

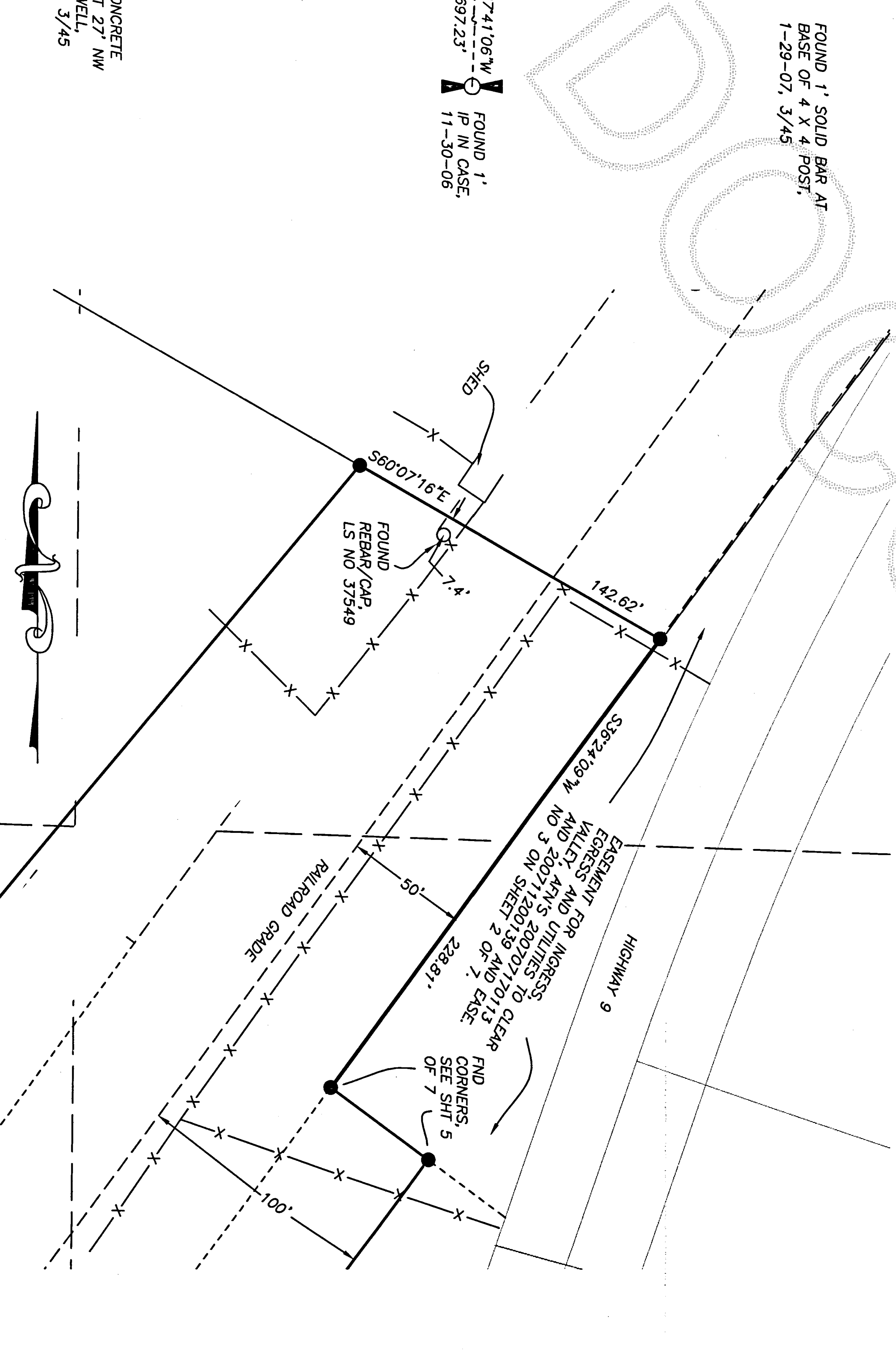
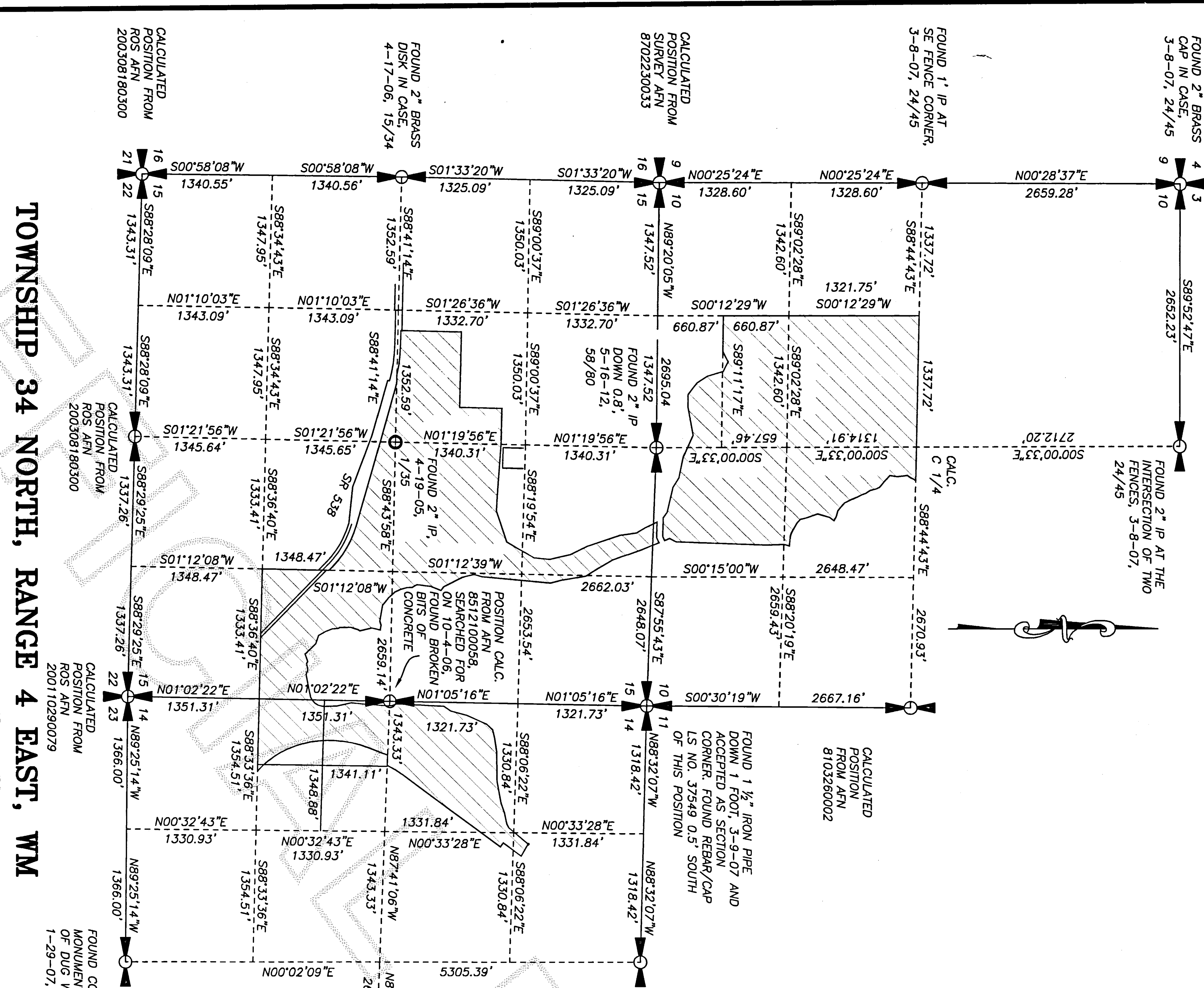
PORTION OF SECTIONS 10, 14 AND 15, T. 34 N. , R. 4 E. WM

