

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4
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

2005080162
Skagit County Auditor
8/8/2006 Page 1 of 5 5:12:16PM

PUD 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 AND PRIVATE DRIVE 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.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2005

SKAGIT COUNTY TREASURER
CERTIFIED THIS 19th DAY OF July 2005



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 11th DAY OF August 2005

CITY OF MOUNT VERNON TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE 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

CERTIFICATE NO. 19645 DATE 8/8/05



UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUET 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 TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND 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.

APPROVALS

REVIEWED AND APPROVED THIS 30th DAY OF August 2005

CLERK

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 11th DAY OF August 2005

ATTEST: MAYOR

CLERK

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8th DAY OF August 2005, AT 12:16 P.M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NUMBER 2005080162

SKAGIT COUNTY AUDITOR
BY DEBORA J. ZURDA

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 TRACTS J-1, J-2, J-3 AND S.

SEA-VA INVESTMENTS ASSOCIATES,
A WASHINGTON GENERAL PARTNERSHIP

THE FARMERS BANK OF CHINA

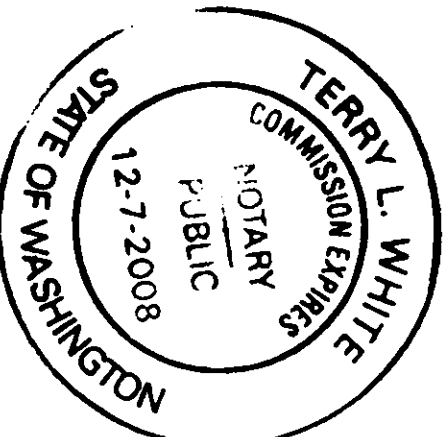
ACKNOWLEDGMENT

STATE OF Washington }
COUNTY OF Skagit } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jeanne Chung 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 Authorized Representative OF SEA-VA INVESTMENTS ASSOCIATES TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 15 2005

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 12-7-2008



ACKNOWLEDGMENT

STATE OF Washington }
COUNTY OF King } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael C. Hsu 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 Authorized Representative OF Leonard, Boudinot and Skodje, Inc. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 15 2005

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 10/9/08



ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ 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 _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____ 200__

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES _____

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4
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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SECTION 27, TOWNSHIP

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NOTES CONT.

20. TRACT Q IS DESIGNATED AND RESERVED FOR FUTURE DEVELOPMENT AND OWNERSHIP IS RETAINED BY SEA-VAN INVESTMENTS ASSOCIATES.
21. TRACT Q-1 OLIMPIC LANE SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION. EASEMENTS FOR INTERESTS/EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES ARE HEREBY GRANTED IN FAVOR OF ALL ADJOINING PROPERTY OWNERS. THE MAINTENANCE OF THE PRIVATE ROAD WITHIN THIS TRACT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.
22. IN ORDER TO ENSURE ADEQUATE FALL FOR SIDE SEWERS, MINIMUM FINISHED FLOOR ELEVATIONS HAVE BEEN DETERMINED FOR LOTS 85-89, 141-146 AND 178-180. PLEASE SEE CONSTRUCTION RECORD DRAWINGS DATED JUNE 2005 BY DAVID EVANS AND ASSOCIATES, INC.
23. THAT PORTION OF BEAVER POOND DRIVE SOUTH THAT IS LOCATED WITHIN THE PROPOSED DIVISIONS 5 AND 6 OF EAGLEMOUNT PHASE 1 B, MUST BE IMPROVED TO FIRE ACCESS STANDARDS OF 20 FEET WIDE WITH 4-INCH CRUSHED SURFACING

