

**PLAT OF BLANCHARD KNOB**

PORTIONS OF THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, WM.

18<sup>th</sup> DAY OF ~~February~~ 2022.

BS 80 LLC

STATE OF Washington

SIGNATURE Mae Manilla - J. 3/26

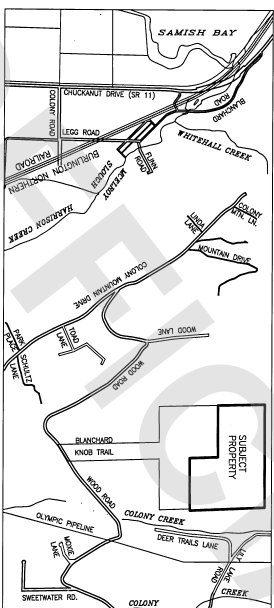
RESIDING AT: Burlington

MY APPOINTMENT EXPIRES: 10-13-2025

## OWNERS/DEVELOPERS

C/O PAT STEPHENS  
P.O. BOX 32330  
BELLINGHAM, WA 98228  
360-733-5270

NOT TO SCALE



## PLAT OF BLANCHARD KNOB

PORTIONS OF THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

### LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE ORDER NO. 01-173985-1  
PARCEL 1.  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 55.418 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,  
ALSO, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE SOUTH 150 FEET THEREOF, ALL IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, WYOMING  
COUNTY, IN THE COUNTY OF SAGAI, STATE OF WASHINGTON

## TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREFORE 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 2022.

SKADT COUNTY TREASURER

DATE \_\_\_\_\_

**APPROVALS**

THE WINN AND FOREGOING PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SNAKE COUNTY PLAT SUBDIVISION ORDINANCE THIS 6 DAY OF May, 2022.

CHAIRMAN OF THE BOARD OF SKAGIT COUNTY COMMISSIONER:

SKAGIT COUNTY ENGINEER

陈子昂

THE WILSON AND FOREGOING SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGI COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER). THIS DAY OF April, 2022.

COUNTY HEALTH OFFICER:

## AUDITOR'S CERTIFICATE

FILED FOR RECORD A THE REQUEST OF 85 80 LLC THIS 4 DAY OF May, 2022 AT 4 MINUTES PAST 10 AM  
AND RECORDED IN VOLUME ✓ OF PLATS, PAGE ✓ : A/N 20220504 0004 RECORDS OF SKAGT COUNTY, WASHINGTON.

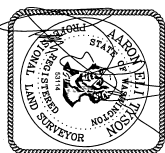
AUDITOR, SKAGIT COUNTY

## SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SAKEE MADE BY ME OR UNDER MY DIRECTION, CONFIRMATION, WITH THE RECOGNITION AND CONSENT OF THE SURVEY RECORDING ACT, IN THE REQUEST OF ES 30, INC., A WASHINGTON LIMITED LIABILITY COMPANY, ON JANUARY 12, 2001. I HEREBY CERTIFY THAT THIS MAP FOR BLANCHARD ROAD, A FUTURE COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE EASINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM CONDOMINIUM ACT IS STRIPPED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOTS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF OR OTHER PHYSICAL MONUMENTS, ARE DESIGNATED IN ACCORDANCE WITH SD WA, OR (2) TO THE EXTENT THAT SUCH BOUNDARIES ARE NOT DETERMINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

AARON ELI TYSON

DATE \_\_\_\_\_



**Northline  
Surveying**  
Surveying and Construction Technologies  
2025 RIVERSIDE DRIVE SUITE D  
MOUNT VERNON, WA 98273  
(360)899-9598

**PLAT OF BLANCHARD KNOB**  
**PL10-0383**

PREP: 01-12-2022  
REV: 12-23-2021  
DRAFT: AET  
CHK:  
SHEET 1 OF 4  
PROJECT: 19-31 E

PLAT OF BLANCHARD KNOB

PORTIONS OF THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4, OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, WM.

