

LEGAL DESCRIPTION

TRACT 1 "ROSEWOOD PUD, PHASE 2, DIVISION II" AS PER PLAT RECORDED ON DECEMBER 3, 2003, UNDER AUDITOR'S FILE NO. 200312030041, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREIN SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS 21<sup>st</sup> DAY OF July, 2004.

ROSEWOOD ESTATE, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

By: Joseph D. Woodmansee  
JOSEPH D. WOODMANSEE, PRESIDENT

By: Kimberly A. Woodmansee  
KIMBERLY A. WOODMANSEE, SECRETARY/TREASURER

WHIDBEY ISLAND BANK  
A WASHINGTON CORPORATION

By: Steve M. M. M. M. M.  
TITLE: SECRETARY

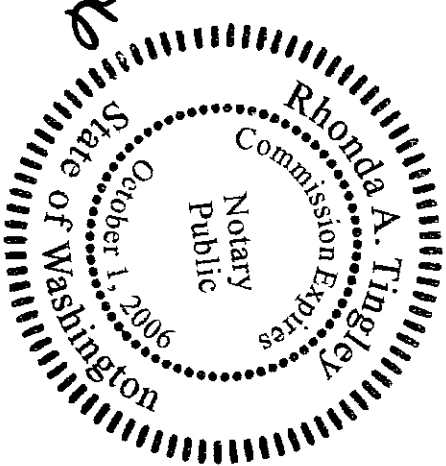
ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH D. WOODMANSEE AND KIMBERLY 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: 7-21-04

Rhonda K. Tuley  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 10/10/06  
RESIDING AT Bellingham

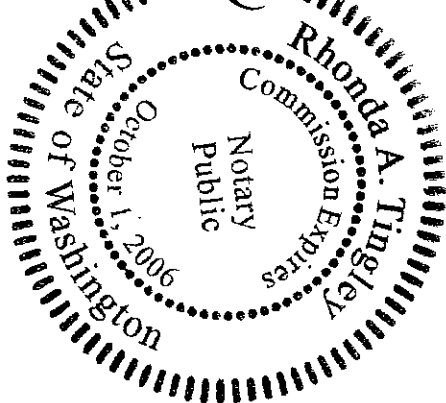


STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kimberly A. Woodmansee SIGNED THIS INSTRUMENT, ON OATH STATED THAT Kimberly A. Woodmansee (NAME) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE SECRETARY 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.

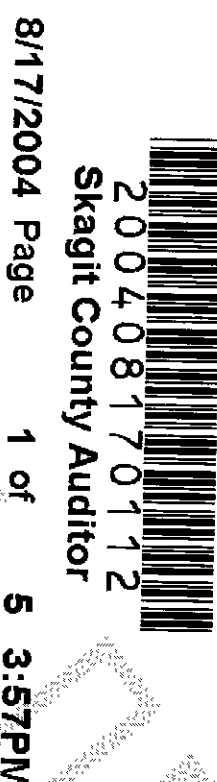
DATED 7-21-2004

SIGNATURE Rhonda K. Tuley  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 10/10/06  
RESIDING AT Bellingham



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

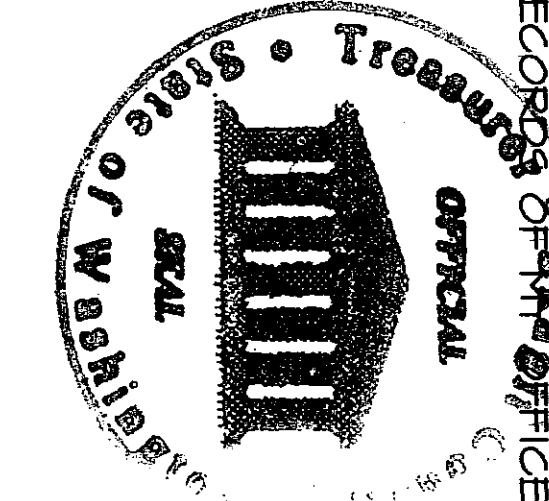


Norman Smith  
COUNTY AUDITOR  
DEPUTY

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 THIS OFFICE, UP TO AND INCLUDING THE YEAR OF 2004.  
THIS 6<sup>th</sup> DAY OF August, 2004.