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

James J. ...
SKAGIT COUNTY AUDITOR
DEPUTY
2012-11-30 14:2
Skagit County Auditor

11/13/2012 Page 1 of 7
7:12:33PM

- 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 24462, 20 FOOT EASE, SEE SHEETS 4 AND 5.
 - C. AFN 24730, EASE, NO WIDTH GIVEN, SEE SHEET 3.
 - D. AFN 51730, EASE, NO WIDTH GIVEN, SEE SHEET 5.
 - E. AFN 60462, SKAGIT PUD EASE, SEE SHEET 4 AND 5.
 - F. AFN 60930, SKAGIT PUD EASE, SEE SHEET 4 AND 5.
 - G. AFN 60710, SKAGIT PUD EASE, SEE SHEET 4.
 - H. AFN 60865, SKAGIT PUD EASE, SEE SHEET 4.
 - I. AFN 8305260022, EASE, SEE SHEET 3 AND 4.
 - J. AFN 8305260044, EASE, SEE SHEET 3 AND 4.
 - K. AFN 8804180060, STATE OF WA EASE ALONG COLLEGE WAY, SEE SHEET 5.
 - L. NOTE ON POTENTIAL CHANGES IN NOKACHAMP CREEK.
 - M. NOTE ON POTENTIAL RIPARIAN RIGHTS OF THE PUBLIC.
 - N. AFN 200706190055, 60' EASEMENT, SEE SHEET 4.
 - O. AFN 200706190056 AND 20070809007, BLAS, SEE SHEET 4.
 - P. AFN 200812300131, REGULATORY NOTE, SEE DOCUMENT.
 - Q. AFN 200801280146, REGULATORY NOTE, SEE DOCUMENT.
 - R. AFN 201004270104, LANDSUIT AGREEMENT, SEE DOCUMENT.
 - S. AFN 201005120060, CASCADE GAS EASE, SEE SHEETS 4 AND 5.
 - T. DELETED
 - U. AFN 200610170093, WATERLINE EASE, SEE SHEET 4.
 - V. AFN 200707260081, 60' EASEMENT, SEE SHEET 3 AND 4.
 - W. LOTS CERTS, NOTHING TO MAP.
 - X. AFN 604944, SKAGIT PUD EASE, SEE SHEET 5.
 - Y. AFN 200707101113 AND 200711200139, INGRESS-EGRESS-UTILITY EASE, SEE SHEET 5.



INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S6 AND A TRIMBLE 5600 DUAL FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+/- 1 PPMM) AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN WAC, 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
SURVEY RECORDS UNDER AFN'S 2011103100073, 200205060132, 8307200016, 8612100058, 8612150023, 8103260002, 2000111010039, 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 RECORPING ACT AT THE REQUEST OF CLEAR VALLEY, IN SEPT. OF 2012

