

Plat of SKAGIT HIGHLANDS DIVISION 3
A PORTION OF THE W. 1/2 OF THE N.E. 1/4
SECTION 22, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 1 OF 5

AUDITOR'S CERTIFICATE

200605150163
Skagit County Auditor

5/15/2006 Page 1 of 12 2:20PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC.

N. Brummett
SKAGIT COUNTY AUDITOR

Debra M. Hadenbrook
DEPUTY

DESCRIPTION

LOT 2 OF THAT CERTAIN AMENDED BOUNDARY LINE ADJUSTMENT SURVEY APPROVED JUNE 8, 2005 AND RECORDED JUNE 8, 2005 UNDER AUDITOR'S FILE NO. 200506080122, AND BEING A PORTION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M.:
EXCEPT THEREFROM ANY PORTION WITHIN THE RIGHT-OF-WAY AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200506080120.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

RESTRICTIVE COVENANTS ALL PROPERTY LOTS AND TRACTS IN

THE SKAGIT HIGHLANDS DIVISION 3, AS SHOWN ON THE PLAT OF SKAGIT HIGHLANDS DIVISION 3, RECORDED UNDER RECORDS OF SKAGIT COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2006.

I, N/A, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT THIS DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UPON AND INCLUDING THE YEAR N/A.

THIS 11th DAY OF May, 2006.

SKAGIT COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 11th DAY OF May, 2006.

CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF May, 2006.

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 15th DAY OF May, 2006.

ATTEST: MAYOR *[Signature]* CLERK *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "SKAGIT HIGHLANDS DIVISION 3" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

DATE 5-11-06

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28628

SEMRAU ENGINEERING & SURVEYING, PLLC

2118 RIVERSIDE DRIVE, SUITE 208

MOUNT VERNON, WA 98273

PHONE (360) 424-9565

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James T. Tsch...

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) WAS/ARE AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

[Signature]

OF SKAGIT HIGHLANDS LLC, 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 May 8, 2006

SIGNATURE *[Signature]*

TITLE Notary

MY APPOINTMENT EXPIRES 11/8/07

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James E. Gaby

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) (WAS/ARE) AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SR Vice President

DATED May 8, 2006

SIGNATURE *[Signature]*

TITLE Notary

MY APPOINTMENT EXPIRES 11/8/07

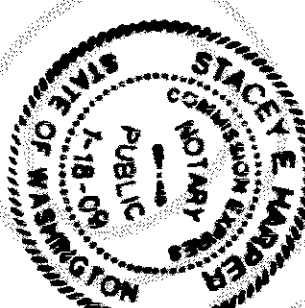
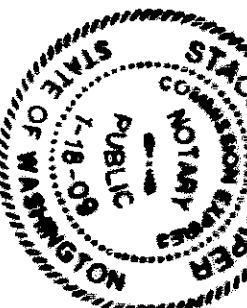
OF WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 8, 2006

SIGNATURE *[Signature]*

TITLE Notary

MY APPOINTMENT EXPIRES 11/8/07



DEDICATION AND OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS IN THE FREE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOR ALL PUBLIC PURPOSES, PLACES, AND AVENUES SHOWN HEREON AND THE USE HEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES OR STORM DRAINAGE USES TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS, AVENUES AND STORM DRAINAGE FACILITY SHOWN HEREON.

SKAGIT HIGHLANDS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: *[Signature]*

WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION

BY: *[Signature]*

NEW HOUSING PARTNERS II, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: *[Signature]*

THE GUARANT CORPORATION, A WASHINGTON CORPORATION

BY: *[Signature]*

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas C. Post

and Mark E. Ahlstedt (HE/SHE/HEY) WAS/ARE AUTHORIZED

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) WAS/ARE AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President

and Assistant Vice President

OF NEW HOUSING PARTNERS II, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5/8/06

SIGNATURE *[Signature]*

TITLE Notary Public

MY APPOINTMENT EXPIRES 8/19/08

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael Loreny

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) (WAS/ARE) AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President

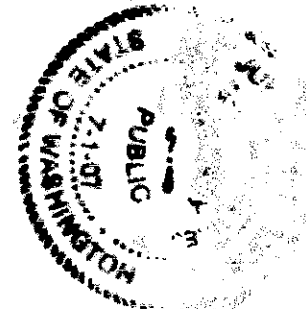
OF THE GUARANT CORPORATION, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 9, 2006

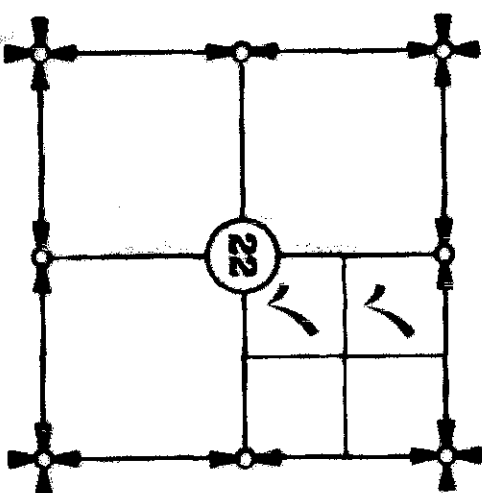
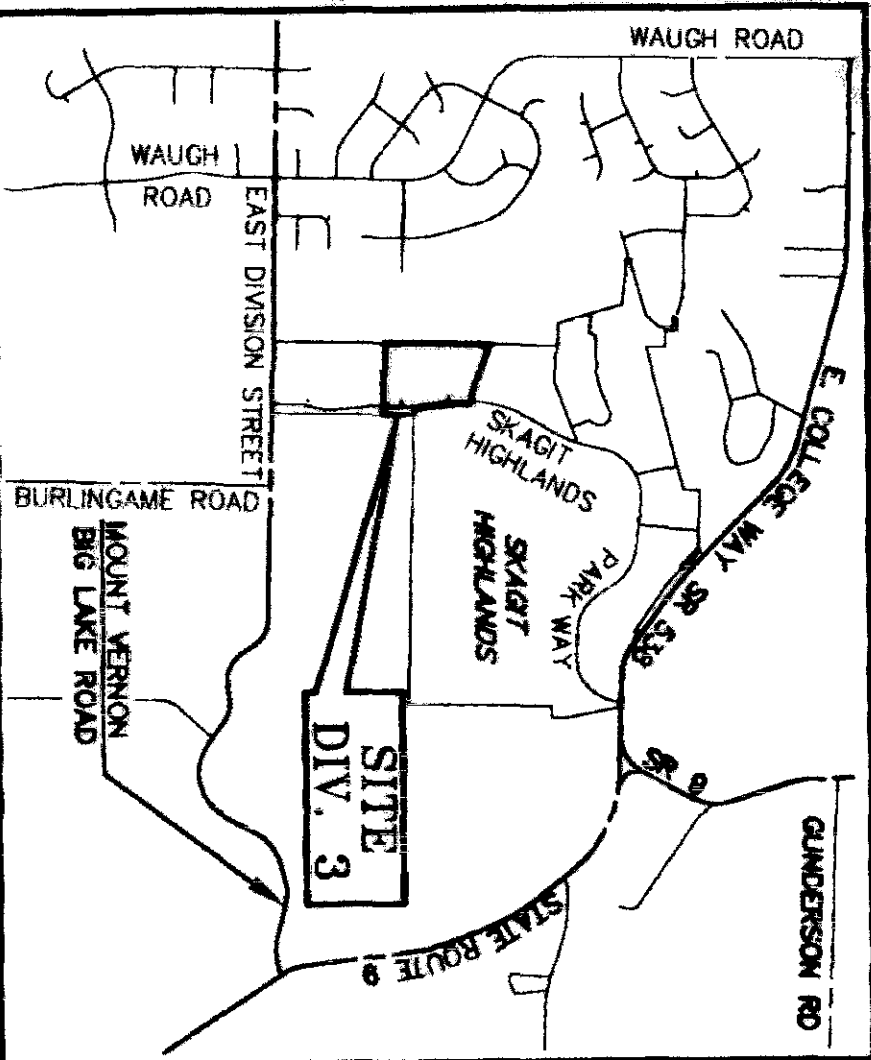
SIGNATURE *[Signature]*

