

**KULSHAN RIDGE P.U.D.**  
**SE 1/4 OF SW 1/4 OF SEC. 17, TWP. 34 N., RANG. 4 E., W.M.**  
**CITY OF MOUNT VERNON,**  
**SKAGIT COUNTY, WASHINGTON**

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DAVID & SHEILA PARSONS

SECTION BRK. DOWN PER MADISON PARK ADDITION 1954

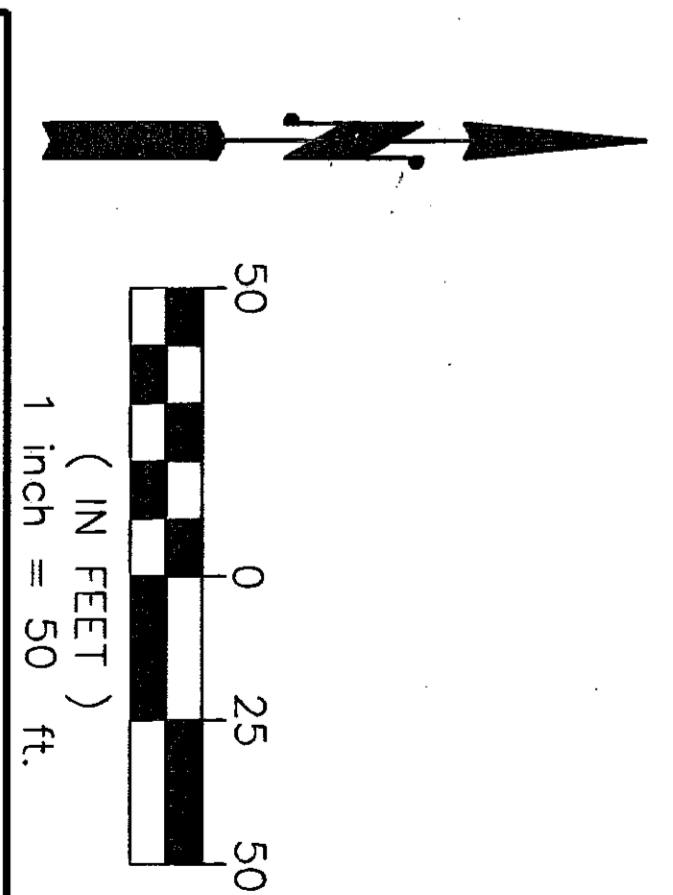