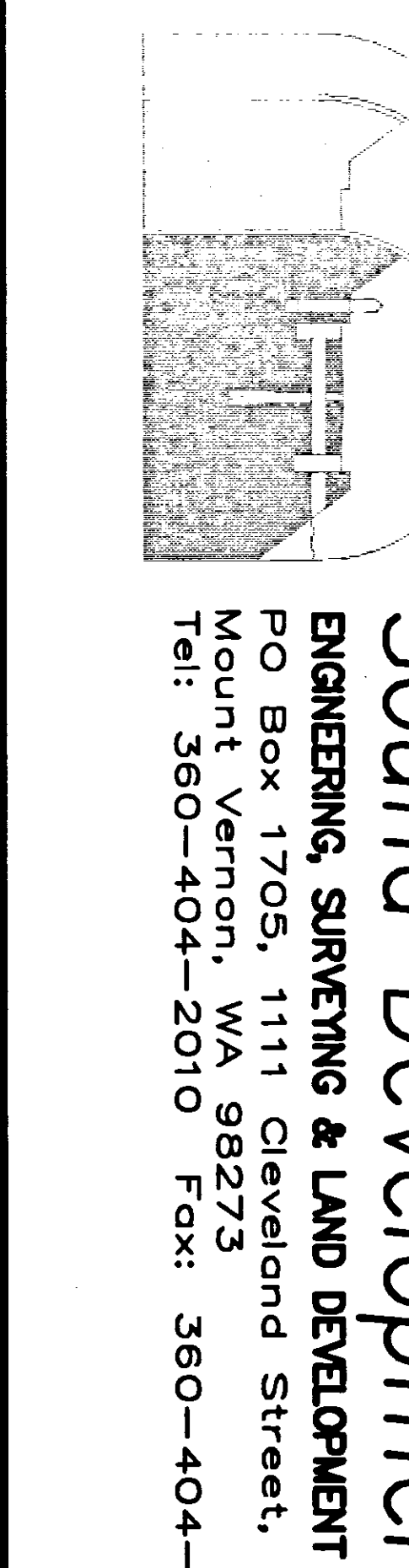
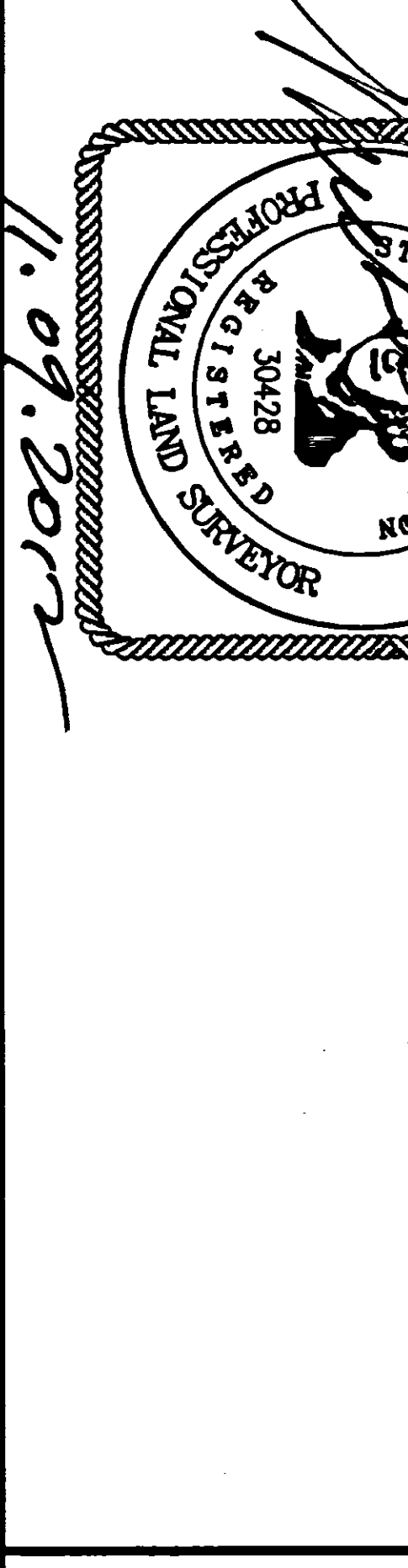
TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

SURVEY NOTES
1. THE RAILROAD RIGHT OF WAY WAS COMPUTED FROM A COMBINATION OF SURVEYS RECORDED UNDER AFN'S 201110310073, 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 WAC, 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.

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: 11.07.2012



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

DATE: 9-20-12 BY: MJS SCALE: NTS
PROJECT NO. 12029

SECTION 11 A DISTANCE OF 1168.41
20201211130142
Sisagit County Auditor
Page 2 of 7 12:33PM

FEET; THENCE NORTH 60° 12' 24" WEST
35° 01' 13" EAST 349.79 FEET; THENCE
147 FEET; THENCE ALONG A CURVE TO THE
THENCE NORTH 29° 08' 06" WEST 48.98

[illegible]

RECORDED AS AUDITOR'S FILE NO.
 ORDERED BY ORDER OF VACATION ENTERED IN
 DEED TO SAGA COUNTY BY DEEDS
 JUDGE ACROSS NOOKCHAMPS CREEK;
 ON A DEED RECORDED JULY 17, 2007.,
 LAKE SHORE AND EASTERN RAILWAY
 COUNTY, WASHINGTON, THENCE SOUTH 53°

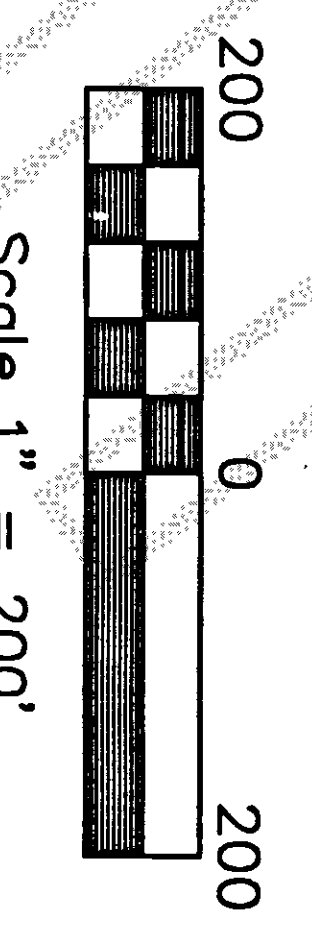
LY LINE OF THE RIGHT OF WAY OF STATE
A RADIUS OF 1,459.55 FEET, THROUGH A
INVERTED TO THE SEATTLE LAKE SHORE
WASHINGTON; THENCE SOUTH 36° 25' 52"
SHEET 2 OF 7

FOR		R VALLEY	SECTIONS 10, 14 AND 15 T11TH, RANGE 4 EAST, W.M. STATE OF WASHINGTON
1: M.S.	SCALE: N.T.S.		