24. TRACT S SHALL BE OWNED BY THE CITY OF MOUNT VERNON. TRACT S CONTAINS A STORM WATER POND AND PARK IMPROVEMENTS. TRACT S SHALL BE MAINTAINED BY THE CITY OF MOUNT VERNON.
25. LANDSCAPING WITHIN STREET RIGHT OF WAYS SHALL CONFORM TO PRIOR EAGLEMONT P.U.D. APPROVALS. THE GOLF COURSE AND HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPING WITHIN THE PUBLIC STREET RIGHT OF WAYS.
26. LANDSCAPE PLANS FOR EACH LOT MUST BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND CONFORM TO PRIOR EAGLEMONT P.U.D. APPROVALS.
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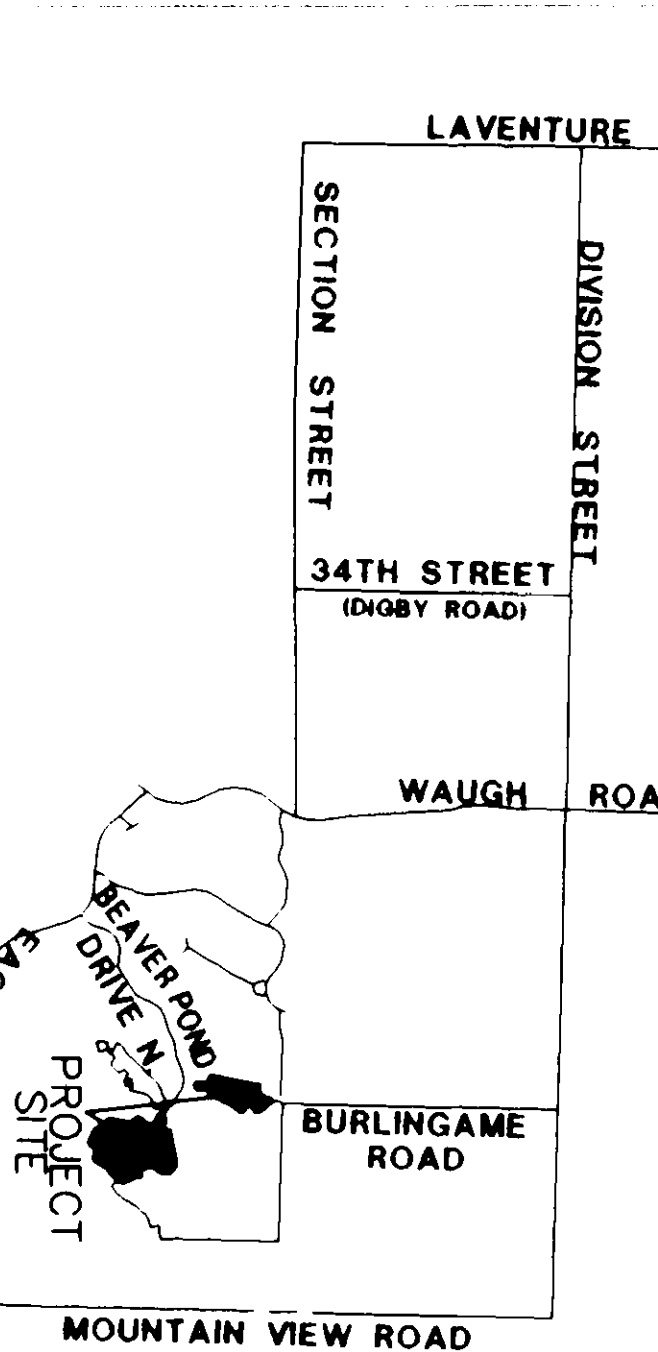
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- SECTION MAP
SEC. 27, TWP. 34 N., RGE. 4 E., W.M

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- A detailed street map of a section of the City of London. The map shows a grid of streets. At the top, there is a decorative border with the text "CITY OF LONDON" and "MAYOR AND COMMONS". Below this, the street "LAVENTURE ROAD" runs horizontally. To the left of Laventure Road is "DIVISION STREET", which runs vertically. To the right of Division Street is "34TH STREET (DIGBY ROAD)", which runs horizontally. Below 34th Street is "WAUGH ROAD", which runs horizontally. To the right of Waugh Road is "BURLINGAME ROAD", which runs horizontally. To the right of Burlingame Road is "H.M. STREET", which runs vertically. The map includes a north arrow pointing towards the top right and a scale bar at the bottom.

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- A map showing the location of the Beaver Pond Project. The map includes a road labeled 'BEAVER POND DRIVE N.' and a shaded area labeled 'PROJECT'.

