

PLAT OF NORTH HILL PUD

IN A PORTION OF SW 1/4 OF SECTION 9, T.34 N., R.4 E. WM

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

200505050094
Skagit County Auditor

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DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT HANSELL/MITZEL, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY, HORIZON BANK, A UNITED STATES CORPORATION, GERALD HAMBURG AND MARGE A. HAMBURG, HUSBAND AND WIFE, EUGENE R. MARBLE AND JOAN MARIE MARBLE, HUSBAND AND WIFE, AND OLAF A. GILDNESS AND GAYLE GILDNESS, HUSBAND AND WIFE OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, TRACT C FOR SEWER PUMP STATION FACILITIES AND THE STREETS AND AVENUES, IF ANY, 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 SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

TRACTS "A", "B" AND "D" ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION AND ARE SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED UNDER AUDITORS FILE NO. **2005 05 05 0093**

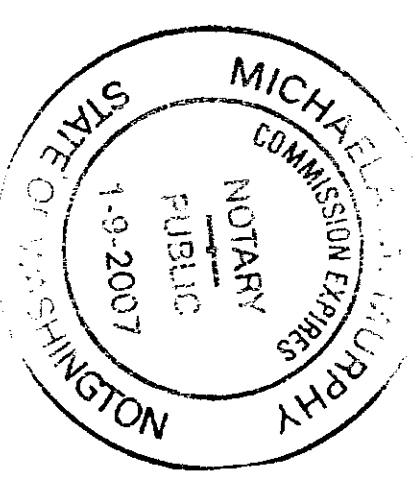
IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 13th DAY OF April 2005

[Signatures]
HANSELL/MITZEL, L.L.C.
GERALD HAMBURG
EUGENE R. MARBLE
OLAF A. GILDNESS

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **Dan Mitzel** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE **owner/member** OF HANSELL/MITZEL, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

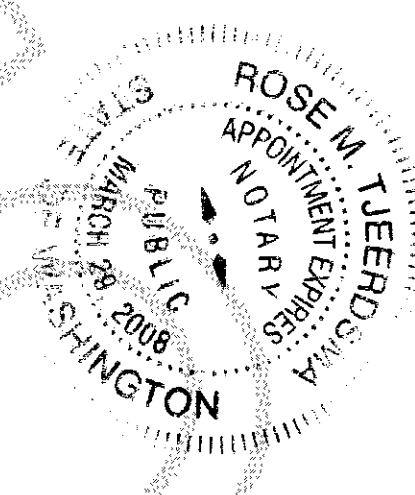
DATED: April 13 2005
Michaela M. Murphy
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Michaela M. Murphy
(NOTARY NAME TO BE PRINTED)
RESIDING AT: **Arlington 1314**
MY APPOINTMENT EXPIRES **1-9-07**



STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **John Stewart** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE **owner/member** OF HORIZON BANK, A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

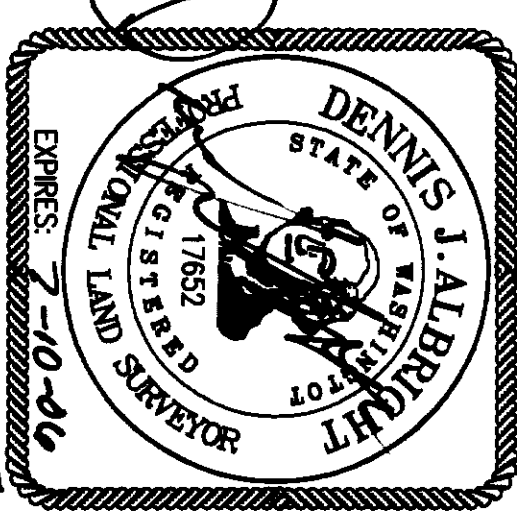
DATED: April 18 2005
Rose Tiedeman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Rose Tiedeman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: **Buckington**
MY APPOINTMENT EXPIRES **3/29/08**



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF NORTH HILL IS BASED UPON AN ACTUAL SURVEY AND SUBMISSION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

