

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DAN R. MITZEL, PATRICIA R. BURKLUND AND HORIZON BANK, A WASHINGTON CORPORATION, OWNERS IN FEED SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOR THE STREETS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND ASEALED THIS 13<sup>th</sup> DAY OF Feb 2003.

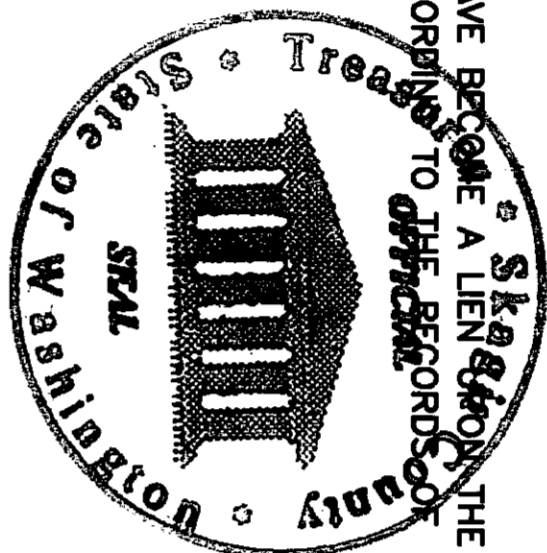
*Dan R. Mitzel*  
DAN R. MITZEL  
*Patricia R. Burklund*  
PATRICIA R. BURKLUND

*James South*  
HORIZON BANK  
BY

**SKAGIT COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN AGAINST THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE CITY OFICE UP TO AND INCLUDING THE YEAR OF 2002-2003.

THIS 13<sup>th</sup> DAY OF Feb 2003  
*Mark D. Smith*  
SKAGIT COUNTY TREASURER



**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 13<sup>th</sup> DAY OF Feb 2003

*Wally Munk*  
CITY TREASURER

**UTILITY EASEMENT**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, 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 DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE INSTALLED UNLESS THE SAME BE UNDERGROUND. AT THE COMPLETION OF ANY WORK WITHIN SAID EASEMENT AREA, THE SERVICE PROVIDER SHALL RESTORE THE SURFACE OF THE EASEMENT AREA TO THE CONDITION THAT EXISTED PRIOR TO THE WORK BEING DONE.

**PRIVATE DRAINAGE**

A PRIVATE DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO THE NORTH WOODS HOMEOWNERS ASSOCIATION AND ALL OF THE LOT OWNERS UNDER AND UPON THE AREA DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" ON THE PLAT FOR THE PURPOSE OF CONNECTING STORM WATER RUNOFF, RESPONSIBILITY FOR MAINTENANCE OF ALL STORM DRAINAGE FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT SHALL BE ACCORDING TO THE PROVISIONS OF THE DECLARATION OF COCARS FOR THE PLAT.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

**APPROVALS**

EXAMINED AND APPROVED THIS 13 DAY OF Feb 2003

*[Signature]*  
ENGINEERING SERVICES MANAGER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON

THIS 13 DAY OF Feb 2003

CITY MAYOR

ATTEST: CLERK

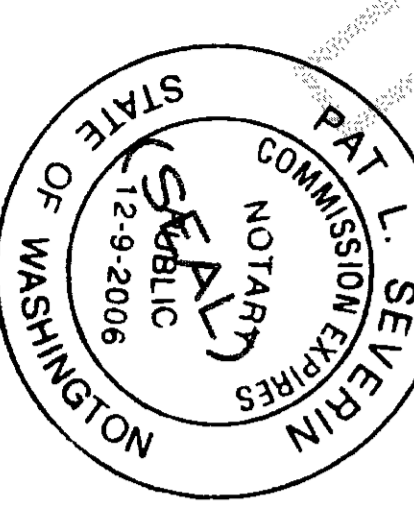
**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
) SS

COUNTY OF SNOHOMISH )

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN R. MITZEL, AND PATRICIA R. BURKLUND ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: January 16, 2003.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
*Pat. R. Burklund*  
PAT. R. BURKLUND  
(NOTARY NAME TO BE PRINTED)  
RESIDING AT: Mount Vernon  
MY APPOINTMENT EXPIRES 12/9/06

**PLAT OF  
NORTH WOODS**  
IN A PORTION OF

SW 1/4 OF SECTION 9, T.34 N., R.4 E. WM

**LEGAL DESCRIPTION**

PARCEL "A"

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHEASTERLY OF THE RIGHT OF WAY COMMONLY KNOWN AS THE FRANCIS ROAD, EXCEPT THE ROAD RIGHT OF WAY COMMONLY KNOWN AS THE FRANCIS ROAD, AND EXCEPT THAT PORTION OF SAID SUBDIVISION LYING NORTHEASTERLY OF THE FRANCIS ROAD RIGHT OF WAY.

