

ROSEWOOD P.U.D. PHASE 1  
IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 9, T. 34 N., R. 4 E., W.M.  
CITY OF MOUNT VERNON, WASHINGTON

200002140086  
Kathy Hill, Skagit County Auditor  
2/14/2000 Page 1 of 11 11:42:05AM

CITY TREASURER'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 STREETS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.  
THIS 10th DAY OF February 2000  
CITY TREASURER

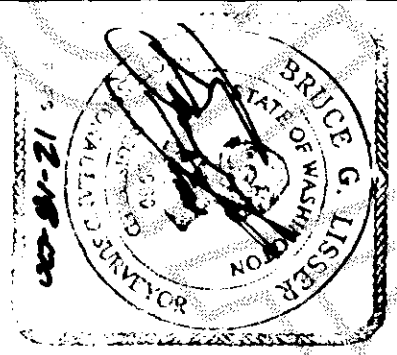
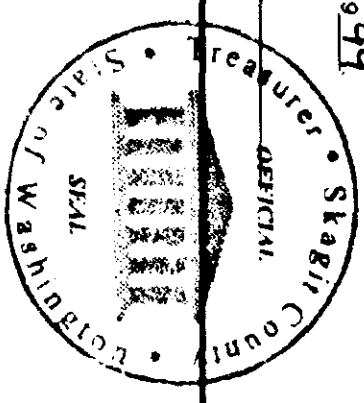
APPROVALS  
EXAMINED AND APPROVED THIS 11th DAY OF February 2000  
CITY ENGINEER  
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 10th DAY OF February 2000  
ATTEST: MAYOR  
CLERK

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 14 DAY OF Feb 2000 AT 11:42AM IN VOLUME OF PLATS ON PAGES  
LISSEY & ASSOCIATES, PLLC  
AUDITOR'S FILE NO. 200002140086  
AT THE REQUEST OF  
Kathy Hill  
DEPUTY

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE PLAT OF "ROSEWOOD P.U.D., PHASE 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS.  
DATE MAY 14, 1999  
BRUCE G. LISSEY, P.L.S., CERTIFICATE NO. 22960  
LISSEY & ASSOCIATES, PLLC  
2124 RIVERSIDE DRIVE, SUITE 107  
MOUNT VERNON, WA 98273  
PHONE: (360) 424-5517

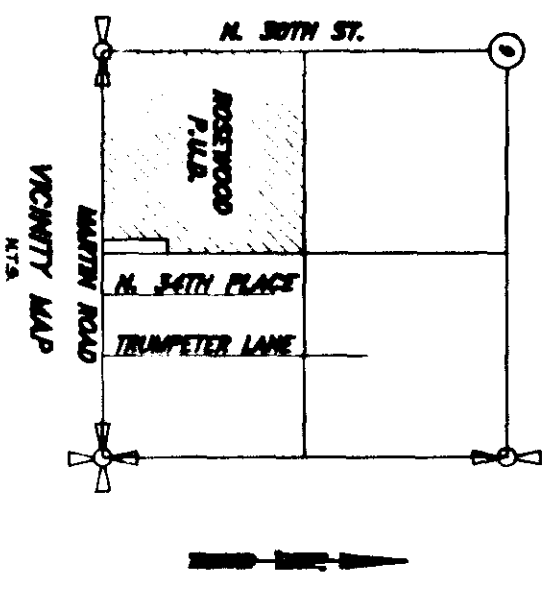
COUNTY TREASURER'S CERTIFICATE  
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1999.  
THIS 7th DAY OF December 1999  
COUNTY TREASURER OF SKAGIT COUNTY  
DEPUTY

COPYRIGHT 1999  
LISSEY & ASSOCIATES, PLLC  
SURVEYING & LAND USE CONSULTATION  
2124 RIVERSIDE DRIVE - SUITE 107  
MOUNT VERNON, WA 98273  
360-424-5517



DESCRIPTION  
PARCEL "A"  
THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION (SOUTH 1/4 CORNER);  
THENCE NORTH 0°47'05" WEST 555.00 FEET ALONG THE WEST LINE OF SAID SUBDIVISION, ALSO BEING THE CENTERLINE OF NORTH 30TH STREET;  
THENCE NORTH 89°12'55" EAST 30.00 FEET TO A POINT ON A CURVE;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 0°47'05" EAST, A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET;  
THENCE NORTH 0°47'05" WEST 64.35 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 66°37'03", AN ARC DISTANCE OF 348.81 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 65°49'58" EAST 315.82 FEET;  
THENCE SOUTH 24°10'02" EAST 80.00 FEET;  
THENCE SOUTH 25°11'25" EAST 40.02 FEET;  
THENCE SOUTH 65°11'19" EAST 98.00 FEET;  
THENCE NORTH 83°32'22" EAST 49.41 FEET TO A POINT ON A CURVE;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING AN INITIAL TANGENT BEARING OF NORTH 7°13'46" EAST, A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 1°13'13", AN ARC DISTANCE OF 132.37 FEET;  
THENCE SOUTH 87°04'58" EAST 40.00 FEET, TO THE CENTER OF THE AFOREMENTIONED CURVE 40.00 FEET, TO A POINT ON A CURVE, HAVING AN INITIAL TANGENT BEARING OF SOUTH 85°50'2" WEST, A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 1°38'47", AN ARC DISTANCE OF 96.92 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 41°17'12", AN ARC DISTANCE OF 132.39 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS 26.80 FEET, THROUGH A CENTRAL ANGLE OF 7°20'08", AN ARC DISTANCE OF 33.69 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 12°07'02", AN ARC DISTANCE OF 36.91 FEET;  
THENCE SOUTH 43°48'51" EAST 47.36 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 36°55'12" WEST, A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 1°38'06", AN ARC DISTANCE OF 43.79 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 26.80 FEET, THROUGH A CENTRAL ANGLE OF 4°52'12", AN ARC DISTANCE OF 21.22 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 21°44'31", AN ARC DISTANCE OF 69.82 FEET;  
THENCE SOUTH 43°48'51" EAST 92.42 FEET TO A POINT ON A CURVE;  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING AN INITIAL TANGENT BEARING OF NORTH 53°19'52" EAST, A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 7°28'25", AN ARC DISTANCE OF 41.74 FEET;  
THENCE SOUTH 29°11'43" EAST 40.00 FEET RADIAL TO THE CENTER OF THE AFOREMENTIONED CURVE;  
THENCE NORTH 60°48'17" EAST 40.00 FEET;  
THENCE SOUTH 29°11'43" EAST 74.00 FEET;  
THENCE SOUTH 89°54'20" EAST 151.40 FEET, MORE OR LESS, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF THE EAST 99.00 FEET OF SAID SUBDIVISION;  
THENCE SOUTH 0°42'00" EAST 362.56 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE NORTH 89°54'20" WEST 1214.12 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.  
EXCEPT ROAD ALONG THE SOUTH AND WEST LINES THEREOF.