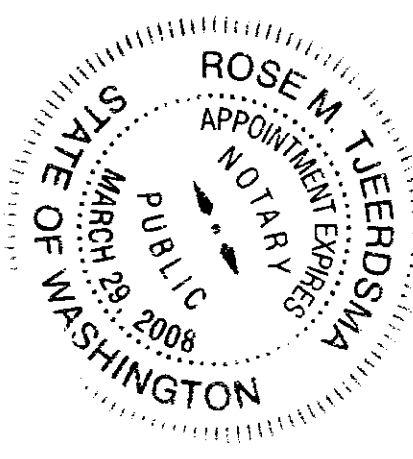
[Signature]
DENNIS ALBRIGHT, PLS
DATE: 4-12-05



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **Gerald Hamburg and Marge A. Hamburg**, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 15 2005
Rose Tiedeman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Rose Tiedeman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: **Buckington**
MY APPOINTMENT EXPIRES **3/29/08**



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **Eugene R. Marble and Joan Marie Marble**, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 15 2005
Rose Tiedeman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Rose Tiedeman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: **Buckington**
MY APPOINTMENT EXPIRES **3/29/08**



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **Olaf A. Gildness and Gayle Gildness**, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

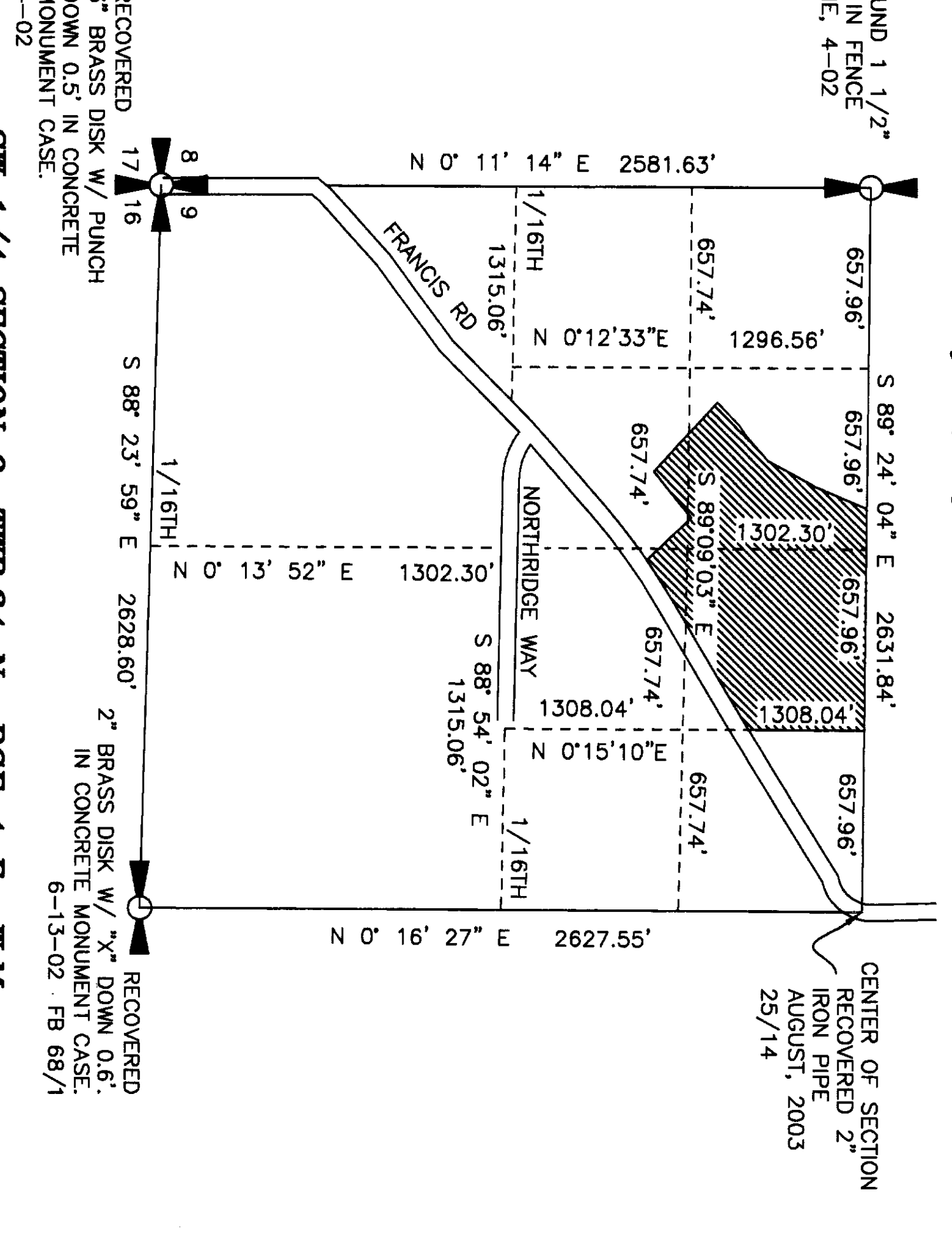
DATED: April 15 2005
Rose Tiedeman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Rose Tiedeman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: **Buckington**
MY APPOINTMENT EXPIRES **3/29/08**

