

SECOND AMENDMENT TO SURVEY MAP AND PLANS FOR  
NORTH HILL TOWNHOMES, A CONDOMINIUM

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

20081231 01:05  
Skagit County Auditor  
12/31/2008 Page 1 of 3 2:22PM

J. Youngquist  
DEPUTY AUDITOR

Skagit County Auditor

DEDICATION AND DECLARANT'S CERTIFICATE OF COMPLETION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED HANSELL / MITZEL, LLC, THE OWNER OF 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 UNITS 39A AND 39B ARE SUBSTANTIALLY COMPLETED.

Hansell Mitzel, LLC  
BY: Jeff Hansell MANAGING MEMBER

DECLARATION REFERENCE

THE SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED AT AUDITOR'S FILE NO. 200812310105, RECORDS OF SKAGIT COUNTY, WASHINGTON. THE ORIGINAL DECLARATION FOR THE CONDOMINIUM WAS RECORDED AT AUDITOR'S FILE NO. 200706260089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

REFERENCE TO MAPS AMENDED

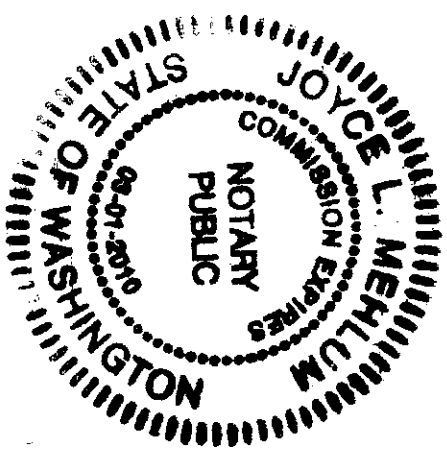
THIS MAP AMENDS THE SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200706260088 AND RECORDS OF SKAGIT COUNTY WASHINGTON.

ACKNOWLEDGMENT FOR SURVEYOR

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DENNIS J. 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 December 29, 2008.



Joyce L. Mehlum  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(NOTARY NAME TO BE PRINTED)  
RESIDING AT Burlington, WA  
MY APPOINTMENT EXPIRES 3-01-2010

SURVEYOR'S CERTIFICATE

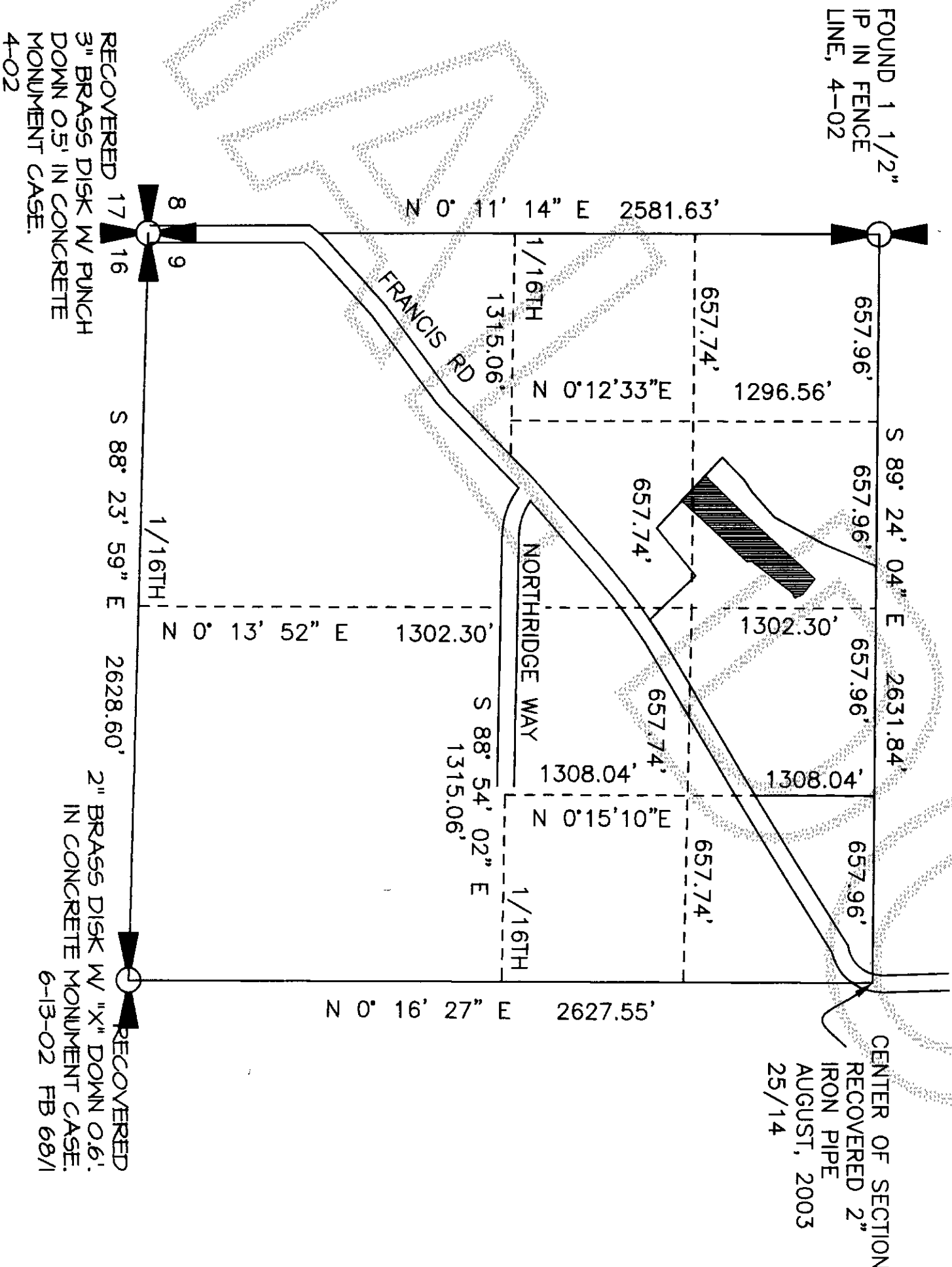
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HANSELL / MITZEL, LLC.