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- VICINITY MAP

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SHEET 2 OF 5

LEONARD, BOUDINOT & SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

0412



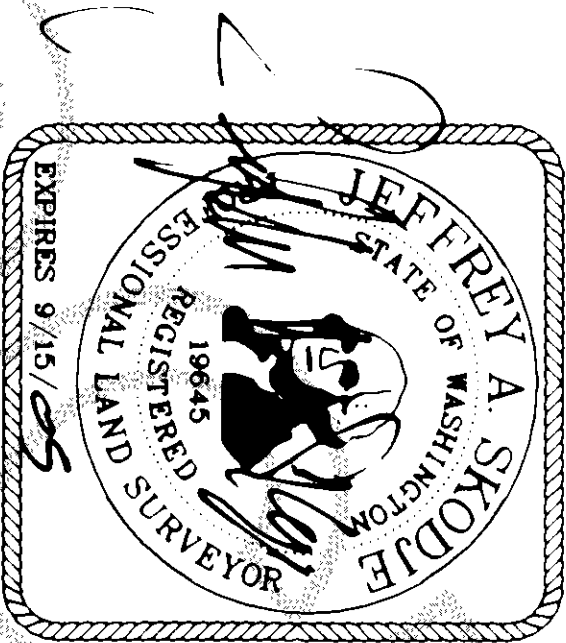
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A REPLAT OF PORTIONS OF ADJUSTED LOT 68, PLAT OF EAGLEMONT PHASE 1
IN THE NORTHEAST QUARTER OF SECTION 27, TWP. 34 N., RGE. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION EXCEPTIONS

A. RESERVATIONS CONTAINED IN DEED
EXECUTED BY JAMES E. MOORE AND MYRTLE MOORE, HIS WIFE
RECORDED: FEBRUARY 4, 1942
AUDITOR'S NO.: 346968
AS FOLLOWS:
RESERVING UNTO ENGLISH LUMBER COMPANY, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME.
AFFECTS NORTHEAST ¼ OF THE SOUTHWEST ¼, EXCEPT THE NORTHWEST ¼ THEREOF, ALL IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
B. RESERVATIONS CONTAINED IN DEED
EXECUTED BY MARIE FLEITZ DWYER, FRANCES FLEITZ RUCKER AND LOLA HARTNETT FLEITZ
RECORDED: OCTOBER 22, 1918
AUDITOR'S NO.: 128138
AS FOLLOWS:
UNDIVIDED ¼ IN ALL OIL, GASES, COALS, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME.
AFFECTS SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
C. RESERVATIONS CONTAINED IN DEED
EXECUTED BY ATLAS LUMBER COMPANY
RECORDED: APRIL 18, 1914
AUDITOR'S NO.: 102029
AS FOLLOWS:
RESERVING TO THE GRANTOR ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL CHARGES SUBSTANTIAL BY REASON OF SUCH ENTRY, AFFECTS SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND OTHER PROPERTY.
D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027:
PURPOSE: SANITARY SEWER, ACCESS AND UTILITY
AFFECTS: VARIOUS STRIPS AS DELINEATED ON THE FACE OF SAID SURVEY
E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY
DATED: AUGUST 8, 1993
RECORDED: AUGUST 25, 1993
AUDITOR'S NO.: 9308250085
PURPOSE: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES.
AREA AFFECTED:
A RIGHT-OF-WAY 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:
THE NORTH 230 FEET OF THE SOUTH 420 FEET OF THE WEST 130 FEET OF THE EAST 210 FEET OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. (THIS EASEMENT MAY BE SUPERSEDED AT A LATER DATE BY A DOCUMENT WITH A MORE SPECIFIC EASEMENT DESCRIPTION BASED ON AN AS-BUILT SURVEY FURNISHED BY GRANTOR AT NO COST TO GRANTEE.)
F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: CASCADE NATURAL GAS CORPORATION
DATED: SEPTEMBER 28, 1993
RECORDED: OCTOBER 11, 1993
AUDITOR'S NO.: 931010127
PURPOSE: NATURAL GAS PIPELINE OR PIPELINES
AREA AFFECTED: 10 FEET IN WIDTH PER MUTUAL AGREEMENT
G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
DATED: AUGUST 8, 1993
RECORDED: NOVEMBER 2, 1993
AUDITOR'S NO.: 9311020145
PURPOSE: RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER AREA AFFECTED:
EASEMENT NO. 1: ALL STREETS, ROAD RIGHTS-OF-WAY, GREEN BELTS, OPEN SPACES AND UTILITY EASEMENTS AS NOW OR HEREAFTER DESIGNED, PLATTED AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY. (WHEN SAID STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID.)
EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH, ACROSS ALL LOTS, TRACTS AND SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND CONCURRENT WITH THE BOUNDARIES OF ALL PRIVATE/PUBLIC STREET AND ROAD RIGHTS-OF-WAY.
EASEMENT NO. 3: A STRIP OF LAND 20 FEET IN WIDTH PARALLEL TO AND CONCURRENT WITH THE BOUNDARIES OF WAUGH ROAD AS DESIGNED, PLATTED AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY.

