

PORTION OF SECTIONS 10, 14 AND 15, T. 34 N. , R. 4 E. WM

AUDITORS CERTIFICATE

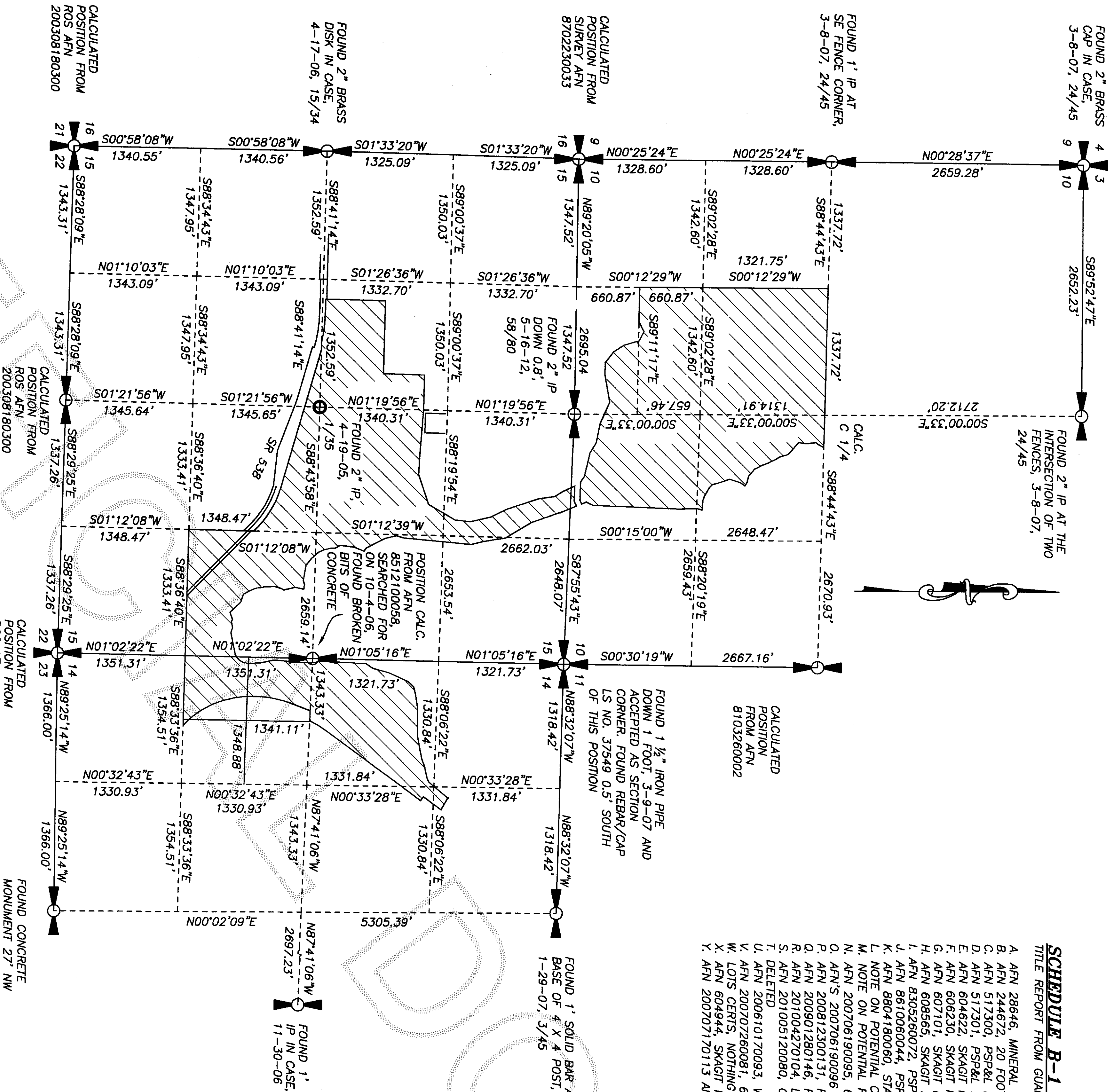
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP,

201206280062  
Skagit County Auditor

6/28/2012 Page 1 of 7 1:38PM

SCHEDULE B-1 FROM TITLE REPORT  
TITLE REPORT FROM GUARDIAN TITLE ORDER NO. 103944, DATED 6-7-12

- A. AFN 28646, MINERAL RESERVATIONS.  
B. AFN 244672, 20 FOOT EASE, SEE SHEETS 4 AND 5.  
C. AFN 517300, PSP&L EASE, NO WIDTH GIVEN, SEE SHEET 3.  
D. AFN 517301, PSP&L EASE, NO WIDTH GIVEN, SEE SHEET 5.  
E. AFN 604622, SKAGIT PUD EASE, SEE SHEET 4 AND 5.  
F. AFN 606230, SKAGIT PUD EASE, SEE SHEET 4 AND 5.  
G. AFN 607101, SKAGIT PUD EASE, SEE SHEET 4.  
H. AFN 608565, SKAGIT PUD EASE, SEE SHEET 4.  
I. AFN 8305260072, PSP&L EASE, SEE SHEET 3 AND 4.  
J. AFN 8610060044, PSP&L EASE, SEE SHEET 4 ALONG COLLEGE WAY.  
K. AFN 8804180060, STATE OF WA, EASE ALONG COLLEGE WAY, SEE SHEET 5.  
L. NOTE ON POTENTIAL RIPARIAN RIGHTS OF THE PUBLIC.  
M. AFN 200706190095, 60' EASEMENT, SEE SHEET 4.  
N. AFN 200706190096 AND 200708090002, BLAS, SEE SHEET 4.  
O. AFN 200812300131, REGULATORY NOTE, SEE DOCUMENT.  
P. AFN 200901280146, REGULATORY NOTE, SEE DOCUMENT.  
Q. AFN 201004270104, LANSUIT AGREEMENT, SEE DOCUMENT.  
R. AFN 201005120080, CASCADE GAS EASE, SEE SHEETS 4 AND 5.  
S. DELETED.  
T. AFN 200610170093, WATERLINE EASE, SEE SHEET 4.  
U. AFN 200707260081, 60' EASEMENT, SEE SHEET 3 AND 4.  
V. LOTS CERTS. NOTHING TO MAP.  
W. AFN 604944, SKAGIT PUD EASE, SEE SHEET 5.  
X. AFN 20070710113 AND 200711200139, INGRESS-EGRESS-UTILITY EASE, SEE SHEET 5.  
Y. AFN 20070710113 AND 200711200139, INGRESS-EGRESS-UTILITY EASE, SEE SHEET 5.



TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S6" 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.

BASIS OF BEARING

ASSUMED N 1° 19' 56" E BETWEEN THE FOUND CENTER OF SECTION AND THE FOUND NORTH QUARTER CORNER OF SECTION 15, T. 34 N., R. 4 E., WM AS SHOWN HEREON.

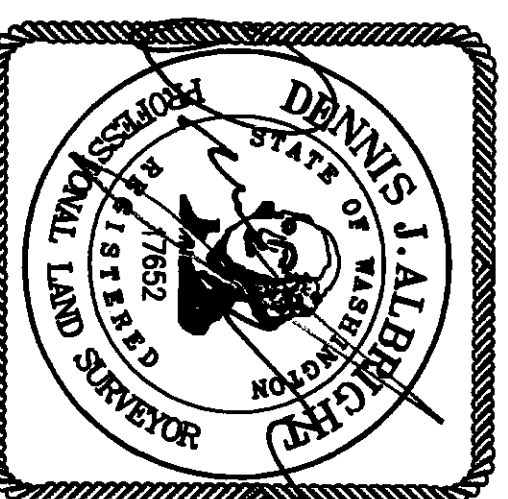
RESEARCH

SURVEYS RECORDED UNDER AFN'S 2011103100073, 200205060132, 8307200016, 8512100058, 8612150023, 8103360002, 200011010039, 200003210085, 200308180300, 200401300081, 9302170038, SHORT PLAT CON-89-01, AFN 8912010018 AND THE PLATS OF GRASSMERE, VOL. 3 PAGE 67 AND SUNRISE ADDITION VOL. 4 PAGE 44, RECORDS OF SKAGIT COUNTY.