TITLE Notary Public

MY APPOINTMENT EXPIRES 7/01/07



VICINITY MAP
(NOT TO SCALE)



COPYRIGHT 2006

SEMRAU ENGINEERING & SURVEYING, PLLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

2118 RIVERSIDE DRIVE - SUITE 208

MOUNT VERNON, WA 98273

360-424-9565

Plat of SKAGIT HIGHLANDS DIVISION 3
A PORTION OF THE W. 1/2 OF THE N.E. 1/4
SECTION 22, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 2 OF 5

5/16/2006 Page 2 of 12 2:20PM
200605150163
Skagit County Auditor

EXCEPTIONS AND CONDITIONS:

FROM STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE G-1578-43765,
ORDER NO. 118928-S, DATED APRIL 9, 2006.

A. RESERVATION OF MINERALS AND MINERAL RIGHTS, ETC., CONTAINED IN DEED FROM W.M.
UNDERSEY AND EMMA S. UNDERSEY, HUSBAND AND WIFE, RECORDED MARCH 30, 1903 IN
VOLUME 49 OF DEEDS, PAGE 532.
(AFFECTS LOTS 2, 3, 4, PTN 5, 6 THROUGH 8, PTN 9 AND 10)

B. TERMS AND CONDITIONS CONTAINED IN CITY OF MOUNT VERNON ORDINANCE NOS. 2483,
2532, 2546, AND 2550 AS RECORDED MARCH 27, 1992, MARCH 11, 1993, AUGUST 6,
1993, AND SEPTEMBER 21, 1993, RESPECTIVELY, UNDER
AUDITOR'S FILE NOS. 9203270092, 9303110069, 9308060022, AND 93092710028,
RESPECTIVELY (AFFECTS LOTS 1 THROUGH 10)

C. PRE-ANNEXATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF MOUNT VERNON
AND: MOUNT VERNON ASSOCIATION, INC.
RECORDED: MARCH 27, 1992
AUDITOR'S NO.: 9203270093
(AFFECTS LOTS 1 THROUGH 10)

D. DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: THE CITY OF MOUNT VERNON
AND: MVA, INC., A WASHINGTON CORPORATION
RECORDED: JUNE 21, 2001
AUDITOR'S NO.: 200106210002
(AFFECTS LOTS 1 THROUGH 10)
MODIFIED BY INSTRUMENT RECORDED JULY 1, 2005, UNDER AUDITOR'S FILE NO.
200507010182

E. STORM DRAINAGE RELEASE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS
THEREOF:
BETWEEN: GEORGIA SCHOFF, AS HER SEPARATE ESTATE
AND: MVA, INC., A WASHINGTON CORPORATION
DATED: JULY 20, 2001
RECORDED: JULY 27, 2001
AUDITOR'S NO.: 200107270065
(AFFECTS LOTS 1 THROUGH 10)

F. MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101
AND: MVA, INC.
DATED: JULY 5, 2001
RECORDED: JULY 27, 2001
AUDITOR'S NO.: 200107270077
(AFFECTS LOTS 1 THROUGH 10)

G. DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: MVA, INC., A CORPORATION
AND: THE CITY OF MOUNT VERNON
DATED: JUNE 27, 2001
RECORDED: AUGUST 22, 2001
AUDITOR'S NO.: 200108220046
(AFFECTS LOTS 1 THROUGH 10)
AMENDED BY INSTRUMENT RECORDED JULY 1, 2005, UNDER AUDITOR'S FILE NO.
200507010181

H. SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT NO. PLOI-0560, AND THE TERMS AND
CONDITIONS THEREOF, AS RECORDED MAY 23, 2002, UNDER AUDITOR'S FILE NO.
200203230079 AND AS AMENDED BY INSTRUMENT RECORDED JUNE 3, 2002, UNDER
AUDITOR'S FILE NO. 200206030193.
(AFFECTS LOTS 1 THROUGH 10)

I. MATTERS DISCLOSED BY RECORD OF SURVEY:
FILED: JUNE 8, 2005
AUDITOR'S FILE NO.: 200506080122

J. EARLY ENTRY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF
BETWEEN: THE SKAGIT HIGHLANDS, LLC
AND: THE QUADRANT CORPORATION
DATED: OCTOBER 21, 2004
RECORDED: NOVEMBER 1, 2004
AUDITOR'S NO.: 20041010178
REGARDING: SEE INSTRUMENT FOR FULL PARTICULARS
(AFFECTS LOTS 1, 2 AND 4)

K. MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF
BETWEEN: THE SKAGIT HIGHLANDS, LLC
AND: THE QUADRANT CORPORATION
DATED: NOT DISCLOSED
RECORDED: NOVEMBER 1, 2004
AUDITOR'S NO.: 20041010179
REGARDING: SEE INSTRUMENT FOR FULL PARTICULARS
(AFFECTS LOTS 1, 2 AND 4)

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUJET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND
ENLARGE AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AREA AFFECTED: LOTS 1 TO 4, AND 10
DATED: FEBRUARY 11, 2005
RECORDED: MARCH 1, 2005
AUDITOR'S NO.: 200503010068

M. DECLARATION FOR EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT
HIGHLANDS, AS HERETO ATTACHED:
RECORDED: AUGUST 17, 2005
AUDITOR'S NO.: 200508170113
EXECUTED BY: SKAGIT HIGHLANDS, LLC, A WASHINGTON LIMITED LIABILITY
COMPANY