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 13th DAY OF April, 2005
Alvin J. Shulder
CITY TREASURER
Alvin J. Shulder
DEPARTMENT SERVICES DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON
THIS 14th DAY OF May, 2005
Alvin J. Shulder
ATTEST: CITY MANOR
ATTEST: CLERK



PLAT OF NORTH HILL PUD

IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, STATE OF WASHINGTON MOUNT VERNON

HANSELL/MITZEL, L.L.C.
OWNERS
P.O. BOX 188, MT. VERNON WA, 98273, (360) 404-2050
DATE: 4-5-05 BY: DJA SCALE: F.B. 63/22
PROJECT NO. 4-SOG-00 4P-PLATDNG

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon Wa, 98273
Tel: 360-404-2010 Fax: 360-404-2013

PLAT OF
NORTH HILL PUD
 IN A PORTION OF
 SECTION 9, T.34 N., R.4 E. WM

2005050094
 Skagit County Auditor
 5/5/2005 Page 2 of 4 1:36PM

LEGAL DESCRIPTION

PARCEL "A"
 THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM LYING NORTHERLY OF THE COUNTY ROAD KNOWN AS THE FRANCIS ROAD, EXCEPT THE THREE FOLLOWING DESCRIBED PORTION THEREOF:
 (1) BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WITH THE NORTHERLY LINE OF SAID FRANCIS ROAD, SAID INTERSECTION BEING DENOTED BY AN IRON ROD; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 59 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 45° 31' 30" EAST A DISTANCE OF 29.8 FEET; THENCE NORTHEASTERLY A DISTANCE OF 28.3 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THAT IS 41.1 FEET NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG SAID LINE 41.1 FEET TO THE TRUE POINT OF BEGINNING.
 (2) THAT SOUTHEASTERLY PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED AS SKAGIT COUNTY AUDITORS FILE NO. 200112190135.
 (3) THAT SOUTHERLY PORTION THEREOF CONVEYED TO JUDY PEDERSEN BY DEED RECORDED OCTOBER 5, 2004 UNDER AUDITORS FILE NO. 200410050028.
 PARCEL "B"

