

PLAT OF BLACKBURN RIDGE PHASE 2
PTN. OF NW 1/4 OF SE 1/4 OF SEC. 29, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

200010340122
Shaght County Auditor
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN THE FREE SIMPLE OR CONTRACT PURCHASER AND MORTGAGEE HOLDERS OF THE LAND HEREBY PLATED HEREBY DECARE THIS PLAT OF BLACKBURN RIDGE PHASE 2 AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, AVENUES, WAYS, DOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. UPON THE RIGHT AND BACK SHOWN ON THIS PLAT FOR THE ORIGINAL RESONABLE GRADING OF THE STREETS, AVENUES, WAYS, DOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN HEREON, TRACT A (OPEN SPACE) AS SHOWN ON THE FACE OF THIS PLAT IS HEREBY DEDICATED TO THE CITY OF MOUNT VERNON. TRACT B IS A NONBUILDABLE LOT/SEE NOTE ON PAGE 2 OF 3)

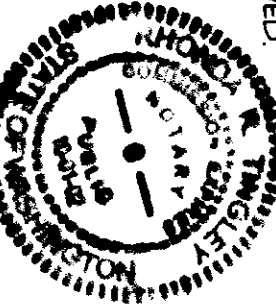
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS
THIS 11th DAY OF OCTOBER 2000.

John & Mary W.
W.D.

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF OCT. 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF WA., HAVE PERSONALLY APPEARED *John & Mary W.* A *Wife & Husband* CORPORATION TO BE KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN AUTHORIZED TO DO SO ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 10-1-02



ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 31st DAY OF OCT. 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF WA., HAVE PERSONALLY APPEARED *John & Mary W.* A *Wife & Husband* CORPORATION TO BE KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN AUTHORIZED TO DO SO ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

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NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 10-1-02

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NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 10-1-02

LEGAL DESCRIPTION

PARCEL "A"
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 69.23 FEET EAST OF THE CENTER OF SAID SECTION 29, THENCE SOUTH 37.0 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 82.3 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SUBDIVISION, THENCE EAST 100 FEET SOUTH OF THE SOUTH LINE OF SAID SUBDIVISION, THENCE SOUTHEAST QUARTER AS MEASURED ALONG THE SOUTH LINE THEREOF, THENCE NORTH PARALLEL WITH SAID EAST LINE 125 FEET, MORE OR LESS, TO A POINT 370 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION, THENCE WEST 105 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT FROM ALL OF THE ABOVE, ANY PORTION THAT LIES WITHIN THE WEST HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"
THAT PORTION OF THE EAST ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD 144.6 FEET WEST AND 20 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE SOUTH 0 13 30 WEST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 350 FEET, THENCE SOUTH 81 41 EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, 104.6 FEET, THENCE SOUTH 0 13 30 WEST TO THE EAST LINE OF SAID SUBDIVISION, THENCE SOUTH 0 13 30 WEST ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 88 18 WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 100 FEET, THENCE NORTH 0 13 30 WEST TO THE SOUTH LINE OF SAID SUBDIVISION, THENCE SOUTH 0 13 30 WEST TO THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD, THENCE SOUTH 81 41 EAST 30 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON
PARCEL "C"
THE SOUTH 220 FEET OF THE NORTH 370 FEET OF THE EAST 144.6 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THE EAST 10 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

COVENANTS

ALL LOTS IN THIS PLAT ARE SUBJECT TO THE BLACKBURN RIDGE RESTRICTIVE COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 200001210092 RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE.

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASH. SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, G.T.E. AND AT 11 OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) OR TEN (10) FEET OF ALL LOTS AND TRACTS ADJOINING PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REPAIR OR FOR THE USES, PURPOSES, AND ATTENDED TO ATTACHED THEREOF FOR THE STREETS, LINES, ROADS, AND ADJACENT AREAS ATTACHED 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 TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNED IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

UTILITY EASEMENTS ON LOTS 10, 11, 12, 13, 36, 37, 38, 41 AND 42

NON-EXCLUSIVE EASEMENTS FOR PUBLIC UTILITIES AS ILLUSTRATED ON LOTS 10, 11, 12, 13, 36, 37, 38, 41 AND 42, AND THE CITY OF MOUNT VERNON FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE OF UTILITIES. THE CITY OF MOUNT VERNON IS NOT BE RESPONSIBLE FOR RESTORATION OF STRUCTURES, FENCES, LANDSCAPING, OR OTHER IMPROVEMENTS THAT MAY HINDER AND PRIVILEGE GRANTED TO THE CITY.