AMENDED BY INSTRUMENT:
RECORDED: APRIL 6, 2006
AUDITOR'S NO.: 200604060049

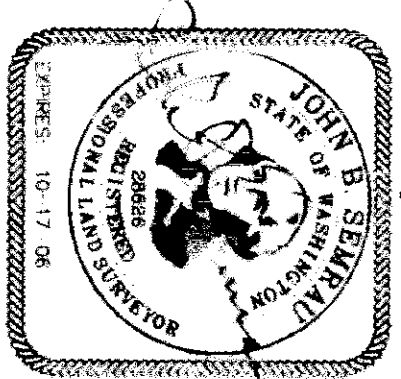
N. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT
HIGHLANDS RESIDENTIAL PROPERTY, AS HERETO ATTACHED:
RECORDED: AUGUST 17, 2005
AUDITOR'S NO.: 200508170114
EXECUTED BY:

PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS
RECORDED: NOVEMBER 2, 2005
AUDITOR'S NO.: 200510200084

O. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD, AS
HERETO ATTACHED:
RECORDED: AUGUST 17, 2005
AUDITOR'S NO.: 200508170115
EXECUTED BY: SKAGIT HIGHLANDS, LLC, A WASHINGTON LIMITED LIABILITY
COMPANY

P. TERMS AND CONDITIONS OF THE MASTER PLAN AGREEMENT:
RECORDED: JULY 1, 2005
AUDITOR'S NO.: 200507010182
(AFFECTS LOTS 1 THROUGH 10)

Q. WATER SERVICE CONTRACT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY
AND: SKAGIT HIGHLANDS, LLC, OR ITS SUCCESSORS OR ASSIGNS
RECORDED: OCTOBER 7, 2005
AUDITOR'S NO.: 200510070093
REGARDING: WATER SERVICE CONTRACT



5-4-06

COPYRIGHT 2006
SEARAU ENGINEERING & SURVEYING, PLLC
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 208
MOUNT VERNON, WA 98273
360-424-6666

Plat of SKAGIT HIGHLANDS DIVISION 3
A PORTION OF THE W. 1/2 OF THE N.E. 1/4
SECTION 22, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 3 OF 5

200605150163
Skagit County Auditor
5/15/2008 Page 3 of 12 2:20PM

NOTES:

1. THE DESCRIPTION FOR THIS SURVEY IS FROM STEWART TITLE GUARANTY COMPANY THIRD AMENDED SUBDIVISION GUARANTEE G-1578-43765, ORDER NO. 116928-S, DATED APRIL 9, 2006.
2. MERIDIAN: ASSUMED.
BASIS OF BEARINGS IS FROM MONUMENTS FOUND ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., W.M.,
BEARING = SOUTH 88°24'56" EAST.
3. 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".
FRONT - 15', 20' WITH GARAGE.
SIDE - 5', 10' TOTAL
REAR - NO ALLEY - 15'.
REAR - WITH ALLEY - 8'.
ACCESSORY STRUCTURES - 5'.
4. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 OPTICAL LEVEL.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
7. THE PROPERTY HEREIN DEDICATED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S NUMBERS: 9002090052, 9009180084, 9203270092, 9203270093, 9303110069, 9308060022, 9308210028, 200106210002, 200107270065, 200107270077, 200108220046, 200205230079, 200206030153, 20031230149, 20031230150, 20031230151, 200401080046, 200401080047, 200401080048, 200411010178, 200411010179, 200411010180, 200501060106, 200501060107, 200501060108, 200501060110, 200503010066, 200503010165, 200503010166, 200503010167, 200503010168, 200503010170, 200506080120, 200506080122, 200507010181, 200507010182, 200508170113, 200508170114, 200508170115, 200508290265, 200509270204, 200509280098, 200510070093, 200510200103, 200510200104, 200510200105, 20051020084, 200604060049, 200604110099 AND VOLUME 49 OF DEEDS, PAGE 532.
8. OWNER/DEVELOPER: SKAGIT HIGHLANDS, LLC
7981 - 168TH AVE. N.E., #118
REDMOND, WA 98052
(425) 702-8422 (OFFICE)
CONTACT: JAMES TOSTI
9. ZONING: R-1, 13.5 SKAGIT HIGHLANDS P.U.D.
10. UTILITY SOURCES:
TELEPHONE - VERIZON
POWER - PUGET SOUND ENERGY
TELEVISION - COMCAST
STORM - CITY OF MOUNT VERNON
SEWER - CITY OF MOUNT VERNON
GARBAGE COLLECTION - CITY OF MOUNT VERNON
WATER - PUBLIC UTILITIES DISTRICT NO. 1
GAS - CASCADE NATURAL GAS
11. LOTS 9, 10 AND 15 ARE SUBJECT TO AN EASEMENT FOR PUBLIC SIDEWALK WITHIN THE 10 FOOT UTILITY EASEMENT FRONTING ON SKAGIT RIVER PLACE
12. LOT 1 IS SUBJECT TO AN EASEMENT FOR PUBLIC SIDEWALK, MAILBOXES, DRAINAGE AND UTILITIES OVER THE SOUTH 10'.
13. 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.

14. TRACTS 900, 901, 902, 906 AND 907 ARE LANDSCAPE TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
15. TRACT 903 IS AN OPEN SPACE TRACT AND IS FOR MAINTENANCE ACCESS, UTILITY, DRAINAGE AND LANDSCAPE, AND IS HEREBY DEDICATED 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.
16. TRACT 904 IS A NATIVE GROWTH PROTECTION AREA AND IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. A PORTION OF TRACT 904 IS SUBJECT TO A 30 FOOT UTILITY AND DRAINAGE EASEMENT TO SERVE LOT 1 OF AMENDED BOUNDARY LINE ADJUSTMENT FOR SKAGIT HIGHLANDS, LLC RECORDED UNDER AUDITOR FILE NO. 200506080122.
17. TRACT 905 IS A NATIVE GROWTH PROTECTION AREA AND IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. A PORTION OF TRACT 905 IS SUBJECT TO A 51 FOOT UTILITY AND DRAINAGE EASEMENT TO SERVE SKAGIT HIGHLANDS DIVISION 3 AND LOT 1 OF AMENDED BOUNDARY LINE ADJUSTMENT FOR SKAGIT HIGHLANDS, LLC RECORDED UNDER AUDITOR'S FILE NO. 200506080122.

NATIVE GROWTH PROTECTION AREA

DEDICATION OF A NATIVE GROWTH PROTECTION AREA (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 OCCUPERS OF THE NGPA THE OBLIGATION ENFORCEABLE ON BEHALF OF THE PUBLIC OR THE CITY OF MOUNT VERNON, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FIL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF MOUNT VERNON, WHICH PERMISSION MUST BE OBTAINED IN WRITING.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE ROAD AND UTILITY EASEMENTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE 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.

PRIVATE DRAINAGE EASEMENT

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 AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND THEIR HERES, 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.

