

SKAGIT HIGHLANDS DIVISION II

A PLANNED UNIT DEVELOPMENT

POR. OF THE S 1/2 OF THE S 1/2 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, 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 21 DAY OF FEBRUARY, 2006.

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

BY: James Tosti
ITS: Managing Member

WASHINGTON FEDERAL SAVINGS,
A UNITED STATES CORPORATION

BY: James E. Cady
ITS: JAMES E. CADY
SR 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 CP 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

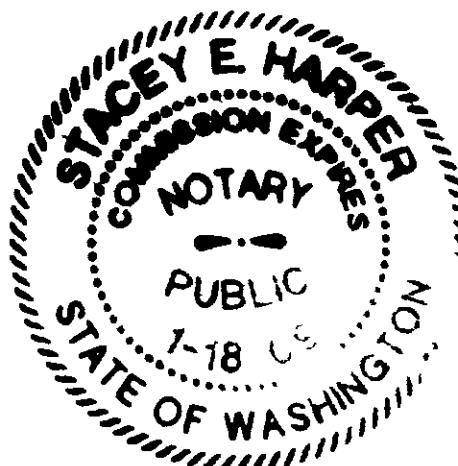
BY: Edwin S. Stephens
NAME Edwin S. Stephens
TITLE Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Tosti 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.

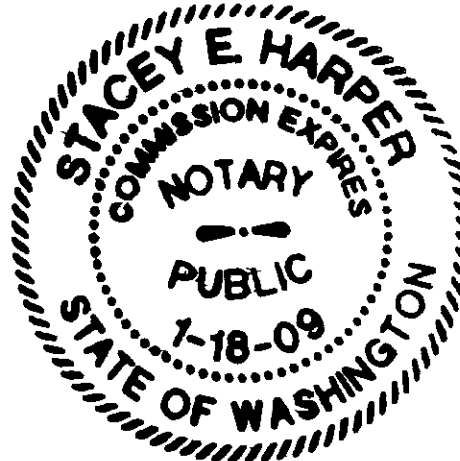
DATED: 2/21/06
SIGNATURE: Stacey Harper
(PRINT NAME) Stacey Harper
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Lynnwood
MY APPOINTMENT EXPIRES: 1/18/09



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 Sr. 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.

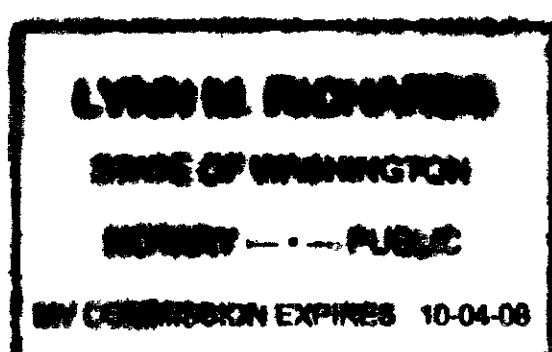
DATED: 2/21/06
SIGNATURE: Stacey Harper
(PRINT NAME) Stacey Harper
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Lynnwood, WA
MY APPOINTMENT EXPIRES: 1/18/09



STATE OF WASHINGTON }
COUNTY OF }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT EDWIN S. STEPHENS AND Douglas C. Yost 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: 2/21/06
SIGNATURE: Lynn M. Richards
(PRINT NAME) LYNN M. RICHARDS
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: AUBURN, WA
MY APPOINTMENT EXPIRES: 10/04/08



AUDITOR'S CERTIFICATE

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

N. Baummert
COUNTY AUDITOR

Quon Stoekey
DEPUTY

APPROVALS

EXAMINED AND APPROVED THIS 3rd DAY OF APRIL, 2006.

[Signature]
CITY ENGINEER

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 29th DAY OF MARCH, 2006.

[Signature]
DEVELOPMENT SERVICES DIRECTOR

3-29-06
DATE

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 29th DAY OF MARCH, 2006.

ATTEST: MAYOR [Signature]

CLERK Alicia Henschke

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 29th DAY OF MARCH, 2006.

Alicia Henschke
CITY FINANCE DIRECTOR

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFOR 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 2006.

Kate Jugal
SKAGIT COUNTY TREASURER

3-28-06
DEPUTY



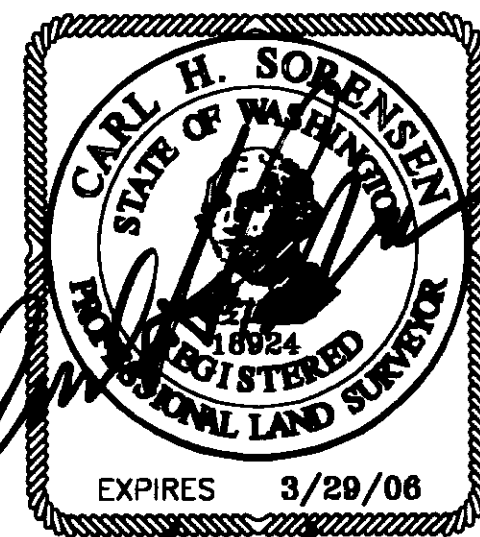
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SKAGIT HIGHLANDS DIVISION II 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.

Carl H. Sorensen
REGISTERED PROFESSIONAL LAND SURVEYOR

18924
CERTIFICATE NO.

3/27/06
DATE



PORTIONS OF THE S 1/2 OF THE S 1/2 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

LU04-023



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SKAGIT HIGHLANDS DIVISION II

A PLANNED UNIT DEVELOPMENT

POR. OF THE S 1/2 OF THE S 1/2 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 5 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 SOUTH HALF OF THE SOUTH HALF 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 BENEFITING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS AS SPECIFIED IN NOTES 22-39. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE PROPORTIONATELY BY THE PRESENT AND FUTURE OWNERS OF THE BENEFITING PRIVATE LOTS AND THEIR HEIRS, OWNERS, PERSONAL REPRESENTATIVES, AND ASSIGNS AS SPECIFIED IN NOTES 22-39, EXCEPT THAT MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS IN TRACTS SHALL BE THE RESPONSIBILITY OF THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION.

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 AMENDED SUBDIVISION GUARANTEE BY PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., ORDER NO. 111425-P, DATED AUGUST 30, 2005, AT 8:00 A.M.
3. PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
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
SANITARY SEWER... CITY OF MOUNT VERNON
WATER... P.U.D NO. 1 OF SKAGIT COUNTY
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 DEVELOPED AS A P.U.D.
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: LOTS 4,500 TO 8,399 SQFT: FRONT - 15 FEET, 20 FEET FOR GARAGES, SIDE - 5 FEET, TOTAL OF 10 FEET, REAR - 15 FEET; LOTS 8,400 SQFT AND LARGER: FRONT - 20 FEET, 15 FEET FOR PORCHES, SIDE - 5 FEET, TOTAL OF 10 FEET, REAR - 20 FEET.
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 STORM DRAINAGE DETENTION TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF MOUNT VERNON. A PORTION OF TRACT 900 IS SUBJECT TO A SANITARY SEWER EASEMENT AS SHOWN ON SHEETS 3 AND 5 OF THIS PLAT (SEE GENERAL EASEMENT PROVISIONS NOTE 3 ABOVE) THE CITY OF MOUNT VERNON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
12. TRACT 901 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. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PARK AND PRIVATE DRAINAGE IMPROVEMENTS EXCEPT PUBLIC DRAINAGE AND ACCESS EASEMENTS. THE PRIVATE DRAINAGE EASEMENT CROSSING TRACT 901 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 30.
13. TRACT 902 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.
14. TRACT 903 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.
15. TRACT 904 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 904 IS SUBJECT TO PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENTS AS SHOWN ON SHEETS 3 AND 4 OF THIS PLAT (SEE GENERAL EASEMENT PROVISIONS NOTES 2 AND 3 ABOVE). TRACT 904 IS ALSO SUBJECT TO INDIVIDUAL PRIVATE STORM DRAINAGE EASEMENTS FOR THE PURPOSE OF CONVEYING ROOF AND FOOTING DRAINAGE WATER TO AS-CONSTRUCTED LEVEL SPREADERS ALLOWING DRAINAGE DISPERSAL INTO THE SURROUNDING GROUND. THESE PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE ADJACENT LOTS. THE BENEFITING LOTS ARE LOTS 10 THROUGH 29. 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 904
16. TRACT 905 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.
17. TRACT 906 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. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
18. TRACT 907 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. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
19. TRACT 908 IS A PUBLIC UTILITY TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. TRACT 908 IS SUBJECT TO A PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTES 2 AND 3). THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR MAINTENANCE OF PUBLIC STORM DRAINAGE AND SANITARY SEWER FACILITIES

NOTES AND DETAILED EASEMENT PROVISIONS

CONT.

20. THIS NOTE HAS BEEN INTENTIONALLY LEFT BLANK.
21. THIS NOTE HAS BEEN INTENTIONALLY LEFT BLANK.
22. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOT 3 IS FOR THE BENEFIT OF LOT 2. THE OWNERS OF LOTS 2 AND 3 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 WEST LINE OF LOT 6 AND A PORTION OF TRACT 911 IS FOR THE BENEFIT OF LOTS 5 AND 6 OF THIS PLAT AND FUTURE LOTS 7 AND 8 PROPOSED TO BE BETWEEN LOT 6 AND TRACT 908. THE OWNERS OF LOTS 5 AND 6 AND AND FUTURE LOTS 7 AND 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.
24. THIS NOTE HAS BEEN INTENTIONALLY LEFT BLANK.
25. THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST AND WESTERLY LINES OF LOT 31 AND THE NORTH, EAST AND WESTERLY LINES OF TRACT 902 IS FOR THE BENEFIT OF LOTS 31 AND 32. THE OWNERS OF LOTS 31 AND 32 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE ON LOT 31 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 MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES IN TRACT 902.
26. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTHEASTERLY LINES OF LOTS 33 AND 34 IS FOR THE BENEFIT OF LOTS 34 AND 35. THE OWNERS OF LOTS 33 THROUGH 35 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 NORTH LINES OF LOTS 36 THROUGH 38 IS FOR THE BENEFIT OF LOTS 37 THROUGH 39. THE OWNERS OF LOTS 36 THROUGH 39 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.
28. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTHERLY LINES OF LOTS 40 AND 41 IS FOR THE BENEFIT OF LOTS 41 AND 42. THE OWNERS OF LOTS 40 THROUGH 42 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 NORTHERLY LINES OF LOTS 44 AND 45 IS FOR THE BENEFIT OF LOTS 43 AND 44. THE OWNERS OF LOTS 43 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.
30. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTHWESTERLY LINES OF LOTS 47 AND 48 AND THE NORTHWESTERLY LINE OF TRACT 906 IS FOR THE BENEFIT OF LOTS 46 THROUGH 48. THE OWNERS OF LOTS 46 THROUGH 48 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE ON LOTS 47 AND 48 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 MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES IN TRACT 906.
31. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTHERLY LINES OF LOT 49 AND TRACT 905 IS FOR THE BENEFIT OF LOTS 49 AND 50. THE OWNERS OF LOTS 49 AND 50 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE ON LOT 49 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 MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES IN TRACT 905.
32. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTHERLY LINES OF LOT 51 AND 52 IS FOR THE BENEFIT OF LOT 53 AND 52. THE OWNERS OF LOTS 51 THROUGH 53 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. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINES OF LOTS 55 AND 56 IS FOR THE BENEFIT OF LOTS 54 AND 55. THE OWNERS OF LOTS 54 THROUGH 56 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.
34. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINES OF LOTS 58 THROUGH 60 IS FOR THE BENEFIT OF LOTS 57 THROUGH 59. THE OWNERS OF LOTS 57 THROUGH 60 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.
35. THE PRIVATE STORM DRAIN EASEMENTS ALONG THE NORTHERLY LINES OF LOTS 52 THROUGH 60 AND PORTIONS OF TRACT 903 AND THE NORTH LINES OF 61 AND 62 IS FOR THE BENEFIT OF LOTS 51 THROUGH 60 AND LOTS 62 AND 63. THE OWNERS OF LOTS 51 THROUGH 63 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE ON SAID LOTS 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 MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES IN TRACT 903.
36. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINES OF LOTS 63 AND 64 IS FOR THE BENEFIT OF LOTS 64 AND 65. THE OWNERS OF LOTS 63 THROUGH 65 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.
37. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINES OF LOTS 66 THROUGH 68 IS FOR THE BENEFIT OF LOTS 67 THROUGH 69. THE OWNERS OF LOTS 66 THROUGH 69 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.
38. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINES OF LOTS 69 AND 70 IS FOR THE BENEFIT OF LOTS 70 AND 71. THE OWNERS OF LOTS 69 THROUGH 71 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.
39. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTHERLY LINE OF LOT 72 IS FOR THE BENEFIT OF LOT 73. THE OWNERS OF LOTS 72 AND 73 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.
40. 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.
41. 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.
42. 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.
43. 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
44. 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.
45. 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 AND AS AMENDED PER AUDITOR'S NO. 200507010181
46. 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 AMENDED PER 200507010181.
47. THIS PLAT IS SUBJECT TO A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT NO PLOI-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.
48. A SIDEWALK ACCESS EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE PUBLIC AND TO THE CITY OF MOUNT VERNON OVER AND ACROSS A 2.00 FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO MT. BAKER LOOP ALONG THE ROAD FRONTAGE OF LOTS 33 AND 34 AND OVER AND ACROSS A 0.5 FOOT WIDE STRIP OF LAND PARALLEL WITH AND ADJOINING THE ROAD FRONTAGE OF LOTS 1-4, 19-32, AND 35-73 AND ALSO OVER AND ACROSS THOSE IRREGULAR PORTIONS OF LOT 19, TRACT 908 AND TRACT 911 DESCRIBED HEREIN AS A "PUBLIC SIDEWALK EASEMENT".
49. THE PRIVATE STORM DRAINAGE EASEMENTS IN TRACT 904 AND ADJACENT TO THE SOUTHERLY AND EASTERLY LINE OF SAID TRACT ARE FOR THE BENEFIT OF THE LOTS ADJOINING THE EASEMENTS AND EACH EASEMENT IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE OWNER OF THE ADJOINING LOT.
50. 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. 200507110156.
51. 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.
52. THERE ARE NO AFFORDABLE HOUSING LOTS IN THIS PLAT.
53. ALL LOTS MUST BE LANDSCAPED PER APPROVED LANDSCAPE PLANS DESIGNED BY LANE & ASSOCIATES.
54. 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#
55. A 10' BUILDING SET BACK LINE (BSBL) IS SHOWN OVER AND ACROSS THAT PORTION AS SHOWN ON LOTS 18, 19, 22, 25-28 AND TRACT 911.
56. THE PUBLIC UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH THE SOUTHEASTERLY 79 FEET OF TRACT 911 IS HEREBY RESERVED FOR FUTURE PUBLIC ROAD.
57. TRACT 911 IS A FUTURE DEVELOPMENT TRACT. UPON RECORDING OF THIS PLAT, THE DEVELOPER RETAINS OWNERSHIP OF TRACT 911. THE DEVELOPER HAS THE RIGHT TO SELL, TRANSFER OR CONVEY OWNERSHIP OF SAID TRACT, SUBJECT TO CONFORMANCE WITH RULES AND RESTRICTIONS OF THE CITY OF MOUNT VERNON. SAID TRACT 911 IS SUBJECT TO PUBLIC ACCESS AND PUBLIC UTILITY EASEMENTS. THE CITY OF MOUNT VERNON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PUBLIC EASEMENTS.

NOTES AND DETAILED EASEMENT PROVISIONS CONTINUED ON SHEET 6 OF 6.