NOTES

1. PLAT NAME, PLAT NUMBER (PL0-0383), AND DATE OF APPROVAL, SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASES OF BEARING - ASSUMED NORTH 09°31'37" WEST BETWEEN FOUND MONUMENTS ALONG THE CONTINUE OF BLANCHARD KNOB TRAIL PER THE PLAT OF SWASH HEIGHTS AS RECORDED UNDER SKAGIT COUNTY #F20201028022.
3. SURVEY - INDIVIDUAL ON-SITE SERVICE DISPOSAL SYSTEMS.
4. SERVIC - INDIVIDUAL ON-SITE SERVICE DISPOSAL SYSTEMS.
5. THE MINIMUM STANDARDS STATED IN WAC 332-130-085 AND 332-130-090.
6. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL SPECIFICATIONS WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN THE MINIMUM STANDARDS STATED IN WAC 332-130-085 AND 332-130-090.
7. AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
8. THE PLAT IS LOCATED IN THE NODUCK BASIN IN WM 1, THE STATE OF WASHINGTON, AND IS SUBJECT TO THE STORM WATER MANAGEMENT REQUIREMENTS SET FORTH IN THE SKAGIT COUNTY CODE, TITLE 22, CHAPTER 22.01, AND ANY SUBSEQUENT AMENDMENTS TO THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
9. WATER - WATER WILL BE SUPPLIED BY BLANCHARD KNOB WATER SYSTEM (0 # ACT22). THIS PLAT IS LOCATED IN THE NODUCK BASIN IN WM 1, THE STATE OF WASHINGTON, AND IS SUBJECT TO THE STORM WATER MANAGEMENT REQUIREMENTS SET FORTH IN THE SKAGIT COUNTY CODE, TITLE 22, CHAPTER 22.01, AND ANY SUBSEQUENT AMENDMENTS TO THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
10. WASTE - WASTE WILL BE REMOVED BY THE WASTE RIGHT, 01-28669, FOR THIS PROJECT. THE SANITARY WASTE MANAGEMENT COMPANY FOR THE WATER SYSTEM WILL BE NORTHWEST WATER SERVICES LLC.
11. WASTE - WASTE WILL BE REMOVED BY THE WASTE RIGHT, 01-28669, FOR THIS PROJECT. THE SANITARY WASTE MANAGEMENT COMPANY FOR THE WATER SYSTEM WILL BE NORTHWEST WATER SERVICES LLC.
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16. WASTE - WASTE WILL BE REMOVED BY THE WASTE RIGHT, 01-28669, FOR THIS PROJECT. THE SANITARY WASTE MANAGEMENT COMPANY FOR THE WATER SYSTEM WILL BE NORTHWEST WATER SERVICES LLC.
17. WASTE - WASTE WILL BE REMOVED BY THE WASTE RIGHT, 01-28669, FOR THIS PROJECT. THE SANITARY WASTE MANAGEMENT COMPANY FOR THE WATER SYSTEM WILL BE NORTHWEST WATER SERVICES LLC.
18. WASTE - WASTE WILL BE REMOVED BY THE WASTE RIGHT, 01-28669, FOR THIS PROJECT. THE SANITARY WASTE MANAGEMENT COMPANY FOR THE WATER SYSTEM WILL BE NORTHWEST WATER SERVICES LLC.
19. WASTE - WASTE WILL BE REMOVED BY THE WASTE RIGHT, 01-28669, FOR THIS PROJECT. THE SANITARY WASTE MANAGEMENT COMPANY FOR THE WATER SYSTEM WILL BE NORTHWEST WATER SERVICES LLC.
20. WASTE - WASTE WILL BE REMOVED BY THE WASTE RIGHT, 01-28669, FOR THIS PROJECT. THE SANITARY WASTE MANAGEMENT COMPANY FOR THE WATER SYSTEM WILL BE NORTHWEST WATER SERVICES LLC.