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION, WHICH POINT BEARS NORTH 0° 02' 45" EAST A DISTANCE OF 503.88 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE TANGENT OF THE CENTERLINE OF THE MOUNT VERNON-CLEAR LAKE COUNTY ROAD NO. 276. IF PROJECTED NORTHEASTERLY; THENCE SOUTH 41°46'30" WEST ALONG SAID PROJECTED CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 62.45 FEET TO THE P.T. OF THE CURVE; THENCE CONTINUING SOUTH 41°46'30" WEST ALONG THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 39.55 FEET; THENCE NORTH 48°13'30" WEST AT RIGHT ANGLES TO THE CENTERLINE OF COUNTY ROAD, A DISTANCE OF 222.40 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT CONVEYED BY THE SEATTLE FIRST NATIONAL BANK OF SEATTLE, WASHINGTON, AS EXECUTOR, AND DOROTHA ANDERSON A SINGLE PERSON, TO JAMES DUFFY AND SHARON R. DUFFY, HUSBAND AND WIFE, BY DEED DATED MAY 15, 1966, AND RECORDED JUNE 8, 1966, UNDER AUDITORS FILE NO. 683868; RECORDS OF SKAGIT COUNTY, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 48°13'30" WEST, A DISTANCE OF 320 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF THAT CERTAIN DITCH RIGHT-OF-WAY DEEDED BY A.M. BORGEN AND ALMA BORGEN, HUSBAND AND WIFE, TO DIKING DISTRICT NO. 20 BY DEED DATED DECEMBER 15, 1919, UNDER AUDITOR FILE NO. 140938 ON PAGE 382, VOLUME 116 OF DEEDS, RECORDS OF SKAGIT COUNTY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DITCH RIGHT-OF-WAY, TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 89°35'20" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 115 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0°02'45" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 671.85 FEET TO A POINT WHICH BEARS NORTH 0°02'45" EAST, A DISTANCE OF 630.63 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION, AND WHICH POINT IS THE P.C. OF A CURVE TO THE NORTH AND WEST, SAID POINT BEING ON THE NORTHEASTERLY LINE OF THOSE PREMISES CONVEYED TO JUDY A. PEDERSEN BY DEED RECORDED AS AUDITORS FILE NO. 981210113; THENCE ALONG THE CURVE OF SAID NORTHEASTERLY LINE, THE TANGENT, TO WHICH CURVE AT ITS POINT OF COMMENCEMENT BEARS NORTH 0°02'45" EAST, HAVING A RADIUS OF 65.00 FEET, A DISTANCE ALONG THE ARC OF 146.95 FEET; THENCE SOUTH 50°31'00" WEST, A DISTANCE OF 184.97 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION OF THEREOF CONVEYED TO JUDY PEDERSEN BY DEED RECORDED OCTOBER 5, 2004 UNDER AUDITOR FILE NO. 200410050028.

TOGETHER WITH THAT PORTION OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER CONVEYED TO HANSELL/MITZEL, L.L.C. BY DEED RECORDED OCTOBER 5, 2004 UNDER AUDITOR FILE NO. 200410050029.

(LEGAL BASED ON TITLE REPORT FROM 1ST AMERICAN TITLE, POLICY NO. 82932, DATED OCTOBER 8, 2004 AND REVISED NOVEMBER 12, 2004)

SCHEDULE B-1 EASEMENTS

- A. STORM DRAINAGE EASEMENT, AFN 81111120001
- B. REGULATORY NOTICE/ AGREEMENT, AFN 200111060117
- C. PSE EASEMENT, AFN 200111060117
- D. PSE EASEMENT, AFN 200405140159 - 10' EASEMENT CENTERED ON THE EXISTING FACILITIES, TOGETHER WITH APPURTENANCES.
- E. PROTECTIVE COVENANTS AND/OR EASEMENTS, AFN 712213

PUD UTILITY 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 DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER AND COMMUNICATION 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 AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTEE; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING ON THE LANDS OF THE GRANTEE WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTEE AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTEE, 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. GRANTEE SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTEE'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 AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEWER 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.

TRACT "A" IS HEREBY DEDICATED AS OPEN SPACE AND DRAINAGE TRACT. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS AND TRACT "A" FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