AND EXCEPT THE NORTHEASTERLY 10.60 FEET THEREOF AS CONVERTED TO THE CITY OF MOUNT VERNON BY DEED RECORDED JANUARY 12, 2001, UNDER AUDITORS FILE NO. 200101120065, AND EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JANUARY 28, 1986, UNDER AUDITORS FILE NO. 678048.

PARCEL "B"

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHEASTERLY OF THE RIGHT OF WAY COMMONLY KNOWN AS THE FRANCIS ROAD, AND EXCEPT THAT PORTION OF SAID SUBDIVISION LYING NORTHEASTERLY OF THE FRANCIS ROAD, AND EXCEPT THAT PORTION OF SAID SUBDIVISION LYING NORTHEASTERLY OF THE FRANCIS ROAD RIGHT OF WAY.

AND EXCEPT THE NORTHEASTERLY 10.60 FEET THEREOF CONVERTED TO THE CITY OF MOUNT VERNON BY DEED RECORDED JANUARY 12, 2001, UNDER AUDITORS FILE NO. 200101120065, AND EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JANUARY 28, 1986, UNDER AUDITORS FILE NO. 678048.

AND FURTHER EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PARCELS "A" AND "B", BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0° 12' 42" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, BEING THE EAST LINES OF TRACTS 3 AND 4, OF SHORT PLAT NO. M-1-79, AS APPROVED JANUARY 15, 1979, AND RECORDED JANUARY 23, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 518.80 FEET TO A POINT WHICH LIES SOUTH 0° 12' 42" WEST, 8.91 FEET FROM THE NORTHEAST CORNER OF SAID LOT 4, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 12' 42" EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 8.22 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL "A"; THENCE NORTH 60° 37' 40" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", 182.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 975.60 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL "A", THE NORTH LINE OF THE HEREIN DESCRIBED PARCEL "B", AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13° 38' 07" AND ARC DISTANCE OF 232.17 FEET TO THE NORTHERLY MOST CORNER OF SAID PARCEL "B" BEING A POINT ON THE SOUTHWESTLY MARGIN OF NORTHRIDGE WAY; THENCE SOUTH 48° 03' 07" EAST ALONG SAID SOUTHWESTLY MARGIN, 8.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 44° 28' 28" WEST 830.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15° 05' 08" AN ARC DISTANCE OF 218.54 FEET; THENCE SOUTH 80° 36' 41" WEST 131.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1530.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2° 53' 52" AN ARC DISTANCE OF 77.38 FEET TO THE TRUE POINT OF BEGINNING.

(LEGAL BASED ON TITLE REPORT FROM 1ST AMERICAN TITLE, POLICY NO. 70502, DATED AUGUST 23, 2002) AND AMENDED OCT. 8, 2002)

**SCHEDULE B-1 EASEMENTS**

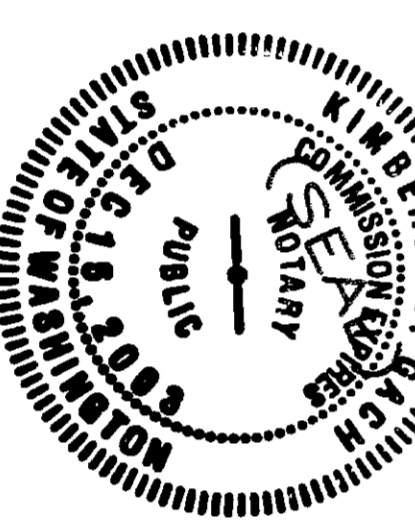
A. PSE EASEMENT, ARN 200111080118  
B. GRADE CHANGE, ARN 200112190134  
C. PSE EASEMENT, ARN 200209060018