LEGAL DESCRIPTION EXCEPTIONS (CONT.)

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:
DATED: JANUARY 11, 1994
RECORDED: JANUARY 25, 1994
AUDITOR'S NO.: 9401250030
EXECUTED BY: SEA-VAN INVESTMENTS ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP
ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:
DECLARATION DATED: DECEMBER 11, 1995
RECORDED: DECEMBER 11, 1995
AUDITOR'S NO.: 9512110030
ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:
DECLARATION DATED: MARCH 13, 1996
RECORDED: MARCH 18, 1996
AUDITOR'S NO.: 9603180110
ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:
DECLARATION DATED: JANUARY 31, 2000
RECORDED: FEBRUARY 1, 2000
AUDITOR'S NO.: 200002010099
I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:
PLAT/SUBDIVISION NAME: EAGLEMONT, PHASE 1A
RECORDED: JANUARY 25, 1994
AUDITOR'S NO.: 9401250031
SAID MATTERS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
a. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:
HOLDER OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN THEREON 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 AND AVENUES SHOWN HEREON, TOGETHER WITH TRACT 7th, AS SHOWN ON SHEET 5, THE UNDERSIGNED ALSO DEDICATE TO THE EAGLEMONT HOMEOWNERS ASSOCIATION THE PRIVATE ROADS NAMED NEW WOODS PLACE AND UNISON PLACE, TOGETHER WITH ALL PARCELS DESIGNATED AS COMMUNITY TRACTS.
b. BUFFER EASEMENT SET FORTH ON SAID PLAT, AS FOLLOWS:
THOSE AREAS DESIGNATED BUFFER EASEMENTS ARE FOR LANDSCAPE ZONING, MAINTAINED BY THE PROPERTY OWNERS AND PRESERVED FREE OF BUILDINGS OR STRUCTURES.
G. EASEMENT PROVISIONS SET FORTH IN EASEMENT DEDICATION ON THE FACE OF SAID PLAT, AS FOLLOWS:
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT COMPANY; TO CABLEVISION OF WASHINGTON, INC., G.T.E. NORTHWEST, INC., AND THE CITY OF MOUNT VERNON, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS, AND DRAINAGE RETENTION PONDS IDENTIFIED ON THE PLAT 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 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 IT UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ANY UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.
d. PRIVATE DRAINAGE EASEMENT SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:
AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED A PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS 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.
e. PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:
COMMUNITY TRACTS: THE AREAS DESIGNATED AS COMMUNITY TRACTS SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THESE AREAS SHALL BE IN STRICT COMPLIANCE WITH THE APPROVED LANDSCAPING PLAN UNLESS OTHERWISE DIRECTED BY THE CITY. THE COST OF SAID MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION. THE CITY OF MOUNT VERNON RESERVES THE RIGHT TO ENTER THESE AREAS FOR EMERGENCY PURPOSES AND AT ITS OWN DISCRETION.