Steve M. M. M. M. M.  
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 17th DAY OF Aug., 2004.

Steve M. M. M. M. M.  
CITY TREASURER

APPROVALS  
EXAMINED AND APPROVED THIS 9TH DAY OF August, 2004.

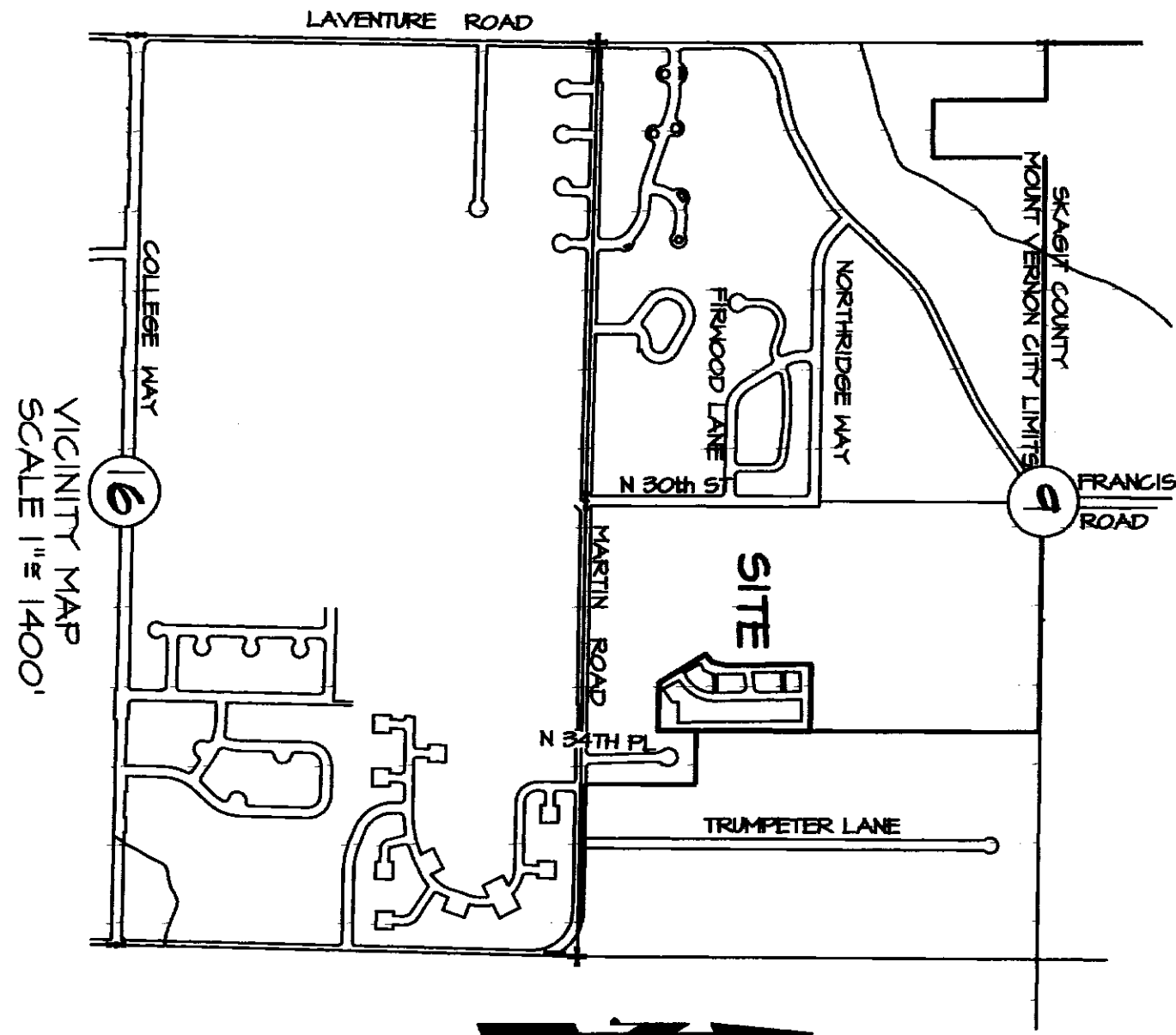
Robert J. Sanders  
CITY ENGINEERING SERVICES MANAGER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON  
THIS 28 OF July, 2004.

