

REPLAT OF TRACT 202 AND LOT 67
ALPINE FAIRWAY VILLA
PORTION OF
THE PLAT OF EAGLEMONT, PHASE 1A AND
SECTION 27, TWP 34 N, RGE 4 E, WM
MOUNT VERNON, WASHINGTON

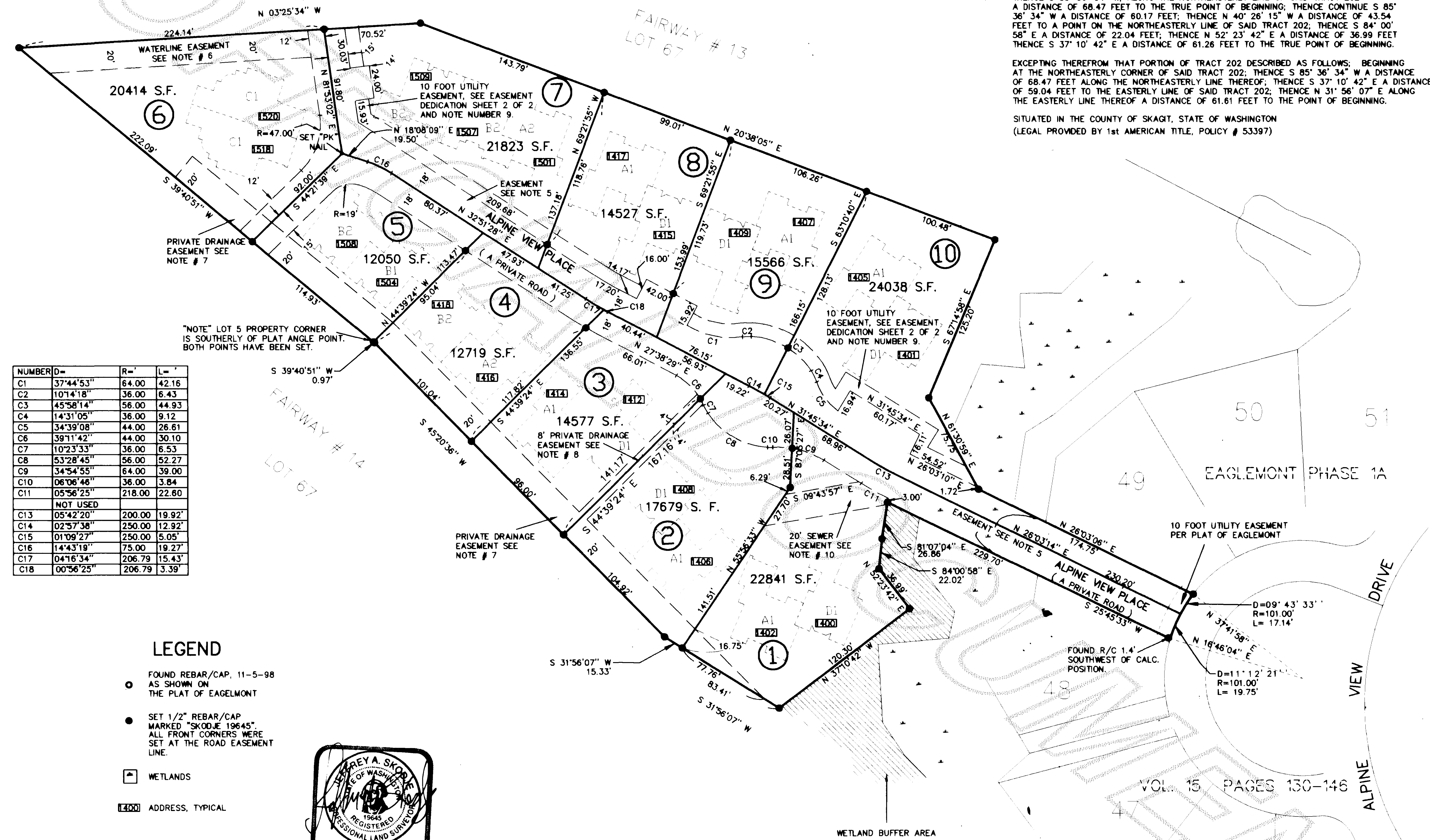
LEGAL DESCRIPTION

TRACT 202, "PLAT OF EAGLEMONT, PHASE 1A", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 67 OF SAID PLAT OF EAGLEMONT PHASE 1A, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 202; THENCE S 85° 36' 34" W, ALONG THE NORTHEASTERLY LINE OF SAID TRACT 202 A DISTANCE OF 68.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 85° 36' 34" W A DISTANCE OF 60.17 FEET; THENCE N 40° 26' 15" W A DISTANCE OF 43.54 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 202; THENCE S 84° 00' 58" E A DISTANCE OF 22.04 FEET; THENCE N 52° 23' 42" E A DISTANCE OF 36.99 FEET THENCE S 37° 10' 42" E A DISTANCE OF 61.26 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF TRACT 202 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT 202; THENCE S 85° 36' 34" W A DISTANCE OF 68.47 FEET ALONG THE NORTHEASTERLY LINE THEREOF; THENCE S 37° 10' 42" E A DISTANCE OF 59.04 FEET TO THE EASTERLY LINE OF SAID TRACT 202; THENCE N 31° 56' 07" E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 61.61 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON
(LEGAL PROVIDED BY 1st AMERICAN TITLE, POLICY # 53397)



