

PLAT OF EAGLEMONT, PHASE 1B, DIVISION 5 AND 6  
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

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 GRANITOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTE A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANITOR 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. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON THE GRANITOR'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.

COUNTY TREASURER'S CERTIFICATE

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

SKAGIT COUNTY TREASURER  
CERTIFIED THIS 20th DAY OF December, 2005

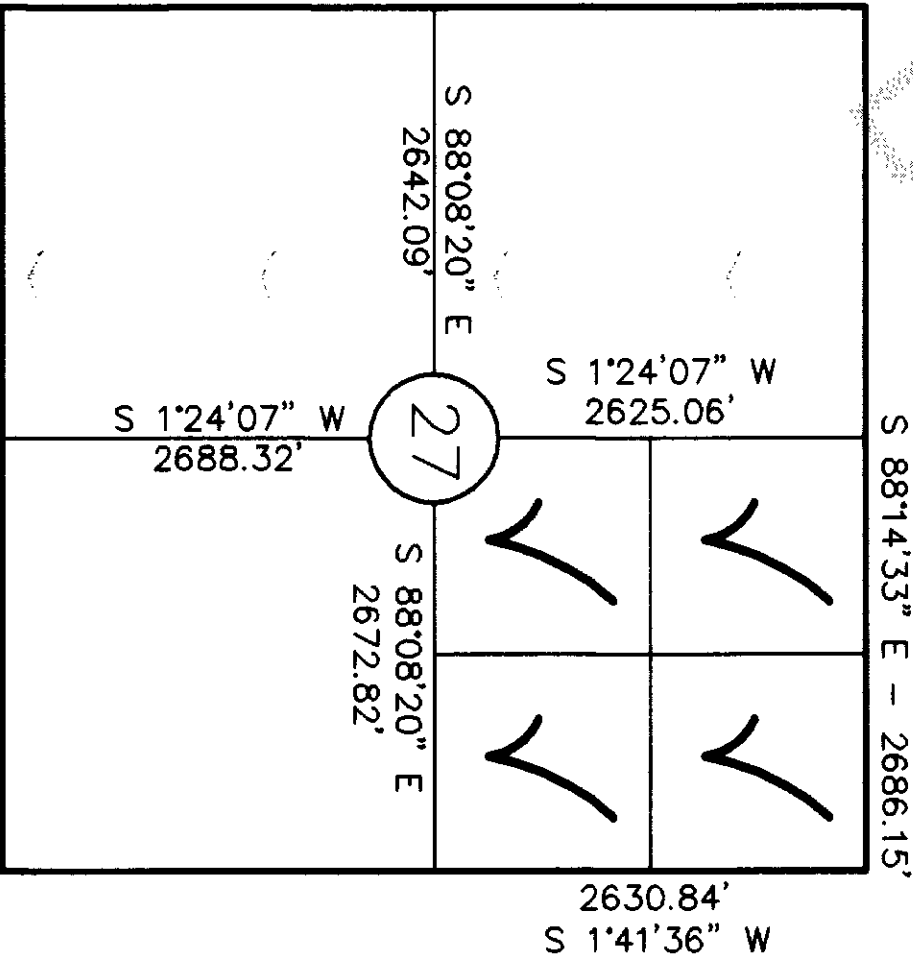
CITY TREASURER'S CERTIFICATE

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 24th DAY OF January, 2006

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 PLATTING REGULATIONS.

JEFFREY A. SKODJE  
CERTIFICATE NO. 19645 DATE 1-05-06



UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUERT SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP, COMCAST 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, FITURES, 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

REMOVED AND APPROVED THIS 5th DAY OF January, 2006

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 10 DAY OF January, 2006

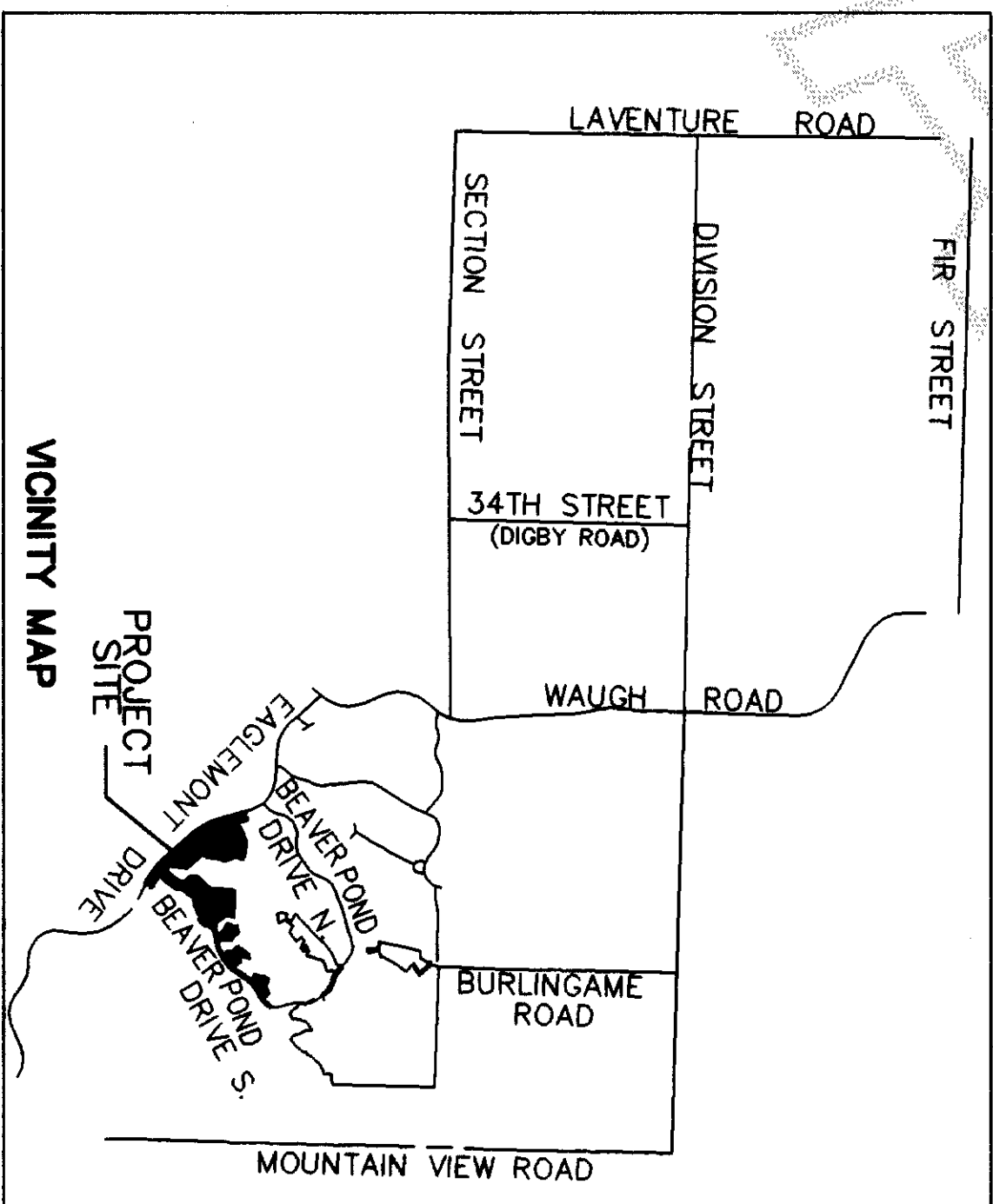
ATTEST: MAYOR

CLERK

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF January, 2006, AT 1:22 P.M. AT THE REQUEST OF LEONARD, BOUNDNOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 200601100170