SURVEYORS 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 CLEAR VALLEY, IN JUNE OF 2012

DENNIS J. ALDRIGHT  
CERTIFICATE NO. 17652  
DATE: 6-28-12

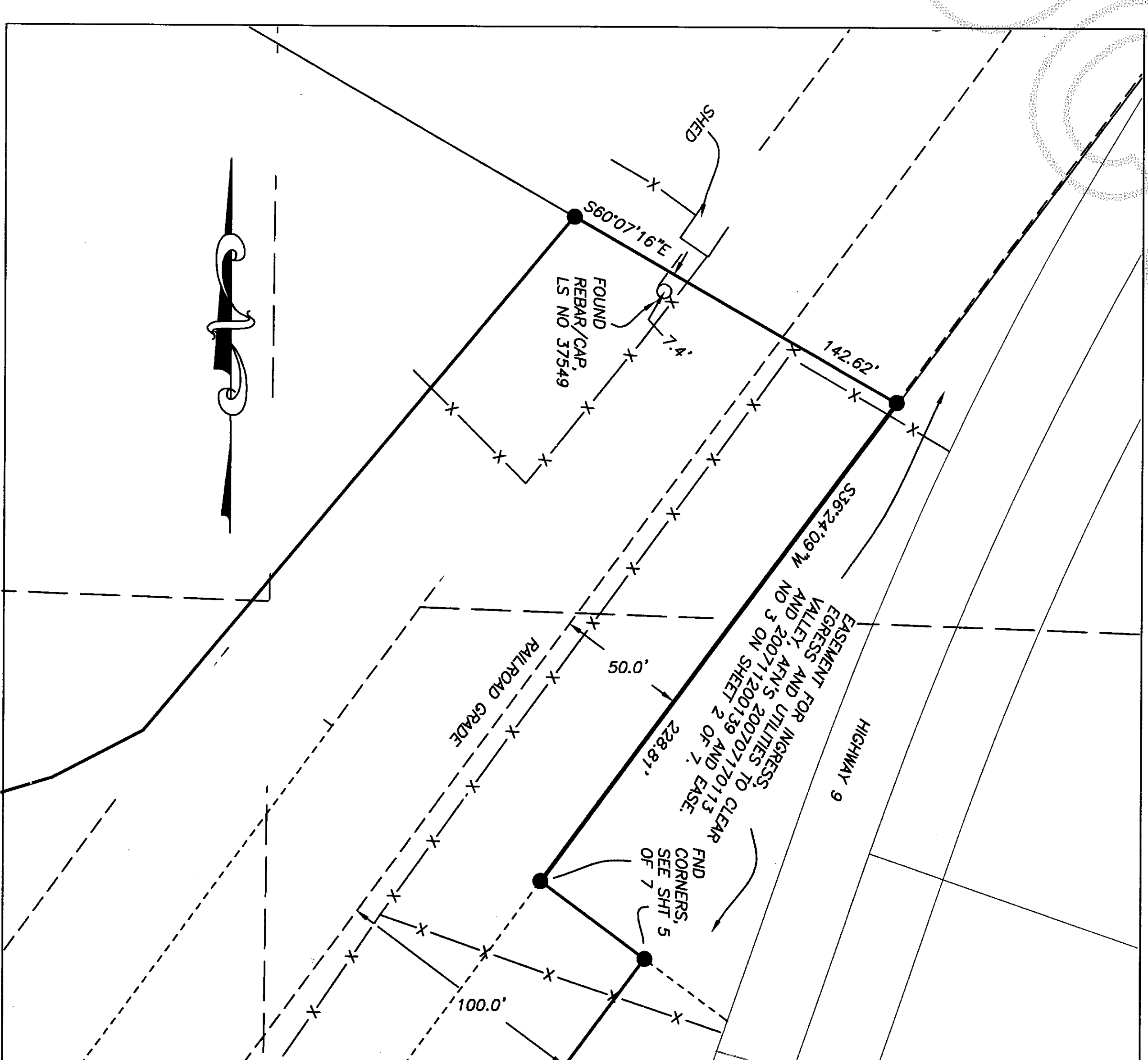


SURVEY NOTES

1. THE RAILROAD RIGHT OF WAY WAS COMPUTED FROM A COMBINATION OF SURVEYS RECORDED UNDER AFN'S 2011103100073, 8802120024 AND AN AS-BUILD OF THE EXISTING GRADE.
2. THE RIGHT OF WAY OF SR 538 WAS NOT FIELD SURVEYED.

OCCUPATION NOTE

THIS SURVEY HAS DEPICTED EXISTING 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.



DETAIL, SCALE 1" = 50'  
SHEET 5 OF 5

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

BOUNDARY LINE SURVEY  
FOR  
CLEAR VALLEY  
A PORTION OF SECTIONS 10, 14 AND 15  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, STATE OF WASHINGTON  
SHEET 1 OF 7  
1004/CLEARVALLEY/05.DWG  
DATE: 6-8-12  
PROJECT NO. 12024  
BY: DJA  
SCALE: NTS



PORTION OF SECTIONS 10, 14 AND 15,

T. 34 N. , R. 4 E. WM

NORTH PART PARCEL 10 TOWNSHIP 34 NORTH, RANGE 4 EAST, WM SKAIGT COUNTY, WASHINGTON

THAT PORTION OF SECTIONS 10, 14 AND 15 TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

