

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3
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

200410250250
Skagit County Auditor
10/25/2004 Page 1 of 4 4:04PM

EUD NO. 1 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 APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE WATERLINE 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 HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUEBT SOUND ENERGY, VERIZON, 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 HEREON AND OTHER UTILITY EASEMENTS, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROMOVING 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.

APPROVALS

REVIEWED AND APPROVED THIS 25 DAY OF OCTOBER, 2004
BY ENGINEER *John B. Lawrence*

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 25 DAY OF OCT, 2004

ATTEST: MAYOR *David Skidmore* CLERK *David Skidmore*

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF October 2004, AT 4:04 P.M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 200410250250

Donna M. Davis BY DEPUTY *Cheryl Davis*
SKAGIT COUNTY 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

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

THE FARMERS BANK OF CHINA

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 *Properly* OF *Sea Van Investments* TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Sept 28 2004

Theresa J. White
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
EXPIRES 2-7-2009

ACKNOWLEDGMENT

STATE OF Washington }
COUNTY OF Skagit } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Theresa J. White* 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 *General Attorney* OF *Sea Van Investments* TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Sept 28 2004

Michael C. Hou
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
EXPIRES 10-2-28

ACKNOWLEDGMENT
STATE OF Washington }
COUNTY OF Skagit } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Theresa J. White* 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 *Properly* OF *Sea Van Investments* TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Sept 28 2004

Theresa J. White
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
EXPIRES 2-7-2009

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

John B. Lawrence
SKAGIT COUNTY TREASURER
CERTIFIED THIS 29th DAY OF September 2004

CITY TREASURER'S CERTIFICATE

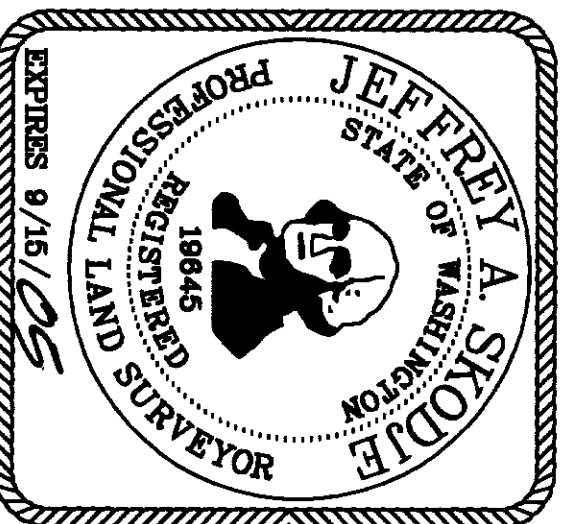
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 29th DAY OF October 2004

David Skidmore
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 COURSES ARE SHOWN CORRECTLY, AND THAT LOT 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 10/17/2004



PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3
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

THAT PORTION OF LOT 68, PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE SAID LOT 68 AND LOT 67 OF SAID PLAT MET THE SOUTHWESTERLY MARGIN OF BEAVER POND DRIVE AS SHOWN ON SHEET 10 OF 17 OF SAID PLAT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 121, PLAT OF EAGLEMONT, PHASE 1B, DIV. 2, AS RECORDED UNDER AUDITOR'S FILE NO. 200305010087, RECORDS OF SKAGIT COUNTY, WASHINGTON,

THENCE SOUTH 40° 28' 04" EAST, ALONG SAID SOUTHWESTERLY MARGIN, 15.39 FEET TO THE TRUE POINT OF BEGINNING, CONTINUING SOUTH 40° 28' 04" EAST, ALONG SAID MARGIN, 10.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET,

THENCE ALONG THE LINE COMMON TO SAID LOTS 67 AND 68 THROUGH THE FOLLOWING COURSES AND DISTANCES:

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 11' 35" AN ARC DISTANCE OF 59.37 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 53° 04' AN ARC DISTANCE OF 94.57 FEET,

