

LEGAL DESCRIPTION

LOT X, "ROSEWOOD PUD, PHASE II," AS PER PLAT RECORDED ON FEBRUARY 14, 2000, UNDER AUDITOR'S FILE NO. 200002140006, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORP., AND COMCAST CORPORATION 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 ON THE FACE OF THIS PLAT AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REVEN, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, 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. AN EASEMENT WAS ADDITIONALLY CONVERTED TO PUGET SOUND ENERGY INC. PER A.E. NO. 200306160205 AS FOLLOWS:
ALL AREAS LOCATED WITHIN 5(FIVE) FEET PERMETER OF THE EXTERIOR SURFACE OF ALL GROUND MOUNTED VAULTS AND TRANSFORMERS.

WATER PIPELINE EASEMENT

AN EASEMENT OVER TRACT J IS 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 SHOWN ON THE PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL 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, 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.

PRIVATE DRAINAGE EASEMENT

EASEMENTS FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN FAVOR OF ALL ADJOINING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE 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 ADJOINING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES, AND ASSIGNS.

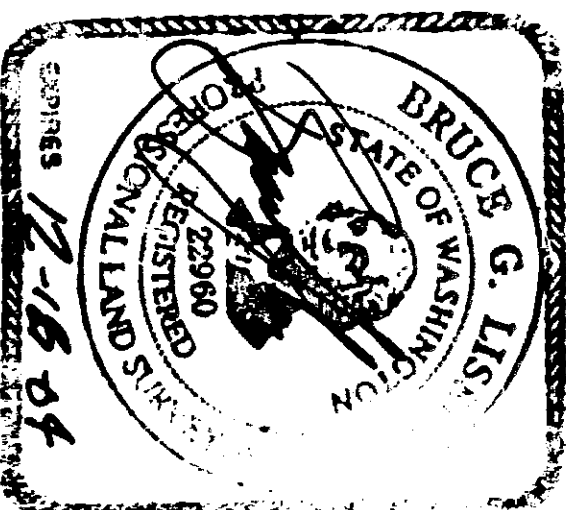
THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF ROSEWOOD PUD, PHASE 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT VERNON.

BRUCE G. LISSER, PLS. CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
3320 MILWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 414-1442
FAX: (360) 414-0581
E-MAIL: BRUCE@LISSER.COM

161.12.2003
DATE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROSEWOOD ESTATES, LLC, AND WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS, AVENUES, 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 SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON. TRACT "N" IS ADDITIONALLY DEDICATED TO THE CITY OF MOUNT VERNON FOR CITY OPEN SPACE.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS 12 DAY OF November, 2003.

ROSEWOOD ESTATE, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Joseph D. Woodmansee, PRESIDENT

BY: Kimberly A. Woodmansee, SECRETARY/TREASURER

WHIDBEY ISLAND BANK
A WASHINGTON CORPORATION

BY: S. V. P.
TITLE: S.V.P.

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH D. WOODMANSEE AND KIMBERLEY A. WOODMANSEE SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY, OF ROSEWOOD ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11-18-2003

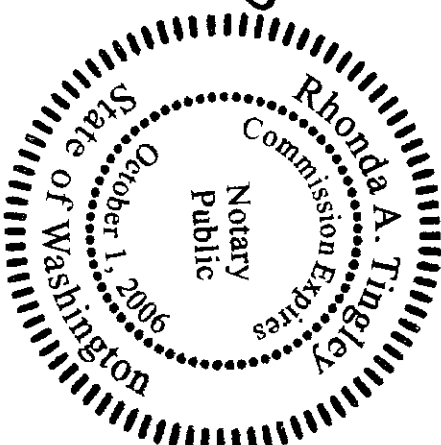


STATE OF WASHINGTON
COUNTY OF SKAGIT

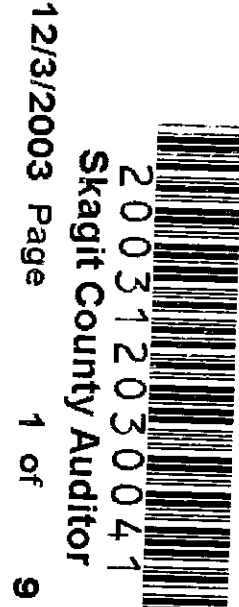
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Rhonda A. Tingley, SIGNED THIS INSTRUMENT, ON OATH STATED THAT (SHE/HE/IT) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE S.V.P. OF WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11-18-2003

SIGNATURE Rhonda A. Tingley
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10-1-06
RESIDING AT Bellingham



AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



200312030041
Skagit County Auditor

12/3/2003 Page 1 of 9 9:11:35AM
Mona Burnett, DEPUTY CLERK

COUNTY AUDITOR

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 THE CITY OF MOUNT VERNON, WASHINGTON, UP TO AND INCLUDING THE YEAR OF 2004.

THIS 21st DAY OF November, 2003.

Debbie Peterson, CLERK
SKAGIT COUNTY TREASURER DEPUTY



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 1st DAY OF December, 2003.