NUMBER	D=	R=	L=
C1	37°44'53"	64.00	42.16
C2	10°14'18"	36.00	6.43
C3	45°58'14"	56.00	44.93
C4	14°31'05"	36.00	9.12
C5	34°39'08"	44.00	26.61
C6	39°11'42"	44.00	30.10
C7	10°23'33"	36.00	6.53
C8	53°28'45"	56.00	52.27
C9	34°54'55"	64.00	39.00
C10	06°06'46"	36.00	3.84
C11	05°56'25"	218.00	22.60
	NOT USED		
C13	05°42'20"	200.00	19.92
C14	02°57'38"	250.00	12.92
C15	01°09'27"	250.00	5.05
C16	14°43'19"	75.00	19.27
C17	04°16'34"	206.79	15.43
C18	00°56'25"	206.79	3.39

LEGEND

- FOUND REBAR/CAP, 11-5-98 AS SHOWN ON THE PLAT OF EAGLEMONT
- SET 1/2" REBAR/CAP MARKED "SKODJE 19645". ALL FRONT CORNERS WERE SET AT THE ROAD EASEMENT LINE.
- WETLANDS
- ADDRESS, TYPICAL



SURVEYOR'S CERTIFICATE

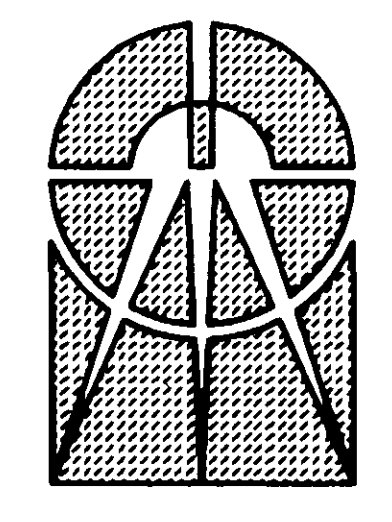
I HEREBY CERTIFY THAT THE REPLAT OF TRACT 202 IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Jeffrey A. Skodje
JEFFREY A. SKODJE P.L.S.
LEONARD, BOUDINOT & SKODJE, INC.
CERTIFICATE NO. 19645
DATE 11-19-98

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC. THIS 17 DAY OF Dec, 19 98, AND RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 32 & 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Ruthy Nibby
SKAGIT COUNTY AUDITOR
AUD. FILE NO. 9812010023



Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. Box 1228, Mount Vernon, WA 98273
(360) 336-5751