AND EXCEPT MINERAL RIGHTS, AS RESERVED IN DEED RECORDED DECEMBER 10, 1926, IN VOLUME 142 OF DEEDS, PAGE 146.  
PARCEL "B"  
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;  
EXCEPT THE FOLLOWING DESCRIBED TRACT:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION (SOUTH 1/4 CORNER);  
THENCE NORTH 0°47'05" WEST 555.00 FEET ALONG THE WEST LINE OF SAID SUBDIVISION, ALSO BEING THE CENTERLINE OF NORTH 30TH STREET;  
THENCE NORTH 89°12'55" EAST 30.00 FEET TO A POINT ON A CURVE;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 0°47'05" EAST, A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET;  
THENCE NORTH 0°47'05" WEST 64.35 FEET TO A POINT OF CURVATURE;  
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THENCE NORTH 65°49'58" EAST 315.82 FEET;  
THENCE SOUTH 24°10'02" EAST 80.00 FEET;  
THENCE SOUTH 25°11'25" EAST 40.02 FEET;  
THENCE SOUTH 65°11'19" EAST 98.00 FEET;  
THENCE NORTH 83°32'22" EAST 49.41 FEET TO A POINT ON A CURVE;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING AN INITIAL TANGENT BEARING OF NORTH 7°13'46" EAST, A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 1°13'13", AN ARC DISTANCE OF 132.37 FEET;  
THENCE SOUTH 87°04'58" EAST 40.00 FEET, TO THE CENTER OF THE AFOREMENTIONED CURVE 40.00 FEET, TO A POINT ON A CURVE, HAVING AN INITIAL TANGENT BEARING OF SOUTH 85°50'2" WEST, A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 1°38'47", AN ARC DISTANCE OF 96.92 FEET TO A POINT OF COMPOUND CURVATURE;  
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THENCE SOUTH 0°42'00" EAST 362.56 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE NORTH 89°54'20" WEST 1214.12 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.  
AND ALSO EXCEPT THE EAST 99.00 FEET OF THE SOUTH 440.00 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.  
AND ALSO EXCEPT ROADS:  
AND ALSO EXCEPT MINERAL RIGHTS AS RESERVED IN DEED RECORDED DECEMBER 10, 1926, IN VOLUME 142 OF DEEDS, PAGE 146.  
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD.  
ALL BEING SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.



ROSEWOOD P.U.D. PHASE 1  
IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 9, T. 34 N., R. 4 E., W.M.

CITY OF MOUNT VERNON, WASHINGTON

PRIVATE DRAINAGE EASEMENT

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

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TO CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY 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. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS AREA UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER. ADDITIONALLY SAID FRONT YARD EASEMENT AREA SHALL BE UTILIZED FOR SIDEWALK AND DRIVEWAY PURPOSES.

NOTES

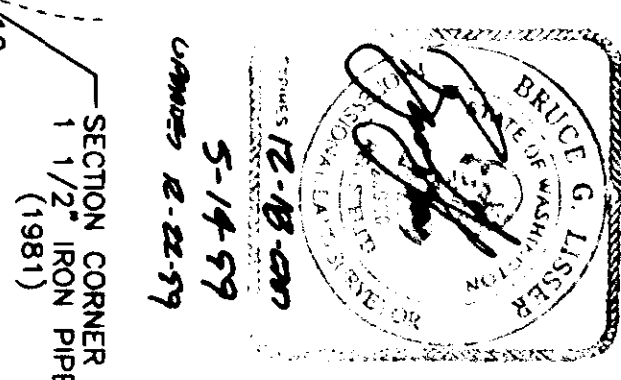
- 1. INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LUSSE 22960
- 2. INDICATES CONCRETE MONUMENT IN CASE SET WITH CAP INSCRIBED LUSSE 22960
- 3. DESCRIPTION OF EXISTING PIPE OR REBAR FOUND.
- 4. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF CENTINIAL GROVE RECORDED IN VOLUME 15 OF PLATS, PAGE 26, PLAT OF FIREWEST ESTATES RECORDED IN VOLUME 12 OF PLATS, PAGES 72 AND 73, AND CITY OF MOUNT VERNON SHORT PLAT NO. WY-2-89, RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 157, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- 5. MERIDIAN: ASSUMED
- 6. BASIS OF BEARING: SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
- 7. BEARING: NORTH 89° 54' 20" WEST
- 8. INSTRUMENTATION: LETZ SET 44 THEODOURITE DISTANCE METER
- 9. SURVEY PROCEDURE: FIELD TRAVERSE. ALL DISTANCES SHOWN ARE MEASURED IN FEET.
- 10. THIS PLAT IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS MENTIONED IN TITLE REPORT REFERENCED IN NOTE 2 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9804150105, 9812100109, 9901280108, 9901280110, 9901280111, 9901280112, 9901280113, 9902010145, 9902010146, 9812310051, 9812310052, 9812040022, AND VOLUME 142 OF DEEDS, PAGE 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LOT ADDRESS AND AREA INFORMATION