I HEREBY CERTIFY THAT THIS AMENDMENT TO THE SURVEY MAP AND PLANS FOR "NORTH HILL TOWNHOMES, 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 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF UNITS 39A AND 39B ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS, AND THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF ALL DEVELOPMENT UNITS ARE CORRECTLY SHOWN.

Dennis J. Albright  
DENNIS J. ALBRIGHT, PLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 17652  
DATE 12-29-08

NOTES

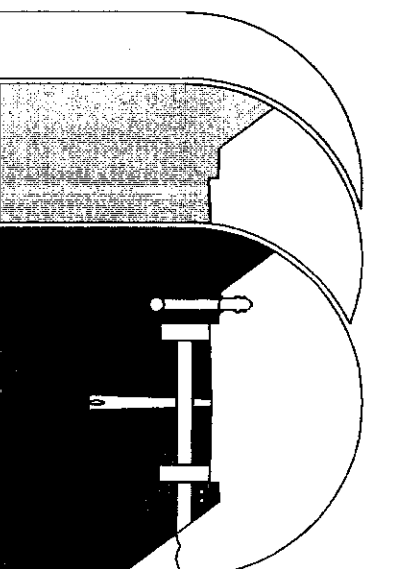
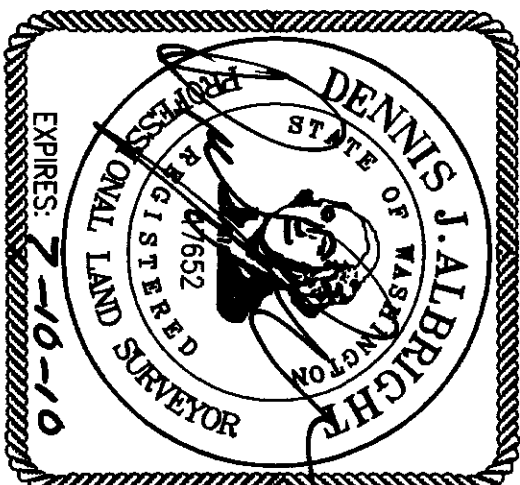
1. ALL UNITS IN PHASE 3 AS SHOWN HEREON EXCEPT UNITS 39A AND 39B ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
2. VERTICAL UNIT BOUNDARIES ARE EITHER THE EXTERIOR SURFACES OF PERIMETER WALLS AROUND THE DWELLING STRUCTURE, OR THE CENTER LINE OF A PARTY WALL SEPARATING TWO ADJACENT DWELLING STRUCTURES.
3. HORIZONTAL UNIT BOUNDARIES ARE THE UPPER AND LOWER LEGAL LIMITS OF THE LAND DESCRIBED HEREIN.
4. 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.
5. UNLESS OTHERWISE SPECIFICALLY NOTED, IMPROVEMENTS SHOWN WITHIN UNITS ARE NOT SURVEYED AS BUILT.