RELEASE OF EASEMENT

THE 20 EASEMENT ON TRACT C AS ILLUSTRATED ON SHEET PLAT NW 10-75 RECORDED IN THE SKAGIT COUNTY AUDITOR'S RECORDS UNDER SKAGIT COUNTY AFS 830431 ARE HEREBY RELEASED.

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOT STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJOINING 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 OWNERS OF THE ADJOINING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

NOTE

ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED (1) TIGHT LINED (1) TO THE STORM DRAINAGE SYSTEM.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BEEN DISCHARGED IN FULL TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2000.

THIS 11th DAY OF OCTOBER 2000.
TREASURER OF SKAGIT COUNTY
DEPUTY

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 DAY OF OCTOBER 2000.

CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 31st DAY OF OCTOBER 2000.

CITY ENGINEER (Seal)

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON WASHINGTON THIS 22th DAY OF OCTOBER 2000.

MAYOR *Steve Rindley* ATTEST: FINANCE DIRECTOR *Jeffrey*

SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "BLACKBURN RIDGE PHASE 2" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 34 N. RANGE 4 E. W.M. THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

RONALD T. JEPSON, P.L.S.

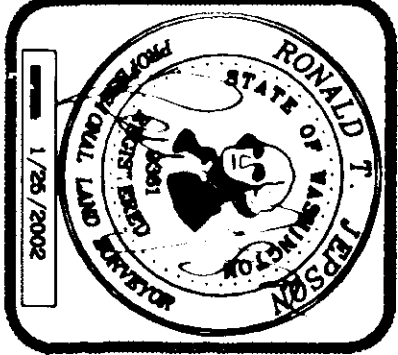
AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, AT THE REQUEST OF *John & Mary W.* ON OCTOBER 2000, AT *11* MINUTES PAST *11* O'CLOCK, AND THAT IS RECORDED IN VOLUME *13* OF PLATS, PAGES *1* OF THE RECORDS OF SKAGIT COUNTY, WASHINGTON.