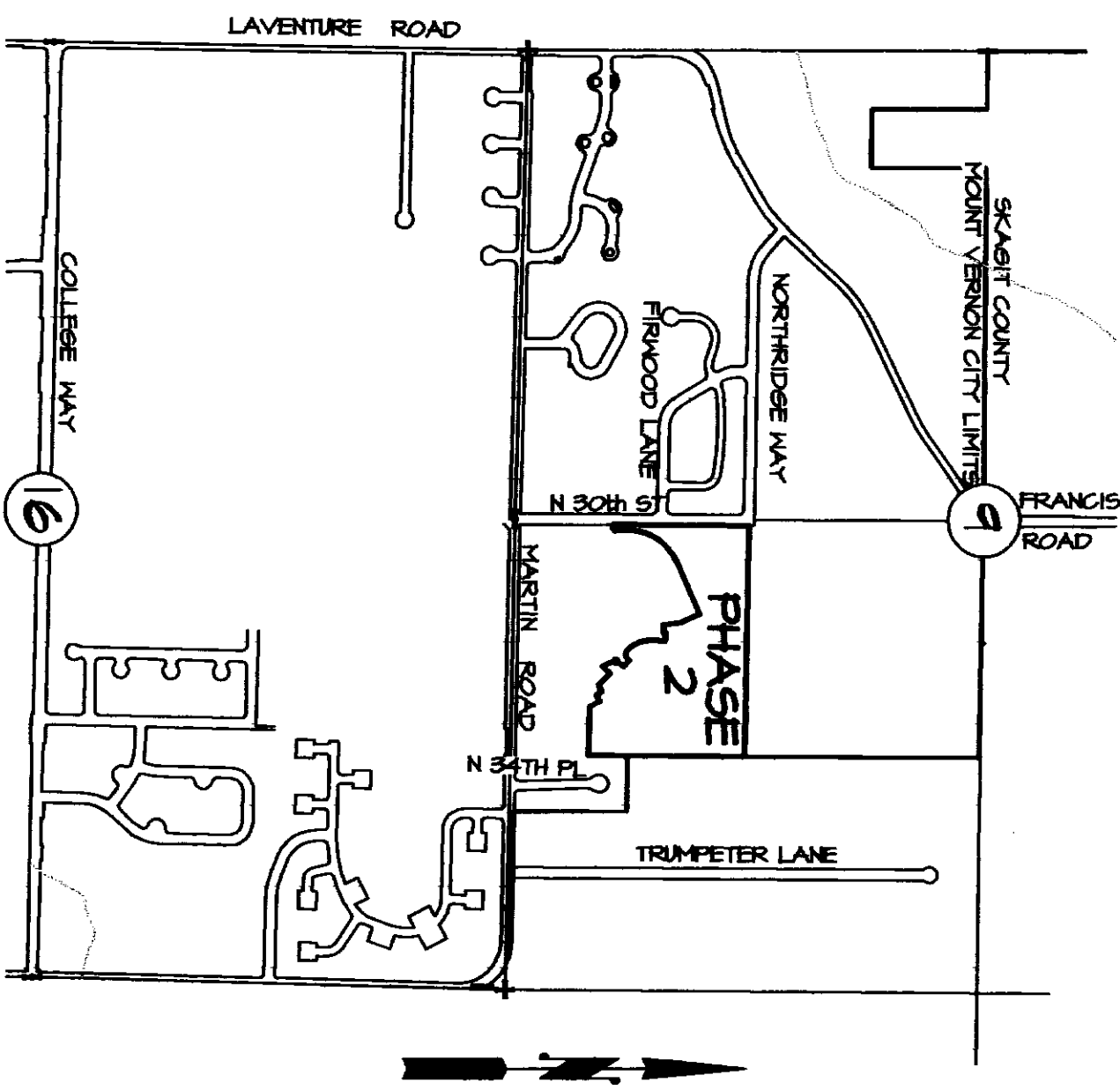
Debbie Peterson, CLERK
CITY TREASURER

APPROVALS
EXAMINED AND APPROVED THIS 1 DAY OF Dec, 2003.

Debbie Peterson, CLERK
CITY ENGINEERING SERVICES MANAGER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON THIS 1st OF December, 2003.

ATTEST: CITY MAYOR
ATTEST: PLANNING DIRECTOR
ATTEST: FINANCE DIRECTOR



SHEET 1 OF 9
10/3/03

ROSEWOOD PUD, PHASE 2, DIVISION 1
IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 9, T34 N, R4 E, 11M
MOUNT VERNON, WASHINGTON

FB.	P6.	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-1442	SCALE: 1"= 1/4" N/A DRAWING: 01-084FP
MERIDIAN:			

NOTES

1. 0-INDICATES EXISTING MONUMENT IN CASE.
■-INDICATES MONUMENT IN CASE SET WITH CAP INSCRIBED LISSER 22460.
○-INDICATES EXISTING PIPE OR REBAR FOUND.
●-INDICATES REBAR OR SCREN IN LEAD SET WITH CAP INSCRIBED LISSER 22460.
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 5-100387, DATED FEBRUARY 8, 2002 AND UPDATED OCTOBER 3, 2003.
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE ROSEWOOD P.U.D. PHASE I RECORDED UNDER SKAIGT COUNTY AUDITOR'S FILE NUMBER 200002140086, IN RECORDS OF SKAIGT COUNTY, WASHINGTON.
4. ZONING CLASSIFICATION: ROSEWOOD P.U.D. (R-1, 46)
5. BUILDING SET BACKS: SINGLE FAMILY LOTS (5F)
FRONT 20' (CORNER LOTS HAVE TWO FRONT YARDS)
REAR, 20'
SIDE, 7.5' (OR AS OTHERWISE SHOWN HEREON)

COMMON WALL LOTS (CN)
FRONT 20' (CORNER LOTS HAVE TWO FRONT YARDS)
REAR, 20'
SIDE 0' ON COMMON SIDES, 7.5' ON NON-COMMON SIDES (OR AS OTHERWISE SHOWN HEREON)
6. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
7. STORM DRAINAGE: CITY OF MOUNT VERNON, STORM WATER DETENTION FACILITIES FOR THIS PLAT WERE PREVIOUSLY CONSTRUCTED WITHIN TRACT "A", PLAT OF ROSEWOOD P.U.D. PHASE I AND ARE OWNED AND MAINTAINED BY THE CITY OF MOUNT VERNON.
8. STREET STANDARD: CITY OF MOUNT VERNON
9. WATER: SKAIGT COUNTY P.U.D. NO. 1
10. POWER: PUGET SOUND ENERGY
11. TELEPHONE: VERIZON NORTHWEST
12. GAS: CASCADE NATURAL GAS
13. TELEVISION CABLE: COMCAST CORPORATION
14. GARBAGE COLLECTION: CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
15. THIS PLAT HAS BEEN LAID OUT AND CONSTRUCTED PER THE APPROVED ROSEWOOD P.U.D. AVAILABLE AT THE CITY OF MOUNT VERNON PLANNING DEPARTMENT. THE ROSEWOOD P.U.D. ALLOWED FOR A MIX OF SINGLE FAMILY LOTS (5F) AND DUPLEX OR COMMON WALL CONSTRUCTION LOTS (CN).
16. MERIDIAN: ASSUMED
17. BASIS OF BEARING: SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH RANGE 4 EAST, WM.
BEARING = NORTH 84°54'20" WEST
18. INSTRUMENTATION: LEICA TCR05A THEODOLITE DISTANCE METER
19. SURVEY PROCEDURE: FIELD TRAVERSE
20. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES, FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
21. SUTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON ENGINEERING DEPARTMENT FOR DETAILS.
22. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 8605220031, 4906230104, 4812310051, 4812310052, 200002140087, 200002140086, 200303040082, 200205240046, 200306160285 AND DOCUMENT RECORDED IN VOLUME 142 OF DEEDS, PAGE 146.
23. HOMES SHALL BE BUILT ON SITE PER THE DESIGN APPROVED BY THE CITY OF ROSEWOOD P.U.D. OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON.
24. OWNER/DEVELOPER: ROSEWOOD ESTATES, LLC
17146 BRITT ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-4886
25. TRACT "N" IS NOT TO BE CONSIDERED A SEPARATE BUILDING TRACT VERNON FOR OPEN SPACE AND IS DEDICATED TO THE CITY OF MOUNT VERNON FOR OWNERSHIP AND MAINTENANCE. TRACT "N" IS TO BE COMBINED OR AGGREGATED WITH TRACT "A," ROSEWOOD P.U.D. PHASE I AND MAINTAINED PER ANY PREVIOUS AGREEMENT OR DOCUMENTATION WITH RESPECT TO THE ROSEWOOD OPEN SPACE.

26. THE PLAT OF ROSEWOOD P.U.D. PHASE 2 SHALL HAVE THE SAME RIGHTS AND ACCESS TO THE PREVIOUSLY PLATTED OPEN SPACES SHOWN ON THE PLAT OF ROSEWOOD P.U.D. PHASE 1 INCLUDING TRACT B, TRACT C AND TRACT Z. THE SAME RECIPROCAL RIGHTS AND ACCESS SHALL APPLY FOR OPEN SPACE TRACTS L AND M CREATED VIA THIS PHASE FOR OWNERS WITH RESPECT TO THE HOMEOWNERS ASSOCIATION AND MAINTENANCE RESPONSIBILITIES SHALL APPLY TO THIS DIVISION. SEE DOCUMENTS RECORDED UNDER NOTE NUMBER 22.