NOTES CONTINUED

21. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
22. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
23. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
24. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
25. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
26. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
27. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
28. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
29. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.
30. IN LEO OF PROBANTS, INDIVIDUAL SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL HOMES.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CHUCKAWIT SCENIC ESTATES OWNERS' ASSOCIATION AND LOT OWNERS FOR UTILITY SERVICE NEEDS, COUNTY OF SKAGIT, PUBLIC UTILITY DISTRICT NO. 1, PUELET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORPORATION, NORTHWEST WATER SERVICE, LLC, AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXISTING FRONT BOUNDARY LINES, TEN (10) FEET WIDE OR AS SHOWN ON THE FACE OF THIS PLAT, FOR UTILITIES, INGRESS AND EGRESS, STORM WATER, AND APURTANCES ATTACHED THEREON, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.
2. AN INDIVIDUAL, OFF-SITE SEPTIC AND SEWAGE TRANSPORT EASEMENT IS HEREBY GRANTED TO LOT 1A, AS SHOWN ON THE FACE OF THIS PLAT FOR SEPTIC DRAIN FIELD AND RESERVE AREA LOCATED ON LOT 102, TOGETHER WITH THE RIGHT TO ENTER UPON THE DESIGNATED PORTION OF SAID LOT AT ALL TIMES FOR ROUTINE MAINTENANCE, REPAIR AND REPLACEMENT OF SAID DRAIN FIELD AS REQUIRED. SEE THE COVENANTS REFERENCED IN NOTE #27 FOR FURTHER DETAILS.
3. AN INDIVIDUAL, OFF-SITE SEPTIC AND SEWAGE TRANSPORT EASEMENT IS HEREBY GRANTED TO LOT 8H, AS SHOWN ON THE FACE OF THIS PLAT FOR SEPTIC DRAIN FIELD AND RESERVE AREA LOCATED ON LOT 102, TOGETHER WITH THE RIGHT TO ENTER UPON THE DESIGNATED PORTION OF SAID LOT AT ALL TIMES FOR ROUTINE MAINTENANCE, REPAIR AND REPLACEMENT OF SAID DRAIN FIELD AS REQUIRED. SEE THE COVENANTS REFERENCED IN NOTE #27 FOR FURTHER DETAILS.
4. AN INDIVIDUAL, OFF-SITE SEPTIC AND SEWAGE TRANSPORT EASEMENT IS HEREBY GRANTED TO LOT 9I, AS SHOWN ON THE FACE OF THIS PLAT FOR SEPTIC DRAIN FIELD AND RESERVE AREA LOCATED ON LOT 102, TOGETHER WITH THE RIGHT TO ENTER UPON THE DESIGNATED PORTION OF SAID LOT AT ALL TIMES FOR ROUTINE MAINTENANCE, REPAIR AND REPLACEMENT OF SAID DRAIN FIELD AS REQUIRED. SEE THE COVENANTS REFERENCED IN NOTE #27 FOR FURTHER DETAILS.



Northline  
Surveying  
2025 RIVERSIDE DRIVE SUITE D  
MOUNT VERNON, WA 98273  
(360)899-9538

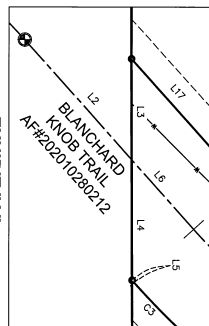
PLAT OF BLANCHARD KNOB  
PL10-0383  
SKAGIT COUNTY  
WASHINGTON

PREP: 01-12-2021  
REV: 12-23-2021  
DRAFT: AET  
CHK:  
SHEET 2 OF 4  
PROJECT: 19-31 BK

PORTIONS OF THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

PLAT OF BLANCHARD KNOB

**CONTROL NOTE**  
THE NORTHEAST QUARTER OF SECTION 23 WAS CALCULATED PER THE PLAN OF SAMISH HEIGHTS AF#202010280212  
ALL SKAGIT SURVEY RECORDS ARE ON FILE AT THE OFFICE OF NORTHLINE SURVEYING. FIELD CONTROL AND NOTES WERE REVIEWED AND MULTIPLE MONUMENTS WITHIN THE PLAT OF SAMISH HEIGHTS WERE LOCATED TO VERIFY ACCURACY.



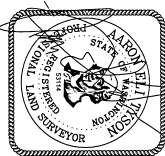
**LEGEND**

- FOUND MONUMENT IN CASE CONC MON WITH 2 BRASS DISC & CONCH STAMPED TO 1924 VINTED 12/22/20
- SET 4" X 4" CONC MON WITH 2 BRASS DISC IN CASE STAMPED TALS 53114"
- CORNER SET BY SKAGIT SURVEYORS PER AF#202010280212
- TALS 53114"
- SET 1 1/2" X 24" REBAR & CAP STAMPED TALS 53114"
- CALCULATED
- M MEASURED
- 0 FOR REFERENCE
- W— WATER
- B— BUILDING SETBACK PER SEC 14.18.31 (R6) NO BUILDING SETBACK REQUIRED. EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UNIFORM BUILDING CODE

22 23 N 89°41'06" E 2586.04'  
1" IRON PIPE WITH PLUG AND JACK FOUND BY SKAGIT SURVEYORS  
SEE CONTROL NOTE

2' FLEX PIPE WITH PLUG AND JACK FOUND BY SKAGIT SURVEYORS 5/2/2020 SEE CONTROL NOTE

FOUND MONUMENT IN CASE CONC MON WITH 2 BRASS DISC & CONCH STAMPED 12/22/2020



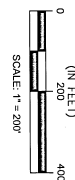
**Northline Surveying**  
2025 RIVERSIDE DRIVE SUITE D  
MOUNT VERNON, WA 98273  
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**PLAT OF BLANCHARD KNOB**  
PL-10-0383  
PORTIONS OF THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4, OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

