

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2
A REPLAT OF PORTIONS OF LOT 67 AND 68, PLAT OF EAGLEMONT PHASE 1B, DIVISION 1
IN THE NORTHEAST QUARTER OF SECTION 27, TWP. 34 N., RGE. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

PUD NO. 1 EASEMENT

AN EASEMENT ¹⁵ 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 P.U.D. TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATERLINE, 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 FRONT WATERLINE 40-FOOT ABUTMENT TO THE STREET RIGHT-OF-WAY OF 44-1985 TOGETHER WITH ALL OTHER EASEMENTS DESIGNATED AS UTILITY EASEMENTS SHOWN HEREON; ALSO, THE RIGHT TO CUT AND/OR TRIM BRUSH, TIMBER, TREES, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR 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 GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION 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. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON THE GRANTOR'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.

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES S.C. HUNG IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ATTORNEY IN FACT FOR HSU-LIEN HUNG TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: _____ 200__

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES _____

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 2003. Skagit County Treasurer
CERTIFIED THIS 23 DAY OF April 2003

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 16 DAY OF April 2003
CITY OF MOUNT VERNON TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES AND CORNERS ARE SHOWN CORRECTLY, AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS.
Jeffrey A Skodje
JEFFREY A SKODJE
CERTIFICATE NO. 19645 DATE 4/23/03
EXPIRES 9-15-03

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUEB SOUND ENERGY, VERZON, CASCADE NATURAL GAS CORP. AND AT&T, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS, IF ANY, 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 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.

PRIVATE STORM DRAINAGE EASEMENTS

AN EASEMENT FOR THE PURPOSE OF CONNECTING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE STORM DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE STORM DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND 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.

APPROVALS

REVIEWED AND APPROVED THIS 1 DAY OF May 2003.
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 1 DAY OF May 2003.

ATTEST: MAYOR Steve K. Riedel Deputy Mayor

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1 DAY OF May 2003, AT 1:10 P.M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 200305010087
Monica Boudinot
SKAGIT COUNTY AUDITOR BY Deputy Auditor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT AS OUR FREE AND VOLUNTARY ACT FOR THE PURPOSES SHOWN HEREIN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE PUBLIC DRIVES AND COURTS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT 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 THE DRIVES AND COURTS SHOWN HEREON. THE UNDERSIGNED HEREBY DEDICATE TO THE CITY OF MOUNT VERNON TRACT H.

James Hung
SEA-VAN INVESTMENTS ASSOCIATES,
A WASHINGTON GENERAL PARTNERSHIP

Vincent Meng
THE FARMERS BANK OF CHINA

James Hung
CHINA TRUST BANK (U.S.A.)

James Hung
HUNG HSU-LIEN
BY: JAMES S.C. HUNG, HER ATTORNEY IN FACT

ACKNOWLEDGMENT

STATE OF Washington }
COUNTY OF Skagit } SS
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Hung IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Attorney in Fact OF Sea Van Investments OF Sea Van Investments TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: April 8 2003

James C. Hung
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 12-1-2009

ACKNOWLEDGMENT

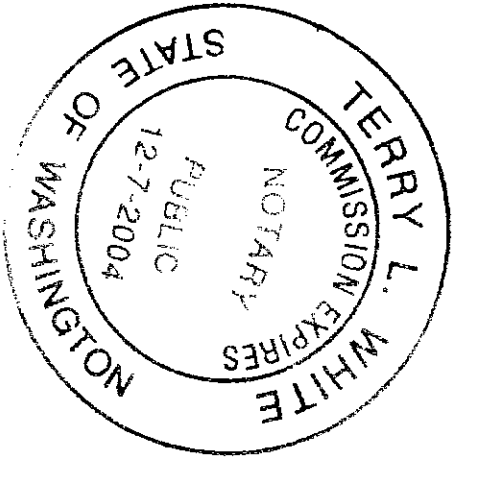
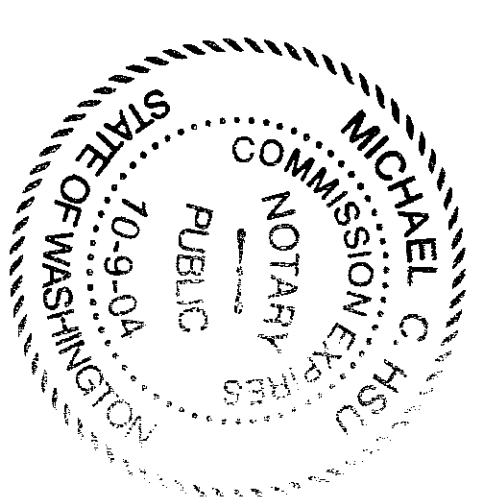
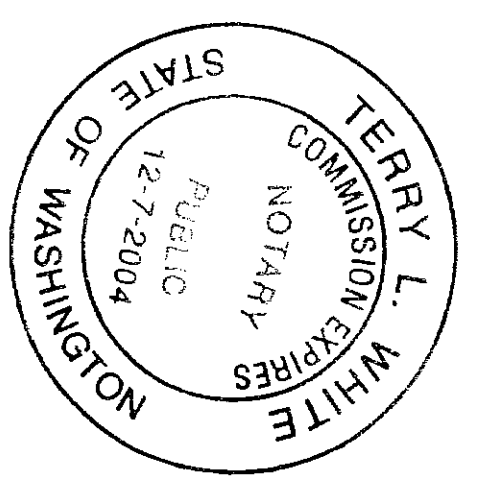
STATE OF Washington }
COUNTY OF Skagit } SS
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Vincent Meng IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Attorney in Fact OF The Farmers Bank of China TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: April 8 2003

Vincent Meng
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 10-07-2008

ACKNOWLEDGMENT

STATE OF Washington }
COUNTY OF Skagit } SS
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Hung IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Attorney in Fact OF Sea Van Investments OF Sea Van Investments TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: April 9 2003

James C. Hung
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 12-1-2009



PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2
A REPLAT OF PORTIONS OF ADJUSTED LOT 68, PLAT OF EAGLEMONT PHASE 1
IN THE NORTHEAST QUARTER OF SECTION 27, TWP. 34 N., RGE. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