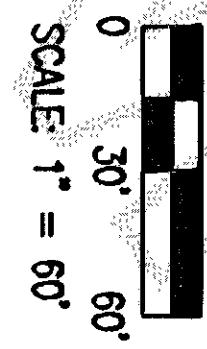
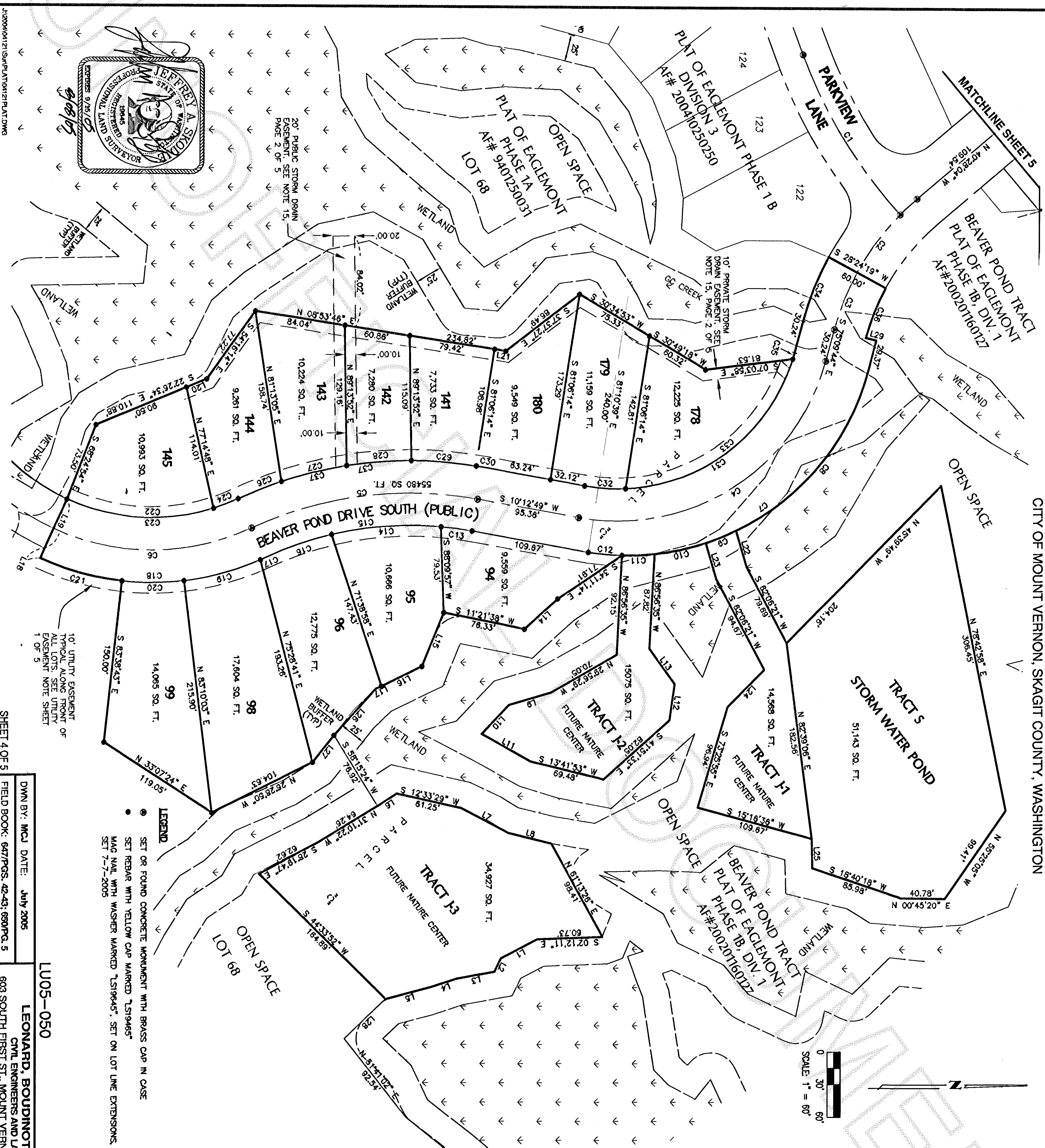
LEGAL DESCRIPTION EXCEPTIONS (CONT.)