THENCE SOUTH 69° 36' 35" WEST, 100.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 116.00 FEET,

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 18' 08" AN ARC DISTANCE OF 51.23 FEET,

THENCE SOUTH 48° 10' 35" WEST, 145.48 FEET,

THENCE SOUTH 40° 03' 33" WEST, 84.78 FEET,

THENCE SOUTH 50° 39' 03" WEST, 65.39 FEET,

THENCE SOUTH 44° 39' 58" WEST, 272.02 FEET,

THENCE SOUTH 51° 14' 09" WEST, 202.23 FEET,

THENCE SOUTH 8° 33' 11" WEST, 65.23 FEET,

THENCE NORTH 85° 07' 41" EAST, 20.53 FEET,

THENCE SOUTH 44° 17' 57" EAST, 44.38 FEET,

THENCE SOUTH 62° 33' 46" EAST, 54.77 FEET,

THENCE SOUTH 28° 52' 13" WEST, 65.34 FEET,

THENCE SOUTH 87° 31' 30" WEST, 52.63 FEET,

THENCE NORTH 72° 20' 17" WEST, 33.24 FEET,

THENCE SOUTH 08° 33' 11" WEST, 106.75 FEET,

THENCE LEAVING SAID COMMON LINE, SOUTH 14° 46' 41" EAST, 60.00 FEET,

THENCE NORTH 14° 46' 41" WEST, 60.00 FEET,

THENCE NORTH 28° 17' 17" WEST, 40.11 FEET,

THENCE NORTH 28° 52' 13" EAST, 87.88 FEET,

THENCE SOUTH 61° 07' 47" EAST, 10.00 FEET,

THENCE NORTH 28° 52' 13" EAST, 21.17 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET,

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 36' 39" AN ARC DISTANCE OF 11.37 FEET,

THENCE NORTH 47° 28' 52" EAST, 41.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET,

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86° 14' 43" FOR AN ARC DISTANCE OF 15.05 FEET,

THENCE SOUTH 46° 16' 25" EAST, 36.37 FEET,

THENCE SOUTH 64° 11' 25" EAST, 64.29 FEET,

THENCE NORTH 50° 57' 00" EAST, 87.43 FEET,

THENCE NORTH 47° 56' 17" EAST, 85.04 FEET,

THENCE NORTH 39° 11' 00" WEST, 89.50 FEET,

THENCE NORTH 57° 20' 01" EAST, 3.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET,

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 08' 03" AN ARC DISTANCE OF 73.61 FEET,

THENCE SOUTH 61° 24' 36" EAST, 124.89 FEET,

THENCE NORTH 19° 05' 20" EAST, 141.95 FEET,

THENCE SOUTH 61° 24' 36" EAST, 88.64 FEET,

THENCE NORTH 14° 21' 26" EAST, 188.89 FEET,

THENCE NORTH 14° 57' 24" EAST, 67.72 FEET,

THENCE NORTH 49° 55' 26" EAST, 46.41 FEET,

THENCE NORTH 52° 29' 22" EAST, 17.72 FEET,

THENCE NORTH 68° 05' 34" EAST, 39.99 FEET,

THENCE NORTH 79° 00' 08" EAST, 28.08 FEET,

THENCE SOUTH 32° 04' 53" EAST, 37.47 FEET,

THENCE NORTH 19° 59' 00" WEST, 28.17 FEET,

THENCE NORTH 0° 00' 00" EAST, 41.97 FEET,

THENCE NORTH 22° 37' 12" EAST, 38.78 FEET TO A POINT ON SAID SOUTHWESTERLY MARGIN OF BEAVER POND DRIVE, THENCE NORTH 28° 24' 19" EAST, 60.00 FEET TO A POINT ON THE NORTHEASTERLY MARGIN OF SAID BEAVER POND DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS POINT WHICH BEARS NORTH 28° 24' 19" EAST, 210.00 FEET,