VICINITY MAP

SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

NOT TO SCALE



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

EASEMENTS

- A. A/FN 200405140159, PUGET SOUND ENERGY 10 FOOT EASEMENT OVER THE EXISTING FACILITIES. THE EXACT LOCATION IS UNKNOWN.
- B. A/FN 200505050093, PLAT COR'S.
- C. A/FN 200505050094, PLAT OF NORTH HILL PUD, EASEMENTS AS SHOWN THEREON AND ON THIS DOCUMENT.
- D. A/FN 200812120070, EASEMENT TO LOT "B" OF BOUNDARY LINE ADJUSTMENT.
- E. THE RECORDING INFORMATION FOR A 20 FOOT SEWER EASEMENT TO THE CITY OF MOUNT VERNON WILL BE SHOWN ON FUTURE AMENDMENTS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF LAND IN THE CONDOMINIUM

LOTS 26 AND 27 OF THE "PLAT OF NORTH HILL PUD", RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505050094, RECORDS OF SKAGIT COUNTY WASHINGTON.

TOGETHER WITH THAT PORTION OF SAID PLAT DESCRIBED AS FOLLOWS:

LOT 28 OF THE PLAT OF "NORTH HILL PUD" APPROVED APRIL 28, 2005 AND RECORDED MAY 5, 2005 UNDER AUDITOR'S FILE NO. 200505050094, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. TOGETHER WITH THAT PORTION OF TRACT A OF SAID PLAT DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 28, THENCE SOUTH 35° 56' 17" WEST, ALONG THE WESTERLY LINE OF SAID LOT 28 A DISTANCE OF 304.12 FEET TO AN ANGLE POINT IN SAID LOT 28; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 28 THE FOLLOWING COURSES, NORTH 54° 03' 43" WEST 5.56 FEET; THENCE SOUTH 35° 56' 17" WEST 77.92 FEET; THENCE SOUTH 81° 25' 21" WEST 35.02 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 40° 13' 58" EAST 407.73 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

ON THIS 29 DAY OF Dec, 2008, PERSONALLY APPEARED BEFORE ME Jeff 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 29th DAY OF Dec, 2008.



Wendy M. Verduin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(NOTARY NAME TO BE PRINTED)  
RESIDING AT 14th, Vernon, WA  
MY APPOINTMENT EXPIRES 8-19-2011

NORTH HILL TOWNHOMES

A CONDOMINIUM

HANSELL / MITZEL, LLC

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



SECOND AMENDMENT TO SURVEY MAP AND PLANS FOR  
NORTH HILL TOWNHOMES, A CONDOMINIUM

SURVEY MAP AND PLANS

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

UNPLATTED

EXISTING DITCH  
(DRAINAGE  
DISTRICT #20)

FLOOD ZONE A-1

TRACT A  
STORM DRAINAGE  
AND OPEN SPACE

EASEMENT PER AFN  
200812120070

30' X 35' PUD  
EASEMENT AS  
SHOWN ON THE  
PLAN OF NORTH  
HILL PUD.

**BASIS OF BEARING**

N 84°16'11" E BETWEEN THE FOUND MONUMENTS 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 TCR1105" AND A TRIMBLE 5800 DUAL  
FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE  
+/- .20M (+ 1 PPM), AND MEETS OR EXCEEDS  
STANDARDS AS SET FORTH IN W.A.C. CH. 332.