SKAGIT COUNTY AUDITOR  
BY DEPUTY



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, IN FREE 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. SEE NOTES 18, 19, 20, AND 21 ON SHEET 2

SEA-VANT INVESTMENTS ASSOCIATES,  
A WASHINGTON GENERAL PARTNERSHIP

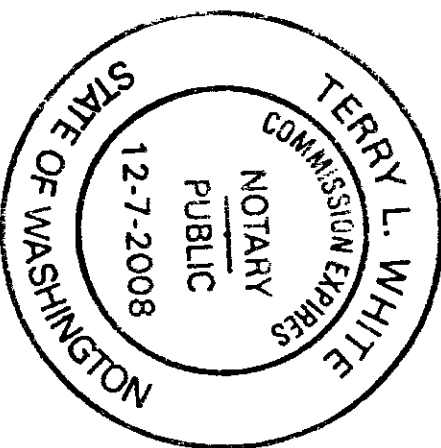
CHINA TRUST BANK

ACKNOWLEDGMENT

STATE OF Washington }  
COUNTY OF Skagit } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Thomas Lin 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 Manager OF China Trust Bank

DATED: 12-12-2005  
Terry L. White  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 12-7-2008

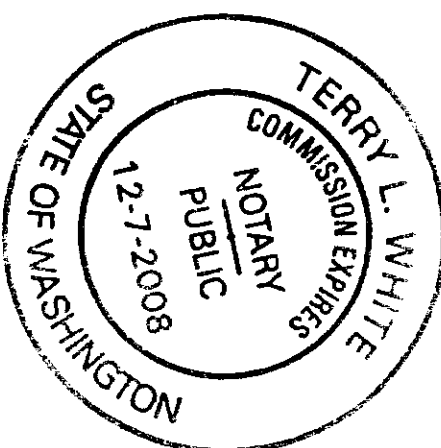


ACKNOWLEDGMENT

STATE OF Washington }  
COUNTY OF Skagit } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Hung IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH, STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF Sea-Vant Investments Associates

DATED: 12-12-2005  
Terry L. White  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 12-7-2008



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 \_\_\_\_\_

DATED: \_\_\_\_\_ 200\_\_

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES \_\_\_\_\_

SECTION MAP

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

SHEET 1 OF 8

DWN BY: KWH DATE: December 2005

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

SCALE: N/A  
JOB NO: 05089

LU05-0100







PLAT OF EAGLEMONT, PHASE 1B, DIVISION 5 AND 6  
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.: 348986  
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 ½ 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.: 9310110127

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 COINCIDENT 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 COINCIDENT 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 16, 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 "F", AS SHOWN ON SHEET 5, THE UNDERSIGNED ALSO DEDICATE TO THE EAGLEMONT HOMEOWNERS ASSOCIATION THE PRIVATE ROADS NAMED NEW WOODS PLACE AND JUNISON 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.

c. 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. NORTHEAST, 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, FITURES 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 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.)

BUFFER TRACTS. (ADJACENT TO RIGHT-OF-WAYS, PUBLIC AND PRIVATE.) THESE AREAS DESIGNATED AS TRACTS "A", "B", "C", "D", AND "E", SHALL BE OWNED BY THE CITY OF MOUNT VERNON. THESE AREAS SHALL BE LANDSCAPED AND MAINTAINED IN STRICT COMPLIANCE WITH THE CITY APPROVED LANDSCAPING PLAN OR, AS OTHERWISE APPROVED BY THE CITY, THE LANDSCAPING AND MAINTENANCE OF THESE AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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 GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO THE GRANTOR 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 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.

BUFFER EASEMENTS. (LYING ON PROPOSED PRIVATELY OWNED LOTS.) THESE AREAS SHALL BE LANDSCAPED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN STRICT COMPLIANCE WITH THE CITY APPROVED LANDSCAPE PLAN OR AS OTHERWISE APPROVED BY THE CITY. ALL FUTURE AND PRESENT LOT OWNERS SHALL REFRAIN FROM PLACING 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 EASEMENT AND THERETO, THE RIGHT TO ENTER UPON SAID PREMISES FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, OR REPAIRING EXISTING, PRESENT AND FUTURE LOT OWNERS SHALL REFRAIN FROM PLACING OR CONSTRUCTING, OR ALLOWING OTHERS TO PLACE OR CONSTRUCT ANY BUILDINGS OR OTHER IMPROVEMENTS OF ANY KIND UPON SAID PREMISE. THE CITY SHALL UNDER NO CIRCUMSTANCES BE HELD RESPONSIBLE FOR THE RESTORATION OF ANY BUILDINGS OR IMPROVEMENTS IF THEY ARE DISTURBED DURING THE EXERCISE OF THIS EASEMENT.

WALL RECONSTRUCTION EASEMENT. THERE IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON A PERMANENT EASEMENT OVER AND ACROSS THE AREAS DESIGNATED ON THE PLAT MAP AS WALL EASEMENTS, WITH THE RIGHT TO THE CITY TO ENTER UPON SAID PREMISES TO RECONSTRUCT THE EXISTING STRUCTURAL WALLS, AND ALL APPURTENANCES OR REPLACE THE EXISTING WALLS WITH CONSTRUCTED 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.

NOTE:

THE EXCEPTIONS LISTED ABOVE ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. H-911398, EFFECTIVE DATE OCTOBER 26, 2005, SCHEDULE "B-1", EXCEPTIONS IDENTIFICATION LETTERS ARE THE SAME AS IN SAID COMMITMENT.

LU05-100



PLAT OF EAGLEMONT, PHASE 1B, DIVISIONS 5 & 6

IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

PLAT OF EAGLEMONT  
PHASE 1 B DIVISION 1  
A.F. NO. 200201160127



200601100170  
Skagit County Auditor  
1/10/2006 Page 4 of 8 1:22PM

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	02°08'51"	192.00	7.20
C2	04°38'07"	197.00	15.94
C3	01°35'56"	203.00	5.67
C4	07°28'20"	133.00	17.34
C5	04°22'04"	323.00	25.09
C6	03°03'58"	323.00	17.28
C7	12°33'14"	167.00	36.59
C8	10°23'03"	167.00	30.27
C9	10°19'27"	167.00	30.09
C10	13°16'53"	167.00	38.71
C11	07°54'41"	283.00	39.08
C12	11°33'02"	283.00	57.05
C13	13°47'35"	217.00	52.24
C14	01°41'34"	317.00	9.36
C15	09°00'00"	6.00	9.42
C16	09°00'00"	6.00	9.42
C17	08°55'32"	25.00	43.16
C18	21°19'38"	5.00	1.86
C19	31°01'25"	109.50	59.29
C20	31°01'25"	109.50	59.29
C21	30°36'50"	109.50	58.51
C22	24°17'03"	109.50	46.41
C23	40°39'26"	35.50	25.19
C24	14°29'30"	25.00	6.32
C25	75°30'30"	25.00	32.95
C26	24°14'39"	500.00	211.57
C27	32°02'01"	175.00	97.84
C28	19°13'39"	150.00	50.34
C29	31°15'58"	300.00	163.71
C30	14°44'35"	300.00	77.19
C31	30°07'19"	200.00	105.15
C32	85°46'14"	150.00	122.55
C33	19°27'42"	300.00	101.90
C34	09°08'41"	500.00	79.80
C35	01°25'12"	283.00	7.01
C36	41°53'31"	220.00	160.86
C37	09°13'24"	317.00	51.03
C38	08°32'45"	317.00	47.28
C39	21°19'38"	35.00	13.03
C40	40°39'26"	65.50	46.48
C41	21°45'33"	500.00	189.88
C42	00°19'20"	127.00	0.71
C43	97°29'21"	25.00	42.54
C44	97°46'03"	25.00	41.79
C45	21°19'38"	65.00	24.20
C46	03°43'08"	230.00	14.93
C47	04°17'10"	470.00	35.16