REPLAT OF TRACT 202 AND LOT 67 ALPINE FAIRWAY VILLA

PORTION OF

THE PLAT OF EAGLEMONT, PHASE 1A AND SECTION 27, TWP 34 N, RGE 4 E, WM MOUNT VERNON, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SEA-VAN INVESTMENTS, A STATE OF WASHINGTON CORPORATION, OWNER IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECLARES THIS RE-PLAT AND DEDICATES TO THE EAGLEMONT HOMEOWNERS ASSOCIATION THE PRIVATE ROAD NAMED "ALPINE VIEW PLACE".

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS
THIS 17th DAY OF November, 1998
James Hung
SEA-VAN INVESTMENTS ASSOC. THE FARMER'S BANK OF CHINA.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
ON THIS 17th DAY OF November, 1998, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED James Hung

THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID
CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON
OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR
ABOVE WRITTEN.
James White
NOTARY PUBLIC
RESIDING AT Mount Vernon, 12-07-00.

ACKNOWLEDGMENT FOR MORTGAGEE

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
James Hung IS THE PERSON WHO APPEARED BEFORE ME, AND SAID
PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH THAT
(S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT
AS THE OF TO BE THE FREE
AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED
IN THE INSTRUMENT.

DATED Nov. 17, 1998.

Yuanwen Lin
NOTARY PUBLIC
RESIDING AT Seattle, Washington.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
ON THIS 17th DAY OF November, 1998, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED

THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID
CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON
OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

NOTARY PUBLIC
RESIDING AT

APPROVALS

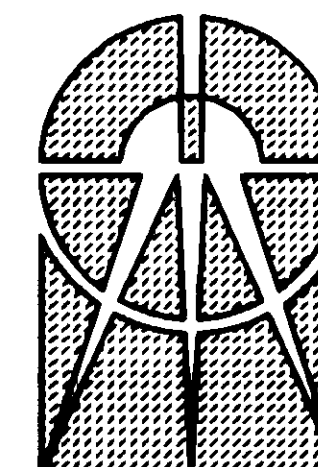
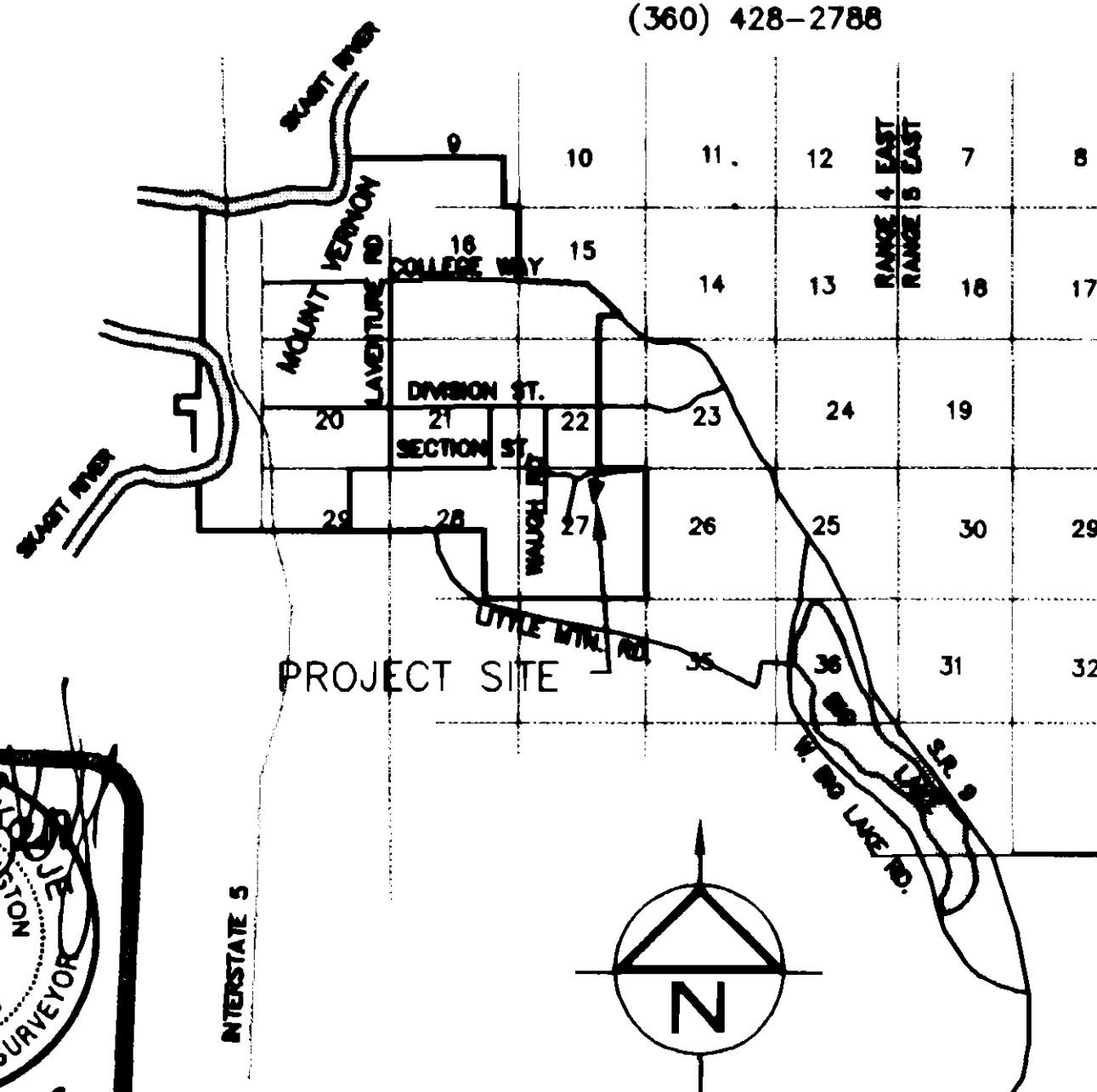
EXAMINED AND APPROVED FOR THE CITY OF MOUNT VERNON, STATE OF
WASHINGTON.
RL Boudinot 11-30-98
CITY ENGINEER DATE
For Dan Enloe
Acting City Engineer