**NOTE**  
 ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2" DIA. BY 30" LONG REBAR WITH CAP "SUMMIT 32169"

**NOTE**  
 PRIVATE DRAINAGE ESM'T  
 5" BOTH SIDE OF THE 6" PERFORATED DRAINAGE PIPE. TOTAL 10' ESM'T

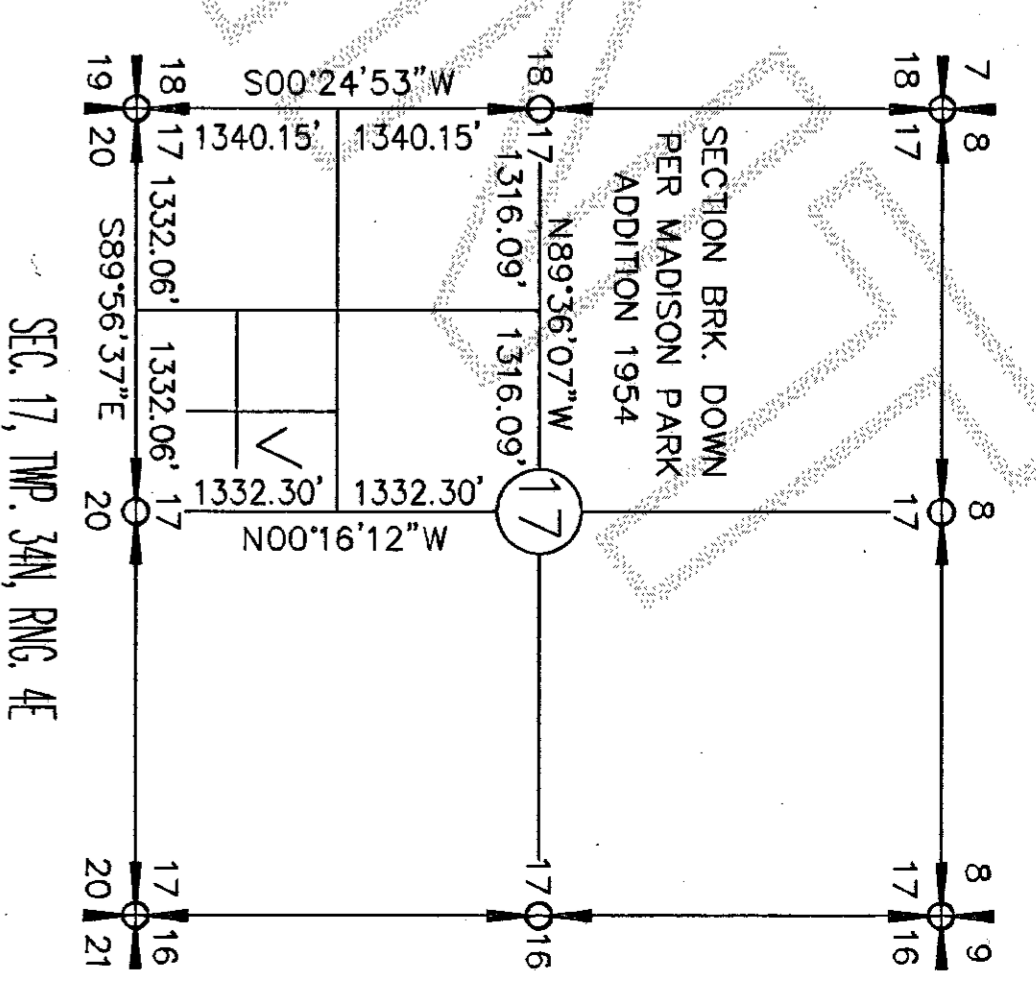
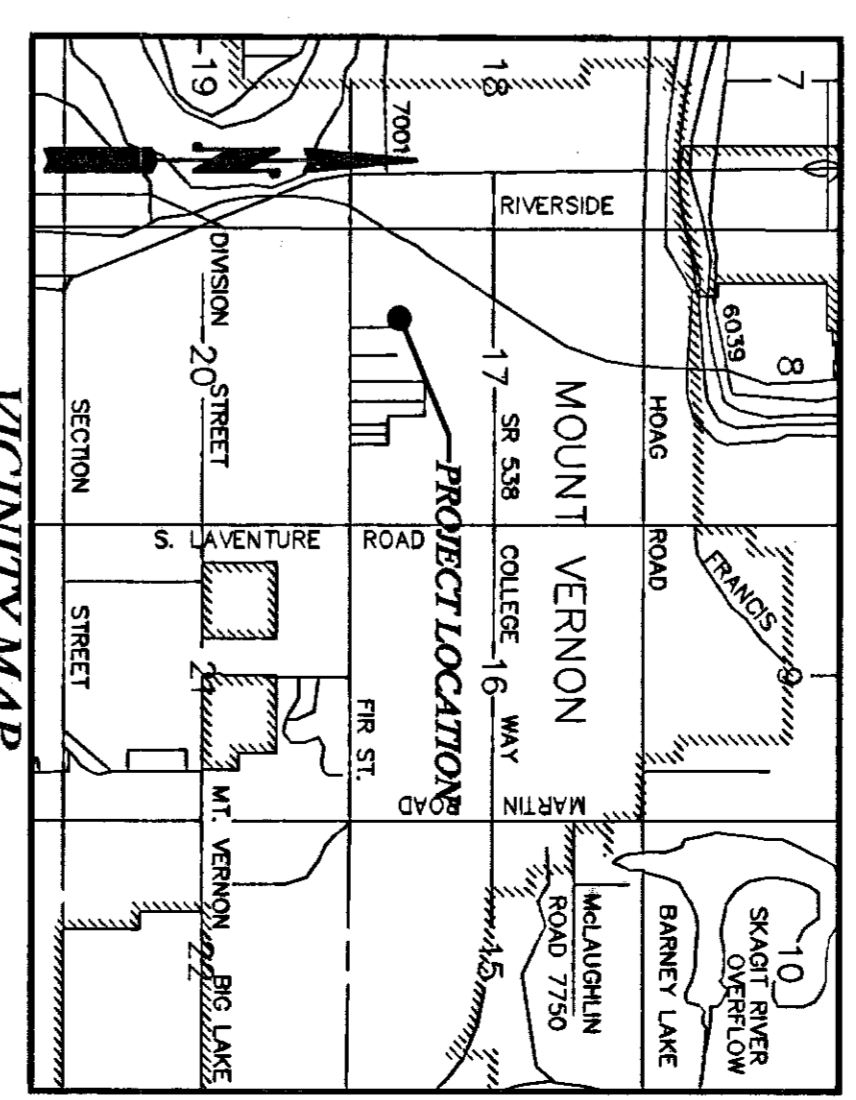
**NOTE**  
 1' SIDEWALK ESM'T  
 AROUND CUL-DE-SAC