**SKAGIT COUNTY**  
WASHINGTON

PREP: 01-12-2021  
REV: 12-23-2021  
DRAFT: AET  
CHK: 30F-4  
PROJECT: 19-31 BK

LINE	BEARING	DISTANCE	REMARKS
1	N 89°48'55" E	150.02'	CONCRETE MONUMENT AND BRASS CAP FOUND BY SKAGIT SURVEYORS ON JANUARY 17, 1988 SEE CONTROL NOTE
2	N 89°48'55" E	150.02'	
3	N 89°48'55" E	150.02'	
4	N 89°48'55" E	150.02'	
5	N 89°48'55" E	150.02'	
6	N 89°48'55" E	150.02'	
7	N 89°48'55" E	150.02'	
8	N 89°48'55" E	150.02'	
9	N 89°48'55" E	150.02'	
10	N 89°48'55" E	150.02'	
11	N 89°48'55" E	150.02'	
12	N 89°48'55" E	150.02'	
13	N 89°48'55" E	150.02'	
14	N 89°48'55" E	150.02'	
15	N 89°48'55" E	150.02'	
16	N 89°48'55" E	150.02'	
17	N 89°48'55" E	150.02'	
18	N 89°48'55" E	150.02'	
19	N 89°48'55" E	150.02'	
20	N 89°48'55" E	150.02'	
21	N 89°48'55" E	150.02'	
22	N 89°48'55" E	150.02'	
23	N 89°48'55" E	150.02'	
24	N 89°48'55" E	150.02'	
25	N 89°48'55" E	150.02'	
26	N 89°48'55" E	150.02'	
27	N 89°48'55" E	150.02'	
28	N 89°48'55" E	150.02'	
29	N 89°48'55" E	150.02'	
30	N 89°48'55" E	150.02'	
31	N 89°48'55" E	150.02'	
32	N 89°48'55" E	150.02'	
33	N 89°48'55" E	150.02'	



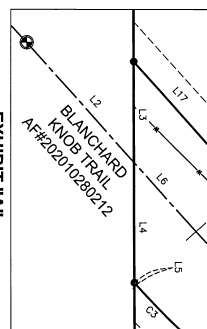


EXHIBIT "A"

LEGEND

- FOUND MONUMENT IN CASE
- CONC MON WITH 2" BRASS DISC & PLANCH STAMPED "S 1922" VISIBLE
- SET 4" X 4" CONC MON WITH 2" BRASS DISC IN CASE STAMPED "S 1914"
- CORNER SET BY SKAGIT SURVEYORS PER AF#20201028012
- SET 1/2" X 24" REBAR & CAP STAMPED "S 1914"
- WATER
- BUILDING SETBACK PER SEC. 14.18.19(6), NO INTERNAL SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UNIFORM BUILDING CODE.
- PROPOSED 15' X 75' DRAINAGE AREA

LINE	BEARING	DISTANCE
1	N 89°10'00" E	60.13'
2	N 89°10'00" E	60.13'
3	N 89°10'00" E	60.13'
4	N 89°10'00" E	60.13'
5	N 89°10'00" E	60.13'
6	N 89°10'00" E	60.13'
7	N 89°10'00" E	60.13'
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10	N 89°10'00" E	60.13'
11	N 89°10'00" E	60.13'
12	N 89°10'00" E	60.13'
13	N 89°10'00" E	60.13'
14	N 89°10'00" E	60.13'
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27	N 89°10'00" E	60.13'
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99	N 89°10'00" E	60.13'
100	N 89°10'00" E	60.13'

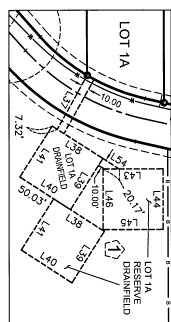
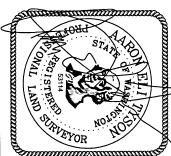