LOTS 18 THROUGH 32 ARE SUBJECT TO A 15 FOOT PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 18 THROUGH 32 AS SHOWN ON THE FACE OF THE PLAT.

LOTS 16 AND 17 ARE SUBJECT TO A 15 FOOT PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 15, 16 AND 17 AS SHOWN ON THE FACE OF THE PLAT.

LOTS 45 THROUGH 62 ARE SUBJECT TO A PRIVATE 15 FOOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 45 THROUGH 53 AS SHOWN ON THE FACE OF THE PLAT.

ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND A MINIMUM OF 5.00 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE STORM DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THE PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS DERIVING BENEFITS FROM SAID EASEMENT NO STRUCTURES OTHER THAN FENCES OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

5-4-06



Plat of SKAGIT HIGHLANDS DIVISION 3

A PORTION OF THE W. 1/2 OF THE N.E. 1/4
SECTION 22, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 5 OF 5

200605150163
Skagit County Auditor
5/15/2006 Page 5 of 12 2:20PM

CURVE TABLE

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS
C1	00°39'39"	11.74	1018.00'
C2	02°15'09"	40.02'	1018.00'
C3	02°15'28"	40.10'	1018.00'
C4	02°15'35"	40.29'	1018.00'
C5	00°03'38"	1.08'	1018.00'
C6	03°11'49"	26.89'	482.00'
C7	04°45'32"	40.03'	482.00'
C8	03°23'34"	28.54'	482.00'
C9	90°00'00"	23.85'	19.00'
C10	90°00'00"	23.85'	15.00'
C11	02°13'33"	19.93'	513.00'
C12	04°16'08"	38.22'	513.00'
C13	04°41'54"	42.07'	513.00'
C14	00°09'20"	1.38'	513.00'
C15	01°47'14"	30.79'	987.00'
C16	02°37'14"	45.14'	987.00'
C17	02°36'36"	44.96'	987.00'
C18	00°28'43"	8.29'	987.00'
C19	90°00'00"	17.70'	24.00'
C20	23°43'33"	27.07'	187.00'
C21	04°56'25"	22.07'	314.00'
C22	77°57'18"	32.85'	24.00'
C23	12°45'03"	25.15'	113.00'
C24	02°29'44"	4.92'	113.00'
C25	00°49'11"	12.98'	907.50'
C26	03°36'12"	57.07'	907.50'
C27	10°40'57"	18.18'	10.00'
C28	03°58'59"	6.05'	87.00'
C29	85°46'10"	23.95'	16.00'

CENTERLINE CURVE TABLE

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS
CL1	11°10'23"	103.16'	529.00'
CL2	03°17'22"	30.37'	529.00'
CL3	10°10'48"	106.78'	601.00'
CL4	11°20'55"	99.04'	601.00'
CL5	07°29'48"	130.83'	1000.00'
CL6	23°43'33"	82.82'	200.00'
CL7	11°06'07"	58.32'	301.00'
CL8	18°57'53"	99.63'	301.00'
CL9	21°07'49"	36.88'	100.00'
CL10	04°25'23"	71.06'	920.50'
CL11	14°49'34"	25.88'	100.00'

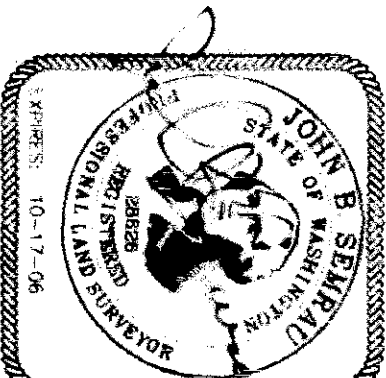
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°45'42" E	32.20'
L2	S 70°14'18" E	44.98'
L3	S 76°59'17" E	51.08'
L4	N 84°58'19" E	5.16'
L5	S 64°57'41" E	18.78'
L6	S 64°57'41" E	38.47'
L7	S 88°41'14" E	21.15'
L8	N 01°18'46" E	1.00'
L9	S 88°41'14" E	5.00'
L10	N 06°11'00" W	13.37'
L11	N 05°09'55" E	12.23'
L12	N 05°09'55" E	15.23'
L13	N 05°15'23" W	14.23'
L14	S 88°41'14" E	14.58'
L15	S 88°41'14" E	21.15'
L16	N 88°47'15" W-R	9.00'

L20	S 75°59'10" E	42.12'
L21	S 74°58'44" E	40.13'
L22	S 77°55'01" E	40.90'
L23	N 81°36'53" W	52.78'
L24	N 86°02'45" W	40.00'
L25	N 88°52'09" W	40.03'
L26	N 89°07'03" W	13.22'
L27	S 89°07'03" E	20.04'
L28	N 74°39'18" W	31.76'
L30	N 74°39'18" W	2.75'
L31	N 89°07'03" W	16.96'
L32	N 84°58'19" E	5.22'
L33	S 74°39'18" E	29.63'
L34	S 84°30'05" E	9.00'
L44	S 05°09'55" W	1.00'

C41	0°20'29"	64.71'	505.00'
C42	25°07'23"	10.96'	25.00'
C43	04°08'43"	40.01'	553.00'
C44	03°59'01"	36.45'	553.00'
C45	04°08'43"	40.01'	553.00'
C46	00°53'05"	8.39'	553.00'
C47	03°40'27"	37.00'	577.00'
C48	03°38'22"	40.01'	577.00'
C49	02°31'58"	25.51'	577.00'
C50	67°51'13"	29.61'	25.00'
C51	04°28'33"	75.03'	960.50'
C52	00°13'40"	3.82'	960.50'
C53	14°22'36"	260.83'	1039.50'
C55	01°44'14"	16.36'	539.50'
C56	02°29'49"	25.51'	539.50'
C58	81°19'12"	35.48'	25.00'
C59	05°02'52"	84.62'	960.50'
C61	03°23'04"	36.92'	625.00'
C62	78°49'47"	34.40'	25.00'
C63	09°00'45"	3.53'	25.00'
C64	78°13'28"	34.57'	25.00'
C65	03°32'32"	82.84'	1339.50'
C66	03°52'31"	90.60'	1339.50'
C67	03°45'24"	30.19'	480.50'
C68	10°05'23"	49.84'	283.00'
C69	13°03'00"	64.46'	283.00'
C70	06°58'37"	34.51'	283.00'
C71	00°24'07"	1.53'	218.00'
C72	10°21'26"	39.40'	218.00'
C73	12°58'08"	49.34'	218.00'
C74	06°47'43"	74.13'	625.00'
C75	90°00'00"	28.85'	19.00'
C76	01°19'09"	12.73'	553.00'
C77	00°19'04"	7.43'	1339.50'

