

THIRD 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

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 40-A, 40-B AND 40-C ARE SUBSTANTIALLY COMPLETED.

HANSELL / MITZEL, LLC
BY: Mac E. Mitzel, MANAGING MEMBER

DECLARATION REFERENCE

THE THIRD AMENDMENT TO THE CONDOMINIUM DECLARATION FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED AT AUDITOR'S FILE NO. 201501280089, RECORDS OF SKAGIT COUNTY, WASHINGTON, 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 200812310105 AND 200812220037 RECORDS OF SKAGIT COUNTY WASHINGTON.

ACKNOWLEDGMENT FOR SURVEYOR

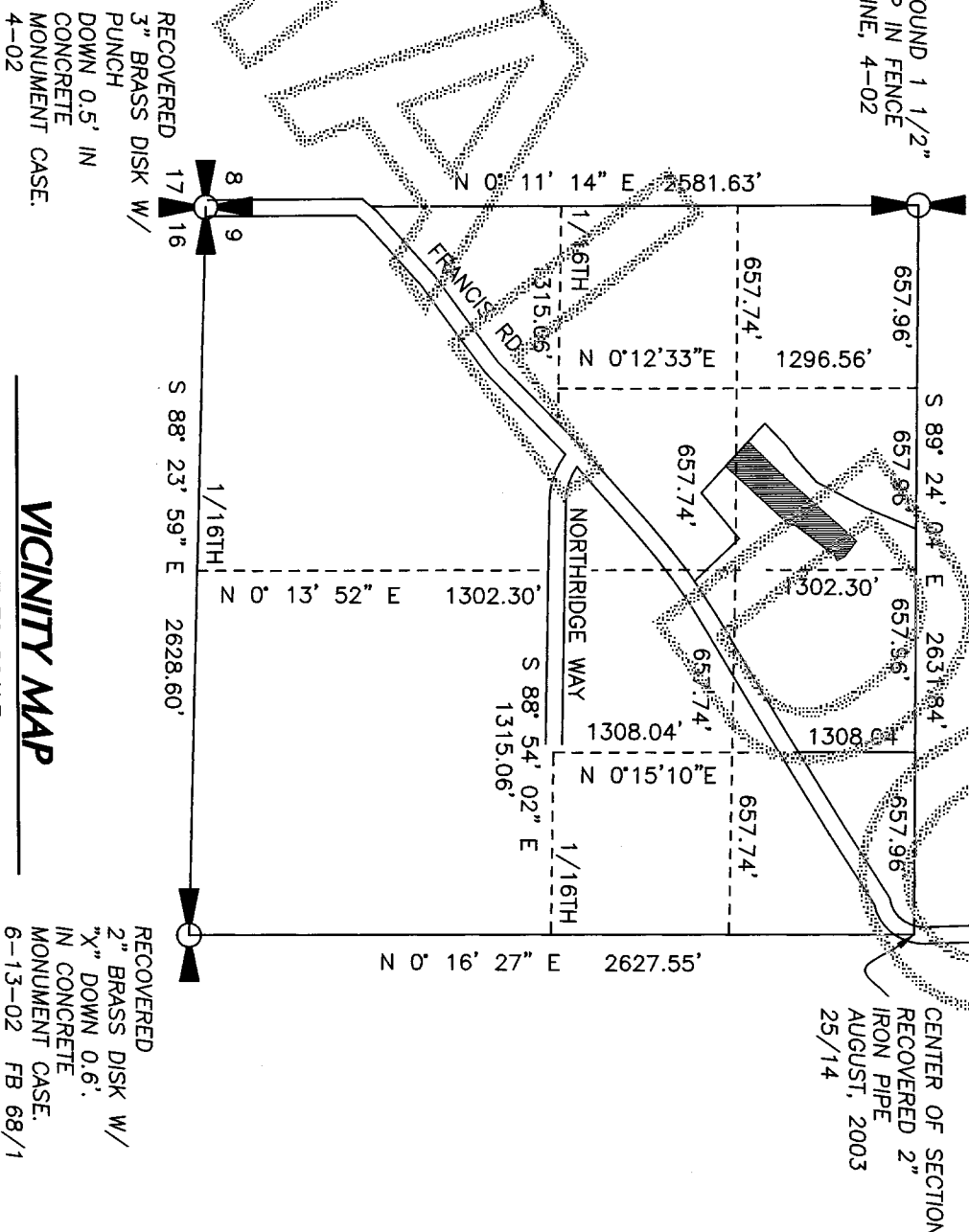
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael E. Ware 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 7-28 2015