FND. CASE MON. APRIL, 2002

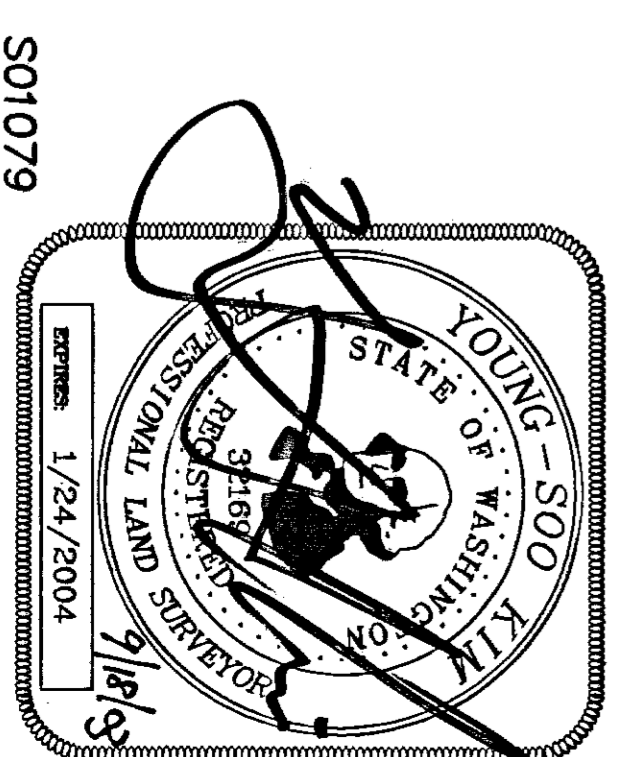


**LEGEND**  
 ○ COMPUTED POINT  
 ● SET CONC. MON IN CASE  
 ● FND CONC. MON.  
 ○ FND IP  
 — BUILDING SETBACK LINE  
 ▽ WETLAND

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L6	22.37	S53°52'40"W	C10	22.17	50.00
L7	8.52	S20°05'24"W	C11	24.08	50.00
L8	4.85	N00°08'57"W	C12	21.52	70.00
L9	5.16	N00°08'57"W	C13	22.25	70.00
L10	0.51	S00°14'36"W	C14	21.00	70.00
L11	21.65	S40°44'12"E	C15	25.03	70.00
L12	4.39	S89°33'54"E	C16	20.57	70.00
L13	13.55	S40°44'12"E	C17	20.12	70.00
L14	5.48	S40°44'12"E	C18	27.96	50.00
L15	16.92	N48°21'09"E	C19	27.35	50.00
L16	13.88	S40°44'12"E	C20	20.14	50.00
L17	17.77	N27°35'20"W	C21	22.01	70.00
L18	12.33	N00°13'34"E	C22	29.46	60.00
L19	9.47	N89°46'26"W	C23	16.23	50.00
L20	10.25	N89°46'26"W	C24	25.27	50.00
L21	21.23	S81°38'59"W	C25	23.96	50.00
L22			C26	22.04	50.00
L23			C27	24.74	100.00
L24			C28	11.86	100.00
L25			C29	19.02	25.00



**SUMMIT ENGINEERS & SURVEYORS, INC.**  
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
 PHONE: (360) 416-4999 FAX: (360) 416-4949  
 E-MAIL: YSK@SUMMITES.COM



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**SE 1/4 OF SW 1/4 OF SEC. 17, TWP. 34 N. RNG. 4 E., W.M.**  
**CITY OF MOUNT VERNON,**  
**SKAGIT COUNTY, WASHINGTON**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS KULSHAN RIDGE P.U.D. AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LAMES AND LOOPS SHOWN HEREON 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, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LAMES AND LOOPS SHOWN HEREON, TRACTS 997 AND 999 (DETENTION PONDS), & TRACT 998 (PROTECTED CRITICAL AREA) AS SHOWN ON THE FACE OF THIS PLAT IS HEREBY DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 19<sup>th</sup> DAY OF Sept 2003 TO THE CITY OF MOUNT VERNON.

