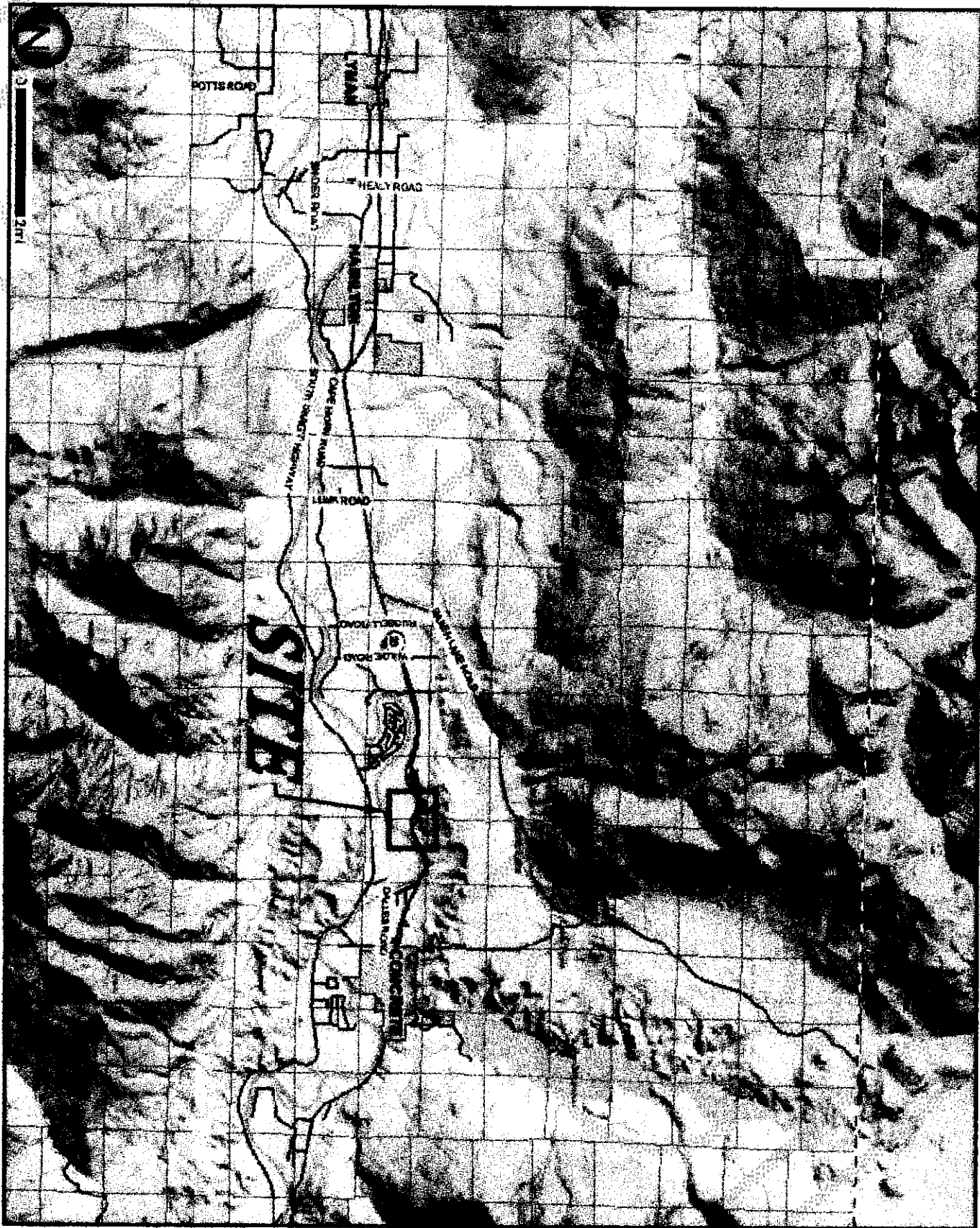


VICINITY MAP  
NOT TO SCALE



**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF:  
*Long Card Estates, LLC*  
IN DATE 2010  
*Douglas E. Scardino*  
CERTIFICATE NO. 28023

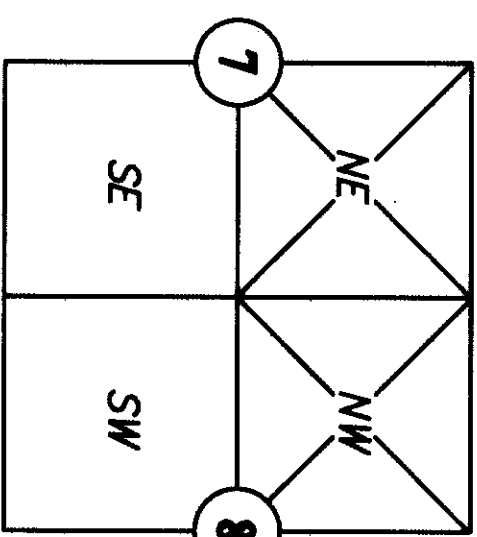


**NORTHWEST DATUM & DESIGN**  
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DRIVE  
MOUNT VERNON, WASHINGTON 98273  
PH: (360) 424-4865 FAX: (360) 424-4866