THOSE PORTIONS OF LOT 68, "PLAT OF EAGLEMONT, PHASE 1A," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 130, AS AUDITOR'S FILE NUMBER 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF TRACT "F" OF THE "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1," AS PER PLAT RECORDED AS AUDITOR'S FILE NO. 200201160127, RECORDS OF SAID COUNTY AND STATE, SAID POINT BEING ON THE NORTHWESTERLY MARGIN OF BEAVER POND DRIVE NORTH; THENCE NORTH 10° 43' 39" EAST, ALONG THE EAST LINE OF SAID TRACT "F," 186.96 FEET; THENCE NORTH 35° 56' 12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT, 13.72 FEET; THENCE NORTH 82° 42' 37" WEST, ALONG THE NORTH LINE OF SAID TRACT, 57.36 FEET; THENCE, ALONG THE LINE COMMON TO LOTS 67 AND 68 OF SAID PLAT OF EAGLEMONT, PHASE 1A, THROUGH THE FOLLOWING COURSES AND DISTANCES:

NORTH 50° 41' 02" EAST, 61.47 FEET; THENCE NORTH 39° 16' 38" EAST, 339.08 FEET; THENCE SOUTH 80° 34' 06" EAST, 104.98 FEET;

THENCE LEAVING SAID COMMON LINE, SOUTH 80° 34' 00" EAST, 10.09 FEET TO A POINT ON THE ADJUSTED BOUNDARY OF SAID LOTS 67 AND 68, AS SAID BOUNDARY WAS ADJUSTED BY THOSE CERTAIN BOUNDARY LINE ADJUSTMENTS RECORDED UNDER AUDITOR'S FILE NOS. 200303280230 AND 200303280232, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 1° 51' 02" WEST, 92.04 FEET; THENCE SOUTH 18° 38' 43" EAST, 205.70 FEET TO A POINT ON THE NORTHERLY MARGIN OF SAID BEAVER POND DRIVE NORTH AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING RADIUS POINT WHICH BEARS SOUTH 12° 54' 56" EAST, 380.00 FEET; THENCE EASTERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3° 04' 01" AN ARC DISTANCE OF 20.34 FEET; THENCE CONTINUING ALONG SAID NORTHERLY MARGIN THROUGH THE FOLLOWING COURSES AND DISTANCES:

NORTH 80° 09' 05" EAST, 97.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 27' 44", AN ARC DISTANCE OF 86.36 FEET; THENCE NORTH 64° 41' 21" EAST, 53.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27° 51' 30", AN ARC DISTANCE OF 123.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET;

THENCE LEAVING SAID MARGIN AND CONTINUING TO FOLLOW THE LINE COMMON TO SAID LOTS 67 AND 68, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85° 37' 31", AN ARC DISTANCE OF 37.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 188.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9° 08' 56", AN ARC DISTANCE OF 30.02 FEET; THENCE NORTH 2° 13' 36" WEST, 19.11 FEET; THENCE NORTH 87° 46' 24" EAST, LEAVING SAID COMMON LINE, 30.00 FEET TO THE SOUTHWEST CORNER OF THE WESTERLY MOST PORTION OF BEAVER POND TRACT, SAID "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1," THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BEAVER POND TRACT, NORTH 78° 01' 20" EAST, 88.08 FEET TO A POINT ON THE ADJUSTED BOUNDARY OF SAID LOTS 68 AND BEAVER POND TRACT AS SAID BOUNDARY WAS ADJUSTED BY THOSE CERTAIN BOUNDARY LINE ADJUSTMENTS RECORDED UNDER AUDITOR'S FILE NOS. 200303280231 AND 200303280233, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 2° 13' 35" EAST, 20.89 FEET; THENCE SOUTH 41° 11' 25" EAST, 105.45 FEET; THENCE SOUTH 59° 09' 01" EAST, 51.49 FEET; THENCE SOUTH 49° 31' 56" WEST, 25.00 FEET; THENCE SOUTH 4° 36' 22" EAST, 27.51 FEET; THENCE SOUTH 49° 31' 56" WEST, 50.03 FEET TO A POINT ON SAID NORTHERLY MARGIN OF BEAVER POND DRIVE NORTH; THENCE SOUTH 40° 28' 04" EAST ALONG SAID NORTHERLY MARGIN, 27.71 FEET; THENCE SOUTH 49° 31' 56" WEST, 60.00 FEET TO THE SOUTHERLY MARGIN OF SAID BEAVER POND DRIVE NORTH, SAID POINT BEING ALSO THE LINE COMMON TO SAID LOTS 67 AND 68; THENCE NORTH 40° 28' 04" WEST, ALONG SAID SOUTHERLY MARGIN AND COMMON LINE, 15.39 FEET; THENCE ALONG SAID COMMON LINE THROUGH THE FOLLOWING COURSES AND DISTANCES:

SOUTH 65° 16' 30" WEST, 163.76 FEET; THENCE NORTH 36° 19' 42" WEST, 39.47 FEET; THENCE NORTH 63° 41' 25" WEST, 77.50 FEET; THENCE SOUTH 49° 34' 03" WEST, 28.21 FEET; THENCE SOUTH 4° 32' 42" EAST, 27.88 FEET; THENCE SOUTH 61° 56' 42" WEST, 23.87 FEET TO A CORNER COMMON TO SAID LOTS, THENCE CONTINUING SOUTH 61° 56' 42" WEST, 23.87 FEET TO A POINT ON THE ADJUSTED BOUNDARY OF SAID LOTS 67 AND 68, AS SAID BOUNDARY WAS ADJUSTED BY THOSE CERTAIN BOUNDARY LINE ADJUSTMENTS RECORDED UNDER AUDITOR'S FILE NOS. 200303280230 AND 200303280232, RECORDS OF SAID COUNTY AND STATE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS POINT WHICH BEARS NORTH 55° 26' 22" WEST, 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 10' 24", AN ARC DISTANCE OF 39.50 FEET; THENCE NORTH 4° 23' 14" EAST, 53.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 13' 31", AN ARC DISTANCE OF 50.67 FEET TO THE SOUTHERLY MARGIN OF SAID BEAVER POND DRIVE NORTH, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS POINT WHICH BEARS NORTH 21° 47' 38" WEST, 380.00 FEET; THENCE WESTERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3° 46' 15", AN ARC DISTANCE OF 25.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE WEST, HAVING A RADIUS POINT WHICH BEARS SOUTH 71° 25' 47" WEST, 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 57' 27" AN ARC DISTANCE OF 40.07 FEET; THENCE SOUTH 4° 23' 14" WEST, 53.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46° 39' 12" AN ARC DISTANCE OF 40.71 FEET; THENCE SOUTH 51° 02' 26" WEST, 92.50 FEET; THENCE ALONG SAID LINE COMMON TO LOTS 67 AND 68 THROUGH THE FOLLOWING COURSES AND DISTANCES:

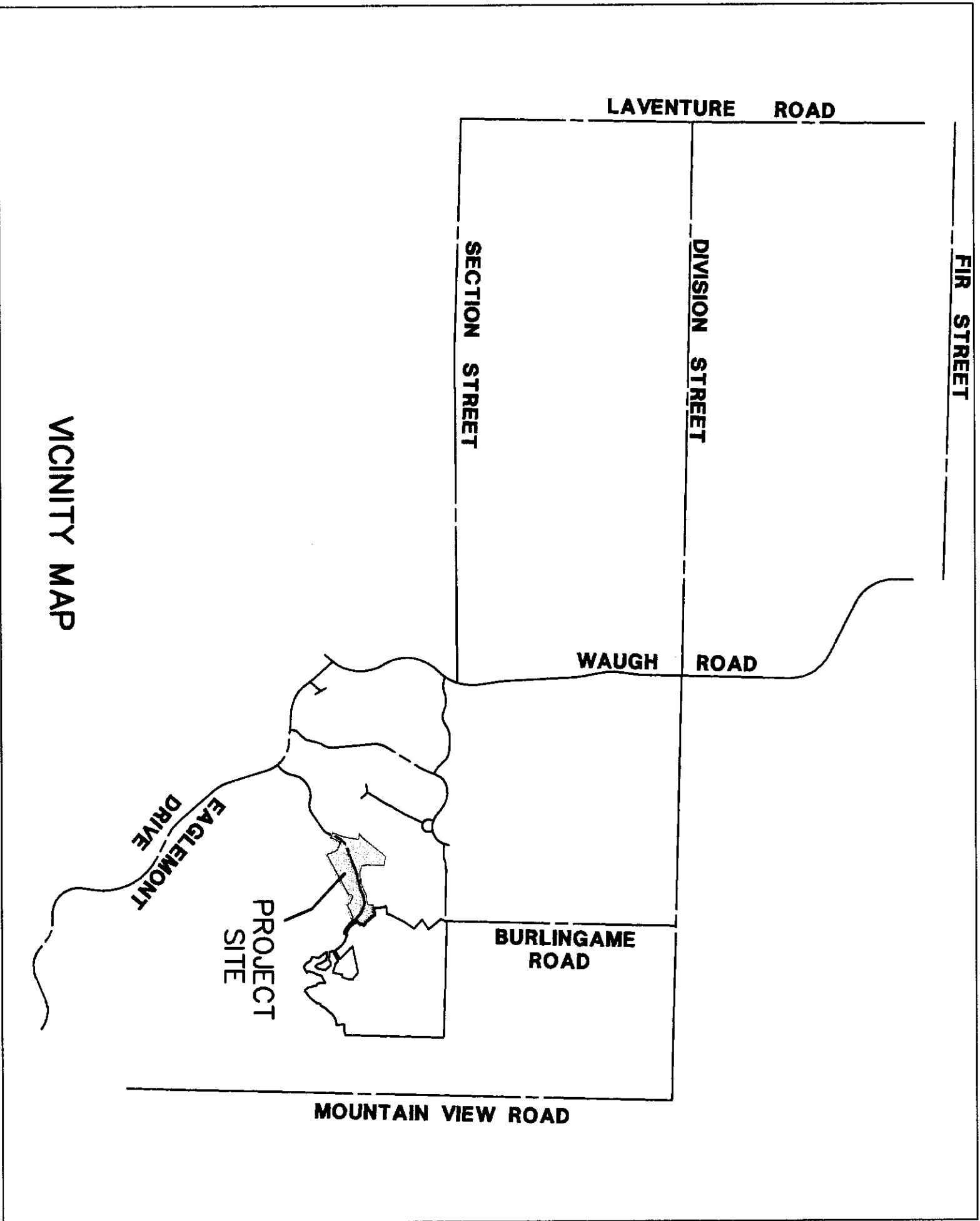
SOUTH 61° 56' 42" WEST, 320.28 FEET; THENCE NORTH 23° 21' 25" WEST, 124.94 FEET; THENCE NORTH 63° 16' 44" WEST, 99.14 FEET TO A POINT ON THE SOUTHERLY MARGIN OF SAID BEAVER POND DRIVE NORTH AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS POINT WHICH BEARS SOUTH 46° 37' 28" EAST, 170.00 FEET; THENCE SOUTHWESTERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 26' 57", AN ARC DISTANCE OF 66.61 FEET; THENCE SOUTH 20° 55' 35" WEST, ALONG SAID MARGIN, 62.84 FEET TO THE NORTHERLY MOST CORNER OF LOT 111 OF SAID "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1," THENCE NORTH 69° 04' 25" WEST ALONG SAID DIVISION 1 BOUNDARY, 60.00 FEET TO THE NORTHWESTERLY MARGIN OF SAID BEAVER POND DRIVE NORTH; THENCE NORTH 20° 55' 35" EAST, ALONG SAID MARGIN AND BOUNDARY, 62.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG SAID MARGIN AND SAID BOUNDARY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 48' 15", AN ARC DISTANCE OF 47.39 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, GUARANTEE NO. H-713459, THIRD UPDATE, EFFECTIVE DATE MARCH 28, 2003 AT 4:17 P.M.

