



200508160182
Skagit County Auditor

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SKAGIT HIGHLANDS DIVISION I

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
POR. OF THE NW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SKAGIT HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE QUADRANT CORPORATION, A WASHINGTON CORPORATION, WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION AND MW HOUSING PARTNERS III, L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNER(S) IN FEE SIMPLE OR CONTRACT PURCHASER(S) AND MORTGAGE HOLDER(S) OR LIEN HOLDER(S) OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND 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 SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

THE UNDERSIGNED HEREBY PRESENT AND COVENANT THAT THEY ARE OFFICERS OF THE SKAGIT HIGHLANDS L.L.C. AND HAVE FULL AUTHORITY TO ACT FOR AND BIND SAID LLC AND THE SUBJECT PROPERTY TO ALL OF THE TERMS OF THE AGREEMENT, AND THAT ALL CORPORATE ACTS NECESSARY TO ACCOMPLISH THESE ENDS HAVE BEEN COMPLETED.

IN WITNESS WHEREOF, SAID SKAGIT HIGHLANDS, L.L.C. HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED AND ITS SEAL TO BE HEREUNTO AFFIXED THIS 21st DAY OF July, 2005.

SKAGIT HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: James E. Cady
ITS: MANAGING MEMBER

THE QUADRANT CORPORATION,
A WASHINGTON CORPORATION

BY: Chip Holman
ITS: VICE PRESIDENT

WASHINGTON FEDERAL SAVINGS,
A UNITED STATES CORPORATION

BY: James E. Cady
ITS: SENIOR VICE PRESIDENT

MW HOUSING PARTNERS III, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP

BY: MW HOUSING MANAGEMENT III, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: WRI GP INVESTMENTS III, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
ITS CO-MANAGER

BY: WEYERHAEUSER REALTY INVESTORS, INC.,
A WASHINGTON CORPORATION
ITS MANAGER

BY: Douglas C. Yost
NAME Douglas C. Yost
TITLE Vice President

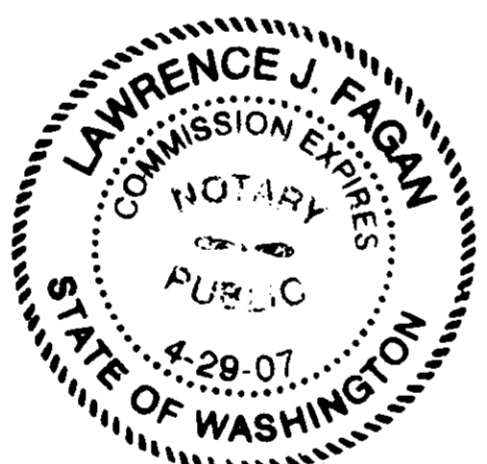
BY: Edwin J. Stephens
NAME Edwin J. Stephens
TITLE Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James E. Cady IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF SKAGIT HIGHLANDS, 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.

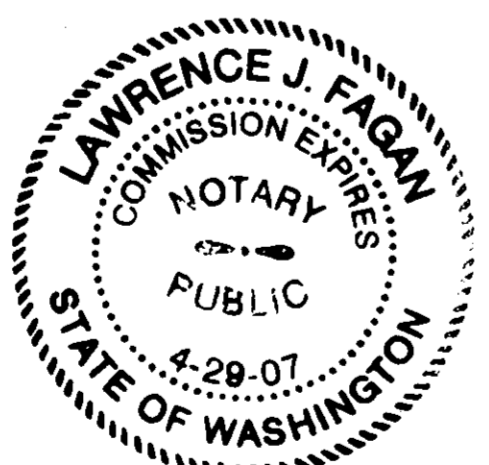
DATED: July 21, 2005
SIGNATURE: Lawrence J. Fagan
(PRINT NAME) LAWRENCE J. FAGAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: CARNATION, WA
MY APPOINTMENT EXPIRES: 4-29-07



STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SKIP HOLMAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF THE QUADRANT CORPORATION, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

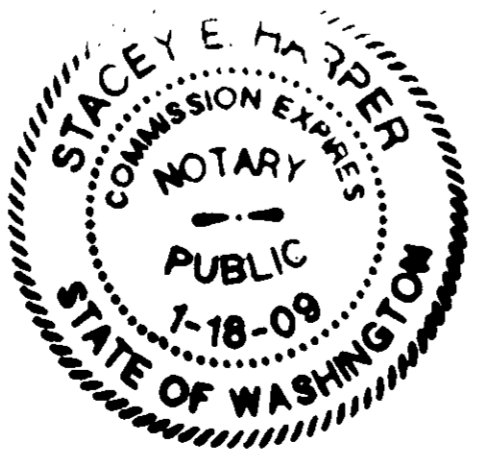
DATED: July 21, 2005
SIGNATURE: Lawrence J. Fagan
(PRINT NAME) LAWRENCE J. FAGAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: CARNATION, WA
MY APPOINTMENT EXPIRES: 4-29-07



STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James E. Cady IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT OF WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7/12/05
SIGNATURE: Stacey E. Harper
(PRINT NAME) Stacey E. Harper
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Lynnwood
MY APPOINTMENT EXPIRES: 1-18-09



LU04-034



12112 115th Ave. NE
Kirkland, WA 98034-8923
425.821.8448
425.821.3481 fax
800.486.0756 toll free
www.triadassoc.com

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRIAD ASSOCIATES, INC.

BY: N. Brummett
COUNTY AUDITOR

BY: Mike Franch
DEPUTY

ACKNOWLEDGMENTS (CON'T)

STATE OF WASHINGTON }
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas C. Yost AND Edwin J. Stephens ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF WEYERHAEUSER REALTY INVESTORS, INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 25, 2005

SIGNATURE: Andrew L. Miklavic
(PRINT NAME) Andrew L. Miklavic
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: DuPont, Washington
MY APPOINTMENT EXPIRES: 12-09-2009

APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF AUGUST, 2005.

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 11th DAY OF AUGUST, 2005.

DEVELOPMENT SERVICES DIRECTOR

DATE

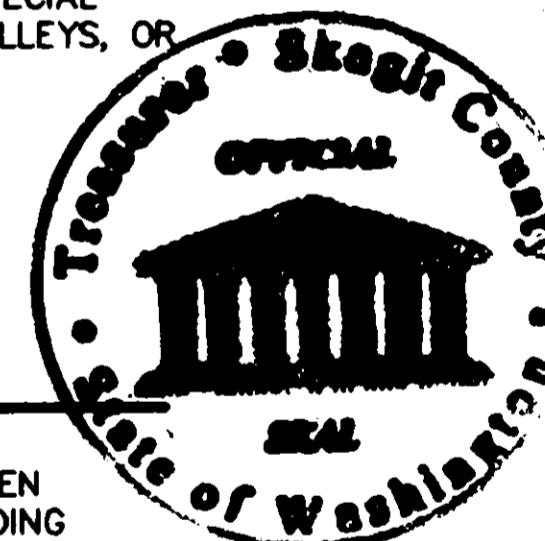
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 10th DAY OF AUGUST, 2005.

ATTEST: MAYOR Paul R. Smith CLERK Alicia K. Kuchel

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 15th DAY OF August, 2005.

BY: Alicia K. Kuchel
CITY FINANCE DIRECTOR



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 OF 2005-2006.

BY: John J. Duggan
SKAGIT COUNTY TREASURER

DEPUTY
8-4-2005

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SKAGIT HIGHLANDS DIVISION I IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 15 AND 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

BY: Carl H. Sorrentino
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE NO. 18924

DATE 7/12/05



PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TWP. 34 NORTH, RGE. 4 EAST, W.M., AND OF THE NW 1/4 OF THE NE 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON



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SKAGIT HIGHLANDS DIVISION I

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
POR. OF THE NW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT 4 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY APPROVED AUGUST 18, 2003 AND RECORDED AUGUST 18, 2003 UNDER AUDITOR'S FILE NO. 200308180300 AND AS AMENDED AND APPROVED JUNE 8, 2005 AND RECORDED JUNE 8, 2005 UNDER AUDITOR'S FILE NUMBER 200506080122; SAID LOT BEING PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

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

GENERAL EASEMENT PROVISIONS

1. 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 CORPORATION, AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENTS SHOWN ON THE FACE OF THIS PLAT DESCRIBED HEREIN AS "DRY UTILITY EASEMENTS" 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 THIS 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 THIS SUBDIVISION BY THE EXERCISE OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED.
2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON UNDER AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC STORM DRAINAGE EASEMENTS" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE DRAINAGE SYSTEMS, MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENTS AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
3. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON UNDER AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC SANITARY SEWER EASEMENTS" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE SANITARY SEWER SYSTEMS, MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENTS AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON UNDER AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC WATER EASEMENTS" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER SYSTEMS, MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENTS AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.

PRIVATE DRAINAGE EASEMENT

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM 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. MAINTENANCE RESPONSIBILITIES AND COST SHARING SHALL BE AS DESCRIBED IN NOTES 21-32 OF THE "NOTES AND DETAILED EASEMENT PROVISIONS" AS SET FORTH HEREIN.

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

NATIVE GROWTH PROTECTION AREA

DEDICATION OF A NATIVE GROWTH PROTECTION AREA TRACT (NGPA) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT. THIS INTEREST INCLUDES THE PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPA IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE NGPA THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC OF THE CITY OF MOUNT VERNON, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION IN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF MOUNT VERNON, WHICH PERMISSION MUST BE OBTAINED IN WRITING, BEFORE, BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT OR DEVELOPMENT SITE SUBJECT TO THE NGPA, THE COMMON BOUNDARY BETWEEN THE NGPA AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MONUMENTED.

NOTES AND DETAILED EASEMENT PROVISIONS

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
2. EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE SUBDIVISION GUARANTEE BY PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., ORDER NO. 111369-P, DATED MARCH 21, 2005, AT 8:00 A.M.
3. PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
 - A) SET LEAD AND TACKS ON CONCRETE CURBS AT SIDE LOT LINE EXTENSIONS.
 - B) SET 1/2" X 24" REBAR WITH CAP "LS NO. 18924" AT ALL LOT AND TRACT CORNERS AND ANGLE POINTS.
4. OWNER / DEVELOPER
SKAGIT HIGHLANDS LLC
7981 - 168TH AVE NE, #118
REDMOND, WA 98052
(425) 702-8422 (OFFICE)
(425) 497-9157 (FAX)
CONTACT: JAMES TOSTI
5. UTILITY PURVEYORS:

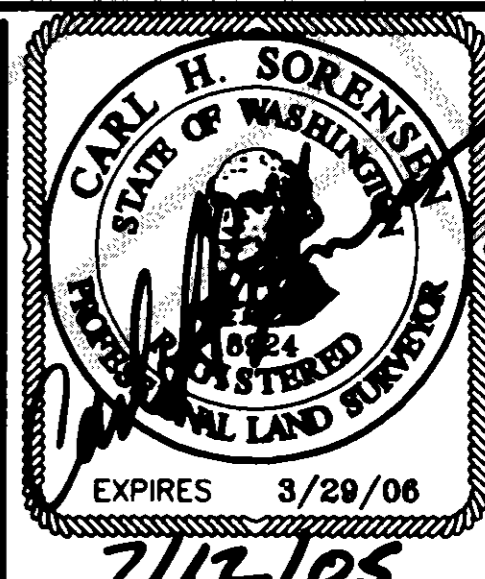
STORM DRAIN...	CITY OF MOUNT VERNON	TELEPHONE...	VERIZON NORTHWEST
SANITARY SEWER...	CITY OF MOUNT VERNON	TELEVISION...	COMCAST CORPORATION
WATER...	P.U.D NO. 1 OF SKAGIT COUNTY	GAS...	CASCADE NATURAL GAS
POWER...	PUGET SOUND ENERGY		
6. GARBAGE COLLECTION: CITY OF MOUNT VERNON
COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
7. ZONING DESIGNATION: R-1, 13.5
8. BUILDING SETBACKS: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE DEVELOPMENT STANDARDS AND ADDITIONAL SETBACK AND BUFFER REQUIREMENTS AS SET FORTH IN THE MASTER PLAN CONDITIONS CONTAINED IN CITY OF MOUNT VERNON "RESOLUTION 574, EXHIBIT D". SETBACKS ARE AS FOLLOWS: FRONT - 20 FEET (15 FOOT PORCH), REAR - NO ALLEY - 20 FEET, SIDE - 5 FEET, 10 FEET TOTAL.
9. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS PAYABLE UPON THE ISSUANCE OF A BUILDING PERMIT, AS SET FORTH IN CITY OF MOUNT VERNON RESOLUTION NO. 574, EXHIBIT D, MASTER PLAN CONDITIONS.
10. HOMES SHALL BE BUILT ON SITE PER THE DESIGNS APPROVED IN THE SKAGIT HIGHLANDS P.U.D. OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON.
11. TRACT 900 IS A NATIVE GROWTH PROTECTION AREA AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
12. TRACT 901 IS A PARK AREA AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PARK IMPROVEMENTS.
13. TRACT 902 IS A JOINT USE DRIVEWAY TRACT AND IS FOR INGRESS, EGRESS AND UTILITIES SERVING LOTS 25 AND 26. AN EQUAL AND UNDIVIDED INTEREST IN TRACT 902 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF SAID LOTS 25 AND 26. THE OWNERS OF LOTS 25 AND 26 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PRIVATE UTILITIES USED IN COMMON. ALL OF TRACT 902 IS SUBJECT TO A PUBLIC STORM AND SANITARY SEWER EASEMENT AND A PRIVATE WATER EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTES #2 AND #3 ABOVE).
14. TRACT 903 IS A NATIVE GROWTH PROTECTION AREA AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. A PORTION OF TRACT 903 IS SUBJECT TO PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENTS AS SHOWN ON SHEET 4 OF 5 OF THIS PLAT (SEE GENERAL EASEMENT PROVISIONS NOTES #2 AND #3 ABOVE). TRACT 903 IS ALSO SUBJECT TO PRIVATE STORM DRAINAGE EASEMENTS HEREBY GRANTED AND CONVEYED TO LOTS 26 THROUGH 32 FOR THE PURPOSE OF CONVEYING ROOF AND FOOTING DRAINAGE WATER TO AS-CONSTRUCTED LEVEL SPREADERS ALLOWING DRAINAGE DISPERSAL INTO THE SURROUNDING GROUND. THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE CONVEYANCES AND THE LEVEL SPREADERS LOCATED WITHIN TRACT 903.
15. TRACT 904 IS A JOINT USE DRIVEWAY TRACT AND IS FOR INGRESS, EGRESS AND UTILITIES SERVING LOTS 32 THROUGH 34. AN EQUAL AND UNDIVIDED INTEREST IN TRACT 904 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF SAID LOTS 32 THROUGH 34. THE OWNERS OF LOTS 32 THROUGH 34 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PRIVATE UTILITIES USED IN COMMON. ALL OF TRACT 904 IS SUBJECT TO A PRIVATE STORM DRAINAGE AND SANITARY SEWER EASEMENT AND A PRIVATE WATER EASEMENT.
16. TRACT 905 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
17. TRACT 906 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
18. TRACT 907 IS A LANDSCAPE AND MAILBOX TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. A PUBLIC SIDEWALK EASEMENT IS GRANTED TO THE CITY OF MOUNT VERNON OVER THE ENTIRE TRACT.
19. TRACT 908 IS A PARK AND OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. A PORTION OF TRACT 908 IS SUBJECT TO A PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENT AND A PRIVATE STORM DRAINAGE EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTES #2 AND #3). A PORTION OF TRACT 908 IS ALSO SUBJECT TO A PUBLIC ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING EMERGENCY VEHICLE ACCESS AND PEDESTRIAN ACCESS. FOR SPECIFIC EASEMENT LOCATIONS SEE SHEET 5 OF 5 OF THE PLAT. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR MAINTENANCE OF PUBLIC STORM DRAINAGE AND SANITARY SEWER FACILITIES.
21. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINES OF LOTS 3 THROUGH 5 IS FOR THE BENEFIT OF LOTS 2 THROUGH 4. THE OWNERS OF LOTS 2 THROUGH 5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
20. TRACT 909 IS AN OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. PORTIONS OF TRACT 909 ARE SUBJECT TO PRIVATE STORM DRAINAGE EASEMENTS AS SHOWN ON SHEET 4 OF 5 OF THIS PLAT. THESE ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 29 THROUGH 32 FOR THE PURPOSE OF CONVEYING ROOF AND FOOTING DRAINAGE WATER TO AS-CONSTRUCTED LEVEL SPREADERS ALLOWING DRAINAGE DISPERSAL INTO THE SURROUNDING GROUND. THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE CONVEYANCES AND THE LEVEL SPREADERS LOCATED WITHIN TRACT 909.
22. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINES OF LOTS 7 AND 8 IS FOR THE BENEFIT OF LOTS 6 AND 7. THE OWNERS OF LOTS 6 THROUGH 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
23. THE PRIVATE STORM DRAIN EASEMENT ALONG THE FRONTAGE OF LOTS 10 AND 11 IS FOR THE BENEFIT OF LOTS 9 AND 10. THE OWNERS OF LOTS 9 THROUGH 11 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
24. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 13 AND 14 AND THE SOUTH LINE OF LOTS 15 AND 16 IS FOR THE BENEFIT OF LOTS 12 THROUGH 15. THE OWNERS OF LOTS 12 THROUGH 16 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
25. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTHERLY LINES OF LOTS 18 THROUGH 21 IS FOR THE BENEFIT OF LOTS 17 THROUGH 20. THE OWNERS OF LOTS 17 THROUGH 21 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
26. THE PRIVATE STORM DRAIN EASEMENT ALONG THE EASTERLY LINES OF LOT 23 AND TRACT 901 IS FOR THE BENEFIT OF LOTS 23 AND 24. THE OWNERS OF LOTS 23 AND 24 AND THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
27. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 23 THROUGH 25 AND OVER THE WESTERLY PORTION OF TRACT 901 AND OVER THE SOUTHEASTERLY PORTION OF TRACT 900 IS FOR THE BENEFIT OF LOTS 23 THROUGH 26. THE OWNERS OF LOTS 23 THROUGH 26 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE ON LOTS 23 THROUGH 25 AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON. THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES IN TRACTS 900 AND 901.
28. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINES OF LOTS 27 THROUGH 30 IS FOR THE BENEFIT OF LOTS 28 THROUGH 31. THE OWNERS OF LOTS 27 THROUGH 31 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
29. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINES OF LOTS 33 AND 34 AND THE NORTH LINE OF TRACT 904 IS FOR THE BENEFIT OF LOTS 32, 33 AND 34. THE OWNERS OF LOTS 32 THROUGH 34 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
30. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINES OF LOTS 37 THROUGH 39 AND ALONG THE WEST LINE OF LOTS 35 AND 36 IS FOR THE BENEFIT OF LOTS 35 THROUGH 38 AND LOT 44. THE OWNERS OF LOTS 35 THROUGH 39 AND LOT 44 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
31. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST AND NORTH LINES OF LOT 40 IS FOR THE BENEFIT OF LOT 41. THE OWNERS OF LOTS 40 AND 41 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
32. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINES OF LOTS 42 AND 43 AND ALONG THE WEST LINE OF LOT 45 IS FOR THE BENEFIT OF LOTS 43, 44 AND 45. THE OWNERS OF LOTS 42 THROUGH 45 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
33. THIS PLAT IS SUBJECT TO RESERVATION OF MINERALS AND MINERAL RIGHTS, ETC., CONTAINED IN DEEDS IN VOLUME 44 OF DEEDS, PAGE 609, VOLUME 49 OF DEEDS, PAGE 532 AND VOLUME 159 OF DEEDS, PAGE 183.
34. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS CONTAINED IN CITY OF MOUNT VERNON ORDINANCE NOS. 1837, 2483, 2532, 2546 AND 2550 AS RECORDED UNDER AUDITOR'S FILE NOS. 838309, 9203270092, 9303110069, 9308060022 AND 9309210028.
35. THIS PLAT IS SUBJECT TO A PRE-ANNEXATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MOUNT VERNON AND MOUNT VERNON ASSOCIATION, INC. AS RECORDED UNDER AUDITOR'S NO. 9203270093.
36. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MOUNT VERNON AND MVA, INC., A WASHINGTON CORPORATION, AS RECORDED UNDER AUDITOR'S NO. 200106210002.
37. THIS PLAT IS SUBJECT TO A STORM DRAINAGE RELEASE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN GEORGIA SCHOPF, AS HER SEPARATE ESTATE AND MVA, INC., A WASHINGTON CORPORATION, AS RECORDED UNDER AUDITOR'S NO. 200107270065.
38. THIS PLAT IS SUBJECT TO A MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101 AND MVA, INC. AS RECORDED UNDER AUDITOR'S NO. 200107270077.
39. THIS PLAT IS SUBJECT TO A DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN MVA, INC. AND THE CITY OF MOUNT VERNON AS RECORDED UNDER AUDITOR'S NO. 200108220046.
40. THIS PLAT IS SUBJECT TO A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT NO. PLO1-0560 AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 200205230079 AND AS AMENDED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200206030153.
41. THIS PLAT IS SUBJECT TO AN EARLY ENTRY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE SKAGIT HIGHLANDS, LLC AND THE QUADRANT CORPORATION AS RECORDED UNDER AUDITOR'S NO. 200411010178.
42. THIS PLAT IS SUBJECT TO A MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE SKAGIT HIGHLANDS, LLC AND THE QUADRANT CORPORATION AS RECORDED UNDER AUDITOR'S NO. 200411010179.
43. THIS PLAT IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION, WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS RECORDED UNDER AUDITOR'S NO. 200503010068. 50. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTHEASTERLY LINE OF TRACT 900 IS FOR THE BENEFIT OF LOT 22.
44. ALL LOTS WITHIN THIS PLAT ARE EXEMPT FROM PAYING TRANSPORTATION, PARKS AND FIRE IMPACT FEES AS A RESULT OF FULLY MITIGATING ITS IMPACTS THROUGH THE CONSTRUCTION OF REGIONAL TRANSPORTATION IMPROVEMENTS, CONSTRUCTION AND DEDICATION OF REGIONAL PARKS IMPROVEMENTS, AND DEDICATION OF LAND FOR A FIRE STATION.
45. THERE ARE NO AFFORDABLE HOUSING LOTS IN THIS PLAT.
46. ALL LANDSCAPING IN PARK, OPEN SPACE, AND LANDSCAPING TRACTS SHALL CONFORM TO THE APPROVED LANDSCAPING PLANS BY LANE AND ASSOCIATES.
47. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL AS RECORDED UNDER SKAGIT COUNTY AFF.
48. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE SKAGIT HIGHLANDS MASTER PLAN CONDITIONS AS SET FORTH IN CITY OF MOUNT VERNON RESOLUTION NO. 574 AND THE PRELIMINARY PLAT / PRELIMINARY P.U.D. OF SKAGIT HIGHLANDS POD C CONDITIONS AS SET FORTH IN RESOLUTION NO. 665.
49. A PUBLIC, PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED OVER AND ACROSS TRACTS 903 AND 909. THE MAINTENANCE OF THE TRAILS LOCATED WITHIN TRACTS 903 AND 909 SHALL BE THE RESPONSIBILITY OF THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION.
50. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTHEASTERLY LINE OF TRACT 900 IS FOR THE BENEFIT OF LOT 22. THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS PRIVATE STORM DRAINAGE FACILITY.
51. ALL PLAYGROUND EQUIPMENT INSTALLED IN TRACT 901 MUST MEET THE CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES FOR PUBLIC PLAYGROUNDS AND ASTM STANDARDS.



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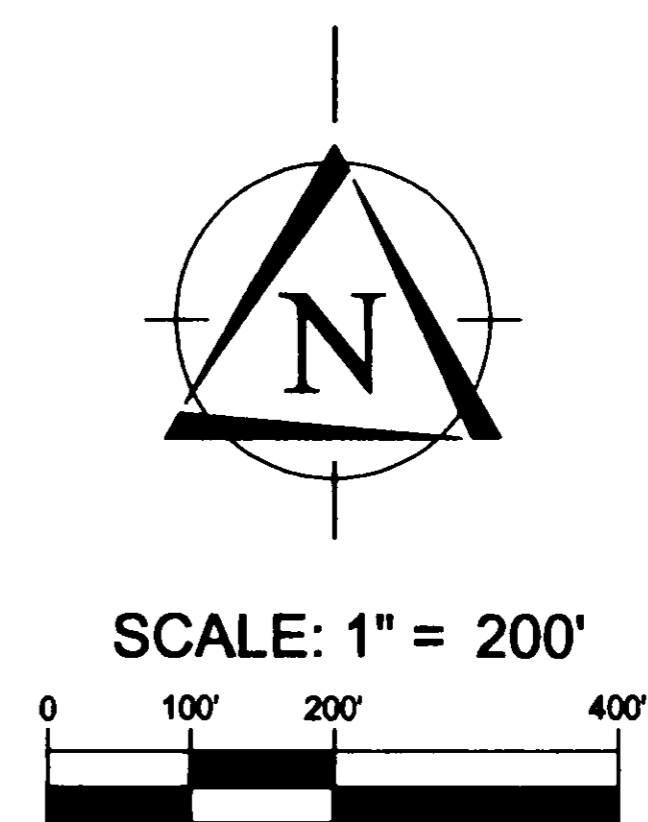
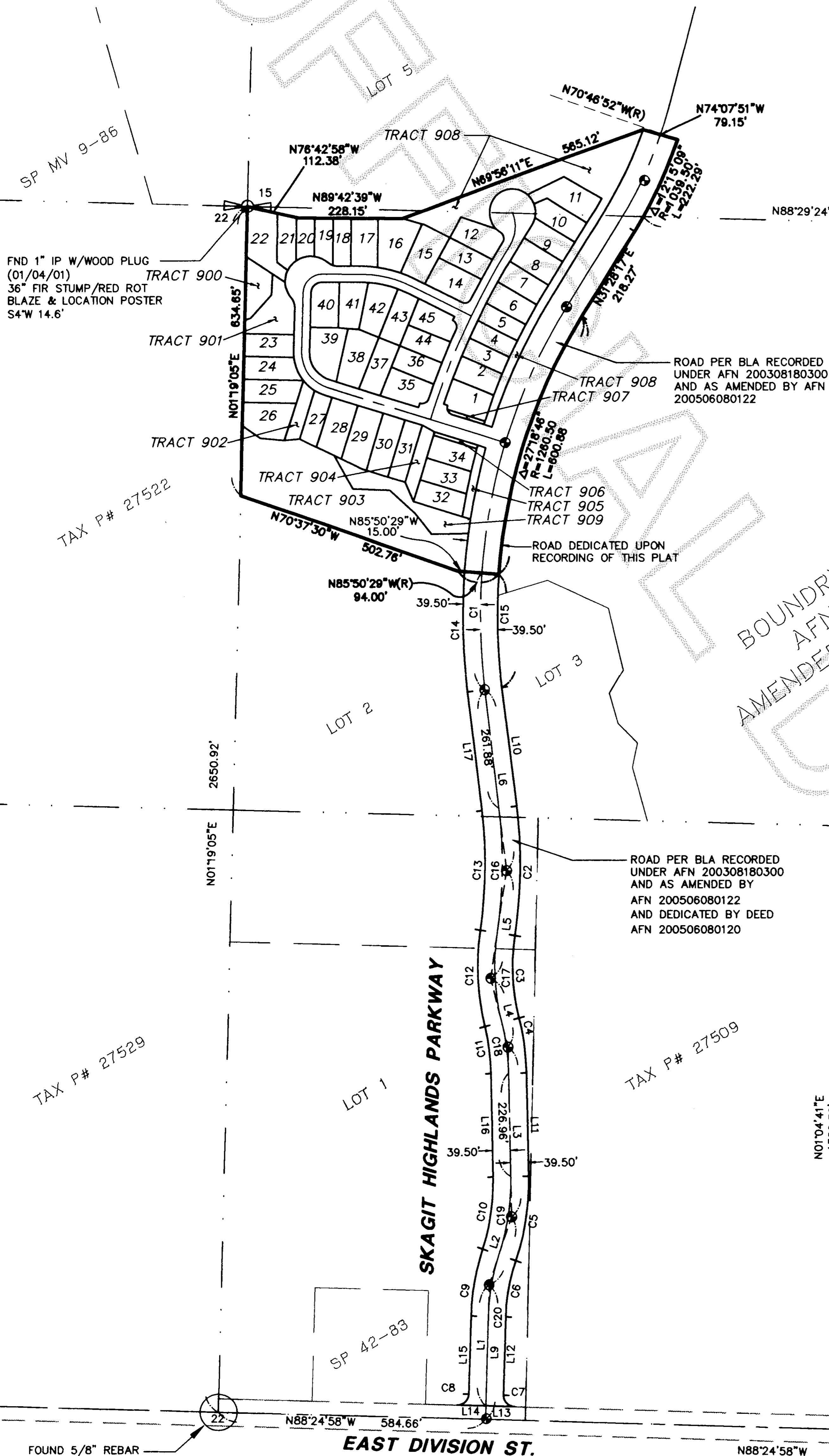
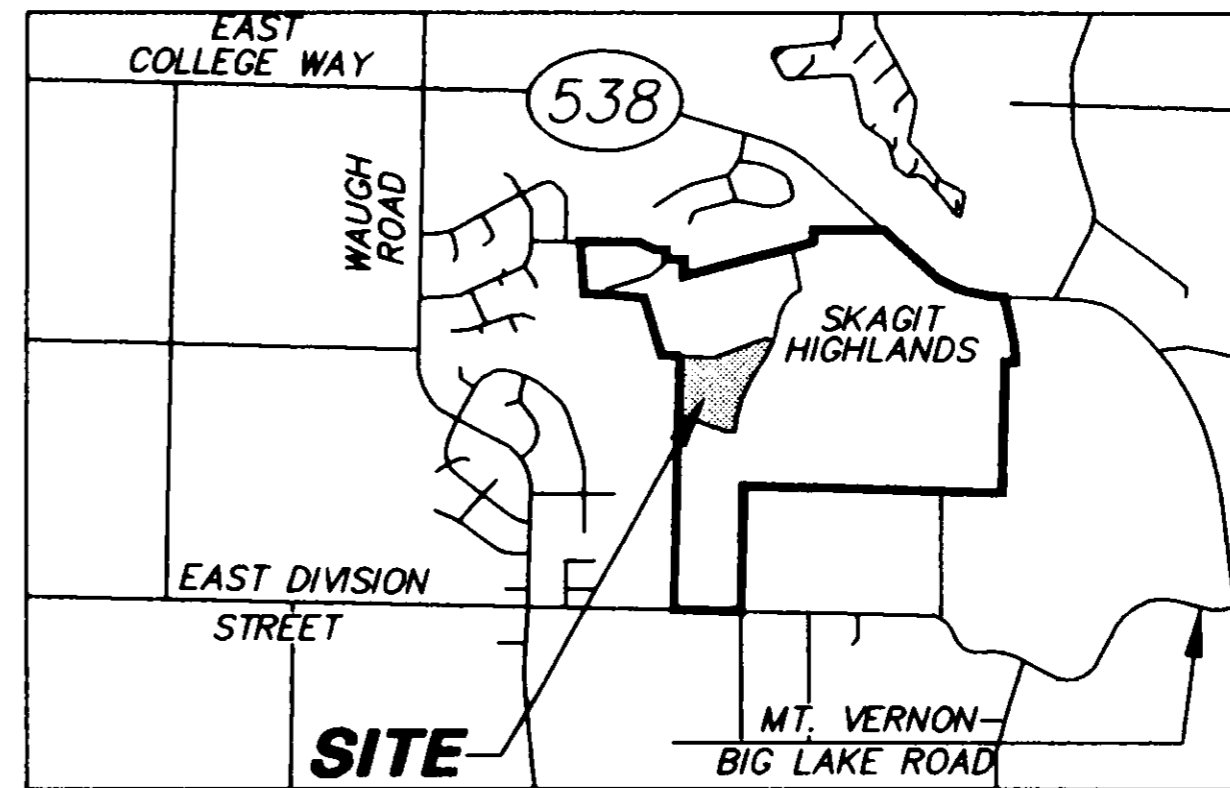
PORTION OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 15, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
AND OF THE NW 1/4 OF THE NE 1/4, SEC. 22, TWP.
34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY,
WASHINGTON



SKAGIT HIGHLANDS DIVISION I

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
POR. OF THE NW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