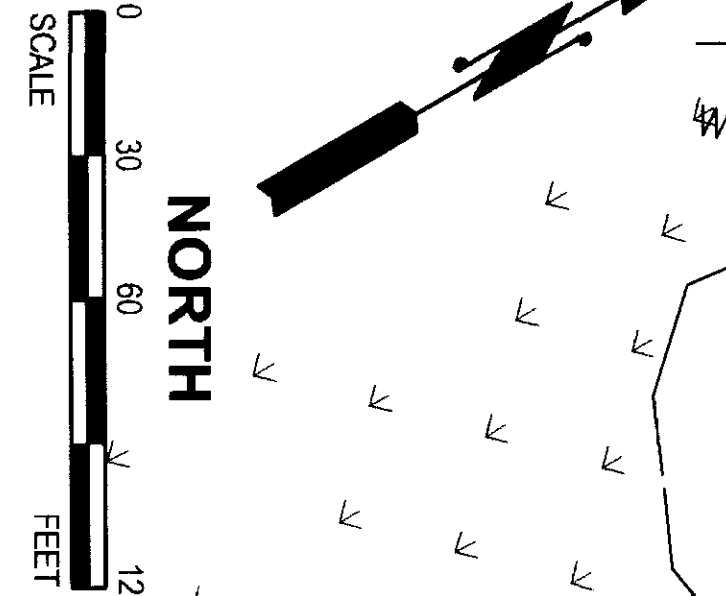
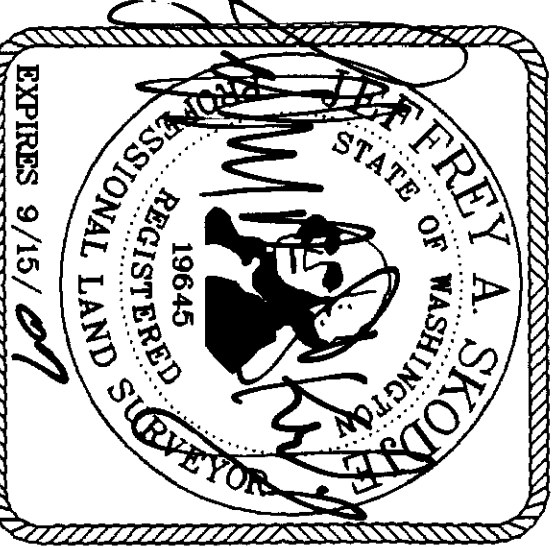
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 38°19'04" W	69.26
L2	S 10°28'29" E	48.90
L3	S 21°35'01" W	40.13
L4	S 17°54'06" W	24.23
L5	S 61°16'46" E	66.08
L6	N 34°20'43" E	7.58
L7	N 31°42'32" E	34.94
L8	N 69°22'04" E	29.39
L9	N 58°48'51" W	39.40
L10	N 30°39'43" W	44.35
L11	S 81°57'05" W	14.36
L12	S 67°10'23" W	51.90
L13	S 59°34'20" W	34.84
L14	N 53°34'22" E	38.18
L15	N 60°30'56" E	26.58
L16	N 34°20'43" E	10.32
L17	N 40°22'47" W	36.64
L18	N 29°46'29" W	60.77
L19	S 67°38'58" W	34.86
L20	N 50°08'48" W	30.16
L21	N 80°41'53" W	46.70
L22	S 37°03'56" W	54.24
L23	S 31°28'47" W	22.47
L24	S 31°28'47" W	29.97
L25	S 22°11'30" W	39.38
L26	S 59°44'28" W	5.77
L27	S 14°06'18" E	19.84
L28	S 53°14'13" E	48.60
L29	S 00°11'45" W	46.32
L30	S 07°31'49" E	28.61
L31	S 52°24'49" E	50.66
L32	N 53°34'22" E	5.12
L33	N 42°15'46" E	30.59
L34	N 53°34'22" E	38.97
L35	S 33°44'37" E	39.58
L36	S 15°35'37" W	35.71
L37	S 14°45'30" E	40.44
L38	S 02°50'19" W	55.31
L39	N 83°57'25" W	11.54
L40	N 16°41'46" W	69.67
L41	N 64°15'46" W	66.34
L42	N 41°42'58" W	20.36
L43	N 29°41'03" E	64.45
L44	N 06°04'59" W	46.63
L45	N 14°26'51" E	51.23
L46	S 58°21'30" E	15.14
L47	N 03°21'30" E	6.07
L48	N 48°30'36" W	35.05
L49	S 19°37'53" W	53.01
L50	S 07°31'47" E	45.48

LINE TABLES

L54	N 18°04'24" W	40.69
L55	S 29°39'21" E	67.35
L56	S 14°26'51" W	46.71
L57	S 33°54'33" W	28.61
L58	N 04°14'57" E	66.62
L59	S 32°32'17" E	37.32
L60	S 79°46'55" E	100.95
L61	S 54°22'16" W	48.41
L62	N 75°22'18" W	38.22
L63	N 24°58'28" W	29.06
L64	N 61°22'06" E	78.32
L65	N 79°46'55" W	15.93
L66	S 61°22'06" W	77.28
L67	N 77°39'57" W	60.62
L68	N 48°57'28" E	7.00
L69	S 41°02'34" E	10.00
L70	N 48°57'28" E	30.00
L71	N 41°02'34" W	10.00
L72	N 41°02'34" W	10.00
L73	N 41°02'34" W	10.00
L74	N 41°02'34" W	10.00
L75	N 41°02'34" W	10.00
L76	N 41°02'34" W	10.00
L77	N 41°02'34" W	10.00
L78	N 41°02'34" W	10.00
L79	N 41°02'34" W	10.00
L80	N 41°02'34" W	10.00

L81	N 48°57'26" E	15.00
L82	N 41°02'34" E	15.00
L83	N 41°02'34" E	15.00
L84	N 41°02'34" E	15.00
L85	N 55°54'59" E	42.01
L86	S 48°57'26" W	70.00
L87	N 53°26'51" E	47.47
L88	N 53°26'51" E	47.47
L89	S 82°31'05" W	60.23
L90	S 66°57'26" W	35.41
L91	N 57°52'59" E	63.39
L92	N 57°52'59" E	63.39
L93	N 41°02'34" W	20.11
L94	S 14°26'51" W	28.61
L95	N 41°02'34" W	20.11
L96	N 20°59'34" E	35.29
L97	N 20°59'34" E	35.29
L98	N 20°59'34" E	35.29
L99	N 20°59'34" E	35.29
L100	N 20°59'34" E	35.29
L101	N 20°59'34" E	35.29
L102	N 20°59'34" E	35.29
L103	N 20°59'34" E	35.29
L104	N 20°59'34" E	35.29
L105	N 20°59'34" E	35.29
L106	N 20°59'34" E	35.29
L107	N 20°59'34" E	35.29
L108	N 20°59'34" E	35.29
L109	N 20°59'34" E	35.29
L110	N 20°59'34" E	35.29
L111	N 20°59'34" E	35.29
L112	N 20°59'34" E	35.29
L113	N 20°59'34" E	35.29