27. TRACT L AND TRACT M ARE NOT TO BE CONSIDERED SEPARATE BUILDING TRACTS. TRACTS L AND M ARE FOR OPEN SPACE, PRIVATE DRAINAGE AND RECREATIONAL PURPOSES. NO STRUCTURES SHALL BE PLACED ON SAID TRACTS L AND M WITHOUT THE WRITTEN CONSENT OF THE CITY OF MOUNT VERNON. STRUCTURES SHALL MEAN ANY BUILDING, WALL, DRIVEWAY, WALKWAY, PATIO, GARAGE, STORAGE SHED, CARPORT, HALEBOX SWIMMING POOL, DOG RUN OR ADDITIONAL PLAYGROUND EQUIPMENT. THE ROSEWOOD HOMEOWNERS SHALL BE RESPONSIBLE FOR ALL REPAIR AND MAINTENANCE OF LANDSCAPING AND PLAYGROUND EQUIPMENT WITHIN SAID TRACTS L AND M.

28. TRACT J AND TRACT K ARE NOT TO BE CONSIDERED AS SEPARATE BUILDING SITES. TRACTS J AND K ARE AREAS OF FUTURE PHASES. NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS IN SAID TRACTS UNTIL SUCH TIME AS THE ROAD AND UTILITY IMPROVEMENTS HAVE BEEN BUILT OR BONDED TO THE SATISFACTION OF THE CITY OF MOUNT VERNON AND THE FINAL PLATS FOR SAID FUTURE PHASES HAVE BEEN RECORDED WITH THE COUNTY AUDITOR.

29. ONLY 34 LOTS WITHIN THIS PLAT OF ROSEWOOD P.U.D. PHASE 2, DIVISION I SHALL BE ISSUED BUILDING PERMITS UNTIL SUCH TIME AS THE ROAD IMPROVEMENTS WITHIN THE 30TH STREET RIGHT-OF-WAY (DEDICATED TO THE CITY OF MOUNT VERNON) FROM THE WEST BOUNDARY LINE TO THE BOUNDARY LINE OF THIS PLAT HAVE BEEN BUILT OR BONDED TO THE SATISFACTION OF THE CITY OF MOUNT VERNON. AT SUCH TIME 30TH STREET IS BUILT OR BONDED, ALL LOTS WITHIN THIS PLAT WILL BE AVAILABLE FOR THE ISSUANCE OF BUILDING PERMITS. ADDITIONALLY, WHEN 30TH STREET RIGHT-OF-WAY IMPROVEMENTS ARE BUILT OR BONDED TO THE SATISFACTION OF THE CITY OF MOUNT VERNON, A FINAL PLAT MAY BE RECORDED FOR ALL LOTS WITHIN TRACT J SHOWN HEREON.

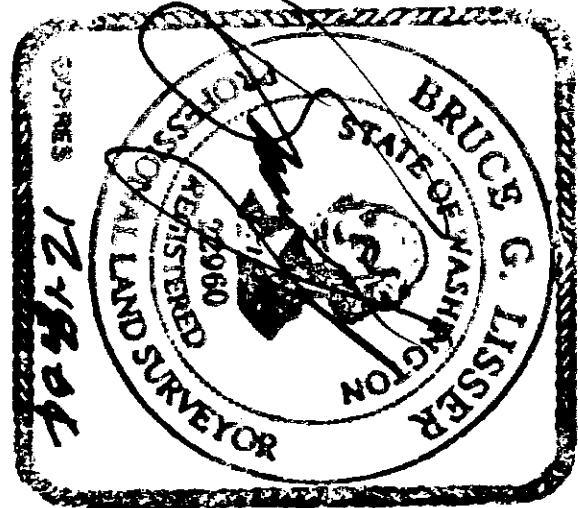
LOT ADDRESS AND AREA INFORMATION

LOT 31	3315 ARBOR STREET	5,013 SQ. FT
LOT 36	3314 ARBOR STREET	5,000 SQ. FT
LOT 37	3318 ARBOR STREET	35,44 SQ. FT
LOT 38	3320 ARBOR STREET	3514 SQ. FT
LOT 50	2424 ARBOR STREET	6,364 SQ. FT
2821 BRIARWOOD CIRCLE		
LOT 65	2425 ARBOR STREET	5,000 SQ. FT
2401 BRIARWOOD CIRCLE		
LOT 66	2400 BRIARWOOD CIRCLE	5,451 SQ. FT
3001 ARBOR STREET		
LOT 67	3005 ARBOR STREET	5,028 SQ. FT
LOT 68	3004 ARBOR STREET	5,035 SQ. FT
LOT 69	3015 ARBOR STREET	35,55 SQ. FT
LOT 70	3014 ARBOR STREET	3514 SQ. FT
LOT 71	3101 ARBOR STREET	5,054 SQ. FT
LOT 72	3105 ARBOR STREET	5,024 SQ. FT
LOT 73	3104 ARBOR STREET	5,013 SQ. FT
LOT 74	3111 ARBOR STREET	35,94 SQ. FT
LOT 75	3115 ARBOR STREET	3,806 SQ. FT
LOT 76	3117 ARBOR STREET	35,55 SQ. FT
LOT 77	3114 ARBOR STREET	6,062 SQ. FT
LOT 78	3121 ARBOR STREET	6,773 SQ. FT
LOT 79	3125 ARBOR STREET	6,341 SQ. FT
LOT 80	3127 ARBOR STREET	5,564 SQ. FT
LOT 81	3124 ARBOR STREET	5,144 SQ. FT
LOT 98	3420 ROSEWOOD STREET	5,004 SQ. FT
LOT 99	3414 ROSEWOOD STREET	35,44 SQ. FT
LOT 100	3410 ROSEWOOD STREET	3,753 SQ. FT
LOT 101	3405 ROSEWOOD STREET	5,003 SQ. FT
LOT 102	3406 ROSEWOOD STREET	3,512 SQ. FT
LOT 103	3402 ROSEWOOD STREET	3,560 SQ. FT
LOT 104	3400 ROSEWOOD STREET	3,544 SQ. FT
LOT 105	3401 ROSEWOOD STREET	5,262 SQ. FT
LOT 106	3403 ROSEWOOD STREET	3,545 SQ. FT
LOT 107	3401 ROSEWOOD STREET	3,570 SQ. FT
LOT 108	3404 ROSEWOOD STREET	5,026 SQ. FT
LOT 109	3411 ROSEWOOD STREET	5,021 SQ. FT
LOT 110	3415 ROSEWOOD STREET	3,552 SQ. FT
LOT 111	3417 ROSEWOOD STREET	3,527 SQ. FT
LOT 112	3421 ROSEWOOD STREET	5,083 SQ. FT
LOT 118	3124 ARBOR STREET	10,88 SQ. FT
LOT 119	3112 ARBOR STREET	5,250 SQ. FT
LOT 120	3100 ARBOR STREET	3,557 SQ. FT
LOT 121	3020 ARBOR STREET	3,600 SQ. FT
LOT 122	3016 ARBOR STREET	5,024 SQ. FT
LOT 123	3010 ARBOR STREET	5,036 SQ. FT
LOT 124	3005 ARBOR STREET	3,525 SQ. FT
LOT 125	3006 ARBOR STREET	3,618 SQ. FT
LOT 126	3004 ARBOR STREET	5,012 SQ. FT
LOT 127	3000 ARBOR STREET	6,1748 SQ. FT
2825 BRIARWOOD CIRCLE		
LOT 128	2823 BRIARWOOD CIRCLE	3514 SQ. FT
LOT 129	2820 BRIARWOOD CIRCLE	3544 SQ. FT
LOT 130	2818 BRIARWOOD CIRCLE	5,116 SQ. FT