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
Pat L. Severin
RESIDING AT Mountain View
MY APPOINTMENT EXPIRES 1/13/19



VICINITY MAP
NOT TO SCALE
SOUTHWEST QUARTER OF
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

NOTES

1. ALL UNITS IN PHASE 3 AS SHOWN HEREON EXCEPT UNITS 39A, 39B, 40A, 40B, AND 40C 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. THE SQUARE FOOTAGE OF EACH UNIT IS BASED ON THE AREA WITHIN THE VERTICAL BOUNDARIES OF THE UNIT, WHICH IS GENERALLY THE SQUARE FOOTAGE OF A STRUCTURE WITHIN THE UNIT. THE SQUARE FOOTAGES OF DWELLING STRUCTURES AS SHOWN ON THE SURVEY ARE CALCULATED ON THE BASIS OF THE EXTERIOR SURFACE OF THE WALLS OF THE DWELLING STRUCTURE.
5. UNLESS OTHERWISE SPECIFICALLY NOTED, IMPROVEMENTS SHOWN WITHIN UNITS ARE NOT SURVEYED AS BUILT.

LEGAL DESCRIPTION OF LAND IN THE CONDOMINIUM

LOTS 28 AND 29 OF THE "PART 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" AS RECORDED 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, W.M., DOING HEREBY 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

- A. AEN 200405140159, PUGET SOUND ENERGY 10 FOOT EASEMENT OVER THE EXISTING FACILITIES, THE EXACT LOCATION IS UNKNOWN.
- B. AEN 200505050093, PLAT COR'S.
- C. AEN 200505050094, PLAT OF NORTH HILL PUD, EASEMENTS AS SHOWN THEREON AND ON THIS DOCUMENT.
- D. AEN 20081220070, 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.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

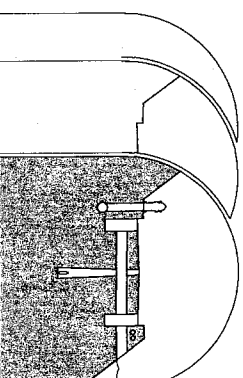
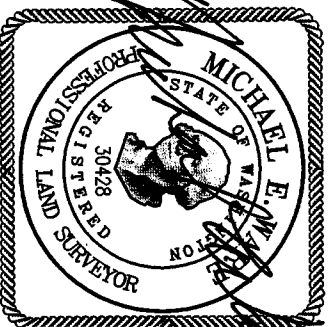
ON THIS 28 DAY OF July 2015, PERSONALLY APPEARED BEFORE ME Pat L. Severin, NOTARY PUBLIC, TO ME KNOWN TO BE A MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 28 DAY OF July 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Pat L. Severin
(NOTARY NAME TO BE PRINTED)
RESIDING AT Mountain View
MY APPOINTMENT EXPIRES 1/13/19

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 40-A, 40-B AND 40-C ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS, AND THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF ALL DEVELOPMENT UNITS ARE CORRECTLY SHOWN.

Michael E. Ware
MICHAEL E. WARE, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30428
DATE 7-28-2015



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: 12-11-14 BY: M. WARE SCALE:
PROJECT NO. 027-07-C 14081.DWG F.B.