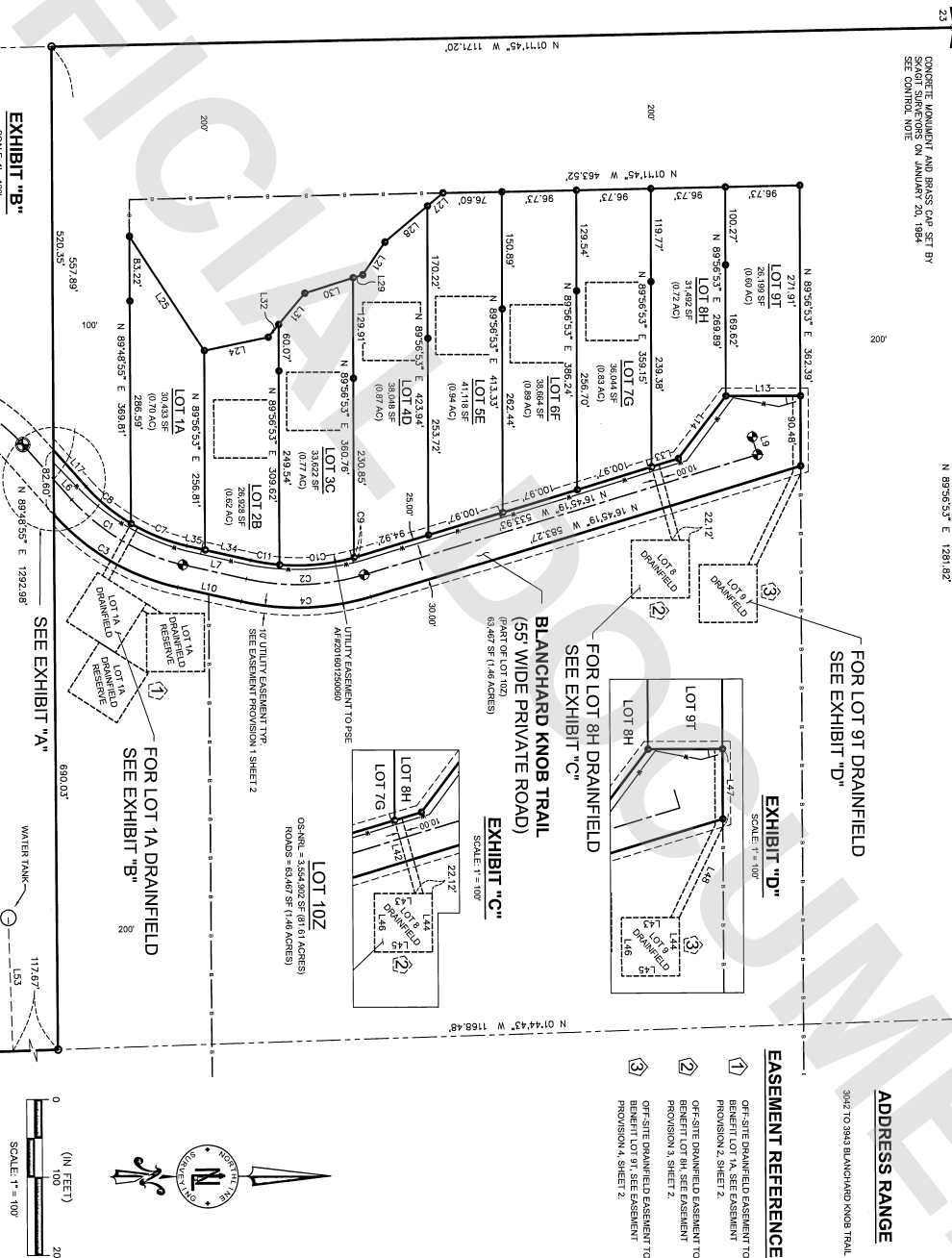
EXHIBIT "B"



Northline  
Surveying  
2025 RIVERSIDE DRIVE SUITE D  
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(360)899-9598

PLAT OF BLANCHARD KNOB  
PL 10-0383  
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SKAGIT COUNTY  
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PREP: 01-12-2021  
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DRAFT: AET  
CHK: CHK  
SHEET 4 OF 4  
PROJECT: 19-31 BK



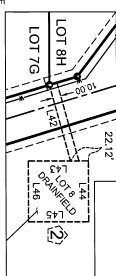
ADDRESS RANGE

3042 TO 3948 BLANCHARD KNOB TRAIL

EASEMENT REFERENCES

- OFF-SITE DRAINFIELD EASEMENT TO BENEFIT LOT 1A, SEE EASEMENT PROVISION 2, SHEET 2.
- OFF-SITE DRAINFIELD EASEMENT TO BENEFIT LOT 8H, SEE EASEMENT PROVISION 3, SHEET 2.
- OFF-SITE DRAINFIELD EASEMENT TO BENEFIT LOT 9T, SEE EASEMENT PROVISION 4, SHEET 2.

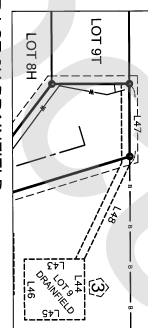
EXHIBIT "C"



FOR LOT 8H DRAINFIELD  
SEE EXHIBIT "C"

BLANCHARD KNOB TRAIL  
(55' WIDE PRIVATE ROAD)

EXHIBIT "D"



FOR LOT 9T DRAINFIELD  
SEE EXHIBIT "D"