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH
C-1	320.00'	5°41'35"	31.80'
C-2	320.00'	1°46'44"	9.44'
C-3	280.00'	16°00'47"	78.25'
C-4	280.00'	7°53'04"	39.55'
C-5	280.00'	4°00'46"	44.04'
C-6	280.00'	13°04'37"	63.91'
C-7	280.00'	6°20'30"	50.94'
C-8	180.00'	5°35'05"	11.6'
C-9	180.00'	11°33'54"	36.33'
C-10	180.00'	1°46'50"	5.54'
C-11	184.00'	18°13'56"	58.55'
C-12	28.80'	1°17'17"	9.02'
C-13	184.00'	21°44'31"	64.82'
C-14	26.80'	45°21'26"	21.22'
C-15	184.00'	13°39'06"	43.78'
C-16	184.00'	12°07'02"	38.91'
C-17	28.80'	12°02'06"	35.64'
C-18	184.00'	22°33'56"	12.47'
C-19	184.00'	5°10'54"	16.64'
C-20	320.00'	4°32'31"	25.37'
C-21	320.00'	6°37'42"	37.02'
C-22	320.00'	1°16'15"	52.06'
C-23	155.00'	1°00'55"	5.00'
C-24	155.00'	54°34'12"	161.34'
C-25	125.00'	61°30'16"	204.32'
C-26	184.00'	41°17'12"	152.54'
C-27	380.00'	1°53'03"	12.50'
C-28	380.00'	4°34'41"	64.08'
C-29	320.00'	8°57'42"	50.05'
C-30	320.00'	6°00'03"	33.52'
C-31	320.00'	5°17'57"	24.60'
C-32	320.00'	2°41'0"	15.00'
C-33	320.00'	6°33'25"	36.62'
C-34	380.00'	3°04'03"	20.34'
C-35	184.14'	7°04'58"	20.53'
C-36	184.14'	18°19'23"	52.44'
C-37	25.00'	82°12'47"	35.46'
C-38	548.24'	3°08'17"	32.57'
C-39	548.24'	3°07'11"	32.57'
C-40	548.24'	3°07'11"	32.57'
C-41	548.24'	4°21'31"	46.51'
C-42	548.24'	1°26'11"	15.00'
C-43	548.24'	4°27'25"	46.54'
C-44	548.24'	2°48'27"	21.31'
C-45	155.00'	22°04'32"	54.12'
C-46	155.00'	14°58'38"	54.04'
C-47	155.00'	84°31'43"	125.01'
C-48	80.00'	22°54'44"	47.94'
C-50	120.00'	13°34'31"	28.61'

NUMBER	RADIUS	DELTA	LENGTH
C-51	120.00'	14°21'41"	30.08'
C-52	120.00'	4°21'41"	30.08'
C-53	120.00'	14°21'41"	30.08'
C-54	120.00'	14°21'41"	20.66'
C-55	195.00'	5°33'20"	18.91'
C-56	195.00'	6°44'12"	30.03'
C-57	195.00'	8°44'12"	30.03'
C-58	195.00'	8°44'12"	30.03'
C-59	195.00'	14°21'00"	48.24'
C-60	558.24'	4°48'26"	46.51'
C-61	558.24'	4°48'26"	46.51'
C-62	558.24'	6°43'36"	65.54'
C-63	558.24'	5°43'00"	55.12'
C-64	25.00'	90°00'00"	34.27'
C-65	25.00'	90°00'00"	34.27'
C-66	104°36'18"	1°41'13"	12.37'
C-67	420.00'	40°00'00"	54.27'
C-68	25.00'	40°00'00"	35.27'
C-69	25.00'	6°53'35"	3.01'
C-70	475.24'	5°43'10"	47.44'
C-71	475.24'	6°43'35"	55.79'
C-72	475.24'	4°43'21"	34.17'
C-73	475.24'	4°46'26"	64.30'
C-74	475.24'	7°45'08"	64.30'
C-75	475.24'	7°53'13"	65.42'
C-76	154.14'	18°28'43"	40.04'
C-77	558.24'	0°24'41"	4.82'
C-78	100.00'	25°22'58"	40.81'
C-79	80.00'	52°26'04"	73.21'
C-80	80.00'	24°54'54"	41.84'
C-81	80.00'	14°10'54"	103.58'
C-82	385.00'	30°42'12"	206.31'
C-83	25.00'	86°30'15"	37.14'
C-84	120.00'	23°22'58"	48.47'
C-85	100.00'	18°25'54"	32.17'
C-86	25.00'	53°01'34"	23.14'
C-87	45.00'	178°45'50"	136.47'
C-88	25.00'	56°43'58"	24.75'
C-89	100.00'	14°10'54"	124.47'
C-90	25.00'	40°00'00"	34.27'
C-91	383.24'	36°03'41"	247.50'
C-92	25.00'	23°22'58"	32.65'
C-93	80.00'	82°26'08"	86.33'
C-94	80.00'	74°10'54"	77.88'
C-95	80.00'	40°00'00"	34.27'
C-96	453.24'	36°03'41"	285.27'
C-97	325.00'	66°37'03"	377.88'
C-98	280.00'	12°21'03"	60.36'
C-99	25.00'	90°00'00"	34.27'
C-100	25.00'	90°00'00"	34.27'
C-101	320.00'	11°41'06"	65.26'
C-102	25.00'	90°00'00"	34.27'
C-103	300.00'	66°37'03"	348.91'
C-104	184.00'	5°36'54"	18.03'