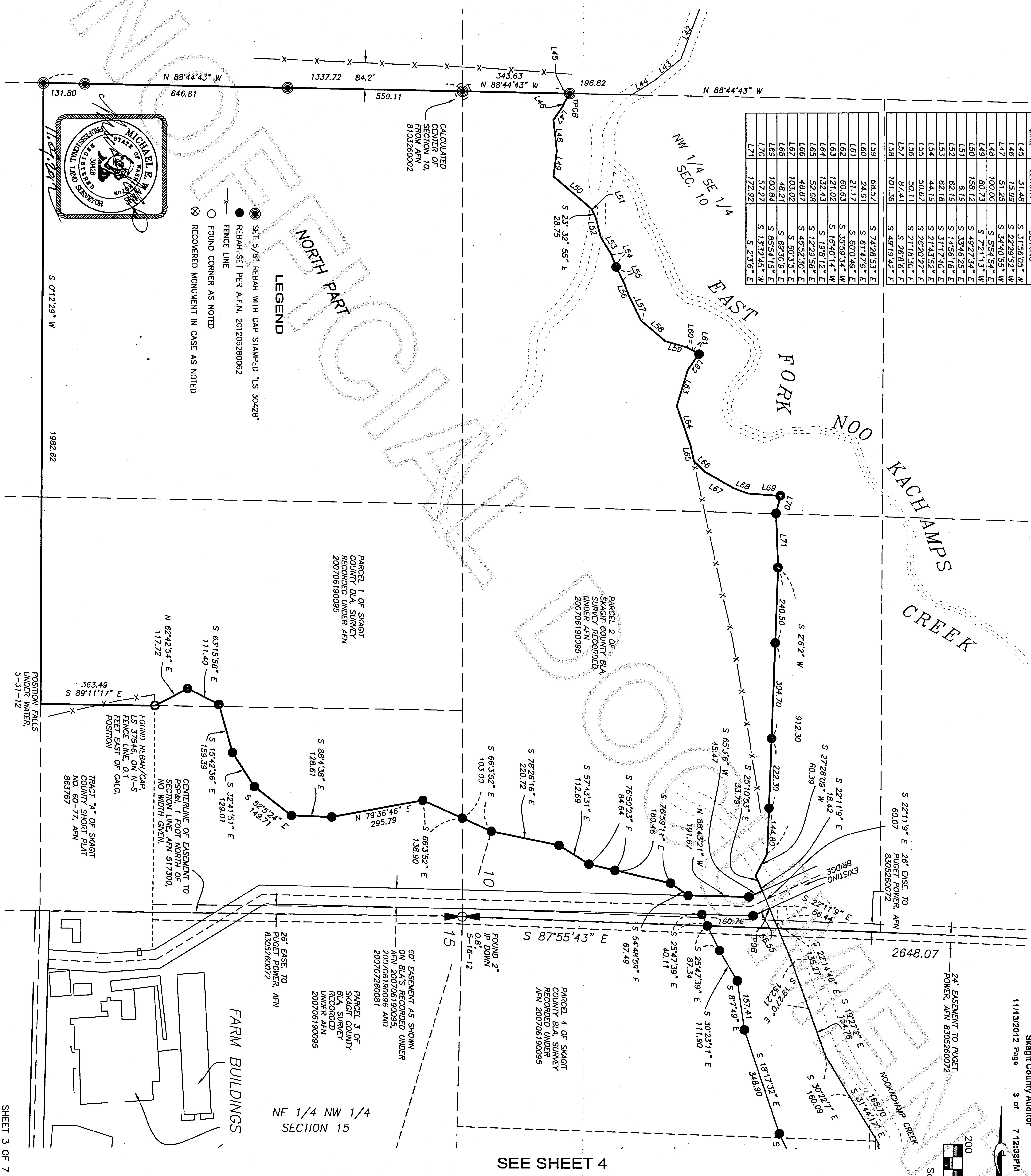
R VALLEY	
SECTIONS 10, 14 AND 15	
T11N, RANGE 4 EAST, W.M.	
STATE OF WASHINGTON	
BY: MJS	SCALE: NTS
F.B.	

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

201211130142
Skagit County Auditor
11/13/2012 Page 3 of 7 12:33PM



LINE	LENGTH	BEARING
L45	31.48	S 31°56'05" W
L46	15.99	S 22°29'52" W
L47	51.25	S 34°40'55" W
L48	100.00	S 55°54'54" W
L49	80.73	S 72°11'3" W
L50	158.12	S 49°27'34" E
L51	6.18	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°02'22" E
L56	50.11	S 21°18'30" E
L57	87.41	S 26°16' 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°59'34" 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°3'5" E
L68	48.21	S 69°30'9" E
L69	100.84	S 85°44'15" E
L70	52.27	S 13°22'45" W
L71	172.92	S 23°36" E



SEE SHEET 4

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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: 9-20-12	BY: MJS	SCALE: 1" = 200'
PROJECT NO. 12029		F.B. 80