(S.F.) = SINGLE FAMILY	(C.W.) = COMMON WALL	LOT NO. 1 (S.F.)	3000	ROSEWOOD STREET	5,000 SQ. FT.
2 (S.F.)		2701	2701	ARBOR STREET	5,000 SQ. FT.
3 (S.F.)		2619	2619	ARBOR STREET	5,000 SQ. FT.
4 (C.W.)		2605	2605	ARBOR STREET	5,000 SQ. FT.
5 (C.W.)		2601	2601	ARBOR STREET	5,000 SQ. FT.
6 (S.F.)		2525	2525	ARBOR STREET	5,000 SQ. FT.
7 (S.F.)		2519	2519	ARBOR STREET	5,000 SQ. FT.
8 (C.W.)		2520	2520	ARBOR STREET	5,000 SQ. FT.
9 (C.W.)		2524	2524	ARBOR STREET	5,000 SQ. FT.
10 (S.F.)		2600	2600	ARBOR STREET	5,000 SQ. FT.
11 (C.W.)		2610	2610	ARBOR STREET	5,000 SQ. FT.
12 (C.W.)		3020	3020	ROSEWOOD STREET	5,000 SQ. FT.
13 (S.F.)		3100	3100	ROSEWOOD STREET	5,000 SQ. FT.
14 (C.W.)		3108	3108	ROSEWOOD STREET	5,000 SQ. FT.
15 (C.W.)		3112	3112	ROSEWOOD STREET	5,000 SQ. FT.
16 (C.W.)		3118	3118	ROSEWOOD STREET	5,000 SQ. FT.
17 (C.W.)		3208	3208	ROSEWOOD STREET	5,000 SQ. FT.
18 (C.W.)		3212	3212	ROSEWOOD STREET	5,000 SQ. FT.
19 (S.F.)		3216	3216	ROSEWOOD STREET	5,000 SQ. FT.
20 (C.W.)		3300	3300	ROSEWOOD STREET	5,000 SQ. FT.
21 (C.W.)		3202	3202	ROSEWOOD STREET	5,000 SQ. FT.
22 (C.W.)		2623	2623	BRANWOOD CHOLE	5,000 SQ. FT.
23 (C.W.)		2613	2613	BRANWOOD CHOLE	5,000 SQ. FT.
24 (C.W.)		2609	2609	BRANWOOD CHOLE	5,000 SQ. FT.
25 (C.W.)		2601	2601	BRANWOOD CHOLE	5,000 SQ. FT.
26 (S.F.)		2520	2520	BRANWOOD CHOLE	5,000 SQ. FT.
27 (S.F.)		2520	2520	BRANWOOD CHOLE	5,000 SQ. FT.
28 (C.W.)		2608	2608	BRANWOOD CHOLE	5,000 SQ. FT.
29 (C.W.)		2610	2610	BRANWOOD CHOLE	5,000 SQ. FT.
30 (S.F.)		2620	2620	BRANWOOD CHOLE	5,000 SQ. FT.
39 (S.F.)		3219	3219	ROSEWOOD STREET	5,000 SQ. FT.
40 (S.F.)		3211	3211	ROSEWOOD STREET	5,000 SQ. FT.
41 (S.F.)		3207	3207	ROSEWOOD STREET	5,000 SQ. FT.
42 (C.W.)		3119	3119	ROSEWOOD STREET	5,000 SQ. FT.
43 (C.W.)		3119	3119	ROSEWOOD STREET	5,000 SQ. FT.
44 (S.F.)		2719	2719	BRANWOOD CHOLE	5,000 SQ. FT.
45 (S.F.)		2801	2801	BRANWOOD CHOLE	5,000 SQ. FT.
46 (S.F.)		2809	2809	BRANWOOD CHOLE	5,000 SQ. FT.
47 (S.F.)		2815	2815	BRANWOOD CHOLE	5,000 SQ. FT.
48 (S.F.)		2819	2819	BRANWOOD CHOLE	5,000 SQ. FT.
49 (S.F.)		2920	2920	BRANWOOD CHOLE	5,000 SQ. FT.
50 (S.F.)		3003	3003	ROSEWOOD STREET	5,000 SQ. FT.
51 (S.F.)		2711	2711	ARBOR STREET	5,000 SQ. FT.
52 (S.F.)		2801	2801	ARBOR STREET	5,000 SQ. FT.
53 (S.F.)		2801	2801	ARBOR STREET	5,000 SQ. FT.
54 (C.W.)		2811	2811	ARBOR STREET	5,000 SQ. FT.
55 (C.W.)		2815	2815	ARBOR STREET	5,000 SQ. FT.
56 (S.F.)		2819	2819	ARBOR STREET	5,000 SQ. FT.
57 (C.W.)		2825	2825	ARBOR STREET	5,000 SQ. FT.
58 (C.W.)		2901	2901	ARBOR STREET	5,000 SQ. FT.
59 (S.F.)		2905	2905	ARBOR STREET	5,000 SQ. FT.
60 (C.W.)		2909	2909	ARBOR STREET	5,000 SQ. FT.
61 (C.W.)		2911	2911	ARBOR STREET	5,000 SQ. FT.
62 (S.F.)		2917	2917	ARBOR STREET	5,000 SQ. FT.
63 (C.W.)		2921	2921	ARBOR STREET	5,000 SQ. FT.
64 (C.W.)				ARBOR STREET	5,000 SQ. FT.
TRACT "A"				OPEN SPACE	6.74 ACRES
TRACT "B"				OPEN SPACE	2.53 ACRES
TRACT "C"				OPEN SPACE	0.21 ACRES
TRACT "X"				FUTURE PHASE II	19.21 ACRES
TRACT "Y"				ROSEWOOD STREET	10.022 SQ. FT.



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Kathy Hill, Skagit County Auditor  
2/14/2000 Page 3 of 11 11:42:06AM