SHEET 2 OF 4

DATE: 10/13/03

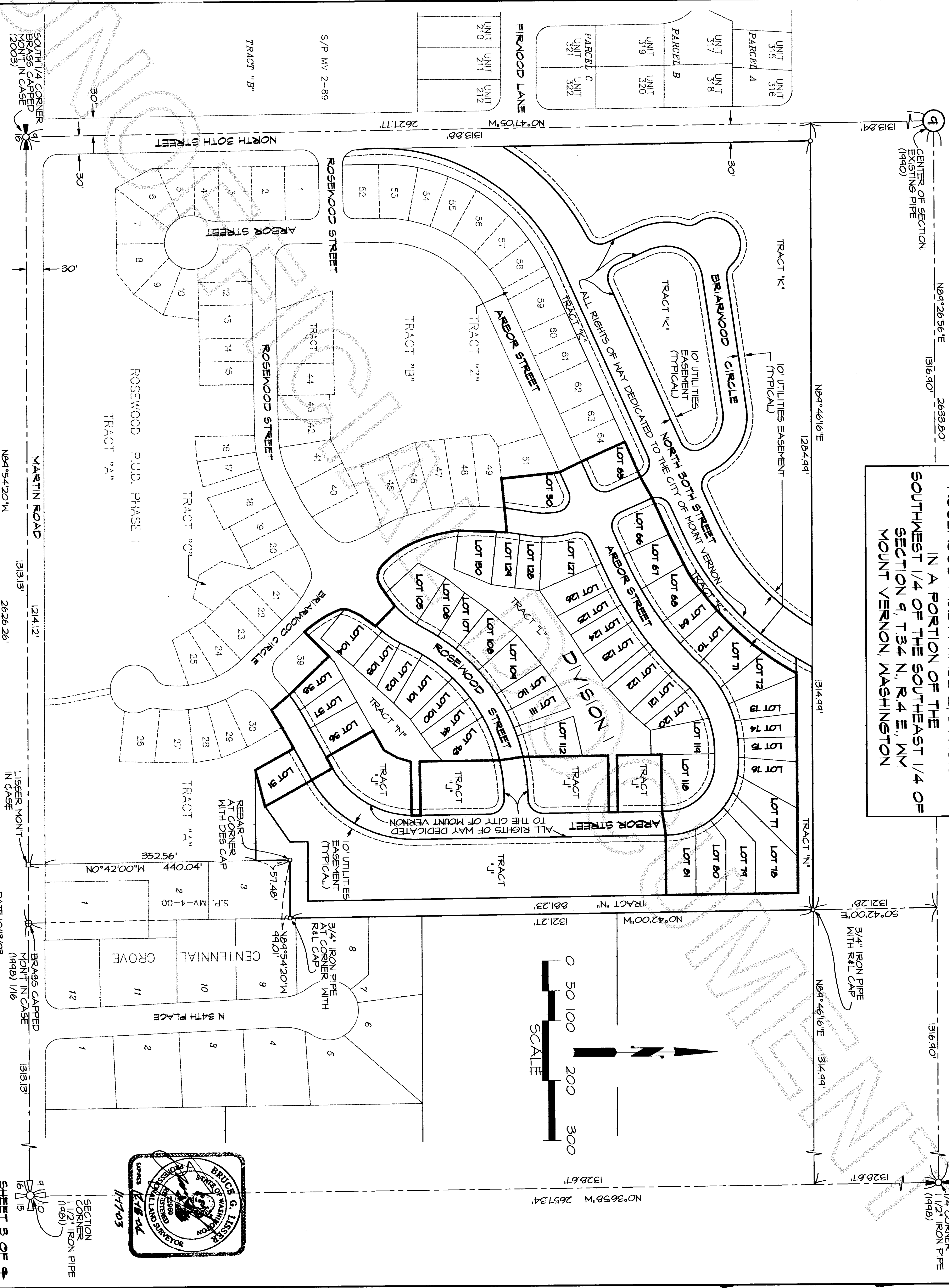
ROSEWOOD P.U.D. PHASE 2, DIVISION I
IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 9, T34 N., R4 E., WM
MOUNT VERNON, WASHINGTON

TRACT "N" (OPEN SPACE DEDICATED TO THE CITY OF MOUNT VERNON) 45347 SQ. FT

TRACT J FUTURE PHASE ROSEWOOD P.U.D. 114646 SQ. FT
TRACT K FUTURE PHASE ROSEWOOD P.U.D. 21112 SQ. FT
TRACT L OPEN SPACE/RECREATIONAL AREA 40472 SQ. FT
TRACT M OPEN SPACE/RECREATIONAL AREA 13298 SQ. FT

FB . PG .	LISSNER & ASSOCIATES, PLLC	SCALE: 1"= 1/4"
MERIDIAN: .	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-446-7442	DRAWING: 01-0847P

ROSEWOOD P.U.D. PHASE 2, DIVISION 1
IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 9, T.34 N., R.4 E., WM
MOUNT VERNON, WASHINGTON



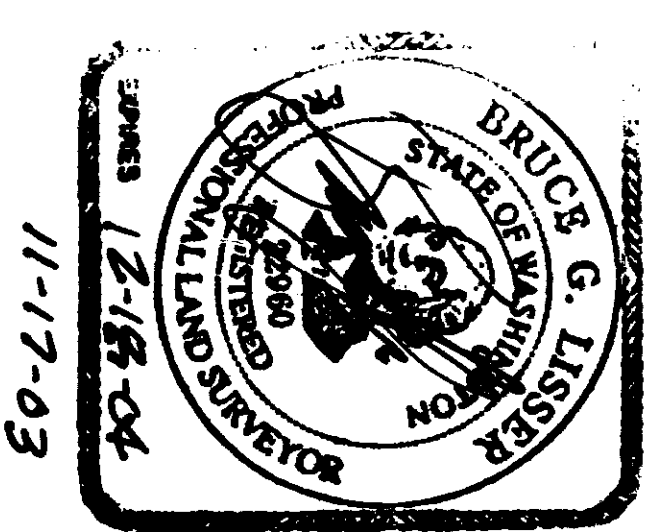
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SHEET 3 OF 4

4 OF 3 SHEET

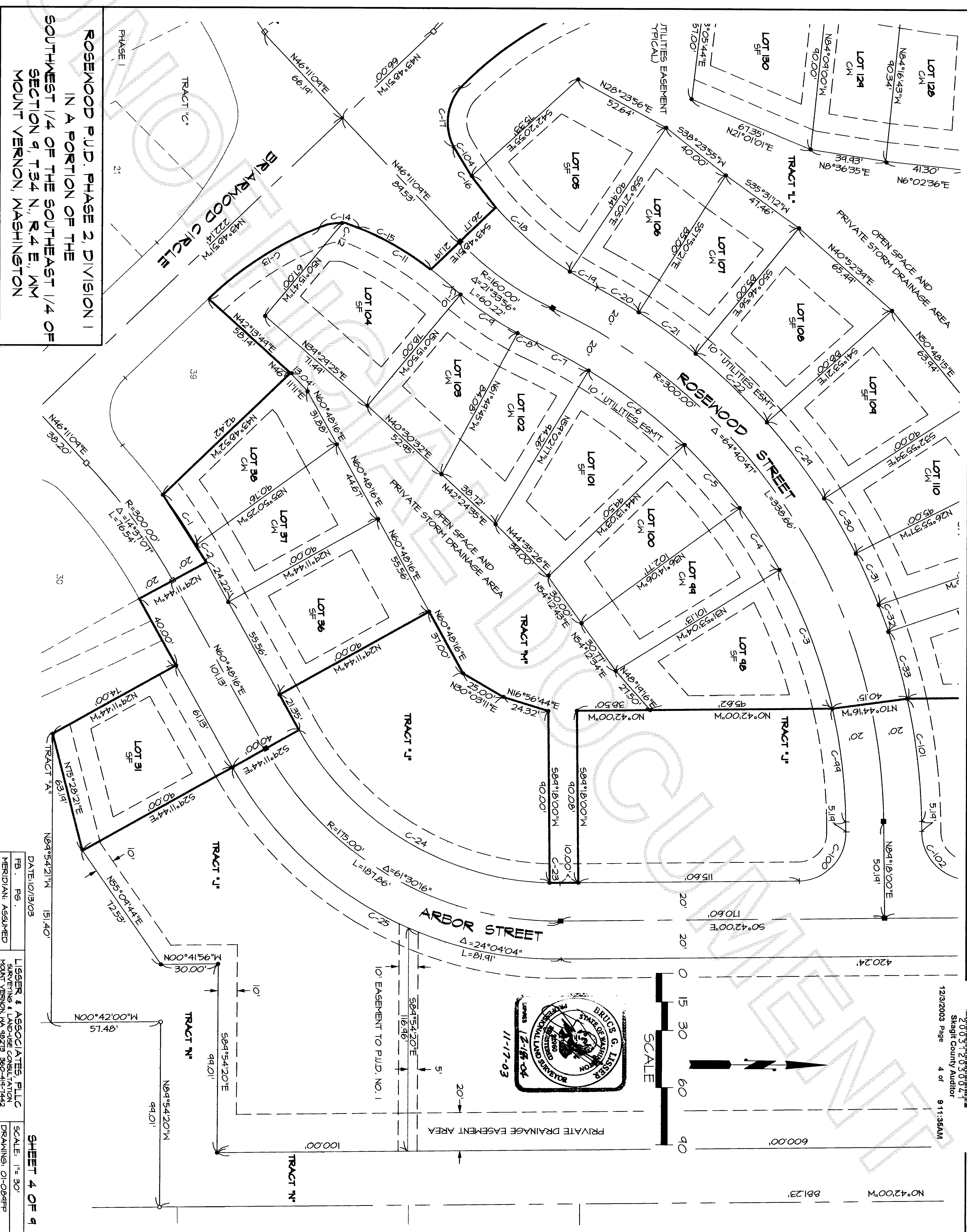
FB. P6.	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 100'
MERIDIAN: ASSUMED		DRAWING: 01-0841P

