

STONEBRIDGE P.U.D.

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 1 OF 3

AUDITOR'S CERTIFICATE

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Stagit County Auditor

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

Stagit County Auditor

Deputy

DEDICATION

THE UNDERSIGNED OWNER IN FULL SIMPLE, "DECLARANT" HEREBY DECLARES THIS DEVELOPMENT MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION TO BE FILED.

DECLARANT:

BY William H. Flack JOYCE E. Flack
WILLIAM H. FLACK JOYCE E. FLACK

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM H. FLACK AND JOYCE E. FLACK HUSBAND AND WIFE, SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED September 19, 2000

SIGNATURE William H. Flack

TITLE Owner

MY APPOINTMENT EXPIRES 9-1-02

APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF September, 2000.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 22nd DAY OF September, 2000.

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 21st DAY OF September, 2000.

ATTEST: MAYOR Mike Kelly CLERK Paul Hines

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING, INC.

Donald R. Semrau DATE 9.15.00

DONALD R. SEMRAU, PLS. CERTIFICATE NO. 9622

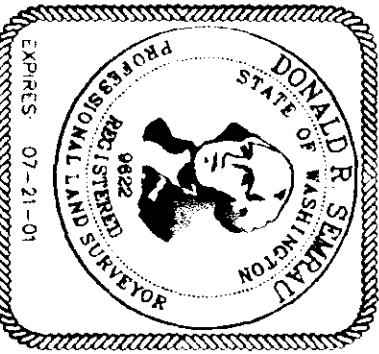
ZONING

R-13.5/PUD

TREASURER'S CERTIFICATE

I DATE JANUARY 17, 2001 TREASURER OF SKAGIT COUNTY HEREBY CERTIFY THAT ALL TAXES DUE AND/OR DEBTS REQUIRED TO BE PAID HAVE BEEN PAID BY THE PROPERTY OWNERS IN THIS PLAT HAVE BEEN PAID, AND NO OTHER MATTERS THE YEAR 2000.