TRIAD

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CARL H. SORENSEN

STATE OF WASHINGTON

REGISTERED

19924

NATIONAL LAND SURVEYOR

EXPIRES 3/28/06

3/27/06

PORTION OF THE S 1/2 OF THE S 1/2 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

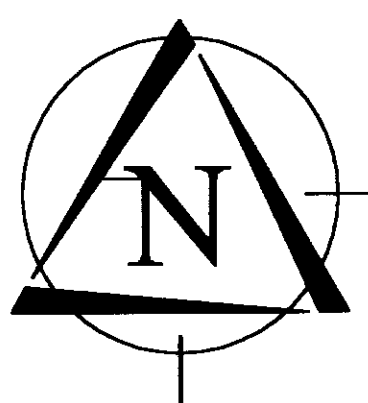
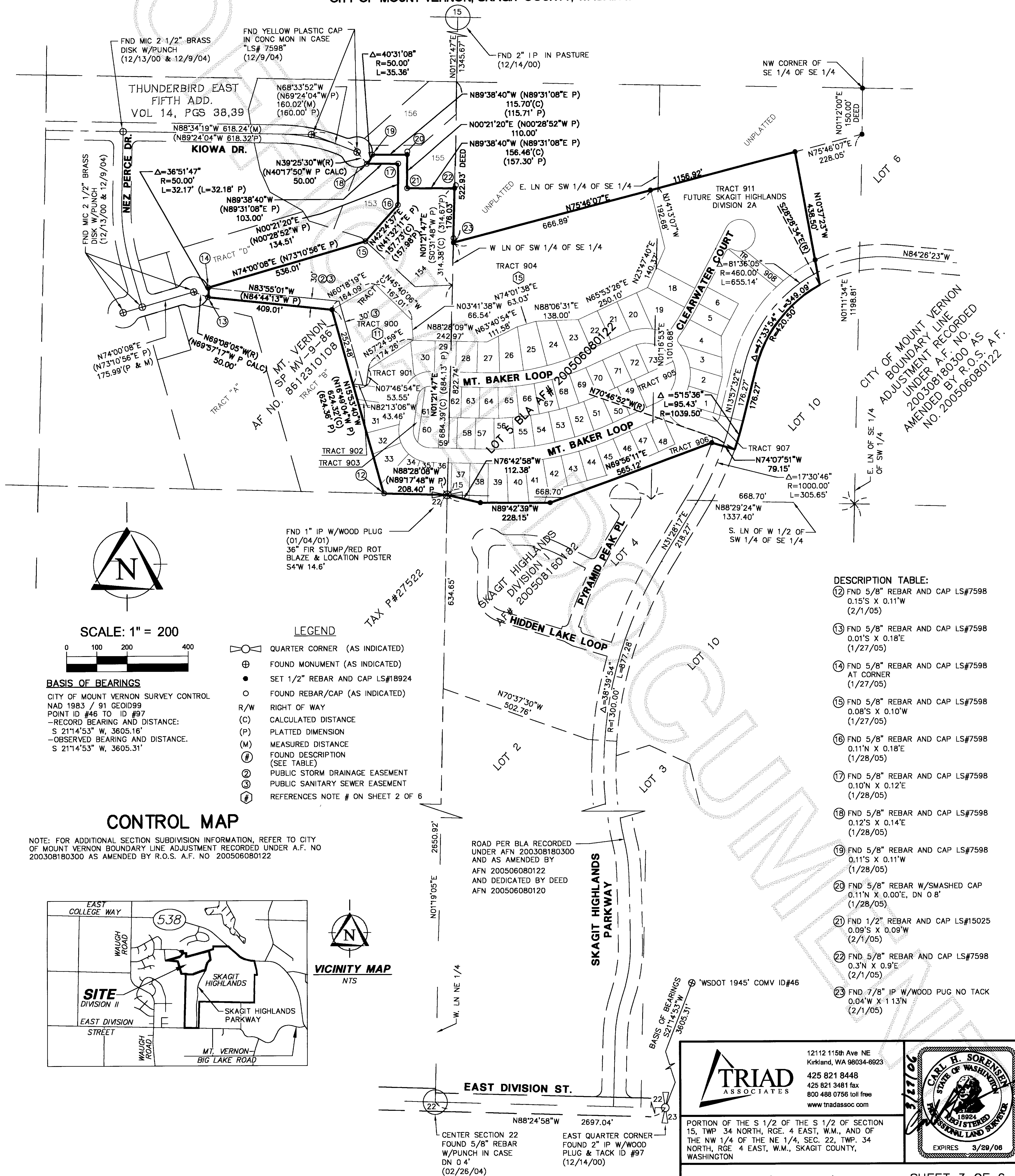
JOB NO. 03-127 (REF 00-297)

SHEET 2 OF 6

SKAGIT HIGHLANDS DIVISION II

A PLANNED UNIT DEVELOPMENT

POR. OF THE S 1/2 OF THE S 1/2 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



SCALE: 1" = 200'

BASIS OF BEARINGS

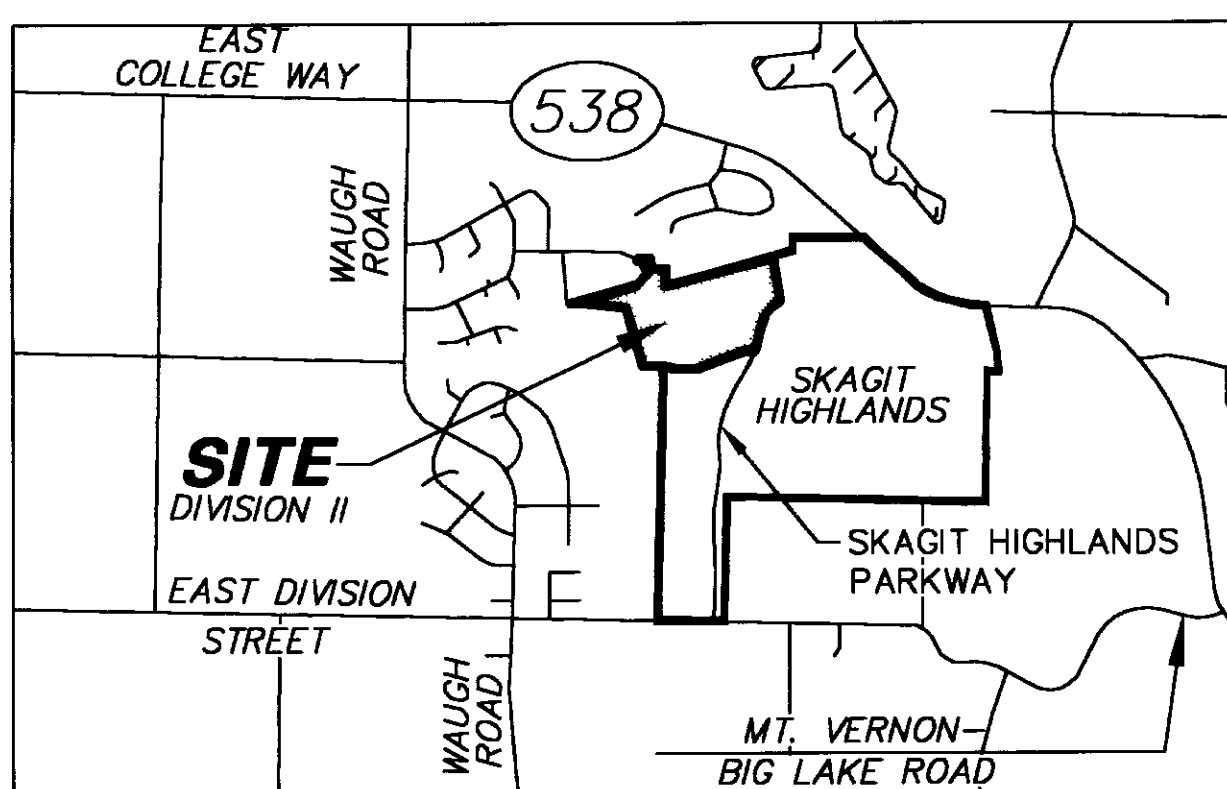
CITY OF MOUNT VERNON SURVEY CONTROL
NAD 1983 / 91 GEOID99
POINT ID #46 TO ID #97
-RECORD BEARING AND DISTANCE:
S 21°14'53" W, 3605.16'
-OBSERVED BEARING AND DISTANCE:
S 21°14'53" W, 3605.31'

LEGEND

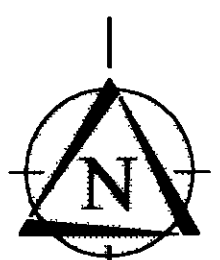
- QUARTER CORNER (AS INDICATED)
- FOUND MONUMENT (AS INDICATED)
- SET 1/2" REBAR AND CAP LS#18924
- FOUND REBAR/CAP (AS INDICATED)
- R/W RIGHT OF WAY
- (C) CALCULATED DISTANCE
- (P) PLATTED DIMENSION
- (M) MEASURED DISTANCE
- FOUND DESCRIPTION (SEE TABLE)
- PUBLIC STORM DRAINAGE EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- REFERENCES NOTE # ON SHEET 2 OF 6

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



VICINITY MAP



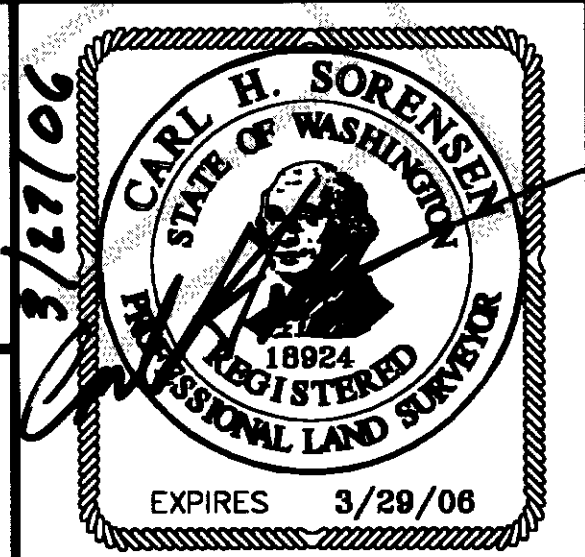
DESCRIPTION TABLE:

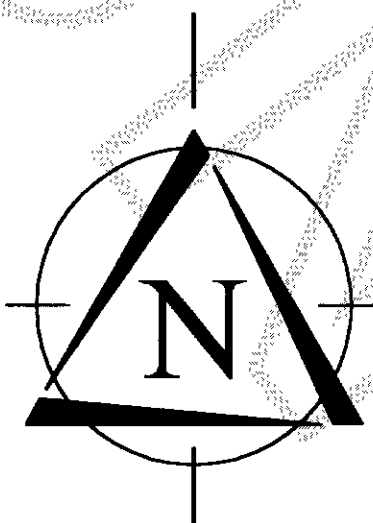
- 12 FND 5/8" REBAR AND CAP LS#7598 0.15'S X 0.11'W (2/1/05)
- 13 FND 5/8" REBAR AND CAP LS#7598 0.01'S X 0.18'E (1/27/05)
- 14 FND 5/8" REBAR AND CAP LS#7598 AT CORNER (1/27/05)
- 15 FND 5/8" REBAR AND CAP LS#7598 0.08'S X 0.10'W (1/27/05)
- 16 FND 5/8" REBAR AND CAP LS#7598 0.11'N X 0.18'E (1/28/05)
- 17 FND 5/8" REBAR AND CAP LS#7598 0.10'N X 0.12'E (1/28/05)
- 18 FND 5/8" REBAR AND CAP LS#7598 0.12'S X 0.14'E (1/28/05)
- 19 FND 5/8" REBAR AND CAP LS#7598 0.11'S X 0.11'W (1/28/05)
- 20 FND 5/8" REBAR W/SMASHED CAP 0.11'N X 0.00'E, DN 0.8' (1/28/05)
- 21 FND 1/2" REBAR AND CAP LS#15025 0.09'S X 0.09'W (2/1/05)
- 22 FND 5/8" REBAR AND CAP LS#7598 0.3'N X 0.9'E (2/1/05)
- 23 FND 7/8" IP W/WOOD PUG NO TACK 0.04'W X 1.13'N (2/1/05)



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PORTION OF THE S 1/2 OF THE S 1/2 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



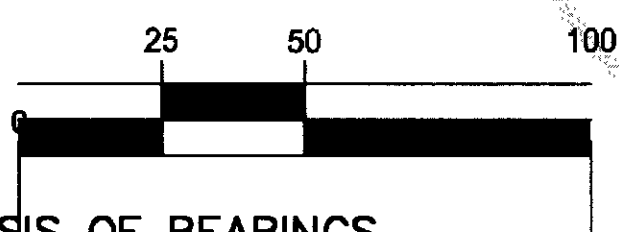


SKAGIT HIGHLANDS DIVISION II

A PLANNED UNIT DEVELOPMENT

POR. OF THE S 1/2 OF THE S 1/2 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

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'

CURVE	DELTA	RADIUS	LENGTH
C1	Δ=15°23'10"	124.00'	33.30'
C2	Δ=25°29'23"	15.00'	6.67'
C3	Δ=2°45'19"	148.00'	7.12'
C4	Δ=77°31'41"	15.00'	20.30'
C5	Δ=0°03'06"	1017.00'	0.92'
C6	Δ=42°20'56"	16.00'	11.83'
C8	Δ=1°55'55"	982.00'	33.11'
C9	Δ=79°31'53"	15.00'	20.82'
C10	Δ=4°23'54"	148.00'	11.36'
C11	Δ=17°47'18"	104.00'	32.29'
C12	Δ=0°49'21"	1024.00'	14.70'
C13	Δ=1°18'51"	1024.00'	23.49'
C14	Δ=0°09'38"	976.00'	2.73'
C15	Δ=24°33'34"	41.00'	17.57'
C16	Δ=0°49'41"	776.00'	11.21'
C17	Δ=6°17'57"	100.00'	10.99'
C18	Δ=73°19'40"	15.00'	19.20'
C19	Δ=90°00'00"	15.00'	23.56'
C20	Δ=59°11'23"	41.00'	42.36'
C21	Δ=49°59'41"	56.00'	48.86'
C22	Δ=1°32'35"	148.00'	3.99'
C23	Δ=76°09'25"	15.00'	19.94'
C24	Δ=92°21'50"	15.00'	24.18'
C25	Δ=0°18'12"	960.50'	5.09'
C26	Δ=0°30'17"	960.50'	8.46'
C27	Δ=92°21'50"	15.00'	24.18'
C28	Δ=33°40'37"	76.00'	44.67'
C29	Δ=50°40'02"	15.00'	13.26'
C30	Δ=47°39'04"	16.00'	13.31'
C31	Δ=46°53'15"	51.00'	41.74'
C32	Δ=3°29'38"	499.50'	30.46'

SEE SHEET 5 OF 6 FOR
LINE TABLE

SEE SHEET 6 OF 6

TRACT 904
NGPA

TRACT 911
FUTURE SKAGIT HIGHLANDS
DIVISION 2A

(23485557)

TRACT 911
FUTURE SKAGIT HIGHLANDS
DIVISION 2A

(23485557)

CITY OF MOUNT VERNON
BOUNDARY LINE
ADJUSTMENT RECORDED
UNDER A.F. NO.
200308180300 AS
AMENDED BY R.O.S. A.F.
NO 200506080122

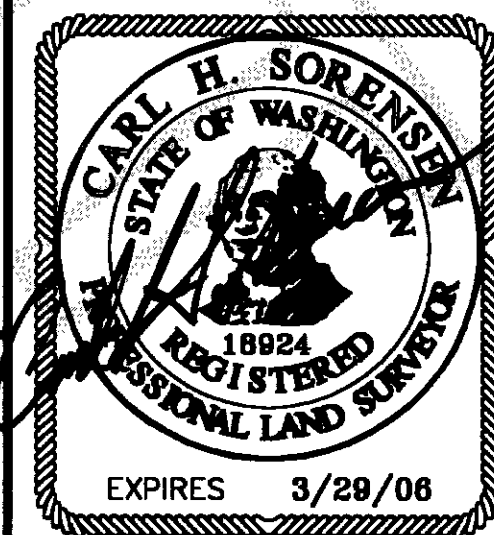
LEGEND

- 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
- #4701 PROPOSED HOUSE NUMBER
- # REFERENCES NOTE # ON SHEET 2 AND 6 OF 6
- SET 1/2" X 24" REBAR WITH CAP "LS NO 18924"
- STANDARD CITY OF MOUNT VERNON MONUMENT IN CASE TO BE SET LS#18924
- + SET TACK IN LEAD W/WASHER "LS NO: 18924"
- ⊕ QUARTER CORNER (AS INDICATED)
- R/W RIGHT OF WAY
- BSBL BUILDING SETBACK LINE



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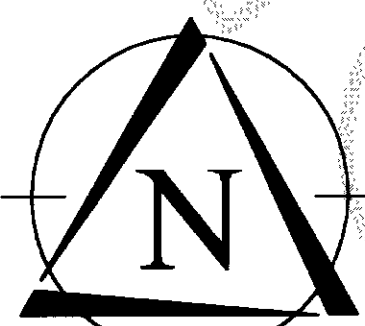
PORTION OF THE S 1/2 OF THE S 1/2 OF SECTION
15, TWP. 34 NORTH, RGE. 4 EAST, W.M., AND OF
THE NW 1/4 OF THE NE 1/4, SEC. 22, TWP. 34
NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY,
WASHINGTON



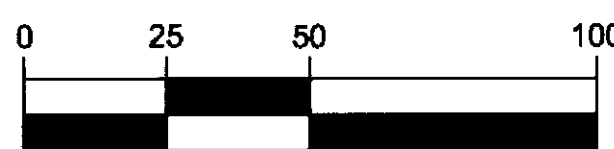
SKAGIT HIGHLANDS DIVISION II

A PLANNED UNIT DEVELOPMENT

POR. OF THE S 1/2 OF THE S 1/2 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