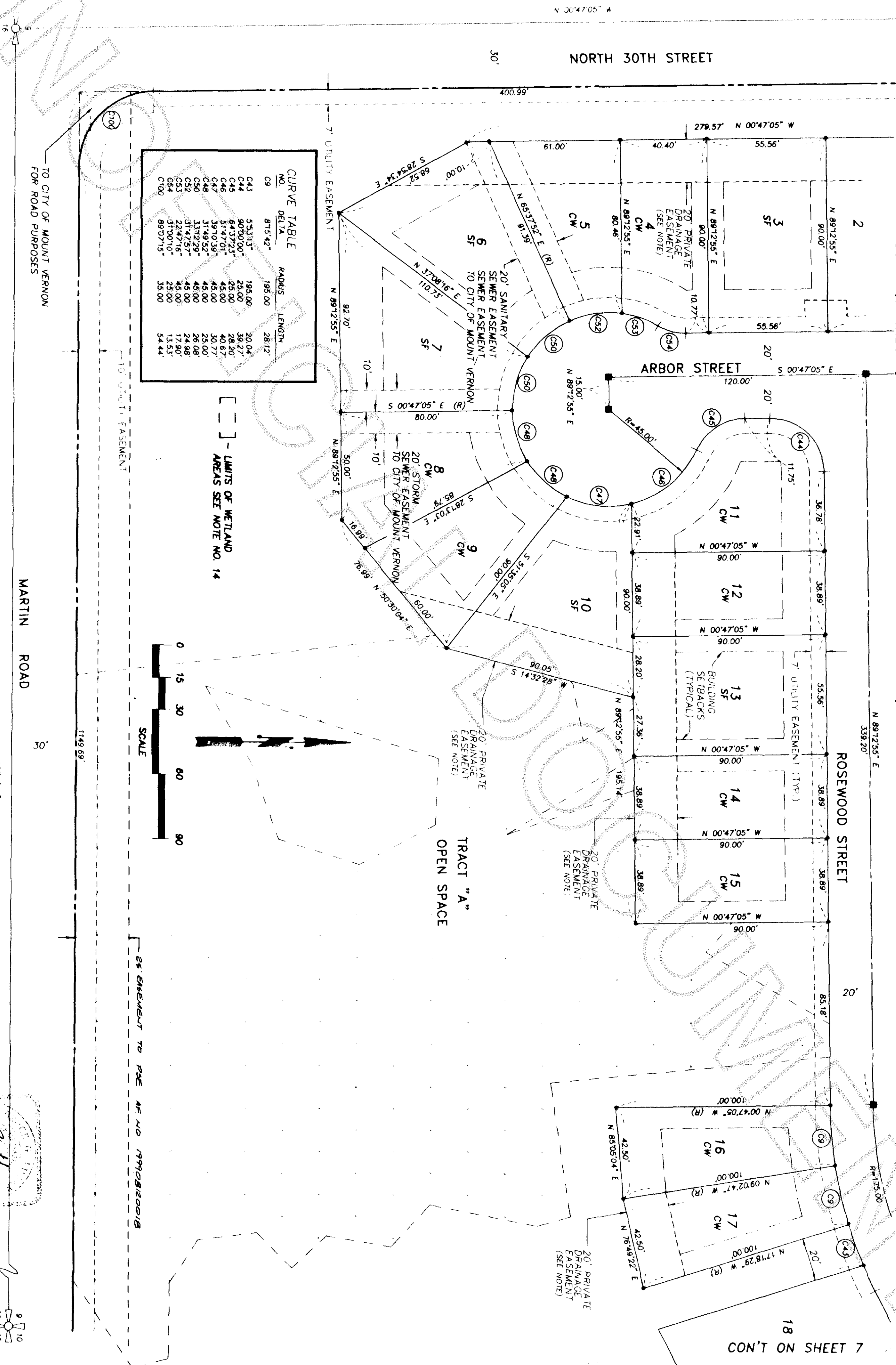


ROSEWOOD P.U.D. PHASE 1  
IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 9, T. 34 N., R. 4 E., W.M.  
CITY OF MOUNT VERNON, WASHINGTON

Kathy Hill, Steagle County Auditor  
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CON'T ON SHEET 6

CON'T ON SHEET 7



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3124 RIVERVIEW DRIVE - SUITE 107  
MOUNT VERNON, WA 98273  
360-424-5517

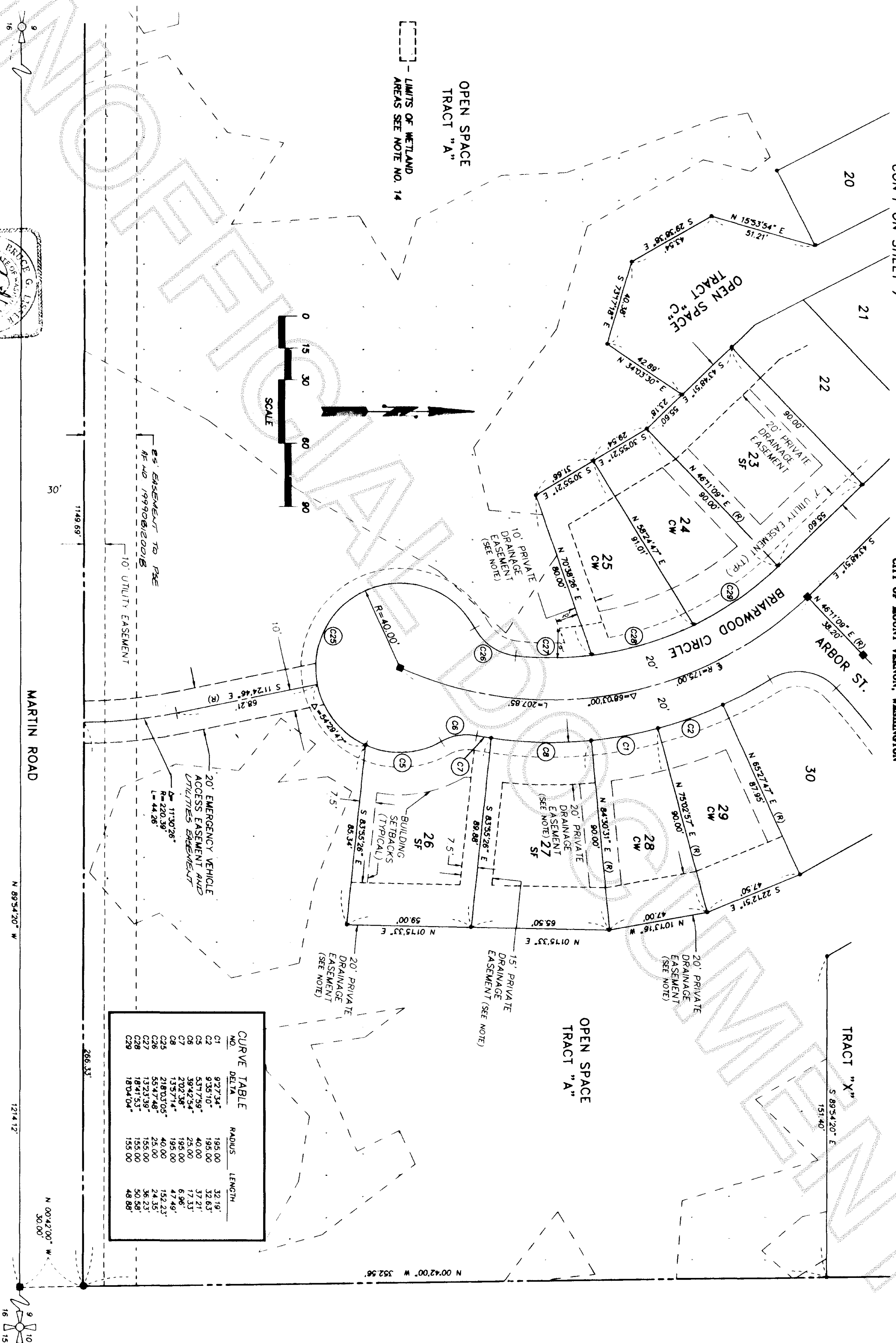
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JOB No. 3030  
SHEET 4 OF 11

200002140086  
Kathy Hill, Skagit County Auditor  
2/14/2000 Page 5 of 11 11:42:05AM

200002140086  
Kathy Hill, Skagit County Auditor  
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Kathy Hill, Skagit County Auditor  
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**JOB No. 99-015**  
**SHEET 5 OF 11**