SCALE

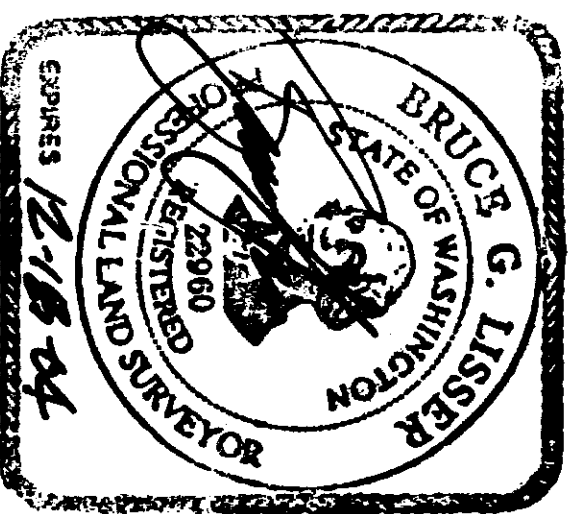


ARBOR STREET

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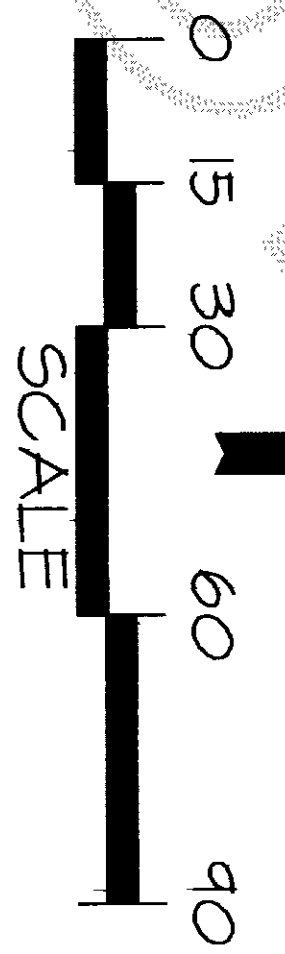
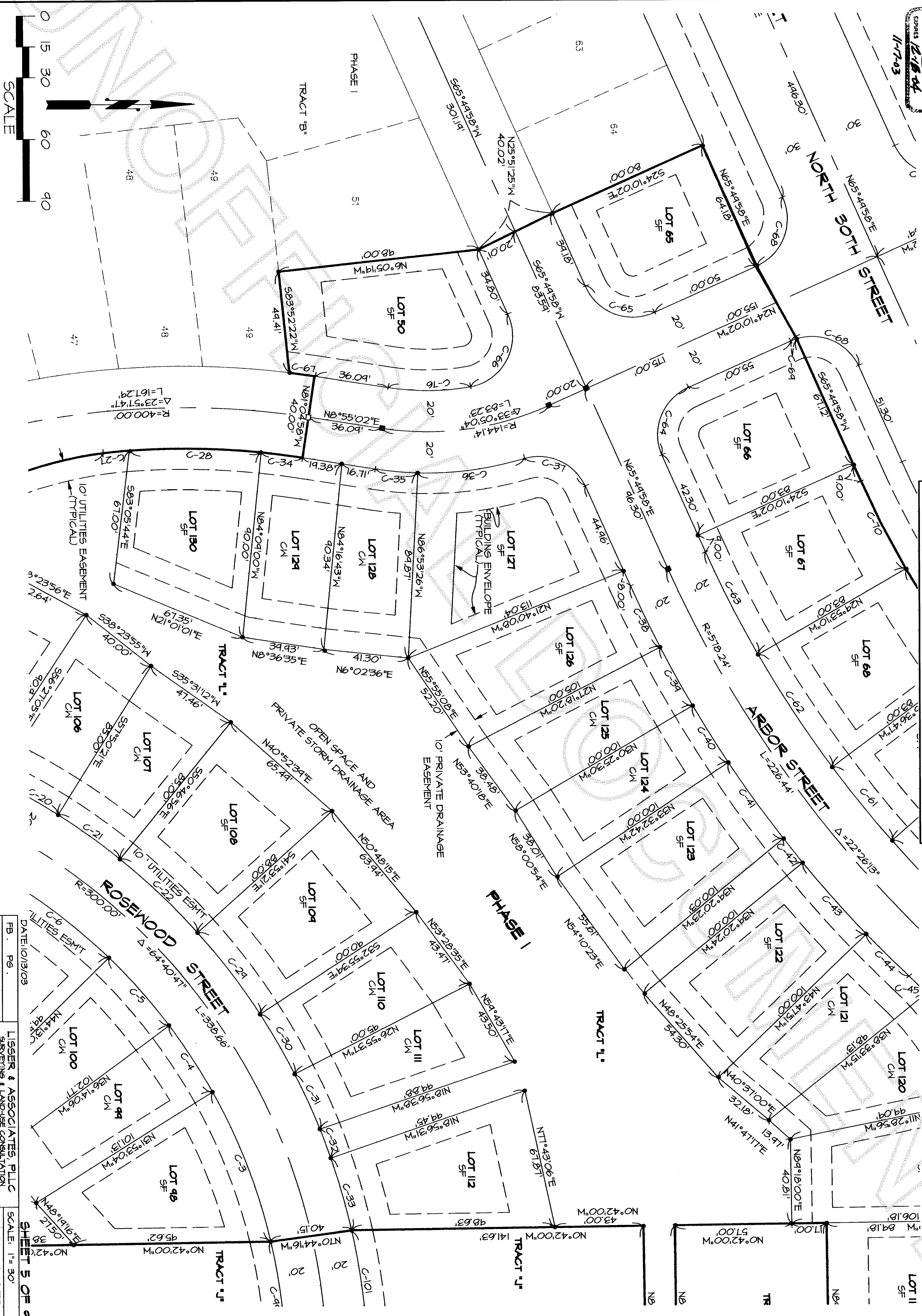


ROSEWOOD P.U.D. PHASE 2, DIVISION I
IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 9, T.34 N., R.4 E., WM
MOUNT VERNON, WASHINGTON