LOT NO.	AREA (SQ. FT.)	ADDRESS
1	5,666 SQ. FT.	GRANITE STREET
2	4,204 SQ. FT.	GRANITE STREET
3	4,204 SQ. FT.	GRANITE STREET
4	4,080 SQ. FT.	GRANITE STREET
5	4,080 SQ. FT.	GRANITE STREET
6	4,080 SQ. FT.	GRANITE STREET
7	4,080 SQ. FT.	GRANITE STREET
8	4,080 SQ. FT.	GRANITE STREET
9	5,343 SQ. FT.	SKAGIT RIVER PLACE
10	5,343 SQ. FT.	SKAGIT RIVER PLACE
11	5,181 SQ. FT.	SKAGIT RIVER PLACE
12	4,356 SQ. FT.	SKAGIT RIVER PLACE
13	4,869 SQ. FT.	SKAGIT RIVER PLACE
14	4,869 SQ. FT.	SKAGIT RIVER PLACE
15	4,869 SQ. FT.	SKAGIT RIVER PLACE
16	4,869 SQ. FT.	SKAGIT RIVER PLACE
17	4,869 SQ. FT.	SKAGIT RIVER PLACE
18	4,869 SQ. FT.	SKAGIT RIVER PLACE
19	4,869 SQ. FT.	SKAGIT RIVER PLACE
20	4,278 SQ. FT.	SKAGIT RIVER PLACE
21	4,278 SQ. FT.	SKAGIT RIVER PLACE
22	4,278 SQ. FT.	SKAGIT RIVER PLACE
23	4,278 SQ. FT.	SKAGIT RIVER PLACE
24	4,278 SQ. FT.	SKAGIT RIVER PLACE
25	4,278 SQ. FT.	SKAGIT RIVER PLACE
26	4,278 SQ. FT.	SKAGIT RIVER PLACE
27	4,278 SQ. FT.	SKAGIT RIVER PLACE
28	4,278 SQ. FT.	SKAGIT RIVER PLACE
29	4,278 SQ. FT.	SKAGIT RIVER PLACE
30	4,278 SQ. FT.	SKAGIT RIVER PLACE
31	4,278 SQ. FT.	SKAGIT RIVER PLACE
32	4,278 SQ. FT.	SKAGIT RIVER PLACE
33	4,278 SQ. FT.	SKAGIT RIVER PLACE
34	4,278 SQ. FT.	SKAGIT RIVER PLACE
35	4,278 SQ. FT.	SKAGIT RIVER PLACE
36	4,278 SQ. FT.	SKAGIT RIVER PLACE
37	4,278 SQ. FT.	SKAGIT RIVER PLACE
38	4,278 SQ. FT.	SKAGIT RIVER PLACE
39	4,278 SQ. FT.	SKAGIT RIVER PLACE
40	4,278 SQ. FT.	SKAGIT RIVER PLACE
41	4,278 SQ. FT.	SKAGIT RIVER PLACE
42	4,278 SQ. FT.	SKAGIT RIVER PLACE
43	4,278 SQ. FT.	SKAGIT RIVER PLACE
44	4,278 SQ. FT.	SKAGIT RIVER PLACE
45	4,278 SQ. FT.	SKAGIT RIVER PLACE
46	4,278 SQ. FT.	SKAGIT RIVER PLACE
47	4,278 SQ. FT.	SKAGIT RIVER PLACE
48	4,278 SQ. FT.	SKAGIT RIVER PLACE
49	4,278 SQ. FT.	SKAGIT RIVER PLACE
50	4,278 SQ. FT.	SKAGIT RIVER PLACE
51	4,278 SQ. FT.	SKAGIT RIVER PLACE
52	4,278 SQ. FT.	SKAGIT RIVER PLACE
53	4,278 SQ. FT.	SKAGIT RIVER PLACE
54	4,278 SQ. FT.	SKAGIT RIVER PLACE
55	4,278 SQ. FT.	SKAGIT RIVER PLACE
56	4,278 SQ. FT.	SKAGIT RIVER PLACE
57	4,278 SQ. FT.	SKAGIT RIVER PLACE
58	4,278 SQ. FT.	SKAGIT RIVER PLACE
59	4,278 SQ. FT.	SKAGIT RIVER PLACE
60	4,278 SQ. FT.	SKAGIT RIVER PLACE
61	4,278 SQ. FT.	SKAGIT RIVER PLACE
62	4,278 SQ. FT.	SKAGIT RIVER PLACE
63	4,278 SQ. FT.	SKAGIT RIVER PLACE
64	4,278 SQ. FT.	SKAGIT RIVER PLACE
65	4,278 SQ. FT.	SKAGIT RIVER PLACE
66	4,278 SQ. FT.	SKAGIT RIVER PLACE
67	4,278 SQ. FT.	SKAGIT RIVER PLACE
68	4,278 SQ. FT.	SKAGIT RIVER PLACE
69	4,278 SQ. FT.	SKAGIT RIVER PLACE
70	4,278 SQ. FT.	SKAGIT RIVER PLACE
71	4,278 SQ. FT.	SKAGIT RIVER PLACE
72	4,278 SQ. FT.	SKAGIT RIVER PLACE
73	4,278 SQ. FT.	SKAGIT RIVER PLACE
74	4,278 SQ. FT.	SKAGIT RIVER PLACE
75	4,278 SQ. FT.	SKAGIT RIVER PLACE
76	4,278 SQ. FT.	SKAGIT RIVER PLACE
77	4,278 SQ. FT.	SKAGIT RIVER PLACE
78	4,278 SQ. FT.	SKAGIT RIVER PLACE
79	4,278 SQ. FT.	SKAGIT RIVER PLACE
80	4,278 SQ. FT.	SKAGIT RIVER PLACE
81	4,278 SQ. FT.	SKAGIT RIVER PLACE
82	4,278 SQ. FT.	SKAGIT RIVER PLACE
83	4,278 SQ. FT.	SKAGIT RIVER PLACE
84	4,278 SQ. FT.	SKAGIT RIVER PLACE
85	4,278 SQ. FT.	SKAGIT RIVER PLACE
86	4,278 SQ. FT.	SKAGIT RIVER PLACE
87	4,278 SQ. FT.	SKAGIT RIVER PLACE
88	4,278 SQ. FT.	SKAGIT RIVER PLACE
89	4,278 SQ. FT.	SKAGIT RIVER PLACE
90	4,278 SQ. FT.	SKAGIT RIVER PLACE
91	4,278 SQ. FT.	SKAGIT RIVER PLACE
92	4,278 SQ. FT.	SKAGIT RIVER PLACE
93	4,278 SQ. FT.	SKAGIT RIVER PLACE
94	4,278 SQ. FT.	SKAGIT RIVER PLACE
95	4,278 SQ. FT.	SKAGIT RIVER PLACE
96	4,278 SQ. FT.	SKAGIT RIVER PLACE
97	4,278 SQ. FT.	SKAGIT RIVER PLACE
98	4,278 SQ. FT.	SKAGIT RIVER PLACE
99	4,278 SQ. FT.	SKAGIT RIVER PLACE
100	4,278 SQ. FT.	SKAGIT RIVER PLACE