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
) SS

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Tammy Burnett* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *WILL* OF *Kimberly S. Black* OF HORIZON BANK A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: January 16, 2003.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
*Kimberly S. Black*  
(NOTARY NAME TO BE PRINTED) *Kimberly S. Black*  
RESIDING AT: *Wt. Vernon*  
MY APPOINTMENT EXPIRES *12/15/03*

**AUDITORS CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

*Al Barnett*  
SKAGIT COUNTY AUDITOR  
*Reggie*  
DEPUTY  
2/13/2003 Page 1 of 2 3:08PM

**NOTES**

1. ZONING R1 9600  
2. SETBACKS: FRONT YARD - 25' ON ARTERIAL STREETS AND 20' ON ALL OTHERS, CORNER LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH STREETS.  
SIDE YARD - 5', THE TOTAL OF THE TWO SIDE YARDS SHALL BE A MINIMUM OF 15'.  
REAR YARD - 20'

3. SEWAGE DISPOSAL - CITY OF MOUNT VERNON  
WATER - SKAGIT COUNTY PUD  
POWER - PUGET SOUND ENERGY  
TELEPHONE - VERIZON  
GAS - CASCADE NATURAL GAS  
CABLE - AT&T CABLE  
STORM - CITY OF MOUNT VERNON

4. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT OF IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ROADS, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.

5. WITH THE EXCEPTION OF LOT 18 ALL LOTS WITHIN THIS SUBDIVISION MUST ACCESS THE INTERNAL ROAD SYSTEM.

6. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

7. LOT 5 IS SUBJECT TO AN EASEMENT FOR INGRESS - EGRESS AND UTILITIES OVER UNDER AND ACROSS FOR THE BENEFIT OF LOT 6.

8. LOT 12 IS SUBJECT TO AN EASEMENT FOR INGRESS - EGRESS AND UTILITIES OVER UNDER AND ACROSS FOR THE BENEFIT OF LOTS 11 AND 13.

9. LOTS 25 AND 26 ARE SUBJECT TO AN EASEMENT, AS SHOWN, FOR UTILITIES OVER UNDER AND ACROSS FOR THE BENEFIT OF LOT 24.

10. LOTS 28, 30 AND 33 ARE SUBJECT TO A 20' EASEMENT, AS SHOWN, FOR UTILITIES OVER-UNDER AND ACROSS FOR THE BENEFIT OF ALL LOTS WITHIN THE PLAT. NO STRUCTURES OR FENCES MAY BE BUILT IN THIS EASEMENT.

11. DOCUMENT RECORDED UNDER ARN 200112190133, ROAD DEDICATION, DOES NOT CLOSE. THE AUTHOR OF THE LEGAL DESCRIPTION ADVISED THAT A DISTANCE WAS INCORRECT DISTANCE IN LEGAL DESCRIPTION READS 182.42 FEET WHEN IT SHOULD BE 188.42 FEET, USING THIS INFORMATION THE DESCRIPTION CLOSSES.

12. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER ARN 2003 0310140, WHICH ESTABLISHES MAINTENANCE RESPONSIBILITIES FOR THE BOTTLIFICATION SWALE AND PRIVATE DRAINAGE FACILITIES.