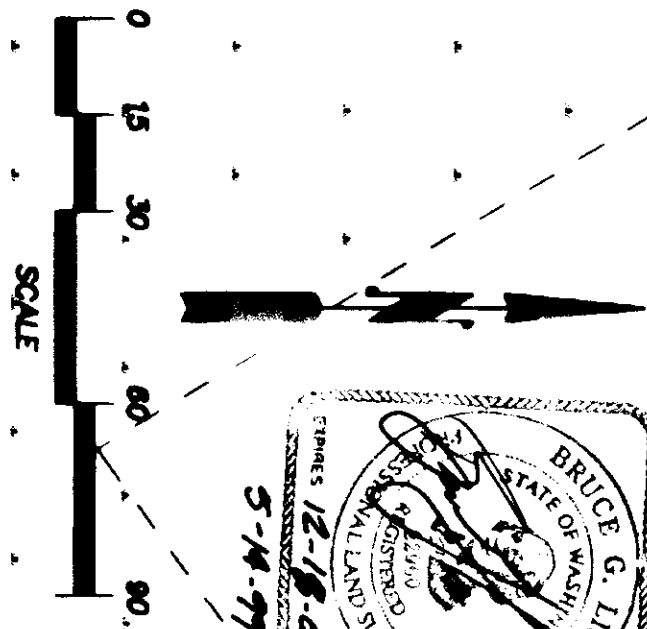
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CITY OF MOUNT VERNON, WASHINGTON

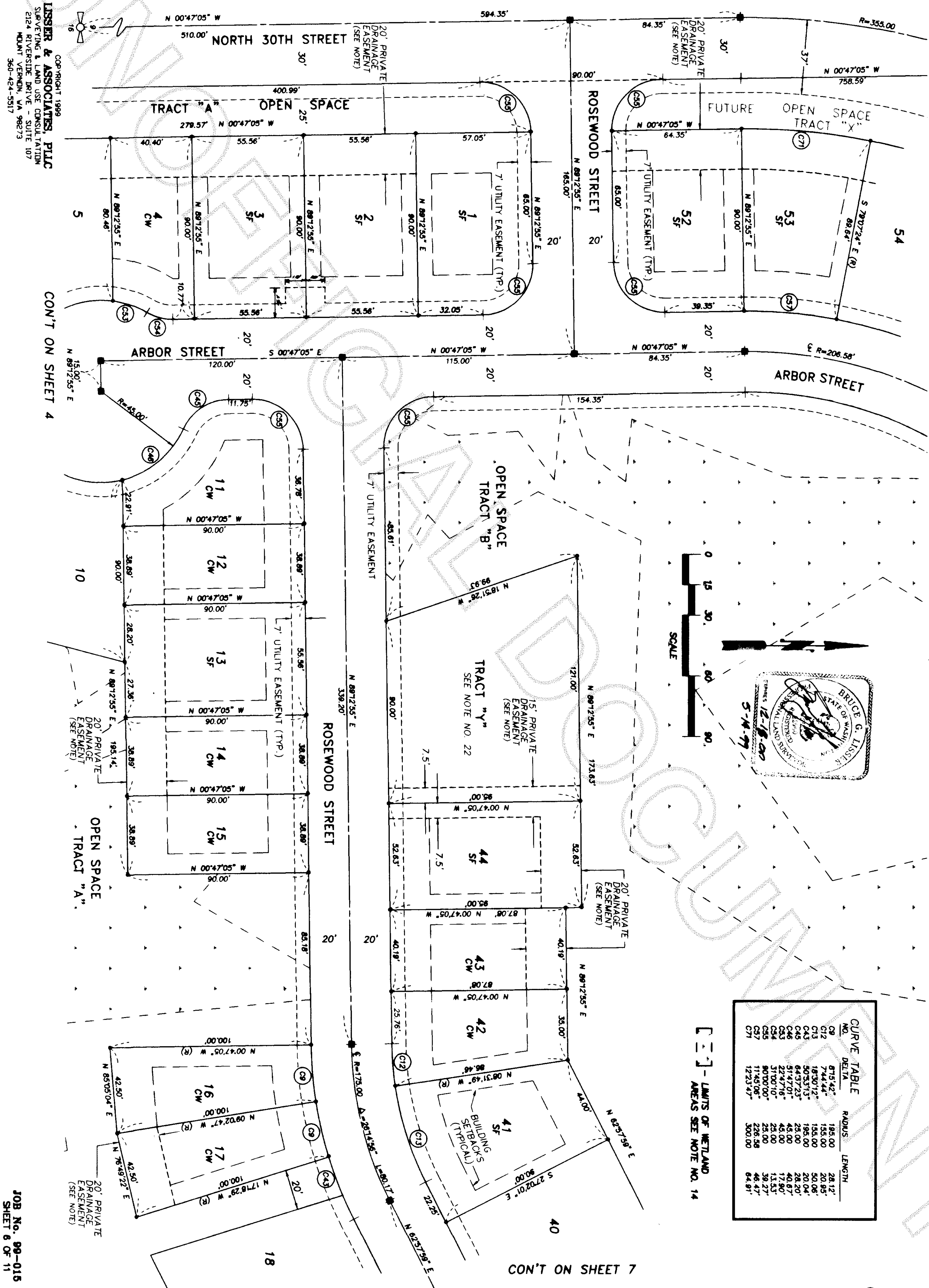
CON'T ON SHEET 8

200002140086  
Kathy Hill, Skagit County Auditor  
2/14/2000 Page 6 of 11 11:42:06AM

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C8	87°54'42"	195.00	28.12'
C12	74°44'44"	155.00	20.95'
C13	18°30'12"	155.00	50.06'
C43	50°33'13"	195.00	20.04'
C45	64°37'23"	25.00	26.20'
C46	31°47'01"	45.00	40.67'
C53	22°47'16"	25.00	17.90'
C54	31°00'10"	25.00	13.53'
C55	90°00'00"	226.58	39.27'
C57	11°45'08"	300.00	46.47'
C71	12°23'47"	300.00	64.91'



[ - ] - LIMITS OF WETLAND  
AREAS SEE NOTE NO. 14



CON'T ON SHEET 7

CON'T ON SHEET 4

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JOB No. 99-015  
SHEET 6 OF 11