THENCE NORTHWESTERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 07' 37" AN ARC DISTANCE OF 77.43 FEET,

THENCE NORTH 40° 28' 04" WEST, ALONG SAID MARGIN, 51.82 FEET,

THENCE SOUTH 49° 31' 56" WEST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS CHICAGO TITLE COMPANY-ISLAND DIVISION
SUBDIVISION GUARANTEE, SCHEDULE A, ORDER NO. IC32405

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. SEWAGE DISPOSAL - CITY OF MOUNT VERNON.
4. WATER - PUD NO. 1 OF SKAGIT COUNTY.
5. THE DETENTION POND LOCATED ON LOTS 122 AND 123, 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 122 AND 123 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.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF BUILDING PERMIT.
7. 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.
8. 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.
9. BASIS OF BEARING: PER PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2 AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200305010087, THE CHORD BEARING BETWEEN FOUND CASED CONCRETE MONUMENTS AT THE CURVE POINTS OF BEAVER POND DRIVE NORTH = SOUTH 60°08'09" EAST, AS SHOWN ON SHEET 4 OF 4
10. BUILDING SETBACKS:
FRONT YARD - 20 FEET
SIDE YARD - 5 FEET
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.
11. DEVELOPER - SEA-VAN INVESTMENTS ASSOCIATES
ADDRESS - 4127 EAGLEMONT DRIVE, MOUNT VERNON, WA 98273
PHONE - (360) 428-2788
12. ZONING - R-A-P PLUD.

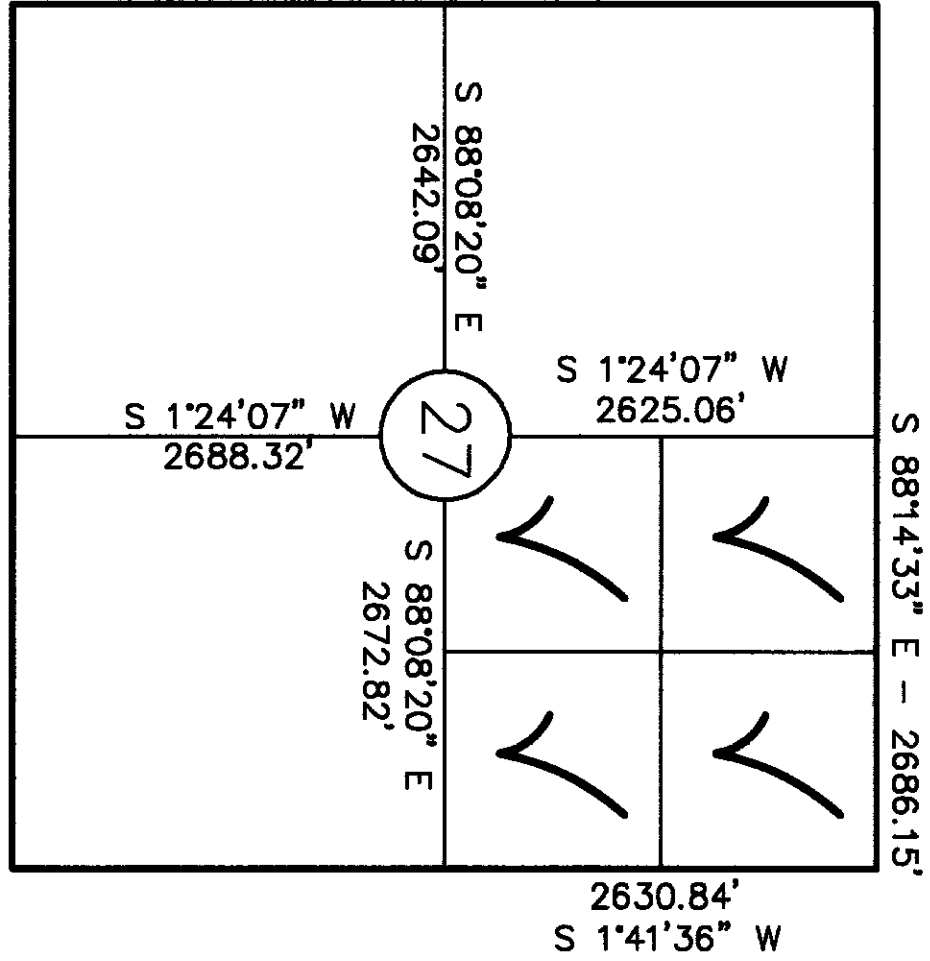
NOTES CONT.