NOTES

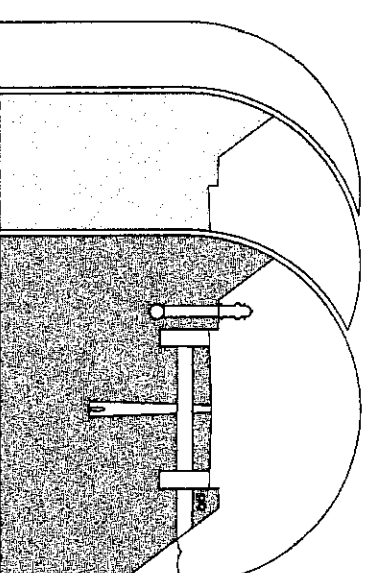
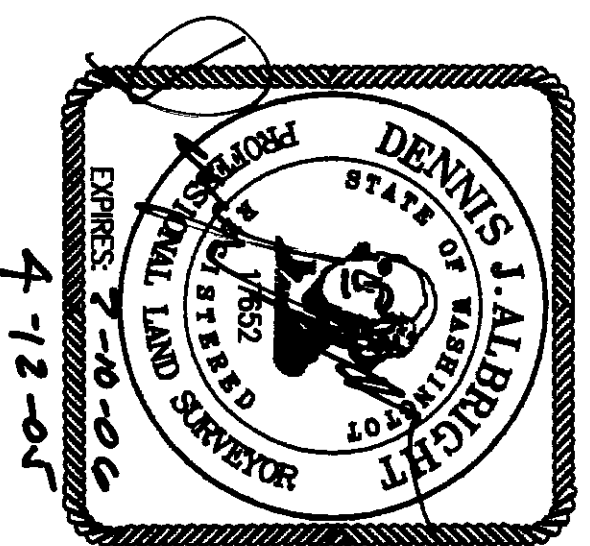
1. ZONING: R1, 9.6 P.U.D.
2. SETBACKS: FRONT YARD- 25' ON ARTERIAL STREETS AND 20' ON ALL OTHERS, CORNER LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH STREETS.
SIDE YARD- 5'. THE TOTAL OF THE TWO SIDE YARDS SHALL BE A MINIMUM OF 15'. REAR YARD- 20'. BUILDING ENVELOPES ARE SHOWN ON SHEET 4 OF 4.
3. SEWAGE DISPOSAL - CITY OF MOUNT VERNON
WATER - SKAGIT COUNTY PUD
POWER - PUGET SOUND ENERGY
TELEPHONE - VERIZON
GAS - CASCADE NATURAL GAS
CABLE - COMCAST
STORM - CITY OF MOUNT VERNON
GARBAGE COLLECTION - CITY OF MOUNT VERNON. SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ROADS, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
5. ALL LOTS WITHIN THIS SUBDIVISION WILL ACCESS THE INTERNAL ROAD SYSTEM. DIRECT ACCESS TO FRANCIS ROAD WILL NOT BE ALLOWED
6. THIS SURVEY HAS DEPICTED OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
7. LOT 14 IS SUBJECT TO AN EASEMENT, AS SHOWN, FOR INGRESS - EGRESS, DRAINAGE AND UTILITIES OVER UNDER AND ACROSS FOR THE BENEFIT OF ALL LOTS WITHIN THE PLAT AND THE CITY OF MOUNT VERNON FOR ACCESS TO THE SEWER PUMP STATION LOCATED ON TRACT C. NO STRUCTURES OR FENCES MAY BE BUILT IN THIS EASEMENT. SAID EASEMENT IS SHOWN AND DIMENSIONED ON SHEET 3 OF 4.
8. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN 2005050094 WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE DRAINAGE AND SEWER FACILITIES, TRACTS "A", "B" AND "D", TRAILS, LANDSCAPING AND OTHER COMMON AMENITIES THAT LIE WITHIN THE PLAT OF "NORTH HILL".
9. A PORTION OF THIS PLAT LIES WITHIN FLOOD ZONE A-1 AS SHOWN ON FEMA MAP 530158-001-B, DATED 1-3-85. THE BASE FLOOD ELEVATION APPEARS TO BE 37 FEET, NGVD 29. THE CONTOUR AS SHOWN HEREON REFLECTS GROUND CONDITIONS IN SEPTEMBER 2003. CONTACT THE LEAD AGENCY FOR FINISHED FLOOR ELEVATIONS WITHIN THE FLOOD PLAN.
10. THE CITY OF MOUNT VERNON IS HEREBY GRANTED AND CONVEYED ACCESS OVER AND ACROSS TRACT "A" FOR ACCESS TO THE DRAINAGE FACILITIES AND SEWER PUMP STATION (TRACT "C"). SAID TRACT "A" IS ALSO FOR THE MUTUAL USE OF THE HOMEOWNERS ASSOCIATION FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS FOR PRESENT AND ANY FUTURE AMENITIES OR IMPROVEMENTS.
11. TRACT "A" IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS FOR THE BENEFIT OF LOT 28.
12. AT THIS TIME THE SANITARY SEWER PUMP STATION THAT SERVES THIS PLAT HAS NOT BEEN COMPLETED. ONLY THE DEVELOPER OF THIS PLAT MAY APPLY FOR BUILDING PERMITS AT THIS TIME. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY HOMES BUILT IN THIS PLAT UNTIL THE SANITARY SEWER PUMP STATION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY COUNCIL.
13. NO BUILDING PERMITS SHALL BE ISSUED ON LOTS 26, 27 OR 28 UNTIL ALL UTILITIES, PRIVATE ROADS AND ACCESS AREA HAVE BEEN CONSTRUCTED.
14. TRACTS A, B AND D AND THE TRAIL EASEMENT AREA LOCATED ON LOT 26 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHERLY, CASCADE NATURAL GAS, COPROPERATION, AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS, AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, 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 CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE LANDSCAPE EASEMENT

THE MAINTENANCE OF PRIVATE LANDSCAPE 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 LOTS 1-28 AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.