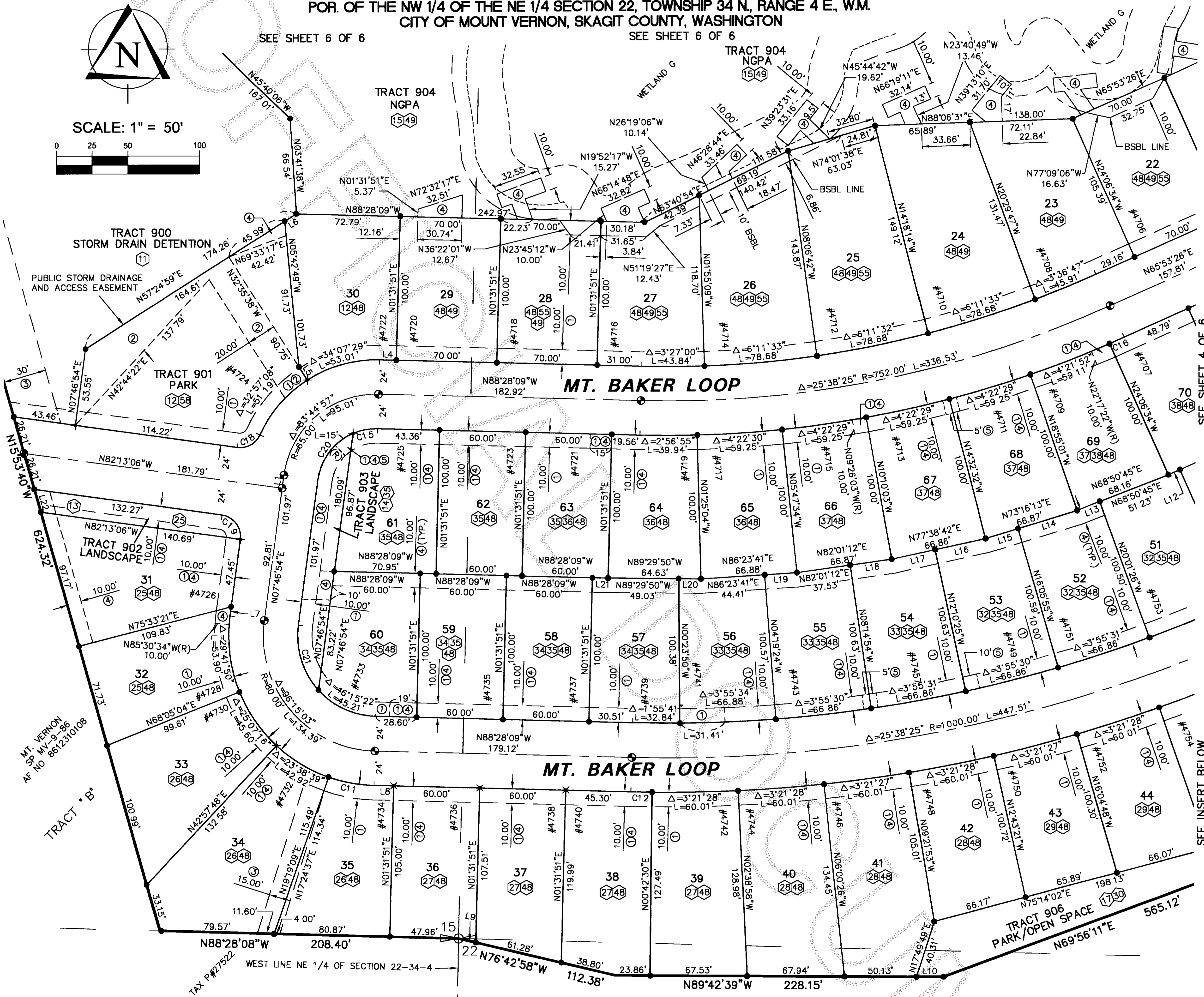


SCALE: 1" = 50'



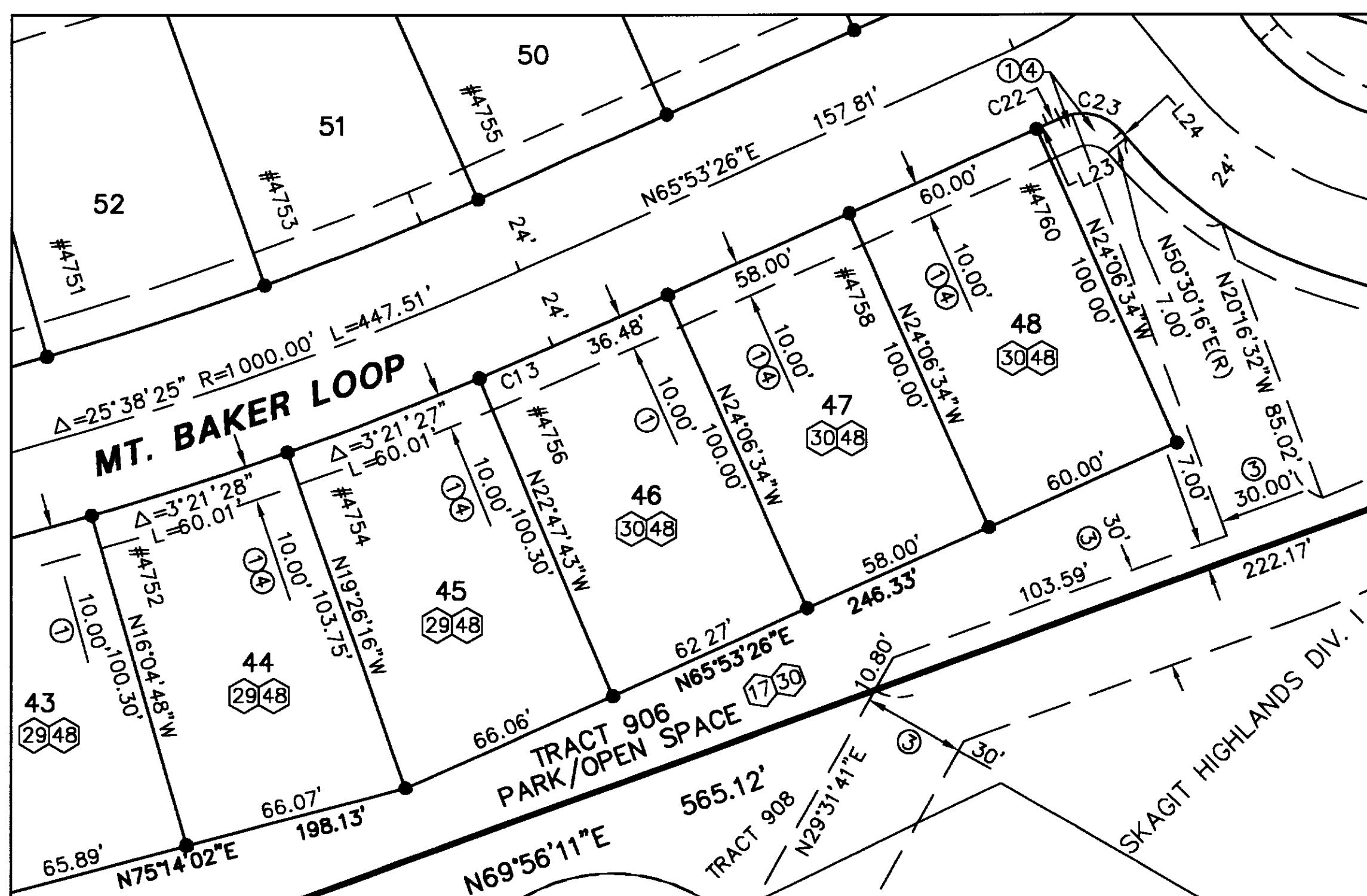
SEE SHEET 6 OF 6

SEE SHEET 6 OF 6



SEE SHEET 4 OF 6

SEE INSERT BELOW



INSERT

SKAGIT HIGHLANDS DIV. I

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'

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
- #4701 PROPOSED HOUSE NUMBER
- # REFERENCES NOTE # ON SHEET 2 AND 6 OF 6
- SET 1/2" X 24" REBAR WITH CAP "LS NO. 18924"
- STANDARD CITY OF MOUNT VERNON MONUMENT IN CASE TO BE SET LS#18924
- + SET TACK IN LEAD W/WASHER "LS NO. 18924"
- ⊕ QUARTER CORNER (AS INDICATED)
- R/W RIGHT OF WAY
- BSBL BUILDING SETBACK LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°46'54"E	9.16'
L3	N14°13'07"W	12.96'
L4	N88°28'09"W	11.92'
L5	N32°35'38"W	10.87'
L6	N57°24'59"E	9.65'
L7	N07°46'54"E	6.36'
L8	N88°28'09"W	13.82'
L9	N76°42'58"W	12.30'
L10	N89°42'39"W	18.69'
L11	N65°53'26"E	8.76'
L12	N65°58'05"E	8.76'
L13	N68°50'45"E	16.93'
L14	N73°16'13"E	43.07'
L15	N73°16'13"E	23.79'
L16	N77°38'42"E	36.20'
L17	N77°38'42"E	30.67'
L18	N82°01'12"E	29.34'
L19	N86°23'41"E	22.47'
L20	N89°29'50"W	15.60'
L21	N88°28'09"W	10.95'
L22	N15°53'40"W	16.38'
L23	N65°53'26"E	3.33'
L24	N39°29'44"W	2.23'
L25	N39°29'44"W	2.23'

SEE SHEET 4 OF 6 FOR CURVE TABLE

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CARL H. SORESEN
REGISTERED LAND SURVEYOR
18924
EXPIRES 3/29/08

PORTIONS OF THE S 1/2 OF THE S 1/2 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

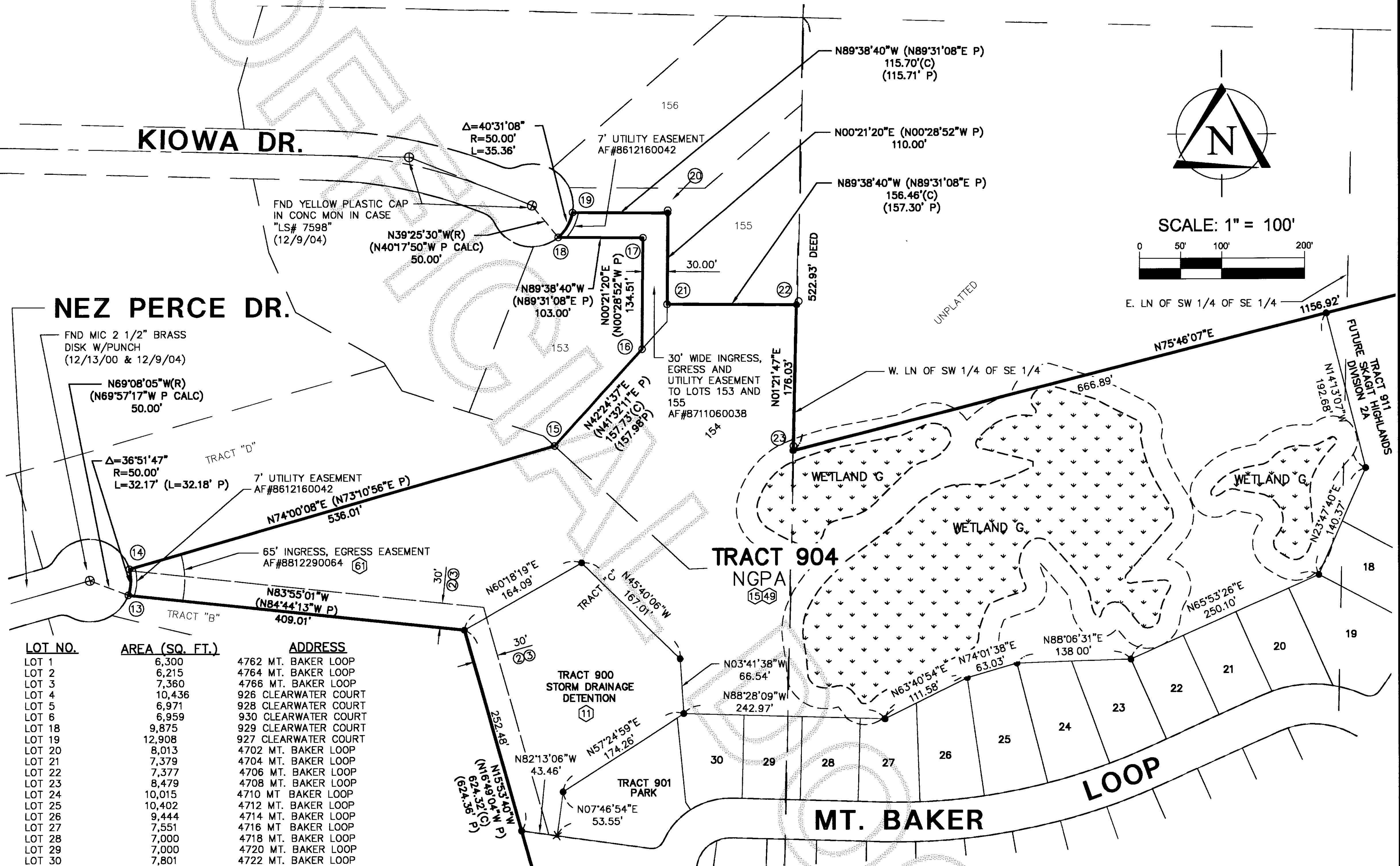
JOB NO. 03-127 (REF 00-297)

SHEET 5 OF 6

SKAGIT HIGHLANDS DIVISION II

A PLANNED UNIT DEVELOPMENT

POR. OF THE S 1/2 OF THE S 1/2 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



LOT NO.	AREA (SQ. FT.)	ADDRESS
LOT 1	6,300	4762 MT. BAKER LOOP
LOT 2	6,215	4764 MT. BAKER LOOP
LOT 3	7,360	4766 MT. BAKER LOOP
LOT 4	10,436	926 CLEARWATER COURT
LOT 5	6,971	928 CLEARWATER COURT
LOT 6	6,959	930 CLEARWATER COURT
LOT 18	9,875	929 CLEARWATER COURT
LOT 19	12,908	927 CLEARWATER COURT
LOT 20	8,013	4702 MT. BAKER LOOP
LOT 21	7,379	4704 MT. BAKER LOOP
LOT 22	7,377	4706 MT. BAKER LOOP
LOT 23	8,479	4708 MT. BAKER LOOP
LOT 24	10,015	4710 MT. BAKER LOOP
LOT 25	10,402	4712 MT. BAKER LOOP
LOT 26	9,444	4714 MT. BAKER LOOP
LOT 27	7,551	4716 MT. BAKER LOOP
LOT 28	7,000	4718 MT. BAKER LOOP
LOT 29	7,000	4720 MT. BAKER LOOP
LOT 30	7,801	4722 MT. BAKER LOOP
LOT 31	8,672	4726 MT. BAKER LOOP
LOT 32	6,612	4728 MT. BAKER LOOP
LOT 33	7,854	4730 MT. BAKER LOOP
LOT 34	9,440	4732 MT. BAKER LOOP
LOT 35	6,779	4734 MT. BAKER LOOP
LOT 36	6,315	4736 MT. BAKER LOOP
LOT 37	6,825	4738 MT. BAKER LOOP
LOT 38	7,635	4740 MT. BAKER LOOP
LOT 39	8,155	4742 MT. BAKER LOOP
LOT 40	8,390	4744 MT. BAKER LOOP
LOT 41	8,540	4746 MT. BAKER LOOP
LOT 42	6,462	4748 MT. BAKER LOOP
LOT 43	6,306	4750 MT. BAKER LOOP
LOT 44	6,406	4752 MT. BAKER LOOP
LOT 45	6,405	4754 MT. BAKER LOOP
LOT 46	6,114	4756 MT. BAKER LOOP
LOT 47	5,800	4758 MT. BAKER LOOP
LOT 48	6,000	4760 MT. BAKER LOOP
LOT 49	6,000	4757 MT. BAKER LOOP
LOT 50	6,016	4755 MT. BAKER LOOP
LOT 51	6,370	4753 MT. BAKER LOOP
LOT 52	6,369	4751 MT. BAKER LOOP
LOT 53	6,368	4749 MT. BAKER LOOP
LOT 54	6,368	4747 MT. BAKER LOOP
LOT 55	6,368	4743 MT. BAKER LOOP
LOT 56	6,370	4741 MT. BAKER LOOP
LOT 57	6,184	4739 MT. BAKER LOOP
LOT 58	6,000	4737 MT. BAKER LOOP
LOT 59	6,000	4735 MT. BAKER LOOP
LOT 60	6,315	4733 MT. BAKER LOOP
LOT 61	6,528	4725 MT. BAKER LOOP
LOT 62	6,000	4723 MT. BAKER LOOP
LOT 63	6,000	4721 MT. BAKER LOOP
LOT 64	6,187	4719 MT. BAKER LOOP
LOT 65	6,279	4717 MT. BAKER LOOP
LOT 66	6,278	4715 MT. BAKER LOOP
LOT 67	6,278	4713 MT. BAKER LOOP
LOT 68	6,278	4711 MT. BAKER LOOP
LOT 69	6,334	4709 MT. BAKER LOOP
LOT 70	5,998	4707 MT. BAKER LOOP
LOT 71	6,000	4705 MT. BAKER LOOP
LOT 72	5,998	4703 MT. BAKER LOOP
LOT 73	6,759	4701 MT. BAKER LOOP

*TRACT 900	50,670	
**TRACT 901	15,389	4724 MT. BAKER LOOP
**TRACT 902	2,111	
**TRACT 903	3,134	
*TRACT 904	405,995	
**TRACT 905	11,881	4761 MT. BAKER LOOP
**TRACT 906	22,483	
**TRACT 907	3,028	
**TRACT 908	5,306	
****TRACT 911	227,319	

TOTAL LOT AND TRACT	1,189,156
RIGHT OF WAY	148,514
TOTAL PLAT AREA	1,337,670

DESCRIPTION TABLE:

- ⑫ FND 5/8" REBAR AND CAP LS#7598
0.15'S X 0.11'W
(2/1/05)
- ⑬ FND 5/8" REBAR AND CAP LS#7598
0.01'S X 0.18'E
(1/27/05)
- ⑭ FND 5/8" REBAR AND CAP LS#7598
AT CORNER
(1/27/05)
- ⑮ FND 5/8" REBAR AND CAP LS#7598
0.08'S X 0.10'W
(1/27/05)
- ⑯ FND 5/8" REBAR AND CAP LS#7598
0.11'N X 0.18'E
(1/28/05)
- ⑰ FND 5/8" REBAR AND CAP LS#7598
0.10'N X 0.12'E
(1/28/05)
- ⑱ FND 5/8" REBAR AND CAP LS#7598
0.12'S X 0.14'E
(1/28/05)
- ⑲ FND 5/8" REBAR AND CAP LS#7598
0.11'S X 0.11'W
(1/28/05)
- ⑳ FND 5/8" REBAR W/SMASHED CAP
0.11'N X 0.00'E, DN 0.8'
(1/28/05)
- ㉑ FND 1/2" REBAR AND CAP LS#15025
0.09'S X 0.09'W
(2/1/05)
- ㉒ FND 5/8" REBAR AND CAP LS#7598
0.3'N X 0.9'E
(2/1/05)
- ㉓ FND 7/8" IP W/WOOD PUG NO TACK
0.04'W X 1.13'N
(2/1/05)

NOTES AND DETAILED EASEMENT PROVISIONS CONT.

