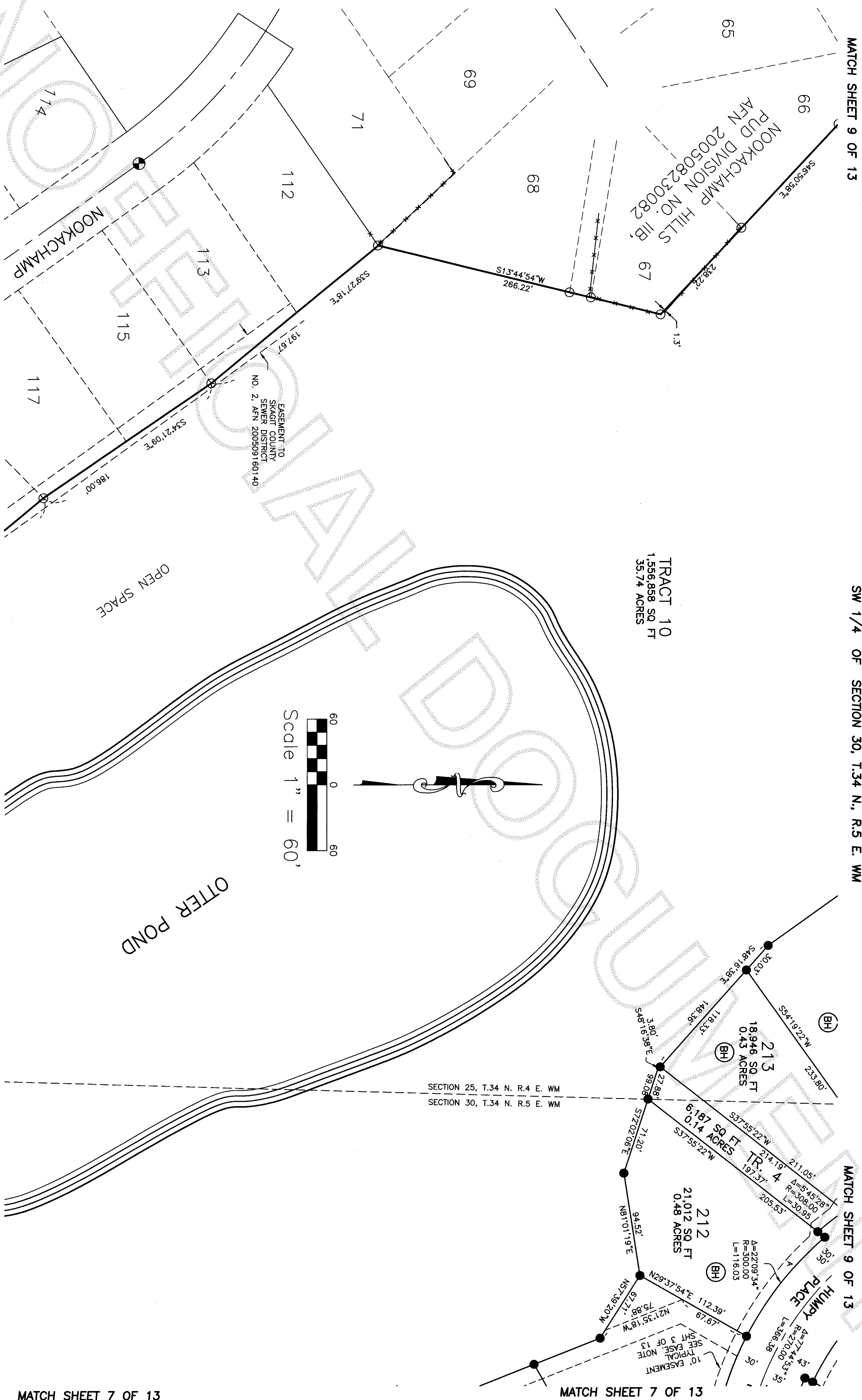
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Mount Vernon, WA 98273
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PLAT OF
NOOKACHAMP HILLS PUD PHASE 3 AND 4