13. AN EASEMENT FOR THE PURPOSE OF PROVIDING STORM SEWER SERVICE IS HEREBY GRANTED IN FAVOR OF THE OWNERS OF LOTS 122 THROUGH 129 AND LOT 182 IN THE 20' PRIVATE STORM DRAIN EASEMENT CROSSING SAID LOTS AS SHOWN ON SHEET 4 OF 4. THE MAINTENANCE OF PRIVATE STORM SEWER EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORN EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS.
14. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.
15. THE MAINTENANCE OF THE TEMPORARY DETENTION POND LOCATED ON LOTS 122 AND 123 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
16. A BRIDGE MUST BE CONSTRUCTED BY THE OWNER OF LOT 131 TO ACCESS THE PRIVATE PROPERTY. BRIDGE PLANS MUST BE SUBMITTED WITH AND AS A PART OF THE BUILDING PERMIT APPLICATION FOR THIS LOT. THE BRIDGE MUST BE CONSTRUCTED TO THE SATISFACTION FOR THE FIRE CHIEF AND PROVIDE EMERGENCY VEHICLE ACCESS.
17. TRACT A SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THIS TRACT SHALL BE IN STRICT COMPLIANCE WITH THE APPROVED LANDSCAPING PLAN UNLESS OTHERWISE APPROVED BY THE CITY. THE LANDSCAPING AND MAINTENANCE OF THESE AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
17. SECTION SUBDIVISION SHOWN ON SECTION MAP BELOW IS FROM "PLAT OF EAGLEMONT PHASE 1A, SHEET 3 OF 17, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15 OF PLATS AT PAGES 130-146, UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