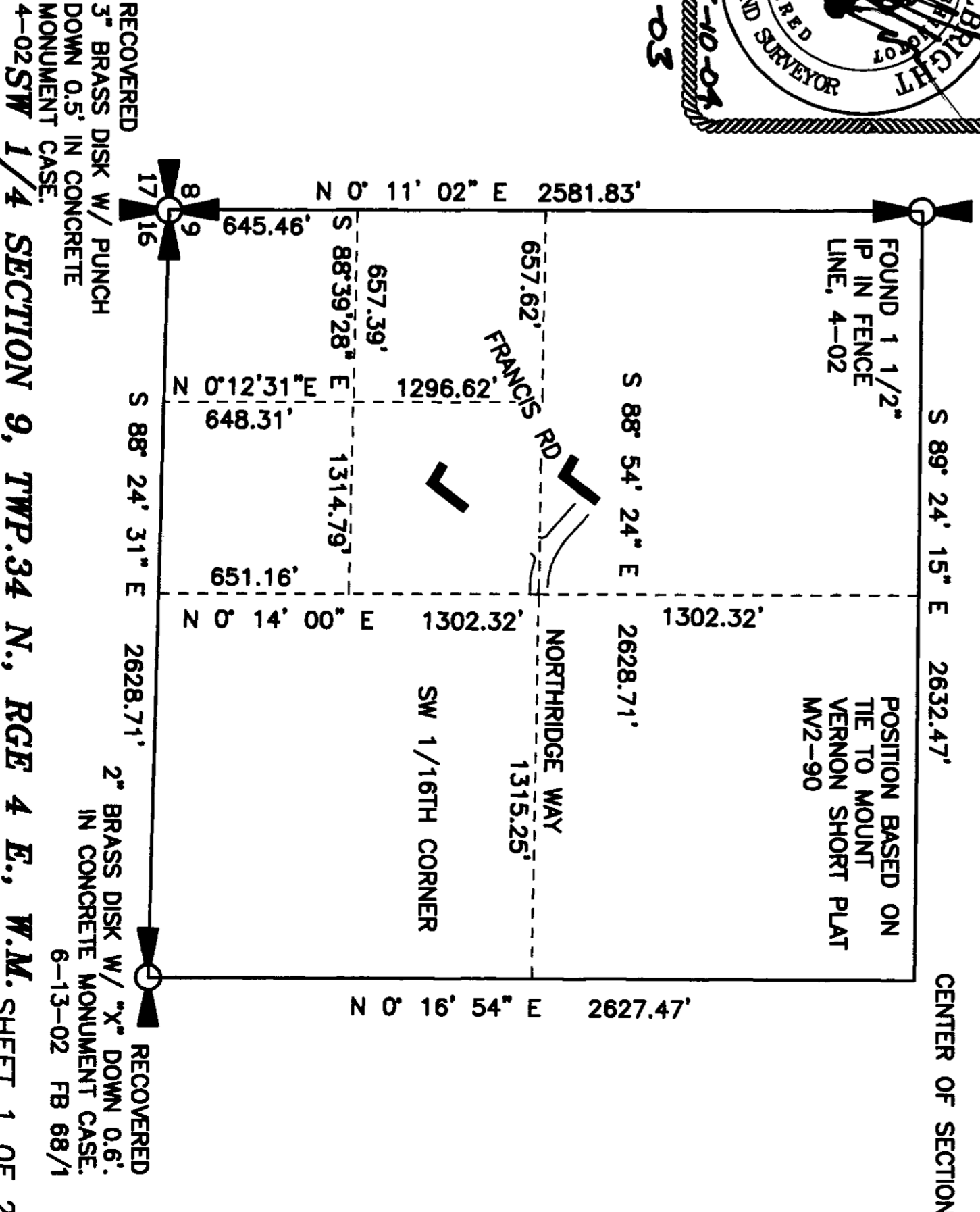
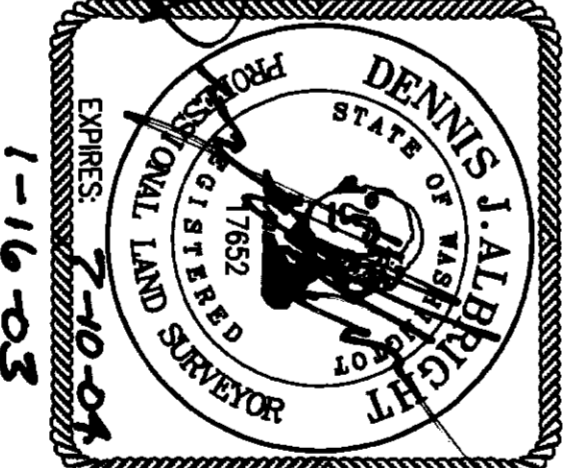
13. LOTS 17 AND 19 ARE SUBJECT TO AN EASEMENT FOR INGRESS-EGRESS AND UTILITIES, AS SHOWN, OVER UNDER AND ACROSS FOR THE BENEFIT OF LOT 18.