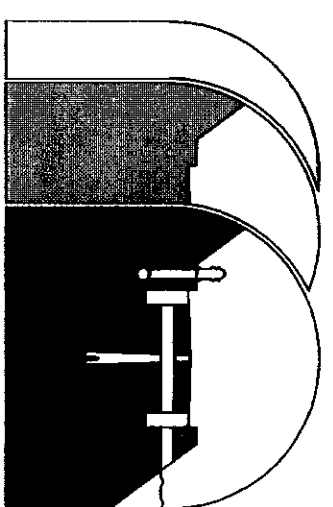
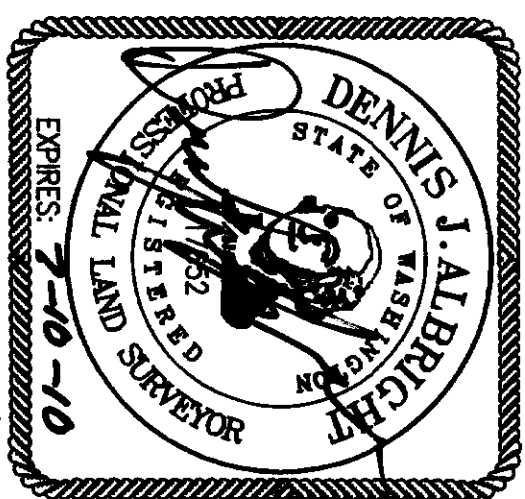
DATE: 6-20-08	BY: DJA	SCALE: 1" = 60'
PROJECT NO. 206P-04	206-PLAT.DWG	F.B.

PLAT OF
HAMP HILLS PUD PHASES 3 AND 4

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Skagit County Auditor
7/24/2008 Page 10 of 13 1:48PM



- FOUND SURVEY MARKER, LS NO 17652, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- ⊗ SET CONCRETE MONUMENT IN CASE, LS NO. 17652



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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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

DATE: 6-20-08	BY: DJA	SCALE: 1" = 60'
PROJECT NO. 206P-04	206-PLAT.DWG	F.B.

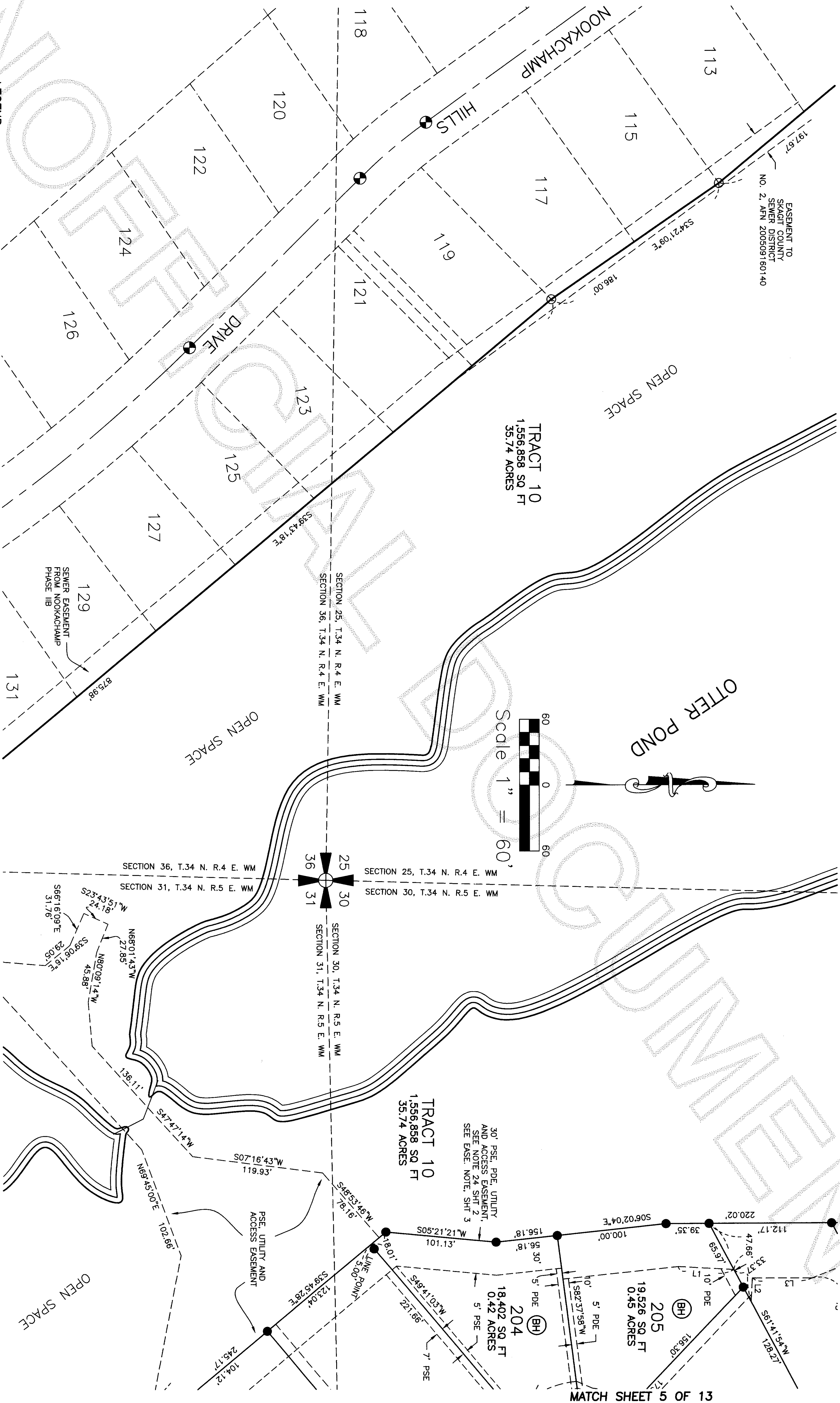
PLAT OF
NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