ATTEST: CITY MAYOR

ATTEST: PLANNING DIRECTOR

ATTEST: FINANCE DIRECTOR



VICINITY MAP  
SCALE 1"= 1400'

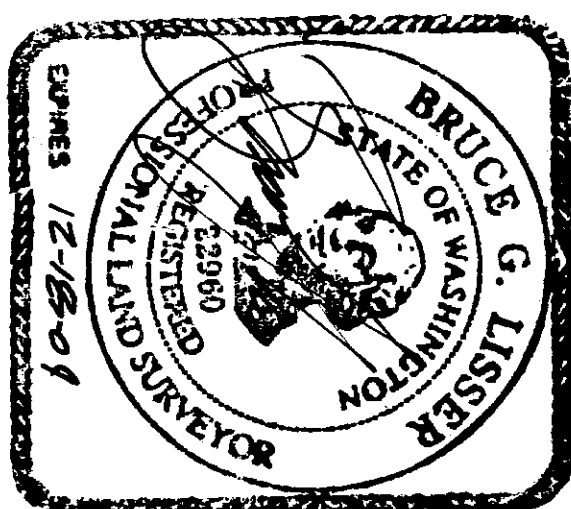
SHEET 1 OF 5

LU-04-045

DATE: 6/30/04

ROSEWOOD PUD, PHASE 2, DIVISION II  
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

FB. PG.	LISSER & ASSOCIATES, PLLC	SCALE: 1"= N/A
MERIDIAN.	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-1742	DRAWING: O-084FP-D11



BRUCE G. LISSNER, PLLC  
LISSNER & ASSOCIATES, PLLC  
620 MILWAUKEE PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE: (360) 414-1442  
FAX: (360) 414-0961  
E-MAIL BRUCE@LISSNER.COM

July 1, 2004  
DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF ROSEWOOD PUD, PHASE 2, DIVISION 2, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, 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.



NOTES

1. CHINDICATES EXISTING MONUMENT IN CASE  
O-INDICATES EXISTING PIPE OR REBAR FOUND.  
●-INDICATES REBAR OR SCREW IN LEAD SET WITH CAP  
D-DUPLEX / COMMON WALL LOTS
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE  
COMPANY SUBDIVISION GUARANTEE, ORDER NO. 112040-D, DATED  
APRIL 24, 2004.
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE  
ROSEWOOD PUD, PHASE 2, DIVISION I, RECORDED UNDER SKAGIT COUNTY  
AUDITOR'S FILE NUMBER 200312030041, IN RECORDS OF SKAGIT COUNTY,  
WASHINGTON.
4. ZONING CLASSIFICATION: ROSEWOOD PUD, (R-1, 9.6)
5. BUILDING SET BACKS: SINGLE FAMILY LOTS (SF)  
FRONT 20' (CORNER LOTS HAVE TWO FRONT YARDS)  
REAR: 20'  
SIDE: 7.5' (OR AS OTHERWISE SHOWN HEREON)  
  