DEPUTY AUDITOR *Debra*

DEVELOPERS/OWNERS

DEAN HOIT
2200 DULSON RD.
MOUNT VERNON, WA 98273
(206) 445-2424
(206) 653-4206

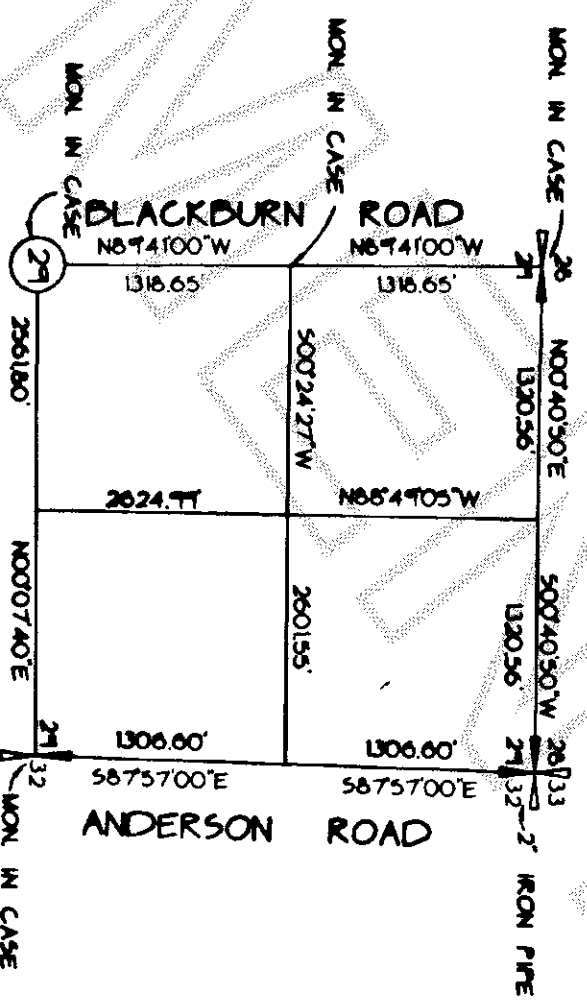
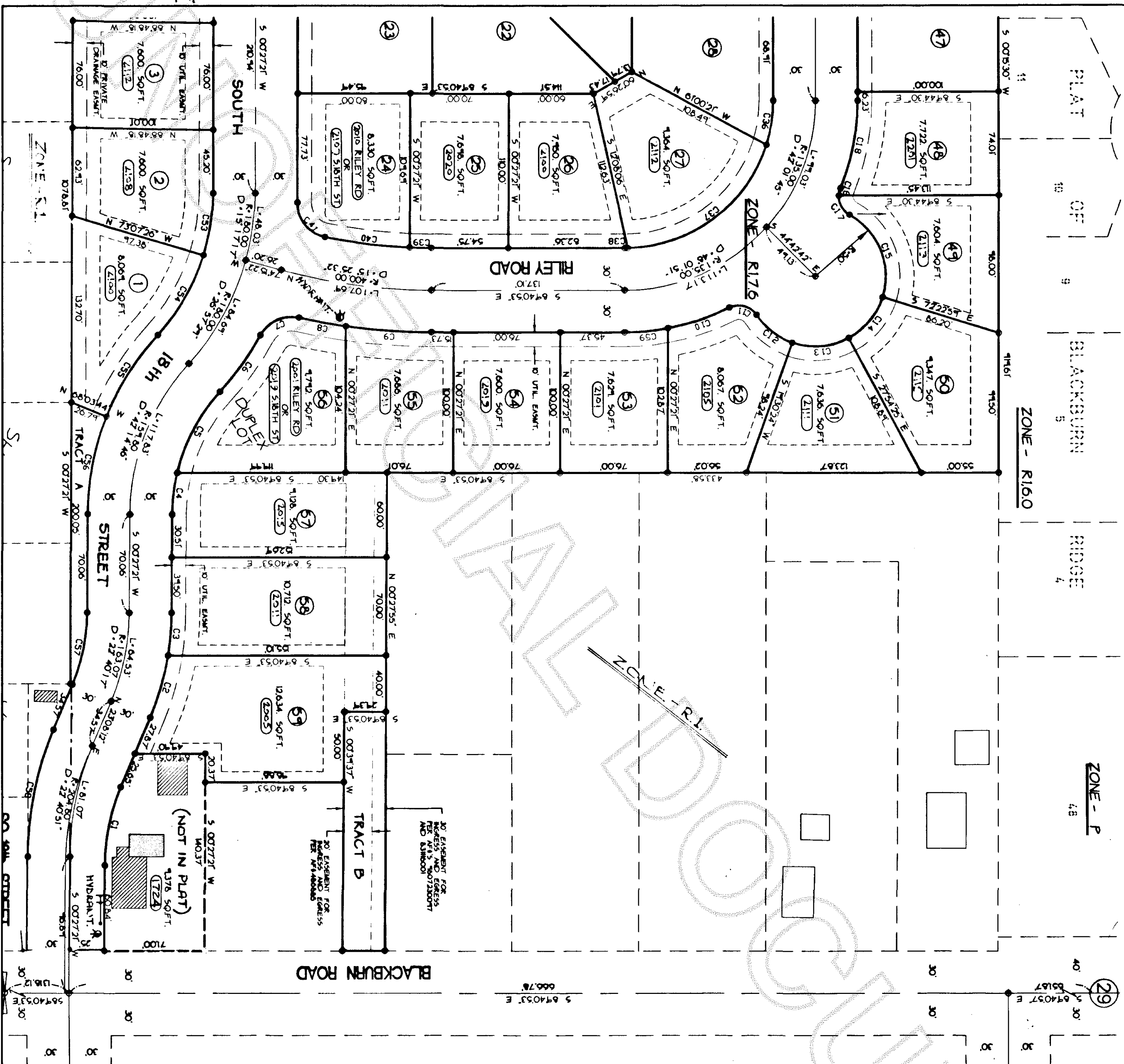


SHEET 1 OF 3

RONALD T. JEPSON + ASSOCIATES
CONSULTING ENGINEERS+LAND SURVEYORS+PROJECT MGMT. & DEV.
222 GRAND AVE. SU "C", PH. NO. (360) 733-5760
BELLINGHAM, WASHINGTON 98225

PLAT OF BLACKBURN RIDGE PHASE 2
PTN. OF NW 1/4 OF SE 1/4 OF SEC. 29, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

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NOTE

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

THE FOLLOWING DOCUMENTS PROVIDE ALL THE NECESSARY STORM DRAINAGE EASEMENTS WHICH SERVICE THIS SUBDIVISION.