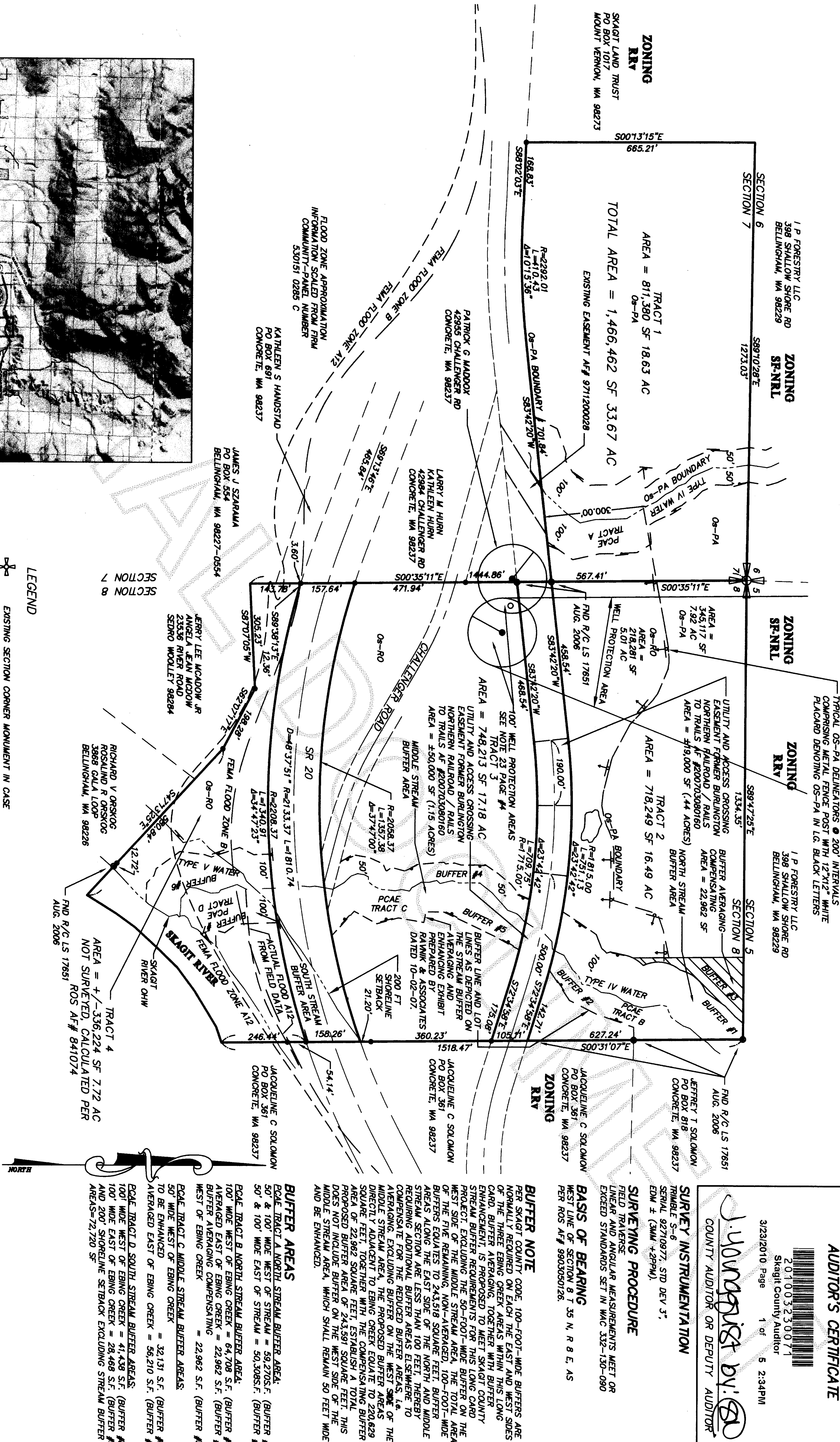
**CHALLENGER RIDGE ESTATES**  
SURVEY in a portion of the Sections 7 & 8  
T. 35 N., R. 8 E., WM  
for:  
**CHALLENGER RIDGE ESTATES, LLC**  
PO Box 87, Bow, Washington, 98232