14. LOT 19 IS SUBJECT TO A 10' X 10' SIGN EASEMENT FOR THE PLAT OF NORTH WOODS, SEE COCS FOR ADDITIONAL INFORMATION.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF NORTH WOODS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

*Dennis Albright*  
DENNIS ALBRIGHT  
DATE: 1-16-03



**Sound Development Group**

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
160 Cascade Place, Suite 206  
Burlington, WA 98233  
Tel: 360-404-2010 Fax: 360-404-2008

**PLAT OF NORTH WOODS**

IN A PORTION OF THE SW 1/4 OF THE SW 1/4  
AND THE NW 1/4 OF THE SW 1/4 OF  
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,  
SKAGIT COUNTY, STATE OF WASHINGTON

**DAN MITZEL AND PATRICIA BURKLUND**  
OWNERS  
1369 PACIFIC DRIVE, BURL, WA 98233, 1-360-404-2050

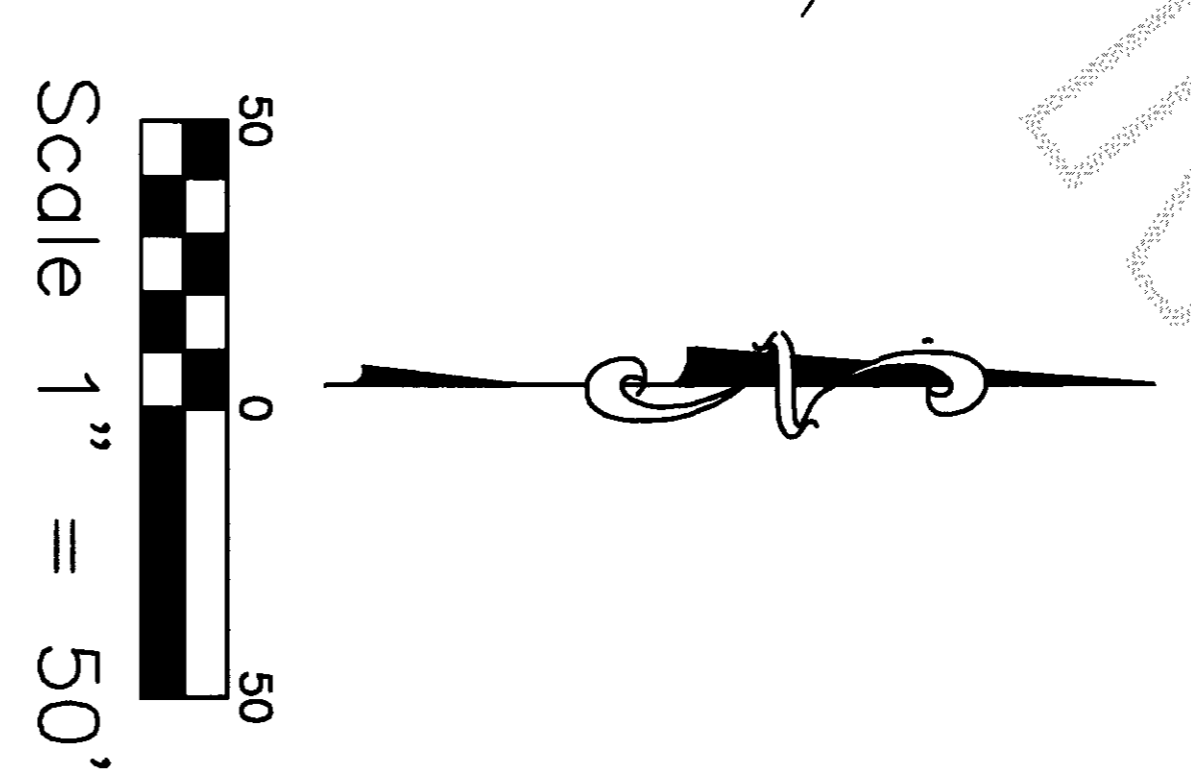
DATE: 1-8-03 PROJECT NO. 22-SDG-00 22P-PLAT.DWG BY: DDA SCALE: F.B.