NOTE

THE FOLLOWING DOCUMENTS PROVIDE ALL THE NECESSARY SANITARY SEWER EASEMENTS WHICH SERVICE THIS SUBDIVISION.

NOTE

TRACT B IS NOT A BUILDING LOT. THE PARCEL DESIGNATED TRACT B IS FOR INGRESS AND EGRESS AND ACCESS ONLY TO ADJACENT PROPERTIES. TRACT B MAY BE DEEDED TO ANY ONE OF THE ADJOINING PARCELS.

SURVEY EQUIPMENT + PROCEDURE

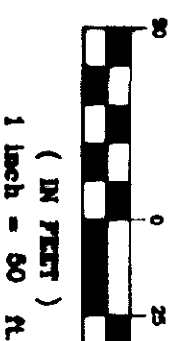
THIS SURVEY WAS COMPLETED AND ACCOMPANIED BY FIELD TRAVERSE USING A FORCON GPS-32 TOTAL STATION ON THE PLAT.

BASIS OF BEARING

1. KENNEDY SHORT PLAT AS RECORDED AT THE SKAGIT COUNTY AUDITOR'S OFFICE IN VOL. 1 PG. 52, AND PG. 622083.
2. PLAT OF BLACKBURN RIDGE AS RECORDED AT THE SKAGIT COUNTY AUDITOR'S OFFICE IN VOL. 1 PG. 52 AND PG. 622083.

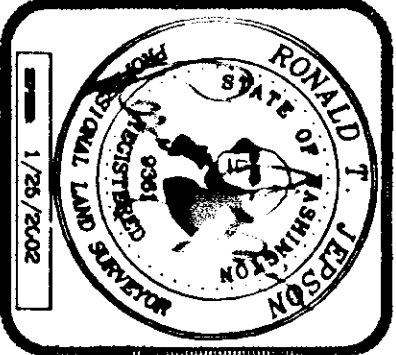


GRAPHIC SCALE



LEGEND

- SET REBAR + CAP #1361
- SET REBAR + CAP IN CONC.
- SET CASE MONUMENT
- FIND CASE MONUMENT
- HOUSE ADDRESS

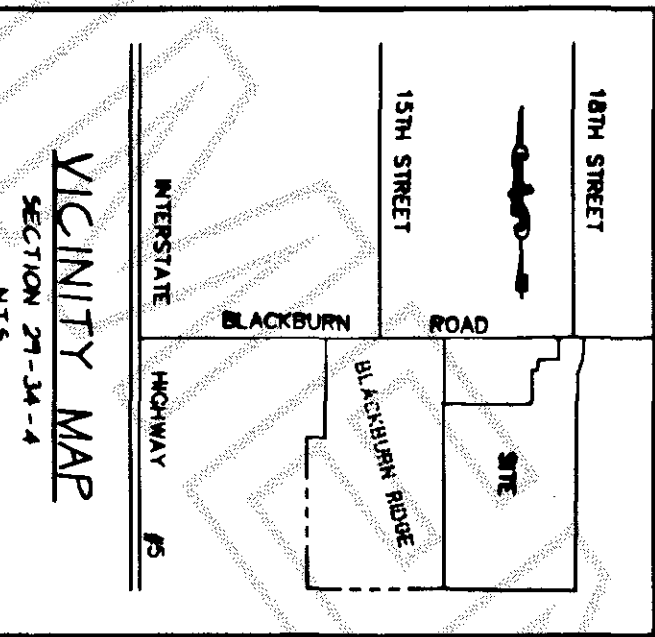


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BELLINGHAM, WASHINGTON 98225
JOB # 98163

PLAT OF BLACKBURN RIDGE PHASE 2
PTN. OF NW 1/4 OF SE 1/4 OF SEC. 29, TWP. 34 N. R16G. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