LEGEND

- SET OR FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE
- SET REBAR WITH YELLOW CAP MARKED "LS19465"
- ⊕ SET MAG NAIL WITH WASHER MARKED "LS19465"-LOT LINE EXTENSIONS-NOV., DEC., 2005



LOT ADDRESSES AND AREAS

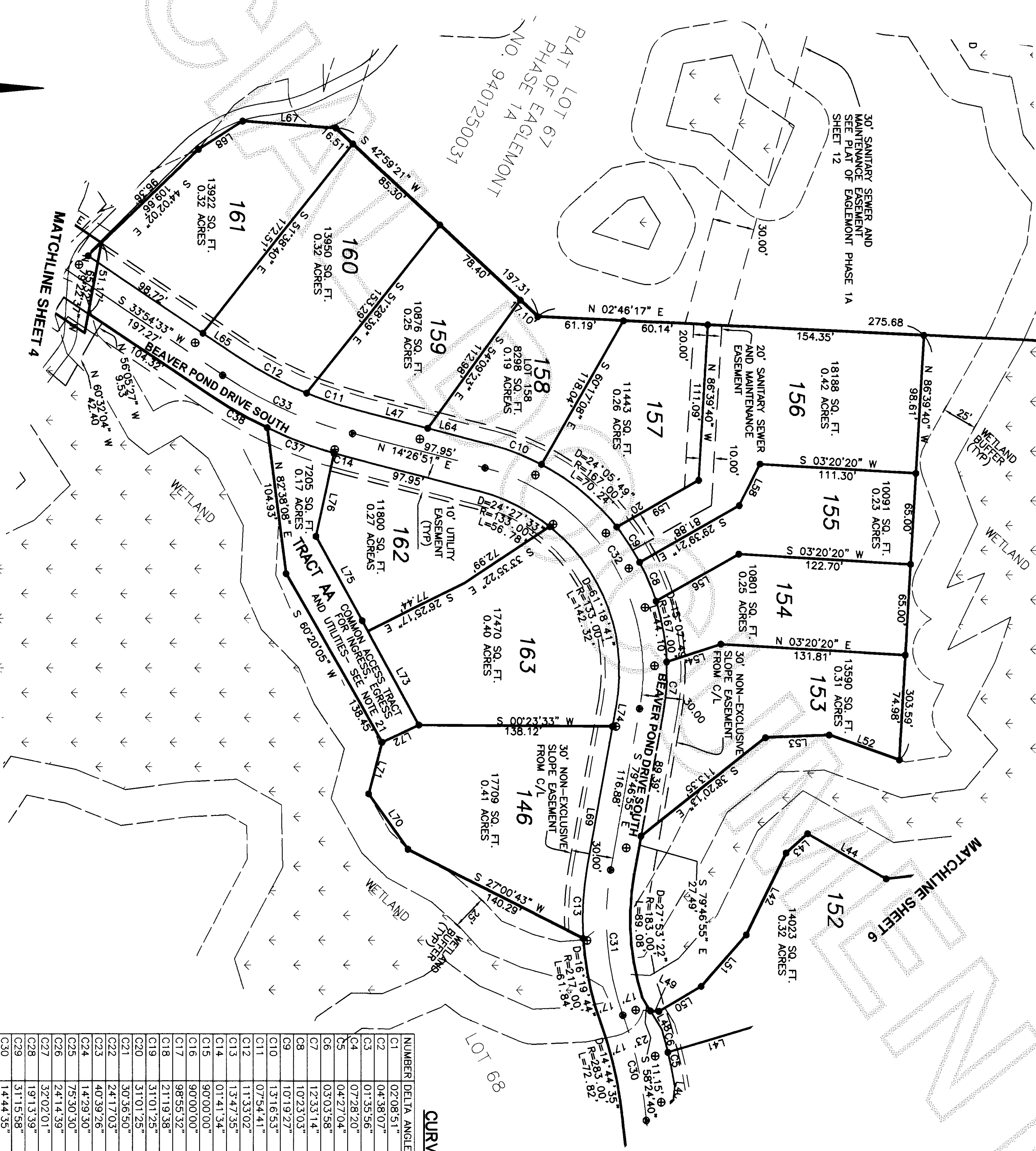
DESCRIPTION	ADDRESS	AREA SQ. FT. ACRES
LOT 147	4800 BEAVER POND DRIVE SOUTH	25,765 0.59
LOT 146	4624 BEAVER POND DRIVE SOUTH	17,709 0.41
LOT 149	4703 BEAVER POND DRIVE SOUTH	17,559 0.40
LOT 150	4701 BEAVER POND DRIVE SOUTH	13,767 0.32
LOT 151	4631 BEAVER POND DRIVE SOUTH	13,680 0.31
LOT 152	4629 BEAVER POND DRIVE SOUTH	14,023 0.32
LOT 153	4621 BEAVER POND DRIVE SOUTH	13,590 0.31
LOT 154	4619 BEAVER POND DRIVE SOUTH	10,801 0.25
LOT 155	4617 BEAVER POND DRIVE SOUTH	10,091 0.23
LOT 156	4615 BEAVER POND DRIVE SOUTH	18,188 0.42
LOT 157	4611 BEAVER POND DRIVE SOUTH	8,298 0.19
LOT 159	4609 BEAVER POND DRIVE SOUTH	10,876 0.25
LOT 160	4605 BEAVER POND DRIVE SOUTH	13,950 0.32
LOT 161	4600 BEAVER POND DRIVE SOUTH	13,922 0.32
LOT 162	4610 BEAVER POND DRIVE SOUTH	11,800 0.27
LOT 163	4618 BEAVER POND DRIVE SOUTH	17,470 0.40
LOT 164	1824 EAGLEMONT DRIVE	18,600 0.43
LOT 165	1820 EAGLEMONT DRIVE	19,031 0.44
LOT 166	1812 BAKERVIEW COURT	12,097 0.28
LOT 167	1810 BAKERVIEW COURT	8,666 0.20
LOT 168	1808 BAKERVIEW COURT	8,354 0.19
LOT 169	1806 BAKERVIEW COURT	11,033 0.25
LOT 170	1804 BAKERVIEW COURT	10,972 0.25
LOT 171	1802 BAKERVIEW COURT	9,939 0.23
LOT 172	1800 BAKERVIEW COURT	13,193 0.30
TRACT AA		7,205 0.17
TRACT AB		2,595 0.06
TRACT K		600,396 13.78
TRACT L		14,573 0.33
TRACT M		14,118 0.32
TRACT Y		19,598 0.45
TRACT Z		6,866 0.15