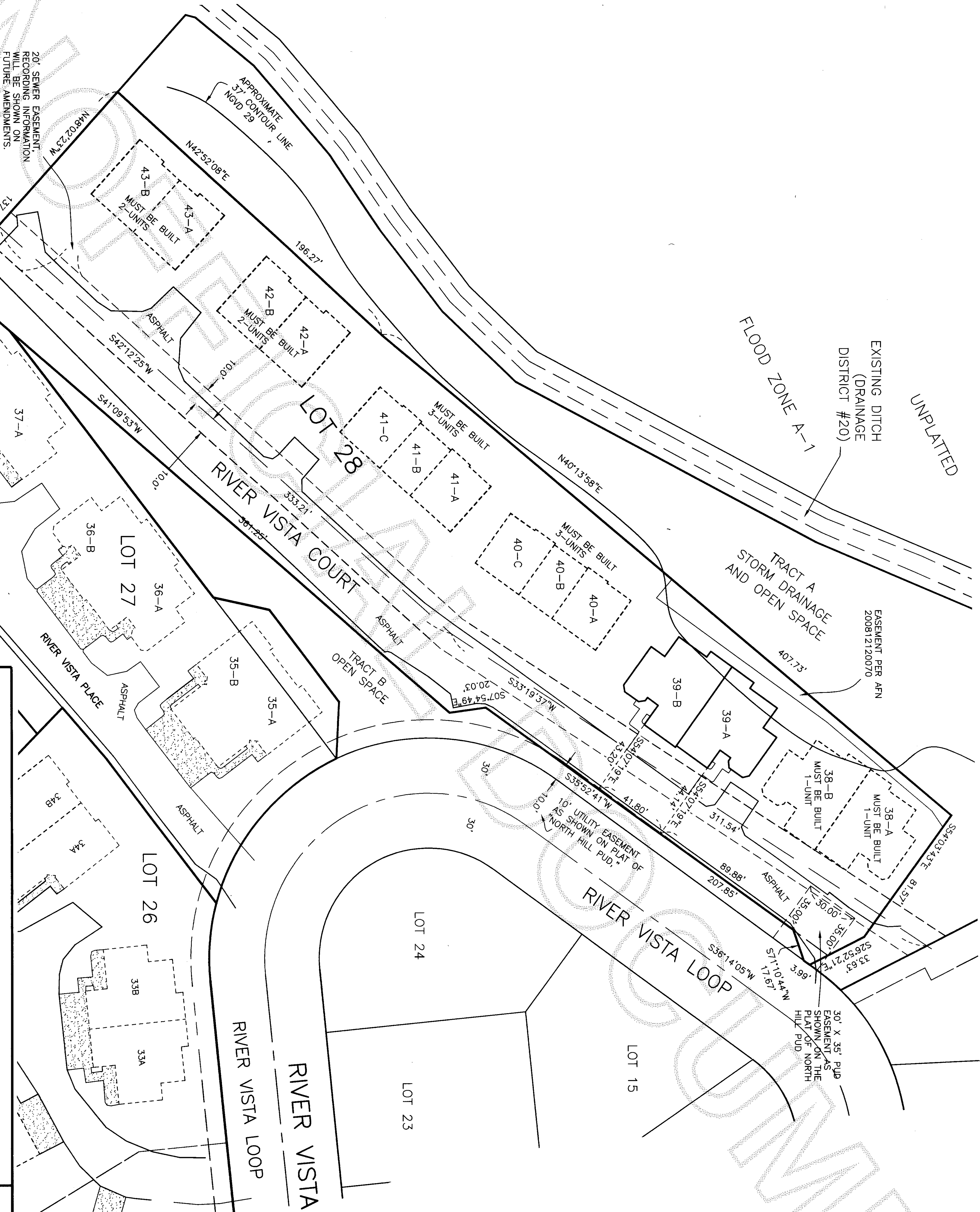
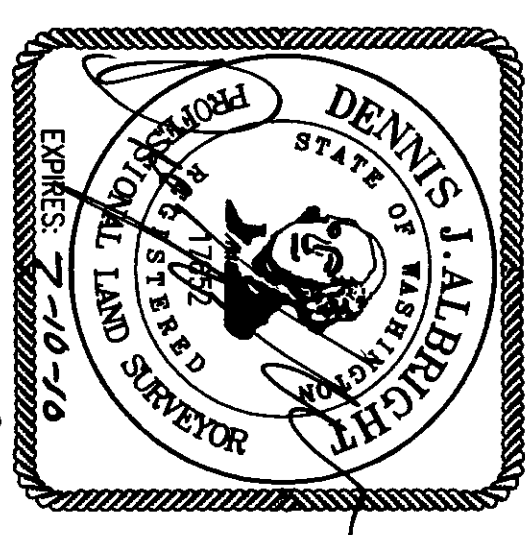
**RESEARCH**

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

**VERTICAL DATUM**

NGVD29

200812310105  
Skagit County Auditor  
12/31/2008 Page 2 of 3 2:22PM



20' SEWER EASEMENT.  
RECORDING INFORMATION  
WILL BE SHOWN ON  
FUTURE AMENDMENTS.

APPROXIMATE  
37' CONTOUR LINE  
NOV 29

ASPHALT

ASPHALT

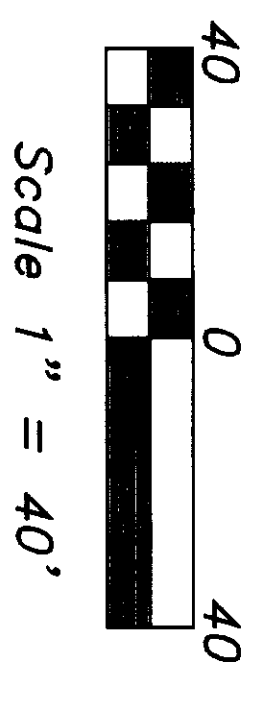
ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT



Scale 1" = 40'