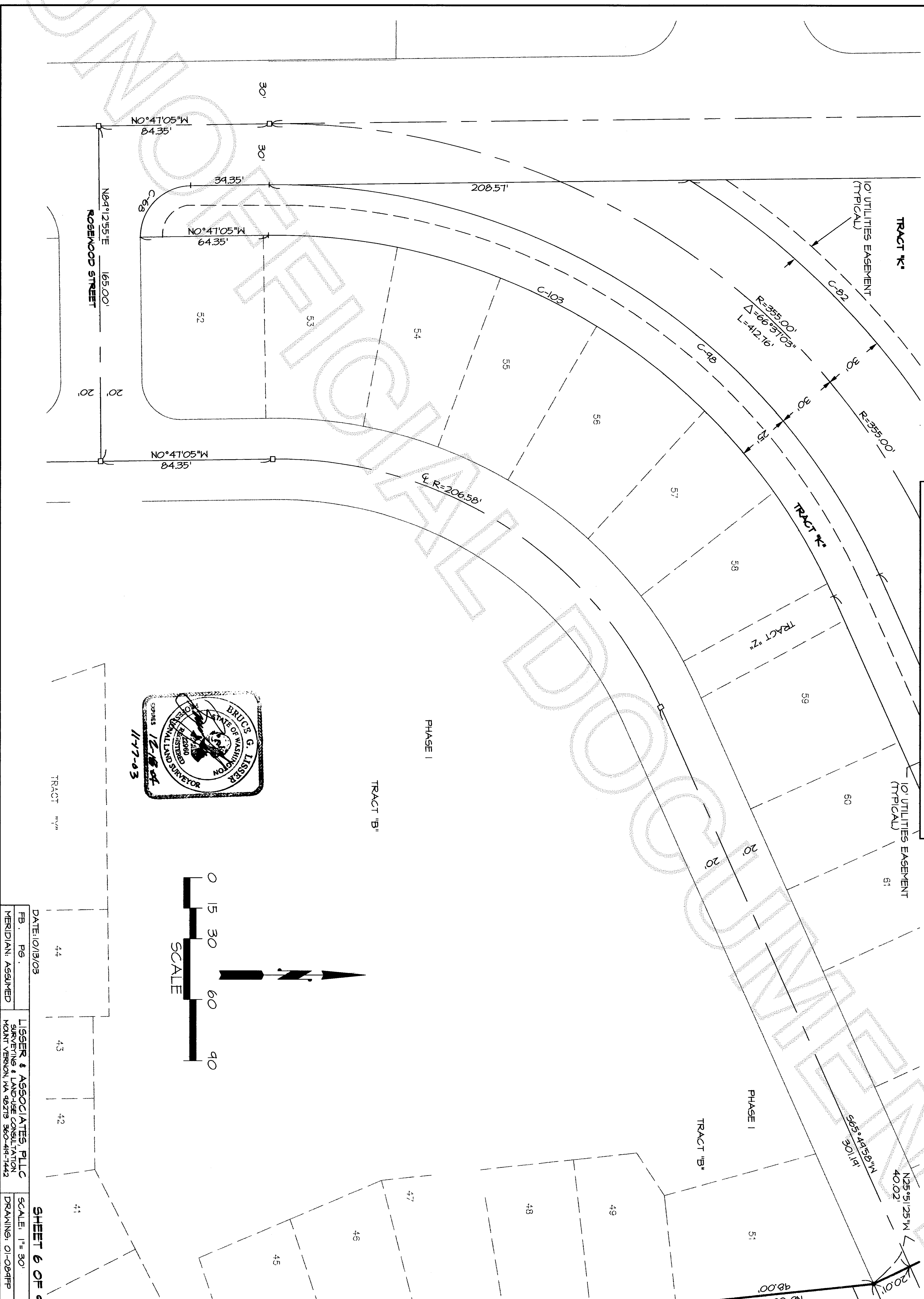
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MOUNT VERNON, WASHINGTON

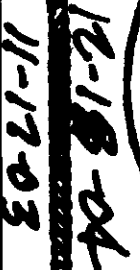
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Skagit County Auditor
12/3/2003 Page 5 of 9 9:11:35AM



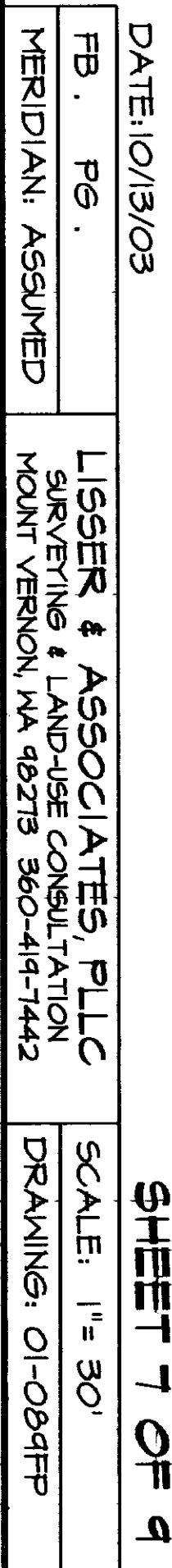
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MOUNT VERNON, WASHINGTON

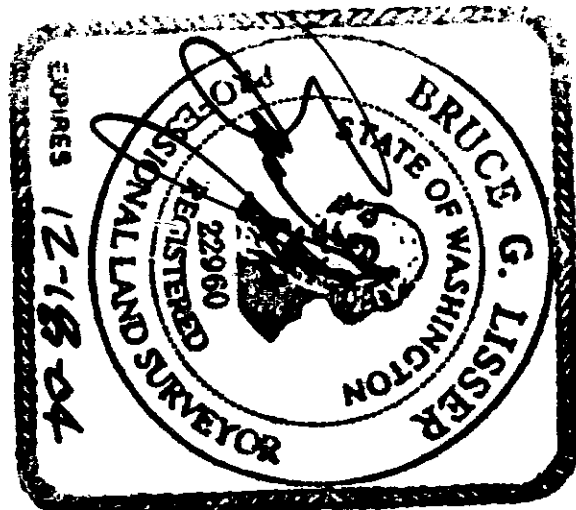
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12/3/2003 Page 6 of 9 9:11:35AM





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12/3/2003 Page 7 of 9 11:35AM