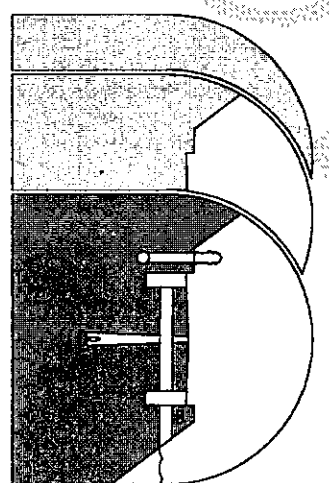
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, THENCE SOUTH 88° 32' 07" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1168.41 FEET; THENCE NORTH 1° 06' 44" EAST 1024.71 FEET; SAID POINT IS THE TRUE POINT OF BEGINNING AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 20071010106, RECORDS OF SKAIGT COUNTY, WASHINGTON, TITLED PARCEL "B" AFTER ADJUSTMENT; THENCE THE FOLLOWING COURSES ALONG SAID PARCEL "B" BOUNDARY, NORTH 65° 38' 15" WEST 89.22 FEET; THENCE NORTH 60° 12' 24" WEST 578.82 FEET; THENCE NORTH 58° 52' 21" WEST 337.35 FEET; THENCE NORTH 43° 09' 08" WEST 68.08 FEET; THENCE NORTH 4° 43' 05" WEST 171.65 FEET; THENCE NORTH 3° 01' 13" EAST 349.79 FEET; THENCE NORTH 28° 03' 28" EAST 282.53 FEET; THENCE NORTH 38° 46' 02" EAST 128.04 FEET; THENCE NORTH 73° 15' 44" EAST 458.76 FEET; THENCE NORTH 48° 28' 04" EAST 210.47 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 148.75 FEET THROUGH A CENTRAL ANGLE OF 87° 56' 43" AN ARC DISTANCE OF 228.53 FEET; THENCE NORTH 38° 28' 39" EAST 106.10 FEET; THENCE NORTH 29° 08' 06" WEST 48.98 FEET; THENCE NORTH 5° 45' 31" WEST 28.47 FEET; THENCE NORTH 57° 57' EAST 62.91 FEET; THENCE NORTH 60° 00' 00" EAST 58.53 FEET; THENCE LEAVING SAID BOUNDARY OF PARCEL "B" NORTHERLY ALONG THE WESTERN MARGIN OF BARBROCK ROAD, THENCE LEAVING SAID BOUNDARY OF PARCEL "B" NORTHERLY ALONG THE WEST MARGIN OF BARBROCK ROAD, NORTH 3° 26' 55" EAST 41.02 FEET; THENCE CONTINUING ALONG SAID WEST MARGIN THE FOLLOWING COURSES, NORTH 11° 45' 40" EAST 40.64 FEET; THENCE CONTINUING ALONG SAID WEST MARGIN THE FOLLOWING COURSES, NORTH 11° 45' 40" EAST 35.96 FEET; MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 1° 36' 43" EAST, ALONG SAID EAST LINE, 139.16 FEET TO THE SOUTHERLY MARGIN OF SWAN ROAD, THENCE THE FOLLOWING COURSES, ALONG SAID SOUTHERLY MARGIN, NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 10° 04' 23" WEST A DISTANCE OF 283.47 FEET THROUGH A CENTRAL ANGLE OF 6° 32' 59" AN ARC DISTANCE OF 324.06 FEET; THENCE NORTH 86° 28' 36" WEST 1027.43 FEET; MORE OR LESS TO THE WEST LINE OF SAID SECTION 11; THENCE NORTH 8° 29' 48" EAST, ALONG SAID WEST LINE, 15.22 FEET; THENCE CONTINUING ALONG SAID SECTION 11; THENCE NORTH 8° 17' 44" WEST 96.36 FEET; THENCE NORTH 82° 50' 22" WEST 76.89 FEET; THENCE NORTH 85° 12' 44" WEST 96.36 FEET; THENCE NORTH 82° 50' 22" WEST 76.89 FEET; THENCE NORTH 81° 18' 27" WEST 146.29 FEET TO THE CENTERLINE OF NOOKACHAMPS CREEK; THENCE THE FOLLOWING MEANDERED COURSES ALONG THE CENTERLINE OF SAID NOOKACHAMPS CREEK, THENCE THE FOLLOWING MEANDERED COURSES ALONG THE CENTERLINE OF SAID NOOKACHAMPS CREEK, SOUTH 14° 59' 44" WEST 44.48 FEET; THENCE SOUTH 1° 39' 17" EAST 70.61 FEET; THENCE SOUTH 28° 20' 12" EAST 98.67 FEET; THENCE SOUTH 133.10 FEET; THENCE SOUTH 50° 39' 38" EAST 53.86 FEET; THENCE SOUTH 36° 57' 59" EAST 46.09 FEET; THENCE SOUTH 31° 38' 28" EAST 105.02 FEET; THENCE SOUTH 19° 37' 45" EAST 78.67 FEET; THENCE SOUTH 6° 28' 20" EAST 36.00 FEET; THENCE SOUTH 1° 15' 55" EAST 48.25 FEET; THENCE SOUTH 21° 57' 10" WEST 65.40 FEET; THENCE SOUTH 52° 42' 41" WEST 71.75 FEET; THENCE SOUTH 87° 55' 04" WEST 50.91 FEET; THENCE SOUTH 70° 43' 30" WEST 73.77 FEET; THENCE NORTH 83° 33' 13" WEST 37.27 FEET; THENCE NORTH 67° 12' 20" WEST 51.36 FEET; THENCE NORTH 46° 14' 06" WEST 152.66 FEET; THENCE NORTH 53° 08' 38' 38" WEST 50.63 FEET; THENCE NORTH 41° 51' 17" WEST 255.39 FEET; THENCE NORTH 86° 28' 26" WEST 79.74 FEET; THENCE SOUTH 55° 01' 33" WEST 58.93 FEET; THENCE NORTH 89° 28' 26" WEST 79.74 FEET; THENCE NORTH 56° 38' 34" WEST 115.20 FEET; THENCE NORTH 70° 29' 45" WEST 114.29 FEET; THENCE NORTH 89° 35' 10" WEST 129.32 FEET; THENCE SOUTH 64° 49' 30" WEST 116.57 FEET; THENCE SOUTH 42° 00' 02" WEST 51.82 FEET; THENCE SOUTH 31° 47' 58" WEST 50.90 FEET; THENCE SOUTH 36° 03' 58" WEST 97.32 FEET; THENCE SOUTH 40° 28' 29" WEST 111.76 FEET; THENCE SOUTH 27° 08' 07" WEST 48.46 FEET; THENCE SOUTH 13° 48' 27" WEST 146.66 FEET; THENCE SOUTH 20° 24' 58" WEST 163.42 FEET; THENCE SOUTH 50° 47' 36" WEST 107.26 FEET; THENCE SOUTH 57° 39' 24" WEST 85.65 FEET; MORE OR LESS TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE LEAVING SAID CREEK CENTERLINE NORTH 88° 44' 43" WEST, ALONG SAID NORTH LINE, 196.82 FEET TO THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID NORTH LINE SOUTH 31° 56' 05" WEST 31.48 FEET; THENCE SOUTH 22° 29' 52" WEST 15.99 FEET; THENCE SOUTH 34° 40' 55" WEST 51.25 FEET; THENCE SOUTH 5° 54' 54" EAST 100.00 FEET; THENCE SOUTH 7° 21' 13" WEST 80.73 FEET; THENCE SOUTH 49° 27' 34" EAST 158.12 FEET; THENCE SOUTH 33° 46' 25" EAST 6.19 FEET; THENCE SOUTH 23° 32' 55" EAST 28.75 FEET; THENCE SOUTH 14° 58' 18" EAST 62.19 FEET; THENCE SOUTH 31° 17' 40" EAST 62.18 FEET; THENCE SOUTH 21° 43' 52" EAST 44.19 FEET; THENCE SOUTH 25° 20' 27" EAST 50.67 FEET; THENCE SOUTH 21° 18' 30" EAST 50.11 FEET; THENCE SOUTH 28° 08' 05" EAST 87.41 FEET; THENCE SOUTH 49° 18' 42" EAST 101.36 FEET; THENCE SOUTH 74° 28' 53" EAST 68.57 FEET; THENCE SOUTH 61° 47' 09" EAST 24.61 FEET; THENCE SOUTH 60° 00" EAST 21.17 FEET; THENCE SOUTH 15° 59' 34" WEST 60.63 FEET; THENCE SOUTH 52° 68" EAST 32.68 FEET; THENCE SOUTH 46° 52' 30" EAST 48.87 FEET; THENCE SOUTH 66° 03' 05" EAST 103.02 FEET; THENCE SOUTH 69° 30' 09" EAST 48.21 FEET; THENCE SOUTH 18° 08' 12" EAST 132.43 FEET; THENCE SOUTH 13° 32' 45" WEST 57.27 FEET; THENCE SOUTH 2° 03' 06" EAST 172.92 FEET; THENCE SOUTH 2° 06' 02" WEST 91.20 FEET; THENCE SOUTH 27° 26' 09" WEST 80.39 FEET; THENCE SOUTH 65° 03' 06" WEST 45.47 FEET; THENCE SOUTH 22° 11' 09" EAST 18.42 FEET; THENCE SOUTH 65° 03' 06" WEST 45.47 FEET; THENCE SOUTH 88° 43' 21" WEST 191.67 FEET TO THE EASTERLY LINE OF PARCEL 4 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT AS SHOWN ON THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200706190095, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 4, THE FOLLOWING COURSES, NORTH 54° 48' 59" WEST 67.49 FEET; THENCE NORTH 76° 59' 11" WEST 180.46 FEET; THENCE NORTH 76° 50' 23" WEST 84.64 FEET; THENCE NORTH 57° 43' 31" WEST 112.69 FEET; THENCE NORTH 78° 26' 16" WEST 220.22 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4, THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF PARCEL 3 OF SAID BOUNDARY LINE ADJUSTMENT THE FOLLOWING COURSES, NORTH 66° 03' 52" WEST 103.00 FEET; THENCE NORTH 66° 03' 52" WEST 138.90 FEET; THENCE SOUTH 79° 36' 46" WEST 295.79 FEET; THENCE NORTH 88° 04' 38" WEST 128.61 FEET; THENCE NORTH 52° 09' 24" WEST 149.71 FEET; THENCE NORTH 32° 41' 51" WEST 129.01 FEET; THENCE NORTH 15° 42' 36" WEST 159.39 FEET; THENCE NORTH 63° 15' 58" WEST 111.40 FEET; THENCE SOUTH 62° 42' 54" WEST 112.72 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3, THENCE CONTINUING ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF PARCEL 1 OF SAID BOUNDARY LINE ADJUSTMENT THE FOLLOWING COURSES, NORTH 89° 11' 17" WEST 363.49 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10; THENCE NORTH 88° 44' 43" EAST, ALONG SAID LINE, 1982.62 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88° 44' 43" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 10 A DISTANCE OF 1681.35 FEET TO THE TRUE POINT OF BEGINNING.

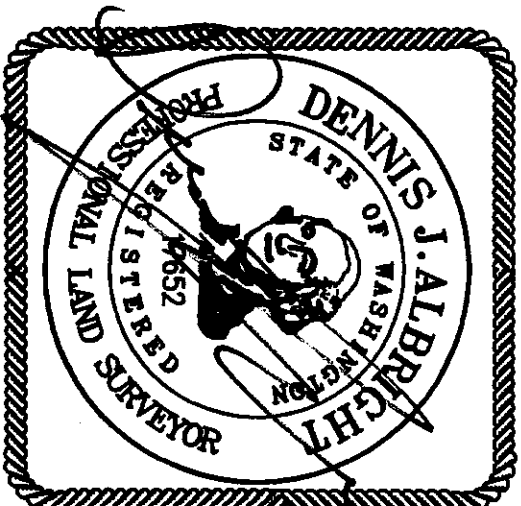
EASEMENT NO. 1 TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET FORTH, DESCRIBED AND DELINEATED ON, "ACCESS EASEMENT" RECORDED AS AUDITOR'S FILE NO. 200707260081, A RE-RECORDING OF AUDITOR'S FILE NO. 200707110067, BEING A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

EASEMENT NO. 2 ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 60 FOOT WIDE ALONG THE EASTERLY EXTENSION OF EASEMENT NO. 1 TO AN EXISTING BRIDGE ACROSS NOOKACHAMPS CREEK, THENCE ACROSS SAID BRIDGE, THENCE CONTINUING ON A 30 FOOT WIDE ROADWAY IN A NORTHERLY AND WESTERLY DIRECTION TO THE EAST LINE OF THE NORTH PARCEL.