WATER PIPELINE 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 FRONT 10 FEET ADJACENT TO THE STREET RIGHT-OF-WAY OF ALL LOTS, TOGETHER WITH PRIVATE STREETS KNOWN AS UNISON PLACE, NEW WOODS PLACE, ALPINE VIEW PLACE AND ALL OTHER EASEMENTS DESIGNATED AS UTILITY EASEMENTS SHOWN HEREON; ALSO, THE RIGHT TO CUT AND/OR TRIM BRUSH, TIMBER, TREES OR OTHER GROWN 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 HIS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, CONSTRUCT 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.
BUTEEF EASEMENTS: (LYING ON PROPOSED PRIVATELY OWNED LOTS) THESE AREAS SHALL BE REMAINED MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN STRICT COMPLIANCE WITH THE CITY APPROVED LANDSCAPE PLAT OR AS OTHERWISE APPROVED BY THE CITY. ALL FUTURE AND PRESENT LOT OWNERS SHALL REFRAIN FROM LAYING OR CONSTRUCTING OR ALLOWING OTHERS TO PLACE OR CONSTRUCT ANY BUILDINGS OR OTHER IMPROVEMENTS OF ANY KIND UPON SAID PREMISES. THE HOMEOWNER'S ASSOCIATION SHALL UNDER NO CIRCUMSTANCES BE HELD RESPONSIBLE FOR THE RESTORATION OF ANY BUILDING OR IMPROVEMENTS IF THEY ARE DISTURBED DURING THE EXERCISE OF THIS EASEMENT.
NON-EXCLUSIVE SLOPE EASEMENT: THERE IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON AN EASEMENT OVER AND ACROSS THE AREAS DESIGNATED ON THE PLAT MAP AS NON-EXCLUSIVE SLOPE EASEMENTS WITH THE RIGHT TO THE CITY TO ENTER UPON SAID PREMISES FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, OR REPAIRING EXISTING CONSTRUCTED CUT AND FILL SLOPES AND ALL APPURTENANCES NECESSARY THERETO. THE CITY MAY ALSO ENTER UPON SAID PREMISES FOR THE PURPOSE OF PERFORMING MAINTENANCE TO THE EXISTING WALLS OR FUTURE CONSTRUCTED SLOPES. THE PRESENT AND FUTURE LOT OWNERS SHALL REFRAIN FROM PLACING OR CONSTRUCTING OR ALLOWING OTHERS TO PLACE OR CONSTRUCT ANY BUILDING OR OTHER IMPROVEMENTS OF ANY KIND UPON SAID PREMISES. THE CITY SHALL UNDER NO CIRCUMSTANCES BE HELD RESPONSIBLE FOR THE RESTORATION OF ANY BUILDING OR IMPROVEMENTS IF THEY ARE DISTURBED DURING THE EXERCISE OF THIS EASEMENT.
f. ALL EASEMENTS DELINEATED ON THE FACE OF SAID PLAT, INCLUDING BUT NOT LIMITED TO, FUTURE ROADS, SEWER CONSTRUCTION, MAINTENANCE, BICYCLE TRAILS, SLOPES, UTILITIES, ETC., ALL AS SAID EASEMENTS ARE SET FORTH AND DELINEATED ON THE FACE OF SAID PLAT.
J. EASEMENT AND SETBACK REQUIREMENTS AS SET FORTH IN THE COVENANTS TO EAGLEMONT, RECORDED UNDER AUDITOR'S FILE NO. 9401250030.
K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
GRANTEE: G.T.E. NORTHWEST
DATED: FEBRUARY 7, 1994
RECORDED: FEBRUARY 7, 1994
AUDITOR'S NO.: 9402280074
PURPOSE: TELEPHONE LINES, ETC.
AREA AFFECTED: PORTION OF COMMUNITY TRACT AT NORTHWEST CORNER OF INTERSECTION OF EAGLEMONT DRIVE AND BEAVER POND DRIVE
SAID EASEMENT SUPERSEDES EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 9311090007.
NOTE:
THE EXCEPTIONS LISTED ABOVE ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE, ORDER NO. 84986, EFFECTIVE DATE MAY 27, 2005, SCHEDULE B-1. EXCEPTIONS IDENTIFICATION NUMBERS AND LETTERS ARE THE SAME AS IN SAID COMMITMENT.

LU05-050

DWN BY: MCJ DATE: July 2005	LEONARD, BOUDINOT & SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS	SCALE: NTS
FIELD BOOK: N/A	603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	JOB NO: 04121

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4
IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	22.21.01"	445.54	173.80
C2	16.02.35"	240.00	67.20
C3	13.54.02"	240.00	56.83
C4	8.52.33"	200.00	296.02
C5	35.06.34"	350.00	214.47
C6	49.22.54"	220.00	189.61
C7	76.29.22"	230.00	307.05
C8	49.21.04"	230.00	198.11
C9	07.30.54"	230.00	30.17
C10	12.06.35"	230.00	48.61
C11	07.30.48"	240.00	30.16
C12	07.28.43"	240.00	31.40
C13	05.10.04"	320.00	26.86
C14	18.17.25"	320.00	102.15
C15	35.06.34"	320.00	196.09
C16	11.39.05"	320.00	65.07
C17	01.09.45"	320.00	5.07
C18	49.22.54"	250.00	215.47
C19	16.54.03"	250.00	73.74
C20	13.11.14"	250.00	57.54
C21	18.07.53"	250.00	79.11
C22	41.38.40"	190.00	139.20
C23	49.22.54"	190.00	163.76
C24	07.24.14"	190.00	24.55
C25	35.06.34"	380.00	232.85
C26	06.30.42"	380.00	43.19
C27	09.24.14"	380.00	62.37
C28	09.04.29"	380.00	60.19
C29	09.05.49"	380.00	60.33
C30	01.01.20"	170.00	6.78
C31	85.22.33"	170.00	253.32
C32	12.30.51"	170.00	36.12
C33	70.24.07"	170.00	208.89
C34	13.34.02"	270.00	63.93
C35	02.07.35"	210.00	6.31
C36	13.34.02"	210.00	49.74
C37	35.06.34"	380.00	232.85
C38	22.13.54"	230.00	89.24