COMMON WALL LOTS (D)  
FRONT 20' (CORNER LOTS HAVE TWO FRONT YARDS)  
REAR: 20'  
SIDE O' 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, STORY WATER  
DETENTION FACILITIES FOR THIS PLAT WERE PREVIOUSLY CONSTRUCTED  
WITHIN TRACT "A", PLAT OF ROSEWOOD PUD, PHASE 1 AND ARE OWNED  
AND MAINTAINED BY THE CITY OF MOUNT VERNON.
8. STREET STANDARD: CITY OF MOUNT VERNON
9. WATER: SKAGIT COUNTY PUD, 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 PUD, AVAILABLE AT THE CITY OF MOUNT VERNON PLANNING  
DEPARTMENT. THE ROSEWOOD PUD, ALLOWED FOR A MIX OF SINGLE  
FAMILY LOTS (SF) AND DUPLEX OR COMMON WALL CONSTRUCTION LOTS  
(CW).
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 TCRTOSA 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. SILLATION 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, 9806230104,  
9812310051, 9812310052, 200002140031, 200308190031, 200205290098,  
200306160285, 200207250118, 200401050175, 200401140004,  
200401210119, 200403020047, 200404020010, 200404160042 AND  
200402030912 AND DOCUMENT RECORDED IN VOLUME 142 OF DEEDS, PAGE 146.
23. HOMES SHALL BE BUILT ON SITE PER THE DESIGN APPROVED BY THE  
ROSEWOOD PUD, 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. THE PLAT OF ROSEWOOD PUD, PHASE 2, DIVISION 2, SHALL HAVE  
THE SAME RIGHTS AND ACCESS TO THE PREVIOUSLY PLATTED OPEN SPACES  
SHOWN ON PLAT OF ROSEWOOD PUD, PHASE 2 (TRACTS L AND M) AND AS  
SHOWN ON THE PLAT OF ROSEWOOD PUD, PHASE 1 INCLUDING TRACT B,  
TRACT C AND TRACT Z. SAME RECIPROCAL RIGHTS AND ACCESS SHALL  
APPLY FOR ALL OWNERS. ALL PREVIOUSLY RECORDED DOCUMENTS WITH  
RESPECT TO THE HOMEOWNERS ASSOCIATION AND MAINTENANCE  
RESPONSIBILITIES SHALL APPLY TO THIS DIVISION.

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, REPAIR, OPERATE, MAINTAIN AND  
REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED  
THERE TO, 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.

WATER PIPELINE EASEMENT

AN EASEMENT OVER LOTS 90 AND 91 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  
PRIJSANT 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 STRCUTURES 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 GRANTORS 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 DISTRICTS USE OF THE EASEMENT.

PRIVATE DRAINAGE EASEMENT

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORY WATER RUNOFF  
ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING 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 ABUTTING  
PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL  
REPRESENTATIVES, AND ASSIGNS.

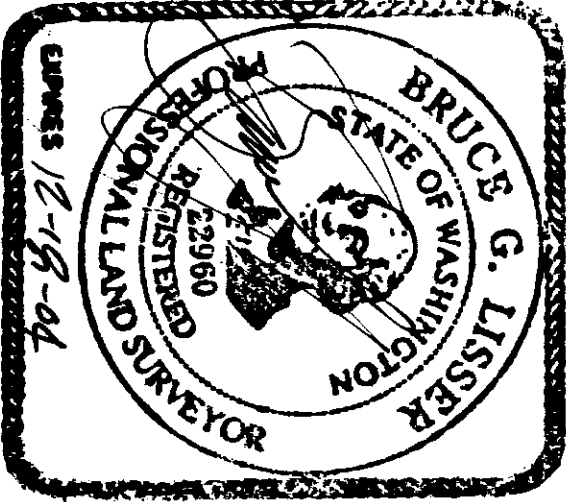
THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER  
SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