SUBJECT TO AND TOGETHER WITH EASEMENTS, AND RESTRICTIONS OF RECORD, SITUATE IN THE COUNTY OF SKAIGT, STATE OF WASHINGTON CONTAINING 108.6 ACRES, MORE OR LESS



ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
PO Box 1705, 1111 Cleveland Street, Suite 202  
Mount Vernon, WA 98223  
Tel: 360-404-2010 Fax: 360-404-2013



6-28-12

SOUTH PART PARCEL PORTIONS OF SECTIONS 10, 11, 14 AND 15

THAT PORTION OF SECTIONS 10, 14 AND 15 TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, THENCE SOUTH 88° 32' 07" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1168.41 FEET; THENCE NORTH 1° 06' 44" EAST 1024.71 FEET; SAID POINT IS THE TRUE POINT OF BEGINNING AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 20071010106, RECORDS OF SKAIGT COUNTY, WASHINGTON, TITLED PARCEL "B" AFTER ADJUSTMENT; THENCE THE FOLLOWING COURSES ALONG SAID PARCEL "B" BOUNDARY, NORTH 65° 38' 15" WEST 89.22 FEET; THENCE NORTH 60° 12' 24" WEST 578.82 FEET; THENCE NORTH 58° 52' 21" WEST 337.35 FEET; THENCE NORTH 43° 09' 08" WEST 68.08 FEET; THENCE NORTH 4° 43' 05" WEST 171.65 FEET; THENCE NORTH 3° 01' 13" EAST 349.79 FEET; THENCE NORTH 28° 03' 28" EAST 282.53 FEET; THENCE NORTH 38° 46' 02" EAST 128.04 FEET; THENCE NORTH 73° 15' 44" EAST 458.76 FEET; THENCE NORTH 48° 28' 04" EAST 210.47 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 148.75 FEET THROUGH A CENTRAL ANGLE OF 87° 56' 43" AN ARC DISTANCE OF 228.53 FEET; THENCE NORTH 38° 28' 39" EAST 106.10 FEET; THENCE NORTH 29° 08' 06" WEST 48.98 FEET; THENCE NORTH 5° 45' 31" WEST 28.47 FEET; THENCE NORTH 57° 57' EAST 62.91 FEET; THENCE NORTH 60° 00' 00" EAST 58.53 FEET; THENCE LEAVING SAID BOUNDARY OF PARCEL "B" NORTHERLY ALONG THE WESTERN MARGIN OF BARBROCK ROAD, THENCE LEAVING SAID BOUNDARY OF PARCEL "B" NORTHERLY ALONG THE WEST MARGIN OF BARBROCK ROAD, NORTH 3° 26' 55" EAST 41.02 FEET; THENCE CONTINUING ALONG SAID WEST MARGIN THE FOLLOWING COURSES, NORTH 11° 45' 40" EAST 40.64 FEET; THENCE CONTINUING ALONG SAID WEST MARGIN THE FOLLOWING COURSES, NORTH 11° 45' 40" EAST 35.96 FEET; MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 1° 36' 43" EAST, ALONG SAID EAST LINE, 139.16 FEET TO THE SOUTHERLY MARGIN OF SWAN ROAD, THENCE THE FOLLOWING COURSES, ALONG SAID SOUTHERLY MARGIN, NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 10° 04' 23" WEST A DISTANCE OF 283.47 FEET THROUGH A CENTRAL ANGLE OF 6° 32' 59" AN ARC DISTANCE OF 324.06 FEET; THENCE NORTH 86° 28' 36" WEST 1027.43 FEET; MORE OR LESS TO THE WEST LINE OF SAID SECTION 11; THENCE NORTH 8° 29' 48" EAST, ALONG SAID WEST LINE, 15.22 FEET; THENCE CONTINUING ALONG SAID SECTION 11; THENCE NORTH 8° 17' 44" WEST 96.36 FEET; THENCE NORTH 82° 50' 22" WEST 76.89 FEET; THENCE NORTH 85° 12' 44" WEST 96.36 FEET; THENCE NORTH 82° 50' 22" WEST 76.89 FEET; THENCE NORTH 81° 18' 27" WEST 146.29 FEET TO THE CENTERLINE OF NOOKACHAMPS CREEK; THENCE THE FOLLOWING MEANDERED COURSES ALONG THE CENTERLINE OF SAID NOOKACHAMPS CREEK, SOUTH 14° 59' 44" WEST 44.48 FEET; THENCE SOUTH 1° 39' 17" EAST 70.61 FEET; THENCE SOUTH 28° 20' 12" EAST 98.67 FEET; THENCE SOUTH 133.10 FEET; THENCE SOUTH 50° 39' 38" EAST 53.86 FEET; THENCE SOUTH 36° 57' 59" EAST 46.09 FEET; THENCE SOUTH 31° 38' 28" EAST 105.02 FEET; THENCE SOUTH 19° 37' 45" EAST 78.67 FEET; THENCE SOUTH 6° 28' 20" EAST 36.00 FEET; THENCE SOUTH 1° 15' 55" EAST 48.25 FEET; THENCE SOUTH 21° 57' 10" WEST 65.40 FEET; THENCE SOUTH 52° 42' 41" WEST 71.75 FEET; THENCE SOUTH 87° 55' 04" WEST 50.91 FEET; THENCE SOUTH 70° 43' 30" WEST 73.77 FEET; THENCE NORTH 83° 33' 13" WEST 37.27 FEET; THENCE NORTH 67° 12' 20" WEST 51.36 FEET; THENCE NORTH 46° 14' 06" WEST 152.66 FEET; THENCE NORTH 53° 08' 38' 38" WEST 50.63 FEET; THENCE NORTH 41° 51' 17" WEST 255.39 FEET; THENCE NORTH 86° 28' 26" WEST 79.74 FEET; THENCE SOUTH 55° 01' 33" WEST 58.93 FEET; THENCE NORTH 89° 28' 26" WEST 79.74 FEET; THENCE NORTH 56° 38' 34" WEST 115.20 FEET; THENCE NORTH 70° 29' 45" WEST 114.29 FEET; THENCE NORTH 89° 35' 10" WEST 129.32 FEET; THENCE SOUTH 64° 49' 30" WEST 116.57 FEET; THENCE SOUTH 42° 00' 02" WEST 51.82 FEET; THENCE SOUTH 31° 47' 58" WEST 50.90 FEET; THENCE SOUTH 36° 03' 58" WEST 97.32 FEET; THENCE SOUTH 40° 28' 29" WEST 111.76 FEET; THENCE SOUTH 27° 08' 07" WEST 48.46 FEET; THENCE SOUTH 13° 48' 27" WEST 146.66 FEET; THENCE SOUTH 20° 24' 58" WEST 163.42 FEET; THENCE SOUTH 50° 47' 36" WEST 107.26 FEET; THENCE SOUTH 57° 39' 24" WEST 85.65 FEET; MORE OR LESS TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE LEAVING SAID CREEK CENTERLINE NORTH 88° 44' 43" WEST, ALONG SAID NORTH LINE, 196.82 FEET TO THE TRUE POINT OF BEGINNING.