LINE TABLE

NUMBER	DIRECTION	DISTANCE	L54	N	1804.24"	W	40.69'
L1	S 38°19'04" W	69.26'	L56	S 29°39'21" E	68.04'		
L2	S 10°28'29" E	48.90'	L59	S 29°39'21" E	67.35'		
L3	S 21°35'01" W	40.13'	L64	S 14°26'51" W	46.71'		
L4	S 17°54'06" W	24.23'	L65	S 33°54'33" W	28.61'		
L5	S 61°16'46" E	66.08'	L67	N 04°14'57" E	66.62'		
L6	N 34°20'43" E	7.58'	L68	S 32°32'17" E	37.52'		
L7	N 31°42'32" E	34.94'	L69	S 79°46'56" E	100.95'		
L8	N 69°22'04" E	29.39'	L70	S 54°22'16" E	48.41'		
L9	N 58°48'51" W	39.40'	L71	N 75°22'18" W	38.22'		
L10	N 30°39'43" W	44.35'	L72	N 24°58'26" W	29.06'		
L11	S 81°57'05" W	14.36'	L73	N 61°22'06" E	76.32'		
L12	S 67°10'23" W	51.90'	L74	N 79°46'56" W	15.93'		
L13	S 59°34'20" W	34.84'	L75	S 61°22'06" W	77.28'		
L14	N 53°34'22" E	38.18'	L76	N 77°39'57" W	60.62'		
L15	N 60°30'56" E	26.58'	L77	N 48°57'26" E	7.00'		
L16	N 34°20'43" E	10.32'	L78	S 41°02'34" E	10.00'		
L17	N 40°27'47" W	36.64'	L79	N 48°57'26" E	30.00'		
L18	N 29°46'29" W	60.77'	L80	N 41°02'34" W	10.00'		
L19	S 67°36'58" W	34.86'	L81	N 48°57'26" E	21.00'		
L20	N 50°08'48" W	30.16'	L82	N 41°02'34" W	15.00'		
L21	N 80°41'53" W	46.70'	L84	S 41°02'34" E	15.00'		
L22	S 37°03'56" W	54.24'	L85	N 55°54'59" E	42.01'		
L23	S 31°28'47" W	22.47'	L86	S 48°57'26" W	70.00'		
L24	S 31°28'47" W	27.97'	L87	N 53°26'51" E	47.47'		
L25	S 22°11'30" W	39.38'	L88	S 80°11'16" E	56.04'		
L26	S 59°44'28" W	5.77'	L89	S 82°31'05" W	60.23'		
L27	S 14°06'18" E	19.84'	L90	S 66°57'26" W	35.41'		
L28	S 53°14'13" E	48.60'	L92	N 57°52'59" E	63.39'		
L29	S 00°11'45" W	46.32'	L93	N 41°02'34" W	20.11'		
L30	S 07°31'49" E	29.61'	L95	N 10°49'21" E	52.89'		
L31	S 52°23'49" E	50.66'	L96	N 20°59'34" E	35.29'		
L32	N 53°34'22" E	5.12'	L97	N 20°07'14" W	13.09'		
L33	N 42°15'46" E	30.59'	L98	N 77°12'18" W	28.01'		
L34	N 53°34'22" E	35.97'	L99	N 78°20'34" W	51.81'		
L36	S 33°44'37" E	39.58'	L100	N 81°30'13" W	66.11'		
L37	S 15°36'37" W	35.71'	L101	S 83°06'57" W	22.45'		
L38	S 14°45'30" E	40.44'	L102	N 43°45'50" E	67.56'		
L39	S 02°50'19" W	55.31'	L103	N 60°17'44" E	70.91'		
L40	N 83°57'25" W	11.54'	L104	S 73°12'05" W	5.53'		
L41	N 16°41'46" W	69.67'	L106	N 80°11'16" W	40.71'		
L42	N 64°15'46" W	65.34'	L107	S 31°09'39" E	38.27'		
L43	N 41°42'58" W	20.36'	L108	S 74°28'23" E	19.47'		
L44	N 29°41'03" E	64.45'	L109	S 42°12'02" E	29.65'		
L45	N 06°04'59" W	46.63'	L110	N 46°39'39" E	24.75'		
L47	N 14°26'51" E	51.23'	L111	N 56°09'22" W	29.99'		
L48	S 58°24'40" W	15.14'	L112	N 66°21'22" E	39.03'		
L49	N 03°21'30" E	6.07'	L113	N 62°49'03" W	19.05'		
L50	N 30°28'44" W	35.05'					
L51	N 48°30'36" W	48.73'					
L52	N 19°37'53" W	53.01'					
L53	S 02°31'47" E	45.48'					

PLAT OF EAGLEMONT, PHASE 1B, DIVISIONS 5 & 6

IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

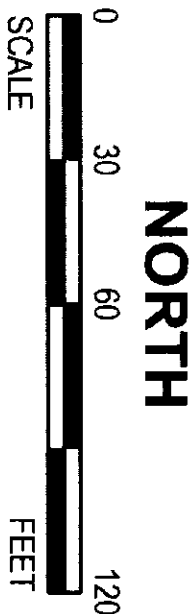
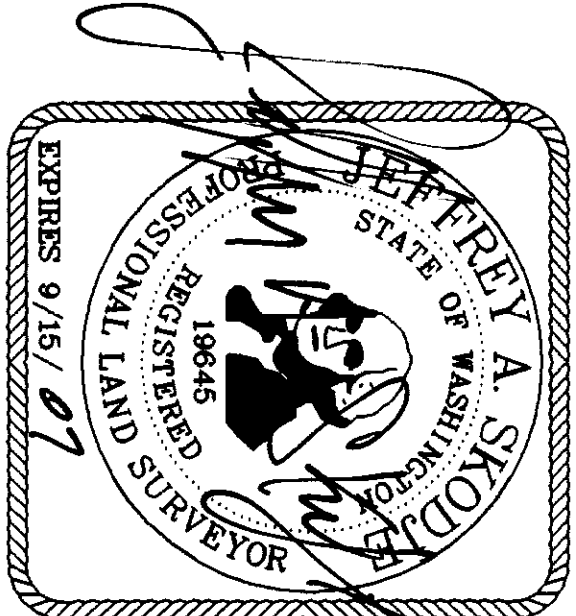


CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	02°08'51"	192.00	7.20
C2	04°38'07"	197.00	15.94
C3	01°35'56"	203.00	5.67
C4	07°28'20"	133.00	17.34
C5	04°27'04"	353.00	25.09
C6	03°03'58"	353.00	17.28
C7	12°33'14"	167.00	36.59
C8	10°23'03"	167.00	30.27
C9	10°19'53"	167.00	30.09
C10	13°16'53"	167.00	36.71
C11	07°54'41"	283.00	39.08
C12	11°33'02"	283.00	57.05
C13	13°47'35"	217.00	52.24
C14	01°41'34"	317.00	9.36
C15	90°00'00"	6.00	9.42
C16	90°00'00"	6.00	9.42
C17	98°56'32"	25.00	4.316
C18	21°19'38"	5.00	1.86
C19	31°01'25"	109.50	59.29
C20	31°01'25"	109.50	59.29
C21	30°36'50"	109.50	58.51
C22	24°17'03"	109.50	46.41
C23	40°39'26"	35.50	25.19
C24	14°29'30"	25.00	6.32
C25	75°30'30"	25.00	32.95
C26	24°14'39"	500.00	211.57
C27	32°02'01"	175.00	97.84
C28	19°13'39"	150.00	50.34
C29	31°15'58"	300.00	163.71
C30	14°44'35"	300.00	77.19
C31	30°07'19"	200.00	105.15
C32	85°46'14"	150.00	224.55
C33	19°27'42"	300.00	101.90
C34	09°08'41"	500.00	79.80
C35	01°25'12"	283.00	7.01
C36	41°53'31"	220.00	160.86
C37	09°13'24"	317.00	51.03
C38	08°32'45"	317.00	47.28
C39	21°19'38"	35.00	13.03
C40	40°39'26"	65.50	46.48
C41	21°45'33"	500.00	189.88
C42	00°19'20"	127.00	0.71
C43	97°29'21"	25.00	42.54
C44	95°46'03"	25.00	41.79
C45	21°19'38"	65.00	24.20
C46	03°43'08"	230.00	14.93
C47	04°17'10"	470.00	35.16