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Skagit County Auditor
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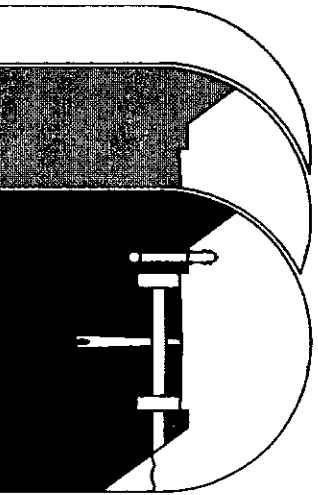
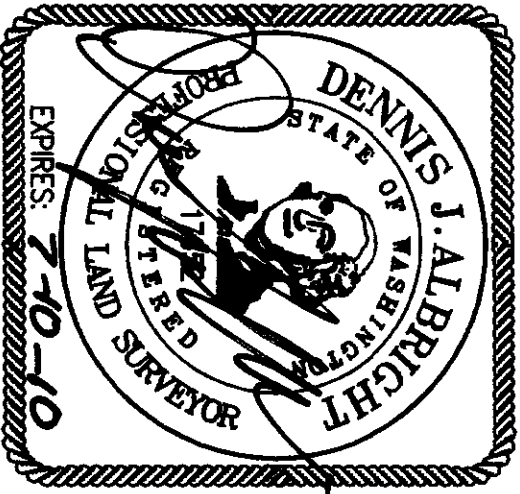
MATCH SHEET 9 OF 13

MATCH SHEET 10 OF 13



LEGEND
O FOUND SURVEY MARKER, I.S. NO. 17652, UNLESS OTHERWISE NOTED
● SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
⊗ SET CONCRETE MONUMENT IN CASE, I.S. NO. 17652

—X— FENCE LINE
PDE PRIVATE DRAINAGE EASEMENT
PSE PRIVATE SEWER EASEMENT
PSE TO SKAGIT CO. SEWER DISTRICT NO. 2
A PROPOSED ACCESS POINT
BH SEE NOTE 18 ON SHEET 2 OF 11



