

PLAT OF **EAGLE MOUNT** PHASE 1B, DIVISION 1
REPLAT OF TRACT 206 AND LOTS 69, 70, AND 71, AND A PORTION OF LOT 68, PHASE 1A
SECTION 27, T. 34 N., R. 4E., W.M.
MOUNT VERNON WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SEA-VAN INVESTMENTS ASSOCIATION, A WASHINGTON PARTNERSHIP, AND CHINATRUST BANK (USA), OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE PUBLIC STREETS, DRIVES AND COURTS SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS, DRIVES AND COURTS SHOWN HEREON.

TRACTS "D" "F" AND "BEAVER POND TRACT"
ARE HEREBY CONVEYED TO THE CITY
OF MOUNT VERNON.

SEA-VAN INVESTMENTS ASSOCIATION
David J. van
THE FARMERS BANK OF CHINA

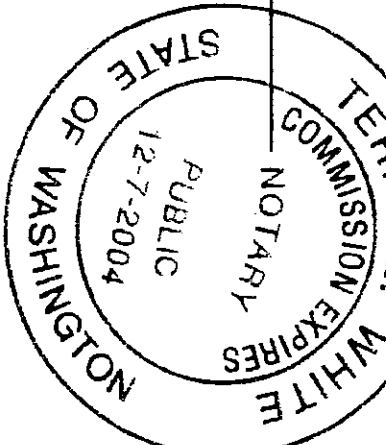
ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT

ON THIS 4th DAY OF December, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES HUNG, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

James Y. Hung
DATE 12-04-01
MY APPOINTMENT EXPIRES 12-7-04
TITLE President

Michael C. Hsu
DATE 12-04-01
MY APPOINTMENT EXPIRES 12-7-2004
TITLE Notary Public



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, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 30 DAY OF November, 2001.

Michael C. Hsu
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 11 DAY OF January, 2002
CITY CLERK Michael C. Hsu

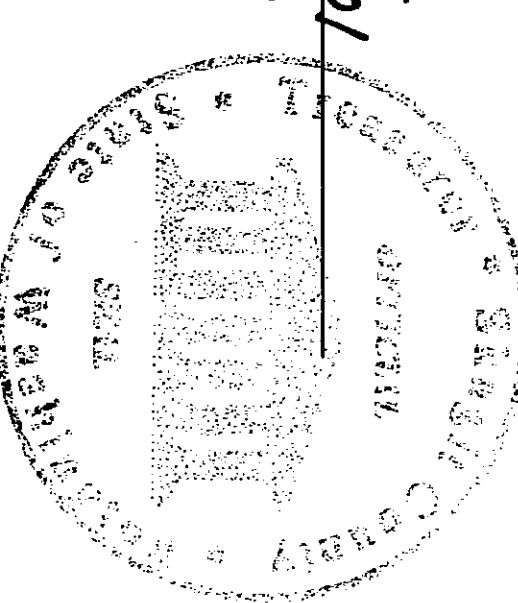
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 15 DAY OF January, 2002
ATTEST: MAYOR Michael C. Hsu CLERK Michael C. Hsu

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 2002

I, Kate Jungquist TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2002

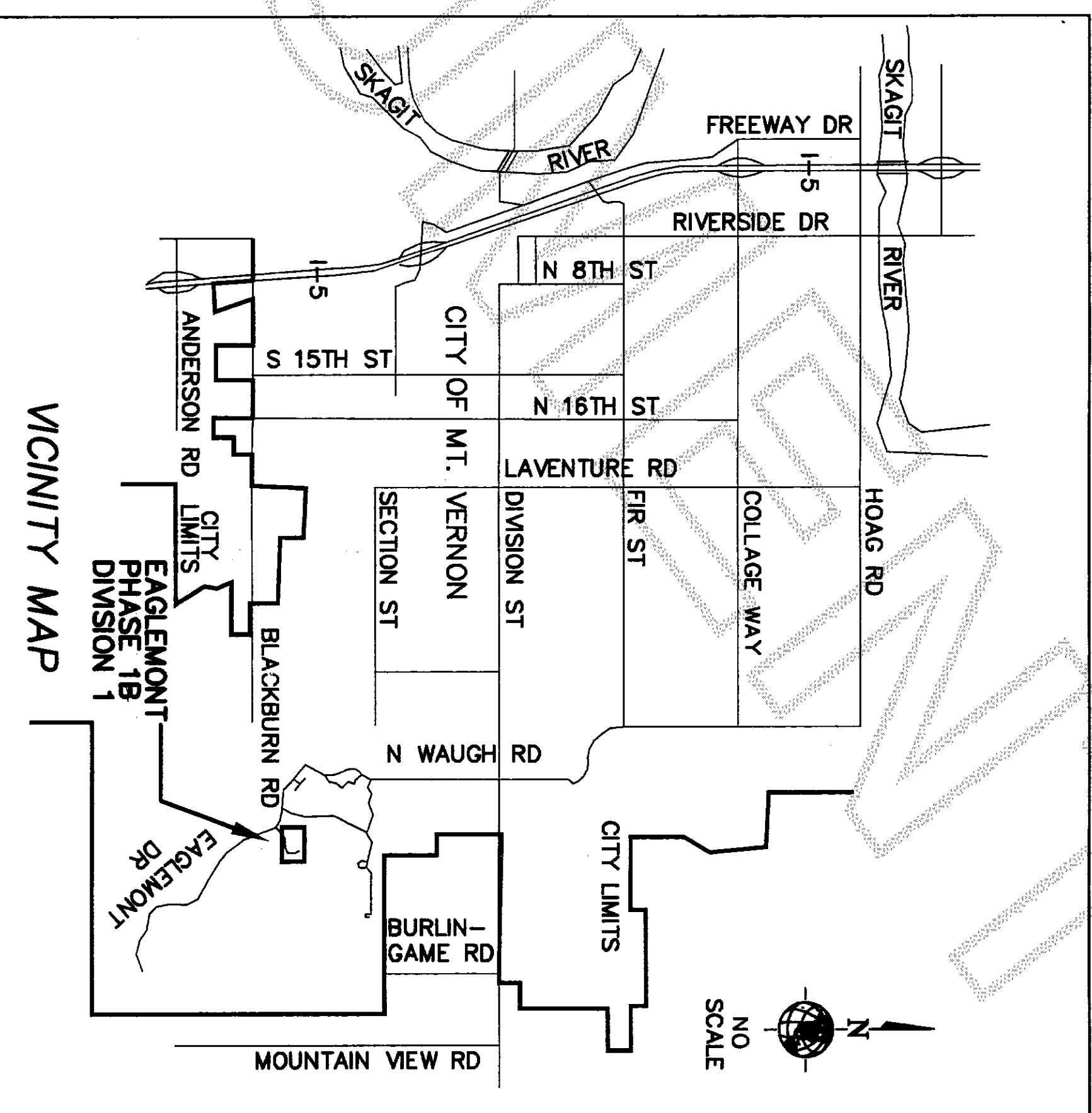
THIS 30th DAY OF November, 2001
Kate Jungquist
SKAGIT COUNTY TREASURER



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF January, 2002 AT 2:40 P. M.
IN VOLUME 1 OF PLATS, ON PAGES 1 THROUGH 1 INCLUSIVE, AT THE REQUEST OF W&H PACIFIC, A MEMBER OF THE IT GROUP.