*Martin Lobberg*  
 MARTIN LOBERG, NORTHERN REIGN DEVELOPMENT  
*Yoke J. Bote*  
 HORIZON BANK

**ACKNOWLEDGEMENT**

THIS IS TO CERTIFY THAT ON THIS 19<sup>th</sup> DAY OF September 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Martin Lobberg, Northern Reign Development & Yoke J. Bote, Horizon Bank who acknowledged to me that they were the individuals authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation and that the seal affixed is the seal of the day and year first mentioned above.



**ACKNOWLEDGEMENT**

THIS IS TO CERTIFY THAT ON THIS 19<sup>th</sup> DAY OF September 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Martin Lobberg, Northern Reign Development & Yoke J. Bote, Horizon Bank who acknowledged to me that they were the individuals authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation and that the seal affixed is the seal of the day and year first mentioned above.



**SURVEY EQUIPMENT & PROCEDURE**

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 4-20.

**IMPACT FEE NOTICE**

ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT AS OUTLINED IN THE CITY OF MOUNT VERNON ORDINANCE NO. 2552 AND 2598.

**NOTE**

ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE ON-SITE PROVIDED STORM DRAIN PIPE STUB.

**TYPICAL BUILDING SETBACKS**

FRONT, REAR YARD & STREET - 20'  
 SIDE YARD - 5' (THE TOTAL OF THE TWO, 15')

**DEVELOPERS/OWNERS**

MARTIN LOBERG  
 NORTHERN REIGN DEVELOPMENT  
 1615 BUCK WAY #A  
 MOUNT VERNON, WA 98273  
 (425) 308-0753

**PRIVATE DRAINAGE EASEMENT**

An easement for the purpose of conveying local stormwater 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 cost 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.

**OPEN SPACE TRACT 998**

OPEN SPACE TRACT 998 SHALL BE OWNED BY THE CITY. THIS OPEN SPACE TRACT CONTAINS WETLANDS, STREAM CORRIDORS AND NATIVE GROWTH PROTECTION AREAS. ALL LOTS WITHIN THE DEVELOPMENT SHALL HAVE THE RIGHT TO AN EASEMENT FOR THE MAINTENANCE OF THE OPEN SPACE TRACT. THE COST OF MAINTENANCE OF THE OPEN SPACE TRACT SHALL BE BORE BY THE HOMEOWNERS ASSOCIATION. REMOVAL OF TREES WITHIN THESE NATIVE GROWTH PROTECTION AREAS, WETLANDS AND STREAM CORRIDORS SHALL BE LIMITED TO THOSE WHICH AFTER CONSULTATION OF THE CITY, ARE DETERMINED TO BE DEAD, DISEASED, OR HAZARDOUS. NO CLEARING, GRADING, OR FILLING OF ANY KIND, BUILDING CONSTRUCTION, DUMPING OF YARD DEBRIS, OR ROAD CONSTRUCTION SHALL OCCUR WITHIN THE OPEN SPACE TRACT 998, EXCEPT FOR VEGETATION REPLACEMENT, OR UTILITY INSTALLATION. NO ADJUSTMENT TO THE BOUNDARY OF THESE AREAS SHALL OCCUR UNLESS APPROVED THROUGH THE FORMAL REPLANTING PROCESS.

**DETENTION POND TRACTS 997 & 999**

DETENTION POND TRACTS 997 & 999 SHALL BE OWNED BY THE CITY. THE DETENTION PONDS AND DRAINAGE SYSTEMS LOCATED WITHIN THESE TRACTS SHALL BE MAINTAINED BY THE CITY. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE LANDSCAPED AREAS WITHIN THESE TRACTS.