PLAT OF
NOOKACHAMP HILLS PUD PHASE 3 AND 4

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON

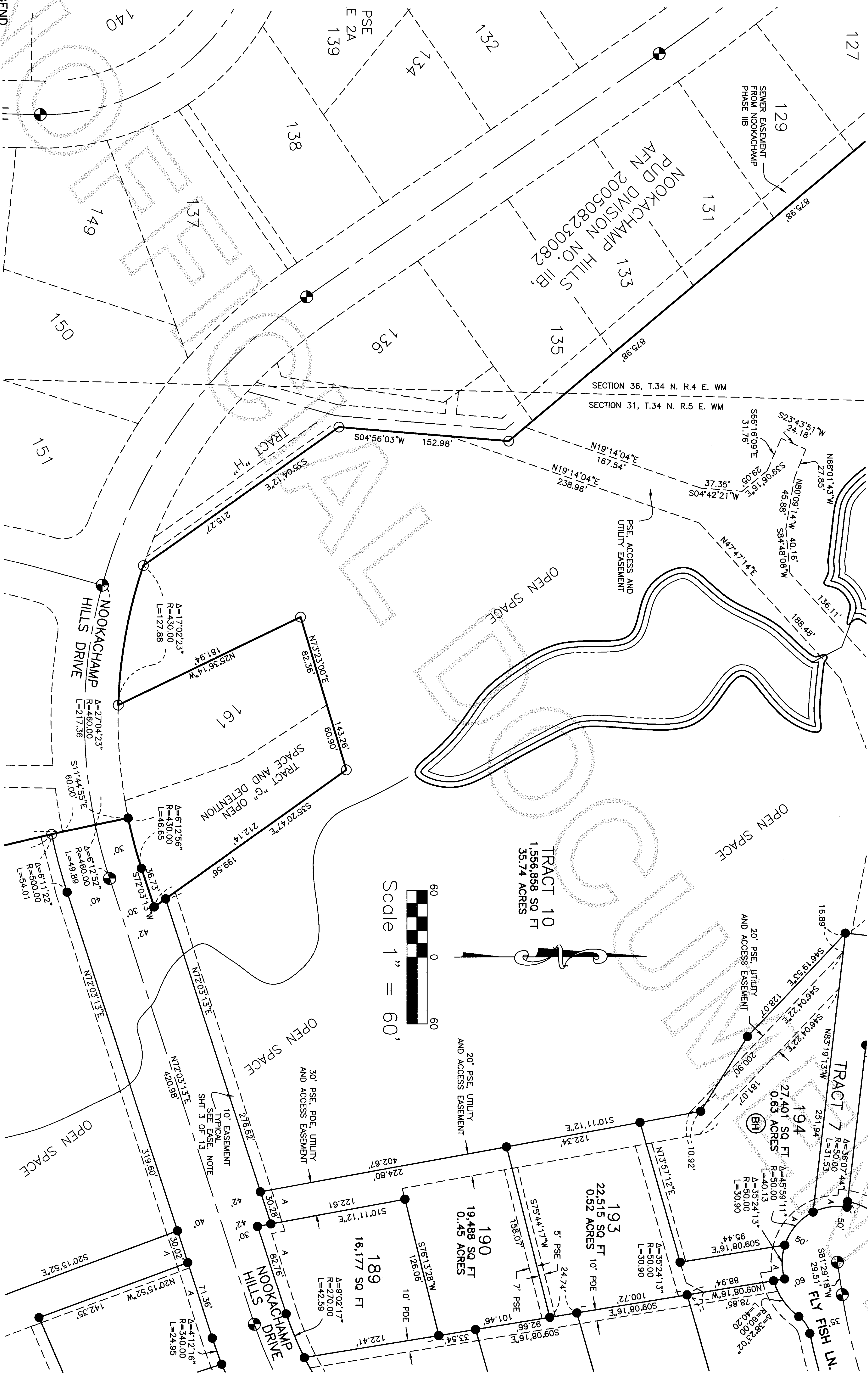
DATE: 6-20-08
PROJECT NO. 206F-04
BY: DJA
SCALE: 1" = 60'

SHEET 11 OF 13

PLAT OF
NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870

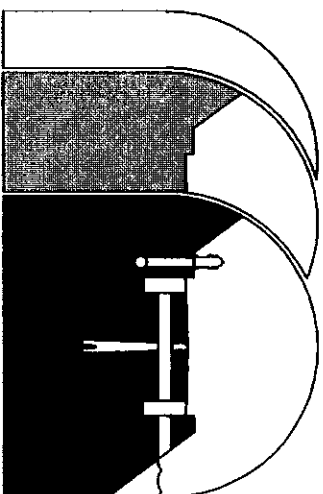
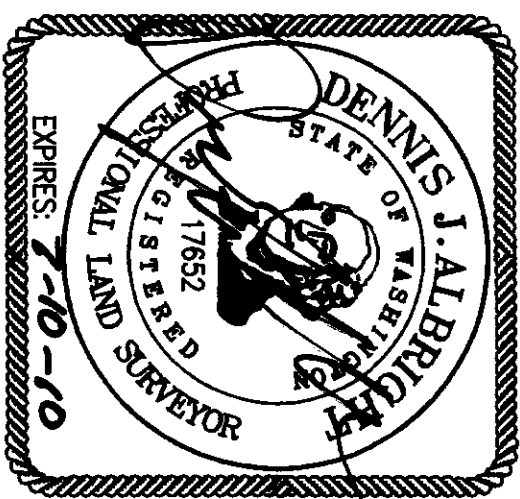
SE 1/4 OF SECTION 25, T.34 N., R.4 E. WM
NE 1/4 OF SECTION 36, T.34 N., R.4 E. WM
NW 1/4 OF SECTION 31, T.34 N., R.5 E. WM
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