LOT ADDRESS AND AREA INFORMATION

LOT 32	3311 ARBOR STREET 3507 SQ. FT.
LOT 33	3304 ARBOR STREET 3504 SQ. FT.
LOT 34	3306 ARBOR STREET 3521 SQ. FT.
LOT 35	3312 ARBOR STREET 3546 SQ. FT.
LOT 82	3201 ARBOR STREET 5000 SQ. FT.
LOT 83	3205 ARBOR STREET 5000 SQ. FT.
LOT 84	3204 ARBOR STREET 5000 SQ. FT.
LOT 85	3211 ARBOR STREET 5000 SQ. FT.
LOT 86	3215 ARBOR STREET 5000 SQ. FT.
LOT 87	3217 ARBOR STREET 5000 SQ. FT.
LOT 88	3219 ARBOR STREET 5000 SQ. FT.
LOT 89	3221 ARBOR STREET 5000 SQ. FT.
LOT 90	3222 ARBOR STREET 5000 SQ. FT.
LOT 91	3223 ARBOR STREET 5000 SQ. FT.
LOT 92	3224 ARBOR STREET 5000 SQ. FT.
LOT 93	3225 ARBOR STREET 5000 SQ. FT.
LOT 94	3226 ARBOR STREET 5000 SQ. FT.
LOT 95	3227 ARBOR STREET 5000 SQ. FT.
LOT 96	3228 ARBOR STREET 5000 SQ. FT.
LOT 97	3229 ARBOR STREET 5000 SQ. FT.
LOT 98	3230 ARBOR STREET 5000 SQ. FT.
LOT 99	3231 ARBOR STREET 5000 SQ. FT.
LOT 100	3232 ARBOR STREET 5000 SQ. FT.
LOT 101	3233 ARBOR STREET 5000 SQ. FT.
LOT 102	3234 ARBOR STREET 5000 SQ. FT.
LOT 103	3235 ARBOR STREET 5000 SQ. FT.
LOT 104	3236 ARBOR STREET 5000 SQ. FT.
LOT 105	3237 ARBOR STREET 5000 SQ. FT.
LOT 106	3238 ARBOR STREET 5000 SQ. FT.
LOT 107	3239 ARBOR STREET 5000 SQ. FT.
LOT 108	3240 ARBOR STREET 5000 SQ. FT.
LOT 109	3241 ARBOR STREET 5000 SQ. FT.
LOT 110	3242 ARBOR STREET 5000 SQ. FT.
LOT 111	3243 ARBOR STREET 5000 SQ. FT.
LOT 112	3244 ARBOR STREET 5000 SQ. FT.
LOT 113	3245 ARBOR STREET 5000 SQ. FT.
LOT 114	3246 ARBOR STREET 5000 SQ. FT.
LOT 115	3247 ARBOR STREET 5000 SQ. FT.
LOT 116	3248 ARBOR STREET 5000 SQ. FT.
LOT 117	3249 ARBOR STREET 5000 SQ. FT.

CURVE TABLE

NO.	DELTA	LENGTH	RADIUS
C1	7°38'47"	20.64'	155.00'
C2	14°53'16"	53.80'	155.00'
C3	32°07'18"	86.40'	155.00'
C4	1°50'55"	5.00'	155.00'
C5	40°00'00"	34.27'	25.00'
C6	12°21'03"	60.36'	280.00'
C7	11°41'06"	65.26'	320.00'
C8	40°00'00"	34.27'	25.00'
C9	8°46'08"	24.83'	145.00'
C10	15°17'55"	52.07'	145.00'
C11	8°54'17"	30.31'	145.00'
C12	8°44'25"	30.03'	145.00'
C13	10°16'41"	34.98'	145.00'
C14	4°25'44"	32.10'	145.00'



7-1-04

SHEET 2 OF 5 LU-04-045

DATE: 6/30/04

ROSEWOOD PUD, PHASE 2, DIVISION II  
IN A PORTION OF THE  
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 9, T34 N., R.4 E., WM  
MOUNT VERNON, WASHINGTON

FB.	PG.	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 509-444-1442	SCALE: 1"= 50'
MERIDIAN:			DRAWING: 01-0849P_D11



9  
CENTER OF SECTION  
EXISTING PIPE  
(1990)

N89°26'56"E  
1316.90' 2633.80'

**ROSEWOOD P.U.D. PHASE 2, DIVISION II**  
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

200408170112  
Skagit County Auditor  
8/17/2004 Page 3 of 5 3:57 PM 1316.90'

1/4 CORNER  
1/2" IRON PIPE  
(1990)

1313.84'

N89°46'16"E  
1284.44'

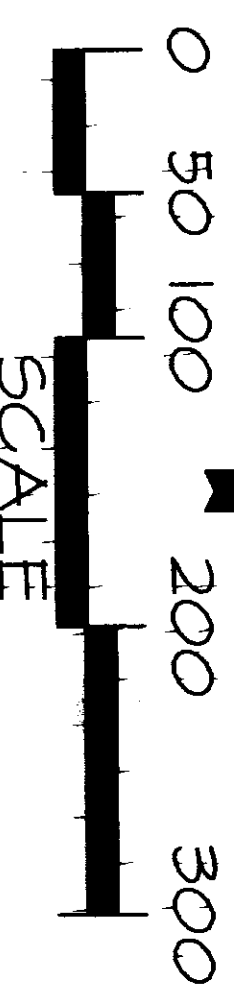
1314.94'

50°42'00"E  
1321.26'  
3/4" IRON PIPE  
WITH R&L CAP

N89°46'16"E  
1314.94'

1328.67'

N0°36'58"W 2657.34'