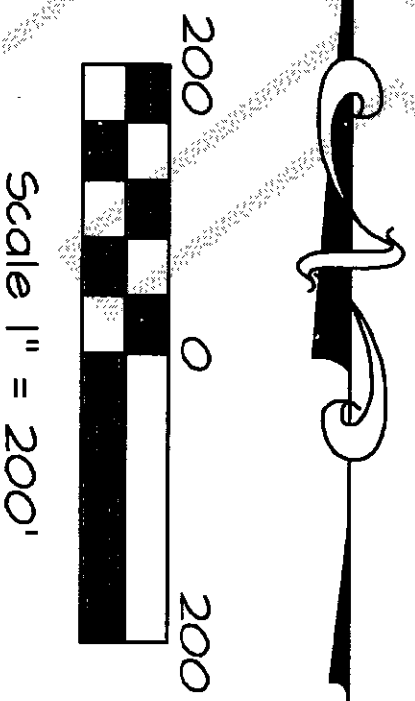
THENCE LEAVING SAID NORTH LINE SOUTH 31° 56' 05" WEST 31.48 FEET; THENCE SOUTH 22° 29' 52" WEST 15.99 FEET; THENCE SOUTH 34° 40' 55" WEST 51.25 FEET; THENCE SOUTH 5° 54' 54" EAST 100.00 FEET; THENCE SOUTH 7° 21' 13" WEST 80.73 FEET; THENCE SOUTH 49° 27' 34" EAST 158.12 FEET; THENCE SOUTH 33° 46' 25" EAST 6.19 FEET; THENCE SOUTH 23° 32' 55" EAST 28.75 FEET; THENCE SOUTH 14° 58' 18" EAST 62.19 FEET; THENCE SOUTH 31° 17' 40" EAST 62.18 FEET; THENCE SOUTH 21° 43' 52" EAST 44.19 FEET; THENCE SOUTH 25° 20' 27" EAST 50.67 FEET; THENCE SOUTH 21° 18' 30" EAST 50.11 FEET; THENCE SOUTH 28° 08' 05" EAST 87.41 FEET; THENCE SOUTH 49° 18' 42" EAST 101.36 FEET; THENCE SOUTH 74° 28' 53" EAST 68.57 FEET; THENCE SOUTH 61° 47' 09" EAST 24.61 FEET; THENCE SOUTH 60° 00" EAST 21.17 FEET; THENCE SOUTH 15° 59' 34" WEST 60.63 FEET; THENCE SOUTH 52° 68" EAST 32.68 FEET; THENCE SOUTH 46° 52' 30" EAST 48.87 FEET; THENCE SOUTH 66° 03' 05" EAST 103.02 FEET; THENCE SOUTH 69° 30' 09" EAST 48.21 FEET; THENCE SOUTH 18° 08' 12" EAST 132.43 FEET; THENCE SOUTH 13° 32' 45" WEST 57.27 FEET; THENCE SOUTH 2° 03' 06" EAST 172.92 FEET; THENCE SOUTH 2° 06' 02" WEST 91.20 FEET; THENCE SOUTH 27° 26' 09" WEST 80.39 FEET; THENCE SOUTH 65° 03' 06" WEST 45.47 FEET; THENCE SOUTH 22° 11' 09" EAST 18.42 FEET; THENCE SOUTH 65° 03' 06" WEST 45.47 FEET; THENCE SOUTH 88° 43' 21" WEST 191.67 FEET TO THE EASTERLY LINE OF PARCEL 4 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT AS SHOWN ON THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200706190095, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 4, THE FOLLOWING COURSES, NORTH 54° 48' 59" WEST 67.49 FEET; THENCE NORTH 76° 59' 11" WEST 180.46 FEET; THENCE NORTH 76° 50' 23" WEST 84.64 FEET; THENCE NORTH 57° 43' 31" WEST 112.69 FEET; THENCE NORTH 78° 26' 16" WEST 220.22 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4, THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF PARCEL 3 OF SAID BOUNDARY LINE ADJUSTMENT THE FOLLOWING COURSES, NORTH 66° 03' 52" WEST 103.00 FEET; THENCE NORTH 66° 03' 52" WEST 138.90 FEET; THENCE SOUTH 79° 36' 46" WEST 295.79 FEET; THENCE NORTH 88° 04' 38" WEST 128.61 FEET; THENCE NORTH 52° 09' 24" WEST 149.71 FEET; THENCE NORTH 32° 41' 51" WEST 129.01 FEET; THENCE NORTH 15° 42' 36" WEST 159.39 FEET; THENCE NORTH 63° 15' 58" WEST 111.40 FEET; THENCE SOUTH 62° 42' 54" WEST 112.72 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3, THENCE CONTINUING ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF PARCEL 1 OF SAID BOUNDARY LINE ADJUSTMENT THE FOLLOWING COURSES, NORTH 89° 11' 17" WEST 363.49 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10; THENCE NORTH 88° 44' 43" EAST, ALONG SAID LINE, 1982.62 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88° 44' 43" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 10 A DISTANCE OF 1681.35 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NO. 1 TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET FORTH, DESCRIBED AND DELINEATED ON, "ACCESS EASEMENT" RECORDED AS AUDITOR'S FILE NO. 200707260081, A RE-RECORDING OF AUDITOR'S FILE NO. 200707110067, BEING A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

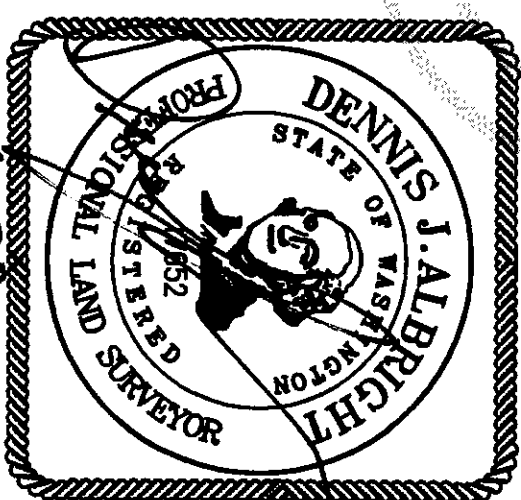
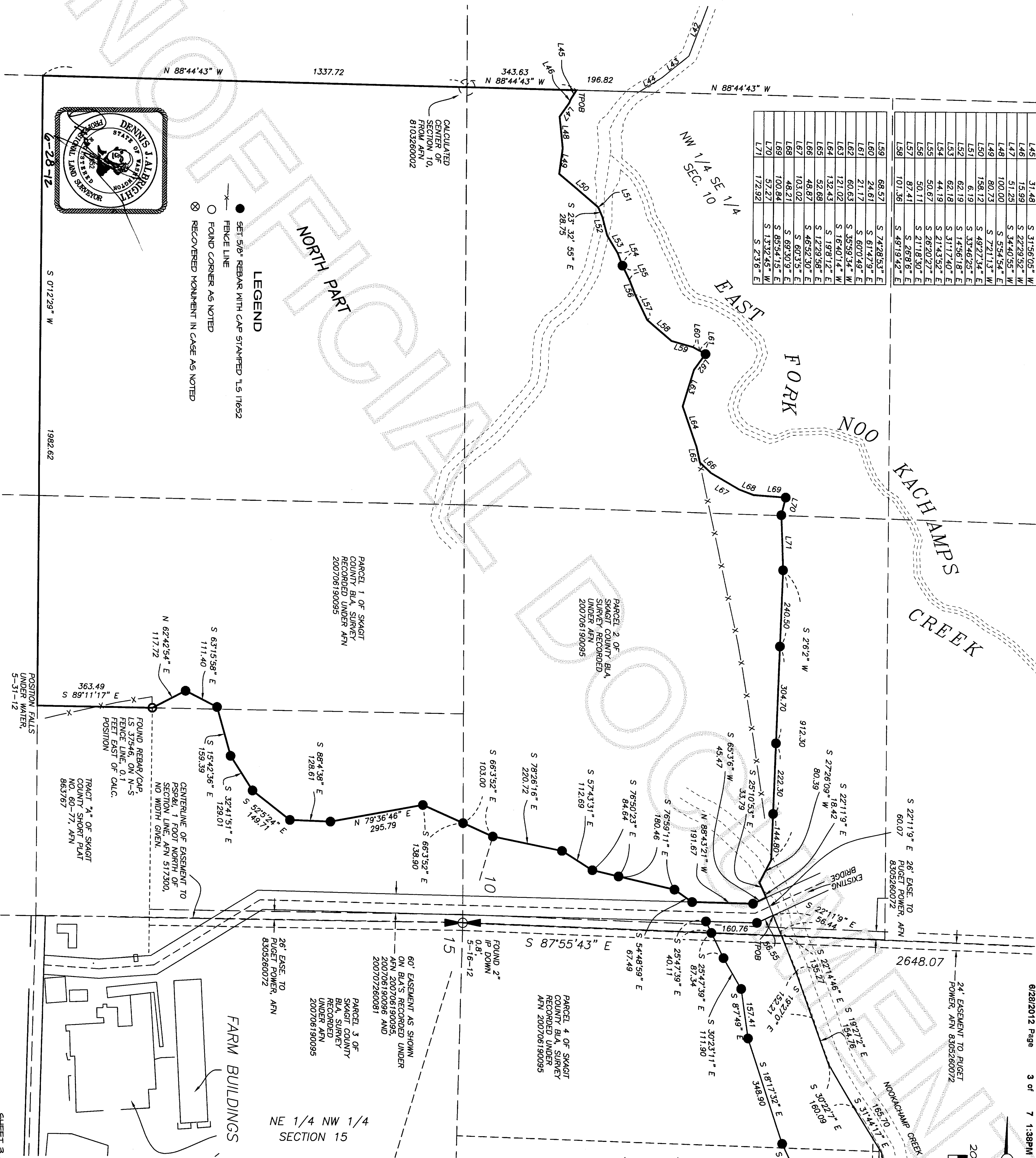
EASEMENT NO. 2 ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 60 FOOT WIDE ALONG THE EASTERLY EXTENSION OF EASEMENT NO. 1 TO AN EXISTING BRIDGE ACROSS NOOKACHAMPS CREEK, THENCE ACROSS SAID BRIDGE, THENCE CONTINUING ON A 30 FOOT WIDE ROADWAY IN A NORTHERLY AND WESTERLY DIRECTION TO THE EAST LINE OF THE NORTH PARCEL.