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Skagit County Auditor
7/24/2008 Page 12 of 13 1:48PM



LEGEND
O FOUND SURVEY MARKER, LS NO. 17652, UNLESS OTHERWISE NOTED
SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
SET CONCRETE MONUMENT IN CASE, LS NO. 17652

— FENCE LINE
PDE PRIVATE DRAINAGE EASEMENT
PSE PRIVATE SEWER EASEMENT
PSE TO SKAGIT CO. SEWER DISTRICT NO. 2
A PROPOSED ACCESS POINT
BH SEE NOTE 18 ON SHEET 2 OF 11



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PLAT OF
NOOKACHAMP HILLS PUD PHASE 3 AND 4
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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON
DATE: 6-20-08
PROJECT NO.: 206P-04
BY: DIA
SCALE: 1" = 60'
SHEET 12 OF 13

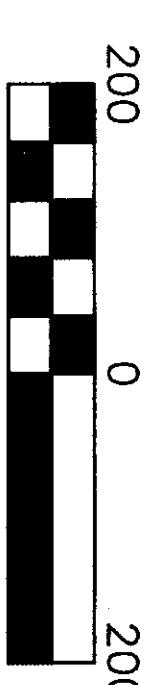
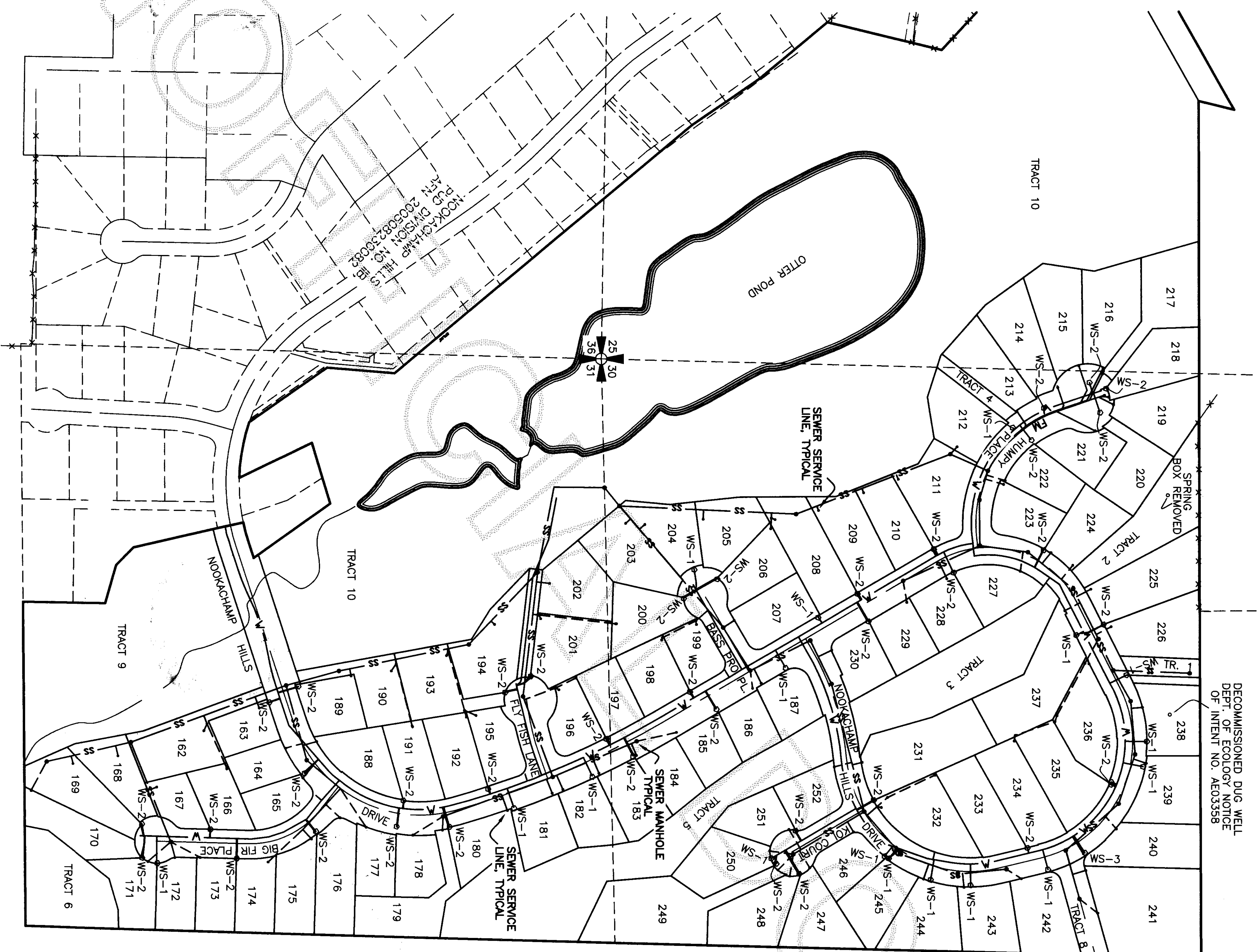
MATCH SHEET 5 OF 13