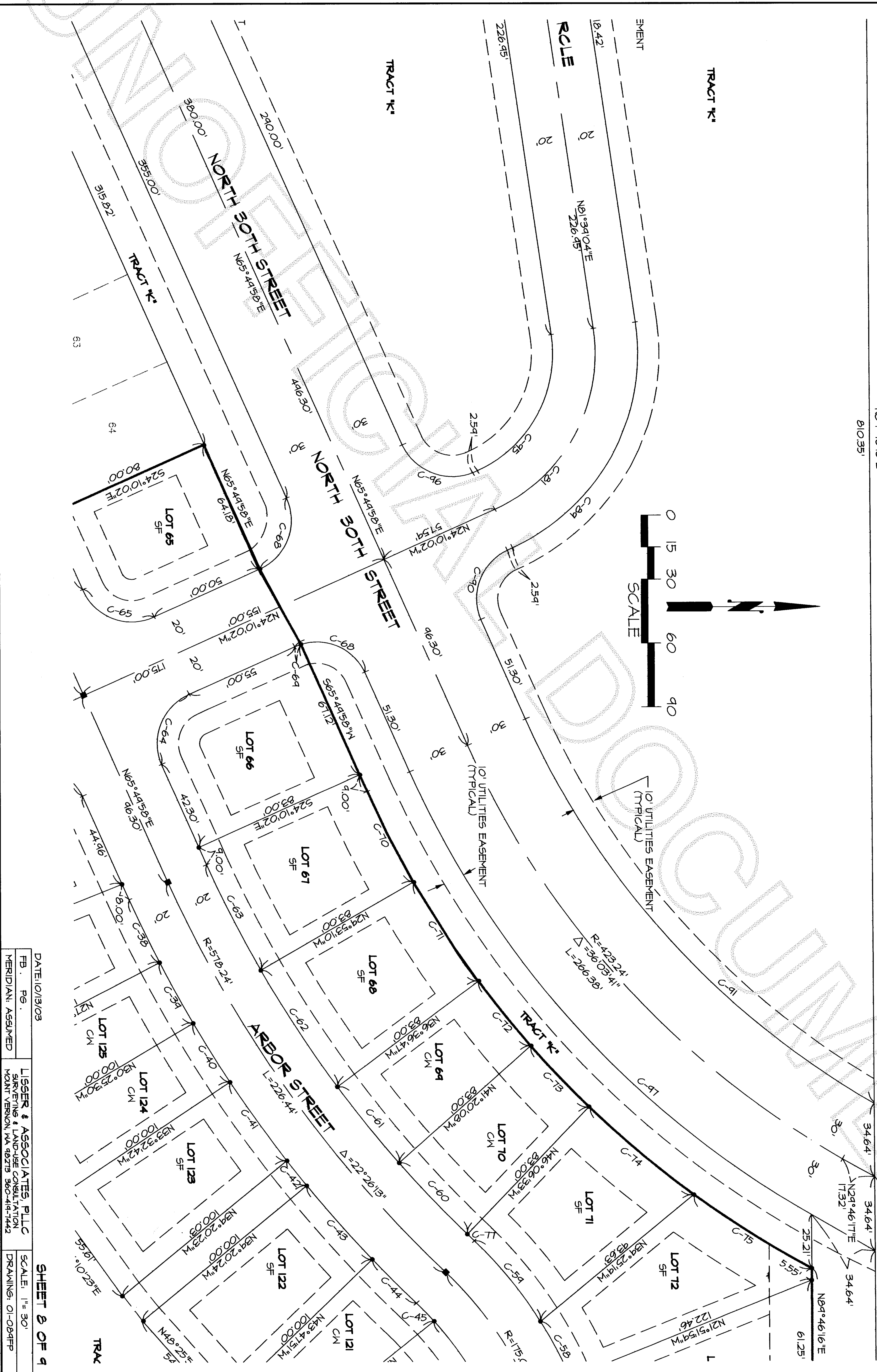
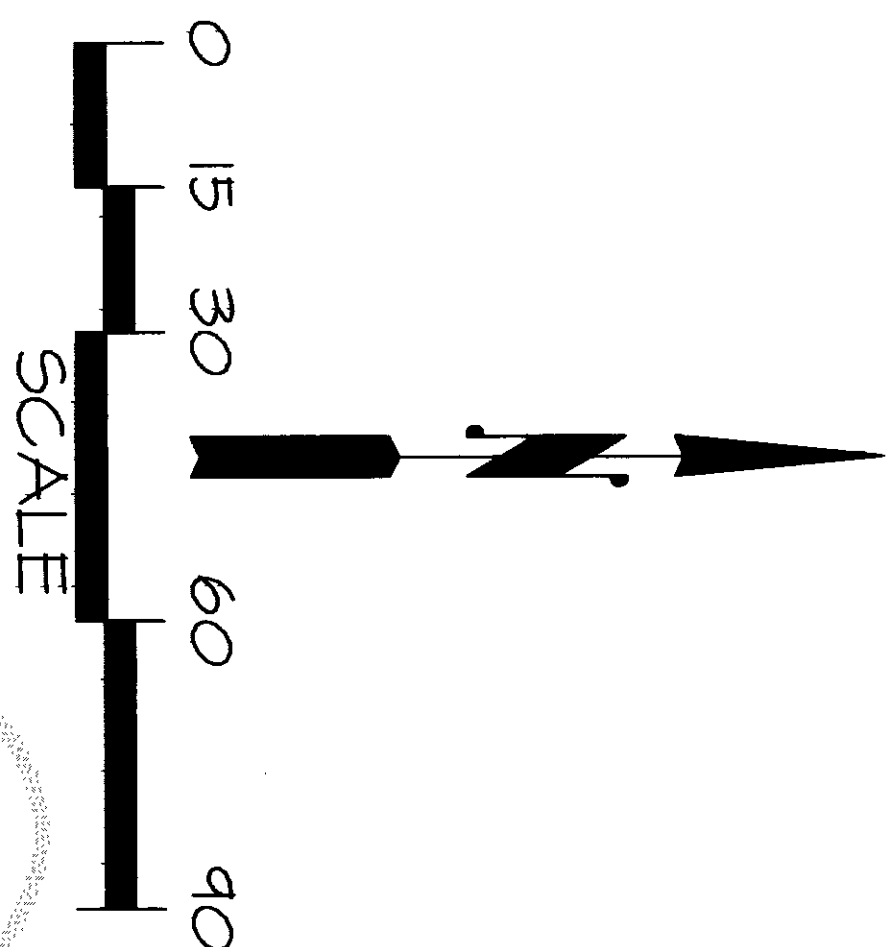




ROSEWOOD P.U.D. PHASE 2, DIVISION I
IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 9, T.34 N., R.4 E., 10M
MOUNT VERNON, WASHINGTON

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Sagit County Auditor
12/3/2003 Page 8 of 9 11:35AM

N89°46'16"E
810.35'

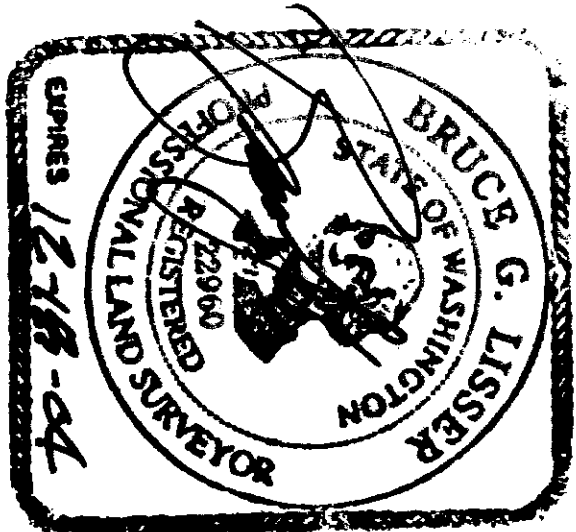


DATE:10/3/03

FB. PG. LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98279 360-419-7442

SCALE: 1"=30'
DRAWING: 01-094FP

SHEET 8 OF 9



N89°46'16"E 405.36'

440.00'

12/3/2003 Page 9 of 9 11:35AM

200312030041
Skagit County Auditor

TRACT "N"

20'

PRIVATE DRAINAGE EASEMENT AREA

LOT 76

SF

LOT 77

SF

LOT 78

SF

LOT 79

SF

LOT 80

SF

LOT 81

SF

TRACT "J"

TRACT "I"

TRACT "H"

TRACT "G"

TRACT "F"

TRACT "E"

TRACT "D"

TRACT "C"

SCALE

0 15 30 60 90

SCALE

1" = 30'

DRAWING: 01-084FP

SHEET 9 OF 9

DATE: 11/5/03

FB. PG. MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC

SURVEYING & LANDUSE CONSULTATION

MOORE, WASHINGTON 98273 360-419-7442

ROSEWOOD P.U.D. PHASE 2, DIVISION I

ARBOR STREET

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