AUDITOR'S FILE NO. 200201160127
Norma Brunnett Nancy Brunnett
SKAGIT COUNTY AUDITOR DEPUTY



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 VERIZON, CASCADE NATURAL GAS CORP. AND AT&T BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10.00) FEET ALONG THE 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 LAY, INSTALL, CONSTRUCT, REPAIR, 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 WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF EAGLE MOUNT PHASE 1B, DIVISION 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

JIM PURKEY
W&H PACIFIC
3350 MONTE VILLA PARKWAY
BOOTHILL, WA 98021
(425) 951-4824
DATE 10/9/01



EAGLE MOUNT PHASE 1B, DIV. 1
A PORTION OF THE SE 1/4 OF THE
NW 1/4, AND OF THE SW 1/4 OF
THE NE 1/4, SEC. 27, T.34N.,
R.4E., W.M.

W&H
3350 Monte Villa Parkway
Boothill, Washington
98021-6872
(425) 951-4800
(425) 951-4806 Fax
wspacific.com

PLAT OF EAGLEMON T PHASE 1B, DIVISION 1
REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION LOT 68 PHASE 1A
SECTION 27, T. 34 N., R. 4E., W.M.
MOUNT VERNON WASHINGTON

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING TRACT 206, LOTS 69, 70, AND 71, AND A PORTION OF LOT 68, AS SHOWN ON THE PLAT OF EAGLEMON T PHASE 1A, RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146 INCLUSIVE, UNDER AUDITORS FILE NO. 9401250031, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 206; THENCE FROM SAID POINT OF BEGINNING, ALONG THE BOUNDARY OF SAID TRACT 206 THE FOLLOWING COURSES:

N48°52'08"E 123.61 FEET,
S22°50'51"E 109.67 FEET, AND
S47°54'24"E 117.36 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 71;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 71 N56°37'24"E 128.75 FEET TO AN ANGLE POINT IN SAID LOT 68;
THENCE ALONG THE BOUNDARY OF SAID LOT 68 THE FOLLOWING COURSES:

N57°19'37"E 124.61 FEET,
N44°50'57"E 115.71 FEET, AND
N50°41'02"E 167.14 FEET TO A POINT THEREON;
THENCE LEAVING THE BOUNDARY OF SAID LOT 68 S82°42'37"E 57.36 FEET;
THENCE S45°56'12"E 13.72 FEET;
THENCE S10°43'39"W 186.96 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S57°16'10"E HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 11°48'15", AN ARC LENGTH OF 47.38 FEET;
THENCE TANGENT TO THE PRECEDING CURVE, S20°55'35"W 62.84 FEET;
THENCE S69°04'25"E 60.00 FEET TO RETURN TO THE BOUNDARY OF SAID LOT 68;
S39°31'51"E 82.26 FEET,
S43°20'13"E 76.23 FEET,
S52°01'34"W 219.28 FEET,
S32°31'33"W 76.73 FEET,
S17°26'14"W 70.63 FEET,
S11°05'40"W 122.19 FEET,
S00°09'46"E 160.83 FEET,
S88°21'36"W 106.05 FEET,
N61°46'35"W 41.42 FEET,
S57°46'34"W 82.73 FEET,
N54°18'55"W 54.94 FEET,
S77°20'42"W 38.78 FEET,
N44°49'27"W 41.01 FEET,
N2°33'48"W 23.27 FEET,
N13°55'27"W 77.42 FEET,
N01°58'06"W 35.51 FEET,
N09°57'24"W 60.52 FEET,
N26°26'52"E 56.32 FEET,
N23°00'26"W 32.25 FEET,
N49°37'47"E 26.43 FEET,
N69°44'46"E 85.64 FEET,
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N84°42'34"E, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 13°46'53", AN ARC LENGTH OF 30.07 FEET;
THENCE TANGENT TO THE PRECEDING CURVE, N08°29'27"E 35.38 FEET;
THENCE TANGENT TO THE PRECEDING CURVE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 82°05'02", AN ARC LENGTH OF 35.82 FEET TO A POINT OF CUSP ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BEAVER POND DRIVE, AS SHOWN ON SAID PLAT;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S16°24'25"W, HAVING A RADIUS OF 195.00 FEET AND A CENTRAL ANGLE OF 01°01'45", AN ARC LENGTH OF 3.50 FEET TO A POINT OF REVERSE CURVATURE;
THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 51°12'51", AN ARC LENGTH OF 120.00 FEET TO THE RIGHT, THE CENTER OF WHICH BEARS N33°46'41"W, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 51°12'51", AN ARC LENGTH OF 107.26 FEET TO A POINT OF REVERSE CURVATURE;
THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF 52°11'58", AN ARC LENGTH OF 232.32 FEET;
THENCE TANGENT TO THE PRECEDING CURVE, S55°14'12"W 22.23 FEET;
THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 40°27'54", AN ARC LENGTH OF 162.44 FEET;
THENCE TANGENT TO THE PRECEDING CURVE, S14°46'18"W 78.01 FEET;
THENCE TANGENT TO THE PRECEDING CURSE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 23°49'09", AN ARC LENGTH OF 70.67 FEET TO THE NORTHEASTERLY CORNER OF THE COMMUNITY TRACT, AS SHOWN ON SAID PLAT;
THENCE ALONG THE NORTHERLY LINE OF SAID COMMUNITY TRACT, ALONG THE ARC OF A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S46°51'02"W, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 42°51'42", AN ARC LENGTH OF 329.15 FEET;
THENCE N16°33'57"W 14.33 FEET;
THENCE N54°58'45"W 61.97 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ALPINE VIEW DRIVE, AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N54°40'35"W, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 24°41'09", AN ARC LENGTH OF 99.10 FEET;
THENCE TANGENT TO THE PRECEDING CURSE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 20°51'07", AN ARC LENGTH OF 61.87 FEET;
THENCE TANGENT TO THE PRECEDING CURSE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 11°56'50", AN ARC LENGTH OF 47.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 27 AS SHOWN ON THE PLAT OF EAGLEMON T, PHASE 1A, AS APPROVED JANUARY 24, 1994 AND RECORDED JANUARY 25, 1994 IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 1° 41' 36" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1131.19 FEET;
THENCE SOUTH 72° 37' 01" WEST 44.89 FEET; THENCE NORTH 88° 31' 48" WEST 79.42 FEET;
THENCE SOUTH 12° 48' 42" EAST 90.31 FEET; THENCE SOUTH 77° 54' 00" WEST 62.05 FEET;
THENCE SOUTH 62° 30' 23" WEST 45.70 FEET; THENCE SOUTH 55° 43' 08" WEST 32.30 FEET;
THENCE SOUTH 29° 41' 17" WEST 26.01 FEET; THENCE SOUTH 47° 04' 42" WEST 82.68 FEET;
THENCE SOUTH 21° 25' 15" WEST 49.61 FEET; THENCE SOUTH 61° 18' 02" WEST 31.46 FEET;
THENCE SOUTH 5° 48' 20" WEST 32.31 FEET; THENCE SOUTH 39° 08' 21" WEST 113.06 FEET;
THENCE SOUTH 51° 41' 02" WEST 92.54 FEET; THENCE NORTH 43° 58' 04" WEST 53.02 FEET;
THENCE NORTH 14° 47' 57" WEST 44.26 FEET; THENCE NORTH 18° 50' 16" WEST 23.88 FEET;
THENCE NORTH 10° 17' 14" WEST 35.94 FEET; THENCE NORTH 63° 37' 02" WEST 13.66 FEET;
THENCE NORTH 27° 47' 57" WEST 38.00 FEET; THENCE NORTH 2° 12' 11" WEST 60.73 FEET;
THENCE SOUTH 61° 13' 26" WEST 98.41 FEET; THENCE SOUTH 13° 44' 27" WEST 41.55 FEET;
THENCE SOUTH 27° 54' 34" WEST 49.01 FEET; THENCE SOUTH 12° 33' 29" WEST 61.25 FEET;
THENCE SOUTH 32° 53' 20" EAST 21.04 FEET; THENCE SOUTH 58° 15' 24" WEST 76.92 FEET;
THENCE NORTH 47° 57' 25" WEST 57.81 FEET; THENCE NORTH 25° 45' 33" WEST 47.57 FEET;
THENCE NORTH 67° 54' 44" WEST 53.58 FEET; THENCE NORTH 11° 21' 38" EAST 76.33 FEET;
THENCE NORTH 42° 14' 41" WEST 41.75 FEET; THENCE NORTH 34° 11' 14" WEST 11.91 FEET;
THENCE SOUTH 86° 56' 35" EAST 92.15 FEET; THENCE SOUTH 29° 56' 29" EAST 70.05 FEET;
THENCE SOUTH 16° 18' 43" EAST 40.81 FEET; THENCE SOUTH 46° 41' 56" EAST 37.22 FEET;
THENCE NORTH 28° 53' 42" EAST 52.25 FEET; THENCE NORTH 13° 41' 53" EAST 69.48 FEET;
THENCE NORTH 41° 51' 33" WEST 82.05 FEET; THENCE NORTH 82° 01' 31" WEST 33.85 FEET;
THENCE SOUTH 54° 23' 20" WEST 40.03 FEET; THENCE NORTH 86° 56' 35" WEST 87.82 FEET;
THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE ON THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 83° 48' 50" WEST 230.00 FEET THROUGH A CENTRAL ANGLE OF 12° 06' 35" AN ARC DISTANCE OF 48.61 FEET; THENCE SOUTH 73° 35' 17" EAST 35.01 FEET; THENCE NORTH 62° 06' 21" EAST 94.67 FEET; THENCE SOUTH 45° 36' 58" EAST 48.46 FEET; THENCE SOUTH 73° 25' 35" EAST 96.94 FEET; THENCE NORTH 15° 16' 36" EAST 109.68 FEET; THENCE NORTH 86° 36' 21" EAST 27.23 FEET; THENCE NORTH 18° 40' 18" EAST 85.98 FEET; THENCE NORTH 0° 45' 20" EAST 40.78 FEET; THENCE NORTH 55° 25' 05" WEST 99.41 FEET; THENCE SOUTH 78° 42' 58" WEST 306.45 FEET; THENCE SOUTH 73° 35' 17" WEST 34.96 FEET; THENCE SOUTH 62° 06' 21" WEST 79.69 FEET; THENCE SOUTH 73° 35' 17" WEST 34.96 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 64° 11' 21" WEST 230.00 FEET THROUGH A CENTRAL ANGLE OF 49° 21' 05" AN ARC DISTANCE OF 198.11 FEET; THENCE NORTH 75° 09' 44" WEST 29.37 FEET; THENCE SOUTH 14° 50' 16" WEST 10.00 FEET TO A POINT ON THE NORTHERLY MARGIN OF BEAVER POND DRIVE, AS SHOWN ON SAID PLAT OF EAGLEMON T, PHASE 1A AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 14° 50' 16" EAST 210.00 FEET; THENCE NORTHWESTERLY, ALONG SAID MARGIN AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 34° 41' 40" AN ARC DISTANCE OF 127.16 FEET; MARGIN, NORTH 0° 26' 55" WEST 120.24 FEET; THENCE NORTH 52° 32' 56" WEST 39.64 FEET; THENCE NORTH 28° 20' 41" WEST 86.20 FEET; THENCE SOUTH 78° 01' 20" WEST 89.22 FEET; THENCE NORTH 2° 13' 35" WEST 72.71 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 218.00 FEET THROUGH A CENTRAL ANGLE OF 14° 21' 15" AN ARC DISTANCE OF 54.62 FEET; THENCE NORTH 16° 34' 50" WEST 24.02 FEET; THENCE NORTH 85° 58' 54" EAST 87.82 FEET; THENCE NORTH 4° 47' 02" EAST 29.88 FEET; THENCE NORTH 26° 44' 51" EAST 200.15 FEET; THENCE NORTH 35° 22' 18" EAST 128.91 FEET; THENCE NORTH 46° 24' 18" WEST 138.56 FEET; THENCE NORTH 58° 52' 52" EAST 133.39 FEET; THENCE NORTH 38° 43' 47" WEST 180.74 FEET; TO A POINT ON THE EASTERLY MARGIN OF NEW WOODS PLACE, AS SHOWN ON SAID PLAT AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 69° 27' 54" WEST 50.00 FEET; THENCE NORTHWESTERLY, ALONG SAID MARGIN AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 33° 32' 28" AN ARC DISTANCE OF 29.27 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 42° 33' 06" WEST 60.00 FEET THROUGH A CENTRAL ANGLE OF 30° 32' 32" AN ARC DISTANCE OF 31.98 FEET; THENCE NORTH 16° 54' 22" EAST 15.56 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 27; THENCE SOUTH 88° 14' 33" EAST 13.55 FEET ALONG SAID NORTH LINE, 1342.82 FEET TO THE NORTHEAST CORNER OF SAID SECTION 27 AND THE POINT OF BEGINNING.

(CONTAINING 39.76 ACRES.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRACTS

TRACT 206, LOTS 112 THROUGH 115, ARE DESIGNATED AND RESERVED FOR FUTURE DEVELOPMENT AND OWNERSHIP IS RETAINED BY SEA-VAN INVESTMENTS ASSOCIATION, TRACTS "D", "F" AND "BEAVER POND" ARE DESIGNATED AND RESERVED FOR OPEN SPACE AND ARE TO BE OWNED BY THE CITY OF MOUNT VERNON.

NOTES

1. A ONE SECOND SOKKIA TOTAL STATION WAS USED TO SURVEY THIS PLAT.
2. THIS SURVEY EXCEEDS THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES, AS SET FORTH BY WAC 333-130-090.
3. ALL FOUND MONUMENTS WERE FIELD VISITED IN THE SUMMER OF 2001.
4. EXCEPTIONS AND RESTRICTIONS SHOWN ARE AS SHOWN IN THE PLAT CERTIFICATE BY FIRST AMERICAN TITLE COMPANY, ORDER NO 65973, DATED JULY 23, 2001.
5. FOR SECTION SUBDIVISION INFORMATION, REFERENCE IS HEREBY MADE TO THE PLAT OF EAGLEMON T PHASE 1A (AT#9401250031), WITHIN WHICH THIS PLAT IS TOTALLY ENCOMPASSED.

LOT ADDRESSES

SEE SHEET 4 OF 6.