PLAT OF  
NORTH WOODS  
IN A PORTION OF  
SW 1/4 OF SECTION 9, T.34 N., R.4 E. WM

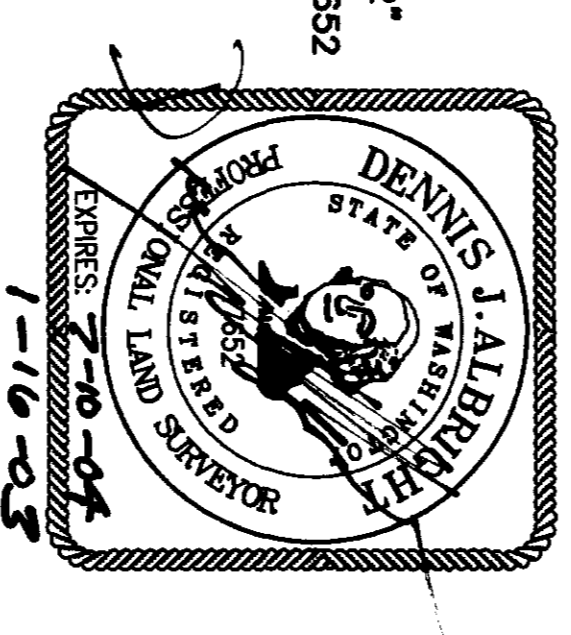
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2/13/2003 Page 2 of 2 3:08PM

CURVE TABLE			
L	R	DELTA	

C1	57.03	50.00	65°20'33"
C2	34.97	25.00	80°09'14"
C3	33.48	316.48	6°03'41"
C4	22.69	18.00	72°13'10"
C5	35.48	25.00	81°18'29"
C6	38.00	316.48	6°52'46"
C7	20.98	150.01	8°00'44"
C8	85.33	130.00	37°36'34"
C9	37.50	110.00	19°31'56"
C10	56.44	70.00	46°11'50"
C11	19.94	18.00	63°28'35"
C12	2.90	110.00	1°30'41"
C13	56.07	830.00	3°52'15"
C14	66.88	830.00	4°37'02"
C15	80.94	140.00	33°07'28"
C16	127.27	80.00	91°08'52"
C17	70.18	1530.00	2°37'41"
C18	74.94	140.00	30°40'04"
C19	7.19	1530.00	0°16'09"
C20	50.36	140.00	20°36'32"
C21	16.48	140.00	6°44'47"
C22	55.16	130.00	24°18'45"
C23	33.50	130.00	14°45'53"
C24	30.27	130.00	13°20'33"
C25	108.55	70.00	88°51'08"
C26	32.09	130.00	14°08'39"
C27	27.76	130.00	12°14'07"
C28	22.81	130.00	10°03'12"
C29	111.63	70.00	91°22'12"
C30	33.63	130.00	14°49'16"
C31	33.33	130.00	14°41'23"
C32	30.52	130.00	13°27'06"
C33	30.12	130.00	13°16'35"
C34	98.97	130.00	25°59'31"
C35	20.74	130.00	9°08'22"
C36	51.76	316.48	9°22'14"
C37	95.67	830.00	6°36'14"
C38	80.99	316.48	9°13'54"
C39	51.41	316.48	9°18'24"
C40	57.24	80.00	40°59'31"
C41	34.01	80.00	24°21'21"



- LEGEND
- SURVEY MARKER RECOVERED AS NOTED
  - SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
  - ⊙ FOUND CONCRETE MONUMENT IN CASE, LS NO. 17652
  - ⊙ FOUND CONCRETE MONUMENT IN CASE
  - PRIVATE DRAINAGE EASEMENT
  - FENCE LINE
  - PDE PRIVATE DRAINAGE EASEMENT
  - STREET ADDRESS (TYPICAL)



**BASIS OF BEARING**  
ASSUMED S 88° 24' 31" E BETWEEN THE FOUND SOUTHWEST AND SOUTH ONE QUARTER CORNER OF SECTION 9 AS SHOWN HEREON.

**RESEARCH**

SURVEY RECORDED UNDER AFN'S 9210140058, 9212010047 AND MOUNT VERNON SHORT PLAT M2-90, VOL. 9 PG 216 AND THE PLATS OF FIR WEST ESTATES AND RIVERVIEW.

**FIELD EQUIPMENT**  
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A LEICA TCR8 1105"

**PLAT OF NORTH WOODS**  
IN A PORTION OF THE SW 1/4 OF THE SW 1/4  
AND THE NW 1/4 OF THE SW 1/4 OF  
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, STATE OF WASHINGTON  
MOUNT VERNON

**OWNERS**  
**DAN MITZEL AND PATRICIA BURKUND**  
1389 PACIFIC DRIVE, BURL, WA 98233, 1-360-404-2050

DATE: 1-8-03  
PROJECT NO. 22-SOG-00 22P-PLAT.DWG  
BY: DUA  
SCALE: 1" = 50'  
F.B. 30/5

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