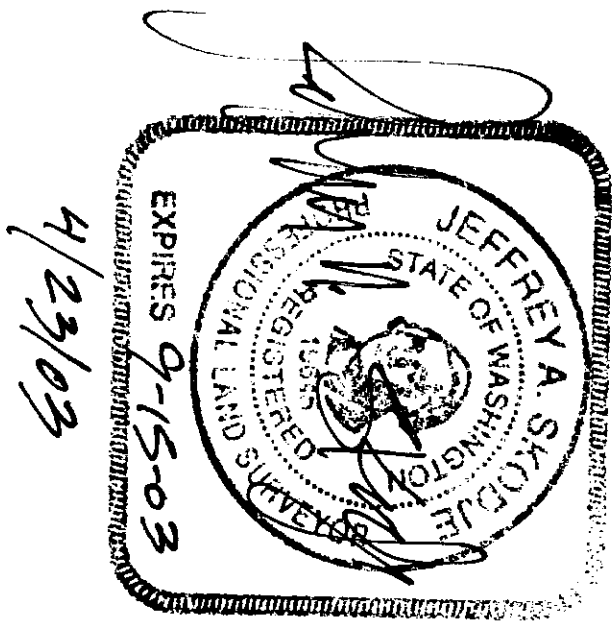
NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 3.
4. SEWAGE DISPOSAL - CITY OF MOUNT VERNON.
5. WATER - PUD NO. 1 OF SKAGIT COUNTY.
6. THE DETENTION POND LOCATED ON LOTS 119, 120 AND 121, FOR THE BENEFIT OF LOTS WITHIN THIS SUBDIVISION, IS TEMPORARY. THIS POND TO BE REMOVED AT SUCH TIME THAT A PERMANENT POND IS CONSTRUCTED IN A FUTURE DIVISION OF PHASE 1B. LOTS 119, 120 AND 121 WILL NOT BE BUILDABLE UNTIL THIS TEMPORARY POND IS REMOVED. AT SUCH TIME OF REMOVAL, THE USE OF THESE LOTS FOR STORM DRAINAGE PURPOSES BY OTHER LOTS WILL BE LIMITED ONLY TO THE AREAS DESIGNATED HEREON AS STORM DRAIN EASEMENTS.
7. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF BUILDING PERMIT.
8. THE STORM WATER 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. STORMWATER COLLECTION AND DETENTION SYSTEMS WITHIN COMMON AREAS, NOT WITHIN THE PUBLIC RIGHTS-OF-WAY, ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
9. FOR SECTION SUBDIVISION INFORMATION REFER TO THE PLAT OF EAGLEMONT, PHASE 1A, RECORDED UNDER AUDITOR'S FILE NO. 9401250031, WITHIN WHICH THIS PLAT IS TOTALLY ENCOMPASSED.
10. BASIS OF BEARING: PER PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1 AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200201160127, THE CHORD BEARING BETWEEN FOUND CASD CONCRETE MONUMENTS AT THE CURVE POINTS OF BEAVER POND DRIVE NORTH = NORTH 36°34'24" EAST, AS SHOWN ON SHEET 3 OF 3.
11. BUILDING SETBACKS:
FRONT YARD - 20 FEET
SIDE YARD - ONE OF THE FOLLOWING SHALL APPLY:
5 FEET MINIMUM, TOTAL 20 FEET SIDE YARD SEPARATION BETWEEN BUILDINGS ON LOTS 77-92 AND LOTS 117-118
5 FEET MINIMUM, TOTAL 15 FEET SIDE YARD SEPARATION BETWEEN BUILDINGS ON LOTS 116-121 AND LOTS 173-176.
REAR YARD - ONE OF THE FOLLOWING SHALL APPLY:
10 FEET WHERE THE REAR YARD ADJUTS WETLAND OR OPEN SPACE AREAS.
25 FEET WHERE THE REAR YARD ADJUTS THE GOLF COURSE FAIRWAY.
WETLAND BUFFER - 10 FEET, EXCEPT WHERE AS NOTED ON THE PLANS OR COVERED UNDER THE REAR YARD SETBACK PROVISIONS.
NO BUILDING SETBACKS MAY ENCRGOACH INTO UTILITY EASEMENTS.
12. DEVELOPER - SEA-VAN INVESTMENTS ASSOCIATES
ADDRESS - 4127 EAGLEMONT DRIVE, MOUNT VERNON, WA 98273
PHONE - (360) 428-2788
13. ZONING - R-A-P P.U.D.
14. 30' PRIVATE ACCESS TRACT AND UTILITY EASEMENT SHOWN ON SHEET 4 OF 4 IS TO BE OWNED AND MAINTAINED BY THE EAGLEMT HOMEOWNERS' ASSOCIATION. IT IS FOR THE BENEFIT OF THE OWNERS OF LOTS 173 THROUGH 176 AND IS SUBJECT TO EASEMENT FOR INGRESS AND EGRESS FOR SAID LOT OWNERS AND FOR THE CITY OF MOUNT VERNON AND OTHER PUBLIC UTILITIES FOR UTILITY INSTALLATION AND MAINTENANCE.



LOT ADDRESSES AND AREAS

DESCRIPTION	ADDRESS	AREA
LOT 77	1415 NORTHVIEW COURT	SO. FT. AGRES
LOT 78	1411 NORTHVIEW COURT	11.316 0.260
LOT 79	1409 NORTHVIEW COURT	10.125 0.232
LOT 80	1405 NORTHVIEW COURT	7.832 0.180
LOT 81	1401 NORTHVIEW COURT	6.342 0.146
LOT 82	1400 NORTHVIEW COURT	9.572 0.220
LOT 83	1410 NORTHVIEW COURT	15.164 0.348
LOT 84	1408 NORTHVIEW COURT	8.868 0.204
LOT 90	4719 BEAVER POND DRIVE N.	11.131 0.256
LOT 91	4721 BEAVER POND DRIVE N.	6.618 0.152
LOT 92	4723 BEAVER POND DRIVE N.	6.282 0.144
LOT 117	1402 NORTHVIEW COURT	11.132 0.256
LOT 173	4700 BEAVER POND DRIVE N.	12.724 0.282
LOT 174	4702 BEAVER POND DRIVE N.	12.921 0.287
LOT 175	4704 BEAVER POND DRIVE N.	9.649 0.222
LOT 176	4706 BEAVER POND DRIVE N.	10.230 0.235
LOT 116	4710 BEAVER POND DRIVE N.	12.061 0.277
LOT 117	4712 BEAVER POND DRIVE N.	10.809 0.248
LOT 118	4716 BEAVER POND DRIVE N.	8.324 0.191
LOT 119	4718 BEAVER POND DRIVE N.	5.917 0.136
LOT 120	4720 BEAVER POND DRIVE N.	9.068 0.208
LOT 121	4722 BEAVER POND DRIVE N.	13.334 0.306
TRACT H		11.073 0.254