S.4.06

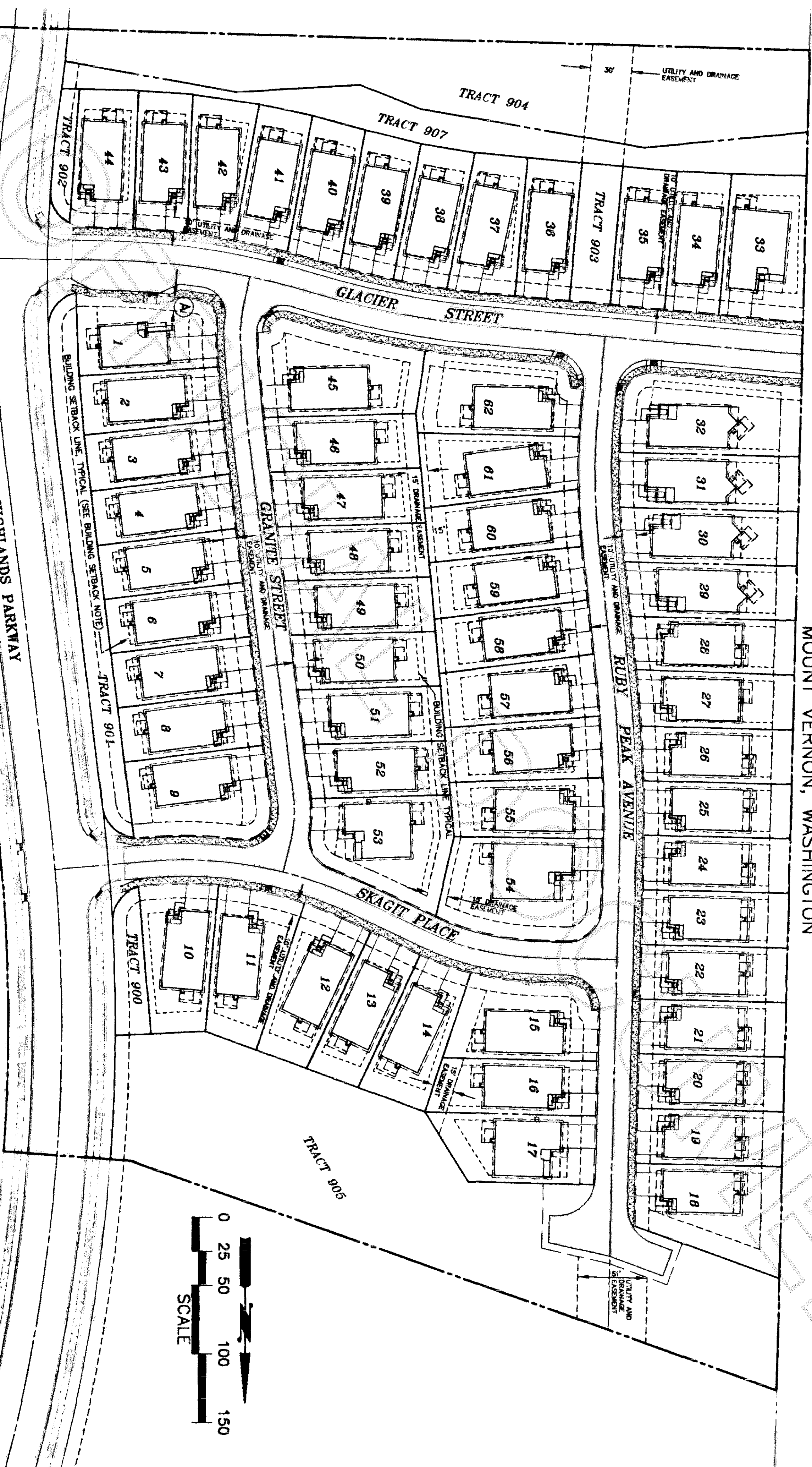
LU04-053

PUD EXHIBIT

Plat of SKAGIT HIGHLANDS DIVISION 3

A PORTION OF THE W. 1/2 OF THE N.E. 1/4
SECTION 22, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON

5/15/2008 Page 8 of 12 2:20PM
200605150163
Skagit County Auditor



TRACT 906

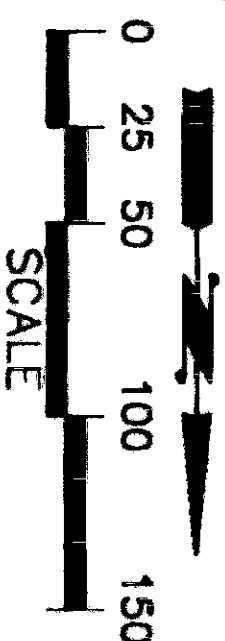
SKAGIT HIGHLANDS PARKWAY

COPYRIGHT 2006
SENIAU ENGINEERING & SURVEYING, PLLC
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 208
MOUNT VERNON, WA 98273
360-424-9566

BUILDING SET BACK NOTE:
FRONT - 15', 20' WITH GARAGE.
SIDE - 5', 10' TOTAL
REAR - NO ALLEY - 15'
REAR - WITH ALLEY - 8'
ACCESSORY STRUCTURES - 5'

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

10' SIDEWALK, MAILBOX, DRAINAGE AND UTILITY
EASEMENT OVER SOUTH 10' OF LOT 1.



200605150163
Skagit County Auditor
5/15/2008 Page 7 of 12 2:20PM

Skagit Highlands

Updated 4/18/2008

Pod C

PM Pre-Programming

Adjustment to base elevation body (per sketch) will be required to have same elevation.

First year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Second year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Third year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Fourth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Fifth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Sixth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Seventh year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Eighth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Ninth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Tenth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Eleventh year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twelfth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirteenth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Fourteenth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Fifteenth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Sixteenth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Seventeenth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Eighteenth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Nineteenth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twentieth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-first year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-second year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-third year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-fourth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-fifth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-sixth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-seventh year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-eighth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Twenty-ninth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirtieth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-first year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-second year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-third year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-fourth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-fifth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-sixth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-seventh year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-eighth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Thirty-ninth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Fortieth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Forty-first year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Forty-second year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Forty-third year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Forty-fourth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Forty-fifth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Forty-sixth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