58. ALL PLAYGROUND EQUIPMENT INSTALLED IN TRACT 901 AND 905 MUST MEET THE CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES FOR PUBLIC PLAYGROUNDS AND ASTM STANDARDS.
- NOTE: PARAGRAPHS 59 THROUGH 68 AFFECT THAT PORTION OF THIS PLAT FORMERLY KNOWN AS LOT 154, THUNDERBIRD EAST FIFTH ADDITION, AF NO. 8706260006 AND THAT PORTION FORMERLY KNOWN AS TRACT C OF SHORT PLAT NO. MV-9-86, AF NO. 8612310108.
59. THIS PLAT IS SUBJECT TO NOTES CONTAINED ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS;
 2. SEWAGE DISPOSAL BE MOUNT VERNON CITY SEWER;
 3. WATER BY SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1.
60. THIS PLAT IS SUBJECT TO RIGHTS OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE SHORT PLAT.
61. THIS PLAT IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR INGRESS, EGRESS AND UTILITIES AFFECTING THE WESTERLY 65 FEET OF TRACT C, RECORDED UNDER AF NO. 8812290064.
62. THIS PLAT IS SUBJECT TO A WATER DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN PUBLIC UTILITY DISTRICT NO.1 OF SKAGIT COUNTY AND KEITH JOHNSON FOR \$1,00.00 PER FORMER LOT 154 AND TRACT C AS RECORDED UNDER AF NO. 8612160042.
63. THIS PLAT IS SUBJECT TO EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AFFECTING FORMER LOT 154.
64. THIS PLAT IS SUBJECT TO DEDICATION CONTAINED ON THE FACE OF THE PLAT OF THUNDERBIRD EAST FIFTH ADDITION, AF NO. 8706260006 AFFECTING FORMER LOT 154.
65. THIS PLAT IS SUBJECT TO ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE REAL PROPERTY OR TITLE THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN COURSE OF THE UNNAMED CREEK SHOWN ON THE PLAT OF THUNDERBIRD EAST, FIFTH ADDITION AS RUNNING ALONG THE SOUTHERLY BOUNDARY OF FORMER LOT 154.
66. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, PER INSTRUMENT RECORDED UNDER AF NO. 8707080023.
67. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, PER INSTRUMENT RECORDED UNDER AF NO. 8711060038.
68. THIS PLAT IS SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR EASEMENT FOR INGRESS, EGRESS AND UTILITIES AFFECTING A 30 FOOT WIDE PORTION OF SAID LOT 154, PER INSTRUMENT RECORDED UNDER AF NO. 8711060038.
69. THIS PLAT IS SUBJECT TO DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS, PER INSTRUMENT RECORDED UNDER AF NO. 200508170113.
70. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY PER INSTRUMENT RECORDED UNDER AF NO. 200508170114.
71. THIS PLAT IS SUBJECT TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD, AS PER INSTRUMENT RECORDED UNDER AF NO. 200508170115, EXECUTED BY SKAGIT HIGHLANDS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY.
72. THIS PLAT IS SUBJECT TO DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MOUNT VERNON AND MVA, INC., A WASHINGTON CORPORATION, RECORDED UNDER AF NO. 200106210002.

LEGEND

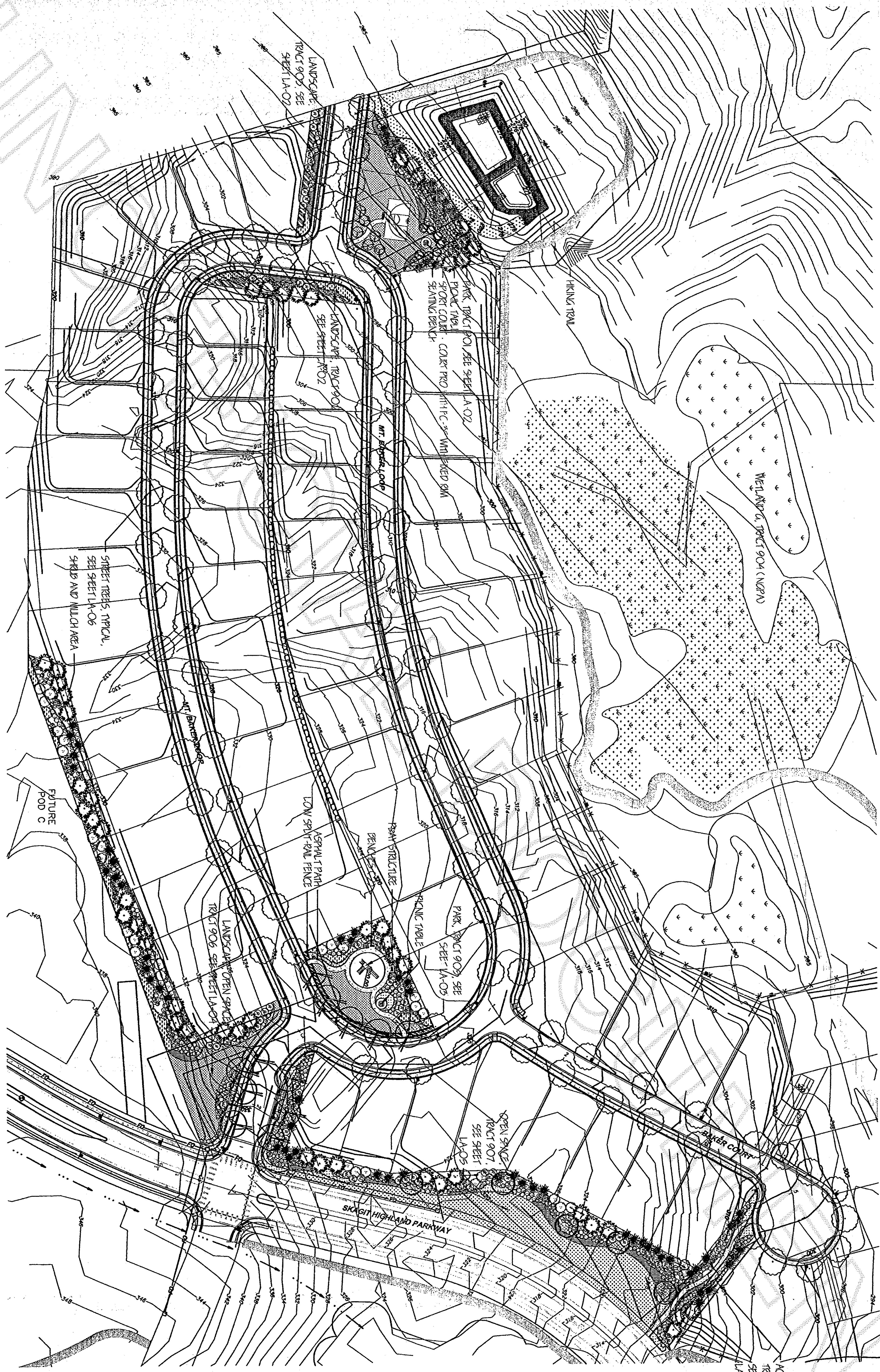
- ② PUBLIC STORM DRAIN EASEMENT
③ PUBLIC SANITARY SEWER EASEMENT
REFERENCES NOTE # ON SHEET 2 AND 6 OF 6
⊕ FOUND MONUMENT (AS INDICATED)
● SET 1/2" REBAR AND CAP LS#18924
○ FOUND REBAR/CAP (AS INDICATED)
+ SET TACK IN LEAD W/WASHER LS# 18924
(C) CALCULATED DISTANCE
(P) PLATTED DIMENSION
(#) FOUND DESCRIPTION (SEE TABLE)

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

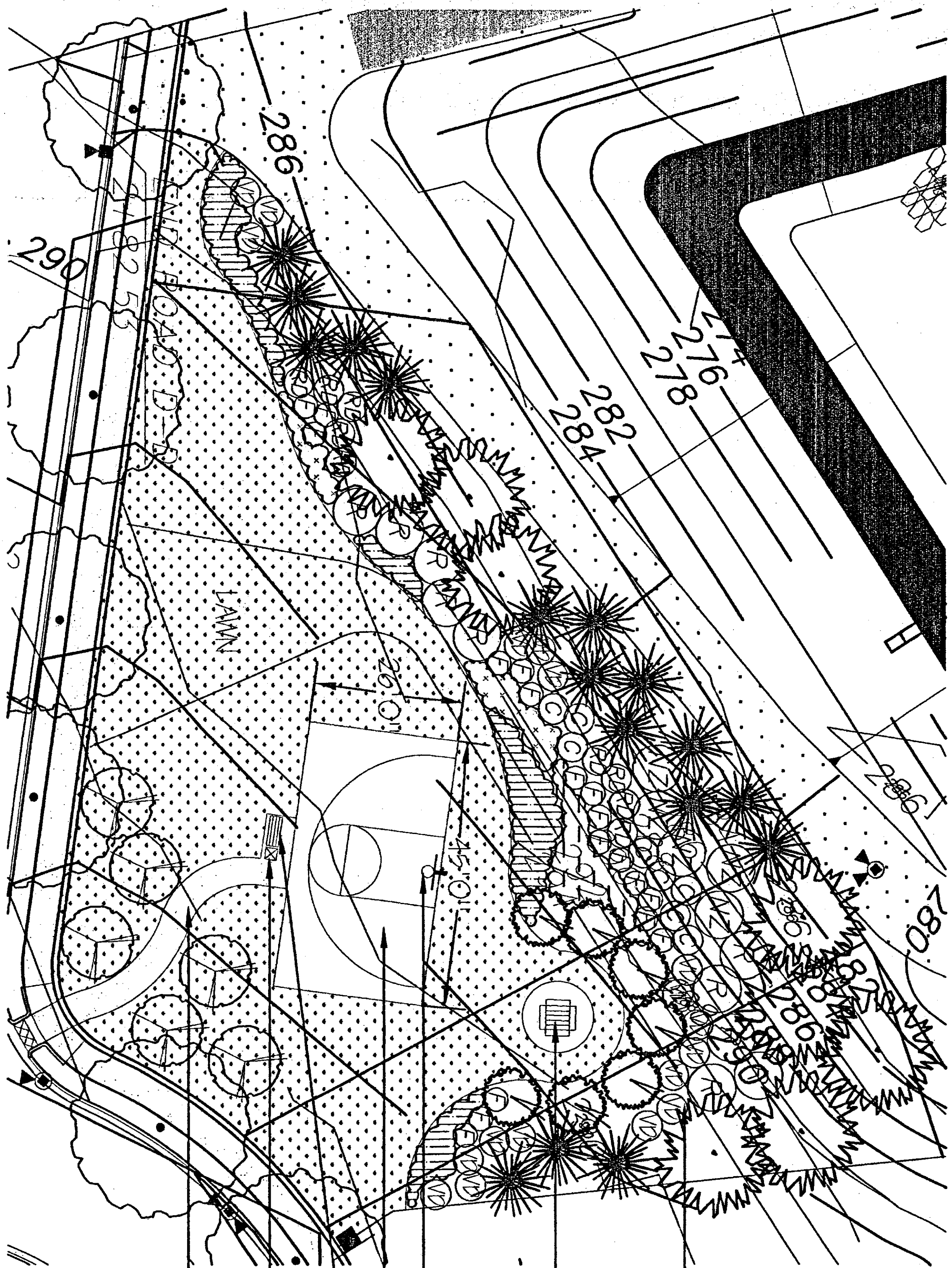
EXPIRES 3/29/08

PORTIONS OF THE S 1/2 OF THE S 1/2 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 6 OF 6



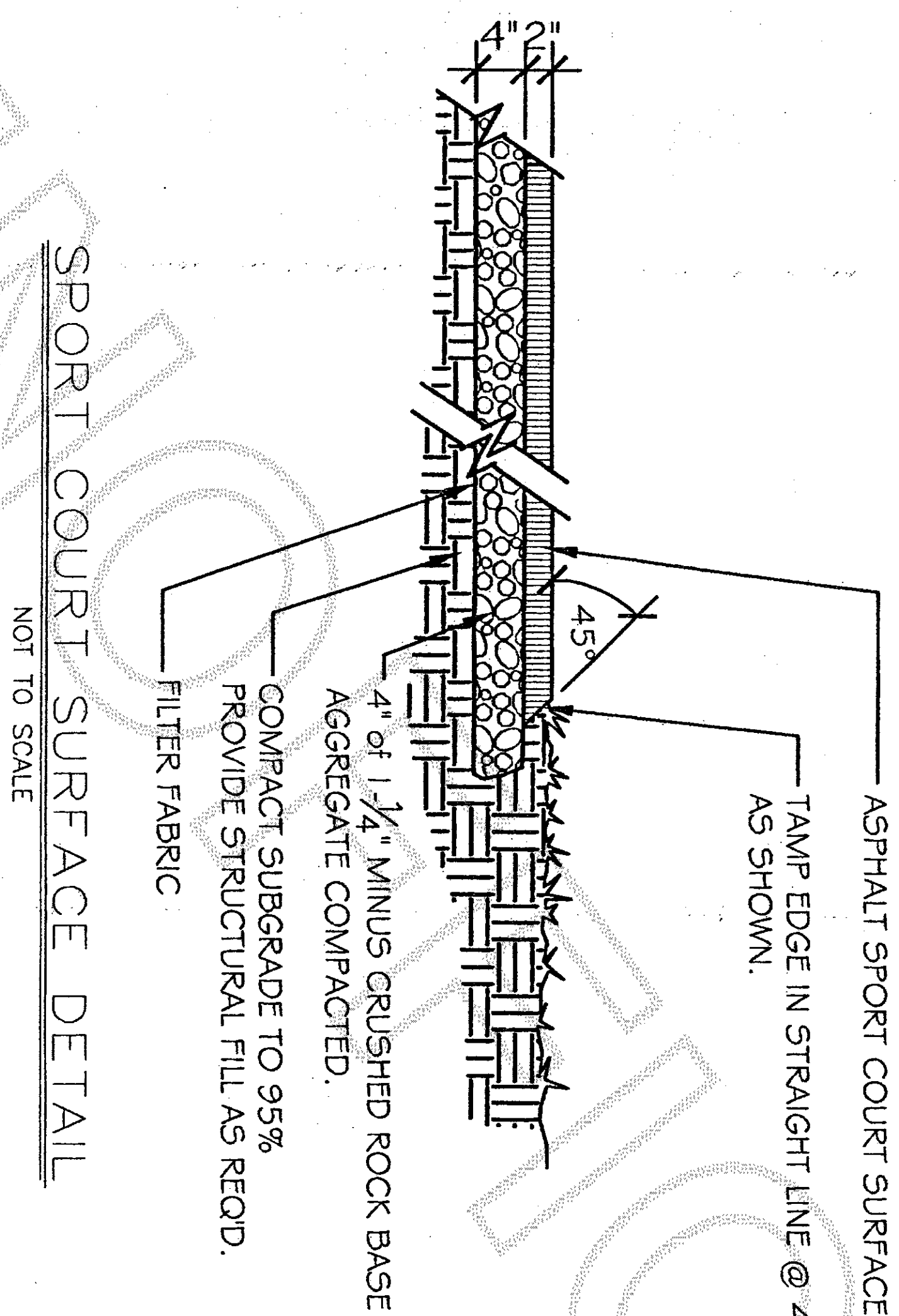
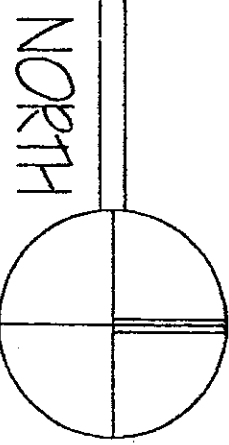
POD D - OVERALL STREETSCAPE AND LANDSCAPE PLAN
NOT TO SCALE



- LANDSCAPING, SEE SHEET LA-06 FOR PLANT LEGEND
- IN-GROUND PICNIC TABLE MODEL PT-39 BY PACIFIC OUTDOOR PRODUCTS
- COURT PRO BASKETBALL HOOP WITH FC-3F FIXED RIM FROM PACIFIC OUTDOOR PRODUCTS
- ASPHALT SPORT COURT - SEE DETAIL ON THIS SHEET.
- BENCH MODEL BP-25 BY PACIFIC OUTDOOR PRODUCTS
- TRACH RECEPTACLE MODEL BENCH MODEL WF-20 BY PACIFIC OUTDOOR PRODUCTS
- 5' WIDTH ASPHALT PATH DETAIL SHEET LA-05