LONG CARD NO. PL06-0668

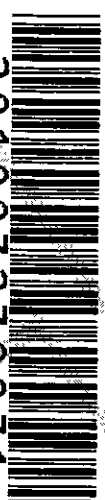


Section 7 & 8, T 35 N., R 8 E  
Skagit County, Washington

PROJECT 06132  
DRAWING 06132.dwg  
DRAWN BY bz  
CHECKED BY des  
DATE Jan. 2009  
**SHEET 1 OF 5**



**AUDITOR'S CERTIFICATE**



201003230071  
Skagit County Auditor  
3/23/2010 Page 1 of 5 2:34PM

*J. Hunsberger*  
COUNTY AUDITOR OR DEPUTY AUDITOR

**SURVEY INSTRUMENTATION**

TRIMBLE S-6  
SERIAL 92710977, STD DEV 3",  
EDM ± (3MM + 2PPM),  
SURVEYING PROCEDURE

FIELD TRAVERSE  
LINEAR AND ANGULAR MEASUREMENTS MEET OR  
EXCEED STANDARDS SET IN WAC 352-150-090

**BASIS OF BEARING**

WEST LINE OF SECTION 8 T 35 N., R 8 E., AS  
PER ROS AF# 9903050126.

**BUFFER NOTE**

PER SKAGIT COUNTY CODE, 100'-FOOT-WIDE BUFFERS ARE  
NORMALLY REQUIRED ON EACH THE EAST AND WEST SIDES  
OF THE EBBING CREEK AREAS WITHIN THIS LONG  
CARD. BUFFER AREAS, TOGETHER WITH BUFFER  
EASEMENTS, IS PROPOSED TO MEET SKAGIT COUNTY  
STREET BUREAU REQUIREMENTS FOR THIS LONG CARD  
PROJECT EXCLUDING THE 50'-WIDE BUFFER ON THE  
WEST SIDE OF THE EBBING CREEK. THE TOTAL AREA  
OF THE FIVE REMAINING 100' SQUARE FEET, BUFFER  
AREAS ALONG THE EAST SIDE OF THE NORTH AND/OR  
STREET SECTION ARE LESS THAN 100 FEET THEREBY  
REQUIRING ADDITIONAL BUFFER AREAS ELSEWHERE TO  
COMPENSATE FOR THE REDUCED BUFFER AREAS. A  
AVERAGING EXCLUDING BUFFER ON THE WEST SIDE OF THE  
MIDDLE STREAM AREA. THE PROPOSED BUFFER AREAS  
DIRECTLY ADJACENT TO EBBING CREEK EQUIVALENT TO 220,629  
SQUARE FEET, TOGETHER WITH THE COMPENSATING BUFFER  
AREA OF 22,962 SQUARE FEET, ESTABLISH A TOTAL  
PROPOSED BUFFER AREA OF 243,591 SQUARE FEET. THIS  
DOES NOT INCLUDE BUFFER ON THE WEST SIDE OF THE  
MIDDLE STREAM AREA, WHICH SHALL REMAIN 50 FEET WIDE  
AND BE ENHANCED.

**BUFFER AREAS**

BCAE TRACT A NORTH STREAM BUFFER AREA:  
50' & 100' WIDE WEST OF STREAM = 58,270 S.F. (BUFFER #1)  
50' & 100' WIDE EAST OF STREAM = 50,508 S.F. (BUFFER #2)  
BCAE TRACT B NORTH STREAM BUFFER AREA:  
100' WIDE WEST OF EBBING CREEK = 64,708 S.F. (BUFFER #3)  
100' WIDE EAST OF EBBING CREEK = 22,962 S.F. (BUFFER #4)  
BUFFER AVERAGING COMPENSATING = 22,962 S.F. (BUFFER #5)  
BCAE TRACT C MIDDLE STREAM BUFFER AREAS:  
50' WIDE WEST OF EBBING CREEK = 32,131 S.F. (BUFFER #6)  
TO BE ENHANCED  
AVERAGED EAST OF EBBING CREEK = 56,210 S.F. (BUFFER #7)  
BCAE TRACT D SOUTH STREAM BUFFER AREAS:  
100' WIDE WEST OF EBBING CREEK = 41,438 S.F. (BUFFER #8)  
100' WIDE EAST OF EBBING CREEK = 28,468 S.F. (BUFFER #9)  
AND 200' SHORELINE SETBACK EXCLUDING STREAM BUFFER  
AREAS=72,720 SF



- ⊕ EXISTING MONUMENT IN CASE
- EXISTING REBAR
- EXISTING IRON PIPE
- 5/8" REBAR W/ CAP - DES LS 28023
- ┴ PCA SIGN
- ┴ OS-PA DELINEATORS