BASIS OF BEARINGS

CITY OF MOUNT VERNON SURVEY CONTROL
NAD 1983 / 91 GEOID99
POINT ID #46 TO ID #97
-RECORD BEARING AND DISTANCE:
S 21°14'53" W, 3605.16'
-OBSERVED BEARING AND DISTANCE:
S 21°14'53" W, 3605.31'

LINE TABLE		
LINE	LENGTH	BEARING
L1	266.30'	N01°35'04"E
L2	157.86'	N18°46'00"E
L3	372.13'	N01°16'41"W
L4	157.63'	N14°14'21"W
L5	239.20'	N08°33'45"E
L6	400.25'	N07°11'37"W
L9	296.30'	N01°35'04"E
L10	261.88'	N07°11'37"W
L11	226.96'	N01°16'41"W
L12	171.80'	N01°35'04"E
L13	64.50'	N88°24'58"W
L14	64.50'	N88°24'58"W
L15	171.81'	N01°35'04"E
L16	226.96'	N01°16'41"W
L17	261.88'	N07°11'37"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	257.57'	1300.00'	Δ=11°21'08"	129.21
C2	285.86'	1039.50'	Δ=15°45'22"	143.84
C3	183.26'	460.50'	Δ=22°48'06"	92.86
C4	122.04'	539.50'	Δ=12°57'41"	61.28
C5	188.74'	539.50'	Δ=20°02'41"	95.35
C6	126.10'	420.50'	Δ=17°10'56"	63.53
C7	39.27'	25.00'	Δ=90°00'02"	25.00
C8	39.27'	25.00'	Δ=89°59'58"	25.00
C9	149.79'	499.50'	Δ=17°10'56"	75.46
C10	161.10'	460.50'	Δ=20°02'41"	81.38
C11	104.17'	460.50'	Δ=12°57'40"	52.31
C12	214.70'	539.50'	Δ=22°48'06"	108.79
C13	264.13'	960.50'	Δ=15°45'22"	132.91
C14	265.40'	1339.50'	Δ=11°21'08"	133.14
C15	249.75'	1260.50'	Δ=11°21'08"	125.29
C16	275.00'	1000.00'	Δ=15°45'22"	138.37
C17	198.99'	500.00'	Δ=22°48'06"	100.83
C18	113.11'	500.00'	Δ=12°57'40"	56.80
C19	174.92'	500.00'	Δ=20°02'41"	88.36
C20	137.95'	460.00'	Δ=17°10'56"	69.50

CONTROL MAP

NOTE: FOR ADDITIONAL SECTION SUBDIVISION INFORMATION, REFER TO CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT RECORDED UNDER A.F. NO. 200308180300 AS AMENDED BY R.O.S. A.F. NO. 200506080122



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PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TWP. 34 NORTH, RGE. 4 EAST, W.M., AND OF THE NW 1/4 OF THE NE 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON

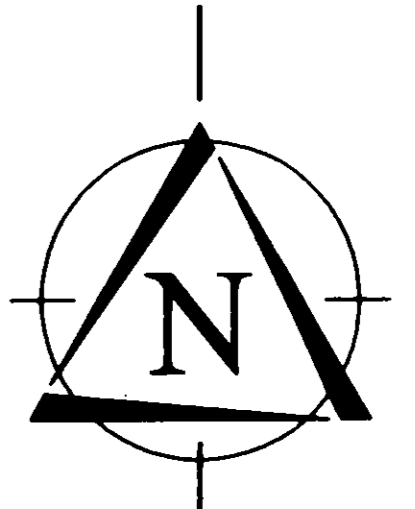


SKAGIT HIGHLANDS DIVISION I

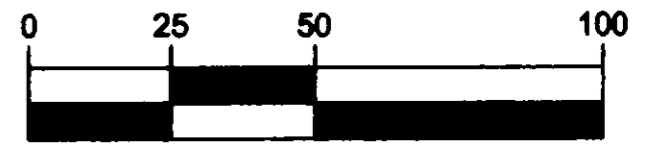
A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
POR. OF THE NW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

NOTE: SEE SHEET 3 OF 5 FOR CONTROL MAP
AND PLAT BOUNDARY DIMENSIONS



SCALE: 1" = 50'



BASIS OF BEARINGS

CITY OF MOUNT VERNON SURVEY CONTROL
NAD 1983 / 91 GEOID99
POINT ID #46 TO ID #97
-RECORD BEARING AND DISTANCE:
S 21°14'53" W, 3605.16'
-OBSERVED BEARING AND DISTANCE:
S 21°14'53" W, 3605.31'

DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES UPON
THE RECORDING OF THIS
PLAT

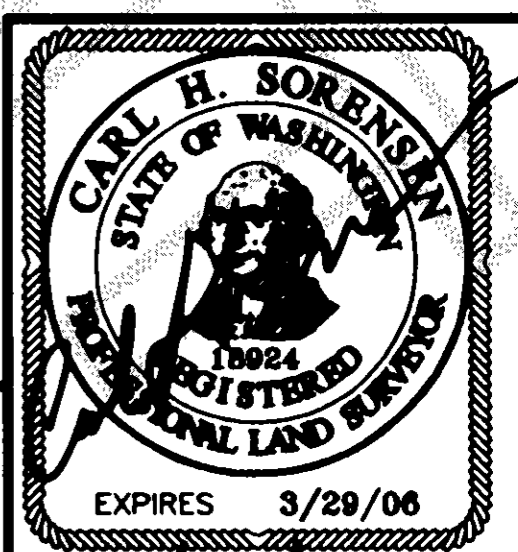
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	16.76'	16.00'	Δ=60°00'00"
C2	8.82'	16.00'	Δ=31°35'56"
C3	42.95'	1458.50'	Δ=1°41'14"
C4	32.13'	1458.50'	Δ=1°15'44"
C5	8.00'	1358.50'	Δ=0°20'15"
C8	12.19'	51.00'	Δ=13°41'36"
C9	25.13'	16.00'	Δ=90°00'00"
C10	29.93'	1358.50'	Δ=1°15'44"
C11	33.85'	267.00'	Δ=7°15'52"
C12	52.05'	267.00'	Δ=11°10'08"
C13	35.48'	267.00'	Δ=7°36'46"
C14	9.34'	30.50'	Δ=17°32'28"
C15	12.71'	30.50'	Δ=23°52'07"
C16	32.40'	55.50'	Δ=33°26'38"
C17	42.20'	55.50'	Δ=43°34'01"
C18	27.47'	55.50'	Δ=28°21'38"
C19	26.44'	55.50'	Δ=27°17'54"
C20	37.90'	55.50'	Δ=39°07'34"
C21	22.04'	30.50'	Δ=41°24'35"
C22	37.27'	24.00'	Δ=88°58'35"
C23	67.73'	232.00'	Δ=16°43'36"
C24	24.73'	16.00'	Δ=88°34'23"
C25	28.94'	1493.50'	Δ=1°06'36"
C26	32.85'	1493.50'	Δ=1°15'36"
C27	24.68'	16.00'	Δ=88°22'07"
C29	23.19'	15.00'	Δ=88°35'40"
C30	12.47'	97.00'	Δ=7°22'05"
C31	55.36'	97.00'	Δ=32°42'03"
C32	33.11'	97.00'	Δ=19°33'26"
C33	24.80'	97.00'	Δ=14°38'51"
C34	80.37'	62.00'	Δ=74°16'24"
C35	32.46'	1339.50'	Δ=1°23'19"
C36	8.00'	1358.50'	Δ=0°20'15"
C38	160.57'	1358.50'	Δ=6°46'19"
C39	14.24'	232.00'	Δ=3°30'56"
C40	23.50'	232.00'	Δ=5°48'14"
C41	64.45'	41.50'	Δ=88°58'35"
C42	88.47'	97.00'	Δ=52°15'28"

LEGEND

- NGPA NATIVE GROWTH PROTECTION AREA
- (R) RADIAL
- ① DRY UTILITY EASEMENT
- ② PUBLIC STORM DRAIN EASEMENT
- ③ PUBLIC SANITARY SEWER EASEMENT
- ④ PRIVATE STORM DRAIN EASEMENT
- ⑤ PRIVATE WATER EASEMENT
- ⑥ PRIVATE SANITARY SEWER EASEMENT

REFERENCES NOTE # ON SHEET 2 OF 5

STANDARD CITY OF MOUNT VERNON
MONUMENT IN CASE TO BE SET L5#18924

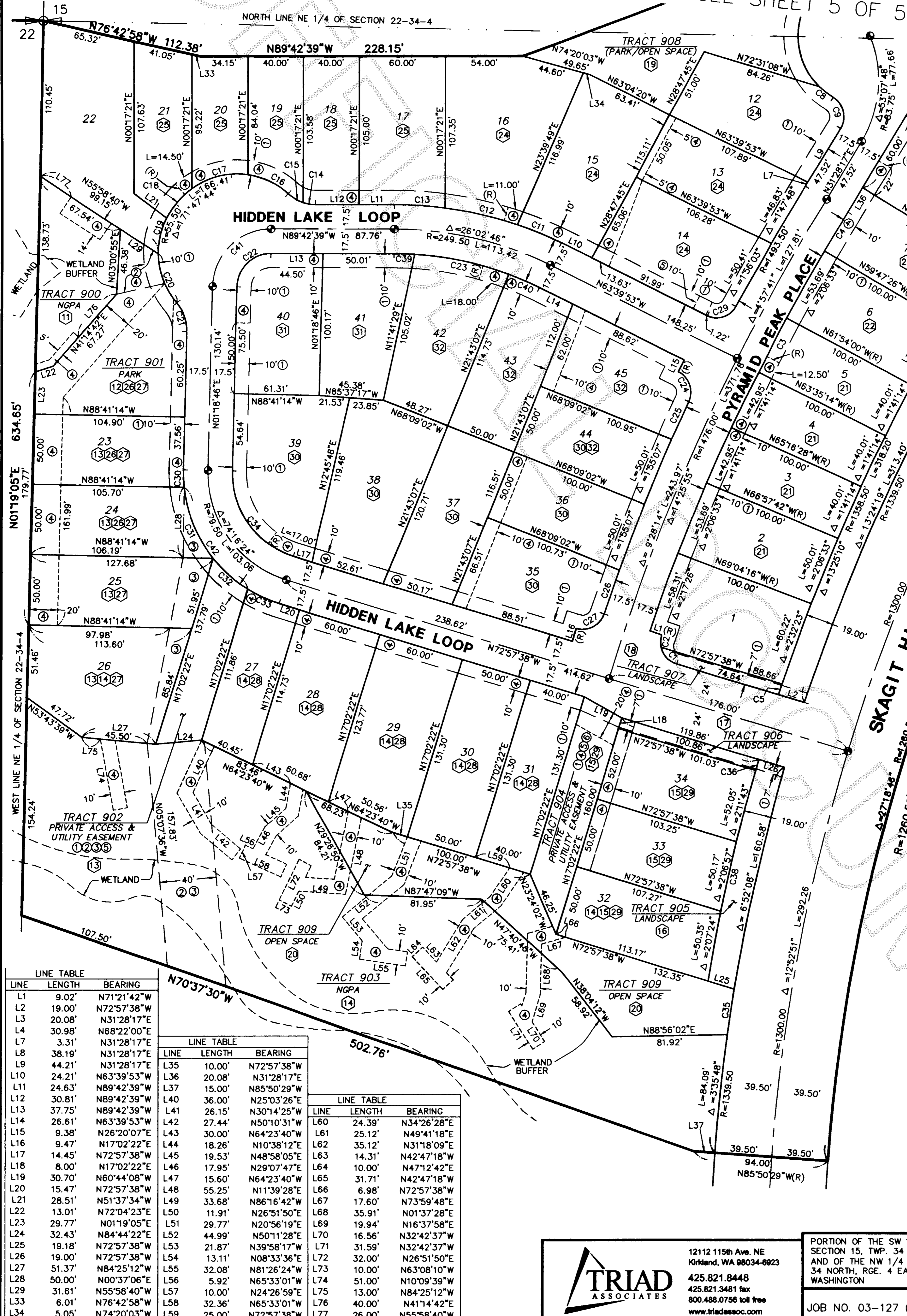


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PORTION OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 15, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
AND OF THE NW 1/4 OF THE NE 1/4, SEC. 22, TWP.
34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY,
WASHINGTON

JOB NO. 03-127 (REF 00-297)

SHEET 4 OF 5



LINE TABLE		
LINE	LENGTH	BEARING
L1	9.00'	N71°21'42"W
L2	19.00'	N72°57'38"W
L3	20.08'	N31°28'17"E
L4	30.98'	N68°22'00"E
L7	3.31'	N31°28'17"E
L8	38.19'	N31°28'17"E
L9	44.21'	N31°28'17"E
L10	24.21'	N63°39'53"W
L11	24.63'	N89°42'39"W
L12	30.81'	N89°42'39"W
L13	37.75'	N89°42'39"W
L14	26.61'	N63°39'53"W
L15	9.38'	N26°20'07"E
L16	9.47'	N17°02'22"E
L17	14.45'	N72°57'38"W
L18	8.00'	N17°02'22"E
L19	30.70'	N60°44'08"W
L20	15.47'	N72°57'38"W
L21	28.51'	N51°37'34"W
L22	13.01'	N72°04'23"E
L23	29.77'	N01°19'05"E
L24	32.43'	N84°44'22"E
L25	19.18'	N72°57'38"W
L26	19.00'	N72°57'38"W
L27	51.37'	N84°25'12"W
L28	50.00'	N00°37'06"E
L29	31.61'	N55°58'40"W
L33	6.01'	N76°42'58"W
L34	5.05'	N74°20'03"W

LINE TABLE		
LINE	LENGTH	BEARING
L35	10.00'	N72°57'38"W
L36	20.08'	N31°28'17"E
L37	15.00'	N85°50'29"W
L40	36.00'	N25°03'26"E
L41	26.15'	N30°14'25"W
L42	27.44'	N50°10'31"W
L43	30.00'	N64°23'40"W
L44	18.26'	N10°38'12"E
L45	19.53'	N48°58'05"E
L46	17.95'	N29°07'47"E
L47	15.60'	N64°23'40"W
L48	55.25'	N11°39'28"E
L49	33.68'	N86°16'42"W
L50	11.91'	N26°51'50"E
L51	29.77'	N20°56'19"E
L52	44.99'	N50°11'28"E
L53	21.87'	N39°58'17"W
L54	13.11'	N08°33'36"E
L55	32.08'	N81°26'24"W
L56	5.92'	N65°33'01"W
L57	10.00'	N24°26'59"E
L58	32.36'	N65°33'01"W
L59	25.00'	N72°57'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L60	24.39'	N34°26'28"E
L61	25.12'	N49°41'18"E
L62	35.12'	N31°18'09"E
L63	14.31'	N42°47'18"W
L64	10.00'	N47°12'42"E
L65	31.71'	N42°47'18"W
L66	6.98'	N72°57'38"W
L67	17.60'	N53°59'48"E
L68	35.91'	N01°37'28"E
L69	19.94'	N16°37'58"E
L70	16.56'	N32°42'37"W
L71	31.59'	N32°42'37"W
L72	32.00'	N26°51'50"E
L73	10.00'	N63°08'10"W
L74	51.00'	N10°09'39"W
L75	13.00'	N84°25'12"W
L76	40.00'	N41°14'42"E
L77	26.00'	N55°58'40"W

