

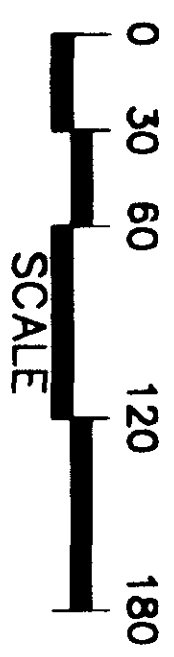






MADDOX CREEK P.U.D., PHASE 3  
REPLAT OF TRACT 81, MADDOX CREEK P.U.D., PHASE 1  
N.E. 1/4 OF SECTION 28, T. 34 N., R. 4 E., W.M.  
MOUNT VERNON, WASHINGTON  
SHEET 3 OF 3

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Kathy Hill, Skagit County Auditor  
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LOT AREA AND ADDRESS INFORMATION		
LOT B9	0.44 ACRES	1500 LINDSAY LOOP
LOT B10	0.56 ACRES	24553 SQ. FT.
LOT B11	0.53 ACRES	23134 SQ. FT.
LOT B12	1.44 ACRES	1420 DIBBY PLACE
LOT B13	0.43 ACRES	18366 SQ. FT.
LOT B14	0.55 ACRES	24141 SQ. FT.
LOT C15	0.51 ACRES	22390 SQ. FT.
LOT C16	0.47 ACRES	20416 SQ. FT.
LOT C17	0.35 ACRES	15461 SQ. FT.
LOT C18	0.34 ACRES	23343 SQ. FT.
LOT C19	0.38 ACRES	17177 SQ. FT.
LOT D20	0.41 ACRES	25177 SQ. FT.
LOT D21	0.39 ACRES	17522 SQ. FT.
LOT D22	0.34 ACRES	18969 SQ. FT.
LOT D23	0.24 ACRES	23517 SQ. FT.
LOT D24	0.38 ACRES	16449 SQ. FT.
LOT D25	0.24 ACRES	16391 SQ. FT.
TRACT H	1.93 ACRES	83877 SQ. FT.

MALLARD VIEW  
CONDOMINIUMS

NOTE:  
ACCESS TO LOTS B12, B13, AND B14 IS BY A PRIVATE ROAD OVER AND UNDER TRACT CITY. AS RETURNED BY INTEREST PROPERTIES, INC. IN OUT CLAIM DEED TO THE CITY OF MOUNT VERNON RECORDED UNDER AUDITOR'S FILE NO. 9800250075. AS APPROVED BY THE CITY OF MOUNT VERNON, THE PLAT APPROVAL PROCESS OF MADDOX CREEK, PHASE 3 FOR THE PURPOSES OF CONSTRUCTING AND ASSISTING IN MAINTAINING PRIVATE ROADS, UTILITIES, PATHWAYS, PARKING AREAS, FENCES AND LANDSCAPING, INCLUDING THE PLACEMENT OF ADDITIONAL FILL MATERIAL AND TOPSOIL THEREON.

NOTES CONTINUED FROM SHEET 1 OF 3

15. LOT B12 - THE GROUND LEVEL FLOOR OF EACH BUILDING ON LOT B12 SHALL BE NONHABITABLE SPACE WHICH MAY BE SECURED BY FENCES, PARTIAL WALLS, ETC., ALLOWING FOR OPEN ATMOSPHERE VENTILATION WHILE PROVIDING SECURITY TO OCCUPANTS. THE GROUND LEVEL FLOOR MAY BE USED FOR PARKING, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE OWNER OF LOT B12 MUST OBTAIN ADDITIONAL APPROVALS FROM THE CITY OF MOUNT VERNON CONCERNING THE DESIGN AND LOCATION OF THE BUILDING AND OTHER IMPROVEMENTS TO BE CONSTRUCTED ON LOT B12. THE OWNER MUST MEET CONDITIONS IMPOSED BY THE CITY, INCLUDING BUT NOT LIMITED TO PARKING REQUIREMENTS, FIRE DEPARTMENT REQUIREMENTS, BUILDING REQUIREMENTS AND PLANNING REQUIREMENTS.

16. LOT B13 - ALL STRUCTURES TO BE BUILT THEREON SHALL MEET THE VENTILATION REQUIREMENTS FOUND IN WASHINGTON ADMINISTRATIVE CODE SECTION 51-13-503, WHICH IS ALSO CONTAINED IN THE WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE SECTION 503. PARKING AREAS AND GARAGE FLOORS MAY BE CONCRETE SLABS. THE LIVING AREAS OF EACH UNIT MUST BE CONSTRUCTED EITHER ABOVE A GARAGE OR ABOVE A WELL VENTILATED CRAWL SPACE. SMOKE COUNT HEALTH DEPARTMENT SHALL HAVE FINAL AUTHORITY IF QUESTIONS ARISE CONCERNING THE ADEQUACY OF THE PROPOSED OR CONSTRUCTED STRUCTURES HERETOFORE MENTIONED.

17. NO STRUCTURES WILL BE ALLOWED TO BE CONSTRUCTED ON TRACT CITY ABOVE GRADE IMPROVEMENTS SUCH AS ROADS, PAVED PARKING, DRIVEWAYS, YARDS AND LANDSCAPING MAY BE ALLOWED.