✓	✓
✓	✓
27	

SECTION MAP

SEC. 27, TWP. 34 N., RGE. 4 E., W.M.

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2
A REPLAT OF PORTIONS OF ADJUSTED LOT 68, PLAT OF EAGLEMONT PHASE 1
IN THE NORTHEAST QUARTER OF SECTION 27, TWP. 34 N., RGE. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

200305010087
Skagit County Auditor
5/11/2003 Page 3 of 4 1:10PM

LEGAL DESCRIPTION EXCEPTIONS

SCHEDULE "B--1" EXCEPTIONS

A. RESERVATIONS CONTAINED IN DEED
EXECUTED BY: JAMES E. MOORE AND MYRTLE MOORE, HIS WIFE
RECORDED: FEBRUARY 4, 1942
AUDITOR'S NO.: 346986
AS FOLLOWS:

RESERVING UNTO ENGLISH LUMBER COMPANY, ITS SUCCESSORS, AND ASSIGNS, ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME.

AFFECTS NORTHEAST 1/4 OF THE SOUTHWEST 1/4; EXCEPT THE NORTHWEST 1/4 THEREOF, ALL IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

B. RESERVATIONS CONTAINED IN DEED
EXECUTED BY: MARIE FLEITZ DWYER, FRANCES FLEITZ RUCKER AND LOLA HARTNETT FLEITZ
RECORDED: OCTOBER 22, 1918
AUDITOR'S NO.: 128138
AS FOLLOWS:

UNDIVIDED 1/2 IN ALL OIL, GASES, COALS, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME.

AFFECTS SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

C. RESERVATIONS CONTAINED IN DEED
EXECUTED BY: ATLAS LUMBER COMPANY
RECORDED: APRIL 18, 1914
AUDITOR'S NO.: 102029
AS FOLLOWS:

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 CHARGES SUBSTANTIAL BY REASON OF SUCH ENTRY.

AFFECTS SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND OTHER PROPERTY.

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: CASCADE NATURAL GAS CORPORATION
DATED: SEPTEMBER 28, 1993
RECORDED: OCTOBER 11, 1993
AUDITOR'S NO.: 931011027
PURPOSE: NATURAL GAS PIPELINE OR PIPELINES
AREAS AFFECTED: 10 FEET IN WIDTH PER MUTUAL AGREEMENT

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
DATED: AUGUST 8, 1993
RECORDED: NOVEMBER 2, 1993
AUDITOR'S NO.: 9311020145
PURPOSE: RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER

AREA AFFECTED:

EASEMENT NO. 1: ALL STREETS, ROAD RIGHTS-OF-WAY, GREEN BELTS, OPEN SPACES AND UTILITY EASEMENTS AS NOW OR HEREAFTER DESIGNED, PLATTED AND/OR CONSTRUCTED WITHIN THE ABOVE-DESCRIBED PROPERTY. (WHEN SAID STREETS AND 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.

EASEMENT NO. 3: A STRIP OF LAND 20 FEET IN WIDTH PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF WAUGH ROAD AS DESIGNED, PLATTED AND/OR CONSTRUCTED WITHIN THE ABOVE-DESCRIBED PROPERTY.

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATION ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

DATED: JANUARY 11, 1994
RECORDED: JANUARY 25, 1994
AUDITOR'S NO.: 9401250030
EXECUTED BY: SEA-VAN INVESTMENTS ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

DECLARATION DATED: DECEMBER 11, 1995
RECORDED: DECEMBER 11, 1995
AUDITOR'S NO.: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

DECLARATION DATED: MARCH 13, 1996
RECORDED: MARCH 18, 1996
AUDITOR'S NO.: 9603180110

LEGAL DESCRIPTION EXCEPTIONS (CONT.)

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

DECLARATION DATED: JANUARY 31, 2000

RECORDED: FEBRUARY 1, 2000

AUDITOR'S NO.: 200002010099

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

PLAT/SUBDIVISION NAME: EAGLEMONT, PHASE 1A

RECORDED: JANUARY 25, 1994

AUDITOR'S NO.: 9401250031

SAID MATTERS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:

HOLDER OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES 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 AND AVENUES SHOWN HEREON, TOGETHER WITH TRACT "F", AS SHOWN ON SHEET 5.

THE UNDERSIGNED ALSO DEDICATE TO THE EAGLEMONT HOMEOWNER'S ASSOCIATION THE PRIVATE ROADS NAMED NEW WOODS PLACE AND UNISON PLACE, TOGETHER WITH ALL PARCELS DESIGNATED AS COMMUNITY TRACTS.

B. BUFFER EASEMENT SET FORTH ON SAID PLAT, AS FOLLOWS:

THOSE AREAS DESIGNATED BUFFER EASEMENTS ARE FOR LANDSCAPE ZONING, MAINTAINED BY THE PROPERTY OWNERS AND PRESERVED FREE OF BUILDINGS OR STRUCTURES.

C. EASEMENT PROVISIONS SET FORTH IN EASEMENT DEDICATION ON THE FACE OF SAID PLAT, AS FOLLOWS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1; PUGET SOUND POWER AND LIGHT COMPANY; TCI CABLEVISION OF WASHINGTON, INC., G.T.E. NORTHEAST, INC., AND THE CITY OF MOUNT VERNON, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS, AND DRAINAGE RETENTION PONDS IDENTIFIED ON THE PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APURTENANCES 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 ANY UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

D. PRIVATE DRAINAGE EASEMENT SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING 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 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.

E. PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

COMMUNITY TRACTS: THE AREAS DESIGNATED AS COMMUNITY TRACTS SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THESE AREAS SHALL BE IN STRICT COMPLIANCE WITH THE APPROVED LANDSCAPING PLAN UNLESS OTHERWISE DIRECTED BY THE CITY. THE COST OF SAID MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION. THE CITY OF MOUNT VERNON RESERVES THE RIGHT TO ENTER THESE AREAS FOR EMERGENCY PURPOSES AND AT ITS OWN DISCRETION.

BUFFER TRACTS: (ADJACENT TO RIGHT-OF-WAYS, PUBLIC AND PRIVATE.) THESE AREAS DESIGNATED AS TRACTS "A", "B", "C", "D" AND "E", SHALL BE OWNED BY THE CITY OF MOUNT VERNON. THESE AREAS SHALL BE LANDSCAPED AND MAINTAINED IN STRICT COMPLIANCE WITH THE CITY APPROVED LANDSCAPING PLAN OR AS OTHERWISE APPROVED BY THE CITY. THE LANDSCAPING AND MAINTENANCE OF THESE AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

WATER PIPELINE EASEMENT: 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 P.U.D. TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATERLINE, 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 APURTENANCES FOR THE TRANSPORTATION OF WATER, OVER, ACROSS, ALONG, IN AND UNDER THE FRONT 10 FEET ADJACENT TO THE STREET RIGHT-OF-WAY OF ALL LOTS, TOGETHER WITH PRIVATE STREETS KNOWN AS UNISON PLACE, NEW WOODS PLACE, ALPINE VIEW PLACE AND ALL OTHER EASEMENTS DESIGNATED AS UTILITY EASEMENTS SHOWN HEREON; ALSO, THE RIGHT TO CUT AND/OR TRIM BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR 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 GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION 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. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, CONSTRUCT 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 DISTRICTS USE OF THE EASEMENT.

LEGAL DESCRIPTION EXCEPTIONS (CONT.)

BUFFER EASEMENTS: (LYING ON PROPOSED PRIVATELY-OWNED LOTS.) THESE AREAS SHALL BE LANDSCAPED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN STRICT COMPLIANCE WITH THE CITY APPROVED LANDSCAPE PLAN OR AS OTHERWISE APPROVED BY THE CITY. ALL FUTURE AND PRESENT LOT OWNERS SHALL REFRAIN FROM PLACING OR CONSTRUCTING OR ALLOWING OTHERS TO PLACE OR CONSTRUCT ANY BUILDINGS OR OTHER IMPROVEMENTS OF ANY KIND UPON SAID PREMISES. THE HOMEOWNER'S ASSOCIATION SHALL UNDER NO CIRCUMSTANCES BE HELD RESPONSIBLE FOR THE RESTORATION OF ANY BUILDING OR IMPROVEMENTS IF THEY ARE DISTURBED DURING THE EXERCISE OF THIS EASEMENT.

NON-EXCLUSIVE SLOPE EASEMENT: THERE IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON, AN EASEMENT OVER AND ACROSS THE AREAS DESIGNATED ON THE PLAT MAP AS NON-EXCLUSIVE SLOPE EASEMENTS WITH THE RIGHT TO THE CITY TO ENTER UPON SAID PREMISES FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING, OR REPAIRING EXISTING CONSTRUCTED CUT AND FILL SLOPES AND ALL APURTENANCES NECESSARY THERETO, THE PRESENT AND FUTURE LOT OWNERS SHALL REFRAIN FROM PLACING OR CONSTRUCTING ANY BUILDING OR OTHER IMPROVEMENTS OF ANY KIND UPON SAID PREMISES. THE CITY SHALL UNDER NO CIRCUMSTANCES BE HELD RESPONSIBLE FOR THE RESTORATION OF ANY BUILDING OR IMPROVEMENTS IF THEY ARE DISTURBED DURING THE EXERCISE OF THIS EASEMENT.

WALL RECONSTRUCTION EASEMENT: THERE IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON A PERMANENT EASEMENT OVER AND ACROSS THE AREAS DESIGNATED ON THE PLAT MAP AS WALL EASEMENTS WITH THE RIGHT TO THE CITY TO ENTER UPON SAID PREMISES TO RECONSTRUCT THE EXISTING STRUCTURAL WALLS AND ALL APURTENANCES NECESSARY THERETO. THE CITY MAY ALSO ENTER UPON SAID PREMISES FOR THE PURPOSE OF PERFORMING MAINTENANCE TO THE EXISTING WALLS OR FUTURE CONSTRUCTED SLOPES. THE PRESENT AND FUTURE LOT OWNERS SHALL REFRAIN FROM PLACING OR CONSTRUCTING OR ALLOWING OTHERS TO PLACE OR CONSTRUCT ANY BUILDING OR OTHER IMPROVEMENTS OF ANY KIND UPON SAID PREMISES. THE CITY SHALL UNDER NO CIRCUMSTANCES BE HELD RESPONSIBLE FOR THE RESTORATION OF ANY BUILDING OR IMPROVEMENTS IF THEY ARE DISTURBED DURING THE EXERCISE OF THIS EASEMENT.

F. ALL EASEMENTS DELINEATED ON THE FACE OF SAID PLAT, INCLUDING BUT NOT LIMITED TO, FUTURE ROADS, SEWER CONSTRUCTION, MAINTENANCE, BICYCLE TRAILS, SLOPES, UTILITIES, ETC., ALL AS SAID EASEMENTS ARE SET FORTH AND DELINEATED ON THE FACE OF SAID PLAT.

J. EASEMENT AND SET-BACK REQUIREMENTS AS SET FORTH IN THE COVENANTS TO EAGLEMONT, RECORDED UNDER AUDITOR'S FILE NO. 9401250030.

K. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: SEA-VAN INVESTMENTS ASSOC.