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

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\$148.00

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UNPLATTED

EXISTING DITCH
(DRAINAGE
DISTRICT #20)

FLOOD ZONE A-1

TRACT A

STORM DRAINAGE

AND OPEN SPACE

BASIS OF BEARING

N. 34.16.11 E BETWEEN THE FOUND MONUMENTS ALONG
RIVER VISTA LOOP AND AS SHOWN ON THE PLAT OF
NORTH HILL POOL AS RECORDED UNDER AUDITORS FILE NO.
20050500394.

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6," AND A TRIMBLE R8 DUAL FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE ± 2 CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

RESEARCH

200505050094.

VERTICAL DATUM

NGVD29

NORTH HILL TOWNHOMES

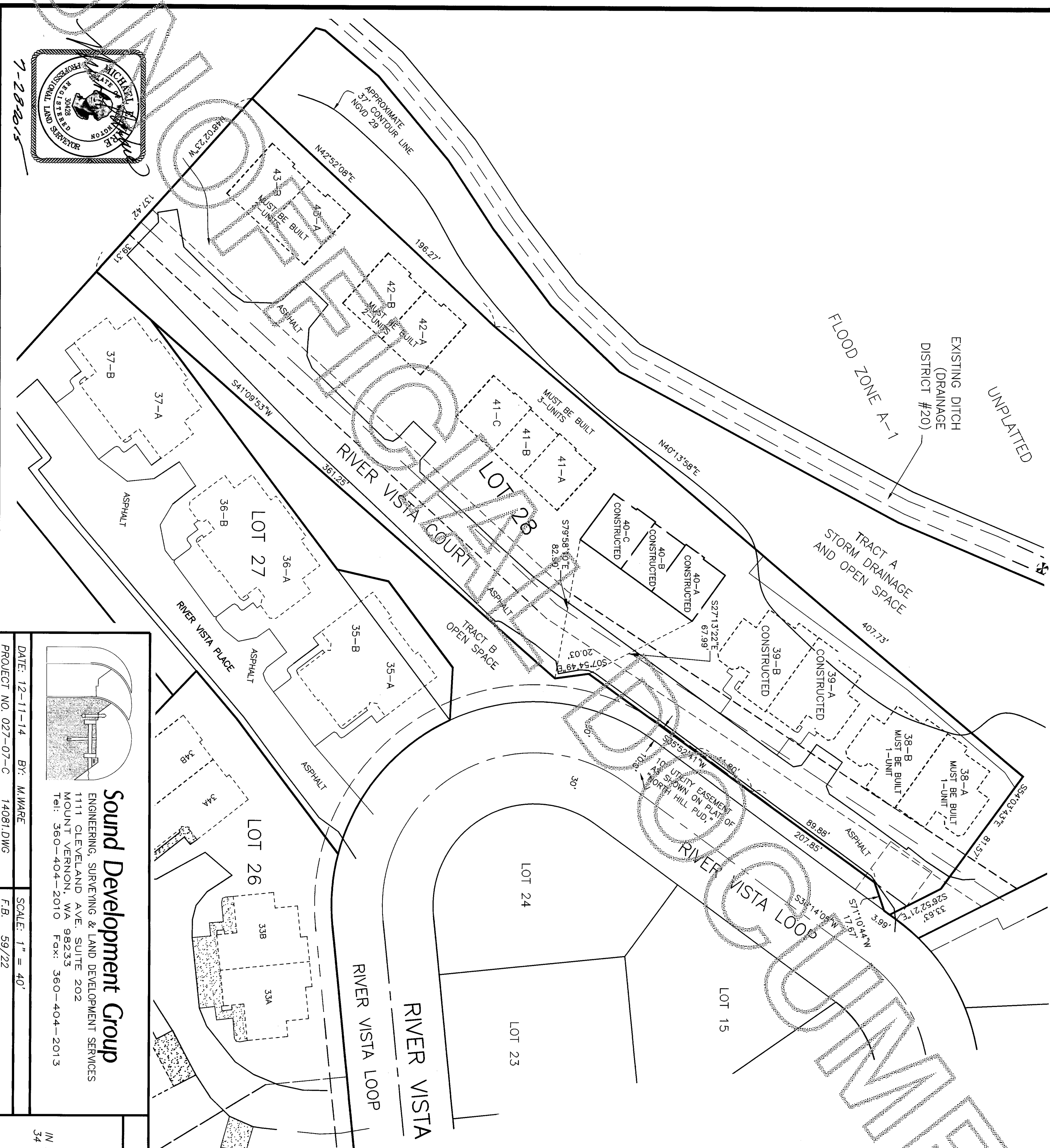
A CONDOMINIUM

FOR

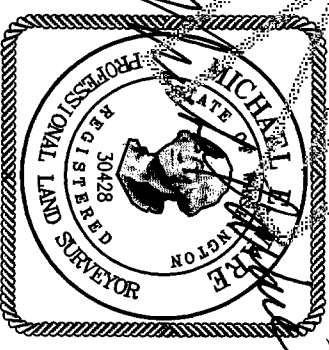
HANSELL / MITZEL, LLC

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

SHEET 2 OF 3



7-28-2015



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DATE: 12-11-14 BY: M.WARE

BY: M.WARE

PROJECT NO. 027-07-C 14081.DWG

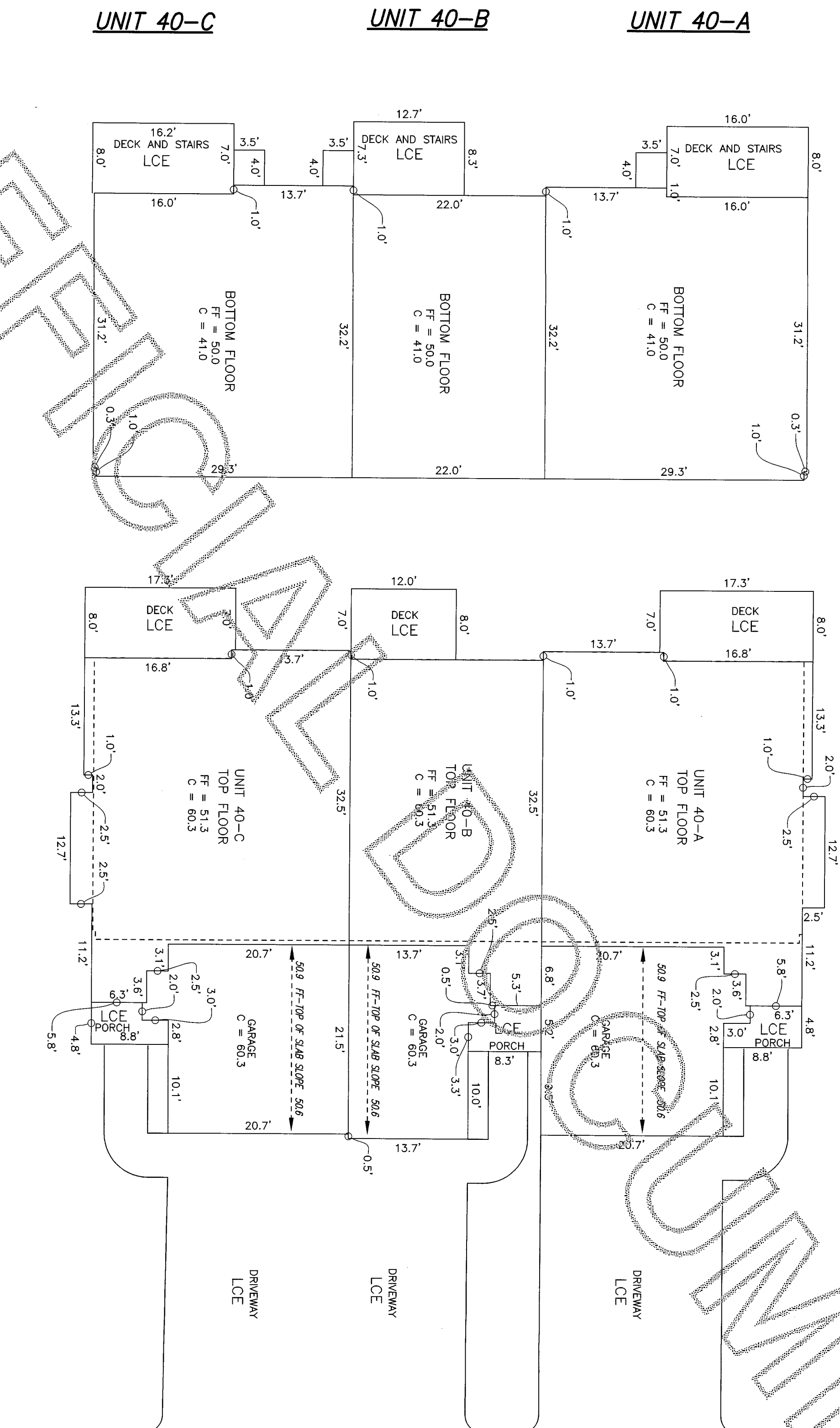
F.B. 59/22

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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

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\$148.00



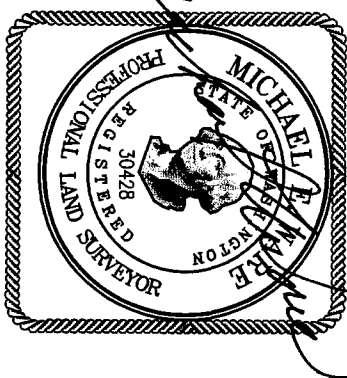
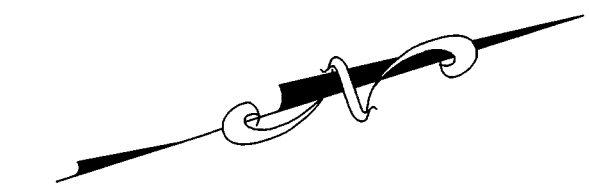