LEGEND

- SET OR FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE
- SET REBAR WITH YELLOW CAP MARKED "LS19465"
- SET MAG NAIL WITH WASHER MARKED "LS19645"—LOT LINE EXTENSIONS—NOV., DEC., 2005





CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	02°08'51"	192.00	7.20
C2	04°38'07"	197.00	15.94
C3	01°35'56"	203.00	5.67
C4	07°28'20"	133.00	17.34
C5	04°27'04"	323.00	25.09
C6	03°03'58"	323.00	17.28
C7	12°33'14"	167.00	36.59
C8	10°23'03"	167.00	30.27
C9	10°19'27"	167.00	30.09
C10	13°16'53"	167.00	38.71
C11	07°54'41"	283.00	39.08
C12	11°33'02"	283.00	57.05
C13	13°47'35"	217.00	52.24
C14	01°41'34"	317.00	9.36
C15	00°00'00"	6.00	9.42
C16	00°00'00"	6.00	9.42
C17	08°55'32"	25.00	43.16
C18	21°19'38"	500	1.86
C19	31°01'25"	109.50	59.29
C20	31°01'25"	109.50	59.29
C21	30°36'50"	109.50	58.51
C22	24°17'03"	109.50	46.41
C23	40°39'26"	35.50	25.19
C24	14°29'30"	25.00	6.32
C25	75°30'30"	25.00	32.95
C26	24°14'39"	500.00	211.57
C27	32°02'01"	175.00	97.84
C28	19°13'39"	150.00	50.34
C29	31°15'58"	300.00	163.71
C30	14°44'35"	300.00	77.19
C31	30°07'19"	200.00	105.15
C32	85°46'14"	150.00	224.55
C33	19°27'42"	300.00	101.90
C34	09°08'41"	500.00	79.80
C35	01°25'12"	283.00	7.01
C36	41°53'31"	220.00	160.86
C37	09°13'24"	317.00	51.03
C38	08°32'45"	317.00	47.28
C39	21°19'38"	35.00	13.03
C40	40°39'26"	65.50	46.48
C41	21°45'33"	500.00	189.88
C42	00°19'20"	127.00	0.71
C43	97°29'21"	25.00	42.54
C44	95°46'03"	25.00	41.79
C45	21°19'38"	65.00	44.20
C46	03°43'08"	230.00	14.93
C47	04°17'10"	470.00	35.18

PLAT OF EAGLEMONT, PHASE 1B, DIVISIONS 5 & 6

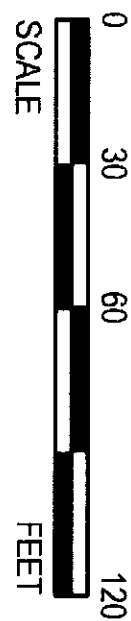
IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



1-05-06

LEGEND

- SET OR FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE
- SET REBAR WITH YELLOW CAP MARKED "LS19465"
- SET MAG NAIL WITH WASHER MARKED "LS19645"—LOT LINE EXTENSIONS—NOV., DEC., 2005



NUMBER	DIRECTION	DISTANCE
L1	S 38°19'04" W	69.26
L2	S 10°28'29" E	48.90
L3	S 21°35'01" W	40.13
L4	S 17°54'06" W	24.23
L5	S 61°16'46" E	66.08
L6	N 34°20'43" E	7.58
L7	N 31°42'32" E	34.94
L8	N 69°22'04" E	29.39
L9	N 58°48'51" W	39.40
L10	N 30°39'43" W	44.35
L11	S 81°57'05" W	14.36
L12	S 67°10'23" W	51.90
L13	S 59°34'20" W	34.84
L14	N 53°34'22" E	36.18
L15	N 60°30'56" E	26.58
L16	N 34°20'43" E	10.32
L17	N 40°27'47" W	36.64
L18	N 29°46'29" W	60.77
L19	S 67°38'58" W	34.86
L20	N 50°08'48" W	30.16
L21	N 80°41'53" W	46.70
L22	S 37°03'56" W	54.24
L23	S 31°28'47" W	22.47
L24	S 31°28'47" W	22.47
L25	S 22°11'50" W	39.38
L26	S 59°44'28" W	5.77
L27	S 14°06'18" E	19.84
L28	S 35°14'13" E	48.60
L29	S 00°11'45" W	46.32
L30	S 07°31'49" E	29.61
L31	S 52°23'49" E	50.66
L32	N 42°53'04" W	14.02
L33	N 42°53'04" W	20.97
L34	N 53°34'22" E	35.97
L35	N 53°34'22" E	35.97
L36	S 33°44'37" E	39.58
L37	S 15°35'37" W	35.71
L38	S 14°45'30" E	40.44
L39	S 02°50'19" W	55.31
L40	N 83°57'25" E	11.54
L41	N 16°41'46" W	69.67
L42	N 64°15'46" W	66.34
L43	N 41°42'58" W	20.36
L44	N 29°41'03" E	64.45
L45	N 06°04'59" W	46.63
L46	N 14°26'51" E	51.23
L47	S 58°24'40" W	15.14
L48	N 03°21'30" E	6.07
L49	N 30°28'44" W	35.05
L50	N 48°30'36" W	48.73
L51	S 19°37'53" W	53.01
L52	S 02°31'47" E	45.48

NUMBER	DIRECTION	DISTANCE
L54	N 18°04'24" W	40.69
L56	S 29°39'21" E	67.35
L59	S 29°39'21" E	67.35
L64	S 17°54'06" W	24.23
L65	S 33°54'33" W	28.61
L67	N 01°14'57" E	66.62
L68	S 32°32'17" E	37.52
L69	S 79°46'35" E	100.95
L70	S 54°22'16" W	48.41
L71	N 75°22'18" W	38.22
L72	N 24°58'26" W	29.06
L73	N 61°22'06" E	76.32
L74	N 79°46'55" W	15.93
L75	S 61°22'06" W	77.28
L76	N 77°39'57" W	60.62
L77	N 48°57'26" E	7.00
L78	S 41°02'34" E	10.00
L79	N 48°57'26" E	30.00
L80	N 41°02'34" W	10.00
L81	N 48°57'26" E	21.00
L82	N 41°02'34" E	15.00
L84	S 41°02'34" E	15.00
L85	N 55°54'59" E	42.01
L86	S 48°57'26" W	70.00
L87	N 53°26'51" E	47.47
L88	S 80°11'16" E	56.04
L89	S 82°31'05" W	60.23
L90	S 66°57'26" W	35.41
L92	N 57°52'39" E	63.39
L93	N 41°02'34" W	20.11
L95	N 10°49'21" E	52.89
L96	N 20°59'34" E	35.29
L97	N 20°07'14" W	13.09
L98	N 77°12'18" W	28.01
L99	N 78°20'34" W	51.81
L100	N 81°30'13" W	66.11
L101	S 83°06'57" W	22.45
L102	N 43°45'50" E	67.56
L103	N 60°17'44" E	70.91
L104	S 73°12'05" W	5.53
L106	N 80°11'16" W	40.71
L107	S 31°09'39" E	38.27
L108	S 74°28'23" E	19.47
L109	S 42°12'02" E	29.65
L110	N 46°39'39" E	24.75
L111	N 56°09'22" W	29.99
L112	N 66°21'22" E	39.03
L113	N 62°49'03" W	19.05