ING

**LONG CARD NO. PL06-0668**

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	69.70	175.00	22.49°15'
C2	23.68	125.00	10.39°37'
C3	144.35	215.00	38.28°06"
C4	126.55	165.00	43.56°41"
C5	32.56	175.00	10.39°37'
C6	53.14	203.87	01.29°13"
C7	44.59	189.50	12.48°24"

### NON TANGENT CURVE

*SURVEY in a portion of the Sections 7 & 8*

T. 3.5 N. R. 8 E. W.

**CHALLENGER RIDGE ESTATES, LLC**

**P0 Box 87, Bow, Washinton. 98232**

201003230071  
Skagit County Auditor  
3/23/2010 Page 2 of 5 2:34PM

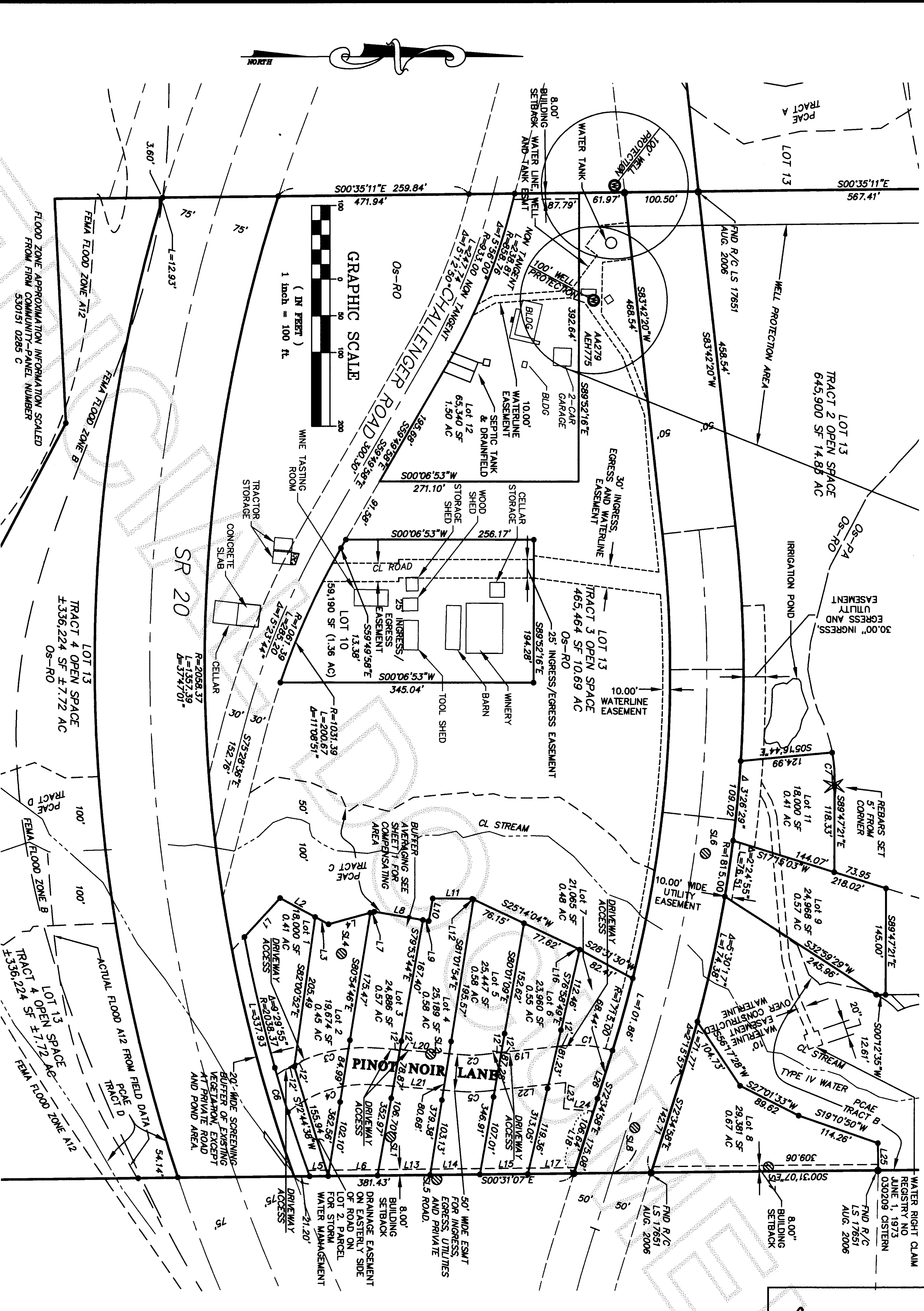
COUNTY AUDITOR OR DEPUTY AUDITOR

LOT AREAS

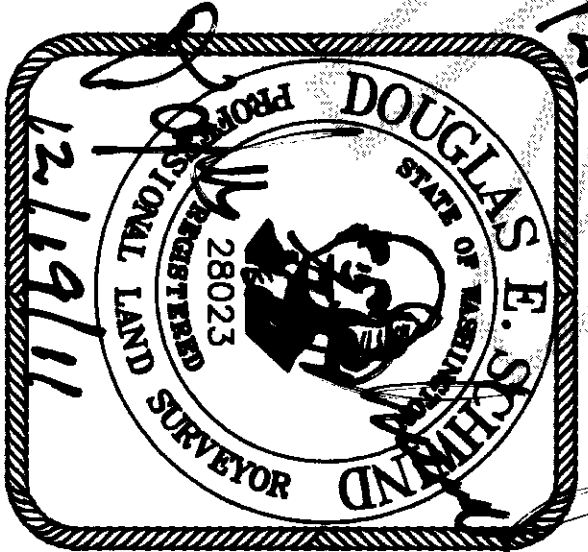
LOT 1	18,000 SF	0.41 AC
LOT 2	19,674 SF	0.45 AC
LOT 3	24,886 SF	0.57 AC
LOT 4	25,189 SF	0.58 AC
LOT 5	25,447 SF	0.58 AC
LOT 6	23,960 SF	0.55 AC
LOT 7	21,065 SF	0.48 AC
LOT 8	29,391 SF	0.67 AC
LOT 9	24,968 SF	0.57 AC
LOT 10	59,190 SF	1.36 AC
LOT 11	18,000 SF	0.41 AC