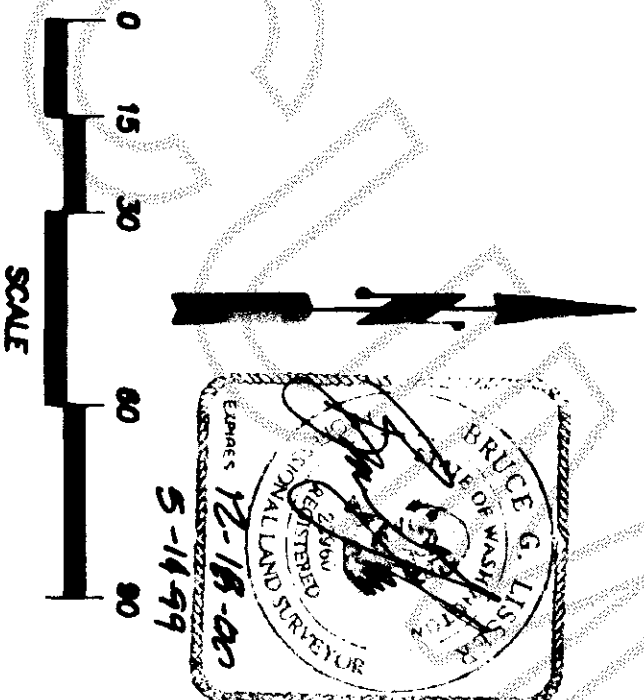


# ROSEWOOD P.U.D. PHASE 1 IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M. CITY OF MOUNT VERNON, WASHINGTON

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Kathy Hill, Skagit County Auditor  
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CONT'N ON SHEET 9

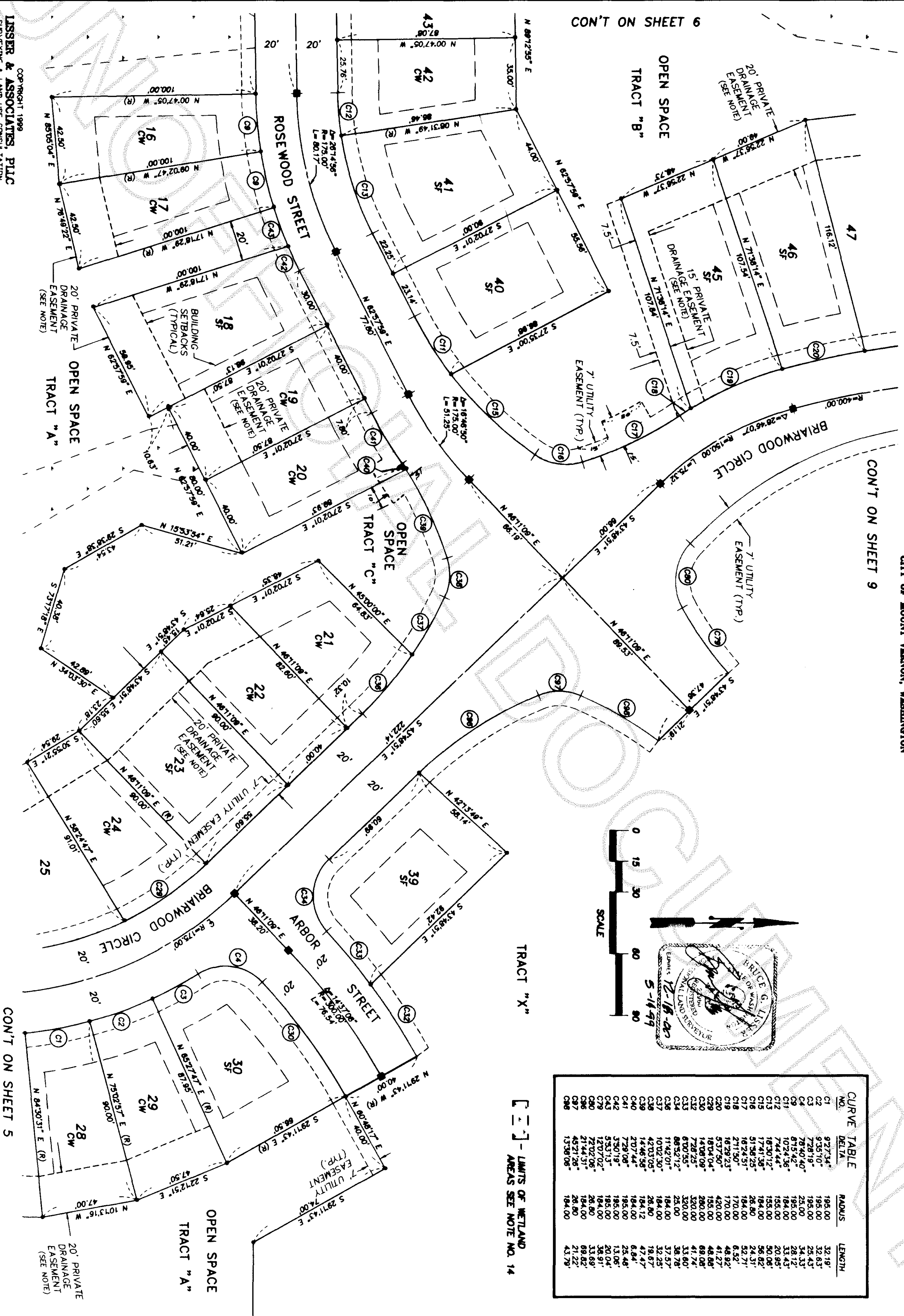
CON'T ON SHEET 6



CURVE NO.	DELTA	RADIUS	LENGTH
C1	92.734°	185.00	32.19'
C2	93.510°	185.00	32.63'
C3	72.819°	185.00	23.63'
C4	78.404°	185.00	24.35'
C5	81.545°	185.00	25.12'
C6	77.444°	185.00	20.48'
C7	18.101°	185.00	50.08'
C8	17.413°	185.00	56.82'
C9	51.343°	185.00	56.82'
C10	21.402°	184.00	53.27'
C11	81.293°	170.00	63.37'
C12	51.704°	170.00	44.25'
C13	18.044°	185.00	46.86'
C14	18.044°	185.00	46.86'
C15	7.282°	320.00	11.74'
C16	6.521°	320.00	11.74'
C17	11.420°	25.00	35.80'
C18	10.023°	184.00	37.57'
C19	42.035°	184.00	32.25'
C20	14.465°	184.12	18.67'
C21	20.744°	184.00	23.48'
C22	7.291°	185.00	13.06'
C23	3.531°	185.00	20.04'
C24	12.070°	184.00	36.91'
C25	21.443°	184.00	33.69'
C26	45.212°	184.00	68.82'
C27	13.360°	184.00	21.22'
C28			43.79'

TRACT "X"