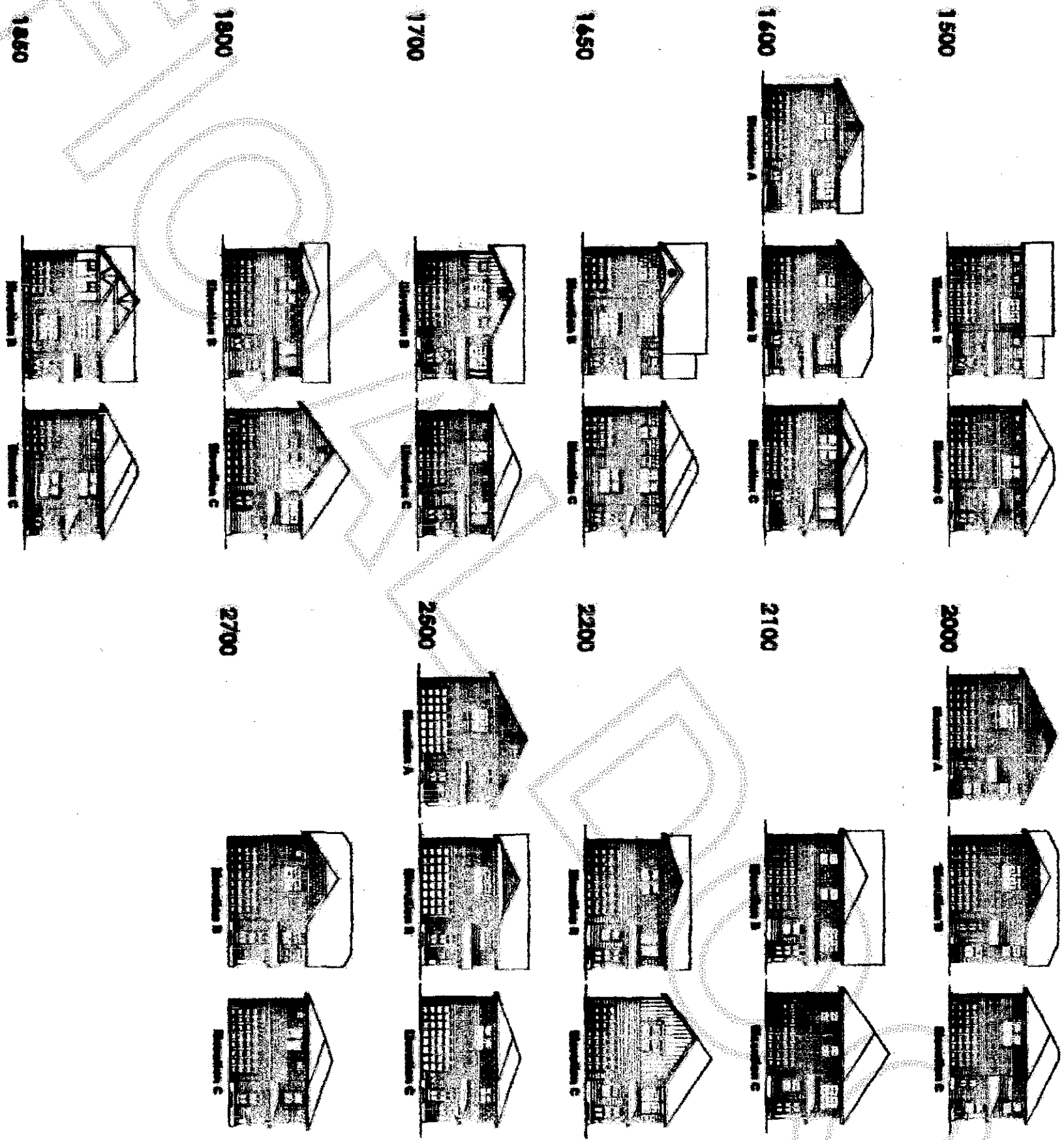
Forty-seventh year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Forty-eighth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Forty-ninth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

Fiftieth year estimate of adjusted income to vary by approximately 2% but not more than 10%.

30' Front Load Olympic Collection



Community Condition

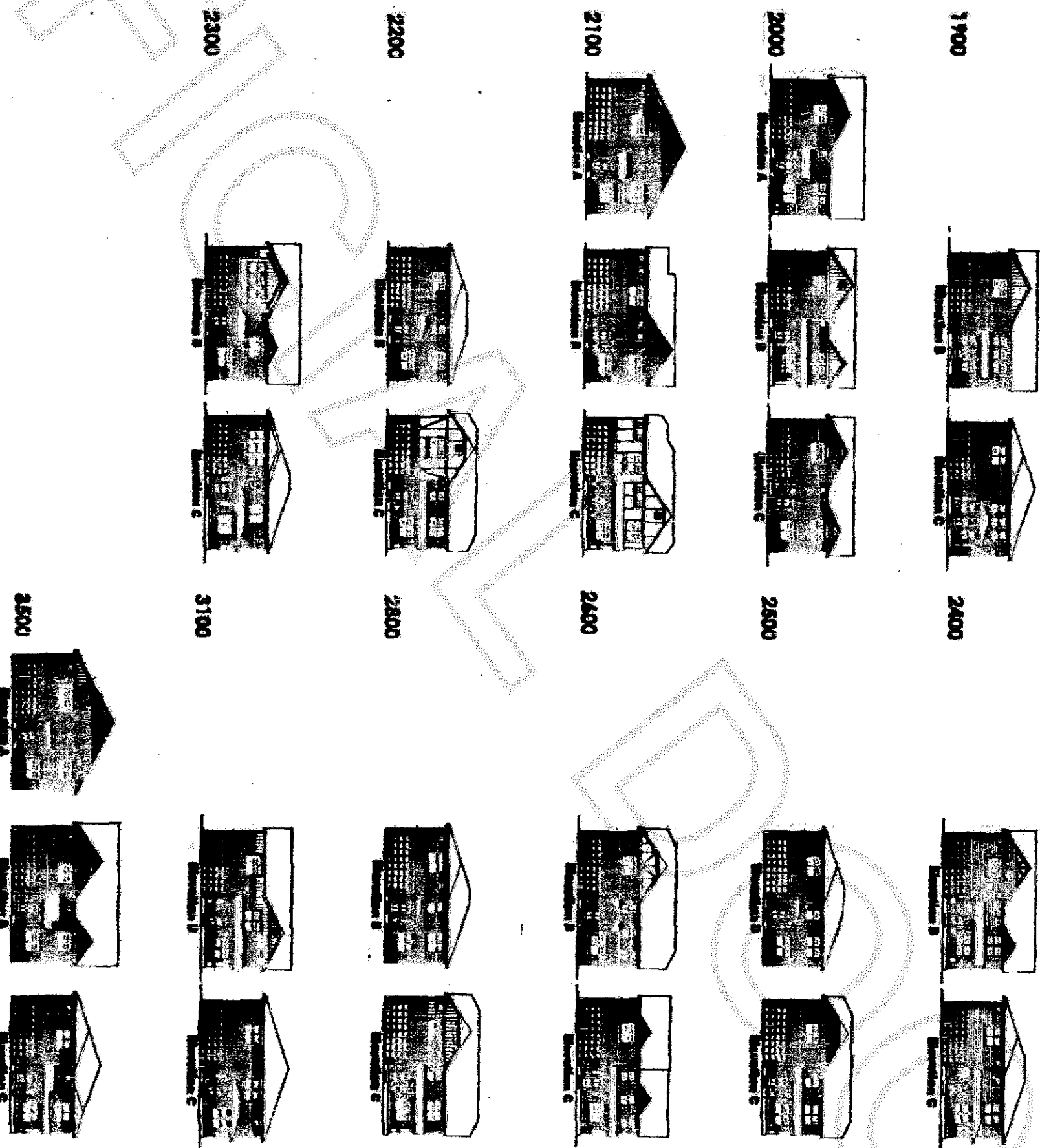
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Income	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Expenses	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Net Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: These plans show an approximate. Purchaser will choose floor plan subject to above conditions.