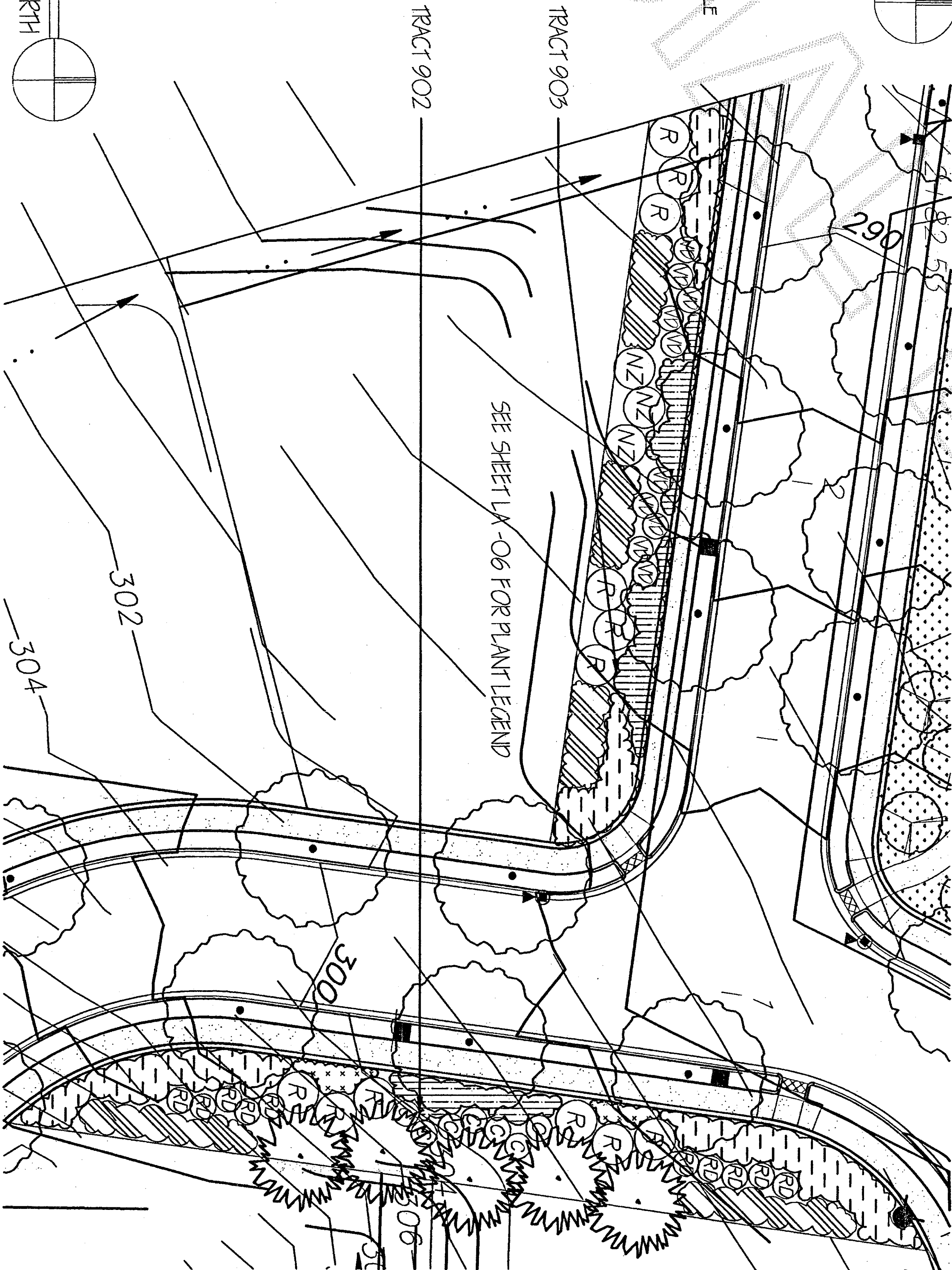
POB D - TRACT 901 LANDSCAPE PLAN

SCALE 1"=20'



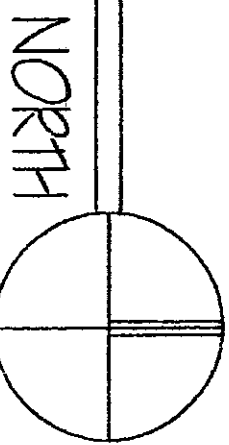
SPORT COURT SURFACE DETAIL

NOT TO SCALE

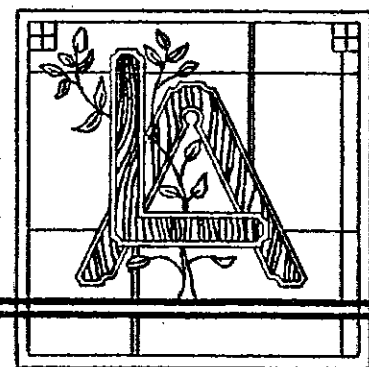


POB D - TRACT 902 AND 903 LANDSCAPE PLAN

SCALE 1"=20'

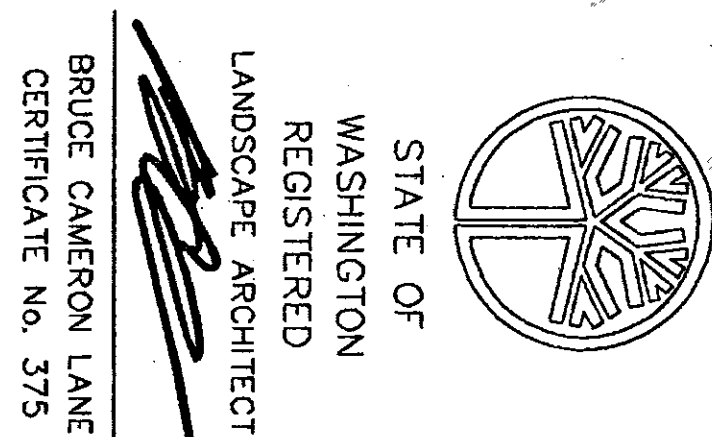


SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
DIVISION 2 - TRACTS 901, 902, AND 903
LANDSCAPE PLANS



Lane & Associates
Landscape Architecture

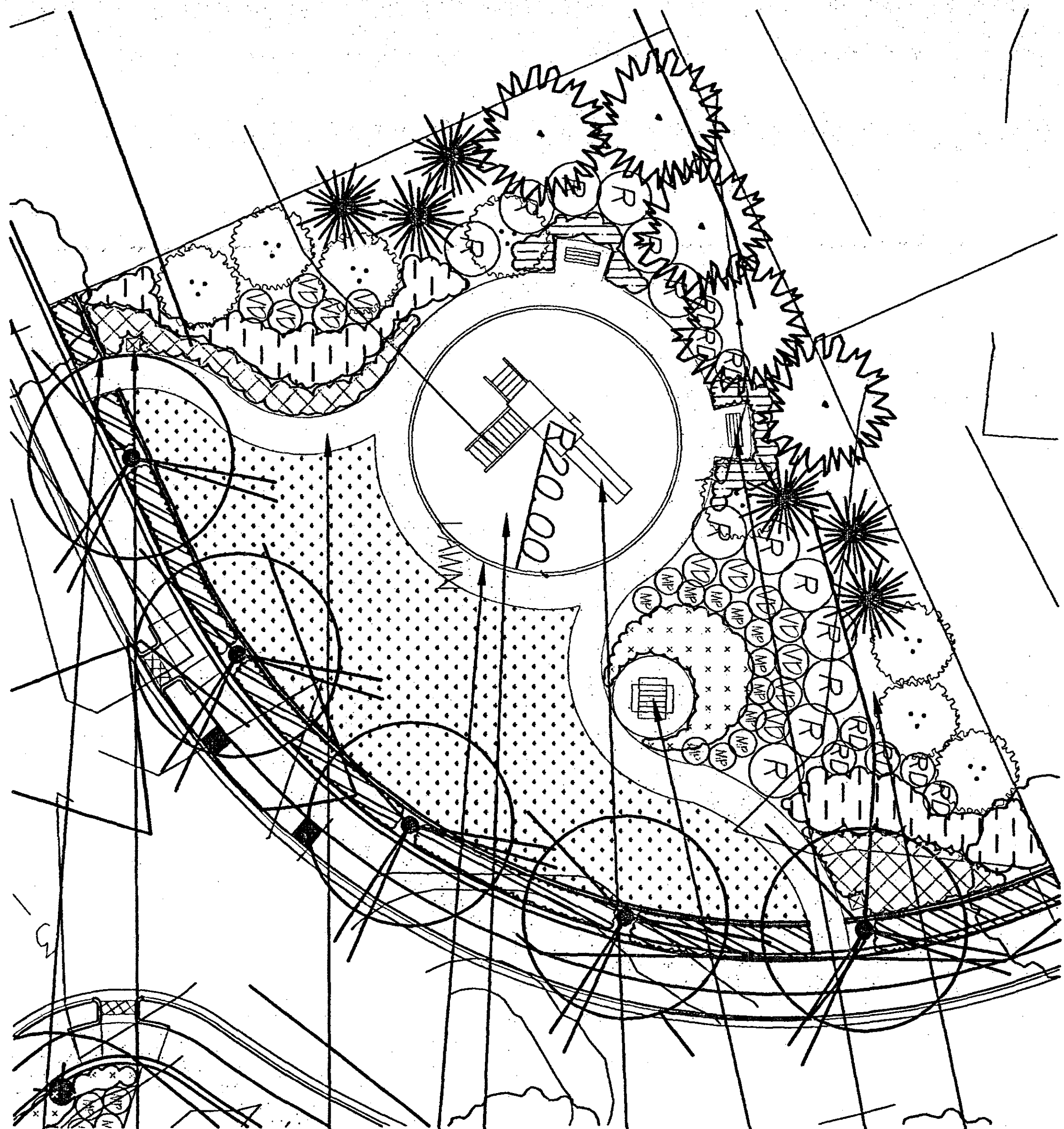
17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319



Revisions
18x24" sheets
Per City of Mt. Vernon WRS

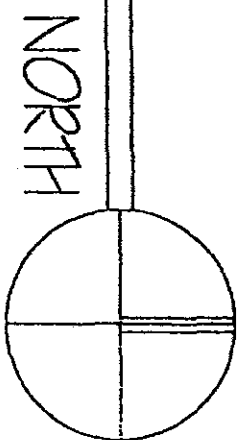
By
BCL
WRS

Date August 2005
Scale AS SHOWN
Drawn WRS
Job 50-05
Sheet LA-2
Of 7 Sheets

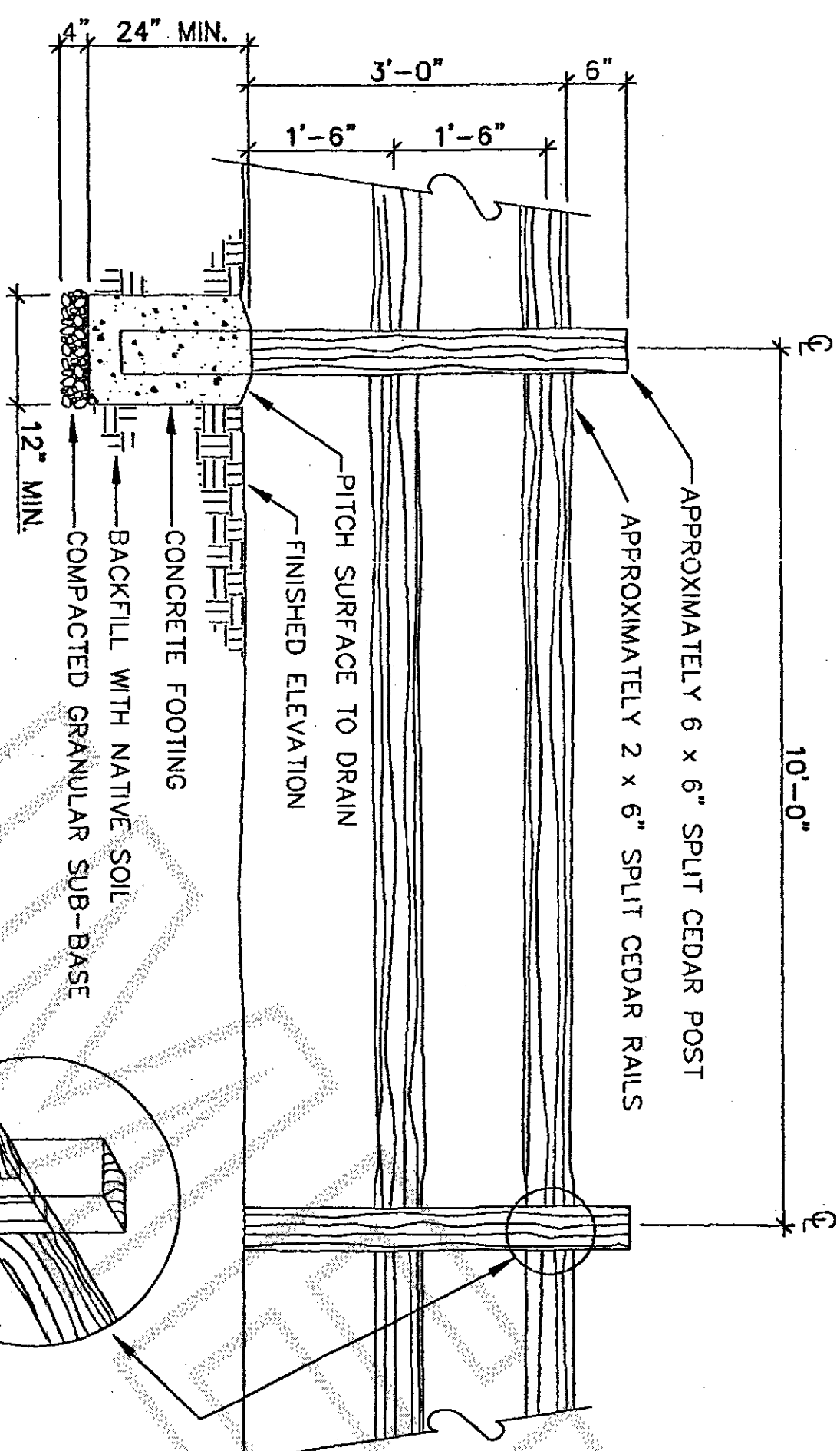


POB D - TRACT 905 LANDSCAPE PLAN

SCALE 1" = 20'



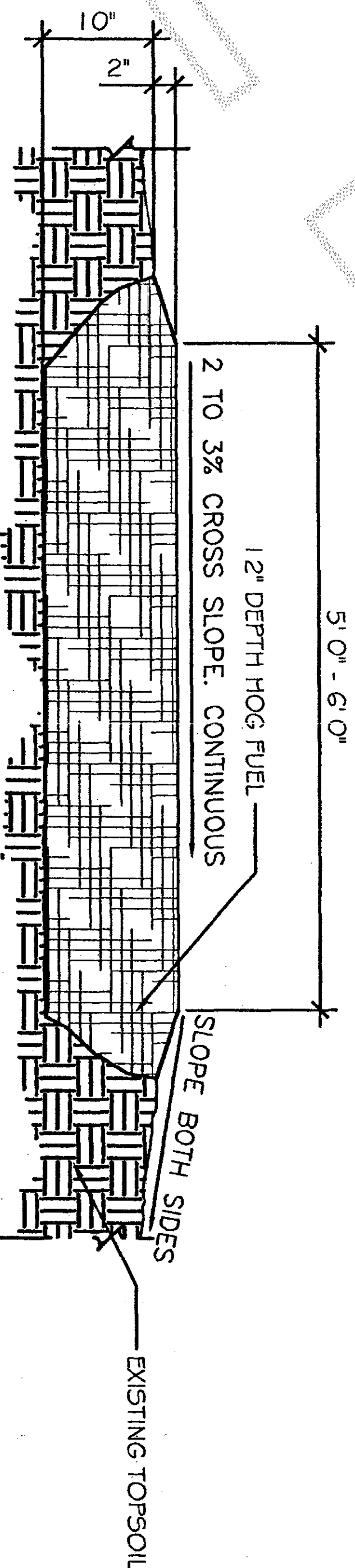
- LANDSCAPING, SEE SHEET LA-06 FOR PLANT LEGEND
- BENCHES (2) MODEL BP-25 BY PACIFIC OUTDOOR PRODUCTS
- IN-GROUND PICNIC TABLE, MODEL PT-39 BY PACIFIC OUTDOOR PRODUCTS
- PLAY STRUCTURE MODEL SC-772 BY PACIFIC OUTDOOR PRODUCTS 425-432-6000
- PLAY CHIPS, 12" DEPTH
- CONCRETE EDGE, DETAIL THIS SHEET
- 5' WIDTH ASPHALT PATH, DETAIL THIS SHEET
- TRASH RECEPTACLE, 2, ONE AT EACH ENTRANCE
- LOW SPLIT RAIL FENCE, DETAIL THIS SHEET