MATCH SHEET 4 OF 13

NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

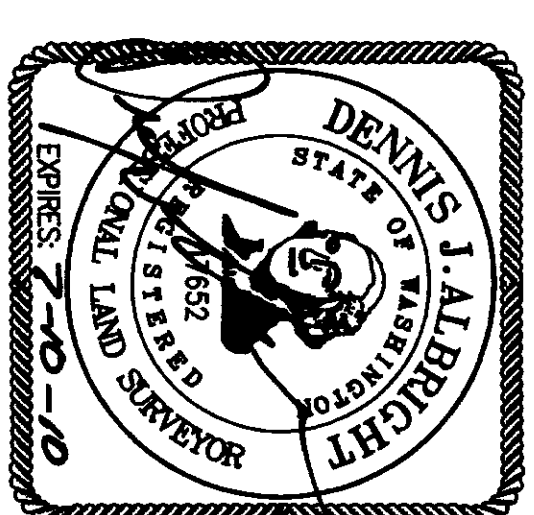
200807240089
Skagit County Auditor
7/24/2008 Page 13 of 13 1:48PM



Scale 1" = 200'

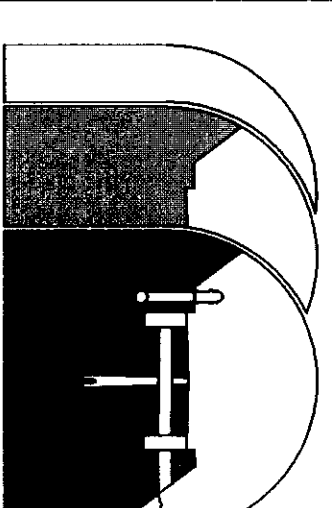
LEGEND

- FOUND SURVEY MARKER, LS NO. 17652, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- ⊙ SET CONCRETE MONUMENT IN CASE, LS NO. 17652
- X— FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- PSE PRIVATE SEWER EASEMENT
- PSE TO SKAGIT CO. SEWER DISTRICT NO. 2
- A PROPOSED ACCESS POINT
- BH BUILDING HEIGHT RESTRICTION
SEE NOTE 18 ON SHEET 2 OF 13
- W— EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- WS WATER SERVICE LINE
NUMBER AFTER = NUMBER OF LINES
- FM SEWER FORCE MAIN
- SEWER MANHOLE
- SEWER SERVICE LINE
- SS— EXISTING SEWER LINE



SEWER NOTE
LOTS 213 TO 221, INCLUSIVE, WILL USE A FORCEMAIN.

WATER / SEWER LINE LOCATION



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

NOOKACHAMP HILLS PUD PHASE 3 AND 4

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
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-20-08 BY: DLA SCALE: 1" = 60'
PROJECT NO. 208F-04 208-PLAT.DWG F.B.