AND: JOHN AND SANDRA THOMAS

DATED: OCTOBER 15, 1991

RECORDED: MAY 3, 2000

AUDITOR'S NO.: 200005030063

REGARDING: PROPOSED ROAD

L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

GRANTEE: SEA-VAN INVESTMENTS ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP

DATED: MAY 15, 2000

RECORDED: MAY 23, 2000

AUDITOR'S NO.: 2000050230026

PURPOSE: NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO EAGLEMONT PHASE 1E

AREA AFFECTED: ON AND OVER A PORTION OF LOT 689

M. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

DATED: AUGUST 21, 2000

RECORDED: SEPTEMBER 6, 2000

AUDITOR'S NO.: 200009060099

AFFECTS: A PORTION OF LOT 68 LYING WESTERLY OF WAUGH ROAD

N. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

PLAT/SUBDIVISION NAME: EAGLEMONT PHASE 1B, DIVISION 1

RECORDED: JANUARY 16, 2002

AUDITOR'S NO.: 20020160127

O. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

EXECUTED BY: SEA-VAN INVESTMENTS AND THE CITY OF MOUNT VERNON

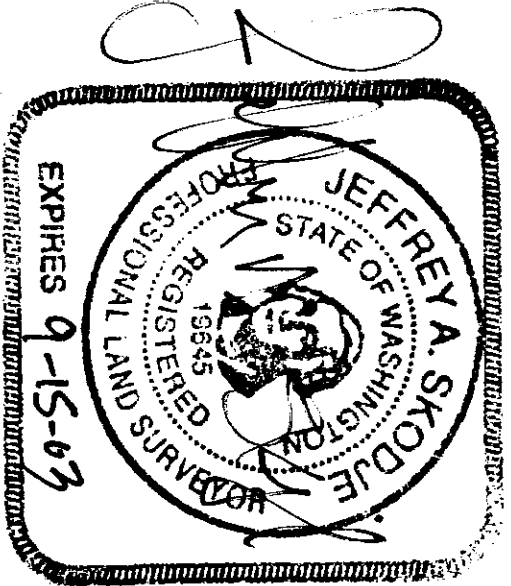
RECORDED: MARCH 28, 2003

AUDITOR'S NOS: 2003033280230, 2003033280231, 2003033280232 AND 2003033280233

NOTE:

THE EXCEPTIONS LISTED ABOVE ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE GUARANTEE NO. H-713450, EFFECTIVE DATE MARCH 28, 2003 AT 4:17 P.M., SCHEDULE "B-1" EXCEPTIONS. IDENTIFICATION LETTERS ARE THE SAME AS IN SAID GUARANTEE. MISSING LETTERS IN THE ALPHABETICAL SEQUENCE REFER TO EXCEPTIONS WHICH DO NOT APPLY TO THE SUBJECT PROPERTY. THOSE EXCEPTIONS ARE NOT SHOWN.

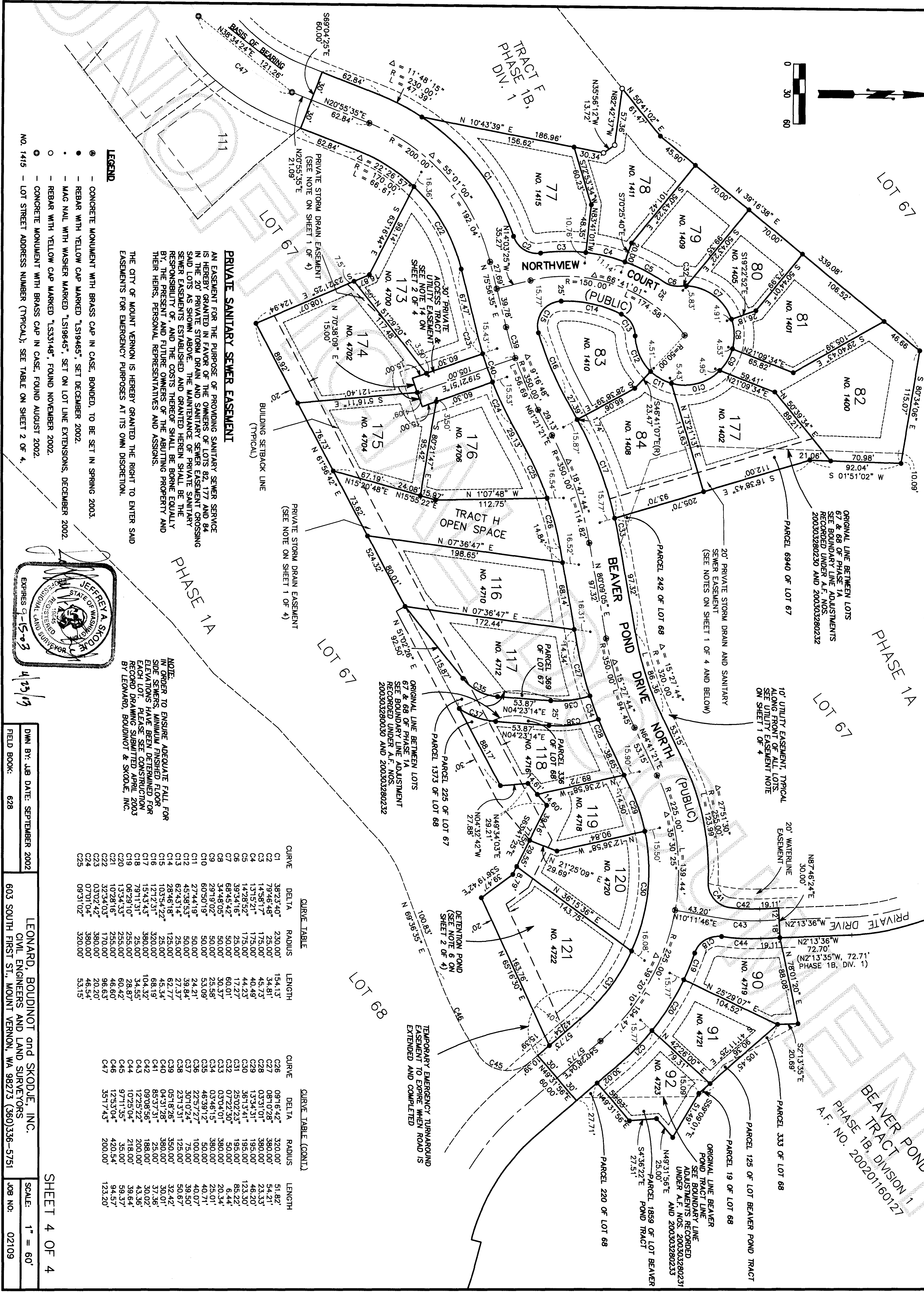
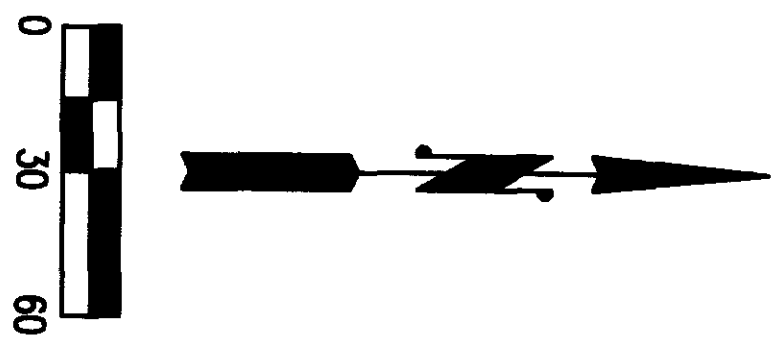
OWN BY: JUB DATE: SEPTEMBER 2002		LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: -
FIELD BOOK: 628			
		JOB NO: 02109	