SPLIT RAIL FENCE DETAIL

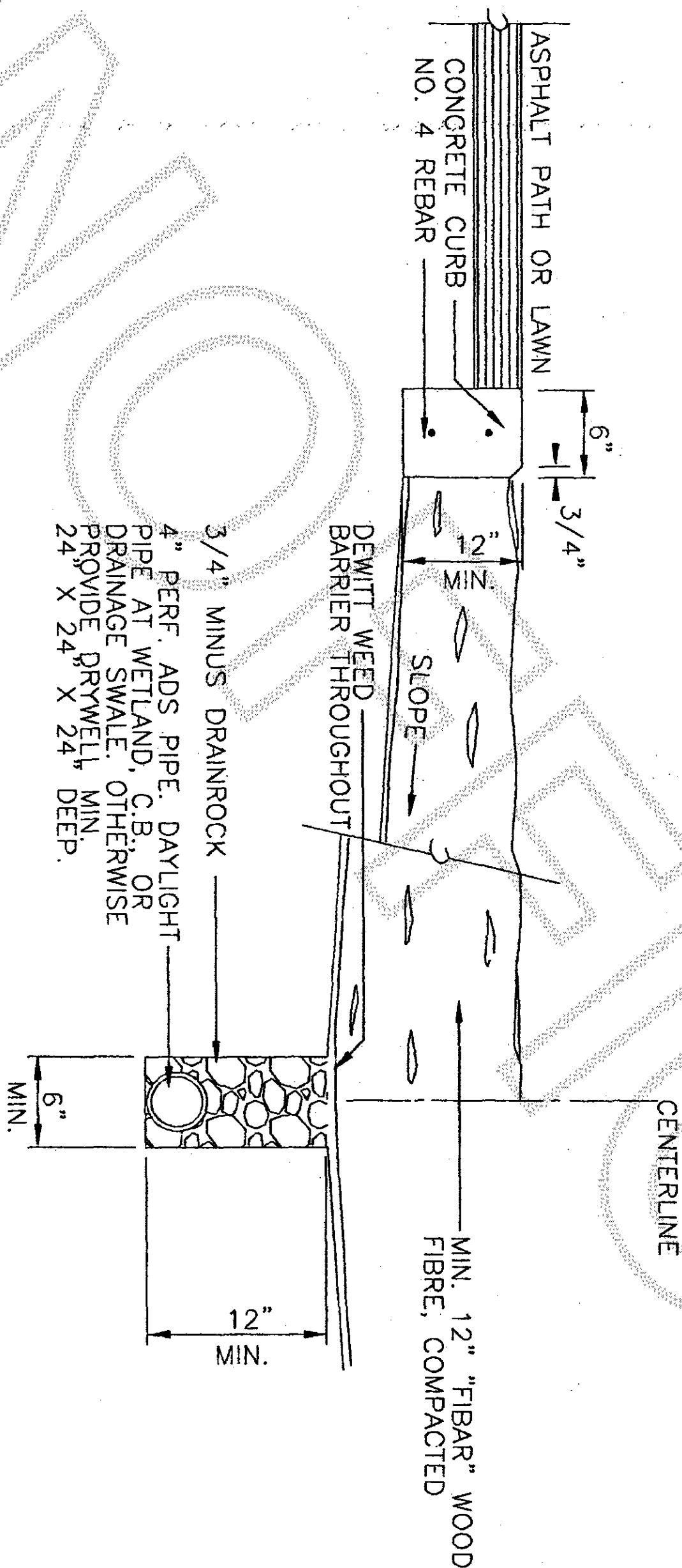
NOT TO SCALE

POST CONNECTION



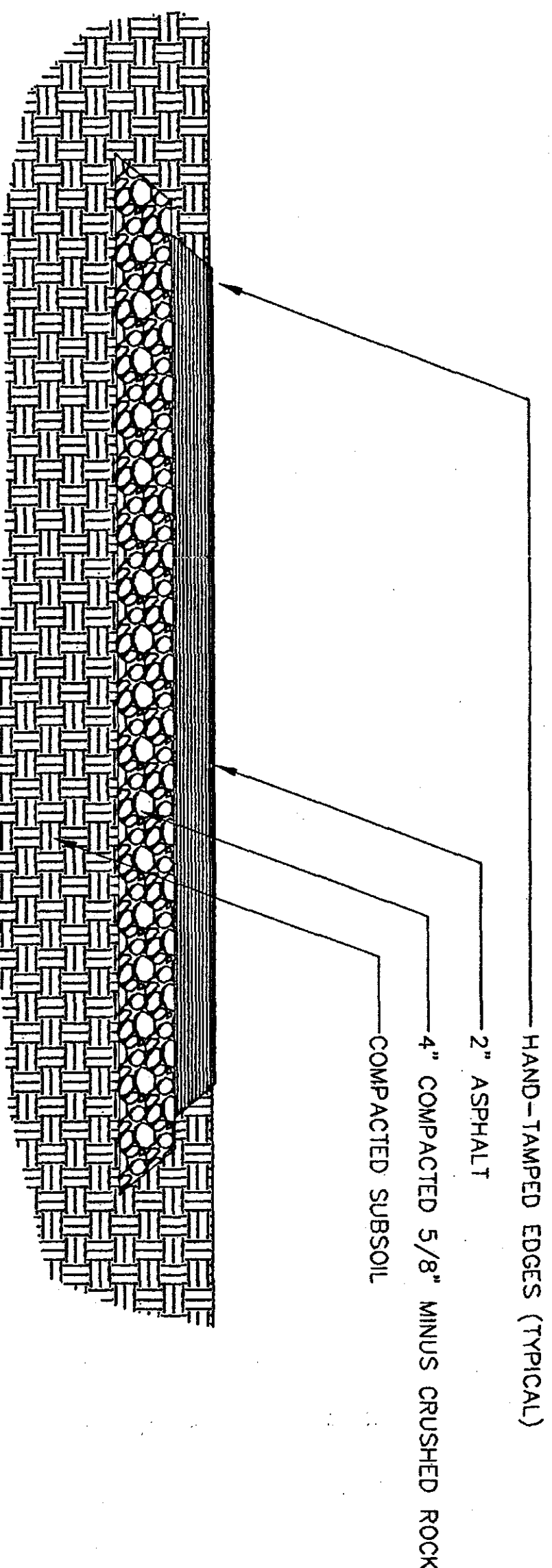
HIKING TRAIL DETAIL

NOT TO SCALE



CONCRETE EDGING DETAIL

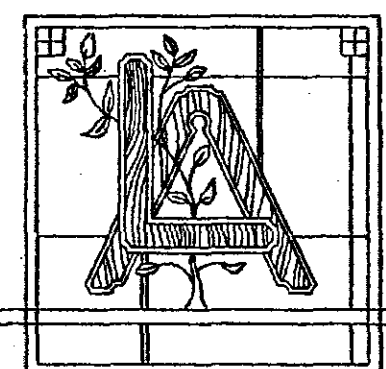
NOT TO SCALE



ASPHALT PATH DETAIL

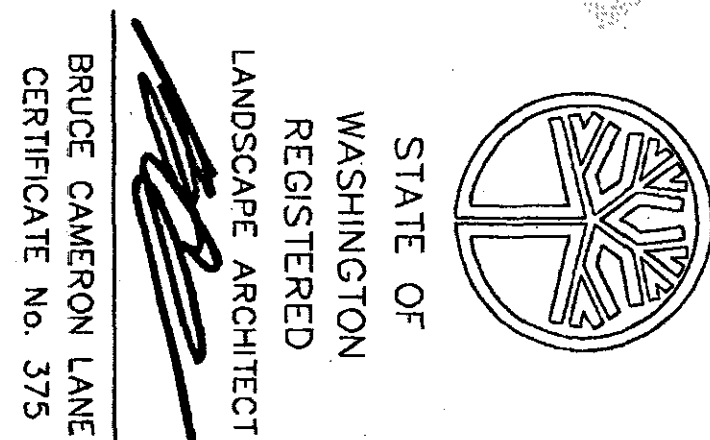
NOT TO SCALE

SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
DIVISION 2 - TRACT 905 LANDSCAPE PLAN
AND CONSTRUCTION DETAILS



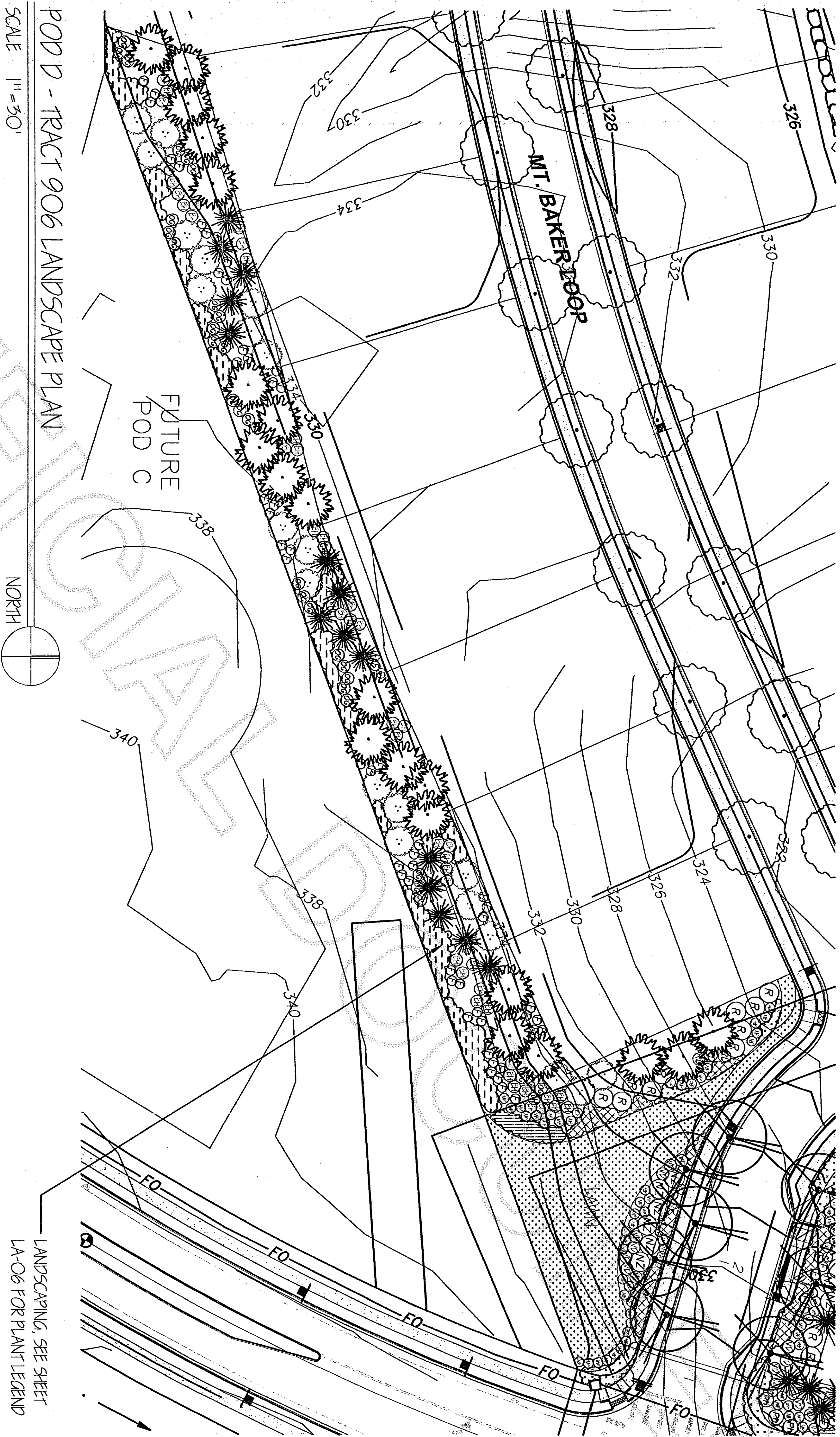
Lane & Associates
Landscape Architecture

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

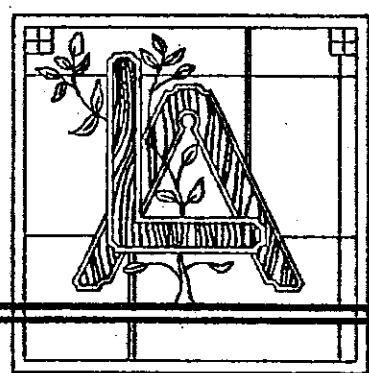


Revisions: By
18x24" sheets BCL
Per City of Mt. Vernon WRS

Date: August 2005
Scale: AS SHOWN
Drawn: WRS
Job: 50-05
Sheet: LA-3
of 7 Sheets

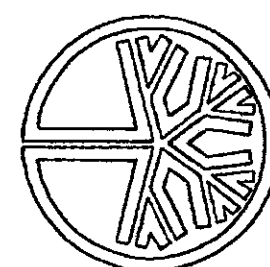


SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
DIVISION 2 - TRACT 906
LANDSCAPE PLAN



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

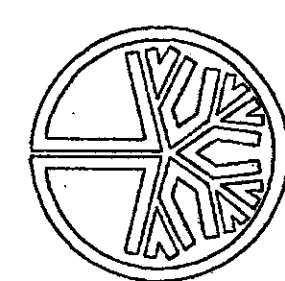
Revisions
18x24" sheets

By
BCL

Date August 2005
Scale AS SHOWN
Drawn WRS
Job 50-05
Sheet LA-4
Of 7 Sheets

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Skagit County Auditor
4/4/2006 Page 11 of 1510:49AM

Revisions By
18x24" sheets BCL
Per City of Mt. Vernon WRS



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

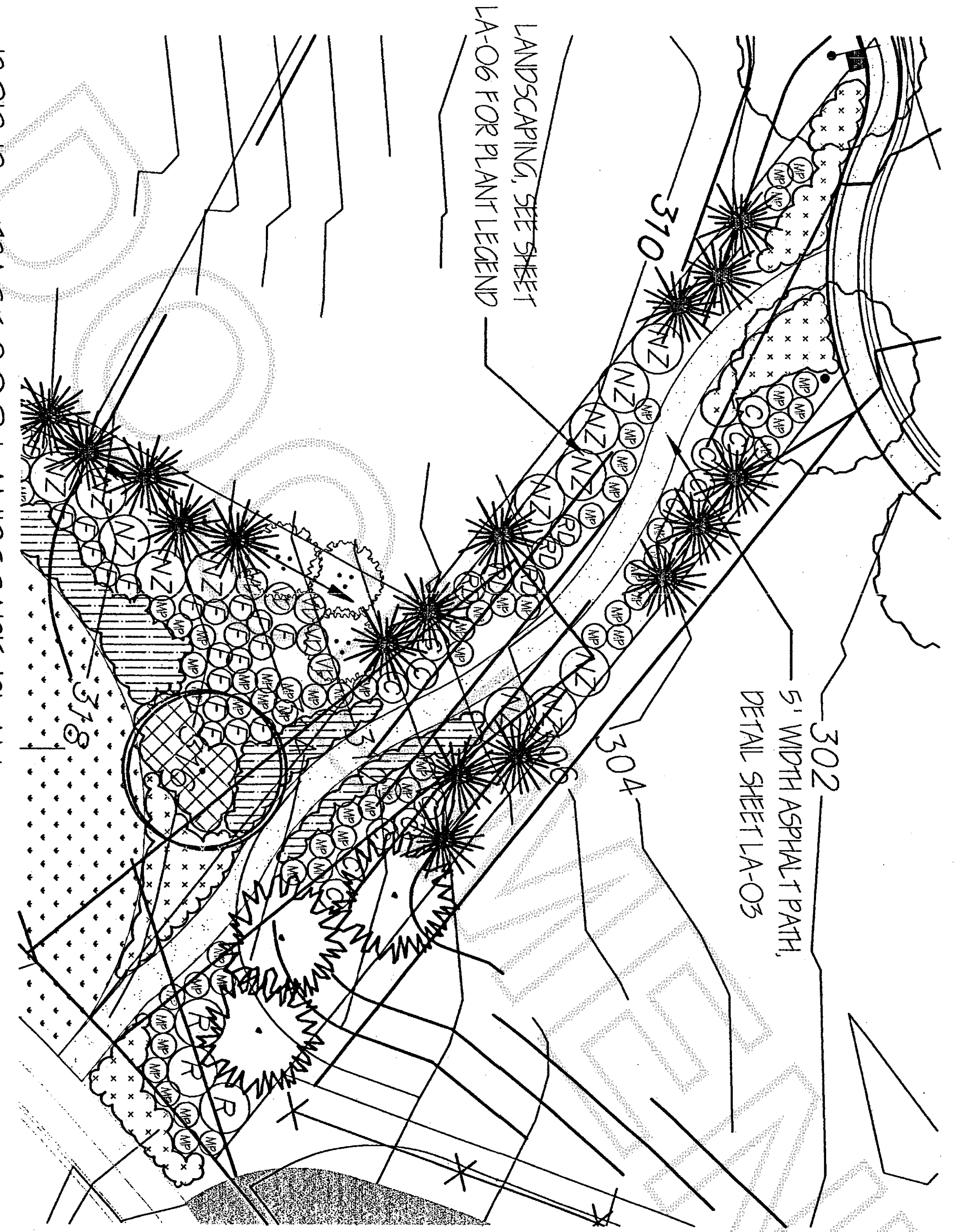
Lane & Associates
Landscape Architecture



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

SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
DIVISION 2 - TRACT 907 AND BOULEVARD
LANDSCAPE PLAN

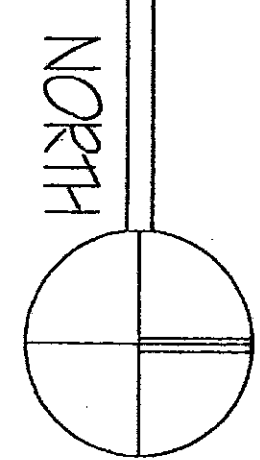
Date August 2003
Scale As shown
Drawn WRS
Job 50-05
Sheet LA-5
of 7 Sheets



