UNPLATTED N 01°25'41" E 2597.16 85 ₹ 85 ₹ CENTER OF SECTION
BRASS CAPPED
MON'T IN CASE BRASS CAPPED MON'T IN CASE 1995 1995 BO TRACT EAST SECTION STREET TRACT 88 TRACT 87 MAIL AROUND ARM 1287, 28 V. ANE 1684.84 75 3 TRACT CITY 2 Z 73 88'27'57" 8 **81** Ω₇-MISAY 8 813 TRACT 67 TRACT 81 **β** 65 25 DIGBY RD 63 t WOODLAND DRIVE D20 2574.56° D25 t 22 D24 LINUSAY LINDP 13 810 B ... 8 022 3 ୪ 32 FOREST ESTATES 13 8 ည 19 23 17 1287 ESTATES 6 SHEET 7.28 FOREST R-1-9.6 891 891.03 200 SCALE BRASS CAPPED CONC. MON'T 1990 60 BRASS CAPPED CONC. MON'T 1996 600 28 \$27 W 2624.66 N 01'04'05"

DESCRIPTION

LOT 81, MADDOX CREEK P.U.D. PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 121 TO 130, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATED IN SKAGIT COUNTY, WASHINGTON

NOTES

- INDICATES REBAR SET WITH YELLOW CAP INSCRIBED SEMRAU 9622.
 INDICATES CONCRETE MONUMENT SET WITH CAP INSCRIBED SEMRAU 9622.
 INDICATES EXISTING PIPE OR REBAR FOUND.
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM CHICAGO TITLE INSURANCE COMPANY AMENDED SUBDIVISION GUARANTEE ORDER NO. SB-14612 DATED MARCH 23, 2000.

 FOR ADDITIONAL SURVEY INFORMATION SEE MADDOX CREEK P.U.D., PHASE I, RECORDED IN VOLUME 16 OF PLATS, PAGES 121-130, RECORDS OF SKACH COUNTY, WASHINGTON. SEE ASSUMED. SECTION MONUMENTED CENTERLINE OF EAST SECTION STREET (NORTH LINE IN 28) BEARING = NORTH 88" 27" 57" EAST.

 LEICA TCA 1105 THEODOLITE DISTANCE METER.

 FIELD TRAVERSE.

 SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE UPON PERMIT. IN THE EVENT SUCH FEES ARE HEREAFTER IMPOSED BY MOUNT VERNION ON EITHER AN INTERNIES PERMANENT BASIS.

 INTERNIEST PROPERTIES INC.

TELEVISION

TELEVISION

TELEVISION

STORM
SEWER

12. TRACT 81 IS SUBJECT TO AND TOZETHER WITH EASTEWNING TO EMOUNT VERNON
WATER

12. TRACT 81 IS SUBJECT TO AND TOZETHER WITH EASTEWNINGS. RESTRICTIONS. COVENANTS.
PUBLIC NOTICE OF LAND FILL AND OTHER WITH EASTEWNINGS. RESTRICTIONS. COVENANTS.
PUBLIC NOTICE OF LAND FILL AND OTHER WITH EASTEWNINGS. RESTRICTIONS. COVENANTS.
PUBLIC NOTICE OF LAND FILL AND OTHER WITH EASTEWNINGS. RESTRICTIONS. COVENANTS.
PUBLIC NOTICE OF LAND FILL AND OTHER WITH EASTEWNINGS REPORT ON THE 25 SHOWN HEREON IF A
SCOTECHNICAL REPORT CAN DEMONSTRATE THAT THE CONDITIONS WERT THE REDUCTION. THE
SCITUCISS. SHOWN HEREON ARE AS SPECIFIED BY CITY OF WOUNT VERNON ORDINANCE NO.

14. THE STIED SLOPE AREAS SHOWN HEREON ARE FER TOPOGRAPHIC MAP DOT
SERNON PARTMERSHIP AND DATED FEBRULARY 22, 1991 BY MERRWETU
14. THE STIED SLOPE AREAS SHOWN HEREON ARE FER TOPOGRAPHIC MAP DOT
SERNON PARTMERSHIP AND DATED FEBRULARY 22, 1991 BY MERRWETU
15. TRACKS HERE PROVIDED BY TERRA ASSOCIATION AREAS WERE DELINEATED BY TERRA ASSOCIATION.

SEMRAU ENGINEERING & SURVEING • PL
CIVIL ENGINEERING • LAND SURVEYING • PL
2118 RIVERSIDE DRIVE - SUITE 104 & SURVEYING, PLLC

> 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 AND THE ROAD AND UTILITY EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE MADDOX CREEK MASTER COMMUNITY ASSOCIATION, THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE MADDOX CREEK MASTER COMMUNITY ASSOCIATION 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.