4/19/03

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2
A REPLAT OF PORTIONS OF ADJUSTED LOT 68, PLAT OF EAGLEMONT PHASE 1
IN THE NORTHEAST QUARTER OF SECTION 27, TWP. 34 N., RGE. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

200305010087
Skagit County Auditor
5/1/2003 Page 4 of 4 1:10PM



LEGEND

- CONCRETE MONUMENT WITH BRASS CAP IN CASE, BONDED, TO BE SET IN SPRING 2003.
- REBAR WITH YELLOW CAP MARKED "LS19465", SET DECEMBER 2002.
- MAG NAIL WITH WASHER MARKED "LS19645", SET ON LOT LINE EXTENSIONS, DECEMBER 2002.
- REBAR WITH YELLOW CAP MARKED "LS33148", FOUND NOVEMBER 2002.
- CONCRETE MONUMENT WITH BRASS CAP IN CASE, FOUND AUGUST 2002.
- NO. 1415 - LOT STREET ADDRESS NUMBER (TYPICAL); SEE TABLE ON SHEET 2 OF 4.

PRIVATE SANITARY SEWER EASEMENT

AN EASEMENT FOR THE PURPOSE OF PROVIDING SANITARY SEWER SERVICE IS HEREBY GRANTED IN FAVOR OF THE OWNERS OF LOTS 82, 177 AND 84 IN THE 20' PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT CROSSING SAID LOTS AS SHOWN ABOVE. THE MAINTENANCE OF PRIVATE SANITARY SEWER EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PROPERTY AND THEIR HERES, 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.

PHASE 1A

NOTE:
IN ORDER TO ENSURE ADEQUATE FALL FOR SIDE SEWERS, MINIMUM FINISHED FLOOR ELEVATIONS HAVE BEEN DETERMINED FOR EACH LOT. PLEASE SEE DETAIL DRAWING FOR RECORD DRAINING SUBMITTED APRIL 2003 BY LEONARD, BOUDINOT & SKODJE, INC.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	38°34'0"	230.00'	154.13'
C2	79°46'48"	125.00'	34.81'
C3	145°58'17"	175.00'	45.97'
C4	131°58'12"	175.00'	40.49'
C5	142°58'12"	175.00'	44.43'
C6	39°34'16"	230.00'	17.27'
C7	68°43'42"	50.00'	60.01'
C8	34°48'05"	50.00'	30.37'
C9	29°19'02"	50.00'	25.58'
C10	60°50'19"	50.00'	53.09'
C11	27°44'19"	50.00'	24.21'
C12	45°38'53"	50.00'	39.84'
C13	62°43'14"	25.00'	27.37'
C14	28°46'18"	125.00'	45.34'
C15	103°54'22"	320.00'	68.19'
C16	12°12'31"	320.00'	30.08'
C17	15°43'43"	25.00'	104.32'
C18	79°11'31"	25.00'	34.55'
C19	06°29'10"	255.00'	28.87'
C20	13°34'33"	255.00'	60.42'
C21	10°28'16"	255.00'	46.60'
C22	32°34'03"	170.00'	96.63'
C23	03°02'42"	380.00'	20.20'
C24	07°01'04"	380.00'	46.54'
C25	09°31'02"	320.00'	53.15'

CURVE TABLE (CONT.)

CURVE	DELTA	RADIUS	LENGTH
C26	09°16'42"	320.00'	51.82'
C27	08°10'28"	380.00'	54.21'
C28	03°31'01"	380.00'	23.37'
C29	13°31'01"	185.00'	48.20'
C30	38°13'41"	185.00'	128.50'
C31	25°02'28"	185.00'	88.22'
C32	07°22'30"	380.00'	28.01'
C33	03°54'01"	380.00'	40.71'
C34	46°39'12"	50.00'	20.34'
C35	03°46'15"	380.00'	40.71'
C36	22°37'27"	100.00'	40.07'
C37	50°10'24"	75.00'	38.50'
C38	05°18'26"	350.00'	32.42'
C39	04°31'28"	350.00'	30.01'
C40	08°37'31"	25.00'	37.36'
C41	09°08'56"	188.00'	30.02'
C42	12°25'22"	200.00'	43.36'
C43	10°25'04"	218.00'	36.64'
C44	97°11'35"	35.00'	59.37'
C45	12°53'04"	420.54'	94.57'
C46	35°17'43"	200.00'	123.20'
C47			