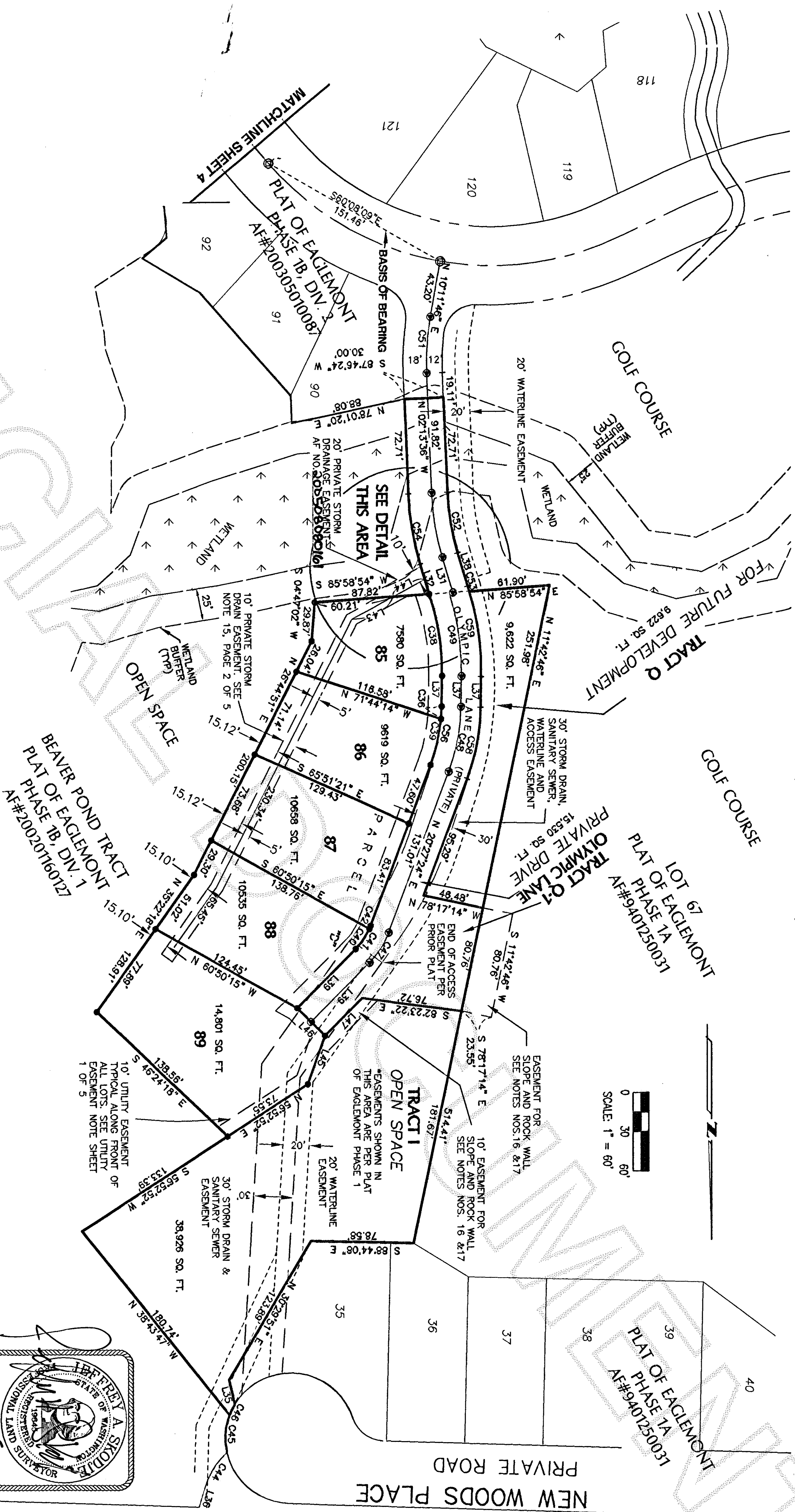
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 27.47.57" W	38.00
L2	S 63.37.02" E	13.66
L3	N 10.17.14" W	35.94
L4	S 18.50.16" E	23.88
L5	S 14.47.57" E	44.26
L6	N 32.53.20" W	21.04
L7	N 27.54.34" E	49.01
L8	N 13.44.27" E	41.55
L9	S 16.18.43" E	40.81
L10	S 46.41.56" E	37.22
L11	S 28.53.42" W	33.85
L12	N 82.01.31" W	40.03
L13	S 54.23.20" W	41.75
L14	S 42.14.41" E	41.55
L15	N 67.54.44" W	53.58
L16	S 29.45.33" E	41.57
L17	S 29.45.33" E	6.00
L18	N 65.30.51" W	10.00
L19	S 65.30.51" E	50.00
L20	N 22.26.54" W	20.38
L21	S 06.53.46" W	10.49
L22	N 73.35.17" W	34.96
L23	S 73.35.17" E	35.01
L24	S 45.36.58" E	48.46
L25	N 88.38.21" E	27.23
L26	N 47.57.25" W	57.81
L27	S 51.27.04" E	31.87
L28	S 43.58.04" E	53.02
L29	N 14.50.16" E	10.00