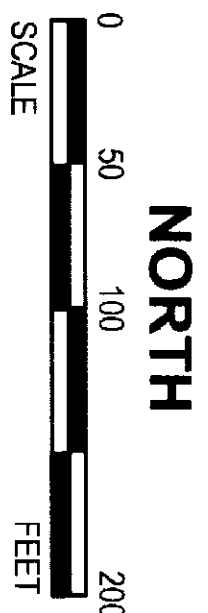
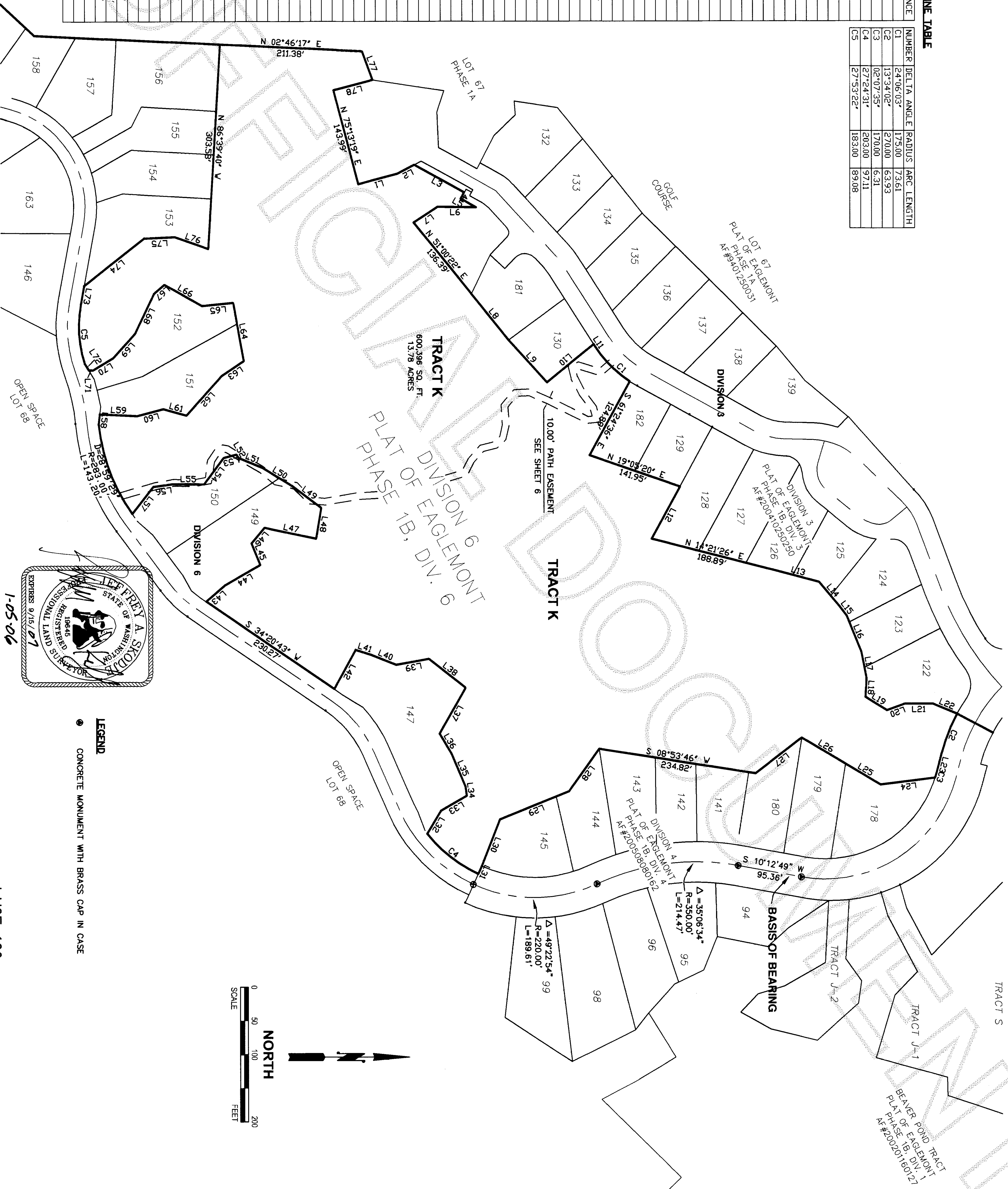


PLAT OF EAGLEMONT, PHASE 1B, DIVISIONS 5 & 6  
IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