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PLAT OF
ZONE - R16
BLACKBURN RIDGE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	57.41	145.00	22°41'00"
C2	45.82	193.07	13°35'56"
C3	30.63	193.07	09°05'23"
C4	29.76	129.80	13°08'07"
C5	65.95	129.80	29°06'39"
C6	49.70	210.00	13°33'40"
C7	32.19	25.00	73°46'51"
C8	34.12	430.00	04°32'47"
C9	60.46	430.00	08°03'24"
C10	46.07	165.00	15°59'57"
C11	21.80	15.00	83°16'36"
C12	32.63	50.00	37°23'13"
C13	41.38	50.00	47°24'49"
C14	38.81	50.00	44°28'34"
C15	68.36	50.00	78°20'04"
C16	5.31	15.00	201°17'23"
C17	16.49	15.00	62°59'14"
C18	64.22	165.00	22°18'03"
C19	39.27	25.00	90°00'00"
C20	13.01	20.00	37°15'28"
C21	39.39	50.00	45°08'26"
C22	30.28	50.00	34°42'08"
C23	30.00	50.00	34°42'39"
C24	17.09	50.00	19°35'03"
C25	47.84	100.00	27°24'47"
C26	26.23	100.00	15°01'45"
C27	43.33	50.00	47°01'10"
C28	41.03	50.00	47°01'10"
C29	44.05	50.00	50°28'54"
C30	34.54	50.00	39°35'05"
C31	48.64	50.00	55°44'03"
C32	10.01	50.00	11°28'24"
C33	18.69	25.00	42°50'00"
C34	54.41	35.00	89°03'48"
C35	32.11	105.00	17°31'24"
C36	130.74	105.00	71°20'24"
C37	2.19	105.00	01°11'48"
C38	15.25	370.00	09°22'26"
C39	60.53	25.00	78°24'00"
C40	34.21	25.00	90°44'21"
C41	39.59	25.00	90°44'21"
C42	13.62	15.00	32°01'12"
C43	46.24	50.00	52°59'18"
C44	39.31	50.00	45°02'46"
C45	38.38	50.00	43°59'08"
C46	38.99	50.00	44°40'38"
C47	30.26	50.00	34°40'13"
C48	32.38	50.00	37°06'29"
C49	22.31	50.00	25°33'52"
C50	13.62	15.00	52°01'12"
C51	38.95	25.00	89°15'39"
C52	44.62	150.00	17°02'41"
C53	65.98	150.00	28°12'05"
C54	68.78	189.80	20°45'51"
C55	71.16	189.80	21°28'55"
C56	52.65	133.07	22°40'17"
C57	92.95	234.80	22°40'51"
C58	30.82	165.00	10°42'09"
C59	5.70	85.00	03°50'28"
C60			

TYPICAL BUILDING SETBACKS

FRONT YARD - LOTS AT STREET CORNERS
ARE REQUIRED TO HAVE TWO FRONT YARDS.
20' ON BLACKBURN RD.
20' ON ALL OTHER STREETS
REAR YARD 20'