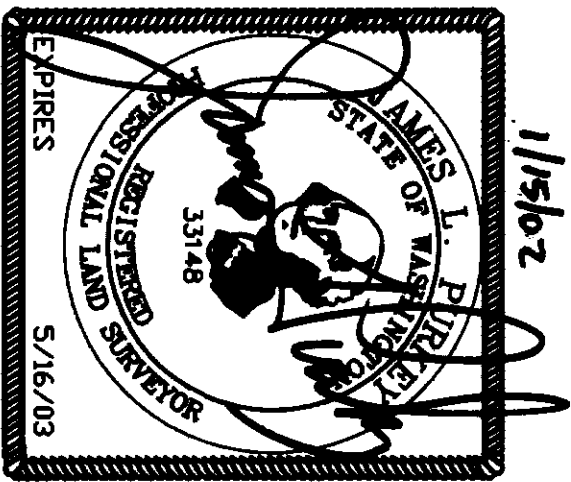
RESTRICTIONS

1. THIS PLAT IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, PROVISIONS, COVENANTS AND CONDITIONS AS SET FORTH ON THE FACE OF THE PLAT OF EAGLEMON T PHASE 1A, AS RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, RECORDED UNDER RECORDING NO. 9401250031, AND AS DISCLOSED BY SEPARATE INSTRUMENT UNDER RECORDING NO. 9308250085, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. THIS PLAT IS SUBJECT TO IMPACT FEES SET FORTH ON THE FACE OF SAID PLAT.
3. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED OF TRUST BETWEEN SEA-VAN INVESTMENTS ASSOCIATES, AND THE FARMERS BANK OF CHINA, AS RECORDED UNDER RECORDING NUMBER 9709190020, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. THIS PLAT IS SUBJECT TO RESERVATIONS CONTAINED IN DEEDS, AS DISCLOSED BY INSTRUMENTS UNDER RECORDING NUMBERS 348986, 128138, AND 102029, RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. THIS PLAT IS SUBJECT TO AN EASMENT FOR THE PURPOSES OF A SANITARY SEWER, ACCESS, AND UTILITIES, AS DELINEATED AND/OR DEPICTED ON THE FACE OF THE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9211250027, RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. THIS PLAT IS SUBJECT TO AN EASEMENT, THE TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF PUEBT SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF AN ELECTRIC TRANSMISSION SYSTEM, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NUMBER 9308250085, RECORDS OF SKAGIT COUNTY, WASHINGTON.
7. THIS PLAT IS SUBJECT TO AN EASEMENT, THE TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF CASCADE NATURAL GAS CORPORATION FOR THE PURPOSE OF A NATURAL GAS PIPELINE, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NUMBER 9301010127, RECORDS OF SKAGIT COUNTY, WASHINGTON.
8. THIS PLAT IS SUBJECT TO AN EASEMENT, THE TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF PUEBT SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF AN ELECTRIC TRANSMISSION SYSTEM, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NUMBER 9311020145, AND REVISED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 9403080122, 9403080129, AND 9403080130, RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. THIS PLAT IS SUBJECT TO PROTECTIVE COVENANTS, AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9401250030, AND AS AMENDED AND DISCLOSED BY INSTRUMENTS UNDER RECORDING NUMBERS 951210030, 960308010, AND 200002010099, RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
11. THE STORMWATER COLLECTION AND DETENTION SYSTEM WITHIN THE BOUNDARIES OF THE GOLF COURSE SHALL BE MAINTAINED BY THE GOLF COURSE OPERATOR TO THE POINTS OF DISCHARGE INTO THE CITY MAINTAINED SYSTEM OR INTO STREAMS.
12. STORMWATER COLLECTION AND DETENTION SYSTEMS WITHIN COMMON AREAS, NOT WITHIN PUBLIC RIGHTS-OF-WAY, ARE REQUIRED TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

PUD #1 EASEMENTS

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES, OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME, A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT AS BRENTWOOD LANE (PRIVATE), AND THE 30 FOOT UTILITY EASEMENT ALONG THE LINE COMMON TO LOTS 104 AND 105, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANITOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH, STANDING OR GROWING UPON THE LANDS OF THE GRANITOR WHICH, IN THE OPINION OF THE DISTRICT CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANITOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER DEVIATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED, STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANITOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT, OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.



3590 Locust Villa Parkway
Bothell, Washington
98021-8972
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wstg@stginfo.com

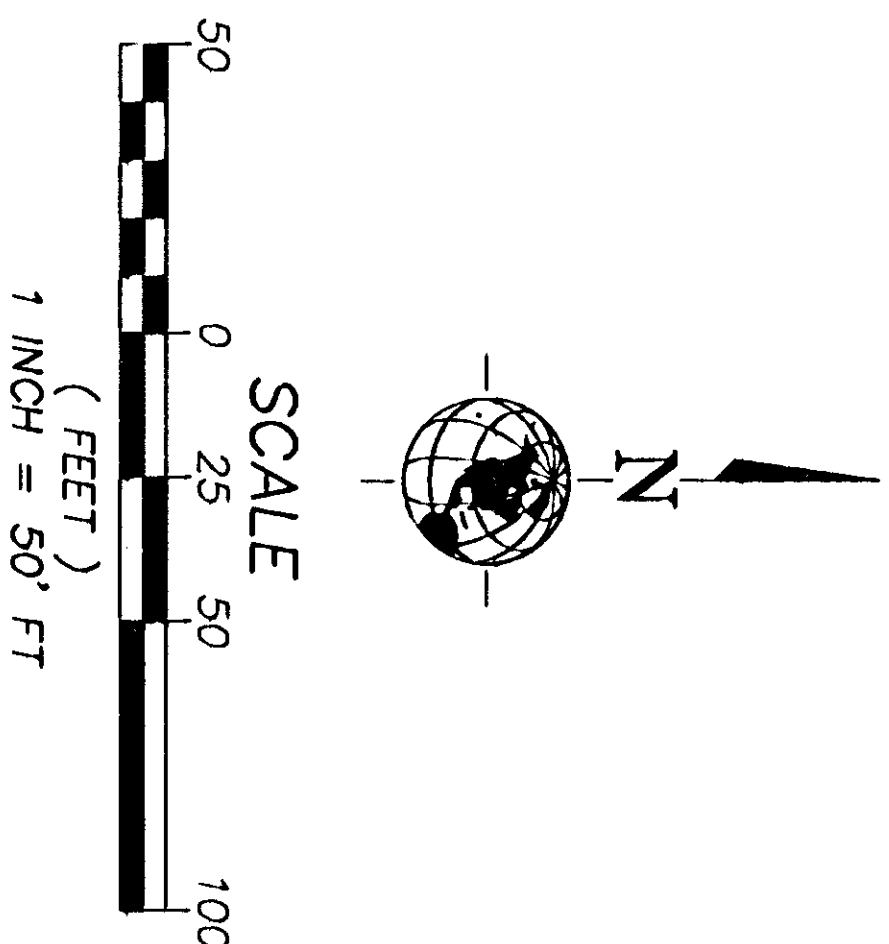
EAGLEMON T PHASE 1B, DIV. 1
A PORTION OF THE SE 1/4 OF THE
NW 1/4, AND OF THE SW 1/4 OF
THE NE 1/4, SEC. 27, T. 34N.,
R. 4E., W.M.