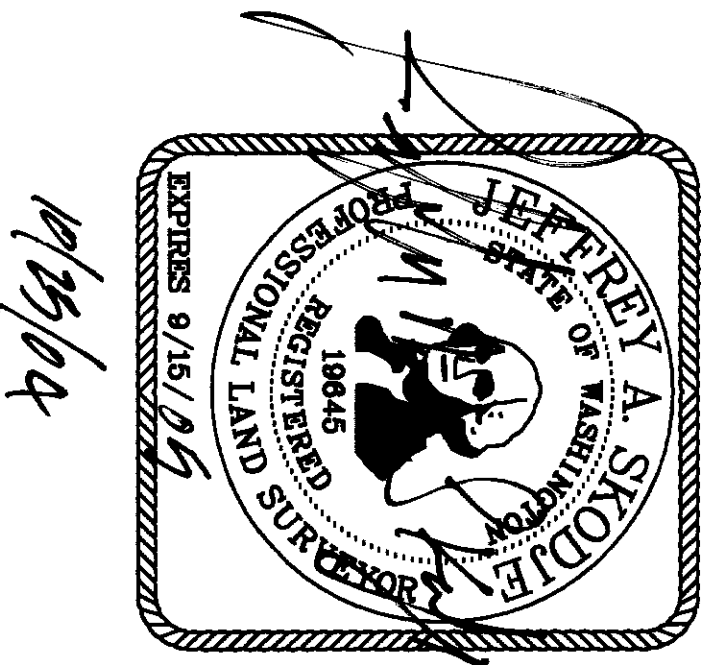
LOT ADDRESSES AND AREAS

DESCRIPTION	ADDRESS	AREA
LOT 122	4724 PARKVIEW LANE	SQ. FT./ACRES
LOT 123	4722 PARKVIEW LANE	12,904 0.30
LOT 124	4720 PARKVIEW LANE	8,479 0.20
LOT 125	4718 PARKVIEW LANE	9,192 0.21
LOT 126	4716 PARKVIEW LANE	7,222 0.17
LOT 127	4714 PARKVIEW LANE	12,001 0.28
LOT 128	4712 PARKVIEW LANE	12,580 0.29
LOT 129	4710 PARKVIEW LANE	7,433 0.17
LOT 130	4704 PARKVIEW LANE	7,914 0.18
LOT 131	4620 PARKVIEW LANE	20,367 0.47
LOT 132	4628 PARKVIEW LANE	8,365 0.19
LOT 133	4629 PARKVIEW LANE	11,953 0.28
LOT 134	4701 PARKVIEW LANE	8,144 0.19
LOT 135	4703 PARKVIEW LANE	8,826 0.20
LOT 136	4705 PARKVIEW LANE	9,838 0.23
LOT 137	4707 PARKVIEW LANE	9,446 0.22
LOT 138	4709 PARKVIEW LANE	8,080 0.19
LOT 139	4711 PARKVIEW LANE	10,358 0.24
LOT 181	4702 PARKVIEW LANE	10,326 0.24
LOT 182	4708 PARKVIEW LANE	8,265 0.19