LOT 12	65,340 SF	1.50 AC
TOTAL BLDG LOTS	355,100 SF	8.15 AC
LOT 13		
TRACT 1 - OS	811,390 SF	18.63 AC
TRACT 2 - OS	845,900 SF	14.83 AC
TRACT 3 - OS	465,464 SF	10.69 AC
TRACT 4 - OS	433,624 SF	9.77 AC
LOT 13 TOTAL	42,258,968 SF	951.86 AC
SITE TOTAL	42,614,068 SF	960.01 AC

OS = OPEN SPACE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S4°21'51"E	71.84
L2	S28°25'37"W	54.30
L3	S28°25'37"W	20.66
L4	S31°12'19"E	58.84
L5	S30°31'07"E	25.35
L6	S00°31'07"E	67.26
L7	S15°12'19"E	5.72
L8	S09°46'10"W	67.22
L9	S09°46'10"W	81.00
L10	S7°53'44"E	31.13
L11	S00°36'51"W	53.76
L12	S25°10'24"W	1.85
L13	S00°31'07"E	71.56
L14	S00°31'07"E	67.90
L15	S00°31'07"E	65.22
L16	S28°31'30"W	6.22
L17	S00°31'07"E	62.90
L18	S7°34'58"E	40.45
L19	S06°05'21"E	110.63
L20	S04°34'16"W	118.63
L21	S04°34'16"W	118.63
L22	S06°05'21"E	110.53
L23	S24°58'05"W	35.77
L24	S05°01'55"W	41.06
L25	S29°22'53"W	36.87
L26	S7°34'58"W	86.45