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON.
THIS 23rd DAY OF November, 1998.
Shirley R. Riedel John R. Riedel
ATTTEST: MAYOR CLERK

NOTES

1. BASIS OF BEARING: PLAT OF EAGLEMONT PHASE 1A, N 39° 40' 51" E
BETWEEN THE FOUND SOUTH CORNER AND THE FOUND CORNER ALONG THE
EAST LINE THEREOF.
2. ZONING: R A P PER APPROVED MASTER PLAN OF SEA-VAN.
3. UTILITIES:
WATER - SKAGIT COUNTY PUD
POWER - PUGET SOUND ENERGY
GAS - CASCADE NATURAL GAS
SAN SEWER - CITY OF MT. VERNON
TELEPHONE - GENERAL TELEPHONE
CABLE - TCI
4. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A
ELECTRONIC DISTANCE MEASURING THEODOLITE.
5. ALL LOTS ARE SUBJECT TO AND TOGETHER WITH THE EASEMENT AS SHOWN,
THE PURPOSE OF WHICH IS FOR INGRESS-EGRESS, UTILITIES AND PARKING.
AS SHOWN ON SHEET 1, AN EASEMENT IS HEREBY GRANTED TO THE CITY OF
MOUNT VERNON FOR THE PURPOSES OF MAINTENANCE, INSPECTION AND
CONSTRUCTION OF SANITARY SEWAGE FACILITIES WITH NECESSARY APPURTENANCES.
THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEWER MAIN LINE
BUT NOT THE SIDE SEWER LATERALS. THE CITY SHALL NOT BE RESPONSIBLE FOR THE
MAINTENANCE OF THE ROAD, BRIDGE OR STORM DRAINAGE. SEE PUD EASEMENT THIS SHEET.
6. LOT 6 IS SUBJECT TO A 20 FOOT EASEMENT FOR INSTALLATION AND MAINTENANCE
OF A WATERLINE, IN FAVOR OF SKAGIT COUNTY PUD, SEE PUD EASE. PROVISION THIS SHEET.
7. LOTS 1 THROUGH 6 INCLUSIVE, ARE SUBJECT TO AN EASEMENT FOR STORM WATER
CONVEYANCE, FOR THE EQUAL BENEFIT OF LOTS 1 THROUGH 10 INCLUSIVE, TOGETHER
WITH THE RIGHT OF INGRESS-EGRESS FOR THE INSTALLATION AND MAINTENANCE OF
SAID STORM LINES, OVER, UNDER AND ACROSS. SEE EASE. DEDICATION THIS SHEET.
8. LOTS 1 AND 2 INCLUSIVE ARE SUBJECT TO A 4 FOOT EASEMENT AS SHOWN, FOR STORM
WATER CONVEYANCE, FOR THE EQUAL BENEFIT OF LOTS 1 THROUGH 10 INCLUSIVE, TOGETHER
WITH THE RIGHT OF INGRESS-EGRESS FOR THE INSTALLATION AND MAINTENANCE OF
SAID STORM LINES, OVER, UNDER AND ACROSS. SEE EASE. DEDICATION THIS SHEET.
9. THE 10 FOOT UTILITY EASEMENT IS LOCATED ADJOINING THE ROADWAY-UTILITY EASEMENT
AS SHOWN AND REFERENCED UNDER NOTE NUMBER 5.
10. LOT 1 IS SUBJECT TO A 20 FOOT SEWER EASEMENT FOR THE BENEFIT OF LOT 2.
11. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO THE RECOMMENDATIONS AND
CONDITIONS OF APPROVAL FOR THE EAGLEMONT TRACT 202 PHASE 1 FINAL PLANNED UNIT
DEVELOPMENT APPROVED BY THE CITY OF MOUNT VERNON CITY COUNCIL ON FEBRUARY 25, 1998.
12. DEVELOPERS NAME: SEA-VAN INVESTMENTS ASSOC.
4127 EAGLEMONT DRIVE
MOUNT VERNON WASH. 98274
(360) 428-2788



EASEMENT DEDICATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER & LIGHT CO., TCI CABLEVISION OF WASHINGTON, INC., GTE NORTHWEST, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE 10 FEET ADJOINING LOTS 7 THROUGH 10 INCLUSIVE, AS SHOWN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, DRAINAGE SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, 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.

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

IMPACT FEE NOTICE

ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

PUD WATER PIPELINE EASEMENT PROVISION

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES, OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

CITY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREET, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 20th DAY OF November, 1998.

John R. Riedel
CITY FINANCE DIRECTOR

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 191998. A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES FOR THE YEAR 1999.

THIS 19th DAY OF December, 1998.
Richard M. Mennick
SKAGIT COUNTY TREASURER

CONDITIONS, COVENANTS & RESTRICTIONS

FOR CONDITIONS, COVENANTS AND RESTRICTIONS, SEE AUDITOR'S FILE NUMBER 4401250030 AS RECORDED IN BOOK 1290 AT PAGE 70-101. RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO SEE AUDITOR'S FILE NUMBER 4601250110 AND AUDITOR'S FILE NUMBER 4512110030.

BUFFER EASEMENT

THOSE AREAS DESIGNATED BUFFER EASEMENT ARE FOR LANDSCAPE ZONES, MAINTAINED BY THE PROPERTY OWNERS AND PRESERVED FREE OF BUILDINGS OR STRUCTURES.

Leonard, Boudinot & Skodje Inc.

PROFESSIONAL ENGINEERS & LAND SURVEYORS

P.O. Box 1228, Mount Vernon, WA 98273
(360) 336-5751