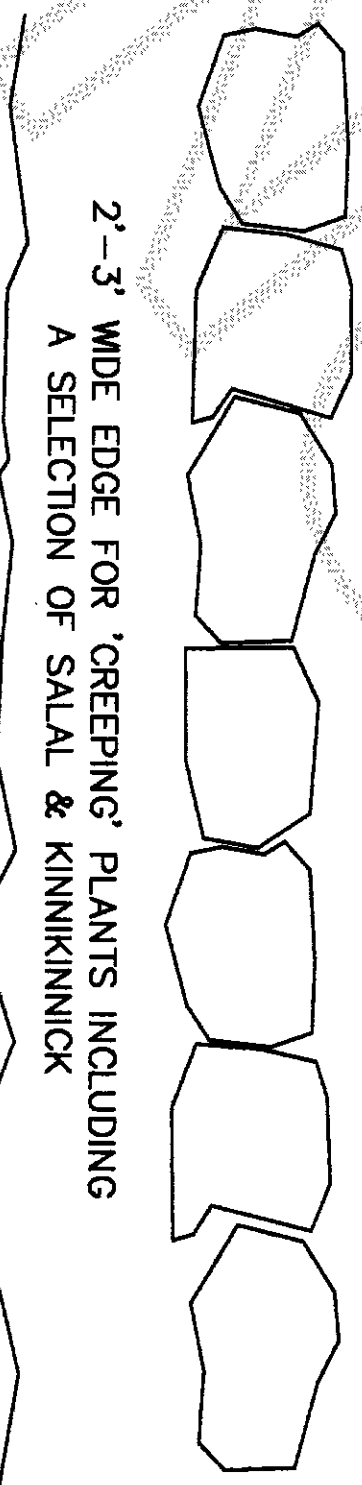
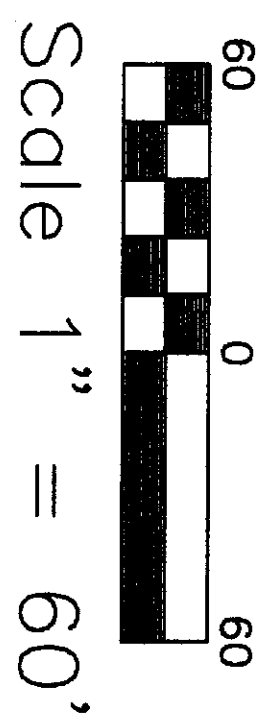
Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 1111 Cleveland Avenue, Suite 202
 Mount Vernon Wa. 98273
 Tel: 360-404-2010 Fax: 360-404-2013