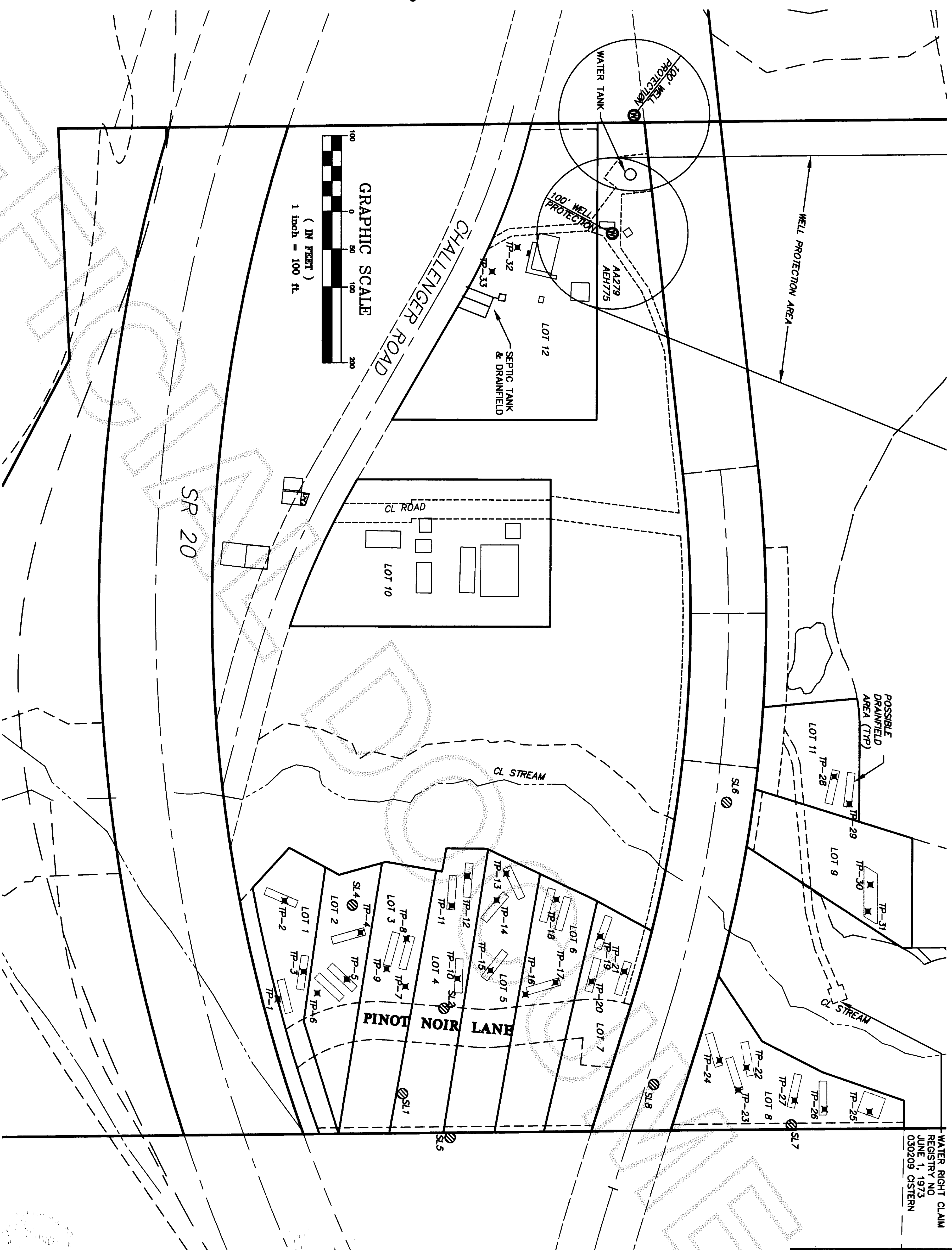
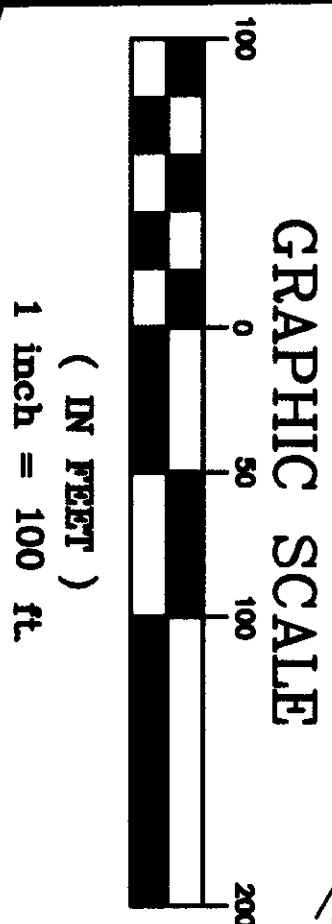
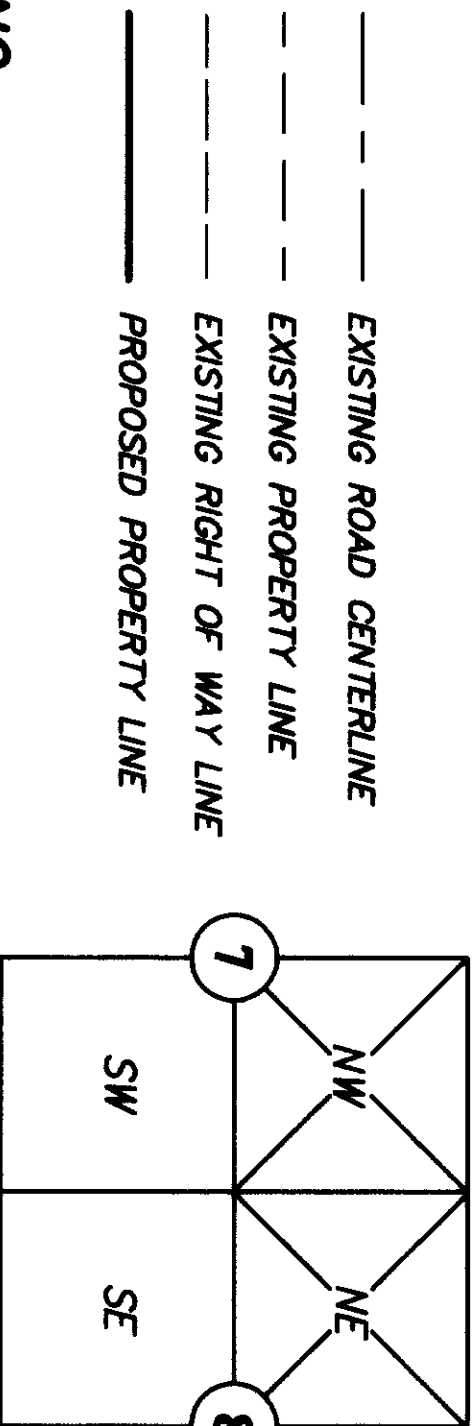