Donald R. Semrau Stagit County Treasurer

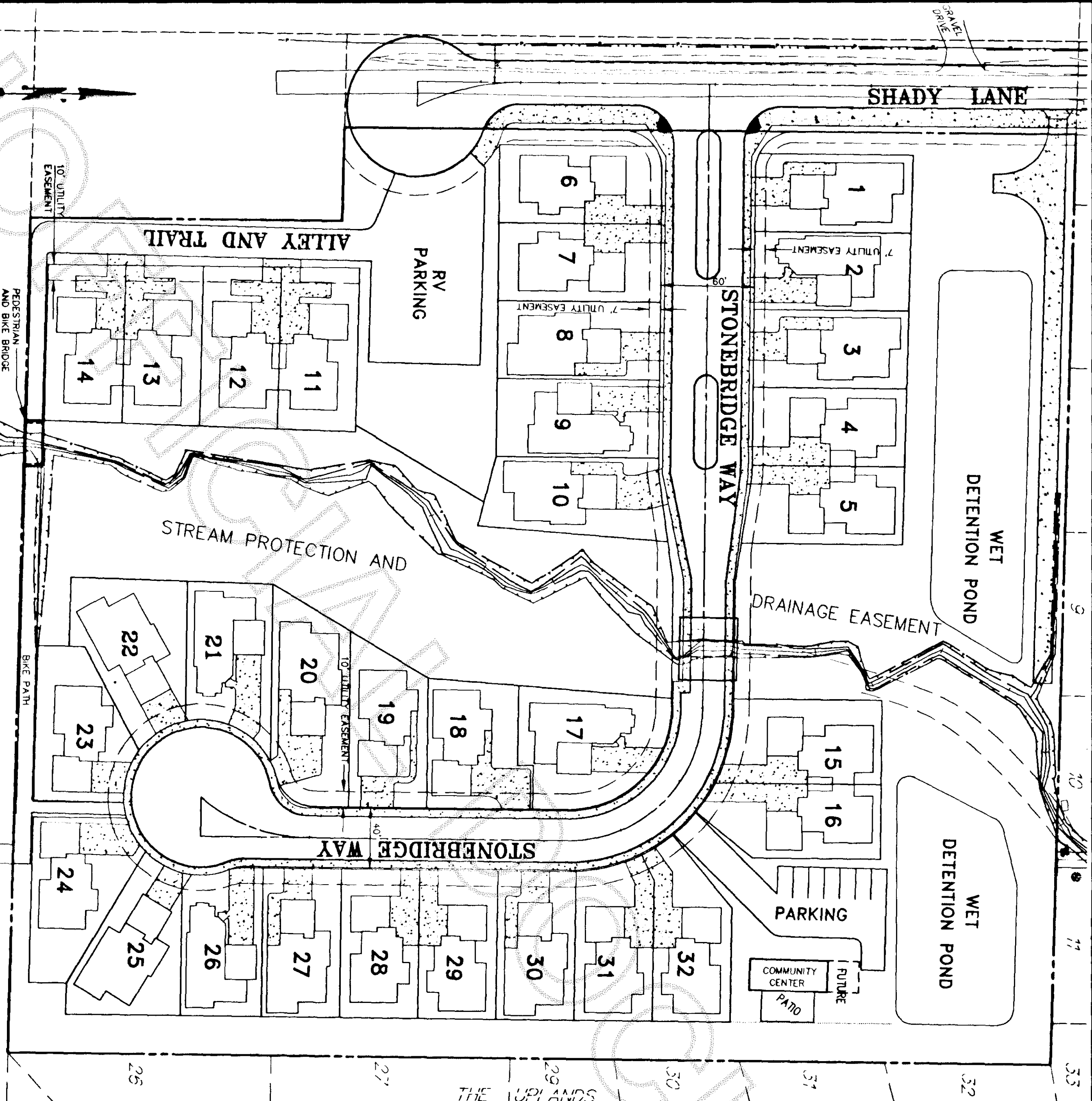


SEMRAU ENGINEERING & SURVEYING

SURVEYING • ENGINEERING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273

360-424-9566

STONEBRIDGE P.U.D.
SHEET 1 OF 3



DESCRIPTION

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BE DEED RECORDED AUGUST 7, 1986, UNDER AUDITOR'S FILE NO. 716720 AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 21 A DISTANCE OF 20 FEET; THENCE EAST PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 200 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 140 FEET; A DISTANCE OF 200 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

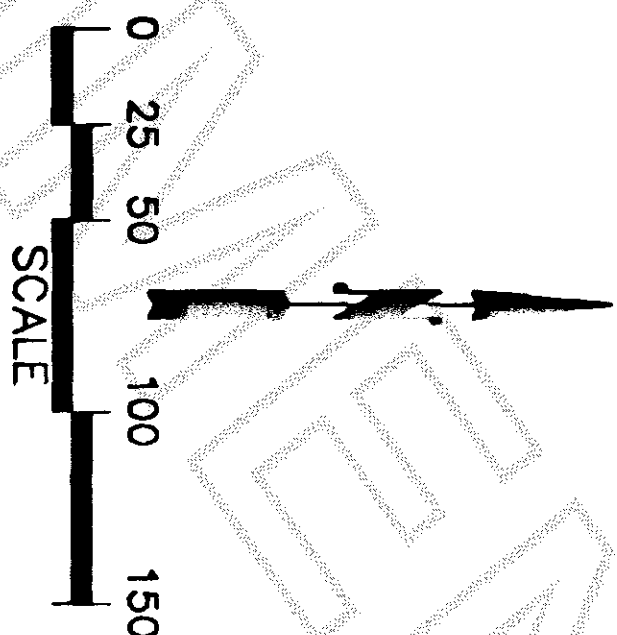
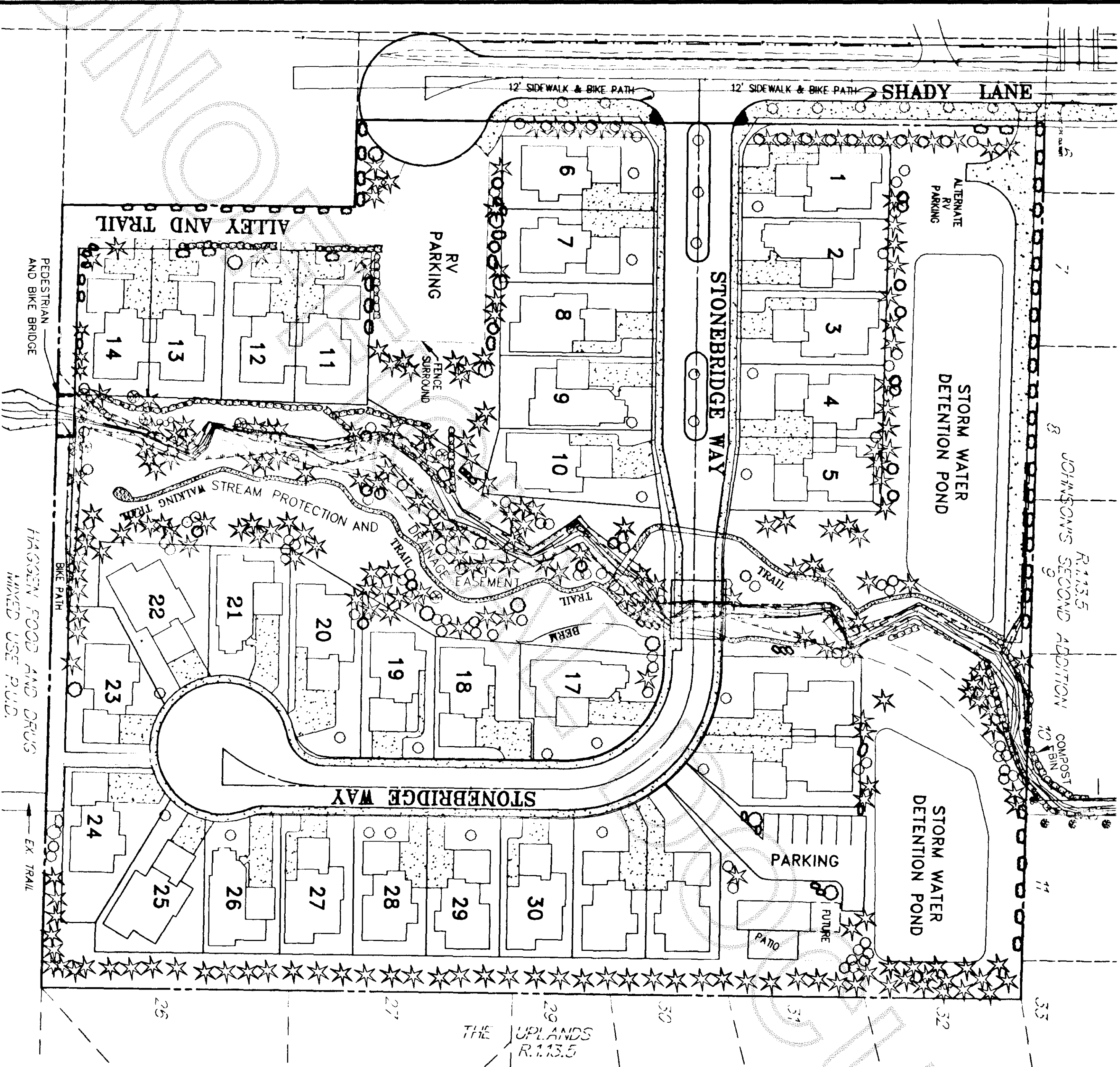
0 25 50 100 150
SCALE