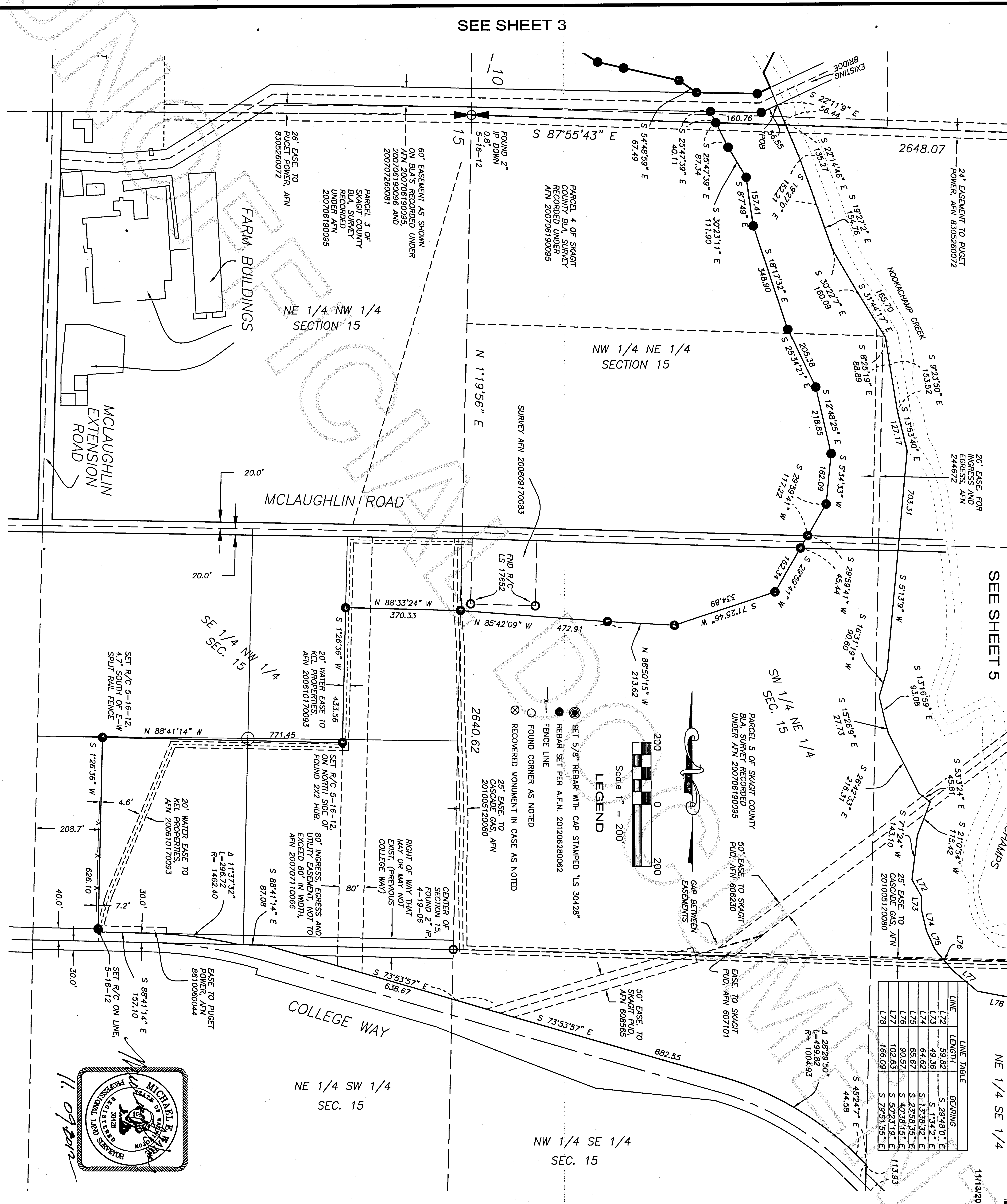
PORTION OF SECTIONS 10, 14 AND 15, T. 34 N., R. 4 E., WM

SEE SHEET 5

NE 1/4 SE 1/4

11/13/2012 Page 4 of 7 12:33PM
20121130142
Skagit County Auditor

LINE	LENGTH	BEARING
L72	59.82	S 29°48'0" E
L73	49.36	S 1°34'2" E
L74	64.62	S 1°38'32" E
L75	65.67	S 2°38'35" E
L76	90.37	S 40°38'15" E
L77	102.63	S 50°23'19" E
L78	166.09	S 79°51'55" E



SHEET 4 OF 7



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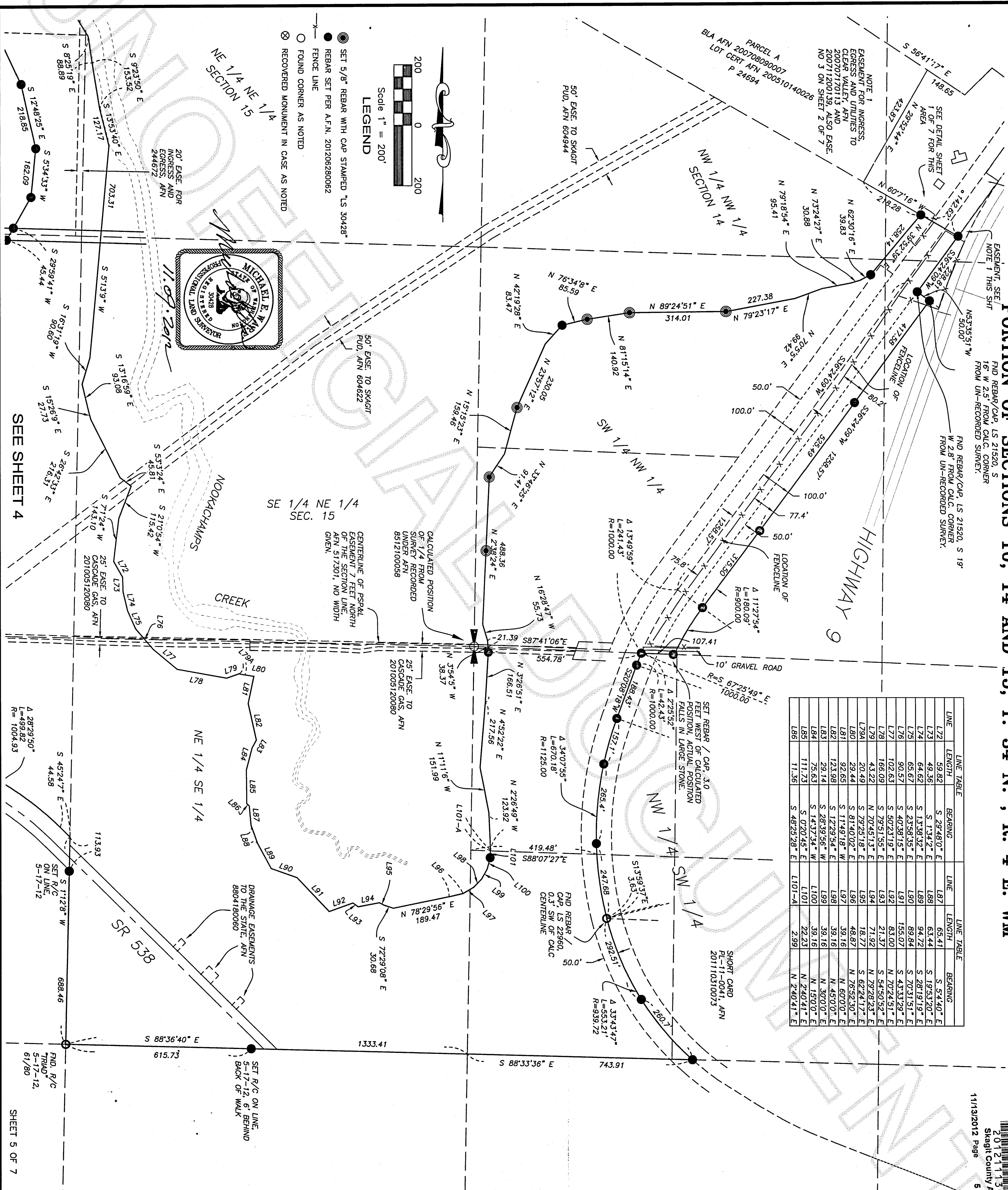
BOUNDARY LINE SURVEY
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PORTION OF SECTIONS 10, 14 AND 15, T. 34 N., R. 4 E. WM