SKAGIT HIGHLANDS DIVISION I

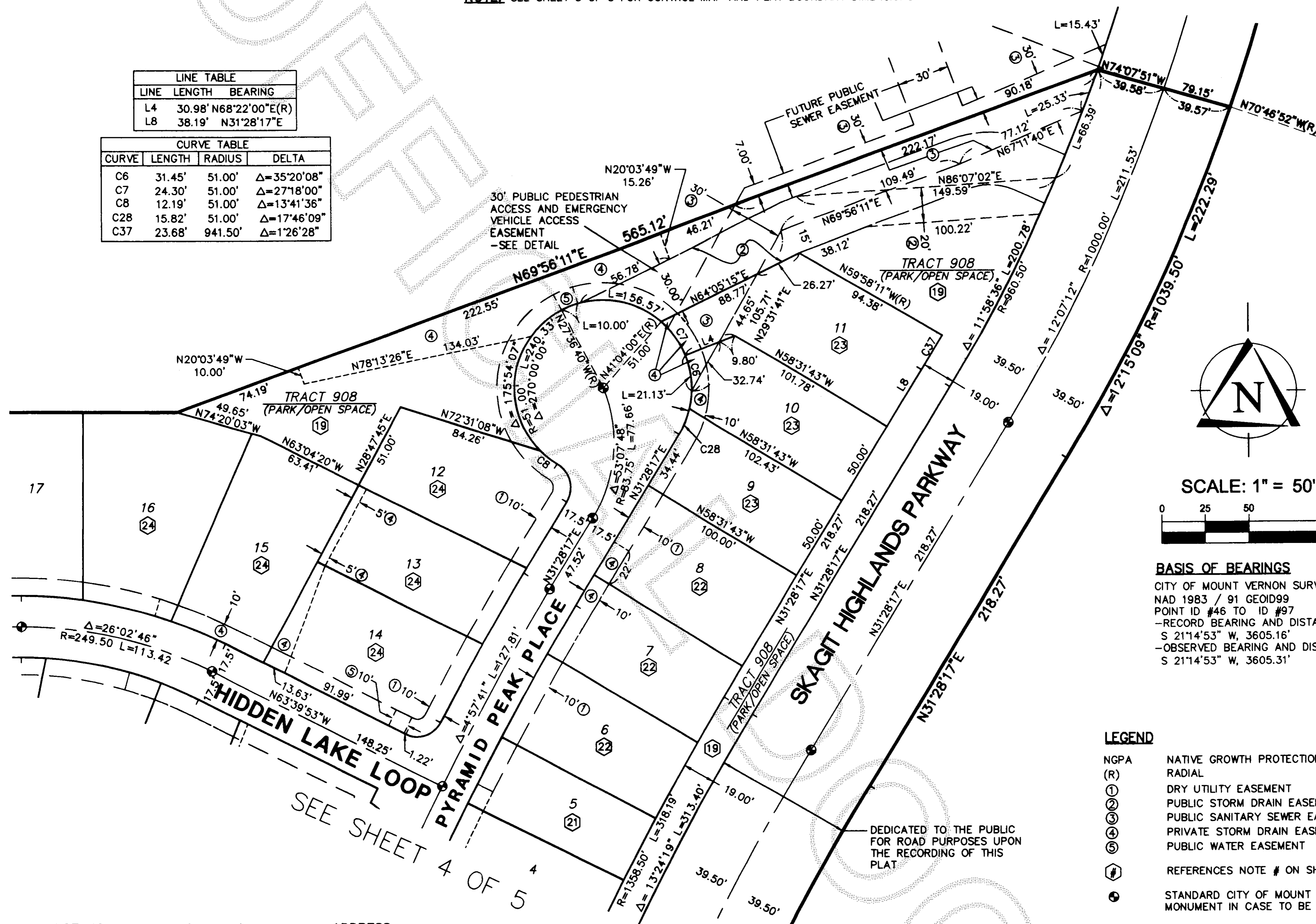
A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
POR. OF THE NW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

NOTE: SEE SHEET 3 OF 5 FOR CONTROL MAP AND PLAT BOUNDARY DIMENSIONS

LINE TABLE		
LINE	LENGTH	BEARING
L4	30.98'	N68°22'00"E(R)
L8	38.19'	N31°28'17"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C6	31.45'	51.00'	Δ=35°20'08"
C7	24.30'	51.00'	Δ=27°18'00"
C8	12.19'	51.00'	Δ=13°41'36"
C28	15.82'	51.00'	Δ=17°46'09"
C37	23.68'	941.50'	Δ=1°26'28"



BASIS OF BEARINGS

CITY OF MOUNT VERNON SURVEY CONTROL
NAD 1983 / 91 GEOD99
POINT ID #46 TO ID #97
-RECORD BEARING AND DISTANCE:
S 21°14'53" W, 3605.16'
-OBSERVED BEARING AND DISTANCE:
S 21°14'53" W, 3605.31'

LEGEND

- NGPA NATIVE GROWTH PROTECTION AREA
- (R) RADIAL
- ① DRY UTILITY EASEMENT
- ② PUBLIC STORM DRAIN EASEMENT
- ③ PUBLIC SANITARY SEWER EASEMENT
- ④ PRIVATE STORM DRAIN EASEMENT
- ⑤ PUBLIC WATER EASEMENT
- ⑥ REFERENCES NOTE # ON SHEET 2 OF 5
- ⑦ STANDARD CITY OF MOUNT VERNON MONUMENT IN CASE TO BE SET LS#18924

LOT NO. AREA (SQ. FT.)

1	6,278
2	5,185
3	4,148
4	4,148
5	4,148
6	5,185
7	5,111
8	6,000
9	5,012
10	5,512
11	7,450
12	6,331
13	5,347
14	6,860
15	7,317
16	8,474
17	6,328
18	4,196
19	3,691
20	3,453
21	4,414
22	8,687
23	5,248
24	5,691
25	6,032
26	7,643
27	4,494
28	7,155
29	7,690
30	6,565
31	5,252
32	5,503
33	5,255
34	5,302
35	6,147
36	5,011
37	5,930
38	7,594
39	7,480
40	5,989
41	5,593
42	6,424
43	5,689
44	5,017
45	5,730
TR. 900*	5,414
TR. 901	8,246
TR. 902	3,714
TR. 903*	60,182
TR. 904	4,369
TR. 905	3,051
TR. 906	808
TR. 907	676
TR. 908	40,637
TR. 909	11,841
DEDICATED RIGHT OF WAY	147,114
TOTAL AREA	547,760

ADDRESS

704	PYRAMID PEAK PLACE
716	PYRAMID PEAK PLACE
722	PYRAMID PEAK PLACE
728	PYRAMID PEAK PLACE
802	PYRAMID PEAK PLACE
806	PYRAMID PEAK PLACE
810	PYRAMID PEAK PLACE
812	PYRAMID PEAK PLACE
816	PYRAMID PEAK PLACE
820	PYRAMID PEAK PLACE
824	PYRAMID PEAK PLACE
811	PYRAMID PEAK PLACE
809	PYRAMID PEAK PLACE
805	PYRAMID PEAK PLACE
4800	HIDDEN LAKE LOOP
4802	HIDDEN LAKE LOOP
4804	HIDDEN LAKE LOOP
4806	HIDDEN LAKE LOOP
4808	HIDDEN LAKE LOOP
4810	HIDDEN LAKE LOOP
4812	HIDDEN LAKE LOOP
4814	HIDDEN LAKE LOOP
4820	HIDDEN LAKE LOOP
4822	HIDDEN LAKE LOOP
4824	HIDDEN LAKE LOOP
4826	HIDDEN LAKE LOOP
4830	HIDDEN LAKE LOOP
4832	HIDDEN LAKE LOOP
4834	HIDDEN LAKE LOOP
4836	HIDDEN LAKE LOOP
4700	HIDDEN LAKE LOOP
620	PYRAMID PEAK PLACE
626	PYRAMID PEAK PLACE
630	PYRAMID PEAK PLACE
701	PYRAMID PEAK PLACE
711	PYRAMID PEAK PLACE
4633	HIDDEN LAKE LOOP
4631	HIDDEN LAKE LOOP
4629	HIDDEN LAKE LOOP
4609	HIDDEN LAKE LOOP
4605	HIDDEN LAKE LOOP
4603	HIDDEN LAKE LOOP
4601	HIDDEN LAKE LOOP
719	PYRAMID PEAK PLACE
725	PYRAMID PEAK PLACE
TR. 900	
TR. 901	
TR. 902	
TR. 903	
TR. 904	
TR. 905	
TR. 906	
TR. 907	
TR. 908	
TR. 909	

30' PUBLIC PEDESTRIAN ACCESS AND EMERGENCY VEHICLE ACCESS EASEMENT

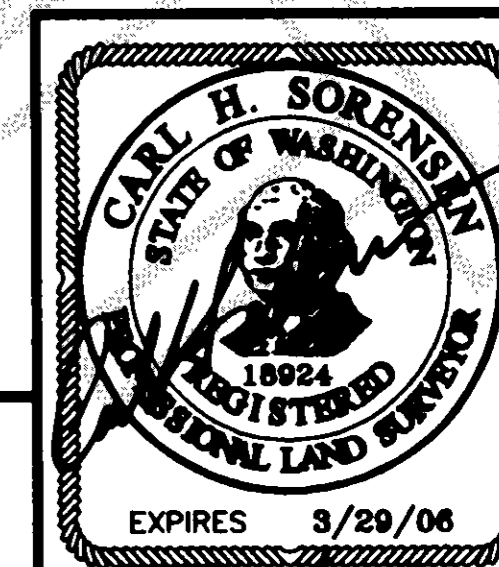
DETAIL
1" = 50'



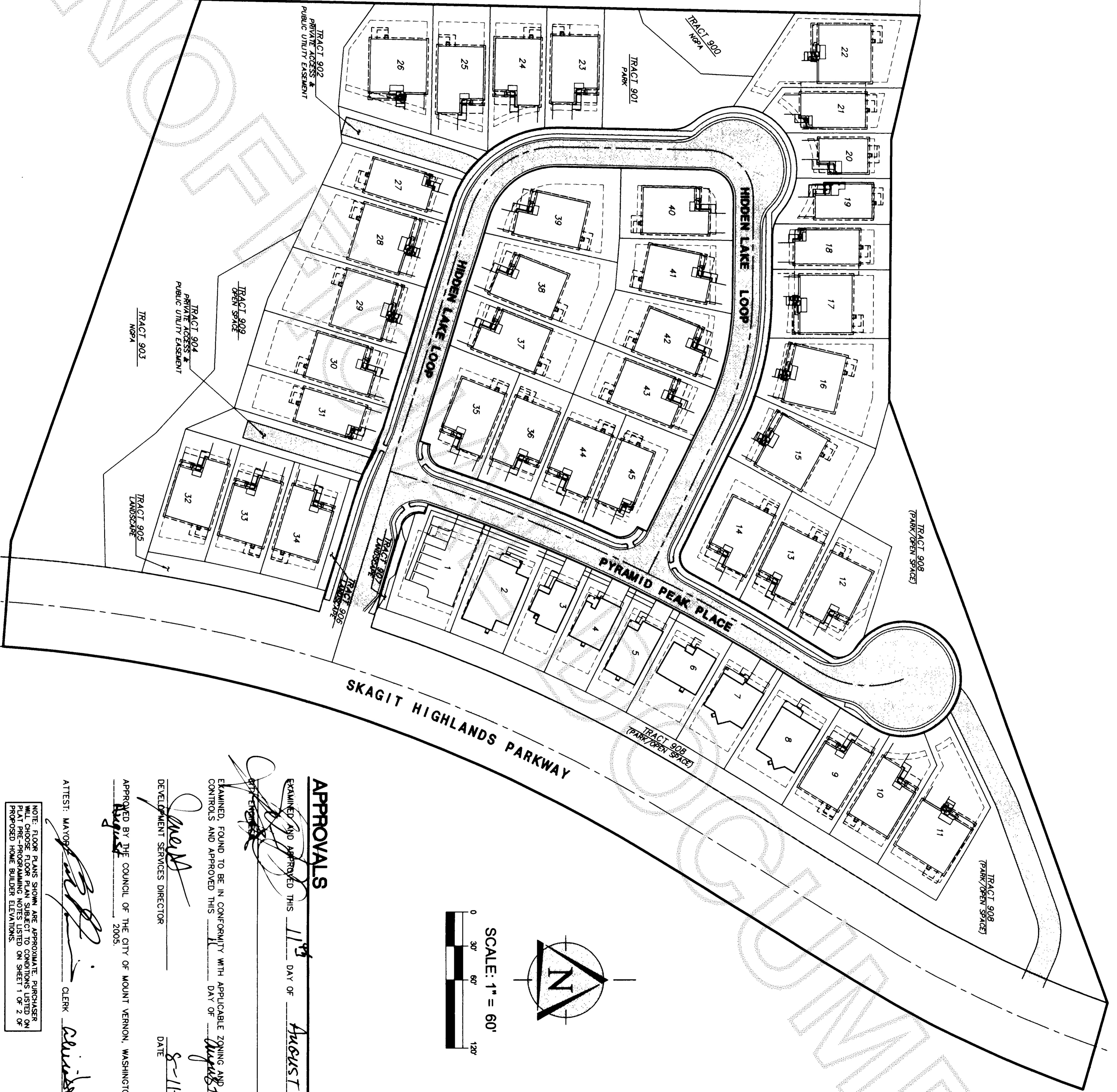
12112 115th Ave. NE
Kirkland, WA 98034-8923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TWP. 34 NORTH, RGE. 4 EAST, W.M., AND OF THE NW 1/4 OF THE NE 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON

JOB NO. 03-127 (REF 00-297)



SHEET 5 OF 5



APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF AUGUST, 2005.

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 11th DAY OF AUGUST, 2005.

DEVELOPMENT SERVICES DIRECTOR

DATE

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

ATTEST:

CLERK

NOTE: FLOOR PLANS SHOWN ARE APPROXIMATE. PURCHASER WILL CHOOSE FLOOR PLAN SUBJECT TO CONDITIONS LISTED ON PLAT PRE-PROGRAMMING NOTES LISTED ON SHEET 1 OF 2 OF PROPOSED HOME BUILDER ELEVATIONS.

PUD EXHIBIT

**QUADRANT
SKAGIT HIGHLANDS
DIVISION I**

CITY OF MOUNT VERNON

WASHINGTON

12112 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.thetriadassoc.com



PROJECT MANAGER

CARL SORESEN, PLS

PROJECT SUPERVISOR

TOM MATT, PE

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 6/10/05

SCALE: HORIZ: 1"=60' VERT: 1"=60'

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NO.

03-127

SHEET NO.

1 of 1

Skagit Highlands

Updated 4/13/2005

Pod C
Plat Pre-Programming

Adjacent homes to have different exterior body (lap siding) color.

No adjacent homes to have same elevation.

Front yard setbacks of adjacent homes to vary by approximately two (2) feet.

Relationship of side yard windows of adjacent homes shall be managed to be offset, screened or tinted.

All 30' (Olympic Collection) front loaded garage homes to have optional garage tiles (windows), as standard. Also, Garage doors to be painted body (lap siding) color as standard.

All front elevations to have all options shown (windows, window trim, grids, shutters, planter box, knee braces, siding options and porch railing where available) as standard.

No garage face may be closer than 20' to street.

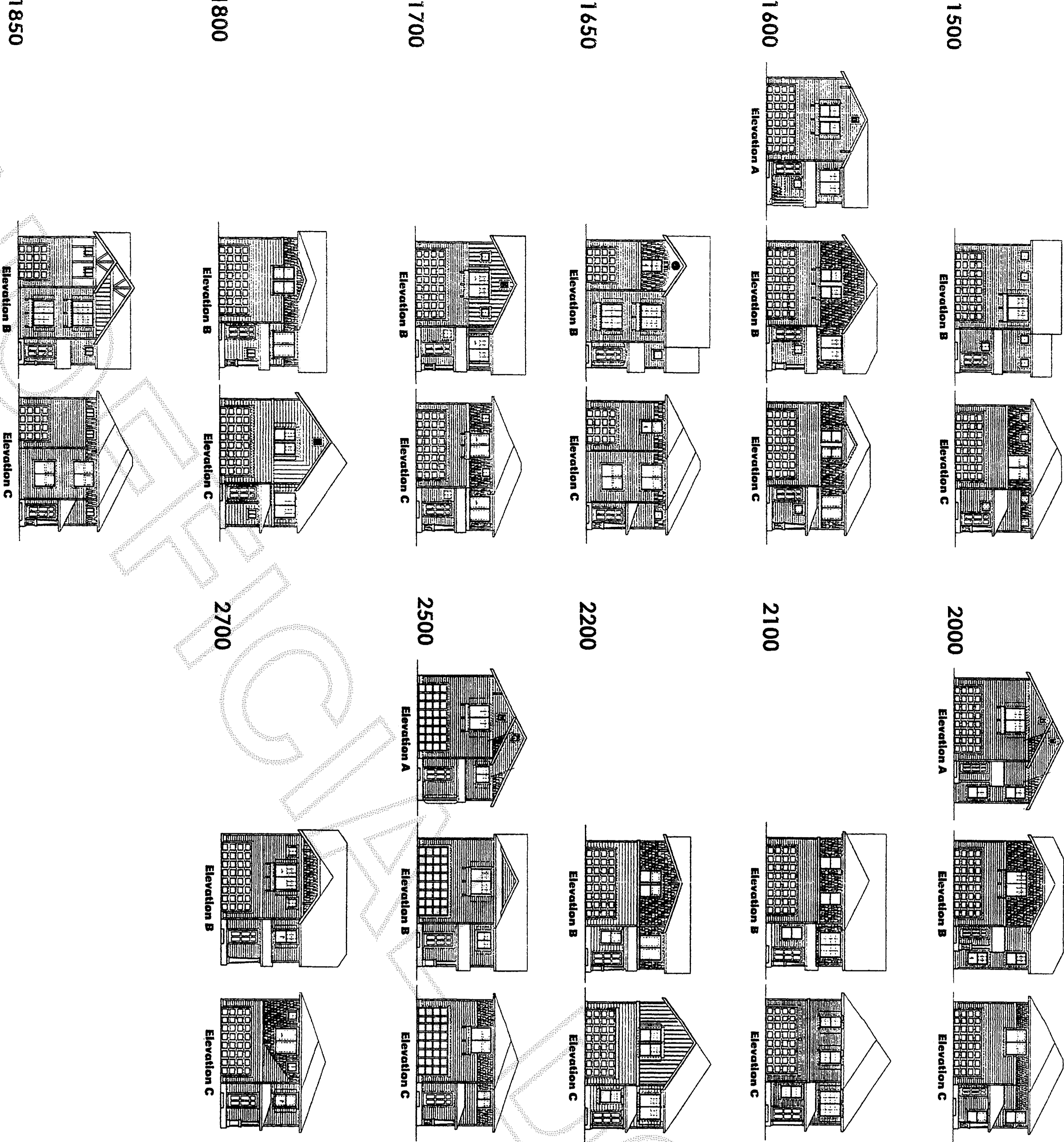
Corner lots (with side elevation facing side streets) will have window trim (wrap), shutters and additional landscaping standard per chart below.