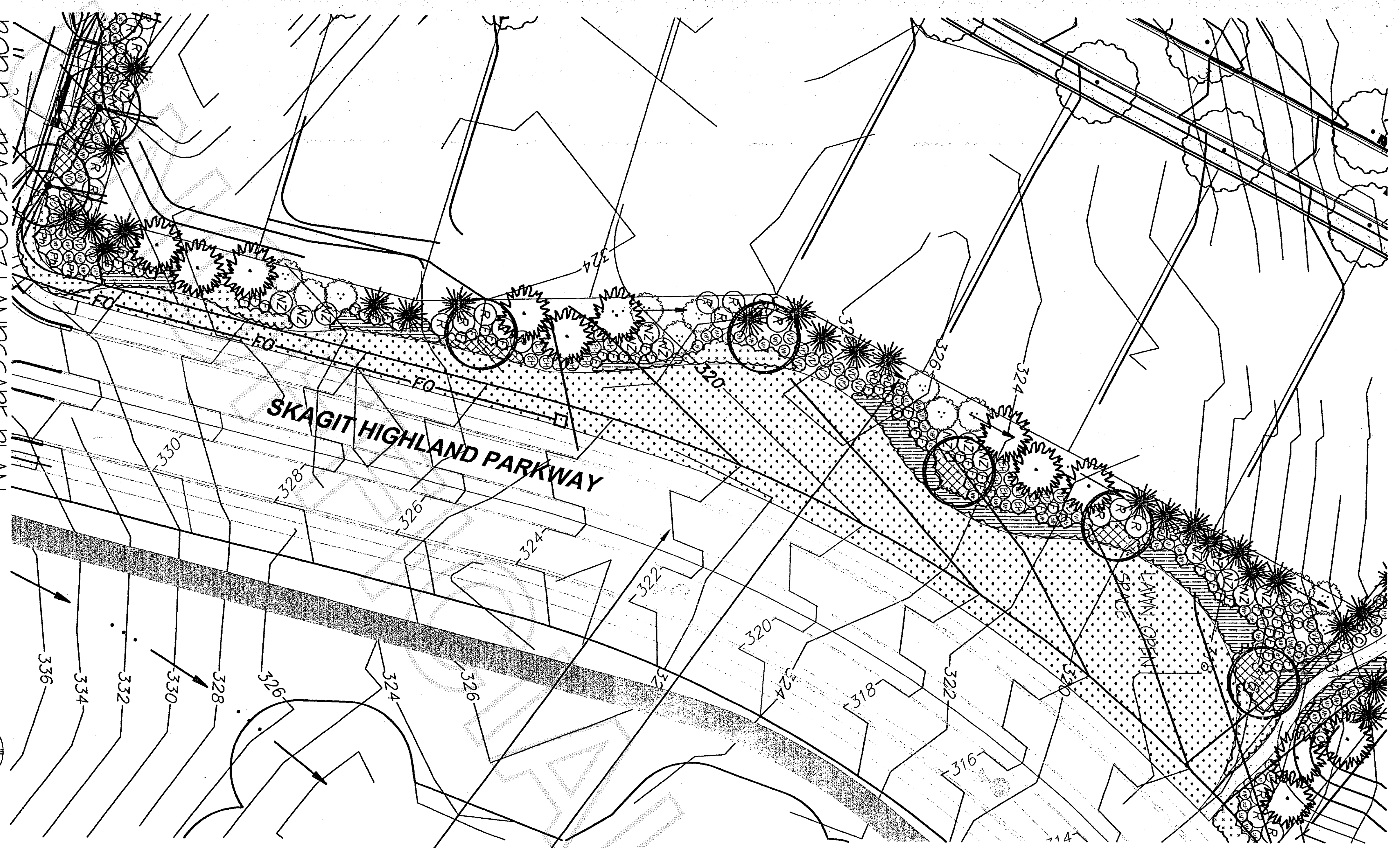
LANDSCAPING, SEE SHEET
LA-06 FOR PLANT LEGEND

302
5' WIDTH ASPHALT PATH,
DETAIL SHEET LA-05

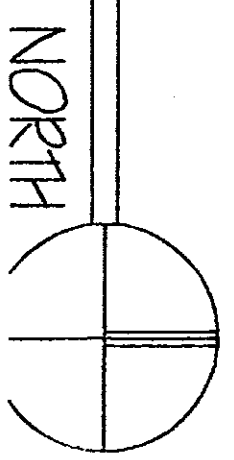
POD D - TRACT 908 LANDSCAPE PLAN
SCALE 1"=20'



LANDSCAPING, SEE SHEET
LA-06 FOR PLANT LEGEND
BOULEVARD R.O.W.
PLANTING TO BE PREPARED
UNDER SEPARATE PLAN



POD D - TRACT 907 LANDSCAPE PLAN
SCALE 1"=30'



PLANT SCHEDULE

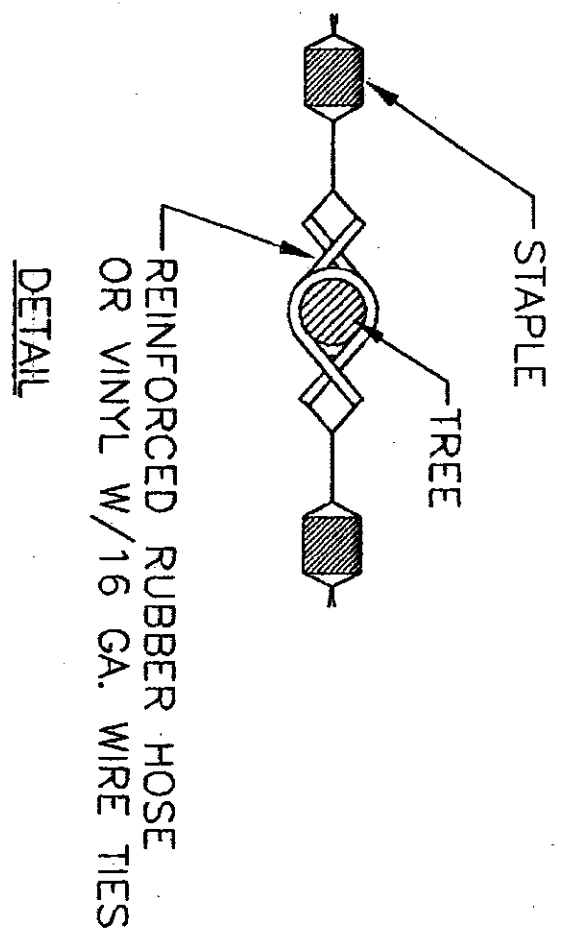
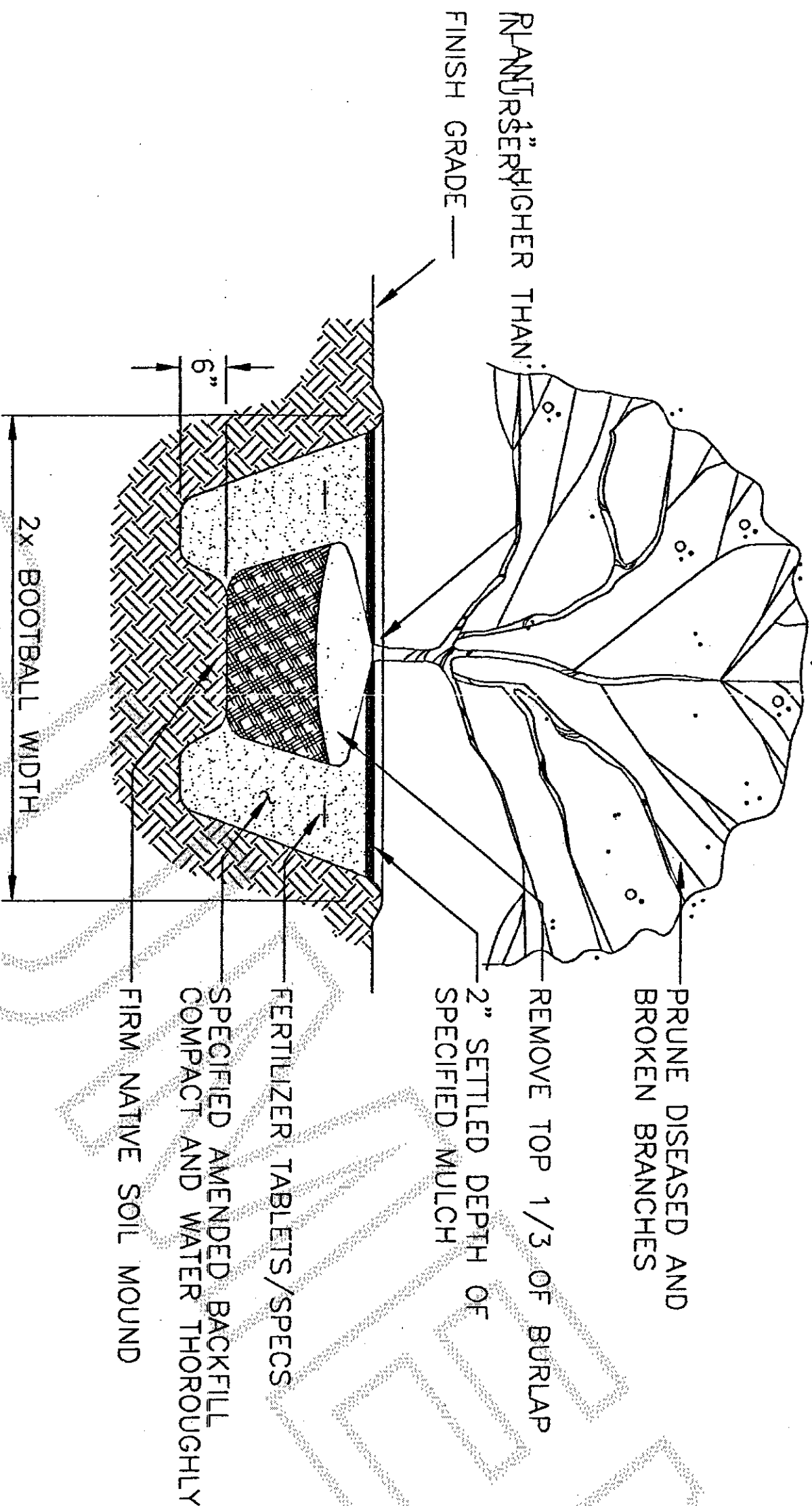
BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
Acer circinnatum	Vine Maple	39	8"-10" Ht.	88% FILL & MATCHING
Pinus s. Chenierae	Chenierae Pine	7	2" cal.	88% FILL & MATCHING
Acer rubrum 'October Glory'	October Glory Maple	5	2" cal.	88% FILL & MATCHING
Betula utilis v. jacquemontii	Jacquemontii Birch	12	2" cal.	88% FILL & MATCHING
Pinus kwanzan	Kwanzan Cherry	6	2" cal.	88% FILL & MATCHING
Tilia platyphyllos	Western Red Cedar	71	8"-9" Ht.	88% FILL & MATCHING
Acer r. 'Red Sunset'	Red Sunset Maple	89	2" cal.	88% FILL & MATCHING
Pseudotsuga menziesii	Douglas Fir	51	8"-9" Ht.	88% FILL & MATCHING

SHRUBS				
Piceomorus texensis 'Nigropurpurea'	Red New Zealand Flax	3	5' gal.	
Vaccinium corymbosum	Evergreen Huckleberry	63	5' gal.	
Pinus m. mueli	Mud Pine	187	5' gal.	
Rhododendron 'Avalanche'	Avalanche Rhod.	67	24"-30" Ht.	
Rhododendron 'Nova Zembla'	Rhod. sp.	67	24"-30" Ht.	
Pinus laevis 'Oso Yokomi'	Laurel	102	21"-24" Ht.	
Malus aquifolium	Oregon Grape	31	2' gal.	30" or center, pruned as hedge
Cornus stolonifera	Redwing Dogwood	41	2' gal.	
Ribes sanguineum	Red-flowering Currant	28	2' gal.	
Morus californica	Pacific Wax Myrtle	89	30"-36" Ht.	36" or center, pruned as hedge
Cornus alba 'Flagenzissima'	Variegated Dogwood	77	5' gal.	
Rubus idaeus	Western Strawberry	145	2' gal.	
GROUND COVER				
Arctostaphylos uva-ursi	Kentucky	345	1' gal.	36" or center
Euonymus f. 'Emerald Gaiety'	Variegated Euonymus	280	1' gal.	36" or center
Galium 'Spring Torch'	Heather	199	1' gal.	36" or center
Galium 'Spring Torch'	Heather	199	1' gal.	36" or center
Galium 'Spring Torch'	Heather	199	1' gal.	36" or center
Lawn				

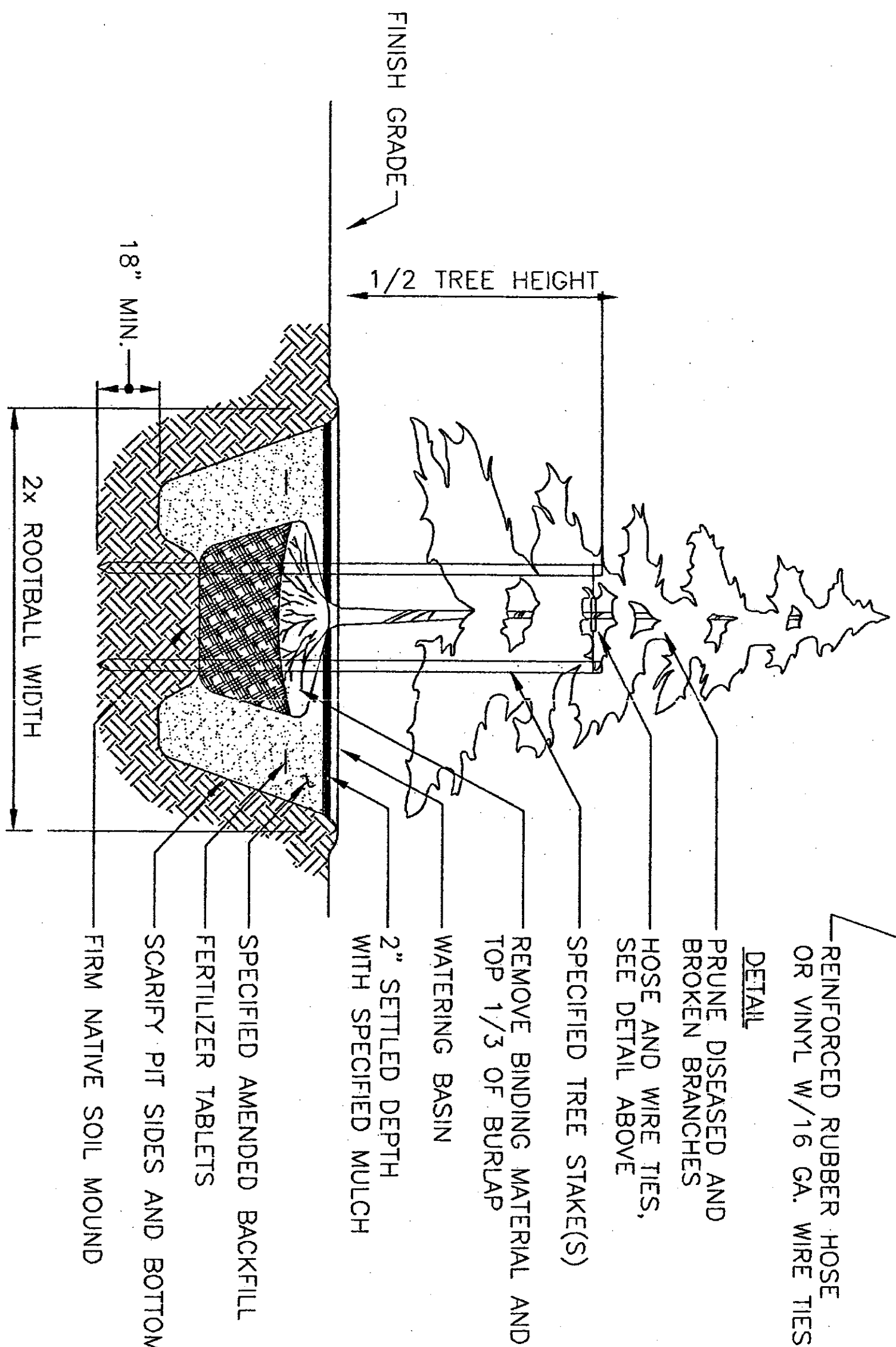
LANDSCAPE NOTES

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 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 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 PLANT SCHEDULE. WHERE GROUND COVER ADJACENTS 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 TRANSPANT 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.