NORTH HILL TOWNHOMES

A CONDOMINIUM

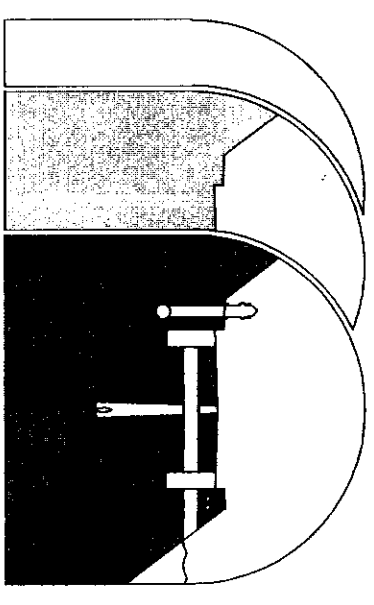
FOR

**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

**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



DATE: 12-11-08 BY: DJA

PROJECT NO. 027-07 027-07.DWG

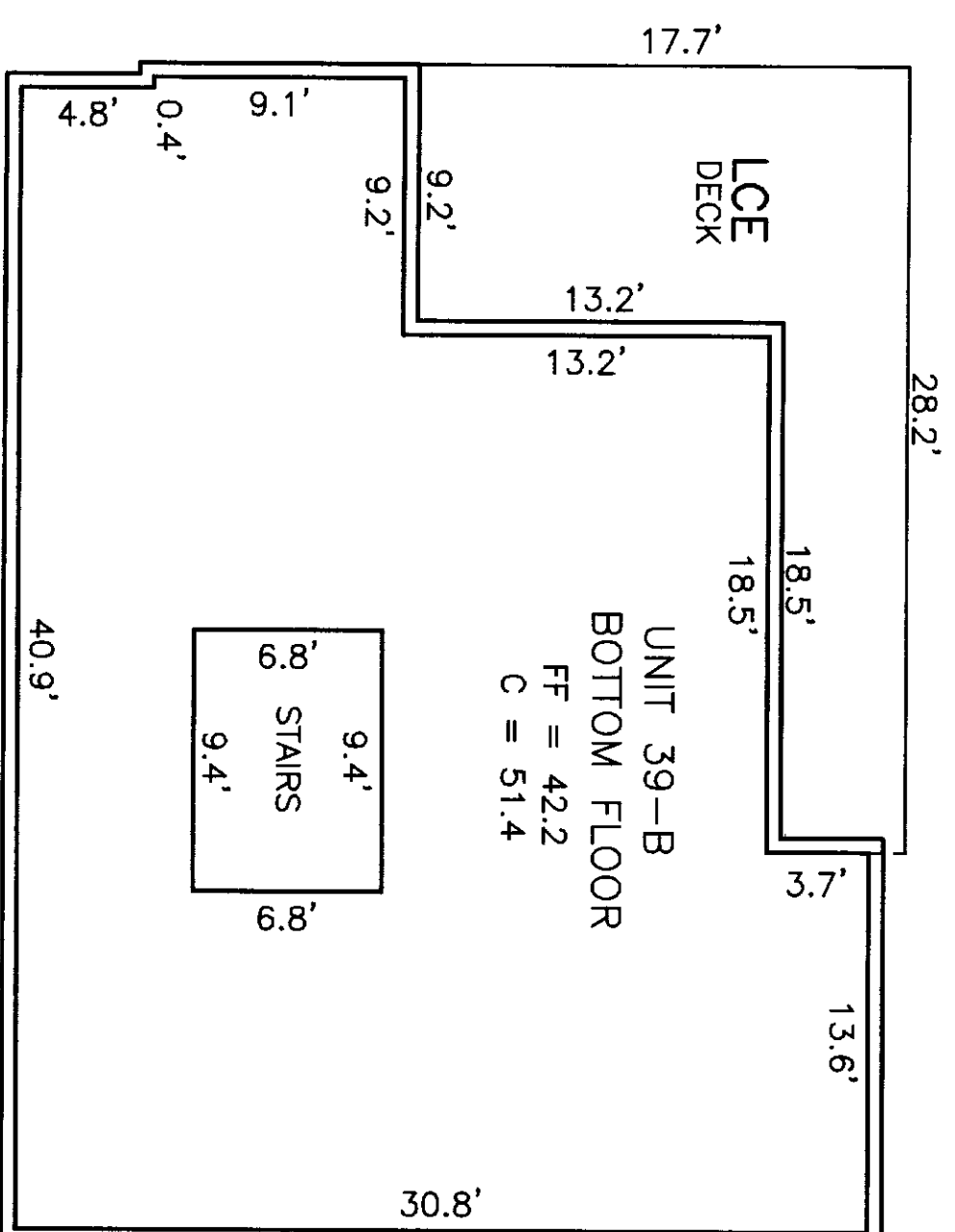