Rear elevations facing major roadway will have optional window trim (wrap) as standard.

Lot	Corner lot treatment	Rear lot treatment
1	Yes	Yes
2		Yes
3		Yes
4		Yes
5		Yes
6		Yes
7		Yes
8		Yes
9		Yes
10		Yes
11	Yes	Yes
12		
13		
14	Yes	
15		
16		
17		
18		
19		
20		
21		
22		
23	Yes	
24		
25		
26		
27		
28		
29		
30		
31		Yes
32		Yes
33	Yes	Yes
34	Yes	Yes
35		
36		
37		
38	Yes	
39		
40	Yes	
41		
42		
43		
44		
45	Yes	

Note: Floor plans shown are approximate. Purchaser will choose floor plan subject to above conditions.

30' Front Load Olympic Collection

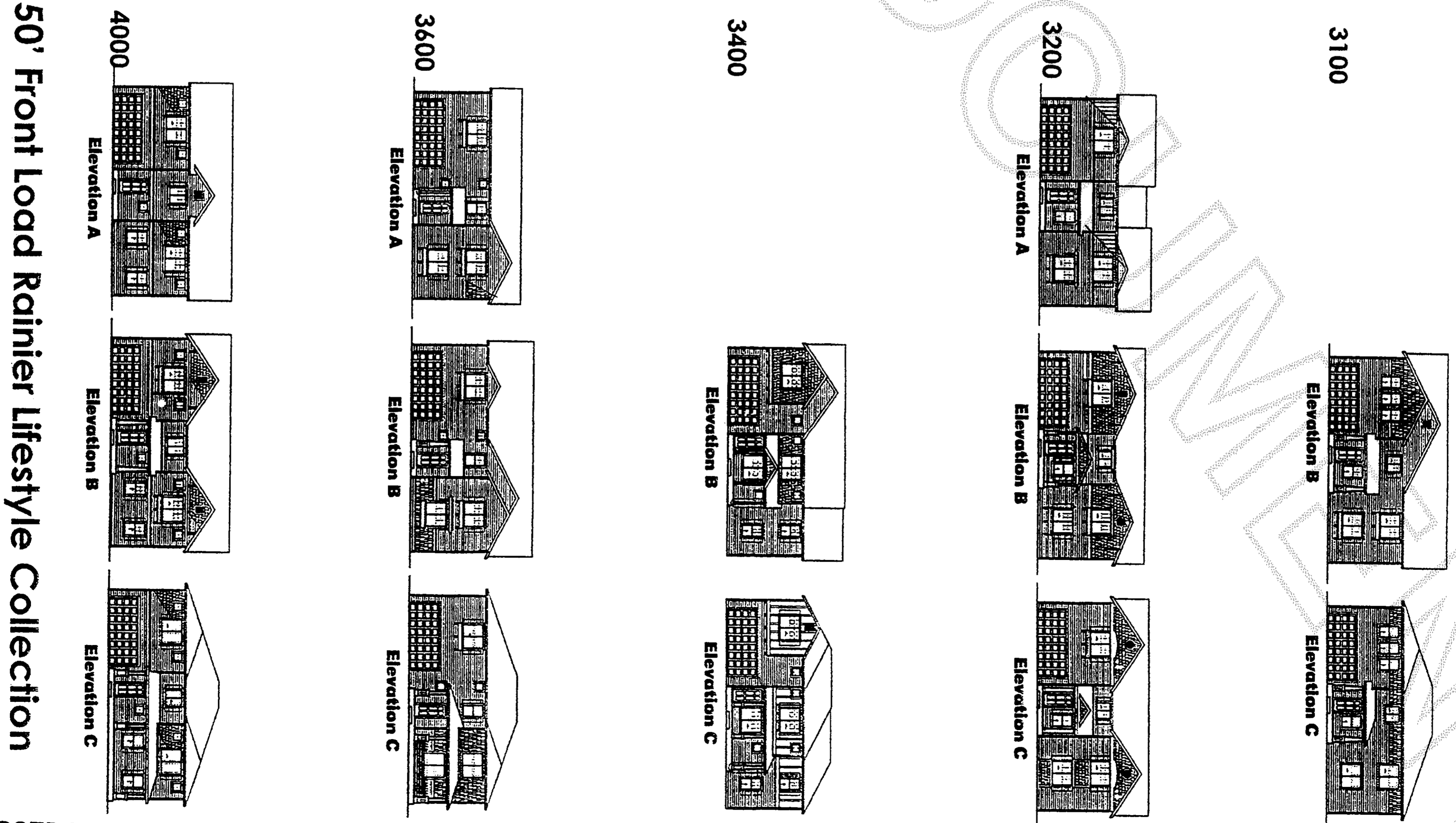
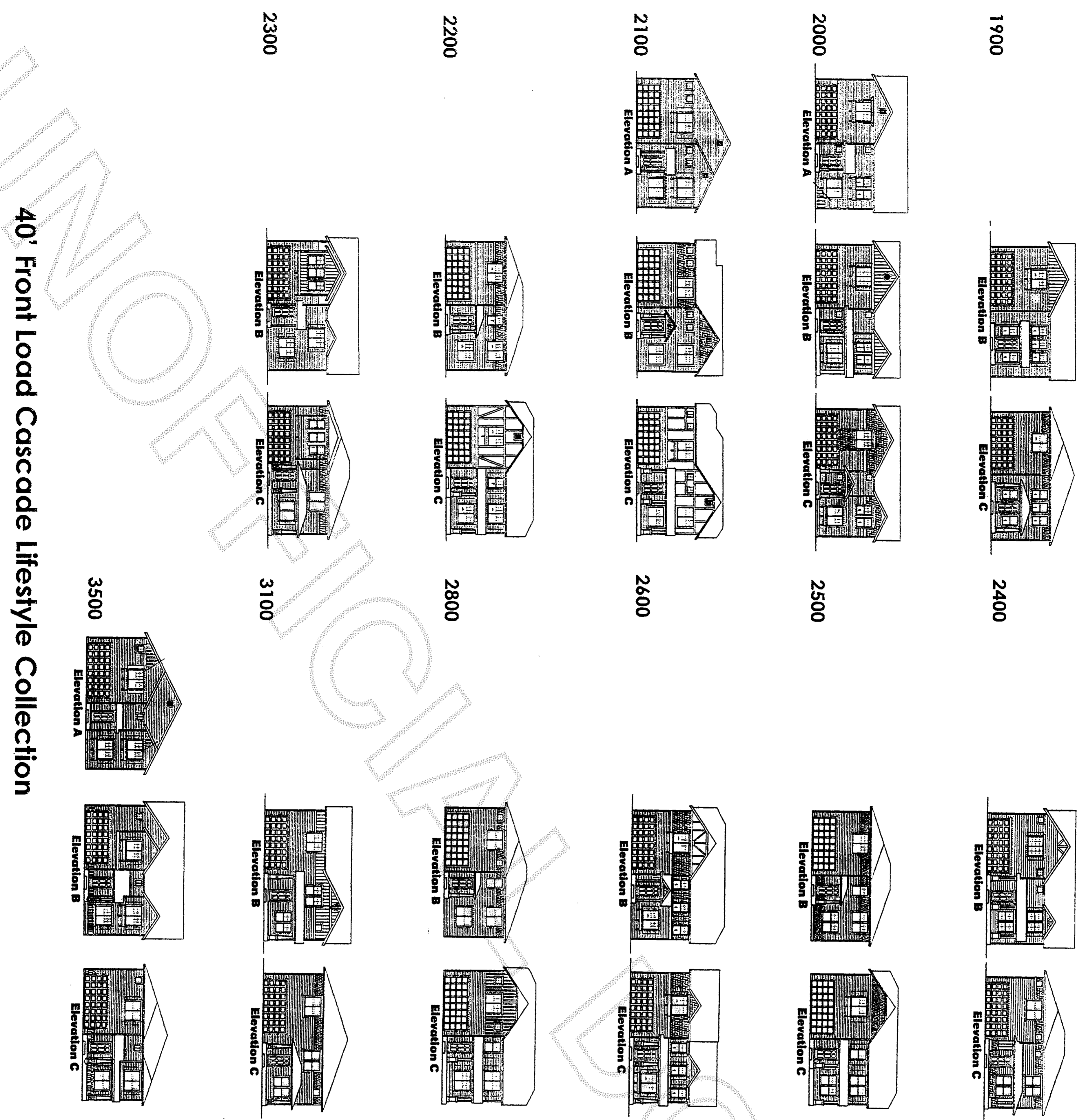


Designer:	Quadrant Homes MORE HOUSE. LESS MONEY. P.O. Box 130 Bainbridge, Washington 98009 (425) 436-2800 • Fax: (425) 648-8063
TITLE:	
NOTES:	
4/13/05	
SHEET	

QUADRANT HOMES MORE HOUSE. LESS MONEY.	
THIS DRAWING IS © COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF THE QUADRANT CORPORATION	

Date	By	Description



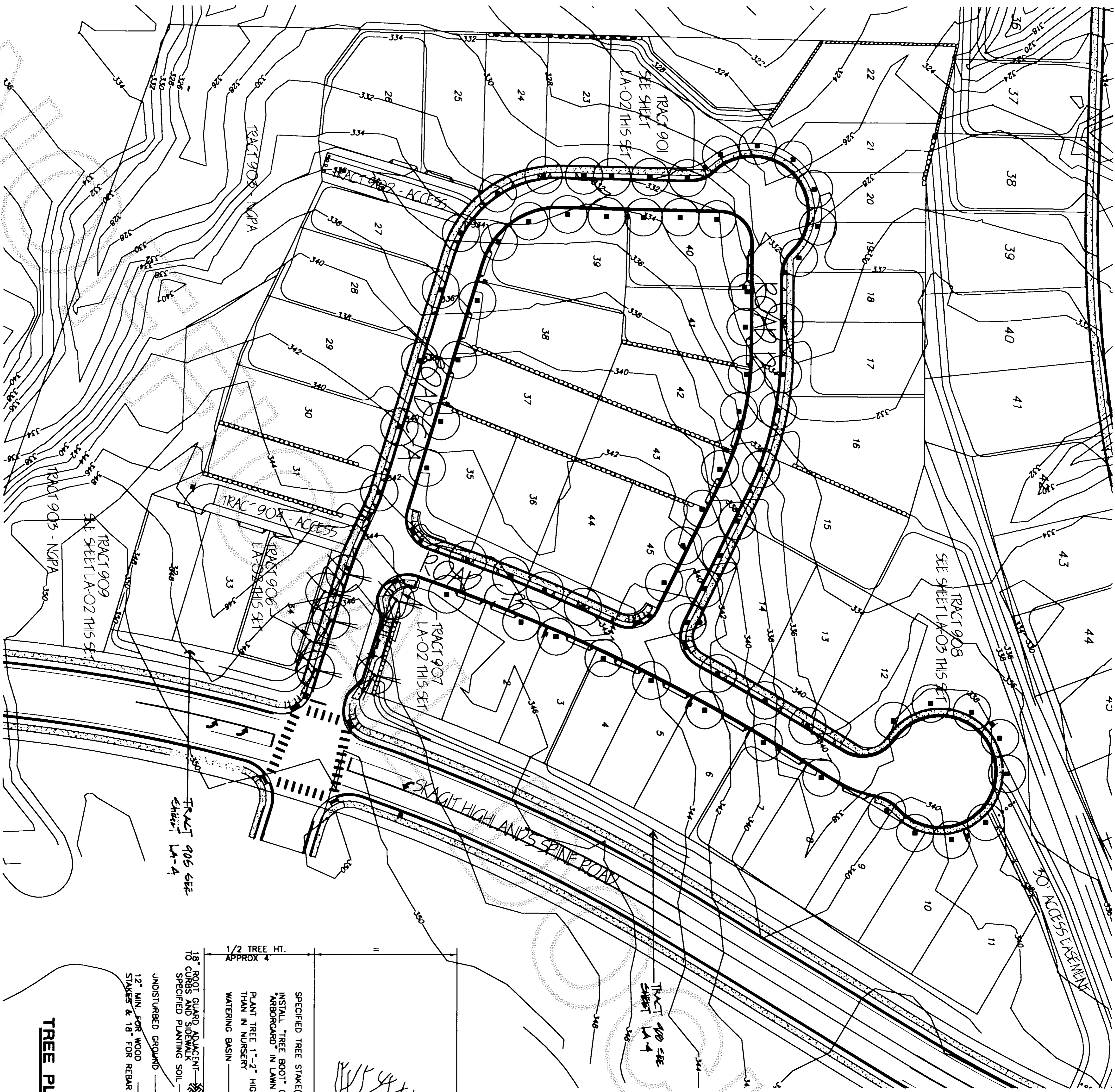


40' Front Load Cascade Lifestyle Collection

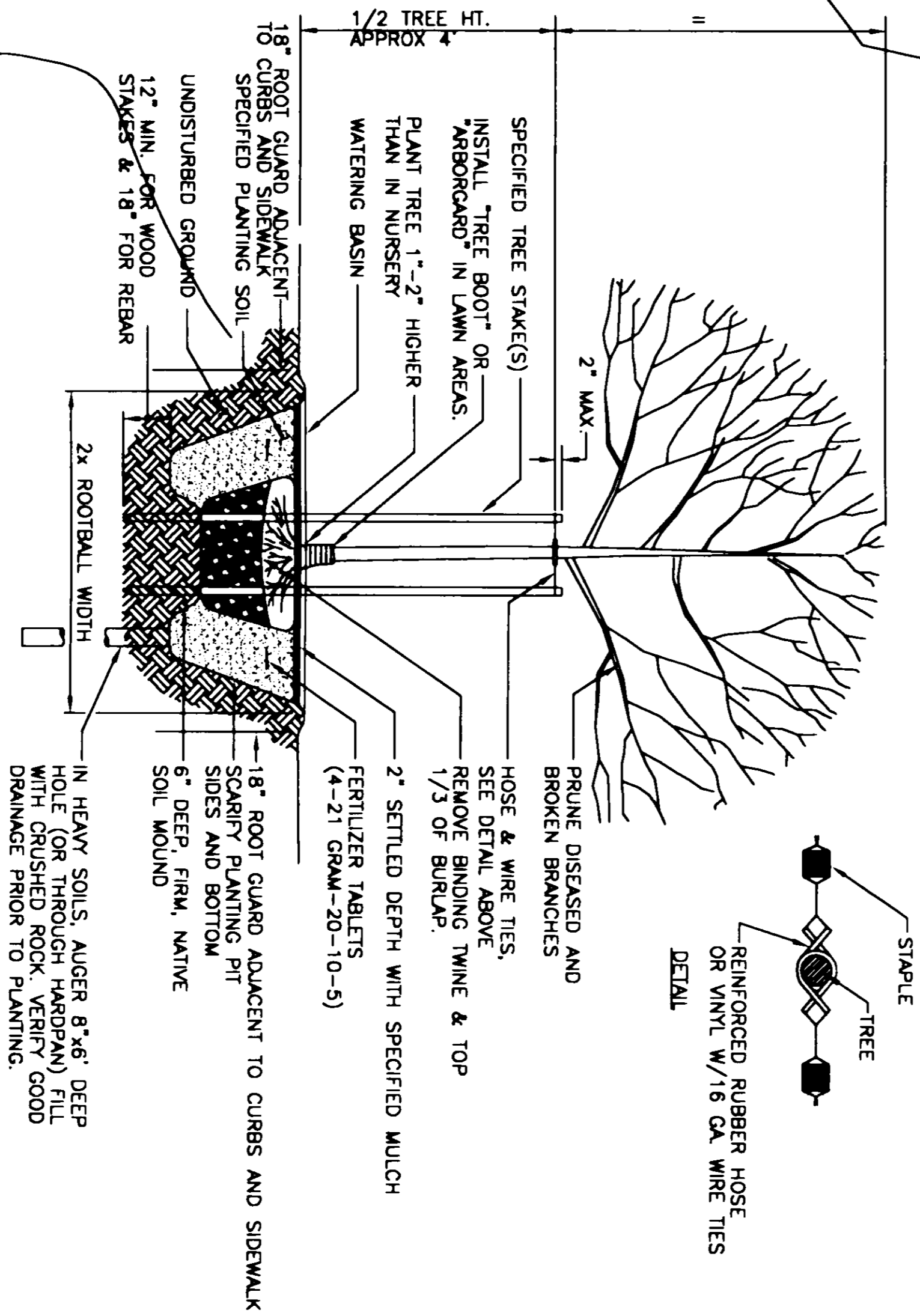
50' Front Load Rainier Lifestyle Collection