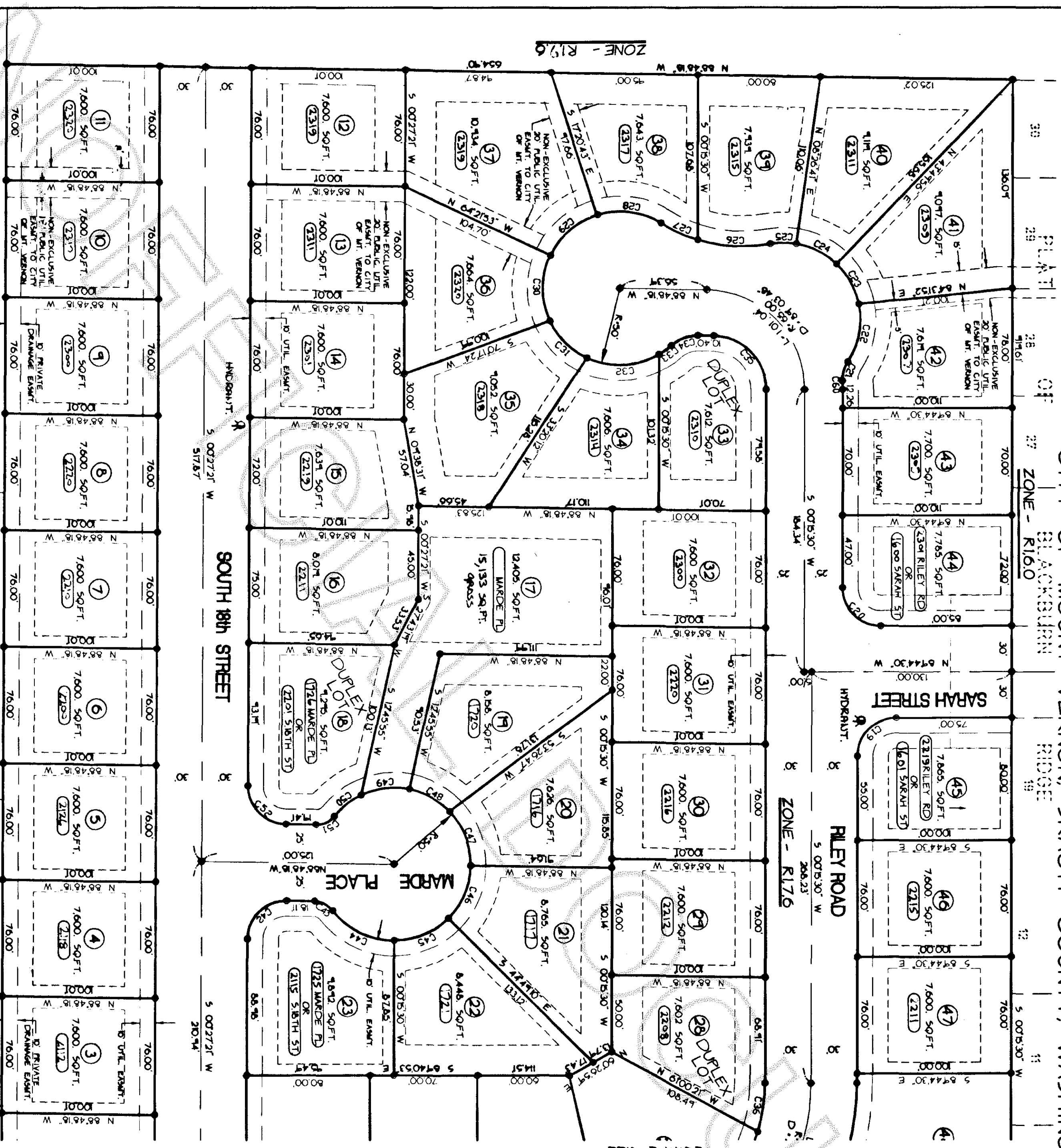
SIDE YARD MINIMUM 5' (TOTAL 20')
BUILDING ENVELOPES ARE ILLUSTRATED
BY DASHED LINES INSIDE EACH BUILDING LOT

NOTE

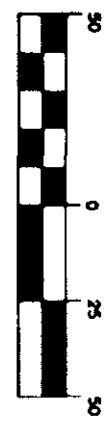
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SEWER CREDITS

PURSUANT TO ORDINANCE #2386.
EACH LOT RECEIVES - (S.F.R.)
1800.00 EXPANSION CREDITS.
320.00 CAPACITY CREDITS.
EACH DUPLEX LOT RECEIVES 12 CREDITS.
2700.00 EXPANSION CREDITS.
320.00 CAPACITY CREDITS.

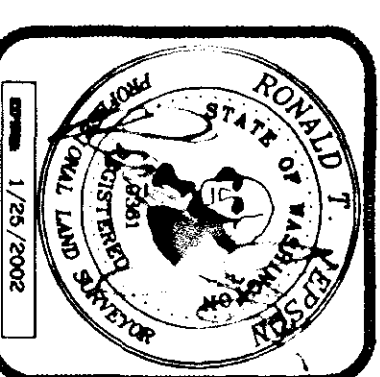


GRAPHIC SCALE



LEGEND

- SET REBAR + CAP 6"x6"
- SET REBAR + CAP IN CONC.
- SET CASE MONUMENT
- END CASE MONUMENT
- HOUSE ADDRESS



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JOB # 7816