SUBJECT TO AND TOGETHER WITH EASEMENTS, AND RESTRICTIONS OF RECORD, CONTAINING 145 ACRES, MORE OR LESS.

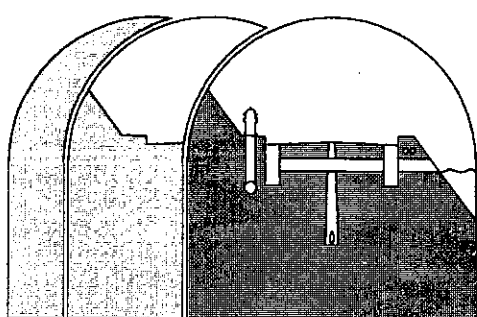




LINE	LENGTH	BEARING
L45	31.48	S 31°56'05" W
L46	15.99	S 22°28'52" W
L47	51.25	S 34°40'55" W
L48	100.00	S 5°54'54" E
L49	80.73	S 7°21'13" W
L50	158.12	S 49°27'34" E
L51	6.19	S 33°46'25" E
L52	62.19	S 14°56'18" E
L53	62.18	S 31°17'40" E
L54	44.19	S 21°43'52" E
L55	50.67	S 26°20'27" E
L56	50.11	S 21°18'30" E
L57	87.41	S 26°8'6" E
L58	101.36	S 49°19'42" E
L59	68.57	S 74°28'53" E
L60	24.61	S 61°47'9" E
L61	21.17	S 60°04'9" E
L62	60.63	S 35°58'34" W
L63	121.02	S 16°40'14" W
L64	132.43	S 19°8'12" E
L65	52.68	S 12°29'58" E
L66	48.87	S 46°52'30" E
L67	103.02	S 60°35" E
L68	48.21	S 69°30'9" E
L69	100.84	S 85°54'15" E
L70	52.27	S 13°32'45" W
L71	172.92	S 23°6" E



- LEGEND**
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
  - FOUND CORNER AS NOTED
  - ⊗ RECOVERED MONUMENT IN CASE AS NOTED

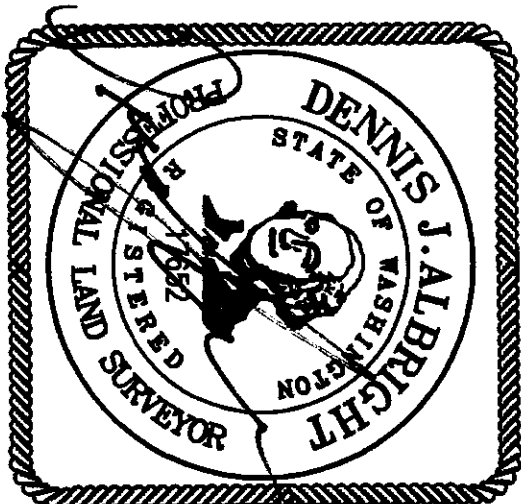


**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
PO Box 1705, 1111 Cleveland Street, Suite 202  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013

**BOUNDARY LINE SURVEY  
FOR  
CLEAR VALLEY**  
A PORTION OF SECTIONS 10, 14 AND 15  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-26-12 BY: DJA SCALE: 1" = 200'  
PROJECT NO. 12024 F.B. 80