SHEET		DATE		DESCRIPTION	
4/13/05					
NOTES:		DATE		DESCRIPTION	
TITLE					
Designer:					
Quadrant Homes					
MORE HOUSE. LESS MONEY.					
P.O. BOX 120					
Bellingham, Washington 98205					
(360) 435-2500 • Fax (360) 444-4341					
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Skagit County Auditor
8/16/2005 Page 9 of 13 1:18PM



TREE PLANTING & STAKING DETAIL
NOT TO SCALE



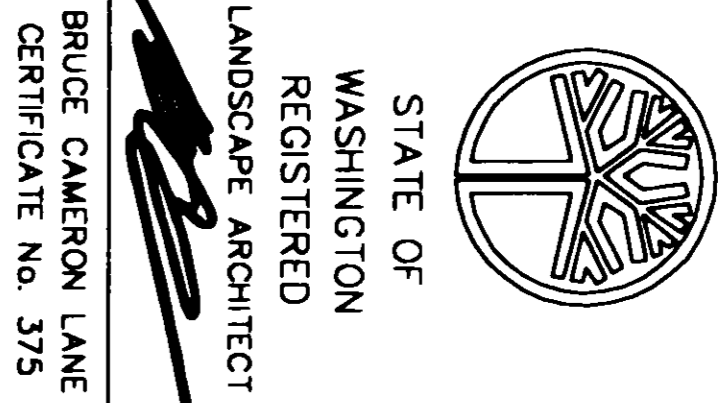
BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
<i>Pinus caleyana</i> 'Arstocrat'	Flowering Pear	68	2" cal	3883, FULL & MATCHING
Acer sp. 'Karpik'	Maple	7	2" cal	3883, FULL & MATCHING

SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD C
STREET TREE PLAN



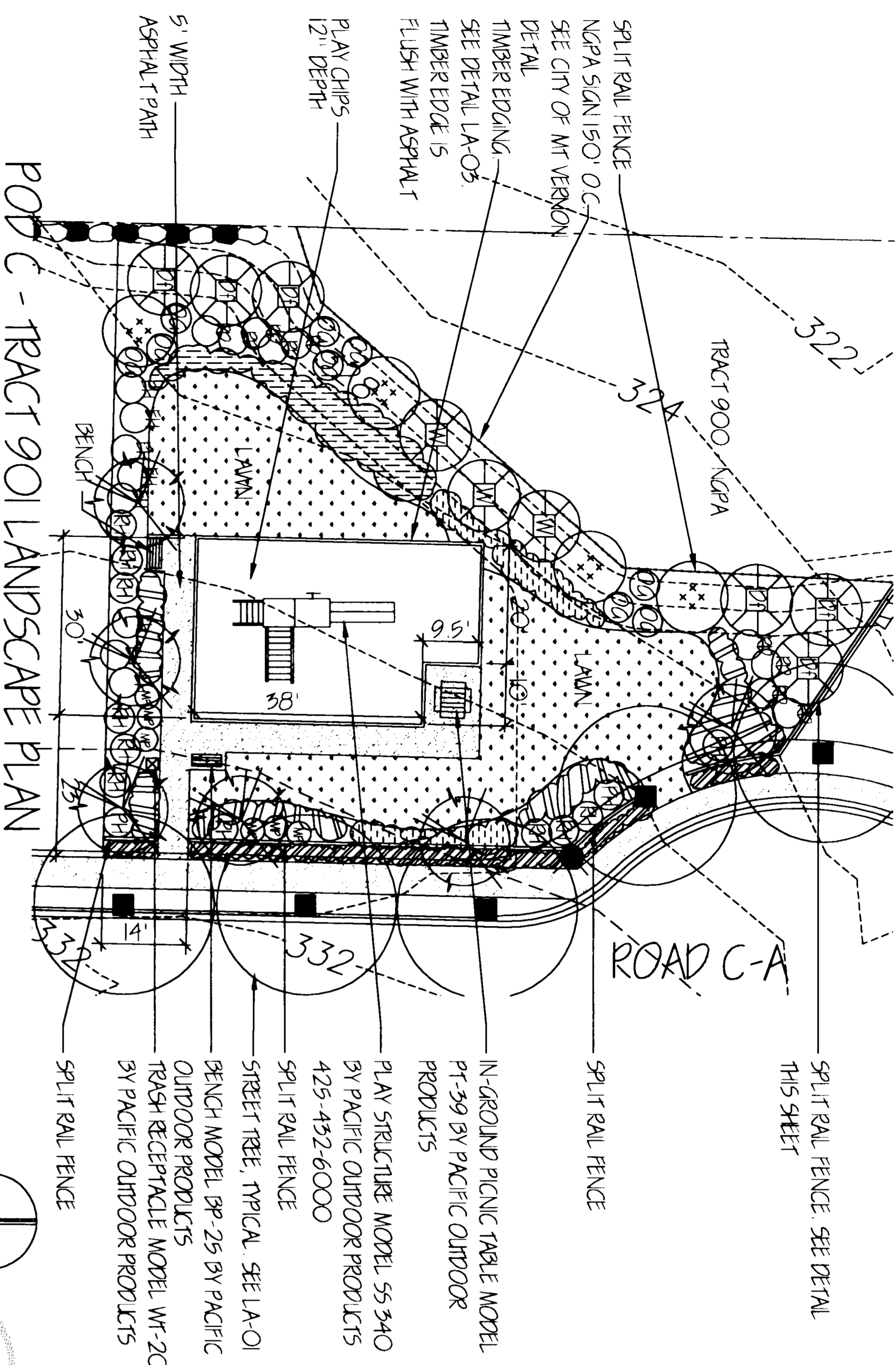
Lane & Associates
Landscape Architecture

17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319



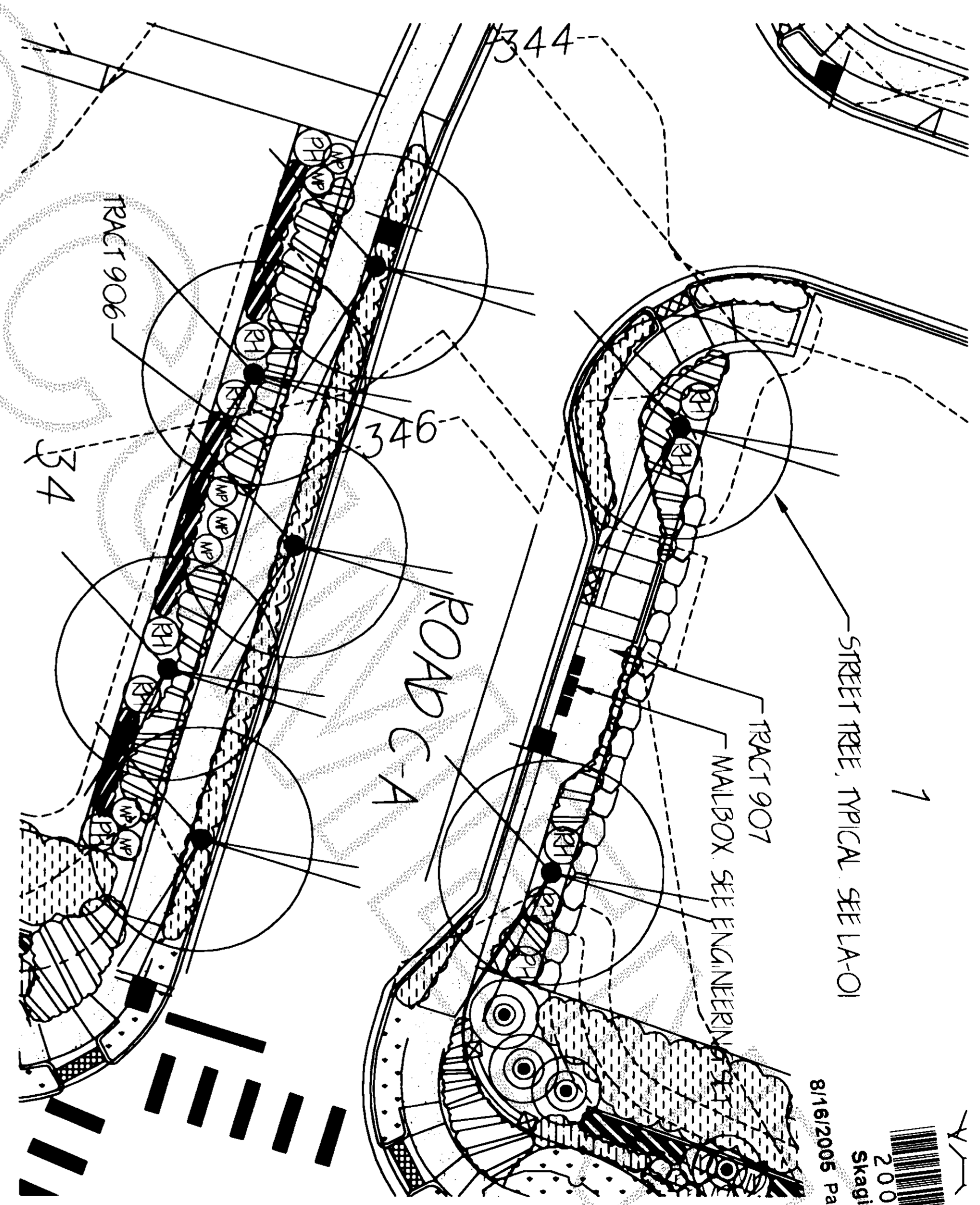
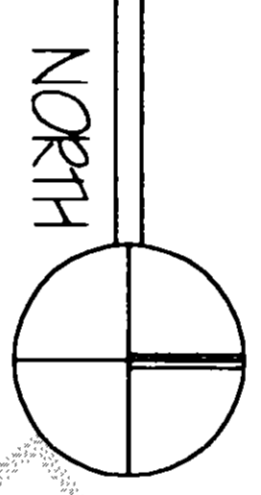
Revisions
16x24" sheets
By
BCL

Date 4/11/05
Scale as shown
Drawn BCL
Job 10-04C
Sheet LA-1
of 5 Sheets



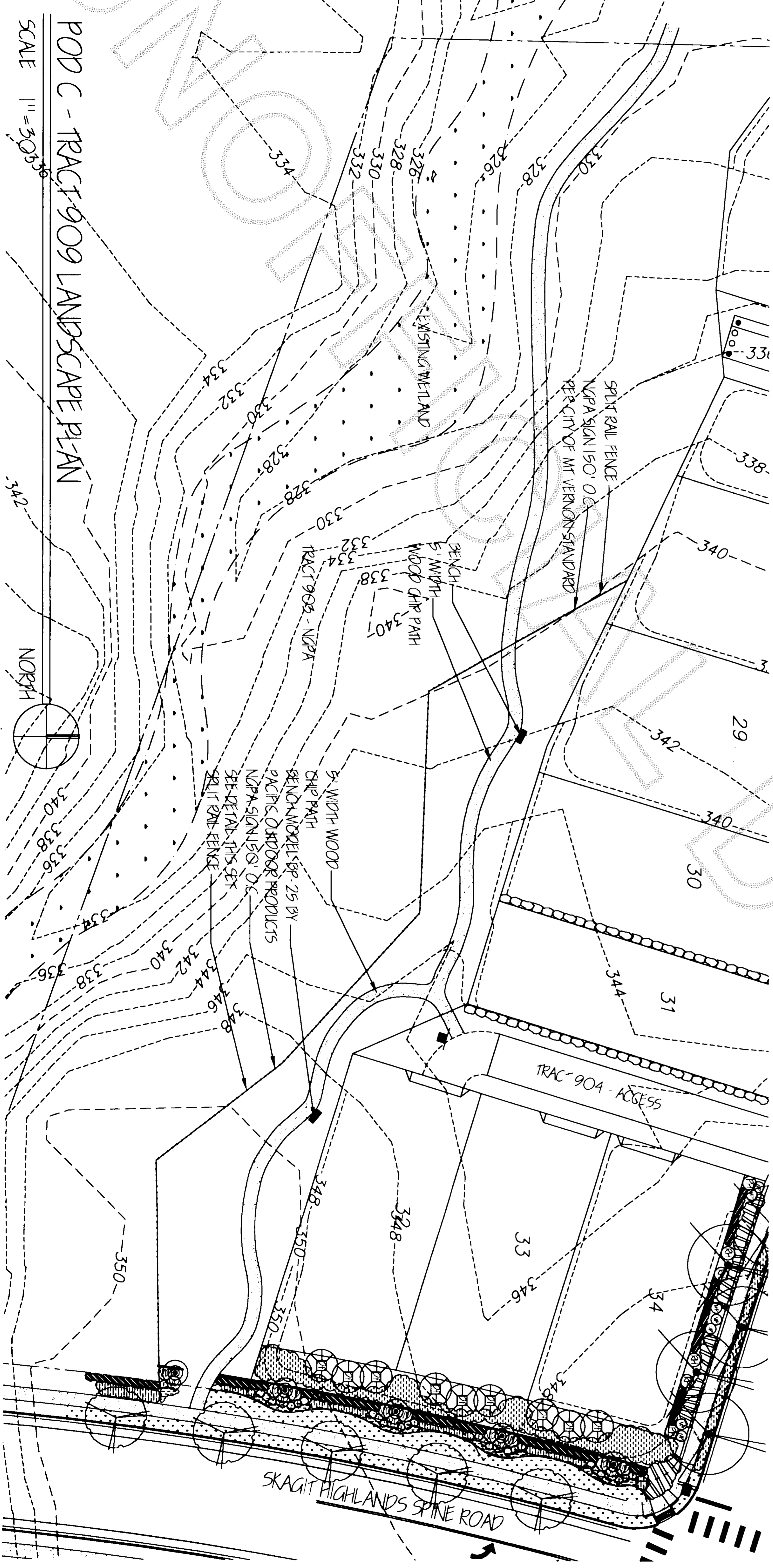
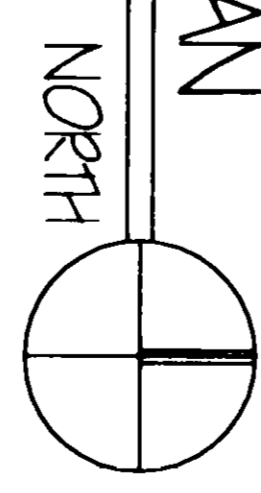
POD C - TRACT 901 LANDSCAPE PLAN