UNIT 315	UNIT 316
PARCEL A	
UNIT 317	UNIT 318
PARCEL B	
UNIT 319	UNIT 320
PARCEL C	
UNIT 321	UNIT 322

FIRWOOD LANE

UNIT 210	UNIT 211	UNIT 212
----------	----------	----------

S/P MV 2-89

TRACT "B"

NORTH 30TH STREET

ROSEWOOD STREET

ARBOR STREET

ROSEWOOD STREET

ARBOR STREET

TRACT "B"

N0°47'03"W 2621.71'

ROSEWOOD P.U.D. PHASE I  
TRACT "A"

MARTIN ROAD

N89°54'20"W

1313.13'

2626.26'

LISSEY MOUNT  
IN CASE

N0°42'00"W 440.04'

S.P. MV-4-00

3/4" IRON PIPE  
AT CORNER WITH  
R&L CAP

N89°54'20"W  
99.01'

CENTENNIAL GROVE

N 34TH PLACE

SECTION  
CORNER  
1/2" IRON PIPE  
(1990)

SOUTH 1/4 CORNER  
BRASS CAPPED  
MOUNT IN CASE  
(2003)

N89°54'20"W

1313.13'

2626.26'

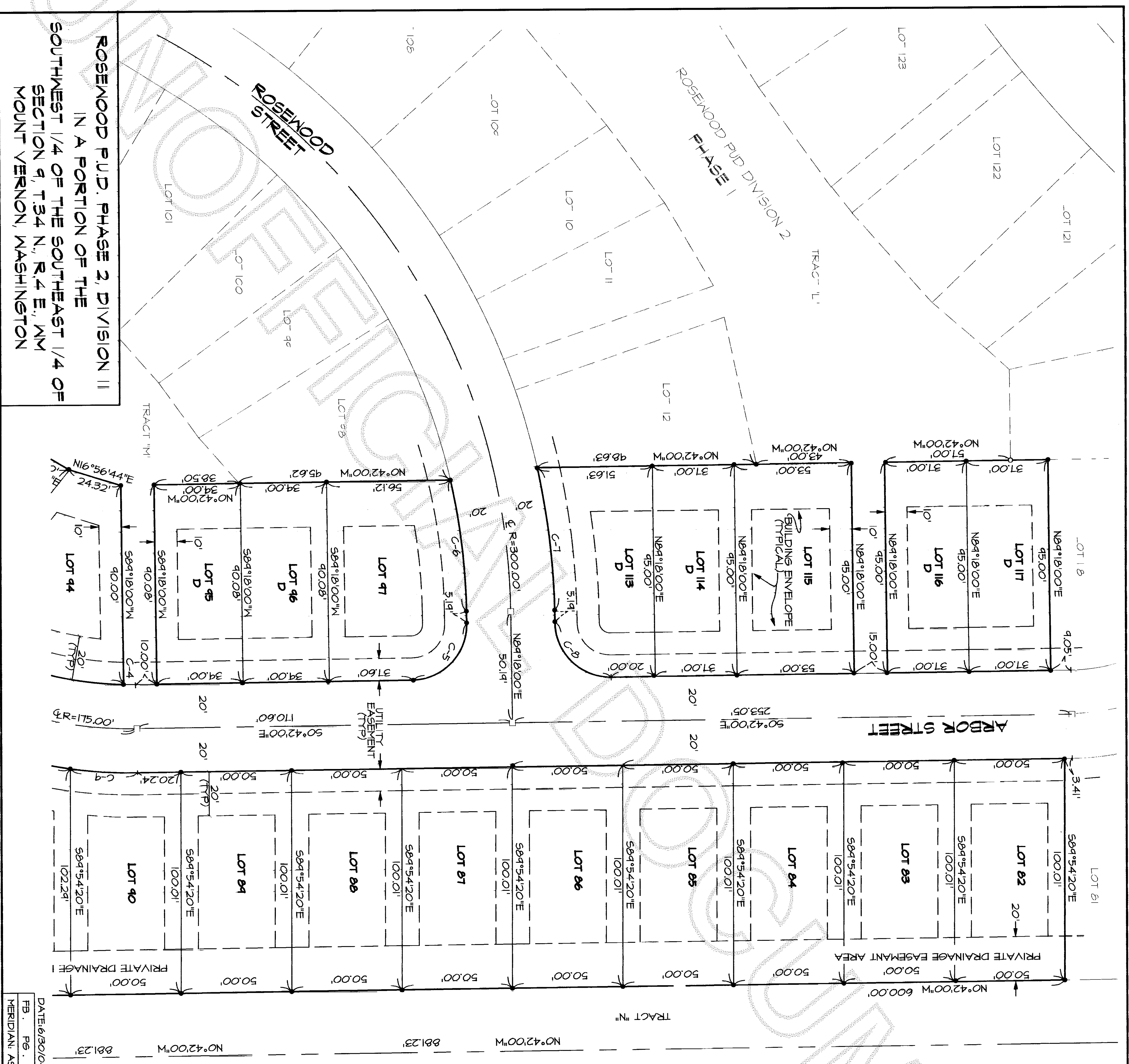
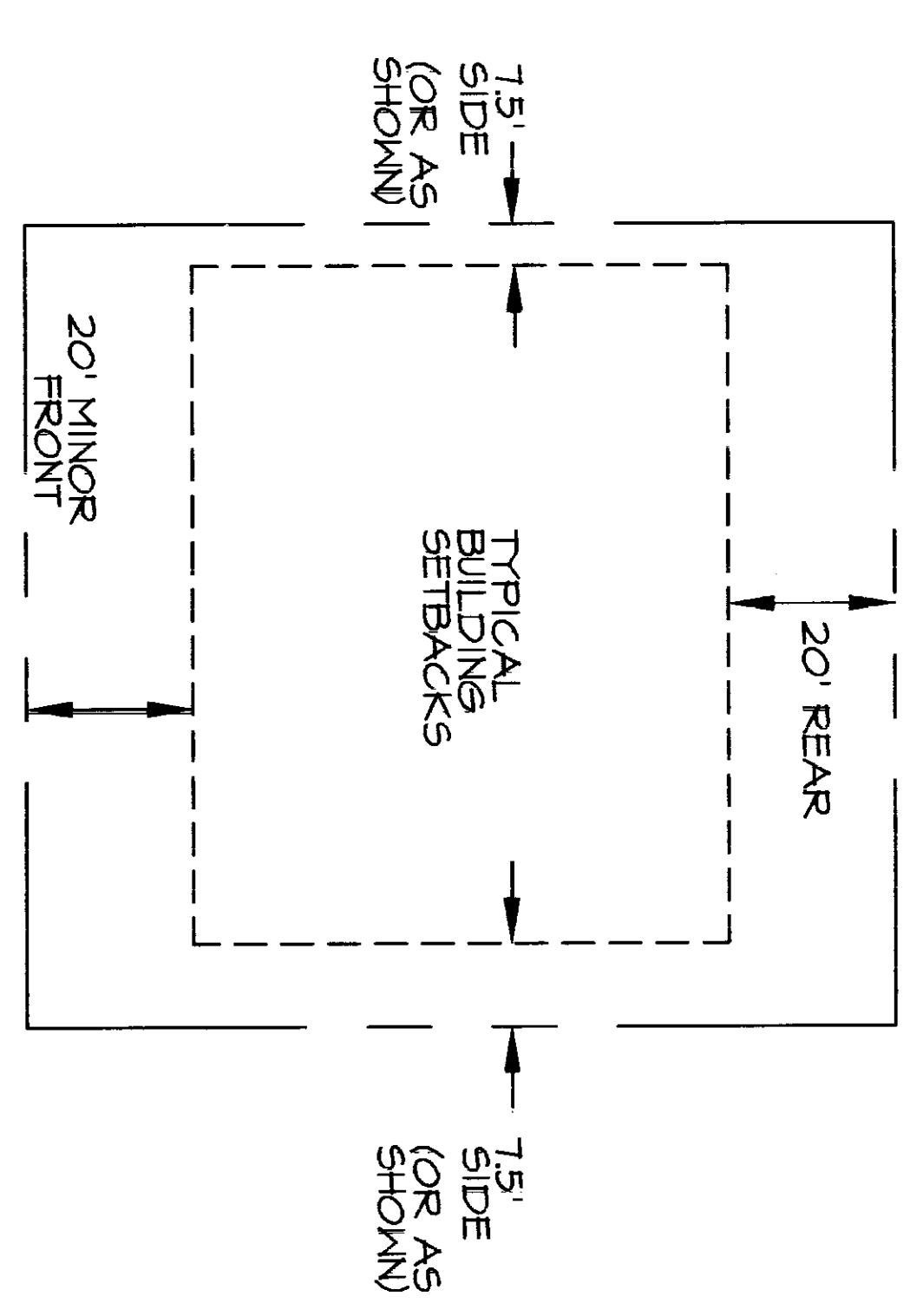
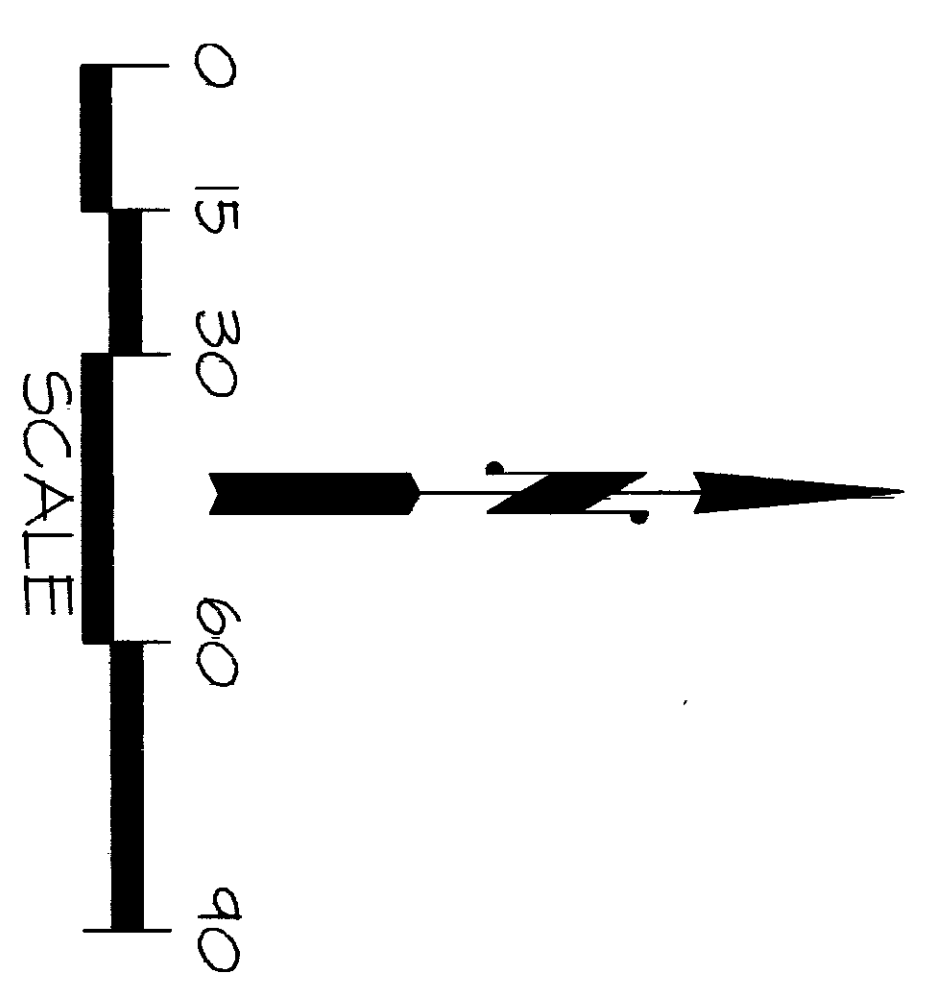
LISSEY MOUNT  
IN CASE

DATE: 6/30/04

LU-04-045

SHEET 3 OF 3

FB. Pg.	LISSEY & ASSOCIATES, PLLC	SCALE: 1"=100'
VERIDIAN ASSIGNED	SURVEYING & LAND-USE CONSULTATION	DRAWING: 01-0847P.D11
	MOUNT VERNON WA 98273 360-418-1442	



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



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

200408170112  
Skagit County Auditor  
8/17/2004 Page 5 of 5 3:57PM