LEGEND

- INDICATES MON IN CASE LOCATION PER PLAT OF EAGLEMONT PHASE 1A
- INDICATES STANDARD SKAGIT COUNTY MON IN CASE SET (LS 33148)
- LOT LINE PER PLAT OF EAGLEMONT PHASE 1A, AF #9401250031
- ALL LOT CORNERS ESTABLISHED WITH A REBAR AND CAP (LS 33148)
- (R) INDICATES A RADIAL BEARING

PLAT OF EAGLEMONT PHASE 1B, DIVISION 1
REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION LOT 68 PHASE 1A
SECTION 27, T. 34 N., R. 4E., W.M.
MOUNT VERNON WASHINGTON

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Skagit County Auditor
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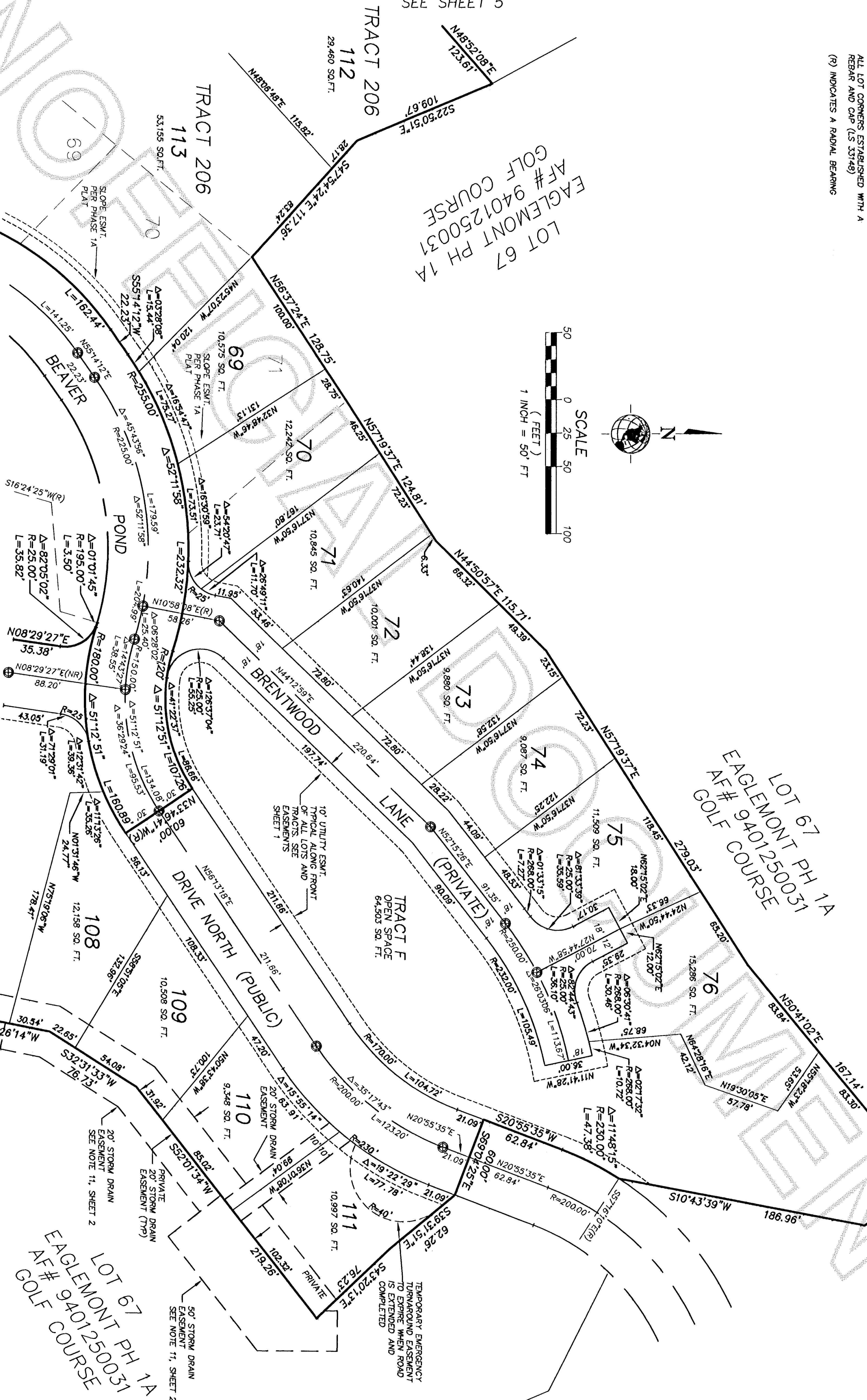


SEE SHEET 5

TRACT 206
112
29,460 SQ. FT.

TRACT 206
113
53,155 SQ. FT.

LOT 67
EAGLEMONT PH 1A
AF# 9401250031
GOLF COURSE



SEE SHEET 4



EAGLEMONT PHASE 1B, DIV. 1
A PORTION OF THE SE 1/4 OF THE
NW 1/4 AND OF THE SW 1/4 OF
THE NE 1/4, SEC. 27, T. 34N.,
R. 4E., W.M.

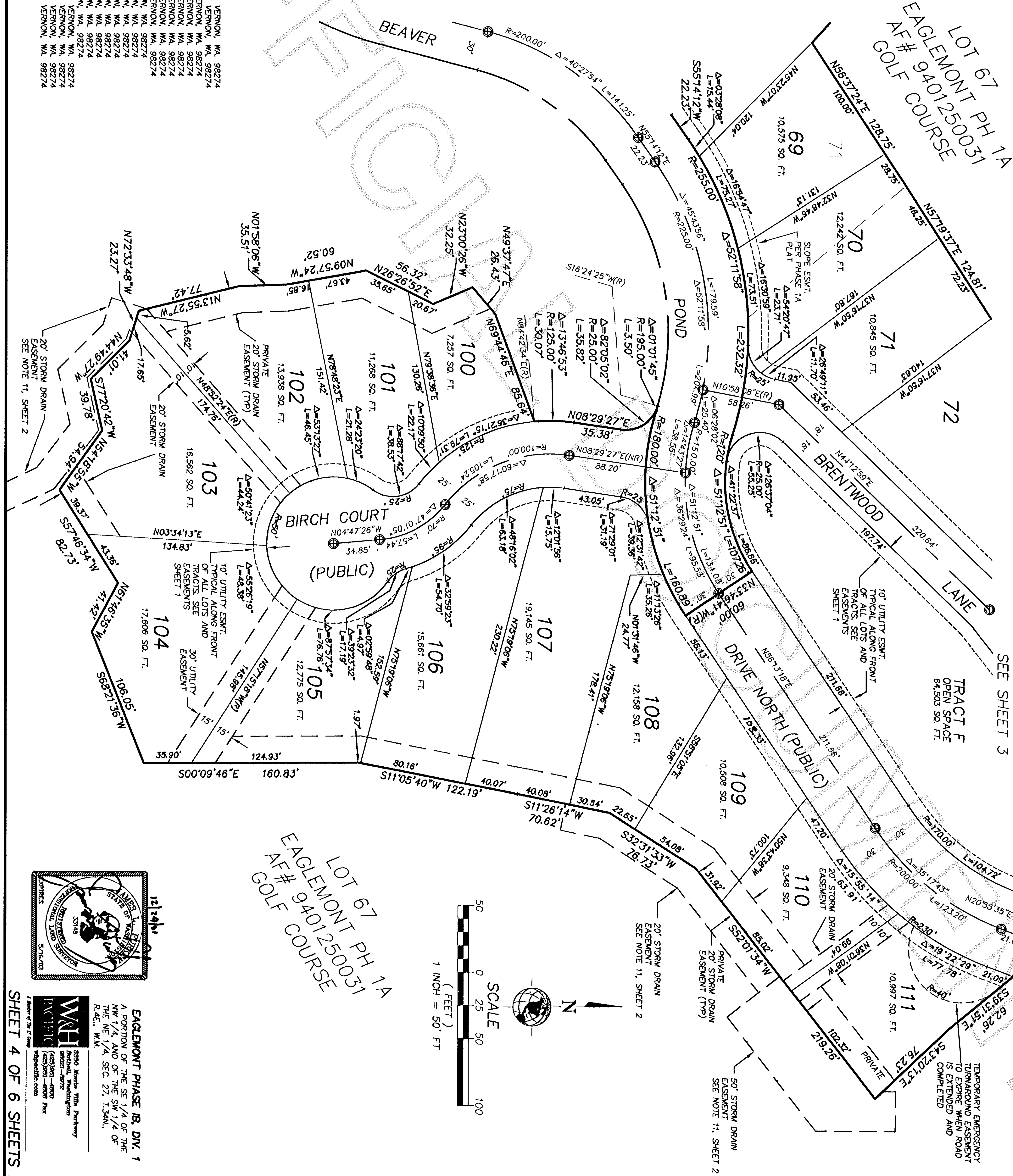
W&H
3500 North Villa Parkway
Bellingham, Washington
(360) 738-4800 Fax
(360) 738-4800
w&h@w&h.com