EASEMENTS

IN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TC! CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE ROAD AND UTILITY EASEMENTS 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 SUBDINISION AND OTHER PROPERTY, TOGETHER WITH THE UNDERSTANDING THAT 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 ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES HEREIN GRANTED.

SURVEYOR'S NOTE

THE SUBDIVISION SHOWN HEREON VARIES SL BY SEMRAU & LISSER, THE SUBDIVISION USE TRAVERSE FOR A SUBDIVISION OF THE NORTH PERFORMED BY FAKKEMA & KINGMA, INC., II JGHTLY FROM OTHER SURVEY INFORMATION RECORDED ED FOR THIS PLAT IS BASED UPON A CLOSED FIELD HEAST 1/4 OF SECTION 28, T. 34 N., R. 4 E., W.M., N. 1979

STORMWATER FACILITIES-DPERATION/MAINTENANCE

AN EASEMENT FOR STORMMATER DRAINAGE/DETENTION FACILITIES COMMON TO THE PLAT OF MADDOX CREEK P.U.D. PHASE 3 IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON. MAINTENANCE OF ANY PERIMETER FENCES, LANDSCAPING, AND PLANT MATERIALS WITHIN THIS EASEMENT IS THE RESPONSIBILITY OF THE PLAT OF MADDOX CREEK MASTER COMMUNITY ASSOCIATION. MAINTENANCE OF THE STORMMATER DRAINAGE FACILITIES WITHIN TRACT CITY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "MADDOX CREEK P.U.D. PHASE 3" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTAS AND PLATTING REGULL/GIONS.



AUDITOR'S CERTIFICATE

REPLAT

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SECTION

28,

MOUNT

VERNON

WASHINGTON

TRACT

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MADDOX

CREEK

P.U.D.,

PHASE

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PHASE

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20008140137

Auditor

2:59:28PM

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FILED FOR RECORD THIS THE DAY OF __ UNDER SKAGIT COUNTY AUDITOR'S FILE NU AT THE REQUEST OF SEMRAU ENGINEERING NUMBER LACOOD SELOT ST 1990

COUNTY AUDITOR June Shraw

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT INTERWEST PROPERTIES, INC. A WASHINGTON CORPORATION, OWNER IN THE FEE SIMPLE, OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE MADDOX CREEK MASTER COMMUNITY ASSOCIATION, THE STREETS, PLACES, COURTS, AVENUES, TRACT "H" OPEN SPACE AND PUBLIC OPEN SPACES SHOWN HEREON AND THE USE THEREOF FOR PUBLIC HIGHWAY AND PARK PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY AND PARK PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS, PLACES, COURTS AND AVENUES SHOWN HEREON.

THE UNDERSIGNED HEREBY REPRESENT AND COVENANT THEY ARE OFFICERS OF THE CORPORATION LISTED, AND HAVE FULL AUTHORITY TO ACT FOR AND BIND SAID CORPORATION AND THE SUBJECT PROPERTY TO ALL OF THE TERMS OF THE AGREEMENT, AND THAT ALL CORPORATE ACTS NECESSARY TO ACCOMPLISH THESE ENDS HAVE BEEN COMPLETED.

SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS DATE OF LEVEL THIS DATE OF RTIES, INC. A WASHINGTON CORPORATION

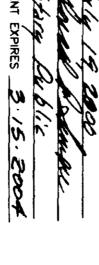
ACKNOWLEDGMENTS

STATE OF WASHINGTON COUNTY OF SKAP Y OR HAVE SATISFACTORY EVIDENCE THAT SCOT M.

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THE) (WAS/AME) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

INTERWEST PROPERTIES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT

DATED SALLY 19 MY APPOINTMENT EXPIRES 3-15-2004 No leman



OCHANON SELECTION OF WASHING OF PUBLIC

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEWED AND WHICH HAVE GECOME 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 2000

THIS 14 DAY OF TUDY

KATTE OWNE TRESPORER DEPOSIT NAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND NASHUNGTON, HEREBY CERTIFY THAT A and the same al tetrum 2000

Section of the second

CITY TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID, IN FULL. THIS TO DAY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR 2000

CITY TREAS

OF THE PARTY **APPROVALS** AND APPROVED THIS 107 Ŗ 욲

2000

APPROVED, BY THE COUNCIL OF MAYOR CITY OF MOUNT VERNON, WASHINGTON, THIS 1914

THE FUNCTO, 13, UK

SHEET Ş ယ MADDOX CREEK P.U.D. PHASE

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