[ - ] - LIMITS OF WETLAND  
AREAS SEE NOTE NO. 14



CONT'N ON SHEET 5

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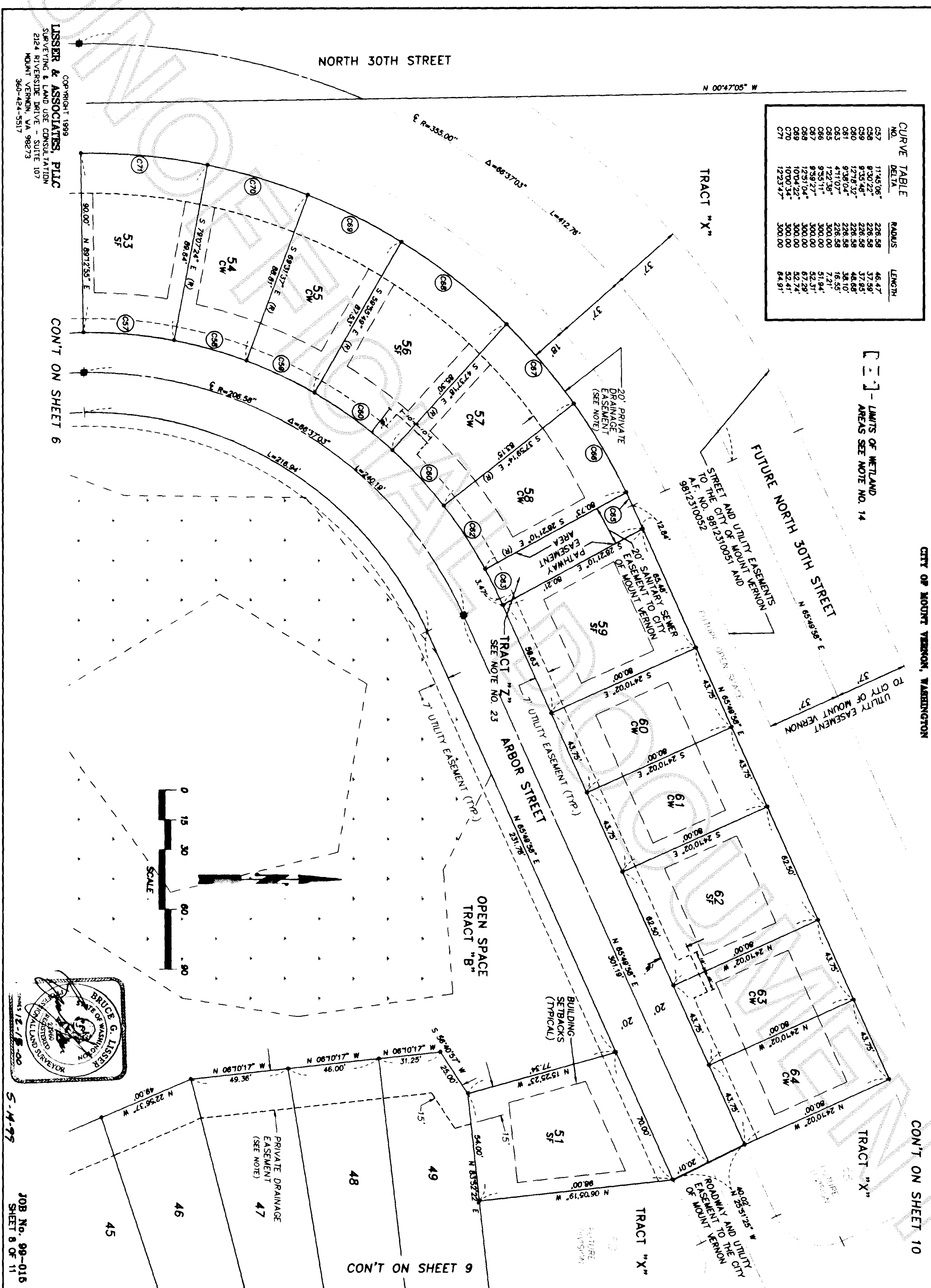
JOB No. 99-015  
SHEET 7 OF 11

ROSEWOOD P.U.D. PHASE 1  
IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 9, T. 34 N., R. 4 E., W.M.  
CITY OF MOUNT VERNON, WASHINGTON

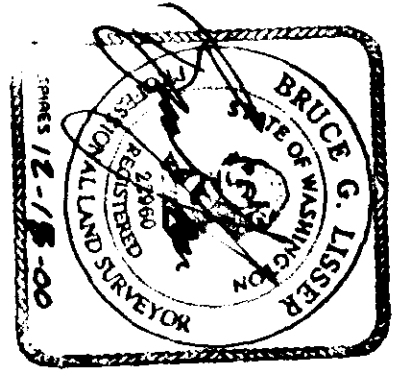
200002140086  
Kathy Hill, Skagit County Auditor  
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CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C57	1145.06"	226.58	46.47'
C58	830.22"	226.58	37.59'
C59	835.48"	226.58	37.95'
C60	1278.32"	226.58	46.68'
C61	938.04"	226.58	38.10'
C62	471.07"	226.58	16.55'
C63	1227.39"	300.00	7.21'
C64	935.11"	300.00	51.84'
C65	838.27"	300.00	52.37'
C66	1237.04"	300.00	67.29'
C67	1070.42"	300.00	52.74'
C70	1070.42"	300.00	52.47'
C71	1223.47"	300.00	64.91'