4 of 7 1:38PM

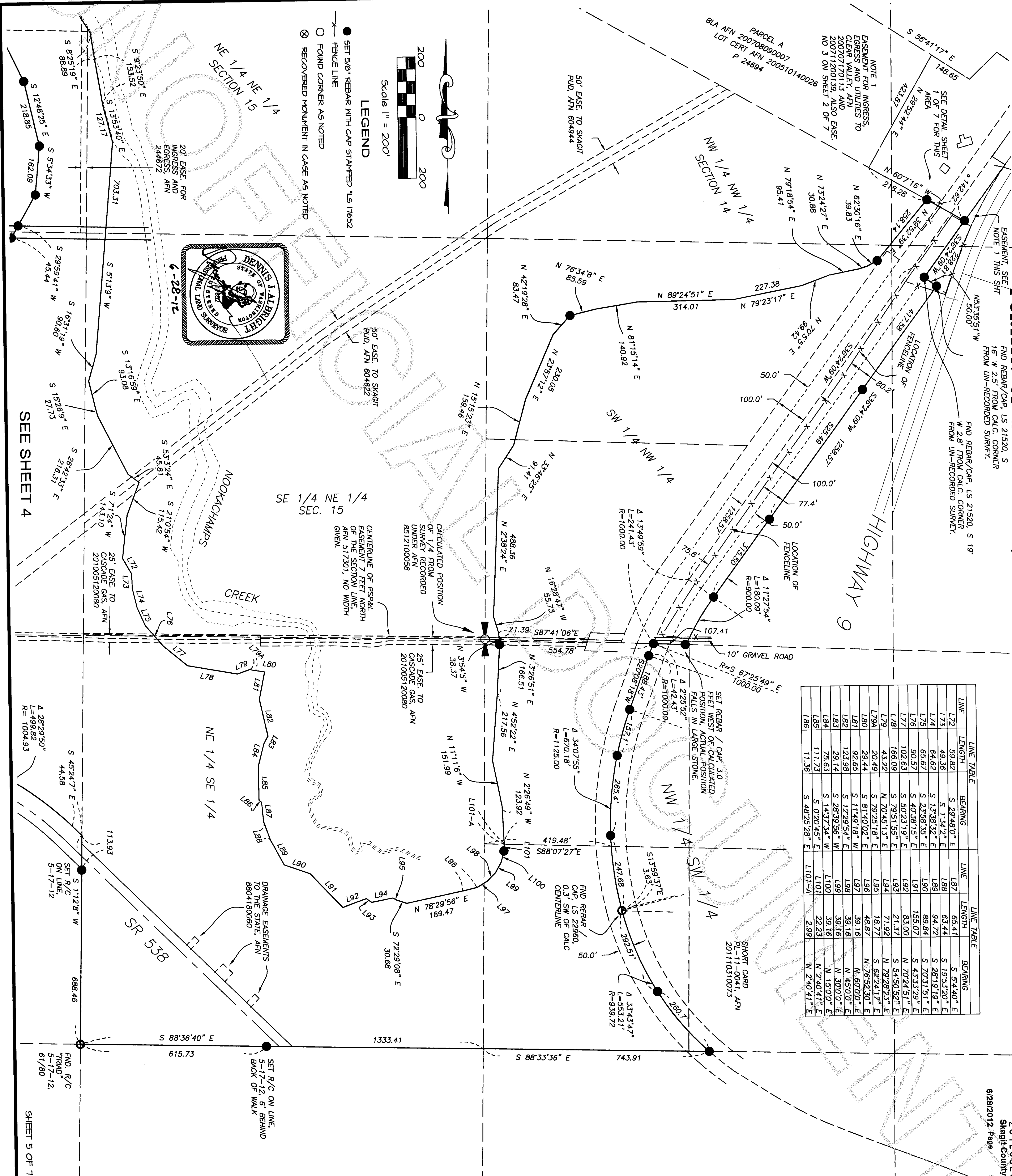




# PORTION OF SECTIONS 10, 14 AND 15, T. 34 N., R. 4 E. WM

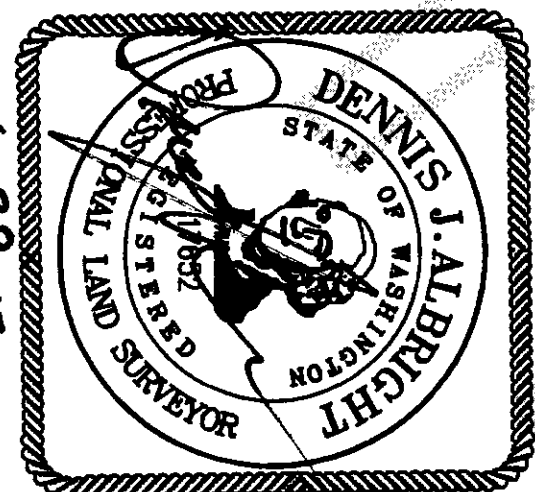
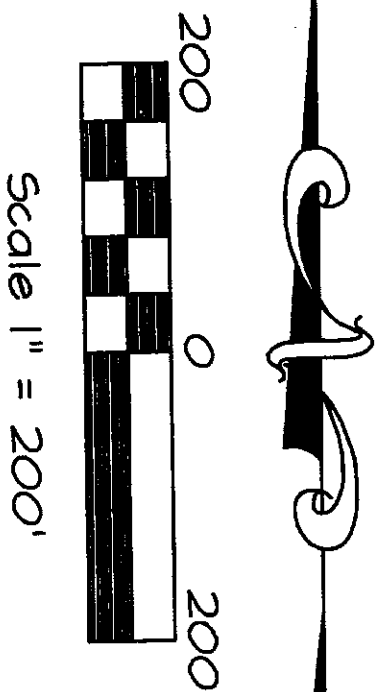
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Skagit County Auditor  
6/28/2012 Page 5 of 7 1:38PM

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L72	59.82	S 29°48'0" E	L87	65.41	S 5°44'0" E
L73	49.36	S 1°34'2" E	L88	63.44	S 19°53'20" E
L74	64.62	S 1°38'32" E	L89	94.72	S 28°19'19" E
L75	65.67	S 2°38'35" E	L90	89.84	S 70°31'51" E
L76	90.57	S 40°38'15" E	L91	155.07	S 43°33'29" E
L77	102.63	S 50°23'19" E	L92	63.00	N 70°24'51" E
L78	166.09	S 79°51'55" E	L93	71.92	S 54°50'52" E
L79	43.22	N 70°45'13" E	L94	18.77	S 62°24'12" E
L80	20.49	S 79°25'18" E	L95	18.77	N 76°52'30" E
L81	92.65	S 81°40'02" E	L96	48.87	N 60°0'0" E
L82	123.98	S 1°29'54" E	L97	39.16	N 45°0'0" E
L83	29.14	S 28°39'56" W	L98	39.16	N 30°0'0" E
L84	75.63	S 14°37'34" W	L100	39.16	N 15°0'0" E
L85	111.73	S 0°20'45" E	L101	22.23	N 2°40'41" E
L86	111.36	S 48°25'28" E	L101-A	2.99	N 2°40'41" E



## LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "LS 17652
- FOUND CORNER AS NOTED
- ⊗ RECOVERED MONUMENT IN CASE AS NOTED



SEE SHEET 4

SHEET 5 OF 7

## BOUNDARY LINE SURVEY FOR CLEAR VALLEY

A PORTION OF SECTIONS 10, 14 AND 15  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, STATE OF WASHINGTON

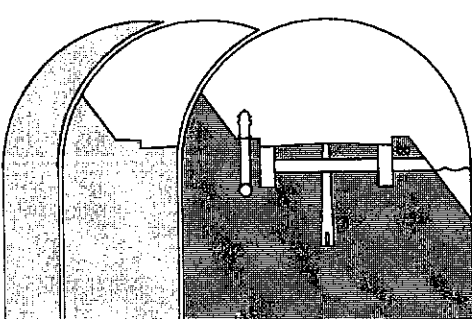
DATE: 6-13-07  
PROJECT NO. 12029

BY: D.J.A.

SCALE: 1" = 200'  
F.B. 80

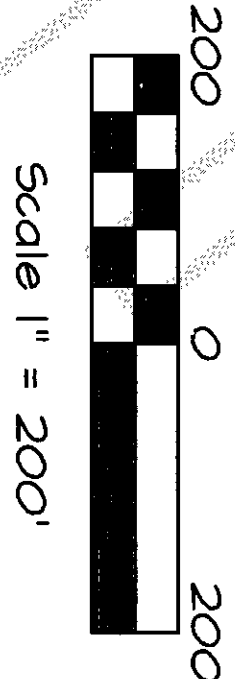
## Sound Development Group

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



PORTION OF SECTIONS 10, 14 AND 15, T. 34 N. , R. 4 E. WM

201206280062  
Skagit County Auditor  
6/28/2012 Page 8 of 7 1:38PM



PUGET POWER  
EASE: AFN  
8305280072

PARCEL B OF SKAGIT COUNTY  
BLA SURVEY RECORDED  
UNDER AFN 200710110106

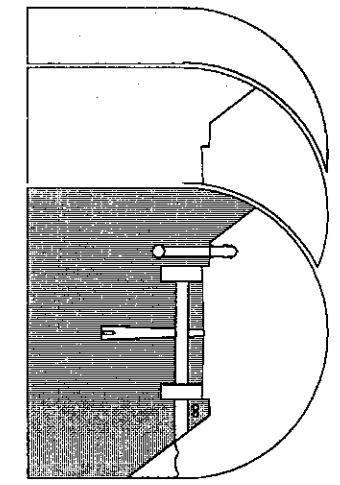
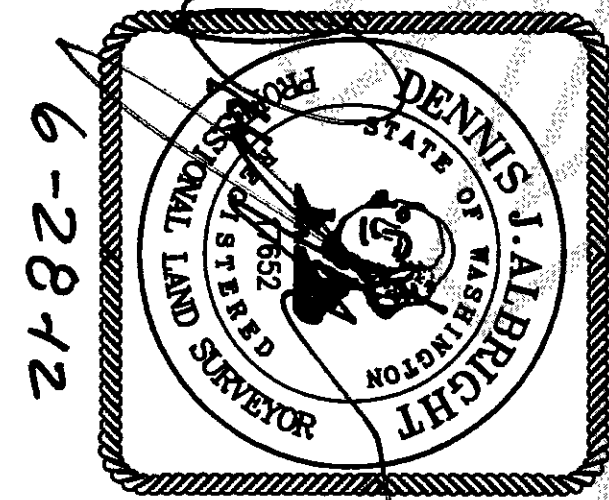
CALCULATED  
POSITION OF 1/4  
FROM SURVEY  
RECORDED UNDER  
AFN 8103260002

CALCULATED POSITION  
USING  
DISTANCE-DISTANCE FROM  
SURVEY AFN 8512100056.  
FND REBAR/CAP LS  
37549 0.5' NORTH OF  
THIS POSITION

SHEET 6 OF 7

- LEGEND
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652
  - x- FENCE LINE
  - FOUND CORNER AS NOTED
  - ⊗ RECOVERED MONUMENT IN CASE AS NOTED

LINE	LENGTH	BEARING
L1	44.48	S 14°58'44" W
L2	70.61	S 1°38'17" E
L3	86.67	S 28°20'12" E
L4	100.91	S 63°38'24" E
L5	110.95	S 75°45'56" E
L6	133.10	S 66°37'29" E
L7	53.86	S 50°38'38" E
L8	46.09	S 36°57'59" E
L9	105.02	S 31°38'29" E
L10	78.67	S 19°37'45" E
L11	36.00	S 6°28'20" E
L12	48.25	S 1°15'55" E
L13	65.40	S 21°57'10" W
L14	71.75	S 52°42'41" W
L15	50.91	S 87°55'4" W
L16	73.77	S 70°43'30" W
L17	37.27	N 83°33'13" W
L18	51.36	N 67°12'20" W
L19	152.66	N 46°14'6" W
L20	50.63	N 55°38'38" W
L21	255.39	N 41°51'17" W
L22	53.08	N 62°11'43" W
L23	58.48	N 79°35'0" W
L24	86.84	S 82°24'56" W
L25	88.04	S 54°57'47" W