STONEBRIDGE P.U.D.

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON

SHEET 2 OF 3

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PERIMETER LANDSCAPING

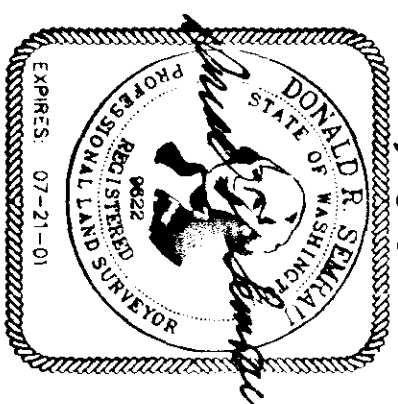
- CLUMP BIRCH (5'-6' HEIGHT)
- DEODORA CEDAR AND/OR SEQUOIA (5'-6' HEIGHT)
- FLOWERING PERENNIAL, E.G. RHODODENDRON (24" HEIGHT)
- MAPLE GROVE (1 1/2" CALIPER)
- NORWAY MAPLE
- RED MAPLE
- VINE MAPLE
- MIXED CONIFER GROVE (5'-6' HEIGHT)
- DOUGLAS FIR
- WESTERN HEMLOCK
- WESTERN RED CEDAR
- GRAND FIR
- COLUMNAR EVERGREENS (FOR SCREENING)
- PYRAMIDALS, EMERALD GREEN 4'-5' (HEIGHT)

STRUCTURES

- ENTRY (PLANTER WITH BRICK AND RIVER-ROCK COLUMNS)
- STONEBRIDGE (POTENTIAL LOCATIONS)
- PLUNGE POOL (SEE STREAM ENHANCEMENT DETAIL)
- ROCKERY
- TRAIL/FOOTPATH

NOTE: NATIVE TYPE GROUND COVER IS TO BE LIBERALLY UTILIZED IN SET-BACK AND BUFFER AREAS FOR MINIMUM MAINTENANCE AND REPLACEMENT. PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE WASHINGTON STATE GRADING CODE FOR NO. 1 GRADE AND AMERICAN STANDARD FOR NURSERY STOCK.