LEGEND

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SEE SHEET 5

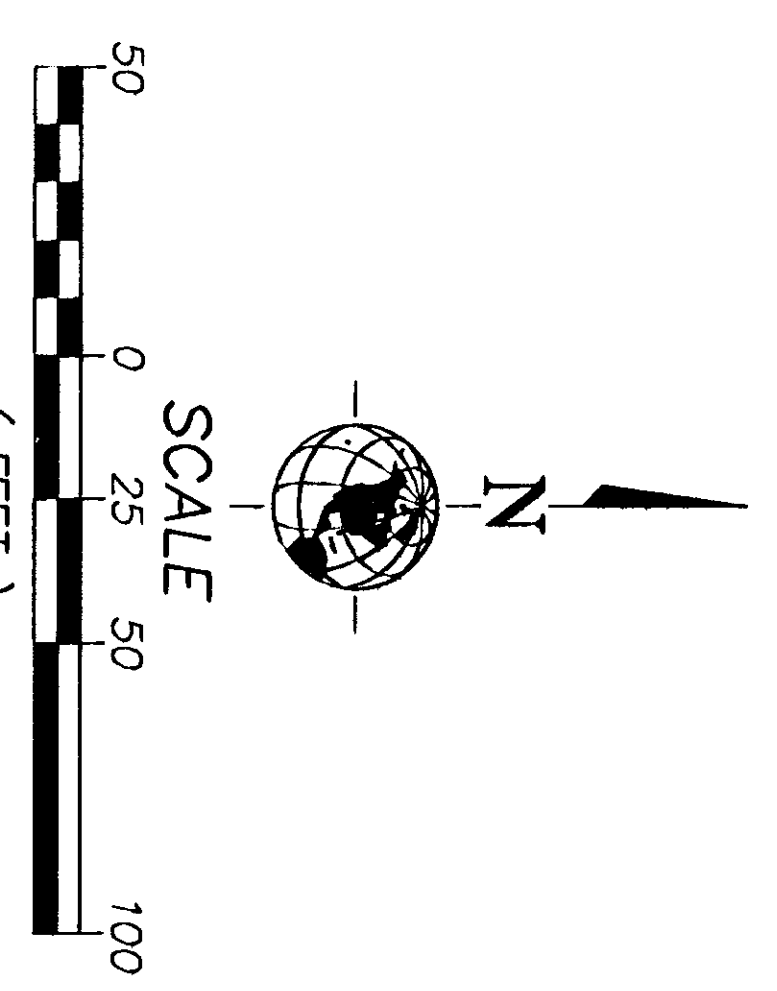
PLAT OF EAGLEMONT PHASE 1B, DIVISION 1
REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION LOT 68 PHASE 1A
SECTION 27, T. 34 N., R. 4E., W.M.
MOUNT VERNON WASHINGTON



LOT ADDRESSES

- LOT 69 4522 BEAVER POND DRIVE, MOUNT VERNON, WA, 98274
- LOT 70 4522 BEAVER POND DRIVE, MOUNT VERNON, WA, 98274
- LOT 71 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 72 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 73 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 74 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 75 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 76 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 77 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 78 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 79 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 80 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 81 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 82 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 83 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 84 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 85 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 86 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 87 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 88 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 89 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 90 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 91 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 92 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 93 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 94 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 95 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 96 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 97 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 98 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 99 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 100 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 101 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 102 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 103 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 104 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 105 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 106 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 107 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 108 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 109 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 110 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274
- LOT 111 1522 BRENTWOOD LANE, MOUNT VERNON, WA, 98274