SCALE: 1" = 40'  
F.B. 59/22

SHEET 2 OF 3

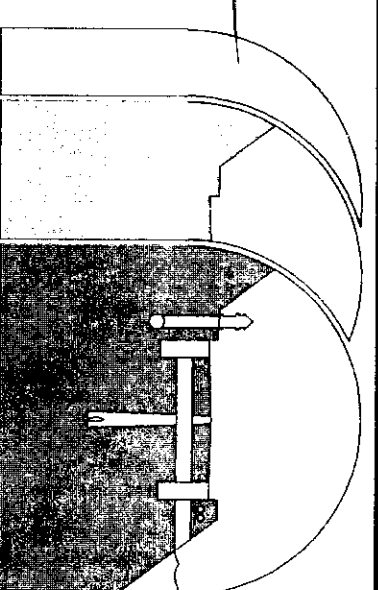
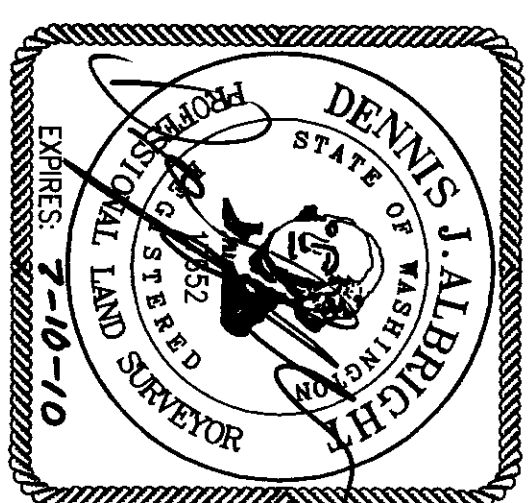
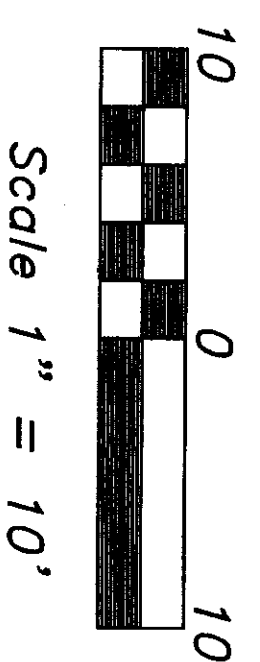
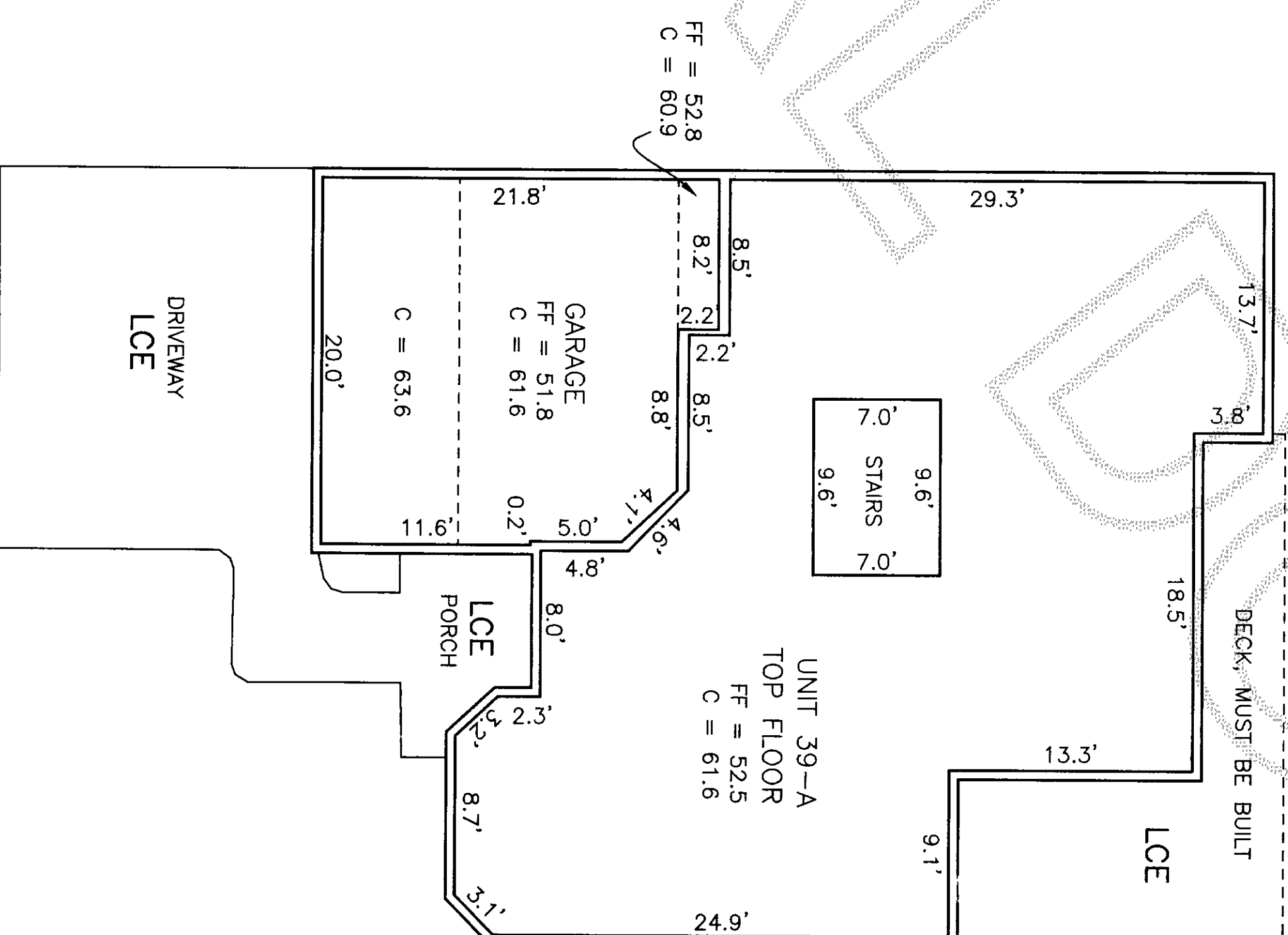
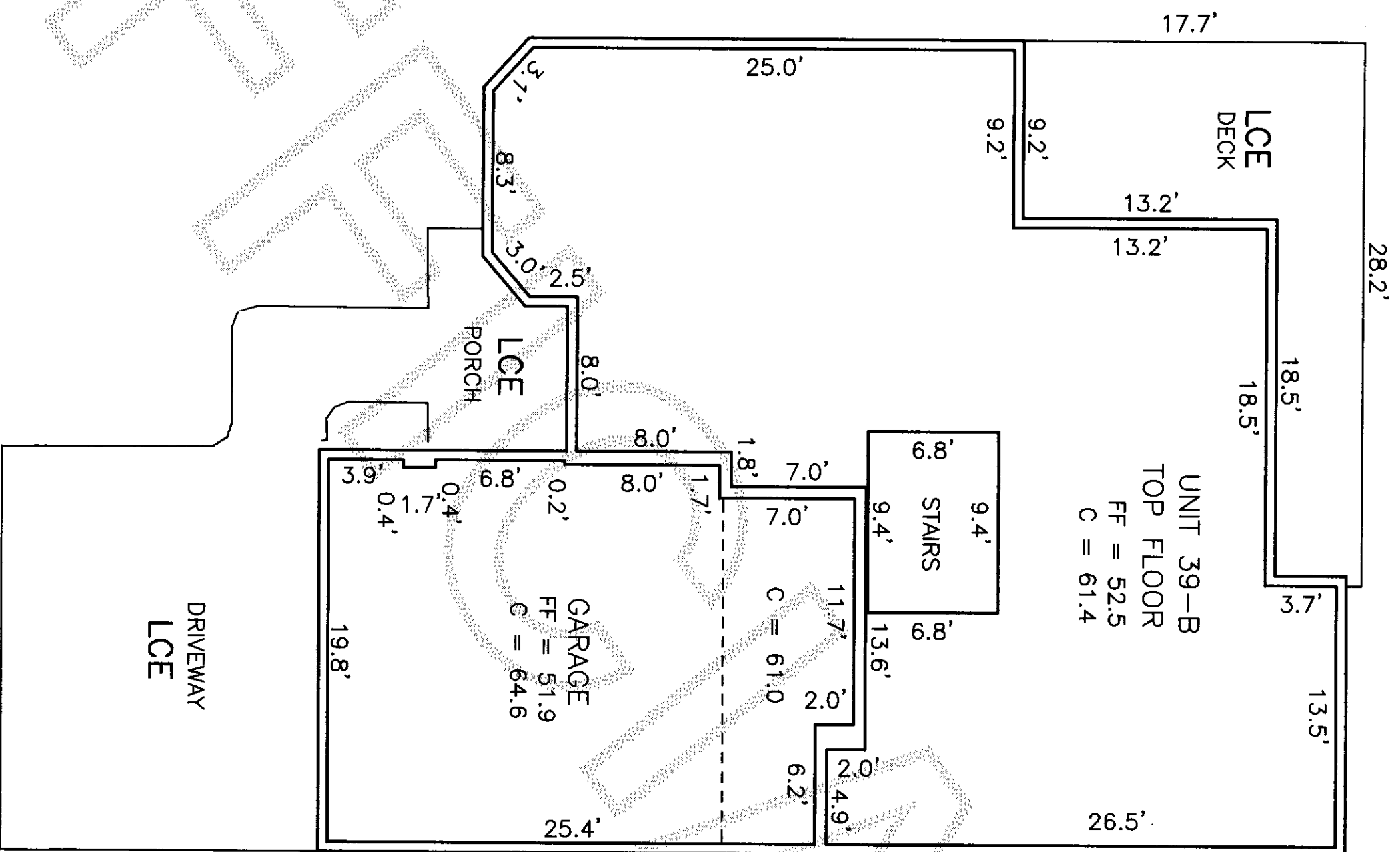
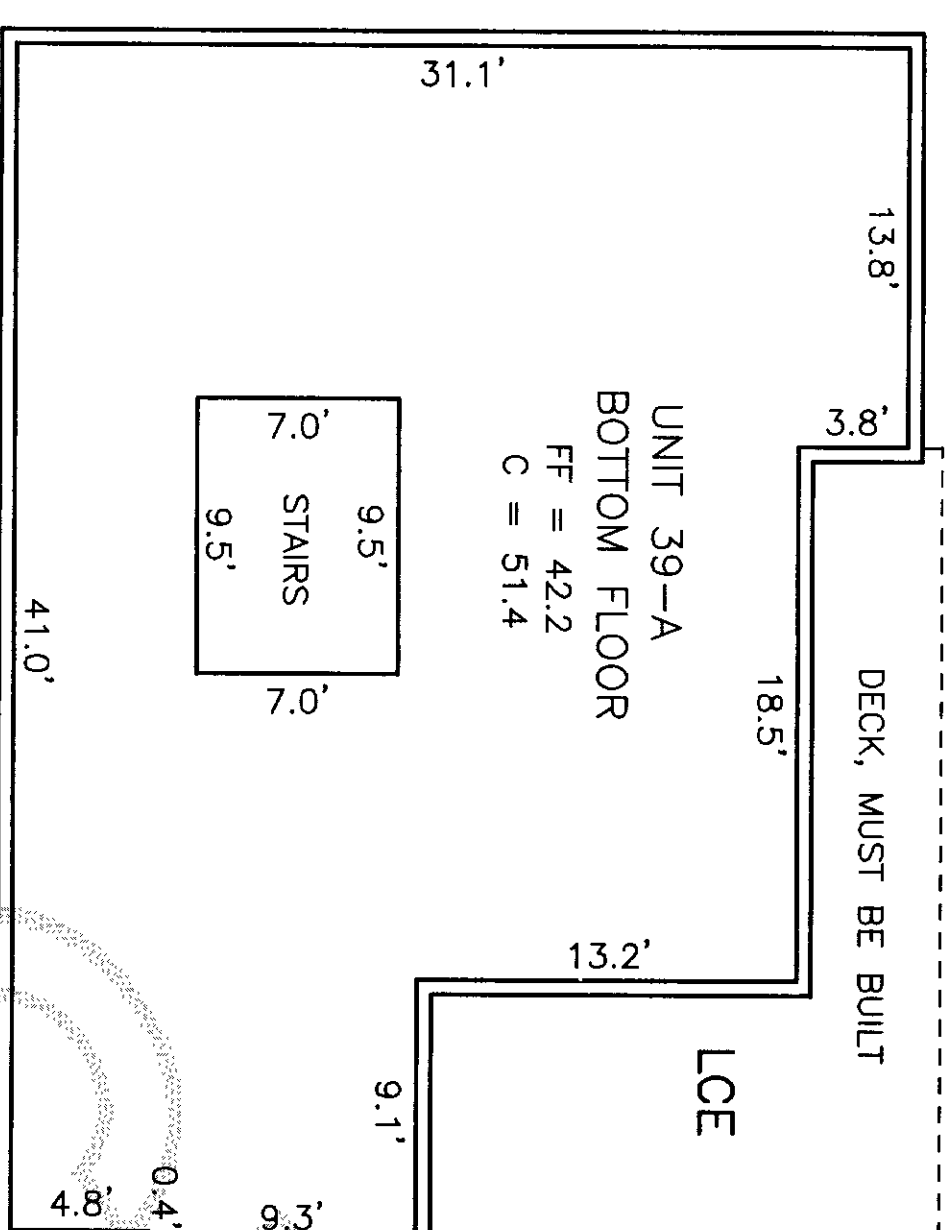
SECOND AMENDMENT TO SURVEY MAP AND PLANS FOR  
NORTH HILL TOWNHOMES, A CONDOMINIUM

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

UNIT 39-B



UNIT 39-A



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

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

UNIT AREAS  
UNIT 39-A  
TOP FLOOR = 1220 SQ FT  
BOTTOM FLOOR = 993 SQ FT  
STAIRS = 67 SQ FT  
GARAGE = 404 SQ FT  
UNIT 39-B  
TOP FLOOR = 1110 SQ FT  
BOTTOM FLOOR = 983 SQ FT  
STAIRS = 64 SQ FT  
GARAGE = 514 SQ FT

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

NORTH HILL TOWNHOMES

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