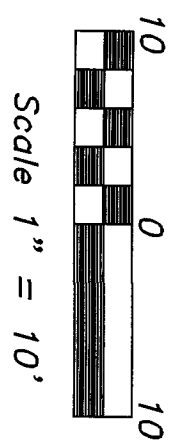
UNIT AREAS

UNIT 40-A	
TOP FLOOR	= 1061 SQ FT
BOTTOM FLOOR	= 919 SQ FT
GARAGE	= 460 SQ FT
UNIT 40-B	
TOP FLOOR	= 760 SQ FT
BOTTOM FLOOR	= 706 SQ FT
GARAGE	= 315 SQ FT
UNIT 40-C	
TOP FLOOR	= 1061 SQ FT
BOTTOM FLOOR	= 919 SQ FT
GARAGE	= 460 SQ FT

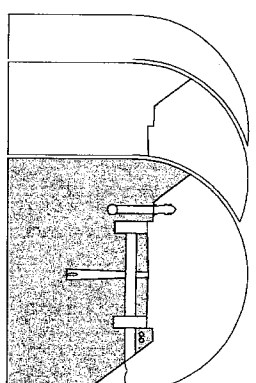
NOTE:
THE AREAS OF THE TOP AND BOTTOM FLOORS
INCLUDE THE STAIR AREA.

LEGEND

LCE	UNITED COMMON ELEMENT
CE	COMMON ELEMENT
C	CEILING ELEVATION
FF	FINISHED FLOOR ELEVATION
---	VERTICAL LIMITS BOTTOM FLOOR



7-28-2015



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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

SHEET 3 OF 3