SECTION MAP

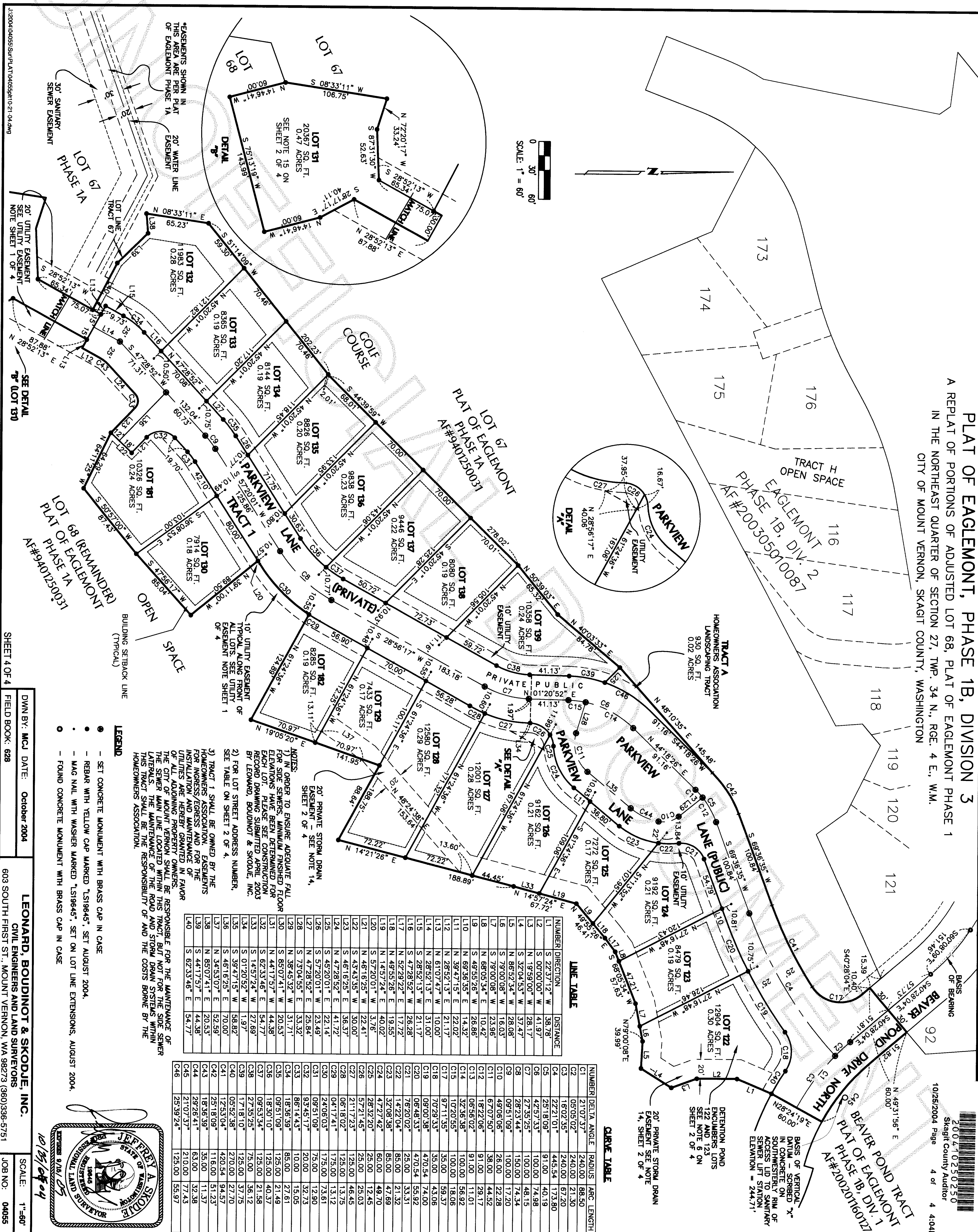


SEC. 27, TWP. 34 N., RGE. 4 E., W.M.



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

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NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	21°07'37"	240.00	88.50
C2	05°05'02"	240.00	21.30

NUMBER	DIRECTION	DISTANCE	C4	C22.21.01*	44.5.54	173.80
L1	S 22.37.12° W	38.76'	C4	22.21.01*	44.5.54	173.80
L2	S 00.00.00° W	14.97'	C5	23.18.09'	91.00	40.19
L3	N 19.59.00° W	28.17'	C6	42.57.33"	100.00	74.98
L4	S 32.04.53° W	37.47'	C7	27.35.25"	100.00	48.15
L5	N 86.52.34° W	28.08'	C8	28.23.44"	150.00	74.34
L6	S 79.00.08° W	16.03'	C9	09.51.09"	100.00	17.20
L7	S 79.00.08° W	23.96'	C10	49.05.06"	26.00	22.28
L8	N 68.05.34° E	10.42'	C11	67.07.50"	38.00	44.52
L9	S 49.55.26° W	26.86'	C12	18.22.06"	91.00	28.17
L10	N 69.36.35° E	14.32'	C13	32.36.58"	100.00	56.92
L11	N 39.47.15° E	22.02'	C14	10.20.55"	100.00	18.06
L12	N 28.52.13° E	21.17'	C15	10.20.55"	100.00	18.06
L13	N 61.07.47° W	10.00'	C17	97.11.35"	35.00	59.37
L14	N 28.52.13° E	31.00'	C18	70.29.33"	35.00	43.06
L15	S 28.52.13° W	21.17'	C19	09.00.38"	47.0.54	74.00
L16	S 47.28.52° W	26.28'	C20	06.48.33"	47.0.54	56.92
L17	N 52.29.26° E	17.72'	C21	76.20.02"	25.00	33.31
L18	N 49.55.26° E	19.55'	C22	14.22.04"	85.00	21.32
L19	N 4.57.24° E	40.02'	C23	32.08.36"	85.00	47.69
L20	S 57.20.01° W	23.49'	C24	47.27.42"	80.00	49.70
L21	N 46.16.25° W	22.41'	C25	28.32.20"	25.00	12.45
L22	S 43.43.35° W	30.00'	C26	57.21.45"	25.00	25.03
L23	S 46.16.25° E	36.37'	C27	21.17.23"	126.00	46.45
L24	N 47.28.52° E	41.72'	C28	06.18.02"	126.00	13.75
L25	S 48.20.01° E	22.14'	C29	04.17.41"	175.00	13.12
L26	S 57.20.01° W	23.49'	C30	24.06.03"	175.00	73.61
L27	N 47.28.52° E	23.84'	C31	09.51.09"	75.00	12.90
L28	S 73.04.55° E	33.32'	C32	93.45.17"	20.00	32.73
L29	N 36.45.32° W	31.71'	C33	86.14.43"	10.00	15.05
L30	S 85.07.41° W	20.53'	C34	18.36.39"	85.00	27.61
L31	N 44.17.57° W	44.38'	C35	09.51.09"	126.00	21.49
L32	S 62.33.46° E	54.77'	C36	18.30.10"	126.00	40.37
L33	S 14.57.24° W	27.69'	C37	09.53.24"	125.00	21.58
L34	S 01.20.52° W	1.97'	C38	27.35.25"	75.00	36.12
L35	S 39.47.15° W	58.82'	C39	17.18.10"	126.00	37.75
L36	S 46.16.25° E	70.00'	C40	05.52.36"	27.00	27.70
L37	S 34.53.07° E	52.59'	C41	12.53.04"	42.00	54.94
L38	N 85.07.41° E	20.53'	C42	25.18.09"	116.00	51.23
L39	S 44.17.57° E	44.36'	C43	18.36.39"	35.00	11.37
L40	S 62.33.46° E	54.77'	C44	29.26.41"	63.00	32.38
			C45	21.07.33"	21.00	77.43