**15' NO-CUT VEGETATION EASEMENT**

A 15' NO-CUT VEGETATION EASEMENT IS HEREBY RESERVED ALONG THE SOUTH 15 FEET OF LOTS 3-7 AND 13-16. THE INDIVIDUAL PROPERTY OWNERS OF THESE LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE TREES WITHIN THIS EASEMENT. TREES MAY BE REMOVED AND REPLACED ONLY IF AFTER CONSULTATION WITH THE CITY, THEY ARE FOUND TO BE DEAD, DISEASED OR HAZARDOUS. NO STRUCTURES, EXCEPT FOR FENCES MAY BE PLACED WITHIN THE EASEMENT.

**NATIVE GROWTH PROTECTION AREAS**

A NATIVE GROWTH PROTECTION AREA IS LOCATED IN THE REAR YARDS OF LOTS 7-11 AND LOTS 16-24. THE BOUNDARY IS DEFINED BY THE SPLIT RAIL FENCE. NO CLEARING, GRADING, OR FILLING OF ANY KIND, BUILDING CONSTRUCTION, FENCES OR DUMPING OF YARD DEBRIS ARE ALLOWED WITHIN THESE AREAS. REMOVAL OF TREES WITHIN THESE NATIVE GROWTH PROTECTION AREAS SHALL BE LIMITED TO THOSE WHICH AFTER CONSULTATION OF THE CITY, ARE DETERMINED TO BE DEAD, DISEASED, OR HAZARDOUS.

**25' WETLAND BUFFER**

NO CLEARING, GRADING OR FILLING OF ANY KIND, BUILDING CONSTRUCTION, DUMPING OF YARD DEBRIS, OR ROAD CONSTRUCTION SHALL OCCUR WITHIN THE WETLAND BUFFER, EXCEPT FOR VEGETATION REPLACEMENT, OR UTILITY INSTALLATION.

**LANDSCAPE MAINTENANCE**

ALL INSTALLED LANDSCAPING WITHIN THIS PLAT INCLUDING THE TREES IN THE PUBLIC RIGHT-OF-WAY, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF RECORD.

**LOT ADDRESS**

LOT 1	1119 N. 14TH ST. OR 1320 N. 14TH PL.	LOT 17	1116 N. 12TH PL.
LOT 2	1115 N. 14TH ST. OR 1316 N. 14TH PL.	LOT 18	1120 N. 12TH PL.
LOT 3	1111 N. 14TH ST.	LOT 19	1124 N. 12TH PL.
LOT 4	1310 N. 14TH PL.	LOT 20	1200 N. 12TH PL.
LOT 5	1306 N. 14TH PL.	LOT 21	1204 N. 12TH PL.
LOT 6	1300 N. 14TH PL.	LOT 22	1208 N. 12TH PL.
LOT 7	1301 N. 14TH PL.	LOT 23	1212 N. 12TH PL.
LOT 8	1305 N. 14TH PL.	LOT 24	1216 N. 12TH PL.
LOT 9	1309 N. 14TH PL.	LOT 25	1220 N. 12TH PL.
LOT 10	1311 N. 14TH PL.	LOT 26	1224 N. 12TH PL.
LOT 11	1315 N. 14TH PL.	LOT 27	1228 N. 12TH PL. OR 1218 N. 12TH ST.
LOT 12	1212 N. 14TH ST. OR 1319 N. 14TH PL.	LOT 28	1225 N. 12TH PL. OR 1200 N. 12TH ST.
LOT 13	1100 N. 12TH ST. OR 1100 N. 12TH PL.	LOT 29	1221 N. 12TH PL.
LOT 14	1104 N. 12TH PL.	LOT 30	1217 OR 1201 N. 12TH PL.
LOT 15	1108 N. 12TH PL.	LOT 31	1111 OR 1121 N. 12TH PL.
LOT 16	1112 N. 12TH PL.	LOT 32	1105 N. 12TH PL.
		LOT 33	1101 N. 12TH PL. OR 1118 N. 12TH ST.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: THE NORTH 528 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; EXCEPT ROADS.

ALSO, THE PROPERTY IS SUBJECT TO THE EASEMENTS PER ARL200301210215 TO PUGET SOUND ENERGY, INC. ARL9626789 TO CITY OF MOUNT VERNON. ARL963040076 TO CITY OF MOUNT VERNON

**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, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND AT & T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, 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 SERVICE 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 TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER 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.

**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 2003.

I, Yoke J. Bote, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTI-INFLATIONARY TAXES UP TO AND INCLUDING THE YEAR OF 2003.