PLAT OF NORTH HILL PUD

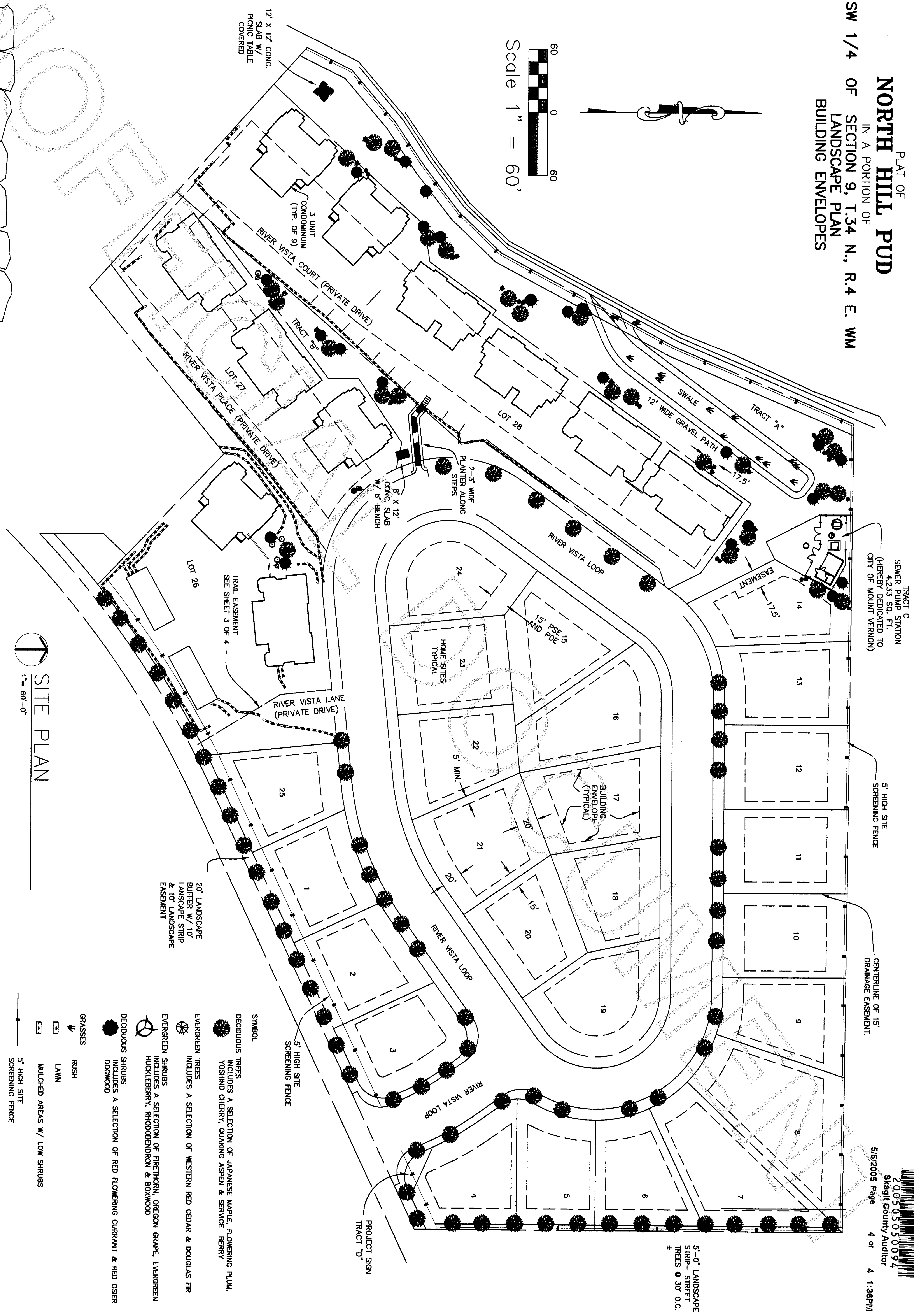
IN A PORTION OF THE NW 1/4 OF THE SW 1/4
 AND THE NE 1/4 OF THE SW 1/4 OF
 SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 SKAGIT COUNTY, STATE OF WASHINGTON
 MOUNT VERNON
 OWNERS
HANSELL/MITZEL, L.L.C.
 P.O. BOX 188, MT. VERNON WA. 98273, (360) 404-2050

DATE: 4-5-05 BY: DUA SCALE:
 PROJECT NO. 4-SDG-00 4P-PLA1.DWG F.B.