[ - ] - LIMITS OF WETLAND  
AREAS SEE NOTE NO. 14



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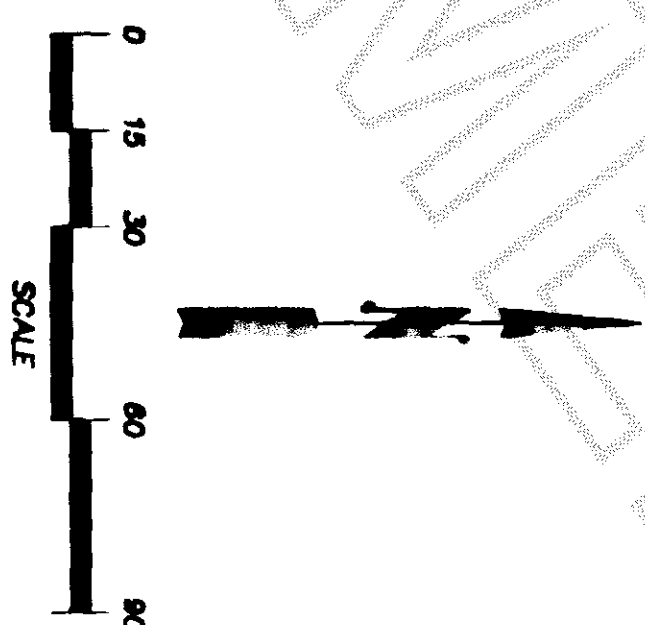
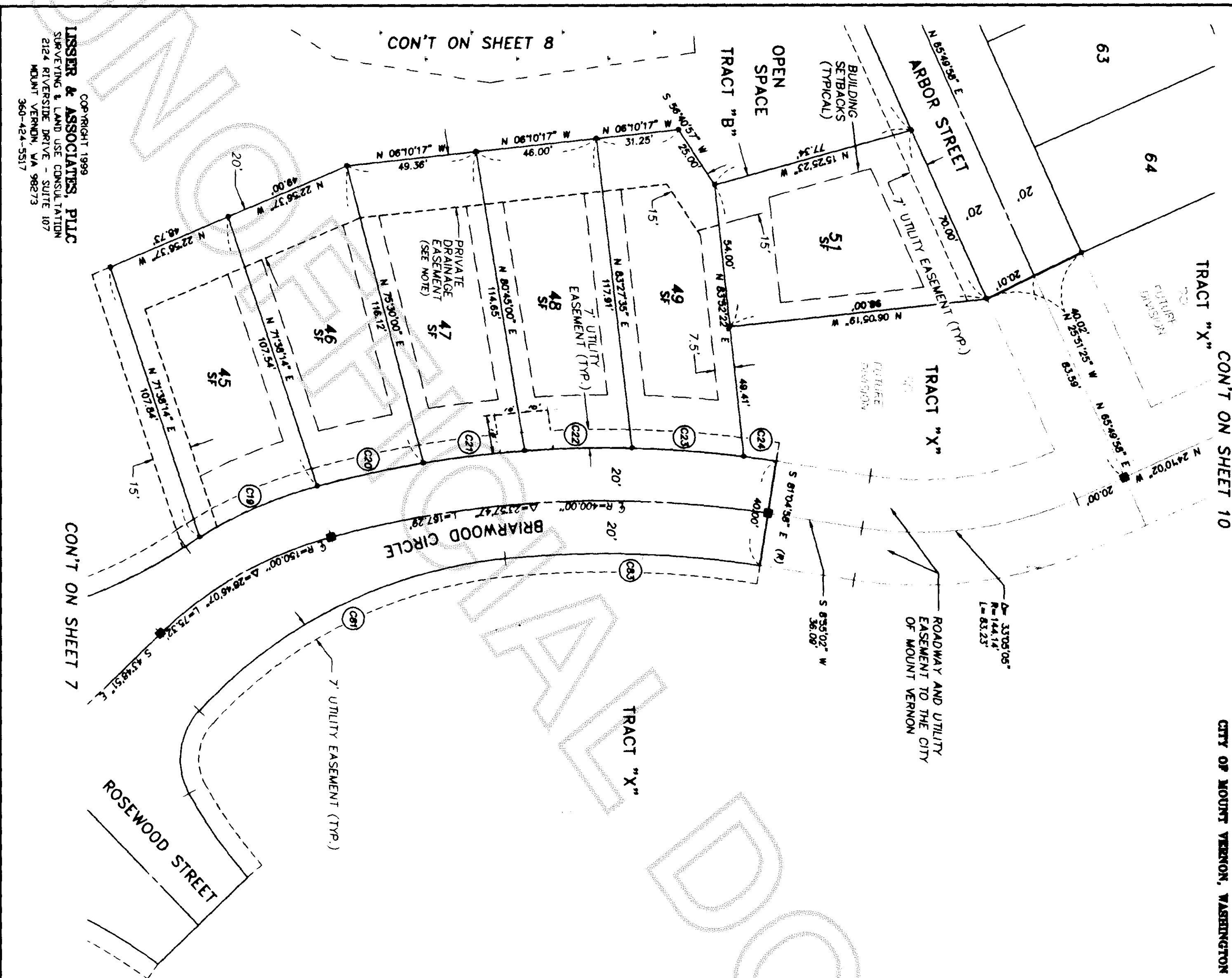
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JOB No. 99-016  
SHEET 8 OF 11



ROSEWOOD P.U.D. PHASE 1  
IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 9, T. 34 N., R. 4 E., W.M.

CITY OF MOUNT VERNON, WASHINGTON

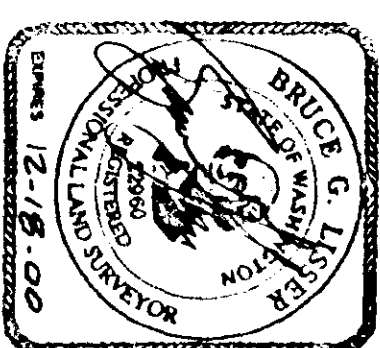
Kathy Hill, Skagit County Auditor  
2/14/2000 Page 9 of 11 11:42:05AM



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C19	16°29'23"	170.00	48.92'
C20	5°37'50"	420.00	41.27'
C21	5°16'50"	420.00	38.71'
C22	5°33'38"	420.00	40.76'
C23	5°46'16"	420.00	42.55'
C24	1°41'13"	420.00	12.37'
C25	41°17'12"	164.00	132.59'
C26	14°36'17"	360.00	96.92'

[ - ] - LIMITS OF WETLAND  
AREAS SEE NOTE NO. 14

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5-14-97  
JOB No. 98-015  
SHEET 9 OF 11

ROSEWOOD P.U.D. PHASE 1  
IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 9, T. 34 N., R. 4 E., W.M.  
CITY OF MOUNT VERNON, WASHINGTON

200002140086  
Kathy Hill, Skagit County Auditor  
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CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C23	5°48'16"	420.00	42.55'
C24	1°41'13"	420.00	12.37'
C25	9°38'04"	226.58	38.10'
C26	4°11'07"	226.58	16.55'
C27	1°22'39"	300.00	7.21'
C28	8°55'11"	300.00	51.94'

TRACT "X"

[ ] - LIMITS OF WETLAND  
AREAS SEE NOTE NO. 14

FUTURE NORTH 30TH STREET  
FUTURE NORTH 30TH STREET  
STREET AND UTILITY EASEMENTS TO  
THE CITY OF MOUNT VERNON  
A.E. NO. 98552  
8812310051

TRACT "X"

TRACT "X"

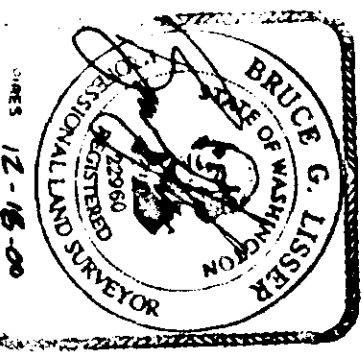
ROADWAY AND UTILITY EASEMENT TO  
THE CITY OF MOUNT VERNON



E R=144.14'  
Δ=33°05'04"  
L=83.23'

CON'T ON SHEET 8

CON'T ON SHEET 9



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JOB No. 99-015  
SHEET 10 OF 11

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2124 RIVERSIDE DRIVE - SUITE 107  
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BRUCE G. LUSPER  
COMMISSION EXPIRES  
MAY 14, 2002  
NOTARY PUBLIC  
STATE OF WASHINGTON

**JOB No. 99-016**  
**SHEET 11 OF 11**