NOTE: ALSO SEE TYPICAL PRIVATE LANDSCAPE LAYOUT ON PAGE P-19 OF THE FINAL P.U.D. DOCUMENT.



LANDSCAPE PLAN

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SHEET 2 OF 3

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SECTION 21, T. 34 N., R. 4 E., W.M.
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SHEET 3 OF 3

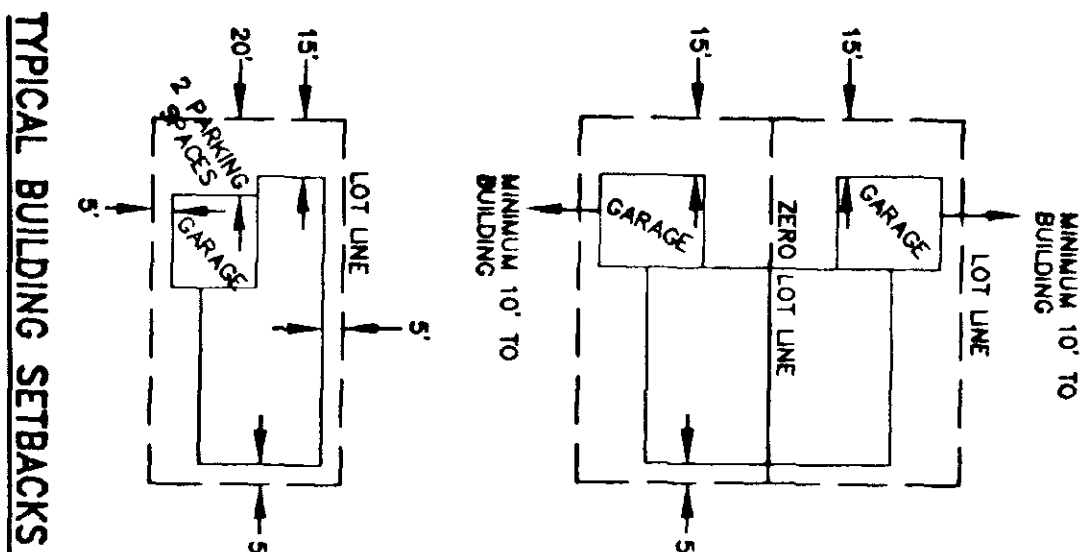
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MINIMUM BUILDING SETBACKS

FRONT YARD 15 FEET TO RESIDENCE, WITH A GARAGE SETBACK OF 20 FEET; OR 15 FEET TO GARAGE, IF GARAGE DOORS FACE PERPENDICULAR AND ARE NOT VISIBLE FROM THE STREET; AND 2 OFF-STREET PARKING SPACES ARE PROVIDED IN DRIVEWAY

SIDE YARD 5 FEET, BOTH SIDES, OR 0 FEET ON ONE SIDE WITH A MINIMUM SETBACK OF 10 FEET BETWEEN ADJOINING BUILDINGS

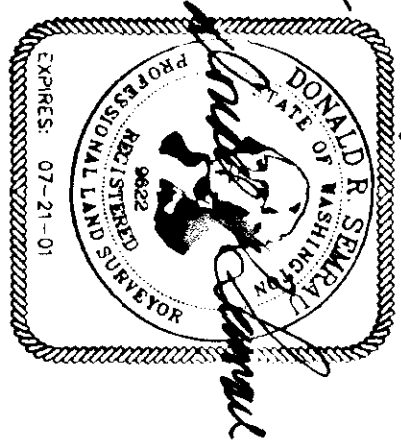
REAR YARD 5 FEET



LOT ADDRESS INFORMATION

N.T.S.

LOT 1	2000 STONEBRIDGE WAY
LOT 2	"
LOT 3	"
LOT 4	"
LOT 5	"
LOT 6	"
LOT 7	"
LOT 8	"
LOT 9	"
LOT 10	"
LOT 11	"
LOT 12	"
LOT 13	"
LOT 14	"
LOT 15	"
LOT 16	"
LOT 17	"
LOT 18	"
LOT 19	"
LOT 20	"
LOT 21	"
LOT 22	"
LOT 23	"
LOT 24	"
LOT 25	"
LOT 26	"
LOT 27	"
LOT 28	"
LOT 29	"
LOT 30	"
LOT 31	"
LOT 32	"
COMMUNITY CENTER	2504



BUILDING ENVELOPES
STONEBRIDGE P.U.D.
SHEET 3 OF 3

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