- LEGEND
- SET OR FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE
 - SET REBAR WITH YELLOW CAP MARKED "L519465"
 - MAG NAIL WITH WASHER MARKED "L519465"; SET ON LOT LINE EXTENSIONS, SET 7-7-2005

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4
IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

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Skagit County Auditor
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LOT ADDRESSES AND AREAS

DESCRIPTION	ADDRESS	AREA SQ. FT./ACRES
LOT 85	1310 OLYMPIC LANE	7,580 0.17
LOT 86	1308 OLYMPIC LANE	9,619 0.22
LOT 87	1306 OLYMPIC LANE	10,658 0.25
LOT 88	1304 OLYMPIC LANE	10,535 0.24
LOT 89	1302 OLYMPIC LANE	14,801 0.34
LOT 90	4822 BEAVER POND DRIVE SOUTH	9,559 0.22
LOT 91	4820 BEAVER POND DRIVE SOUTH	10,666 0.24
LOT 92	4818 BEAVER POND DRIVE SOUTH	12,775 0.29
LOT 93	4816 BEAVER POND DRIVE SOUTH	17,604 0.40
LOT 94	4814 BEAVER POND DRIVE SOUTH	14,065 0.32
LOT 95	4812 BEAVER POND DRIVE SOUTH	7,733 0.18
LOT 96	4810 BEAVER POND DRIVE SOUTH	7,280 0.17
LOT 97	4808 BEAVER POND DRIVE SOUTH	10,224 0.23
LOT 98	4806 BEAVER POND DRIVE SOUTH	9,261 0.21
LOT 99	4804 BEAVER POND DRIVE SOUTH	10,993 0.25
LOT 100	4802 BEAVER POND DRIVE SOUTH	12,225 0.28
LOT 101	4800 BEAVER POND DRIVE SOUTH	11,159 0.26
LOT 102	4824 BEAVER POND DRIVE SOUTH	9,549 0.22

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L31	N 16°34'50" W	26.48'
L32	N 16°34'51" W	24.02'
L33	S 85°58'54" W	30.70'
L34	S 13°09'58" W	19.24'
L35	S 16°54'22" W	15.56'
L36	N 00°54'02" E	23.51'
L37	N 16°34'50" W	26.48'
L38	N 44°38'04" W	63.88'
L39	N 45°21'56" W	30.00'
L40	S 19°30'42" W	39.41'
L41	S 44°38'04" E	40.51'
L42	S 61°15'03" W	36.08'
L43	S 61°15'03" W	25.57'
L44	S 61°15'03" W	25.57'
L45	S 19°30'42" W	39.41'
L46	S 45°21'56" E	30.00'
L47	N 44°38'04" E	40.51'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C36	04°02'58"	135.00	9.54
C37	15°25'24"	135.00	36.34
C38	19°44'39"	185.00	63.75
C39	15°25'24"	135.00	36.34
C40	21°18'34"	50.00	18.60
C41	24°10'40"	50.00	21.10
C42	02°52'06"	50.00	2.50
C43	30°32'32"	60.00	31.98
C44	33°32'16"	50.00	29.27
C45	10°30'08"	50.00	9.16
C46	10°30'08"	50.00	9.16
C47	24°10'40"	65.00	27.42
C48	19°28'22"	150.00	50.98
C49	18°36'58"	200.00	64.98
C50	14°21'14"	200.00	43.36
C51	12°25'22"	200.00	43.36
C52	14°21'14"	188.00	47.10
C53	00°55'21"	262.00	4.22
C54	14°21'15"	218.00	54.62
C55	19°28'22"	135.00	45.88
C56	00°21'20"	250.00	1.35
C57	19°28'22"	165.00	56.08
C58	17°39'00"	215.00	66.23