THIS 26<sup>th</sup> DAY OF September, 2003.

*Yoke J. Bote*  
 SKAGIT COUNTY TREASURER  
 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 AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 26<sup>th</sup> DAY OF September, 2003.

*Yoke J. Bote*  
 CITY FINANCE DIRECTOR

**APPROVALS**

EXAMINED AND APPROVED THIS 9 DAY OF OCTOBER, 2003.

*Yoke J. Bote* DEVELOPMENT SERVICES DIRECTOR  
 CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 21<sup>st</sup> DAY OF October, 2003.

MAYOR *Yoke J. Bote*  
 ATTEST: FINANCE DIRECTOR *Yoke J. Bote*

**SURVEYORS CERTIFICATE**

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "KULSHAN RIDGE P.U.D." IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 17, TOWNSHIP 34N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING-REGULATIONS.

*YOUNG-SOO KIM*  
 YOUNG-SOO KIM, P.L.S. #32169



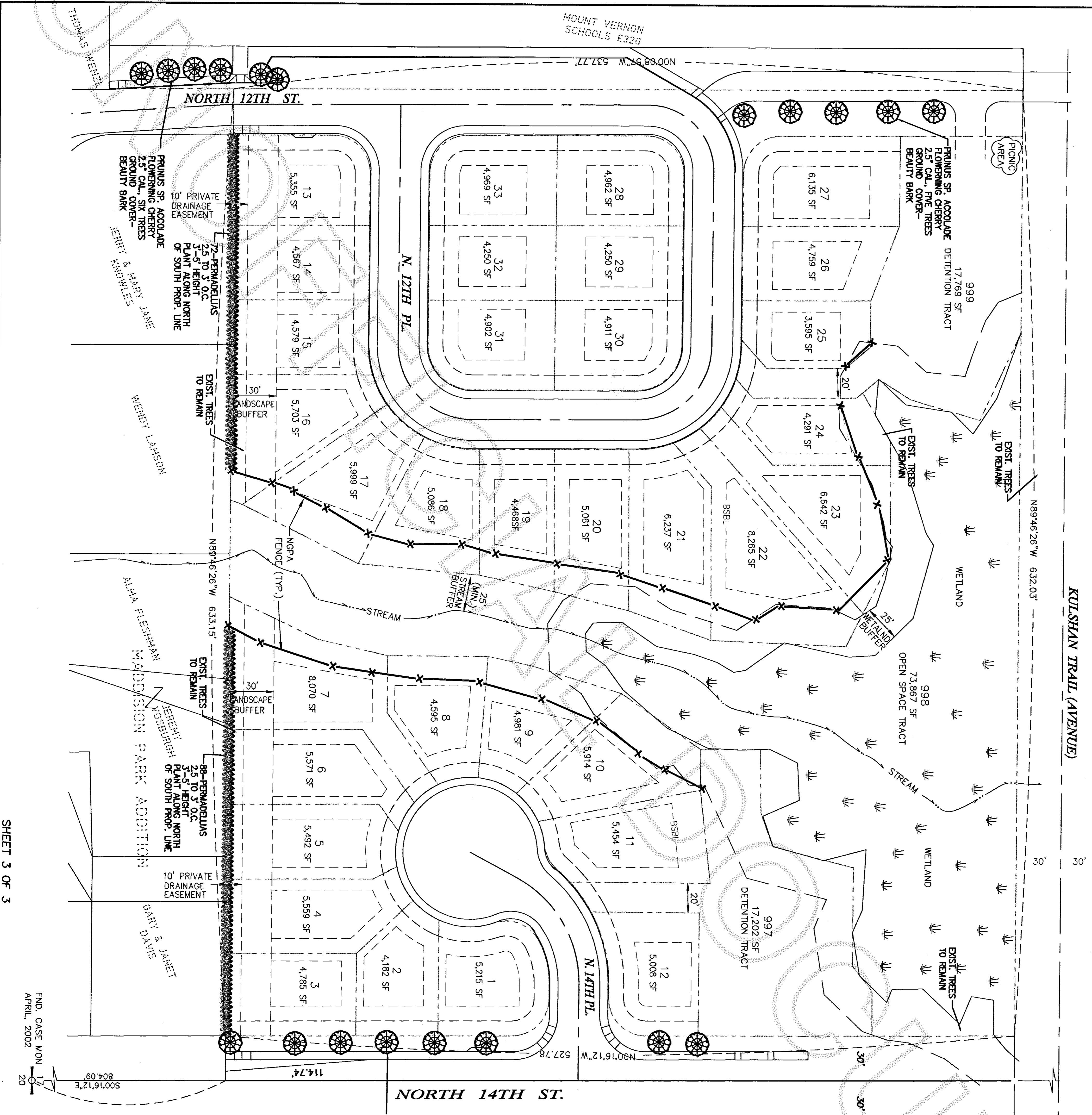
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**CITY OF MOUNT VERNON,**  
**SKAGIT COUNTY, WASHINGTON**