201211130142
Skagit County Auditor
11/13/2012 Page 5 of 7 7:12:33PM

LINE TABLE		LINE TABLE	
LINE	LENGTH	LINE	BEARING
L72	59.82	L87	S 29°48'0" E
L73	49.36	L88	S 1°34'2" E
L74	64.62	L89	S 13°38'3" E
L75	65.67	L90	S 23°58'35" E
L76	90.57	L91	S 40°38'19" E
L77	102.63	L92	S 50°23'19" E
L78	166.09	L93	S 78°51'55" E
L79	43.22	L94	S 70°45'13" E
L80	20.49	L95	S 79°25'18" E
L81	92.65	L96	S 81°40'02" E
L82	123.98	L97	S 11°49'18" W
L83	29.14	L98	S 12°29'54" E
L84	75.63	L99	S 28°39'56" W
L85	111.73	L100	S 14°37'34" W
L86	11.36	L101	S 0°20'45" E
		L101-A	S 48°25'28" E



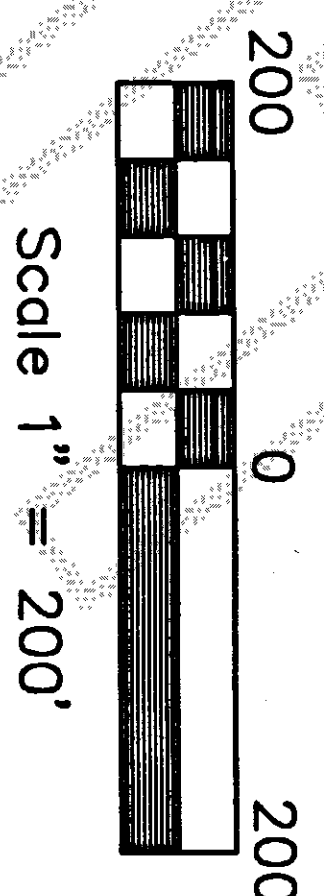
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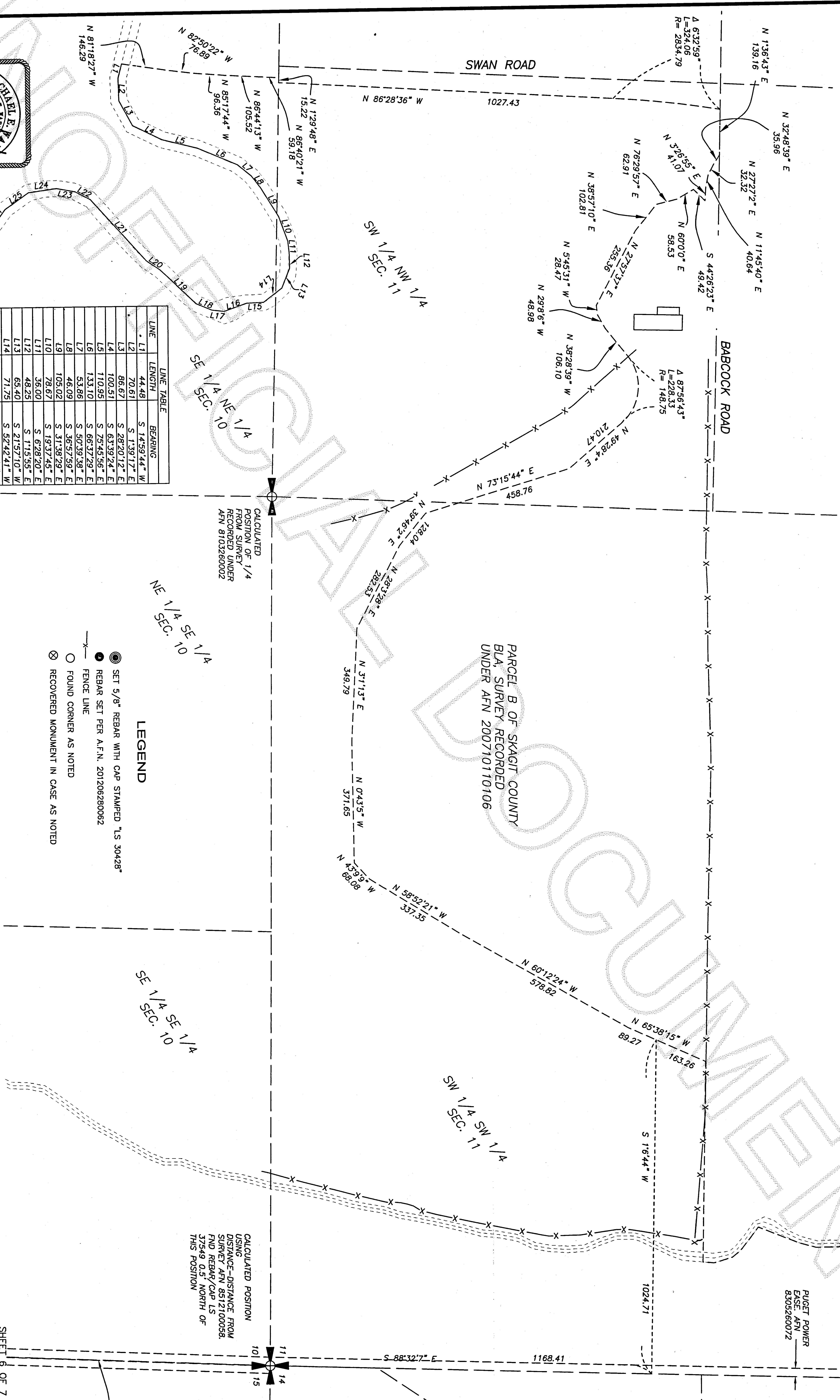
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PORTION OF SECTIONS 10, 14 AND 15, T. 34 N. , R. 4 E. WM