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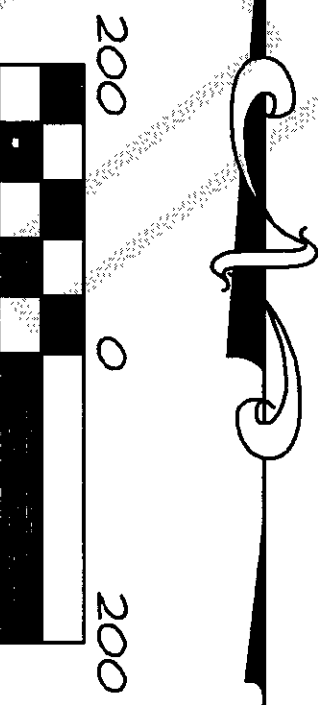
BOUNDARY LINE SURVEY  
FOR  
CLEAR VALLEY  
A PORTION OF SECTIONS 10, 14 AND 15  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-8-12  
PROJECT NO: 12024  
BY: DJA  
SCALE: 1" = 200'  
F.B. 80



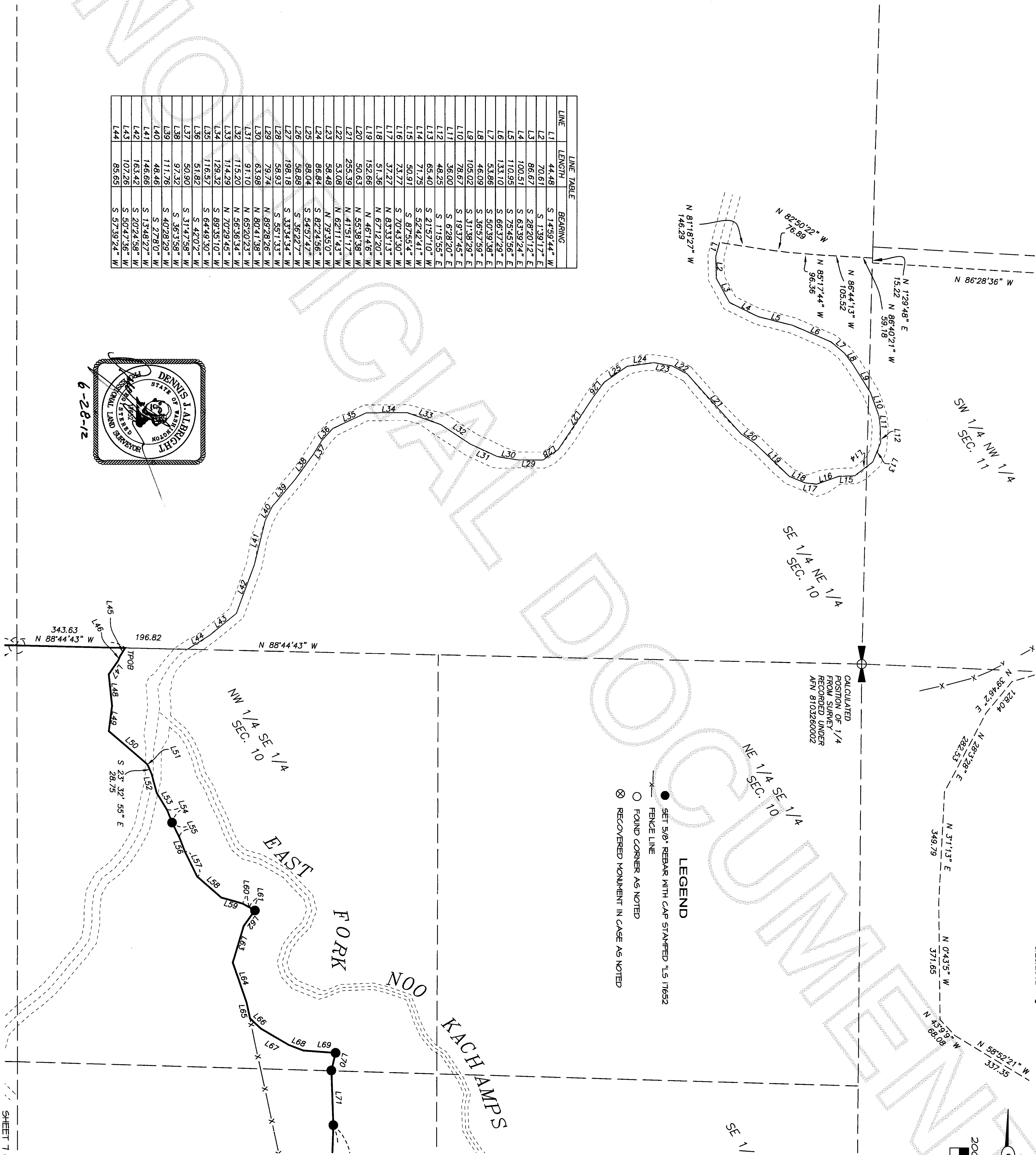
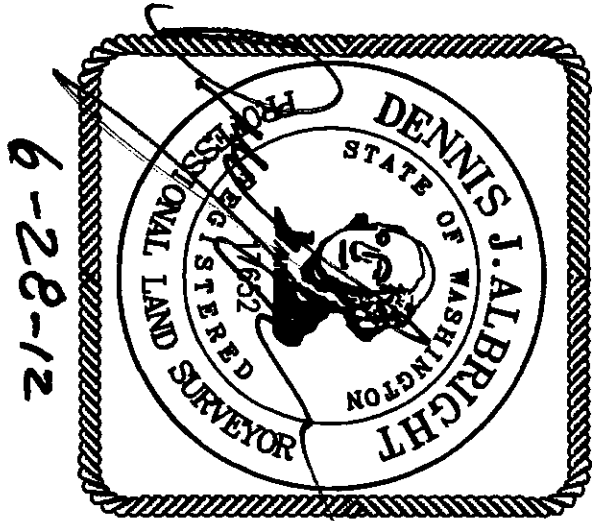
PORTION OF SECTIONS 10, 14 AND 15, T. 34 N. , R. 4 E. WM

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Skagit County Auditor  
6/28/2012 Page 7 of 7 1:38PM

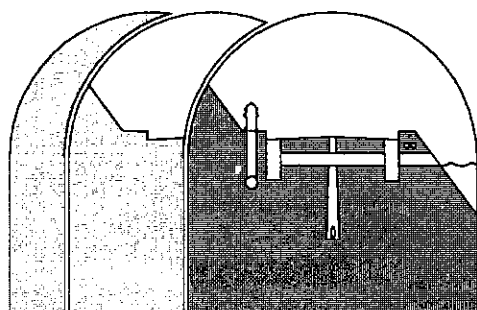


- LEGEND**
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
  - FOUND CORNER AS NOTED
  - ⊗ RECOVERED MONUMENT IN CASE AS NOTED

LINE	LENGTH	BEARING
L1	44.48	S 14°59'44" W
L2	70.61	S 13°17'12" E
L3	86.67	S 28°20'12" E
L4	100.51	S 63°39'24" E
L5	110.95	S 75°45'56" E
L6	133.10	S 66°37'29" E
L7	53.86	S 50°39'38" E
L8	46.09	S 36°57'59" E
L9	105.02	S 31°38'29" E
L10	78.67	S 19°37'45" E
L11	36.00	S 6°28'20" E
L12	48.25	S 11°55'55" E
L13	65.40	S 21°57'10" W
L14	71.75	S 32°42'41" W
L15	50.91	S 87°55'4" W
L16	73.77	S 70°43'30" W
L17	37.27	N 83°33'13" W
L18	51.36	N 67°12'20" W
L19	152.66	N 46°14'6" W
L20	50.63	N 55°38'38" W
L21	255.39	N 41°51'17" W
L22	53.08	N 62°11'43" W
L23	58.48	N 79°35'0" W
L24	88.84	S 82°24'56" W
L25	88.04	S 54°57'47" W
L26	58.88	S 36°22'7" W
L27	198.18	S 33°34'34" W
L28	58.93	S 55°13'33" W
L29	79.74	N 69°28'26" W
L30	63.98	N 80°41'38" W
L31	91.10	N 65°20'23" W
L32	115.20	N 56°36'34" W
L33	114.29	N 70°29'45" W
L34	123.32	S 69°35'10" W
L35	116.57	S 64°48'30" W
L36	51.82	S 42°02' W
L37	50.90	S 31°47'58" W
L38	97.32	S 36°33'58" W
L39	111.76	S 40°28'29" W
L40	48.46	S 27°8'0" W
L41	146.66	S 13°48'27" W
L42	163.42	S 20°24'58" W
L43	107.26	S 50°47'36" W
L44	85.65	S 57°39'24" W



SHEET 7 OF 7



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SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-8-12 BY: DJA SCALE: 1" = 200'  
PROJECT NO. 12029 F.B. 80