LOT 67
EAGLEMONT PH 1A
AF # 9401250031
GOLF COURSE



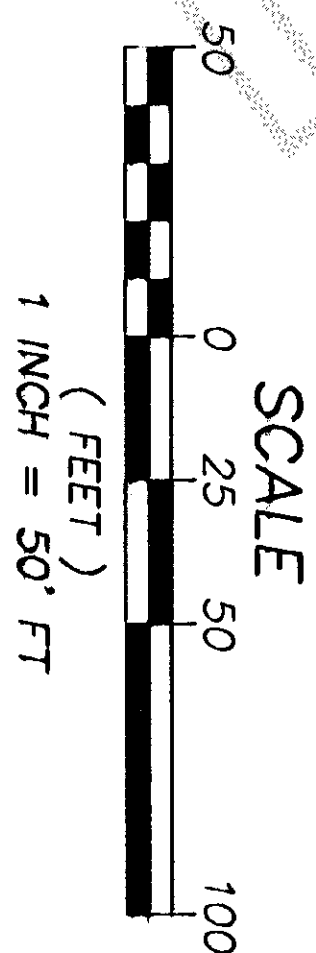
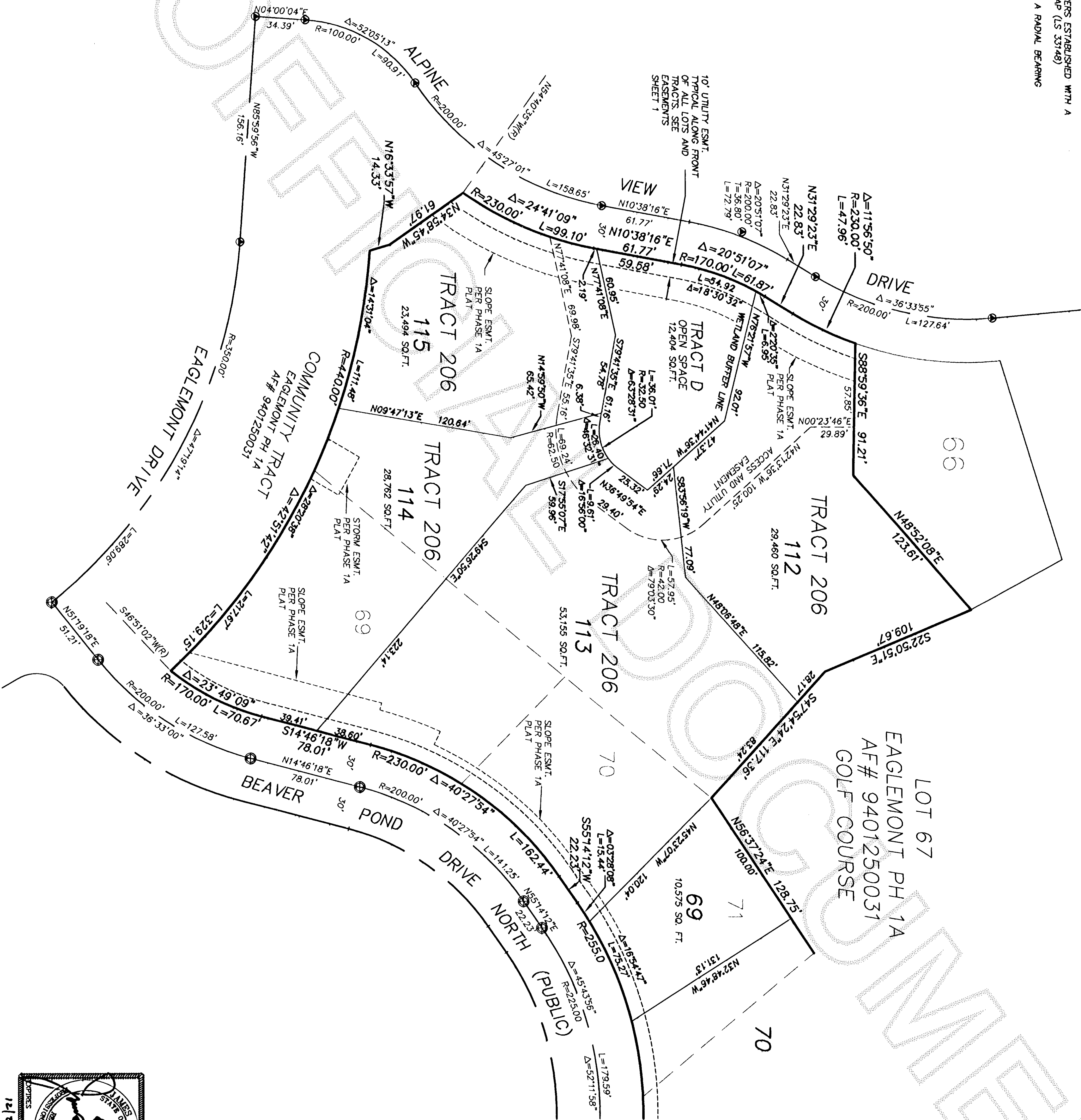
EAGLEMONT PHASE 1B, DIV. 1
A PORTION OF THE SE 1/4 OF THE
NW 1/4 AND OF THE SW 1/4 OF
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R. 4E., W.M.

W&J
PACIFIC
5000 Monroe Villa Parkway
Everett, WA 98201-4800
(425) 301-4800 Fax
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LEGEND

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MOUNT VERNON WASHINGTON



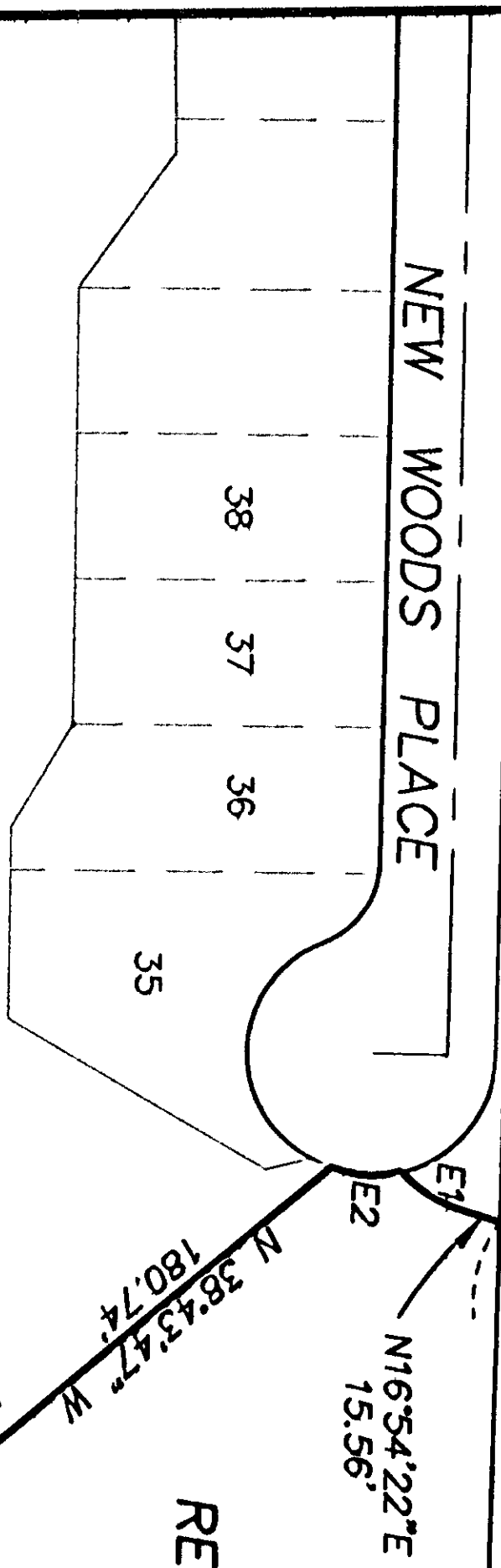
SEE SHEET 3

SEE SHEET 4



EAGLEMONT PHASE 1B, DIV. 1
A PORTION OF THE SE 1/4 OF THE
NW 1/4, AND OF THE SW 1/4 OF
THE NE 1/4, SEC. 27, T. 34N.,
R. 4E., W.M.

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Burien, Washington
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(206) 861-4000 Fax
(206) 861-4000
w&hinc.com