20121130142
Skagit County Auditor
11/13/2012 Page 6 of 7 7:12:33PM



PUGET POWER
EASE, AFN
8305260072



LINE	LENGTH	BEARING
L1	44.48	S 14°59'44" W
L2	70.61	S 1°38'17" E
L3	86.67	S 28°20'12" E
L4	100.51	S 63°38'24" E
L5	110.95	S 25°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 21°57'10" W
L13	65.40	S 52°42'41" W
L14	71.75	S 87°55'4" 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

LEGEND

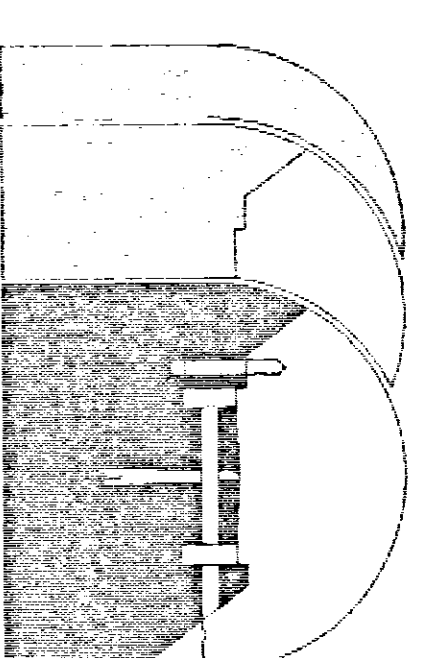
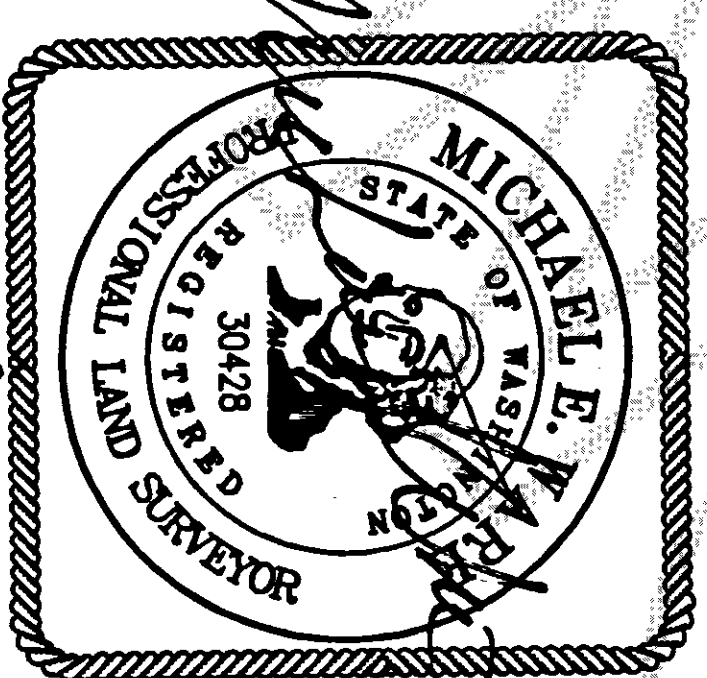
- SET 5/8" REBAR WITH CAP STAMPED "LS 30428"
- REBAR SET PER A.F.N. 201206280062
- FOUND CORNER AS NOTED
- ⊗ RECOVERED MONUMENT IN CASE AS NOTED

SE 1/4 SE 1/4
SEC. 10

SW 1/4 SW 1/4
SEC. 11

CALCULATED POSITION
USING
DISTANCE-DISTANCE FROM
SURVEY AFN 8512100036.
FIND REBAR/CAP LS
37549 0.5' NORTH OF
THIS POSITION

SHEET 6 OF 7

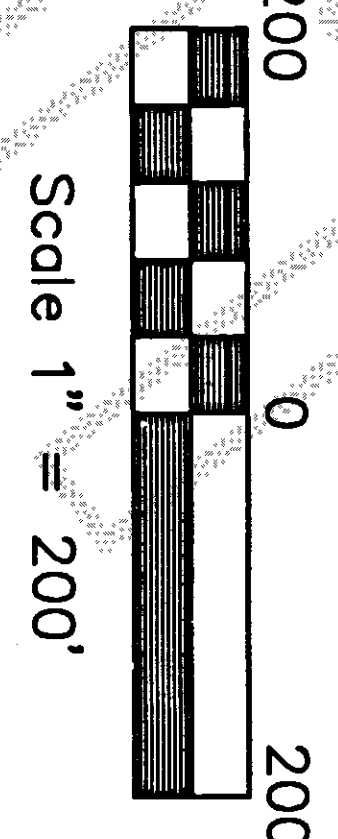


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201211130142
Skagit County Auditor
7 of 7
11/13/2012 Page
7 12:33PM