**SURVEY INSTRUMENTATION**  
TRIMBLE S-6  
SERIAL 92710977, STD DEV 3"  
EDM ± (3MM +2PPM)

**SURVEYING PROCEDURE**  
FIELD TRAVERSE  
LINEAR AND ANGULAR MEASUREMENTS MEET OR  
EXCEED STANDARDS SET IN WAC 352-130-090

- LEGEND**
- ⊕ EXISTING MONUMENT IN CASE
  - EXISTING REBAR
  - EXISTING IRON PIPE
  - 5/8" REBAR W/ CAP - DES LS 28023
  - ⊥ PCA SIGN
  - ⊕ OS-PA DELINEATORS
  - ✕ TEST PIT
  - ⊙ SOIL LOG

**BASIS OF BEARING**  
WEST LINE OF SECTION 8 T 35 N, R 8 E, AS  
PER ROS AF# 9903050126.



WATER RIGHT CLAIM  
REGISTERED  
1873  
030208 OSTERN

**AUDITOR'S CERTIFICATE**



201003230071  
Skagit County Auditor

3/23/2010 Page 3 of 5 2:34PM

*J. Langquist*  
COUNTY AUDITOR OR DEPUTY AUDITOR

**CHALLENGER RIDGE ESTATES**

SURVEY in a portion of the Sections 7 & 8  
T. 35 N., R. 8 E., WM

**CHALLENGER RIDGE ESTATES, LLC**

PO Box 87, Bow, Washington, 98232

**LONG CARD NO. PL06-0668**

PROJECT 06132  
DRAWING 06132.dwg

DRAWN BY bz  
CHECKED BY des

DATE Jun. 2009

**SHEET 3 OF 5**

# AUDITOR'S CERTIFICATE



201003230071  
Skagit County Auditor

3/23/2010 Page 4 of 5 2:34PM

*J. Vanquist*  
COUNTY AUDITOR OR DEPUTY AUDITOR

## LEGAL DESCRIPTION

GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN;  
EXCEPT THAT PORTION CONVEYED TO THE SEATTLE AND NORTHERN RAILWAY COMPANY BY DEED RECORDED MARCH 24, 1919, IN  
VOLUME 41 OF DEEDS, PAGE 18;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED OCTOBER 28, 1949, UNDER  
AUDITOR'S FILE NO. 437453, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT THAT PORTION LYING WITHIN THE ASBUILT AND EXISTING RIGHT OF WAY FOR CHALLENGER ROAD;

AND ALSO EXCEPT THAT PORTION, IF ANY, CONVEYED TO SIMPSON PROPERTIES BY DEED RECORDED NOVEMBER 29, 1976,  
UNDER AUDITOR'S FILE NO. 846581, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION, IF ANY OF GOVERNMENT LOT 5, SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE  
WILLAMETTE MERIDIAN, CONVEYED IN INSTRUMENT RECORDED NOVEMBER 29, 1976, UNDER AUDITOR'S FILE NO. 846582, RECORDS  
OF SKAGIT COUNTY, WASHINGTON OR NORTHERLY OF THE BOUNDARY LINE AS AGREED UPON IN INSTRUMENT RECORDED UNDER  
AUDITOR'S FILE NO. 846581, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE  
NORTHWEST SECTION CORNER OF SAID SECTION 8; THENCE SOUTH 079° 58' EAST ALONG THE WEST SECTION LINE OF SAID  
SECTION 8, 1370.34 FEET; THENCE CONTINUE ALONG SAID WEST SECTION LINE SOUTH 0° 09' 39" EAST, 74.52 FEET TO THE  
TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 87° 32' 32" EAST, 305.23 FEET; THENCE SOUTH 61° 41' 50"  
EAST, 198.28 FEET; THENCE SOUTH 46° 47' 58" EAST, 475.84 FEET TO AN IRON PIPE MONUMENT; THENCE CONTINUING SOUTH  
46° 47' 58" EAST 94 FEET, MORE OR LESS, TO THE NORTH BANK OF THE SKAGIT RIVER, SAID POINT BEING THE TERMINAL  
POINT OF SAID LINE.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 96-058, AS APPROVED FEBRUARY 10, 1998, AND RECORDED FEBRUARY 15, 1998, IN  
VOLUME 13 OF SHORT PLATS, PAGES 101 AND 102, UNDER AUDITOR'S FILE NO. 9802250121, RECORDS OF SKAGIT COUNTY,  
WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 11, IN SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE  
WILLAMETTE MERIDIAN.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

## OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATTED,  
DECLARE THIS LONG CARD AS THEIR FREE AND VOLUNTARY ACT FOR THE USES SHOWN HEREIN.

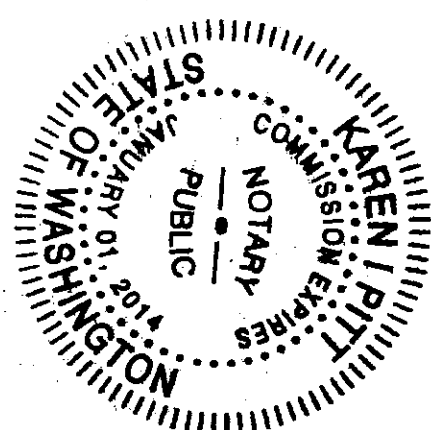
*Challenger Ridge Estates, LLC*  
CHALLENGER RIDGE ESTATES, LLC  
BUSINESS BANK OF SKAGIT COUNTY

## ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
THIS IS TO CERTIFY THAT ON THIS 11<sup>th</sup> DAY OF Jan, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,  
PERSONALLY APPEARED: David L. Andrews TO ME KNOWN TO BE THE Executive Officer  
Judd Officer OF BUSINESS BANK OF SKAGIT COUNTY, A WASHINGTON CORPORATION,  
WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED  
THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER,  
AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE  
CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Shane J. Pitt*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT  
Burlington  
MY COMMISSION EXPIRES 1-1-2014

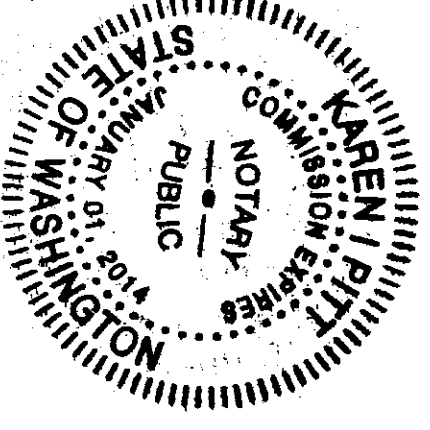


## ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
THIS IS TO CERTIFY THAT ON THIS 11<sup>th</sup> DAY OF Jan, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,  
PERSONALLY APPEARED: Ryan J. Cochrane TO ME KNOWN TO BE THE Managing Member  
Member OF CHALLENGER RIDGE ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,  
WHICH COMPANY HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED  
THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE COMPANY OF WHICH HE IS AN OFFICER,  
AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE  
CORPORATE SEAL OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Shane J. Pitt*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT  
Burlington  
MY COMMISSION EXPIRES 1-1-2014



## NORTHWEST DATUM & DESIGN CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DRIVE  
MOUNT VERNON, WASHINGTON 98273  
PH: (360) 424-4865 FAX: (360) 424-4866

LONG CARD NO. PL06-0668

## CHALLENGER RIDGE ESTATES

SURVEY in a portion of the Sections 7 & 8  
T. 35 N., R. 8 E., WM

for:

## CHALLENGER RIDGE ESTATES, LLC

PO Box 87, Bow, Washington, 98232

PROJECT 06132  
DRAWING 06132.dwg  
DRAWN BY bz  
CHECKED BY des  
DATE Jun, 2009  
SHEET 4 OF 5



24. WATER ALLOCATION TO LOTS THAT REQUIRE WATER REVIEW UNDER RCW 19.27.097 (RESIDENTIAL BUILDINGS) HAVE A PRIORITY RIGHT TO WATER OVER PUBLIC AND COMMERCIAL EVENTS.

COUNTY AUDITOR OR DEPUTY AUDITOR

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 1910.