SCALE 1"=20'



POD C - TRACTS 906 and 907 LANDSCAPE PLAN

SCALE 1"=20'



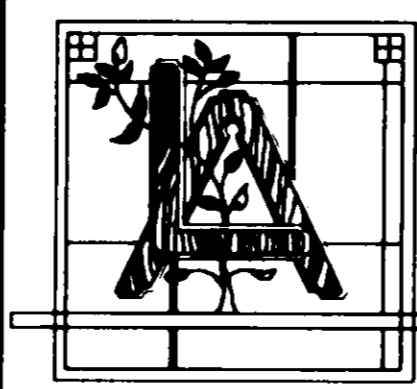
POD C - TRACT 909 LANDSCAPE PLAN

SCALE 1"=30'



Revised 10x24" Tract 9
2005.08.16.01.82
Skagit County Auditor
10 of 13 1:18PM
8/16/2005 Page

SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD C - TRACTS 901, 906, 907, 909
LANDSCAPE PLAN



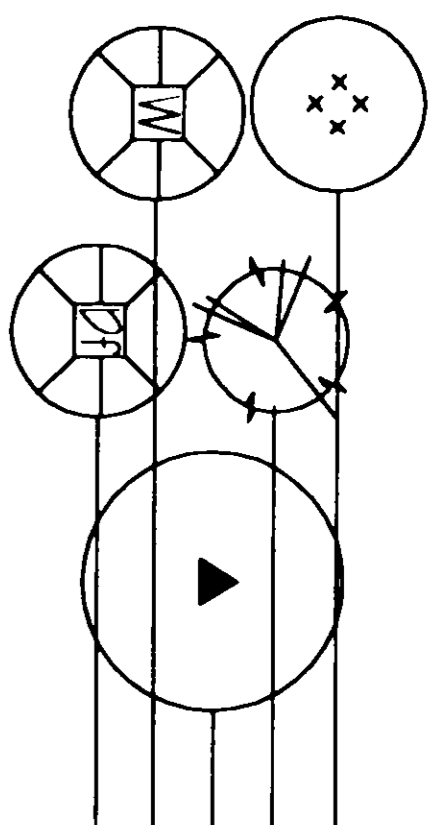
Lane & Associates
Landscape Architecture

17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
BRUCE CAMERON LANE
CERTIFICATE NO. 375

Date April 16, 08
Scale as shown
Drawn BCL
Job 10-04C
Sheet LA-2
of 5 Sheets

PLANT SCHEDULE

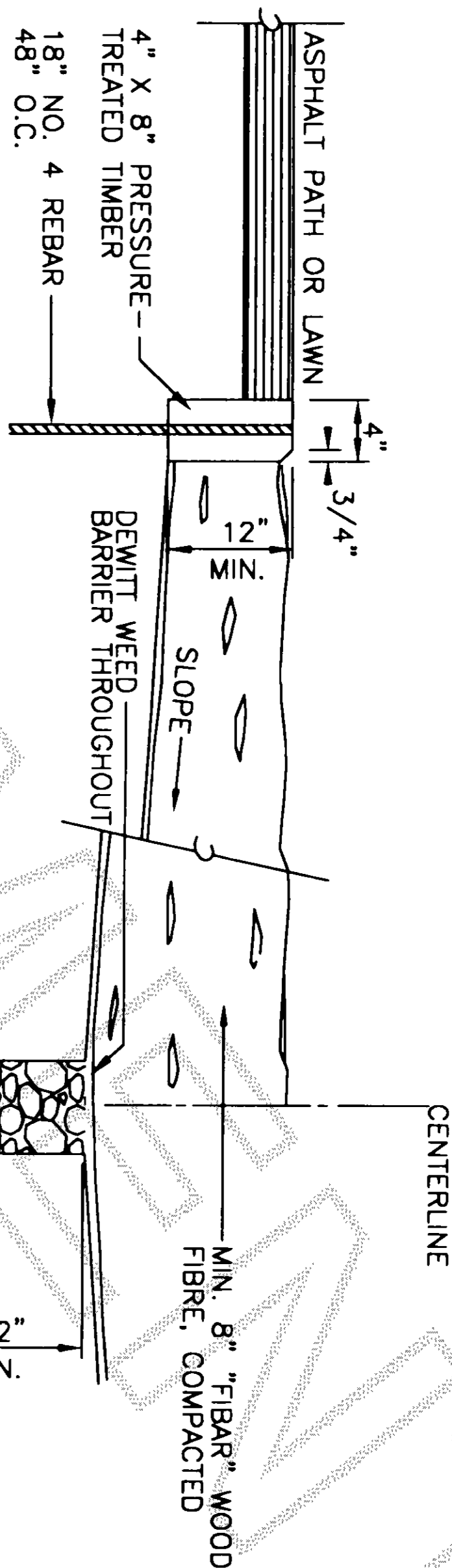


BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<i>Acer circinnatum</i>	Vine Maple	19	8'-10" Ht	B&B, FILL & MATCHING
<i>Malus floribunda</i>	Japanese Flowering Crabapple	17	2" cal	B&B, FILL & MATCHING
<i>Betula jacquemonti</i>	Birch	6	1.75" cal	B&B, FILL & MATCHING
<i>Thuja plicata</i>	Western Red Cedar	27	8'-9" Ht	B&B, FILL & MATCHING
<i>Pseudotsuga menziesii</i>	Douglas Fir	71	8'-9" Ht	B&B, FILL & MATCHING

BOTANICAL NAME	COMMON NAME	QTY	SIZE
----------------	-------------	-----	------

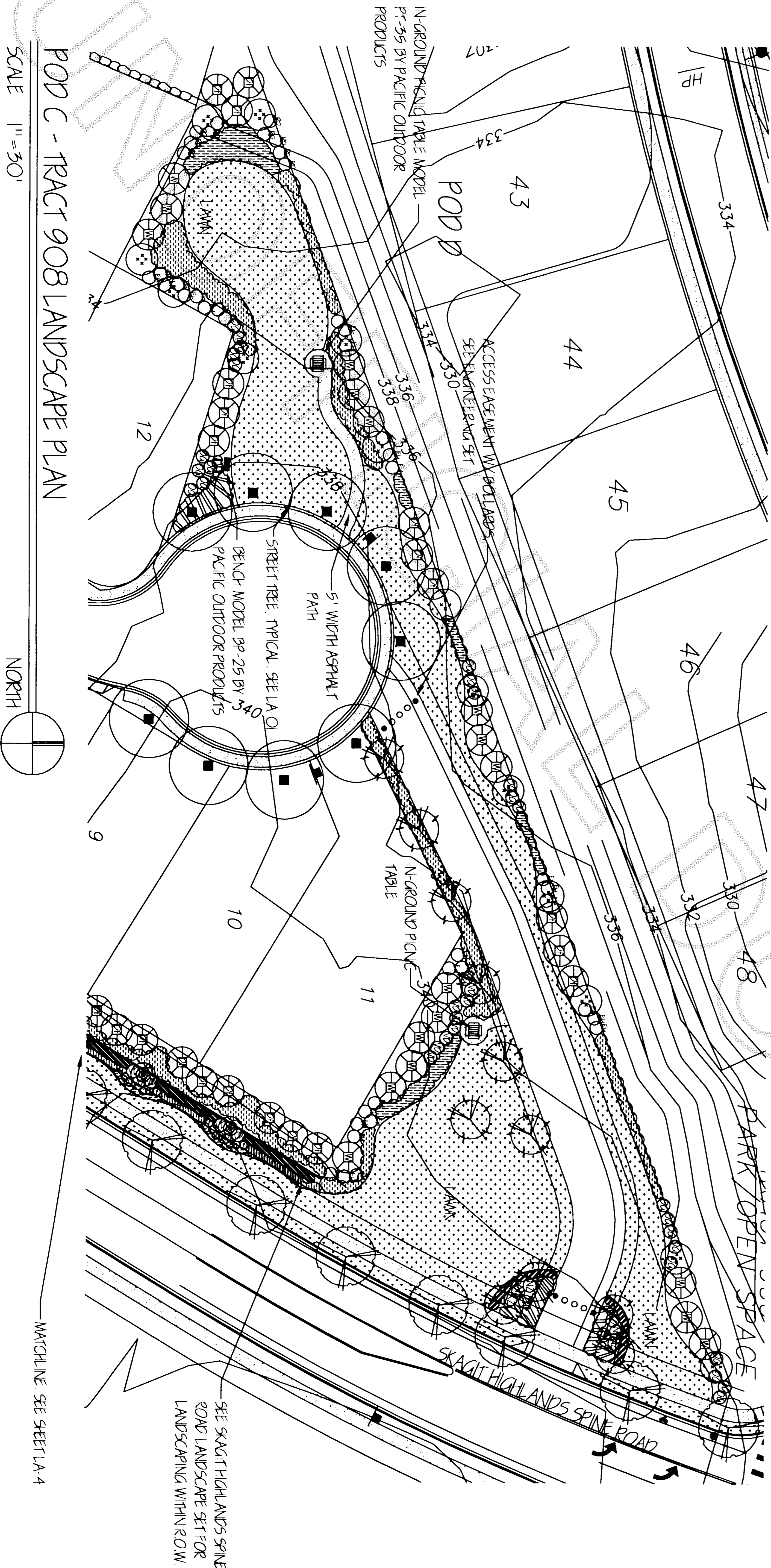
⑨	<i>Prunus laurocerasus</i>	Bronze Flax	9	5' ad
⑨	<i>Prunus m. mucro</i>	Waco Pine	15	3' ad
⑨	<i>Rhododendron 'Aron Kuschke'</i>	Rhode sp	17	24"-30" Ht
⑨	<i>Rhododendron 'Nana Zambha'</i>	Rhode sp	6	24"-30" Ht
⑨	<i>Prunus laurocerasus 'Odo Luukens'</i>	Laurel	46	21"-24" Ht
⑨	<i>Malonia aquifolium</i>	Oregon Grape	55	2' ad
⑨	<i>Cornus stolonifera</i>	Redwing Dogwood	46	2' ad
⑨	<i>Vaccinium oregonum</i>	European Huckleberry	57	2' ad
⑨	<i>Myrica californica</i>	Pacific Wax Myrtle	22	30"-36" Ht
⑨	<i>Cornus alba 'Elegantissima'</i>	Variegated Dogwood	9	5' ad

GROUND COVER					
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnik	925	1' ad	36" on center
	<i>Gaultheria shallon</i>	Salei	245	1' ad	36" on center
	<i>Calluna 'Med Park'</i>	Heather	178	1' ad	36" on center
	Lawn				



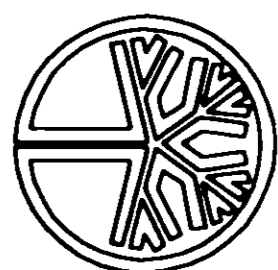
TIMBER EDGING DETAIL

NOT TO SCALE

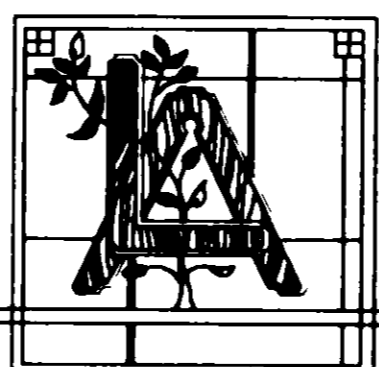


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Revisions
10x24" sheets



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
BRUCE CAMERON LANE
CERTIFICATE NO. 375



