

SCHEDULE B-001

1. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 185839 reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 22, 1994
 Auditor's No(s): 9412220061, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above roads are dedicated to the public, this clause shall become null and void.

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

3. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

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4. Notes and easements shown on face of Plat, as follows:

- A. Any lot within this subdivision will become subject to impact fees payable upon issuance of a building permit.
- B. Vehicle access to Lots 1 and 9 shall be only from North 24th Place. Vehicle access to Lots 1 and 9, shall be no closer than 60 feet from centerline of Martin Road right of way.

C. Stormwater Facilities-Operation/Maintenance:

An easement for stormwater drainage/detention facilities common to the Plat of Ruddell Addition, is hereby granted to the City of Mount Vernon Maintenance and operation of the stormwater control and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of perimeter fences, landscaping and plant materials within this easement is the responsibility of the Plat of Ruddell Addition Homeowners' Association.

D. NOTE –

The installation of fences, landscaping, or other items that may hinder any privilege granted within the city storm drainage easements shall be prohibited within the limits of the 20 foot wide stormwater detention pond access and utilities easement on Lots 4 and 5 or within the limits of the stormwater drainage/detention pond easement area on Lots 3, 4, and 5.

E. Easements –

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Power, G.T.E, Cascade Natural Gas Corp. and TCI Cablevision of Washington Inc. and their respective successors and assigns under and upon the exterior ten (10) feet or twenty (20) feet of 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 install, lay, construct, renew, operate, maintain and remove utility systems, line, 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, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

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F. 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 designed as private, drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of the costs thereof shall be borne equally by, the present and future owners of the abutting property 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.

- 5. Easement delineated on the face of said plat;
For: Access, utilities and drainage
Affects: As shown on face of plat

- END OF SCHEDULE B-001 -



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