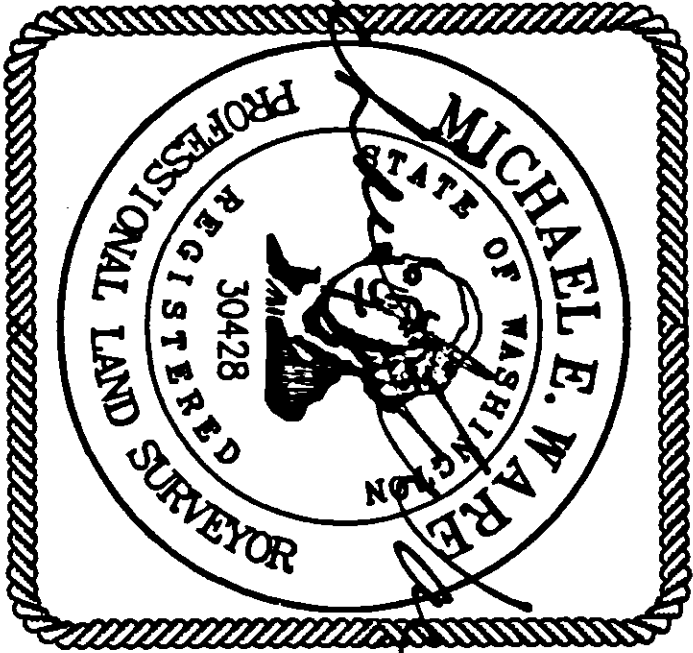


CALCULATED
POSITION OF 1/4
FROM SURVEY
RECORDED UNDER
AFN 8103260002

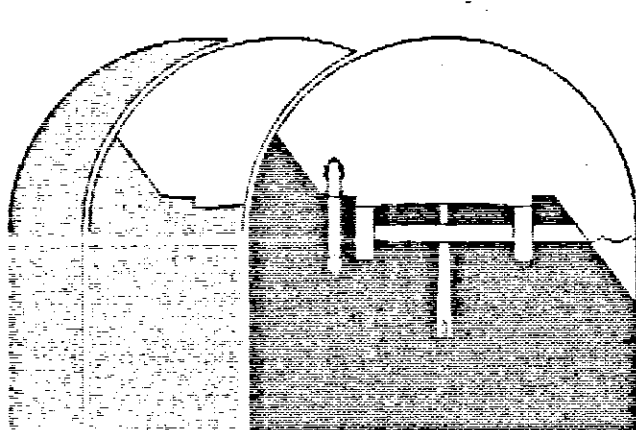
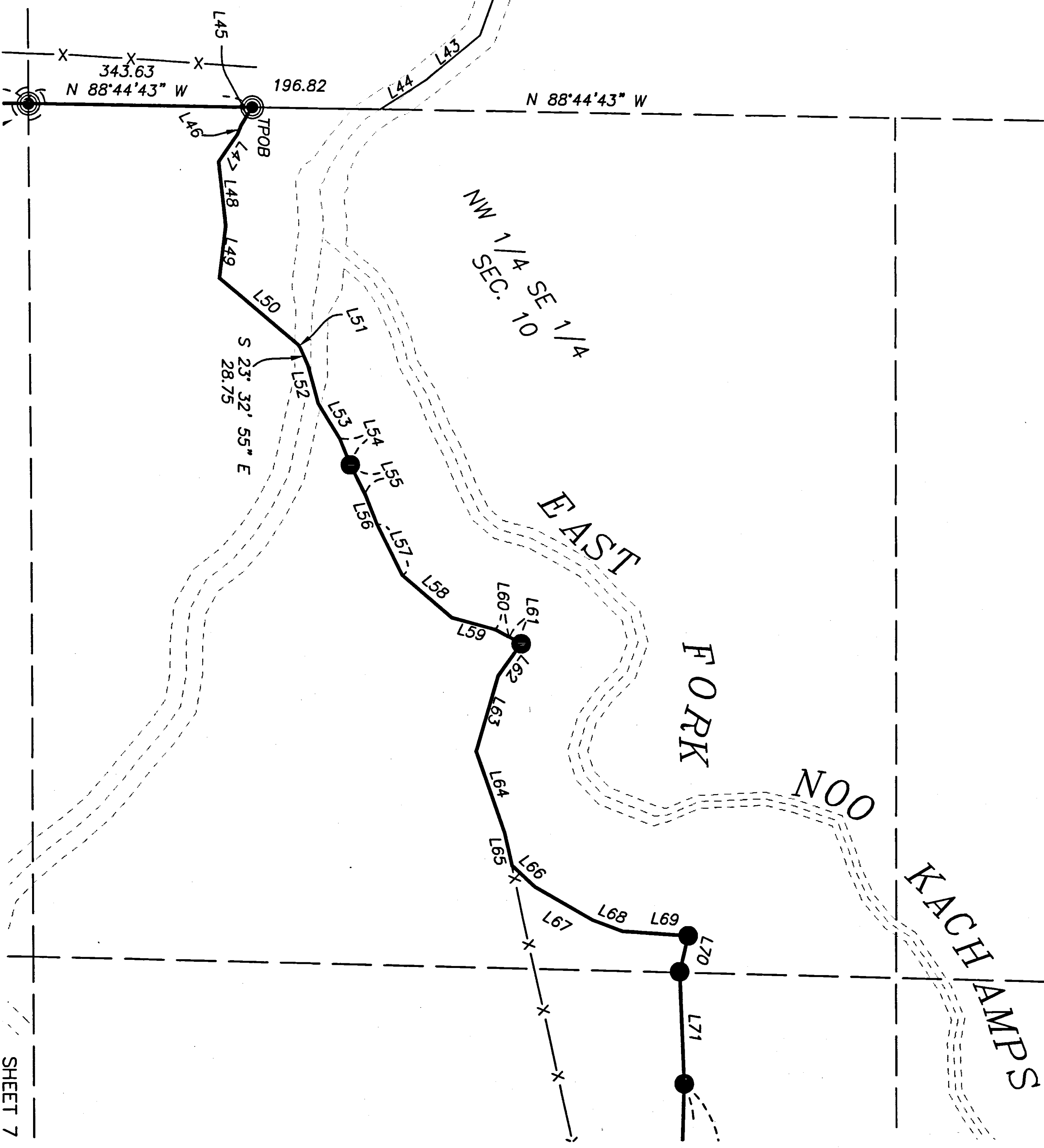
LEGEND

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- REBAR SET PER A.F.N. 201206280062
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L24	86.84	S 82°24'56" W
L25	88.04	S 54°57'42" W
L26	58.88	S 36°22'27" W
L27	198.18	S 33°34'34" W
L28	56.93	S 55°13'3" W
L29	79.74	N 89°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	129.32	S 89°35'10" W
L35	116.57	S 64°49'30" W
L36	51.82	S 42°02'2" W
L37	50.90	S 31°47'58" W
L38	97.32	S 36°35'8" 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



11.09.2012



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