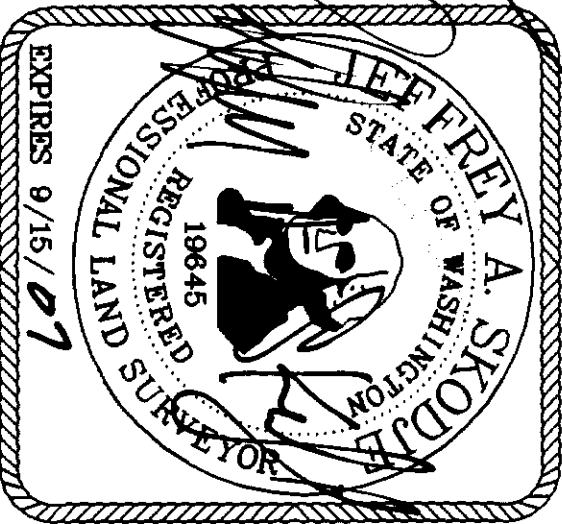
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Skagit County Auditor  
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LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
L1	N 14°46'41" V	60.00'	C1	24°06'03"	175.00	73.61
L2	N 28°17'17" W	28.21'	C2	13°34'02"	270.00	63.93
L3	N 28°52'13" E	84.34'	C3	02°07'35"	170.00	6.31
L4	S 61°07'47" E	10.52'	C4	27°24'31"	203.00	97.11
L5	N 28°52'13" E	26.20'	C5	27°53'22"	183.00	89.08
L6	S 00°26'01" W	57.13'				
L7	S 33°11'52" E	42.35'				
L8	S 30°57'00" E	87.43'				
L9	N 47°56'17" E	85.04'				
L10	N 39°11'00" W	89.50'				
L11	N 57°20'01" E	3.76'				
L12	S 61°24'36" E	88.64'				
L13	N 14°57'24" E	67.72'				
L14	N 49°55'26" E	46.41'				
L15	N 52°29'22" E	17.72'				
L16	N 68°05'34" E	57.63'				
L17	N 79°00'08" E	39.99'				
L18	S 86°52'34" E	28.08'				
L19	N 32°04'53" E	37.47'				
L20	N 19°59'00" W	28.17'				
L21	N 00°00'00" E	41.97'				
L22	N 22°37'12" E	38.78'				
L23	S 75°09'44" E	30.24'				
L24	S 07°03'58" E	81.53'				
L25	S 30°49'18" W	60.32'				
L26	S 30°34'53" W	75.33'				
L27	S 37°37'27" E	86.49'				
L28	S 54°16'14" E	77.22'				
L29	S 22°26'34" E	110.88'				
L30	S 68°24'54" E	73.50'				
L31	S 65°30'51" E	13.00'				
L32	N 58°48'51" V	39.40'				
L33	N 30°39'43" W	44.35'				
L34	S 81°57'05" W	14.36'				
L35	S 67°10'23" W	51.90'				
L36	S 59°34'20" W	34.84'				
L37	N 60°35'09" W	78.29'				
L38	S 38°19'04" W	69.26'				
L39	S 10°28'29" E	48.90'				
L40	S 21°35'01" W	40.13'				
L41	S 17°54'06" W	24.23'				
L42	S 61°16'46" E	66.08'				
L43	N 40°27'47" W	36.64'				
L44	N 29°46'29" W	60.77'				
L45	S 67°38'58" W	34.86'				
L46	N 50°08'48" W	30.16'				
L47	N 12°03'27" E	78.57'				
L48	N 80°41'53" V	46.70'				
L49	S 37°03'56" W	54.24'				
L50	S 31°28'47" W	50.44'				
L51	S 22°11'30" W	39.38'				
L52	S 59°44'28" W	5.77'				
L53	S 14°06'18" E	19.84'				
L54	S 53°14'13" E	48.60'				
L55	S 00°11'45" W	46.32'				
L56	S 07°31'49" E	29.61'				
L57	S 52°23'49" E	50.66'				
L58	N 83°57'25" W	15.28'				
L59	N 02°50'19" E	55.31'				
L60	N 14°49'30" W	40.44'				
L61	N 15°35'37" E	35.71'				
L62	N 48°14'02" W	78.65'				
L63	N 33°44'37" W	39.58'				
L64	S 79°41'49" W	87.81'				
L65	S 06°04'59" E	46.63'				
L66	S 29°41'03" W	64.45'				
L67	S 41°42'58" E	20.36'				
L68	S 64°15'46" E	65.34'				
L69	S 48°30'36" E	48.73'				
L70	S 30°28'44" E	35.05'				
L71	S 03°21'30" W	6.07'				
L72	S 58°24'40" W	11.15'				
L73	N 79°46'55" W	27.49'				
L74	N 38°20'13" W	113.35'				
L75	N 02°31'47" W	45.48'				
L76	N 19°37'53" E	53.01'				
L77	N 70°11'51" E	45.13'				
L78	S 14°46'41" E	60.00'				



LEGEND  
● CONCRETE MONUMENT WITH BRASS CAP IN CASE

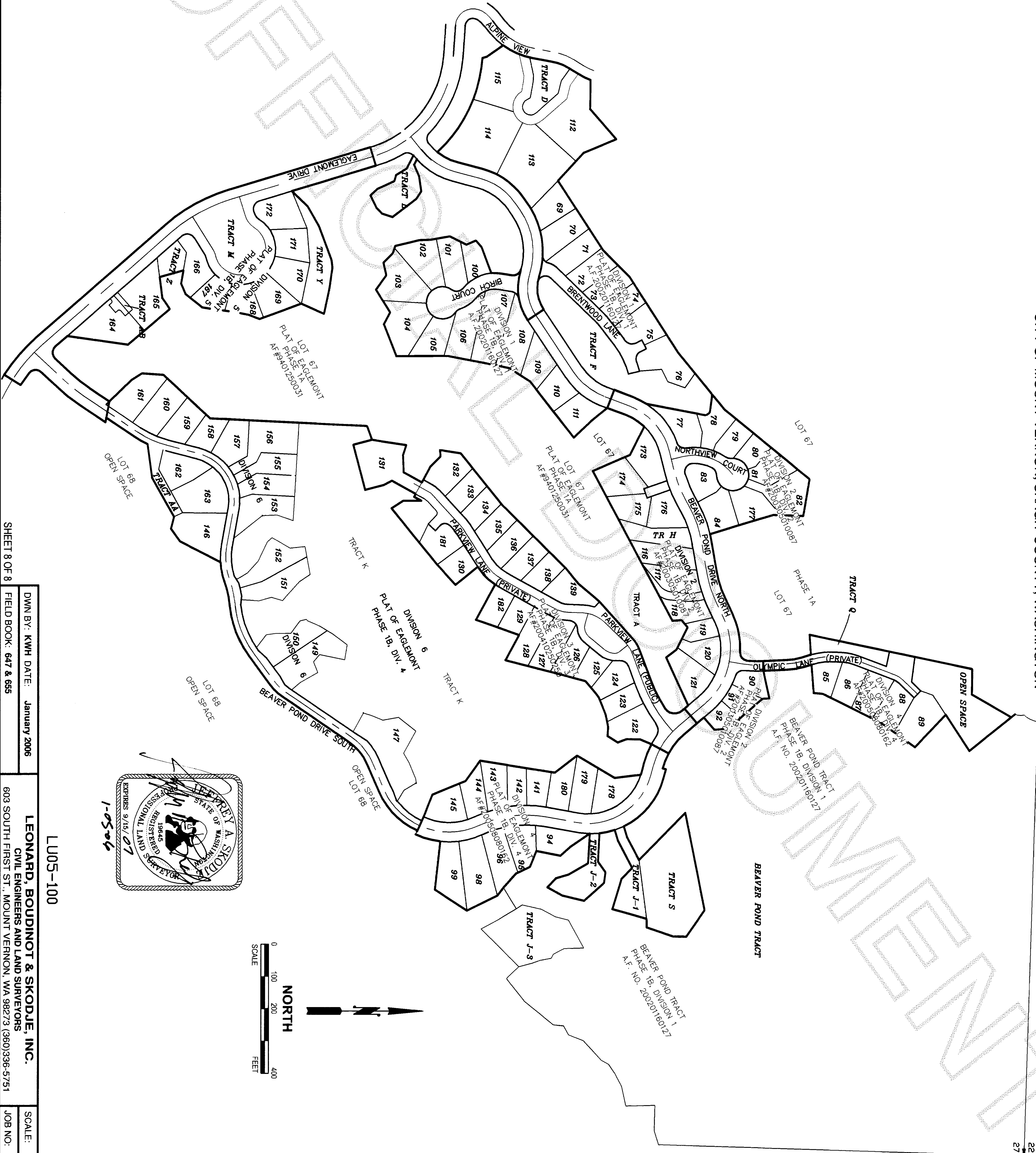


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PLAT OF EAGLEMONT, PHASE 1B, DIVISIONS 5 & 6  
IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

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22-23  
27-26



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SHEET 8 OF 8

DWN BY: KWH DATE: January 2006	LEONARD, BOUDINOT & SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: 1"=200'
FIELD BOOK: 647 & 655		JOB NO: 05089

LU05-100