NOTES:

1) IN ORDER TO ENSURE ADEQUATE FILL FOR SIDE SEWERS, MINIMUM FINISHED FLOOR ELEVATIONS HAVE BEEN DETERMINED FOR EACH LOT. PLEASE SEE CONSTRUCTION RECORD DRAWING SUBMITTED APRIL 2003 BY LEONARD, BOLDWYN & SYDGE, INC.

2) FOR LOT STREET ADDRESS NUMBER, SEE TABLE ON SHEET 2 OF 4.

3) TRACT 1 SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS FOR INGRESS/EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES ARE HEREBY GRANTED IN FAVOR OF ALL ALLOWING PROPERTY OWNERS. THE CITY OF MOUNT VERNON SHALL BE THE SEWER MAIN LINE LOCATED WITHIN THIS TRACT, BUT NOT FOR THE SIDE SEWER LATERALS. THE MAINTENANCE OF THE ROAD AND STORM DRAIN SYSTEMS WITHIN THIS TRACT SHALL BE THE RESPONSIBILITY OF AND THE COSTS BORNE BY THE HOMEOWNERS ASSOCIATION.

126	S 57.2001" W	23.46'
127	S 47.28.52" E	25.84'
128	S 73.04.55 E	33.32'
129	S 38.45.32' W	31.71'
130	S 56.07.41' W	20.53'
131	N 44.17.57' W	44.38'
132	S 62.33.46' E	54.77'
133	S 14.57.74' W	27.69'
134	S 01.20.52' W	1.97'
135	S 39.47.15' W	36.82'
136	S 46.16.97' E	70.00'
137	N 34.53.97' E	52.59'
138	N 88.07.41' E	20.53'
139	S 46.17.57' E	44.38'
140	S 62.33.46' E	54.77'

- SET CONCRETE MONUMENT WITH BRASS CAP IN CASE
- REBAR WITH YELLOW CAP MARKED "LS19845", SET AUGUST 2004.
- MAG NAIL WITH WASHER MARKED "LS19845", SET ON LOT LINE EXTENSIONS, AUGUST 2004
- FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE

DWN BY: MCJ	DATE: October 2004
FIELD BOOK: 628	

SHEET 4 OF 4

LEONARD, BOUDINOT & SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5755

SCALE: 1"=60'

JOB NO: 04055