PLAT OF
NORTH HILL PUD
 IN A PORTION OF
 SECTION 9, T.34 N., R.4 E. WM
 BUILDING ENVELOPES

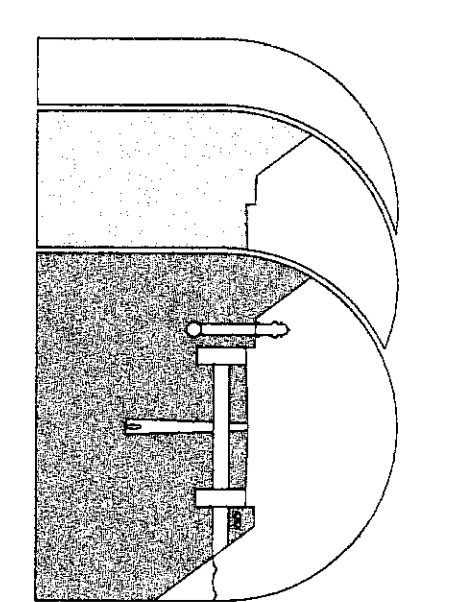
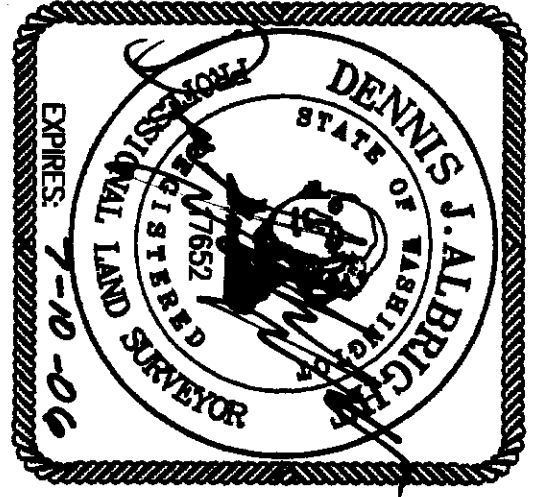


ROCKERY PLAN
 1/4" = 1'-0"



SITE PLAN
 1" = 60'-0"

SHEET 4 OF 4



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 1111 Cleveland Avenue, Suite 202
 Mount Vernon Wa. 98273
 Tel: 360-404-2010 Fax: 360-404-2013

PLAT OF NORTH HILL PUD
 IN A PORTION OF THE NW 1/4 OF THE SW 1/4
 AND THE NE 1/4 OF THE SW 1/4 OF
 SECTION 9, TOWNSHIP 34 NORTH RANGE 4 EAST, W.M.,
 SKAGIT COUNTY, STATE OF WASHINGTON
 MOUNT VERNON
 OWNERS
HANSELL/MITZEL, L.L.C.
 P.O. BOX 188, MT. VERNON WA 98273, (360) 404-2050
 DATE: 3-4-05 BY: DJA SCALE:
 PROJECT NO. 4-SDC-00 4P-PLAT.DWG F.B.

200505050094
 Skagit County Auditor
 5/5/2005 Page 4 of 4 1:38PM

- SYMBOL**
- DECIDUOUS TREES
 INCLUDES A SELECTION OF JAPANESE MAPLE, FLOWERING PLUM,
 YOSHINO CHERRY, QUAKING ASPEN & SERVICE BERRY
 - EVERGREEN TREES
 INCLUDES A SELECTION OF WESTERN RED CEDAR & DOUGLAS FIR
 - EVERGREEN SHRUBS
 INCLUDES A SELECTION OF FIRETHORN, OREGON GRAPE, EVERGREEN
 HUCKLEBERRY, RHODODENDRON & BOXWOOD
 - DECIDUOUS SHRUBS
 INCLUDES A SELECTION OF RED FLOWERING CURRANT & RED OSIER
 DOGWOOD
 - GRASSES
 - RUSH
 - LAWN
 - MULCHED AREAS W/ LOW SHRUBS
 - 5' HIGH SITE SCREENING FENCE

20' LANDSCAPE
 BUFFER W/ 10'
 LANDSCAPE STRIP
 & 10' LANDSCAPE
 EASEMENT

TRAIL EASEMENT
 SEE SHEET 3 OF 4

8' X 12'
 CONC. SLAB
 W/ 6' BENCH

3 UNIT
 CONDOMINIUM
 (TYP. OF 9)

12' X 12' CONC.
 SLAB W/
 PICNIC TABLE
 COVERED

TRACT C
 SEWER PUMP STATION
 4,233 SQ. FT.
 (HEREBY DEDICATED TO
 CITY OF MOUNT VERNON)

5' HIGH SITE
 SCREENING FENCE

CENTRELINE OF 15'
 DRAINAGE EASEMENT.

5'-0" LANDSCAPE
 STRIP - STREET
 TREES @ 30' O.C.

BUILDING
 ENVELOPE
 (TYPICAL)

15' PSE-7.5
 AND PDE

HOME SITES
 TYPICAL

PROJECT SIGN
 TRACT "D"

5' HIGH SITE
 SCREENING FENCE

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

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LOT 99

LOT 100