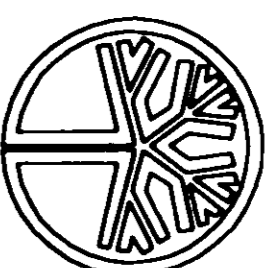
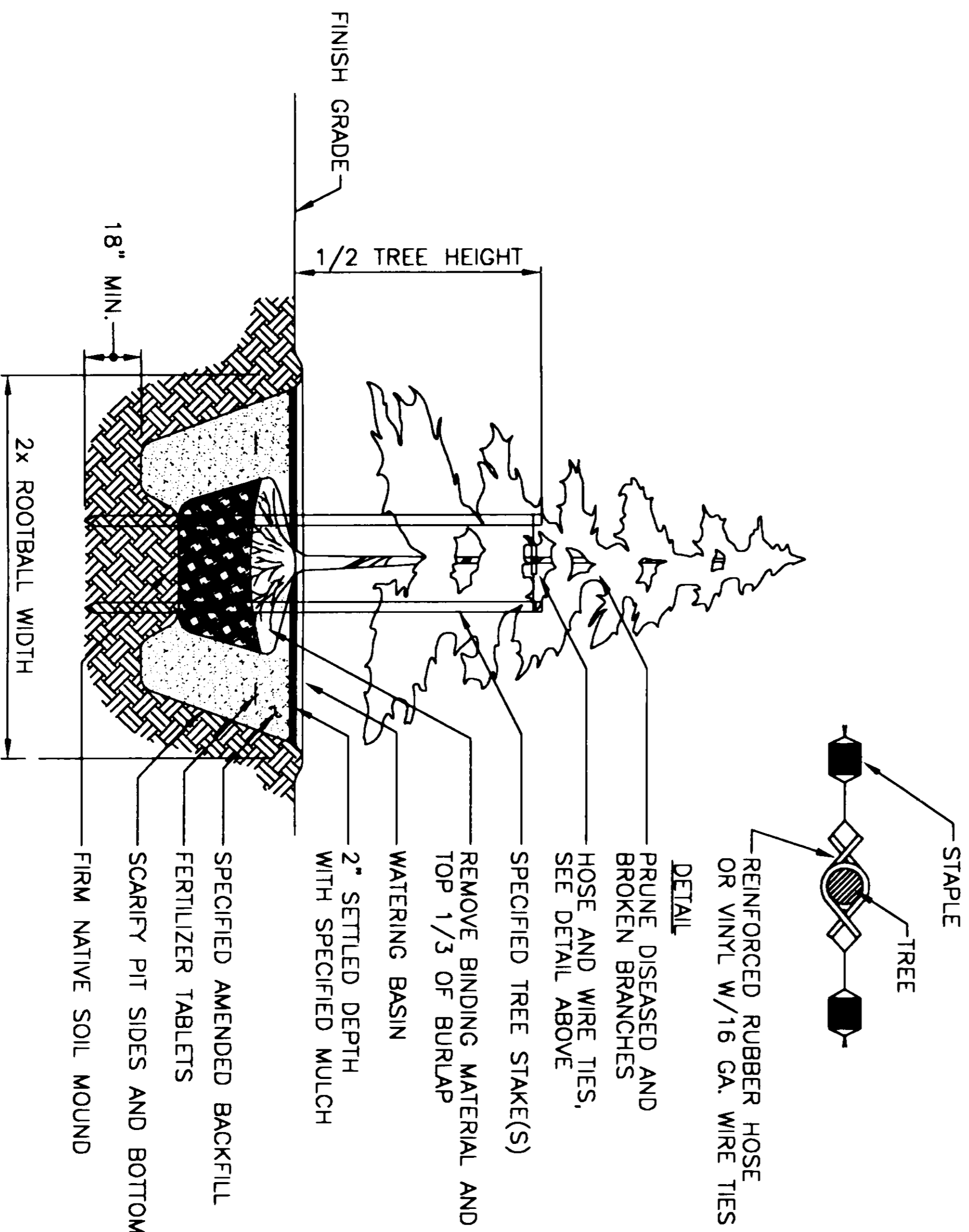
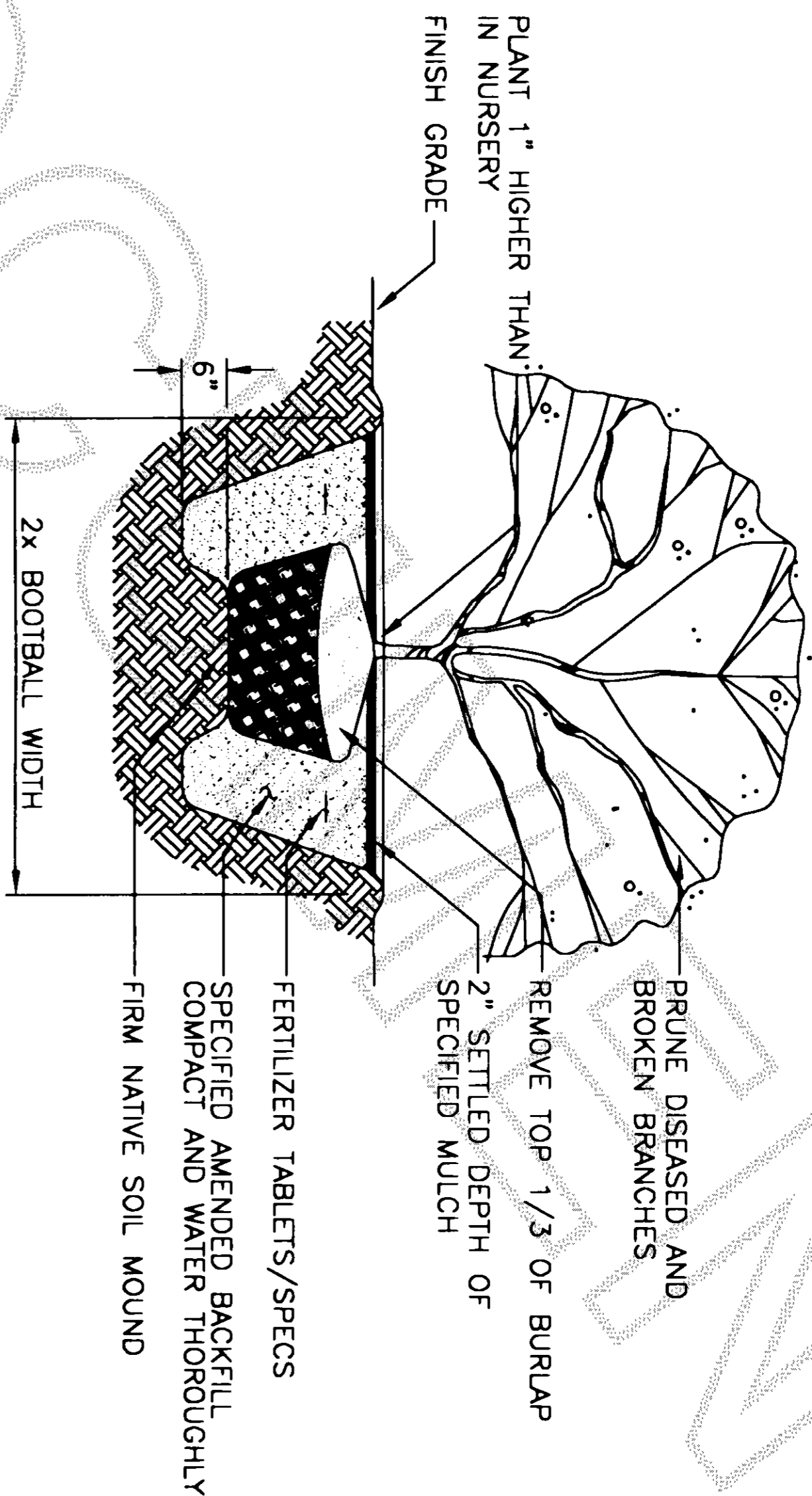
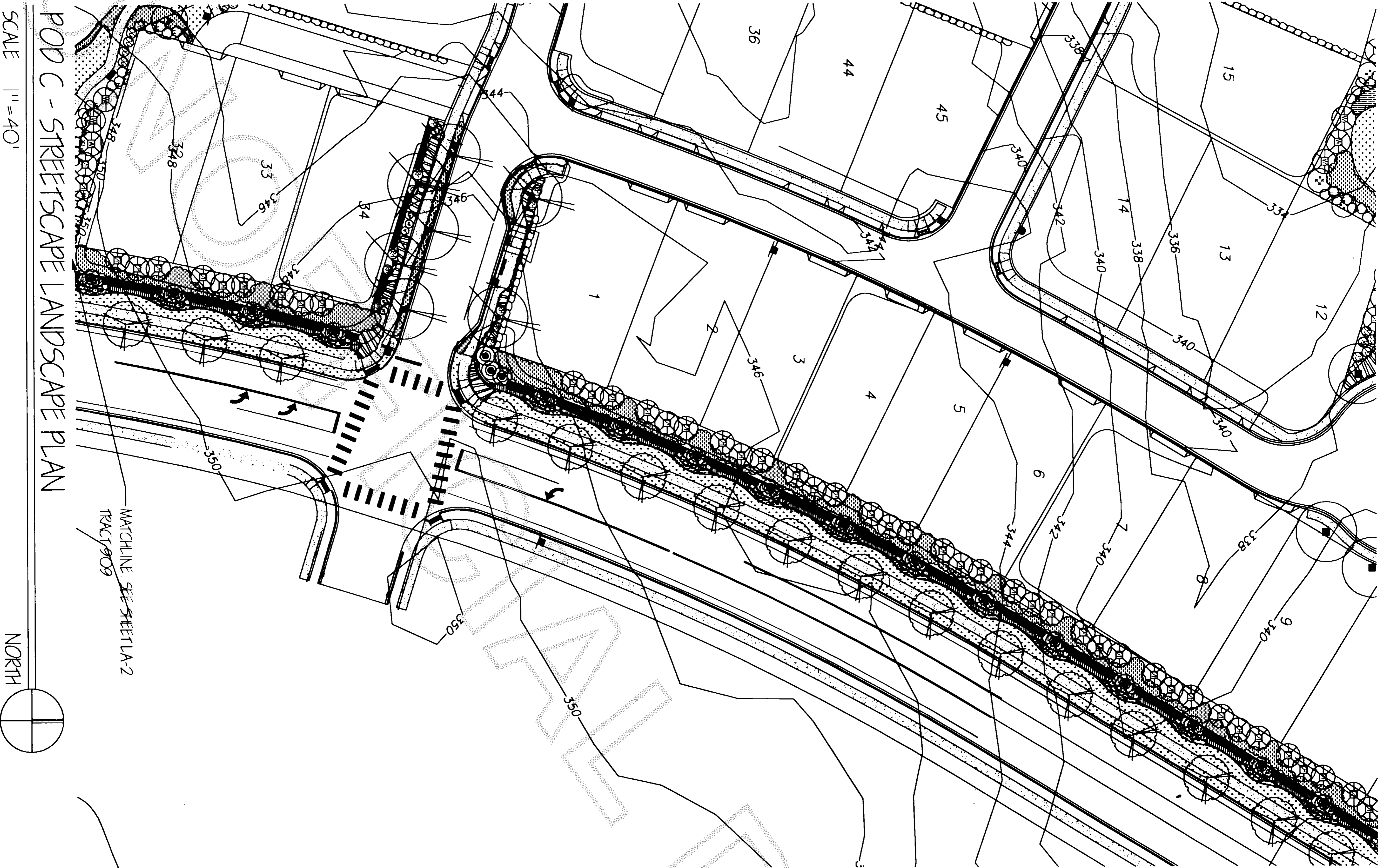
Lane & Associates
Landscape Architecture

17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON

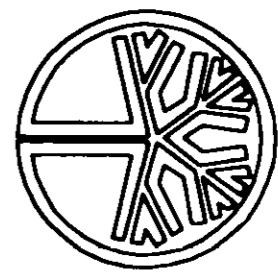
POD C - TRACT 908 LANDSCAPE PLAN and
PLANT DETAILS, SCHEDULE, AND NOTES

Date April 16, 08
Scale as shown
Drawn BCL
Job 10-04C
Sheet LA-3
of 5 Sheets

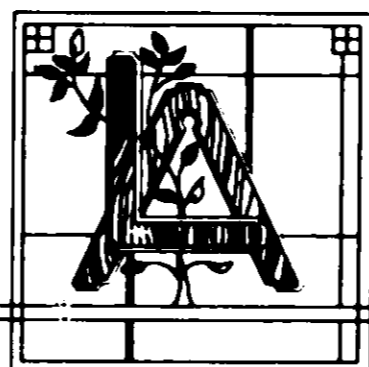


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Skagit County Auditor

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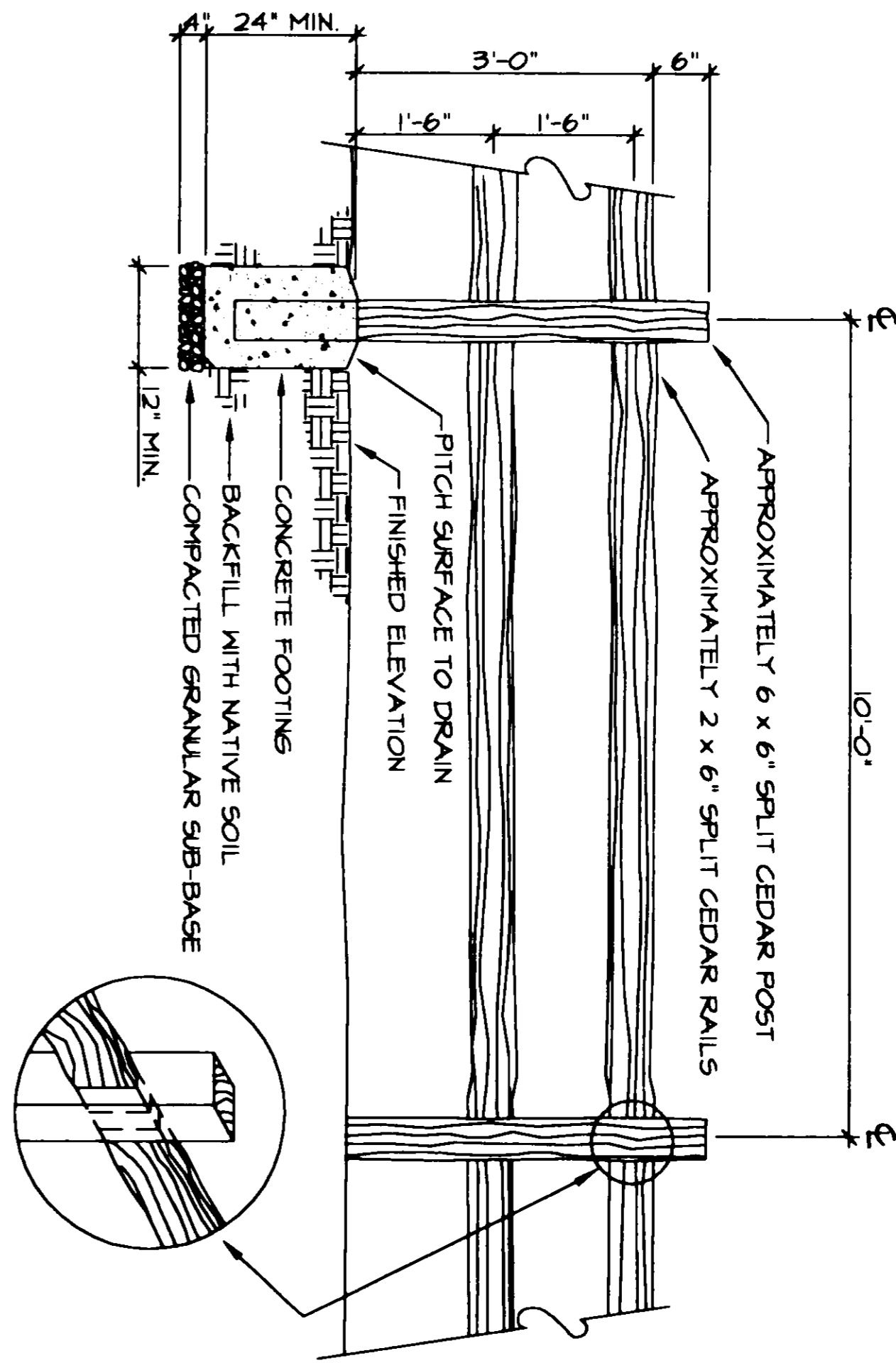


STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
BRUCE CAMERON LANE
CERTIFICATE NO. 375



Lane & Associates
Landscape Architecture

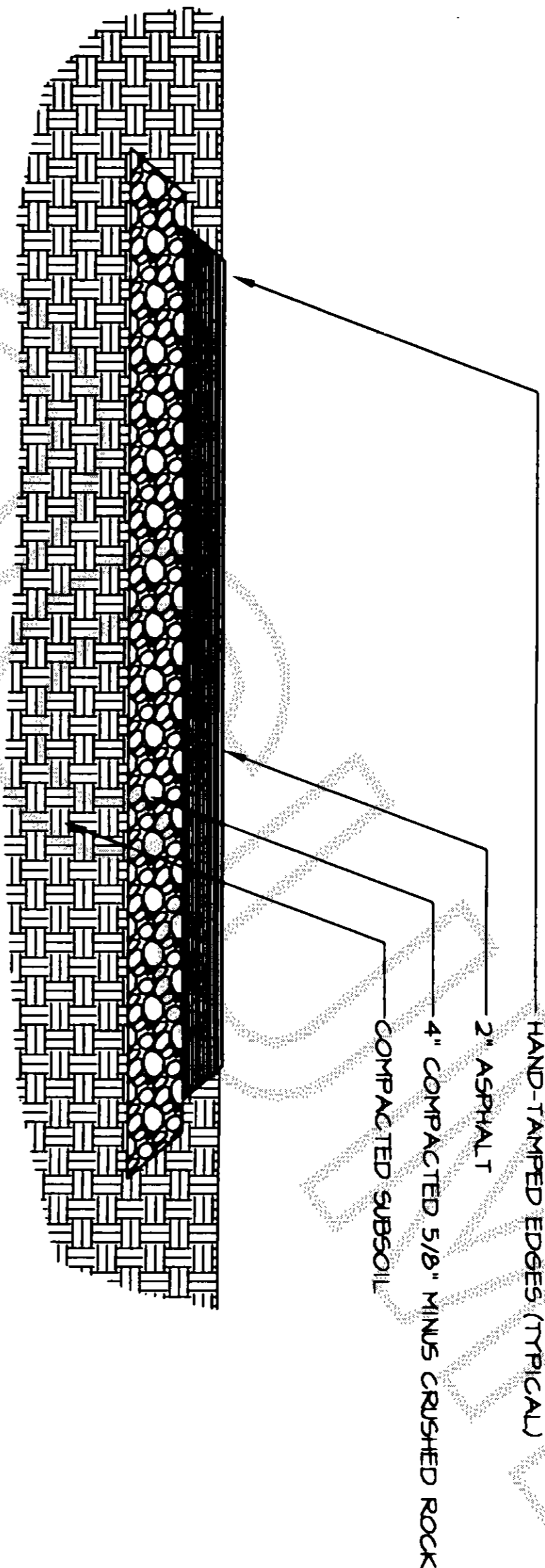
17226 NE 134TH PLACE, REDMOND, WA 98052 (425) 885-2310



POST CONNECTION

SPLIT RAIL FENCE DETAIL

NOT TO SCALE



ASPHALT PATH DETAIL

NOT TO SCALE

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. (LOCATION SERVICE PHONE: 1-800-424-5555)
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
5. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLAN SCHEDULE, WHERE GROUND COVER ADJUTS CURBING, SIDEWALKS, SIGNS OR POLES. MINIMUM PLANTING DISTANCES SHALL BE 12' FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24' FROM CENTER OF TREES AND SHRUBS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
7. SUBGRADE IS TO BE WITHIN 1/10TH OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" IN DIAMETER.
8. NEW BED AND LAWN AREAS, AS SHOWN ON THE PLANS, SHALL RECEIVE A MINIMUM OF 2" DEPTH "3-WAY" TOPSOIL, THEN ROTOTILLED TO A DEPTH OF 6". THEN AN ADDITIONAL 4" MINIMUM OF TOPSOIL IN ALL NEW BED AREAS AND 2" IN LAWN AREAS.
9. ALL BEDS TO RECEIVE A MINIMUM OF 3" FINE FIR BARK.
10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S RECOMMENDATIONS.
11. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
 - A. GENERAL: ALL PLANT MATERIALS FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE FULL, WELL-BRANCHED, WELL-PROPORTIONED, AND HAVE A VIGOROUS, WELL-DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - B. TREES, SHRUBS, AND GROUNDCOVERS: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY VIGOROUS, WELL-FOLIATED WHEN IN LEAF, FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
12. CONTRACTOR TO PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.

SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON

POD C

PLANT DETAILS, SCHEDULE, AND NOTES

Date April 15, 05

Scale as shown

Drawn BCL

JOB 110-04C

Sheet LA-5

of 5 Sheets