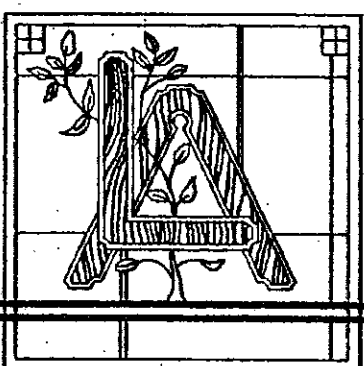
SHRUB PLANTING DETAIL
NOT TO SCALE



CONIFEROUS TREE PLANTING AND STAKING DETAIL
NOT TO SCALE

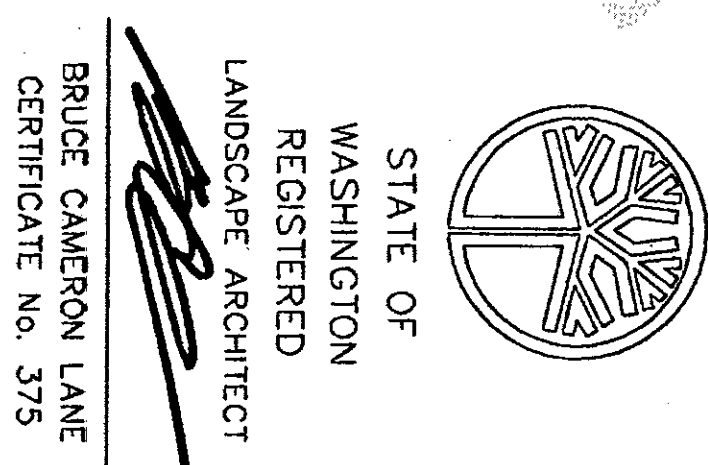


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CITY OF MOUNT VERNON, WASHINGTON
DIVISION 2 - TRACT 907 AND BOULEVARD
LANDSCAPE PLAN



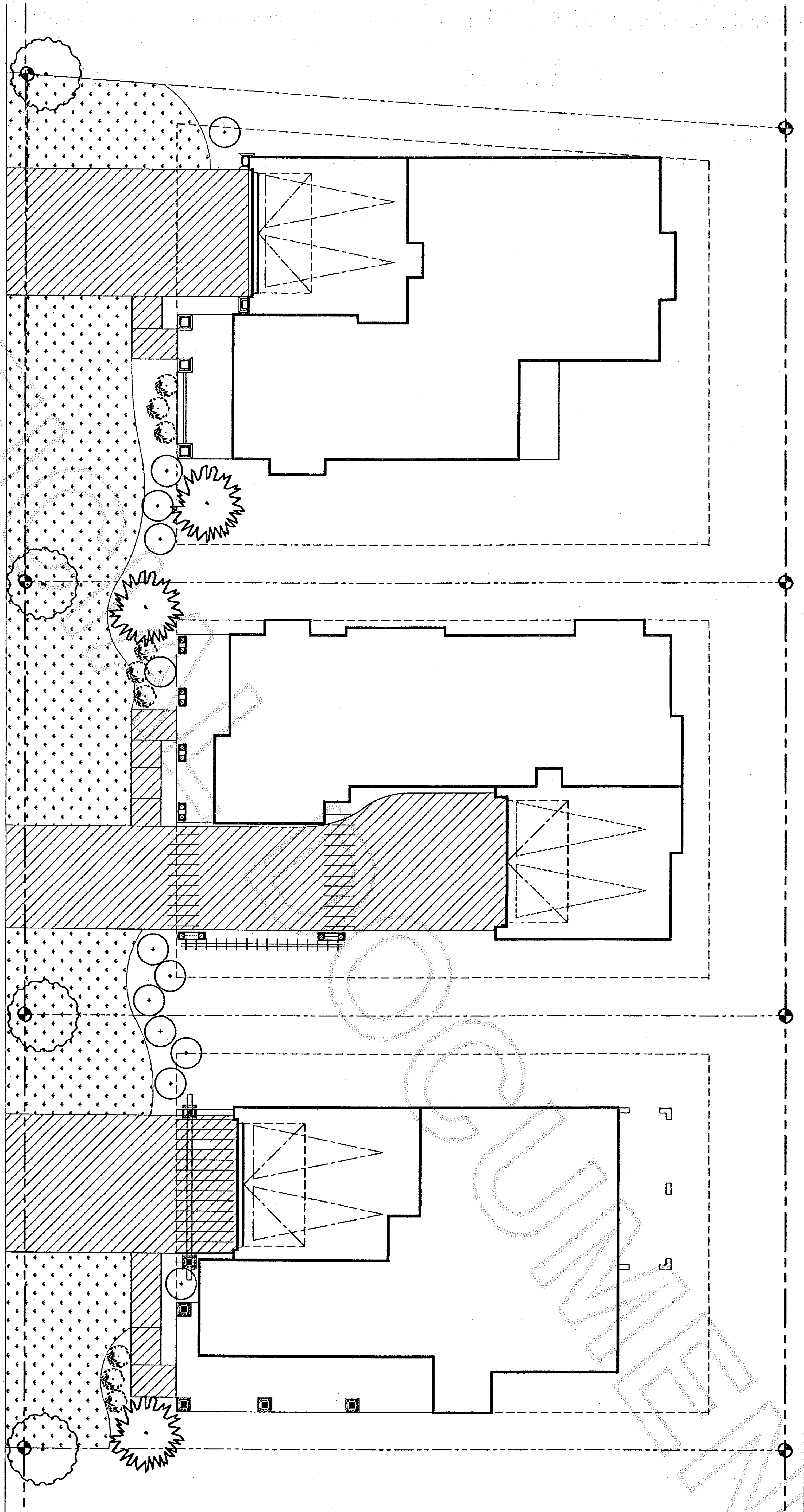
Lane & Associates
Landscape Architecture

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



Revisions
18x24" sheets

Date August 2008
Scale As Shown
Drawn WRS
Job 50-05
Sheet LA-6
Of 7 Sheets



PLANT LEGEND

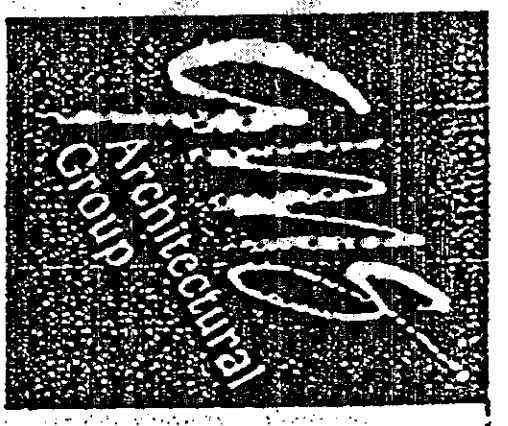
Street Trees (Twp) - See L-1 Overall Streetscape Plan

1 Evergreen Tree per lot (5'-6')

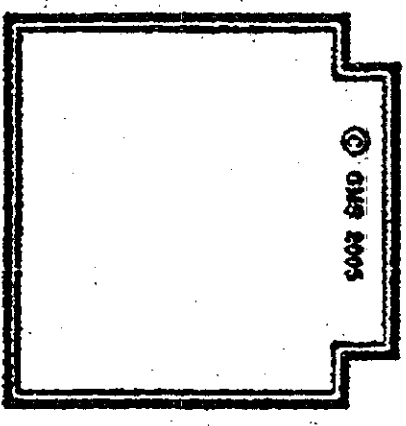
4 Evergreen shrubs per lot (5' gal)

3 Deciduous shrubs per lot (2 gal)

Lawn



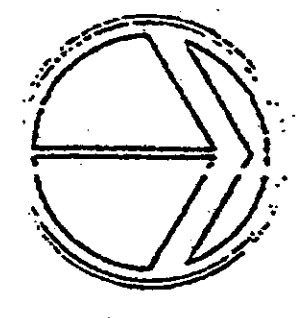
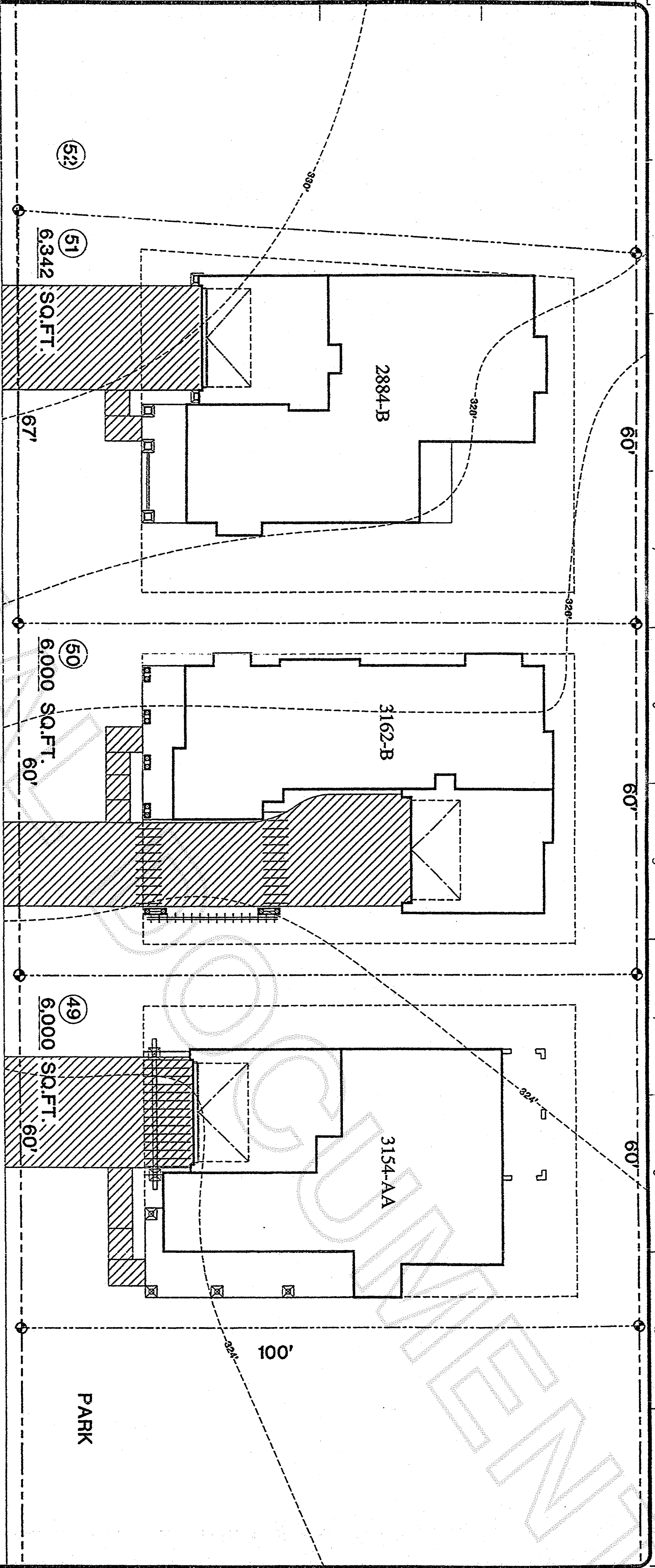
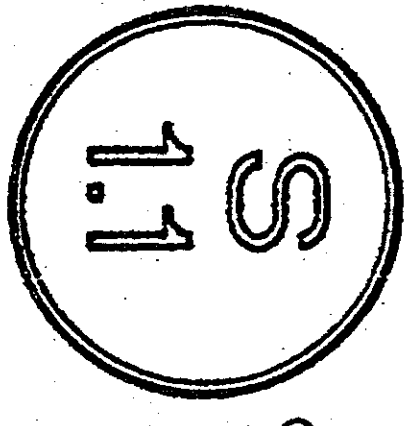
1004 12th, P.O. Box 100
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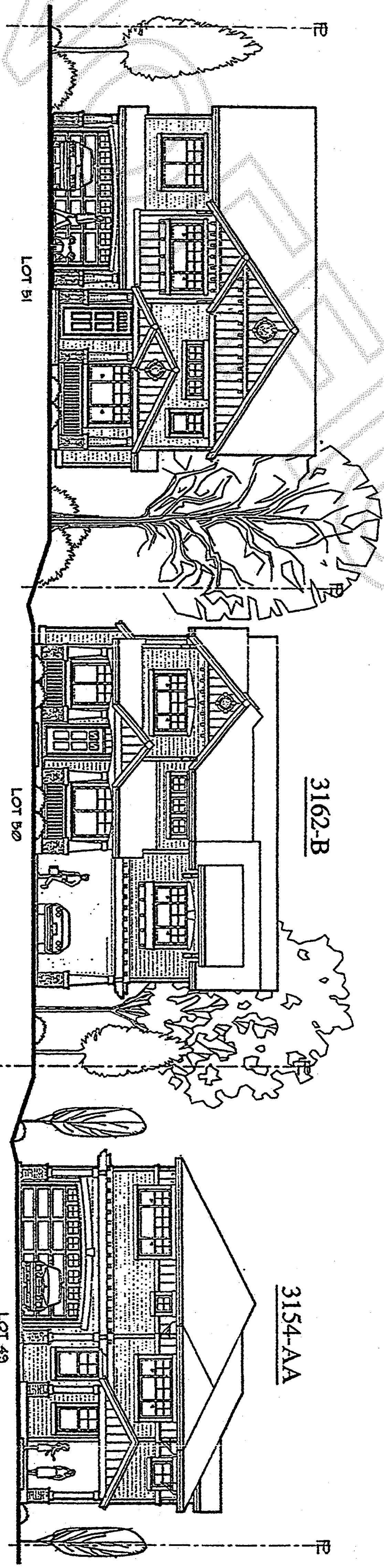
STREETSCAPE
LOTS 49-51

Date: 9-1-05
Scale: 1/8" = 1'-0"
Drawn: SSC
Job #: 05024
Revisions:



PARTIAL SITE PLAN

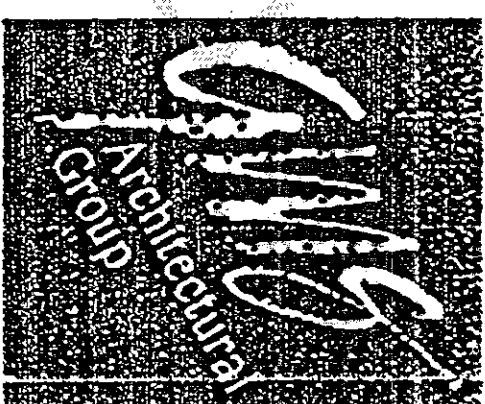
SCALE: 1/8" = 1'-0"



STREETSCAPE - FRONT ELEVATIONS

SCALE: 1/8" = 1'-0"

10 9 8 7 6 5 4 3 2 1



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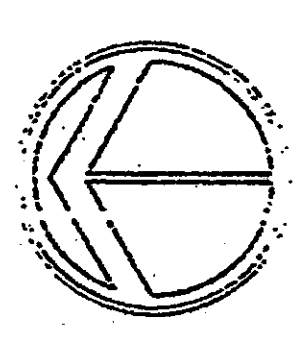
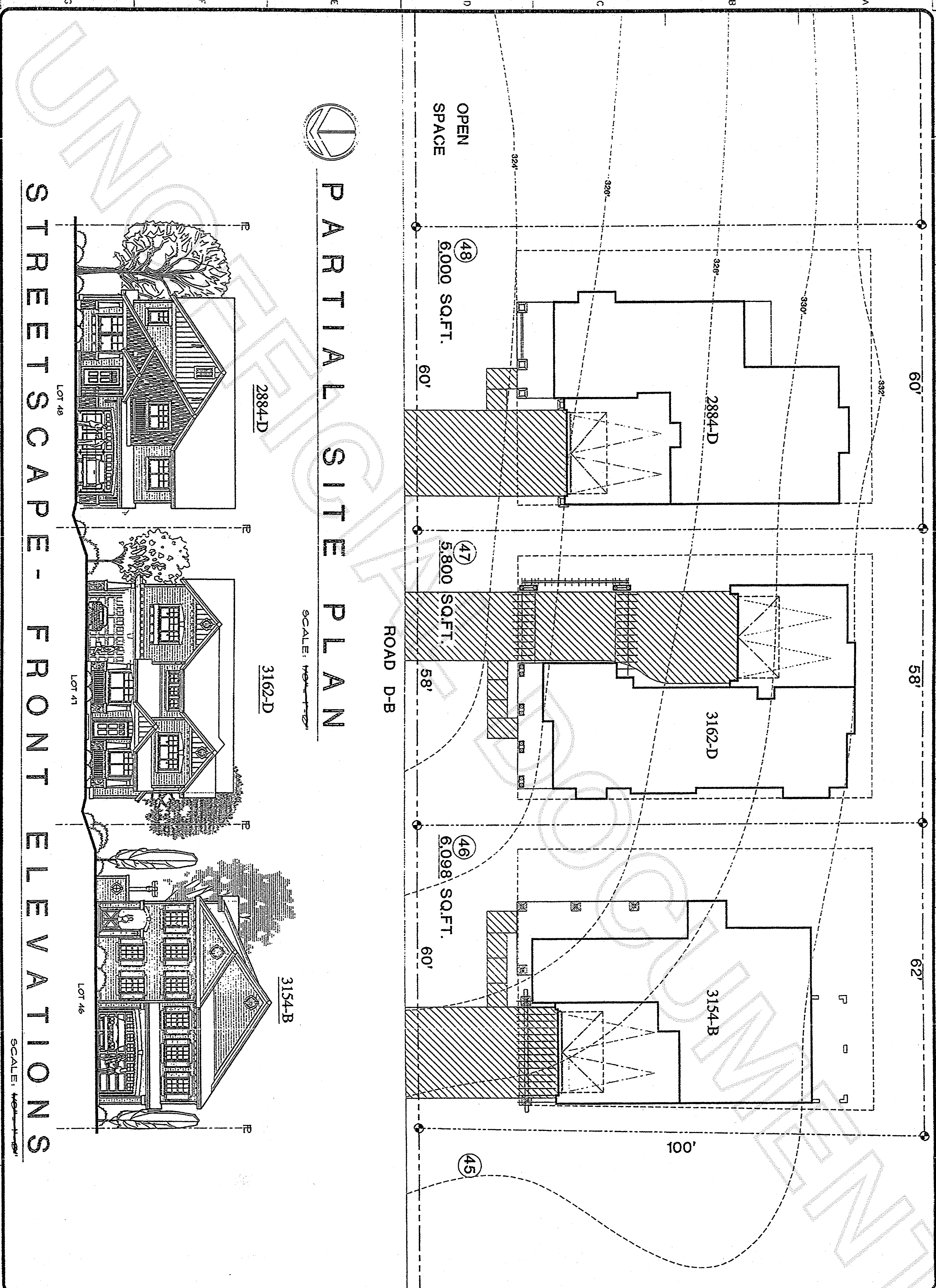
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BURGLINGTON, WASHINGTON 98233

STREETSCAPE
LOTS 46-48

Date: 9-1-05
Scale: AS SHOWN
Drawn: GSC
Job #: 0504
Revisions:

1.2



PARTIAL SITE PLAN

SCALE: 1/8" = 1'-0"

STREET SCAPES - FRONT ELEVATIONS

SCALE: 1/8" = 1'-0"