**LANDSCAPE PLAN**

200310090064  
 Skagit County Auditor  
 10/9/2003 Page 3 of 3 3:12:55PM

CITY OF MOUNT VERNON	CITY OF MOUNT VERNON	CITY OF MOUNT VERNON	CITY OF MOUNT VERNON	CITY OF MOUNT VERNON	CITY OF MOUNT VERNON	DAVID & SHERLA PARSONS	DAVID & SHERLA PARSONS
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**LEGEND**

- COMPUTED POINT
- ⊙ SET CONC. MON IN CASE
- ⊕ FND CONC. MON.
- FND IP
- BUILDING SETBACK LINE
- ≡ WETLAND

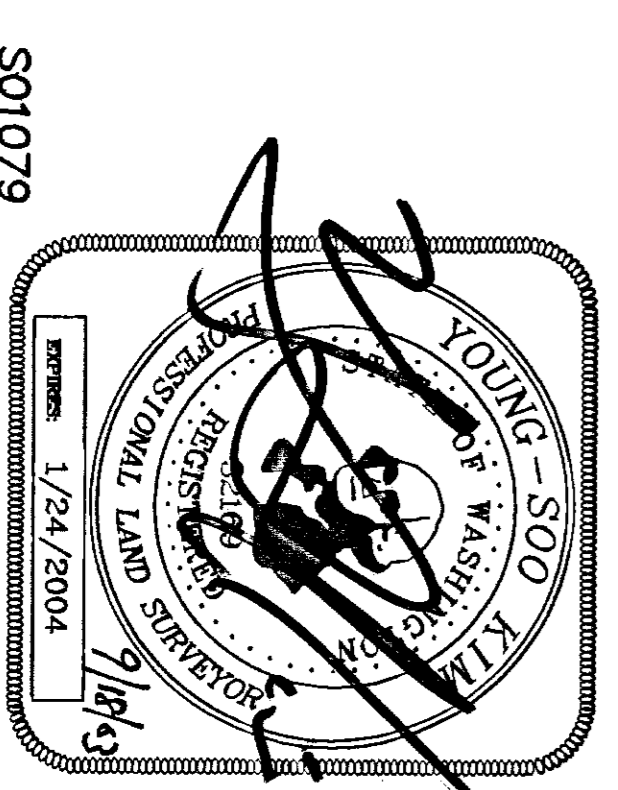
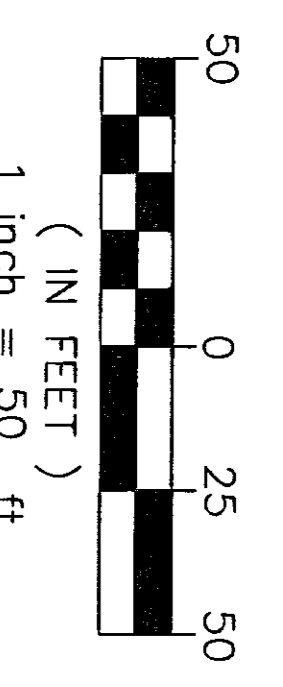
**PRUNUS SP. ACCOLADE**  
 FLOWERING CHERRY  
 2.5" CAL., EIGHT TREES  
 GROUND COVER—  
 BEAUTY BARK  
 ZIMMERMAN  
 TIERB & LESLIE

**ARTHUR & KATHRYN STENDAL**

**MEGAN LERSTEN**

**GARY MATTON**  
 SARAH HANTON

**GARY MATTON**  
 SARAH HANTON



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S01079  
 APRIL, 2002  
 FND. CASE MON. 17  
 SHEET 3 OF 3