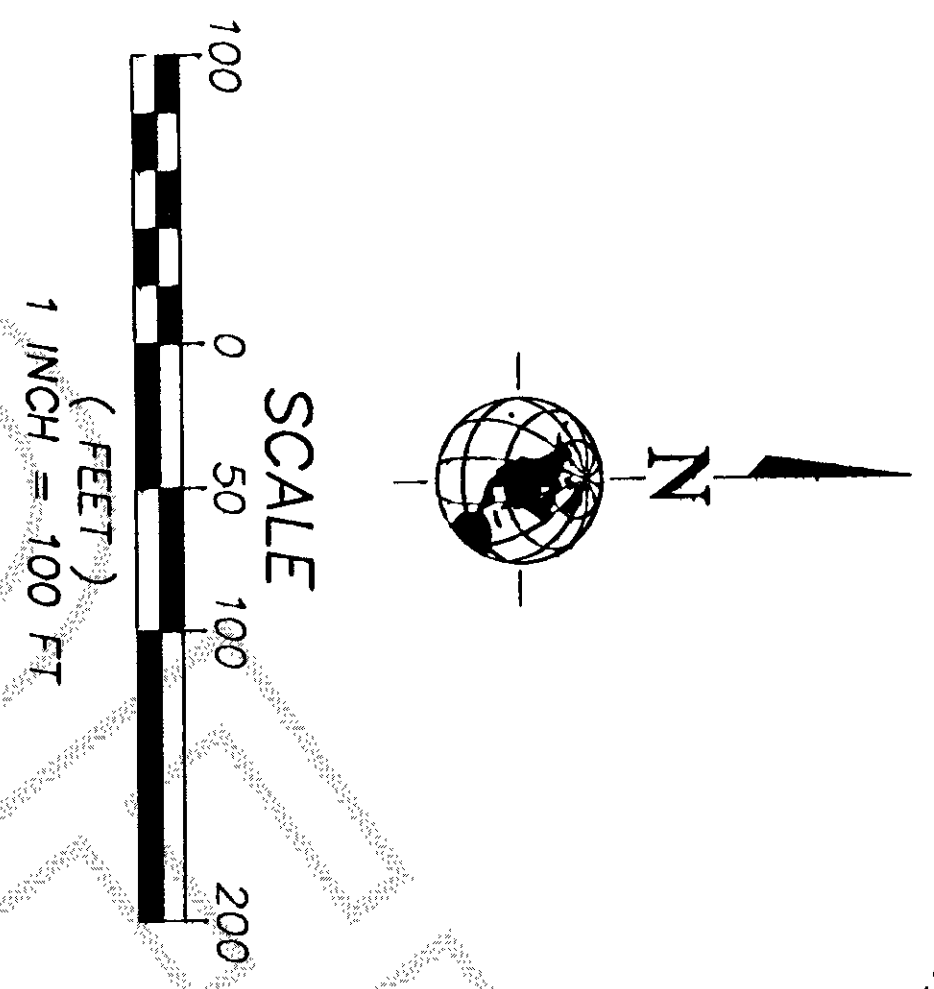
NEW WOODS PLACE

REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION LOT 68 PHASE 1A
SECTION 27, T. 34 N., R. 4E., W.M.
MOUNT VERNON WASHINGTON

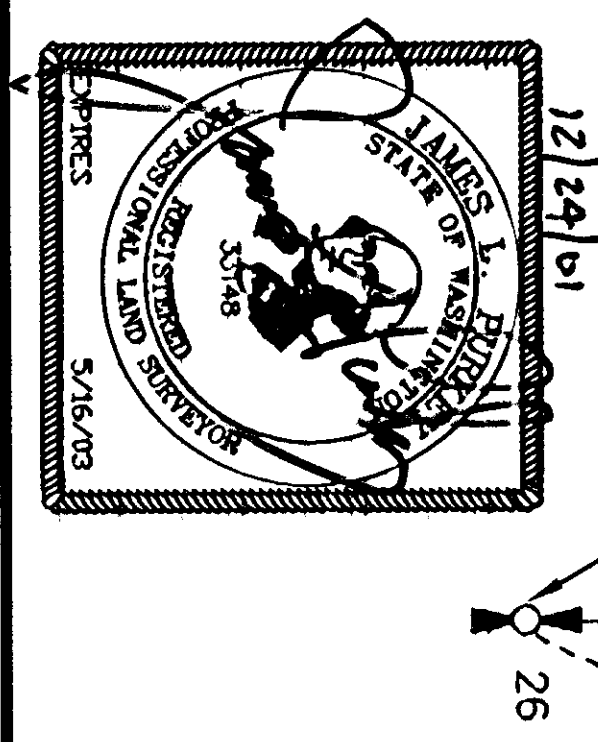
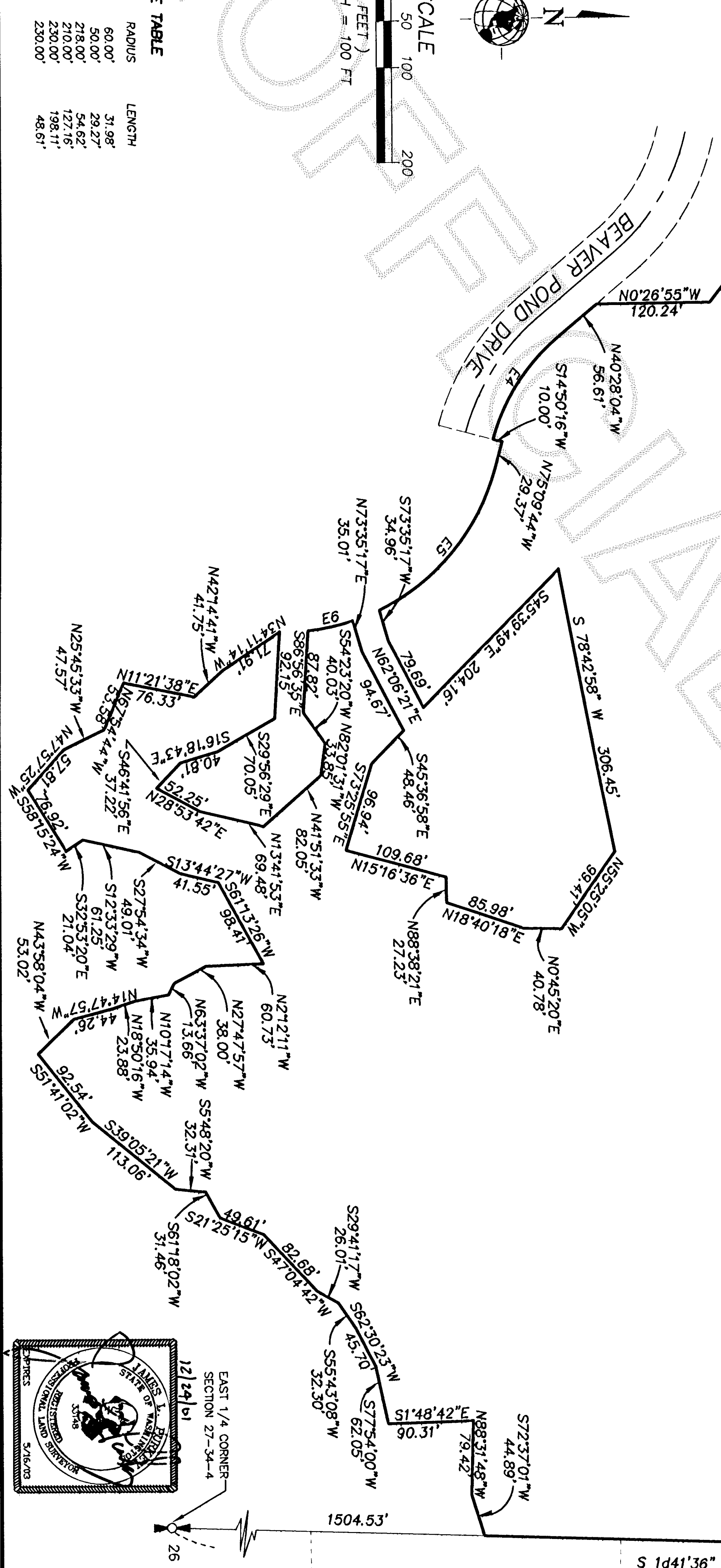
22 23
27 26
NORTHEAST CORNER
SECTION 27-34-4

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BEAVER POND TRACT
39.76 ACRES



CURVE TABLE		
CURVE	DELTA	RADIUS
E1	306.32°	60.00'
E2	336.32°	50.00'
E3	146.21°	278.00'
E4	344.41°	210.00'
E5	496.21°	230.00'
E6	126.06°	230.00'



WILDA MOUNTAIN VIEW ESTATES

3590 North Villa Parkway
Richland, Washington
99021-8972
(509)901-4000 Fax
http://wme.com

SHEET 6 OF 6 SHEETS