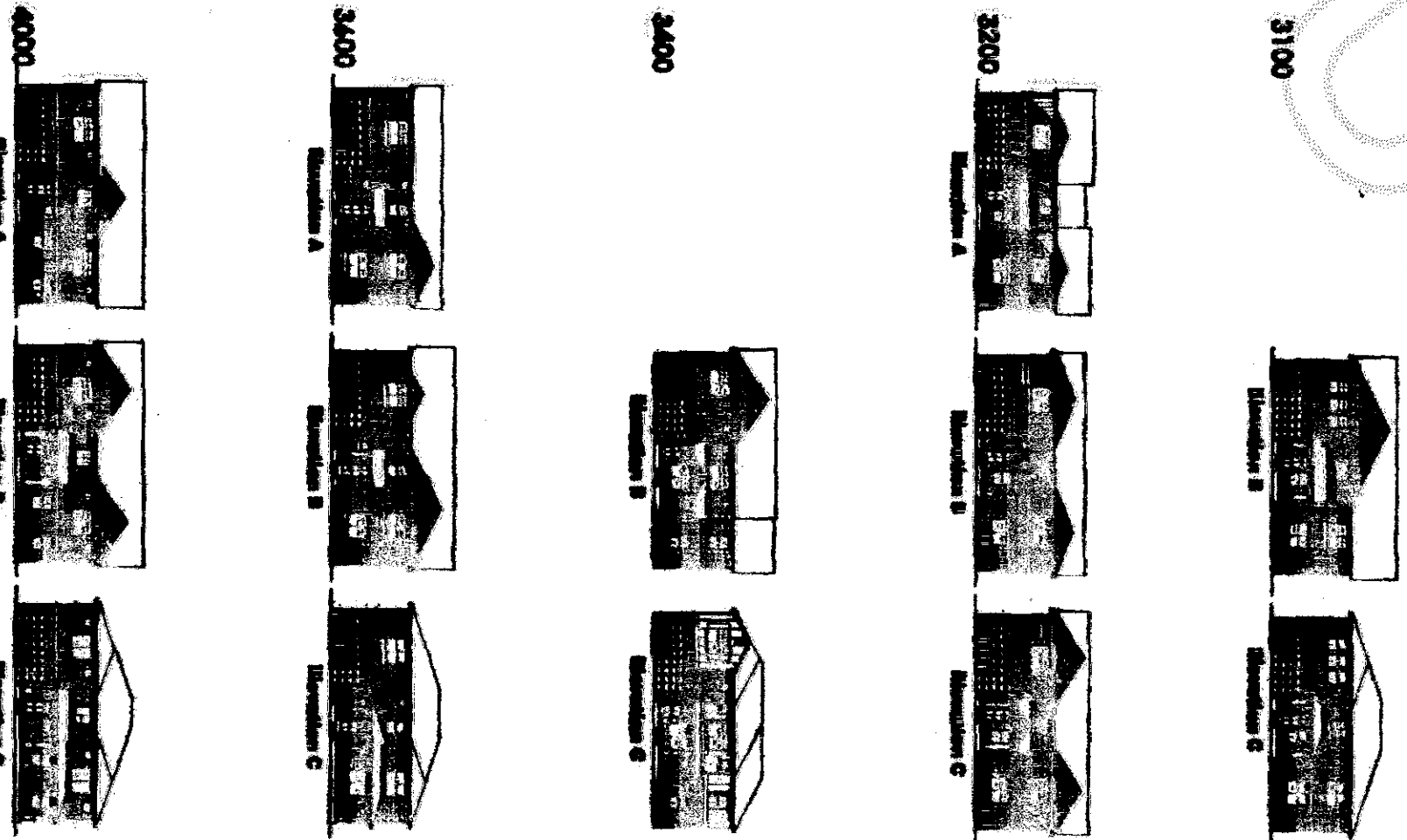
Designer: Quadrant Homes 1000 10th Ave SE Seattle, WA 98104 206.461.1000 www.quadranthomes.com	QUADRANT HOMES MORE HOUSE. LESS MONEY.	Date: By: Description:
----------------------------------------------------------------------------------------------------------------------	--------------------------------------------------	------------------------

200605150163
Skagit County Auditor
5/19/2008 Page 8 of 12 2:20PM

40' Front Load Cascade Lifestyle Collection



50' Front Load Rainier Lifestyle Collection



PROPOSED HOME BUILDER ELEVATIONS
SHEET 2 OF 2

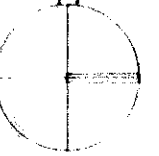
QUADRANT HOMES MORE HOUSE. LESS MONEY.		Date: By:	Description:
The information on this drawing is the property of the Quadrant Corporation.			

Design: Quadrant Homes
Drawn: [Name]
Check: [Name]
Date: 5/12/05

SCALE 1"=400'

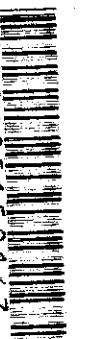
POD B OVERALL LANDSCAPE PLAN

NORTH



- TRACT 905 - EXISTING VEGETATION TO REMAIN UNDISTURBED.
- TRACT 900. SEE SHEET LA-3.
- SPINE ROAD LANDSCAPE. SEE SPINE ROAD PHASE II LANDSCAPE PLAN, PREVIOUSLY SUBMITTED AND APPROVED.
- TRACT 901. SEE SHEET LA-3.
- STREET TREE (MP) SEE STREET TREE PLAN, SHEET LA-2.
- TRACT 902. SEE SHEET LA-3.
- TRACT 907 - EXISTING VEGETATION TO REMAIN UNDISTURBED.

6' - 8' HOG FUEL OFF-STREET
HOGGING TRAIL. 4' - 6' DEEP HOG
FUEL.



200605150163
Skagit County Auditor
6/15/2006 Page 9 of 12 2:20PM

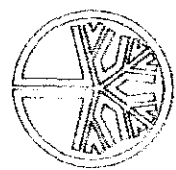
SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD B
STREET TREE PLAN



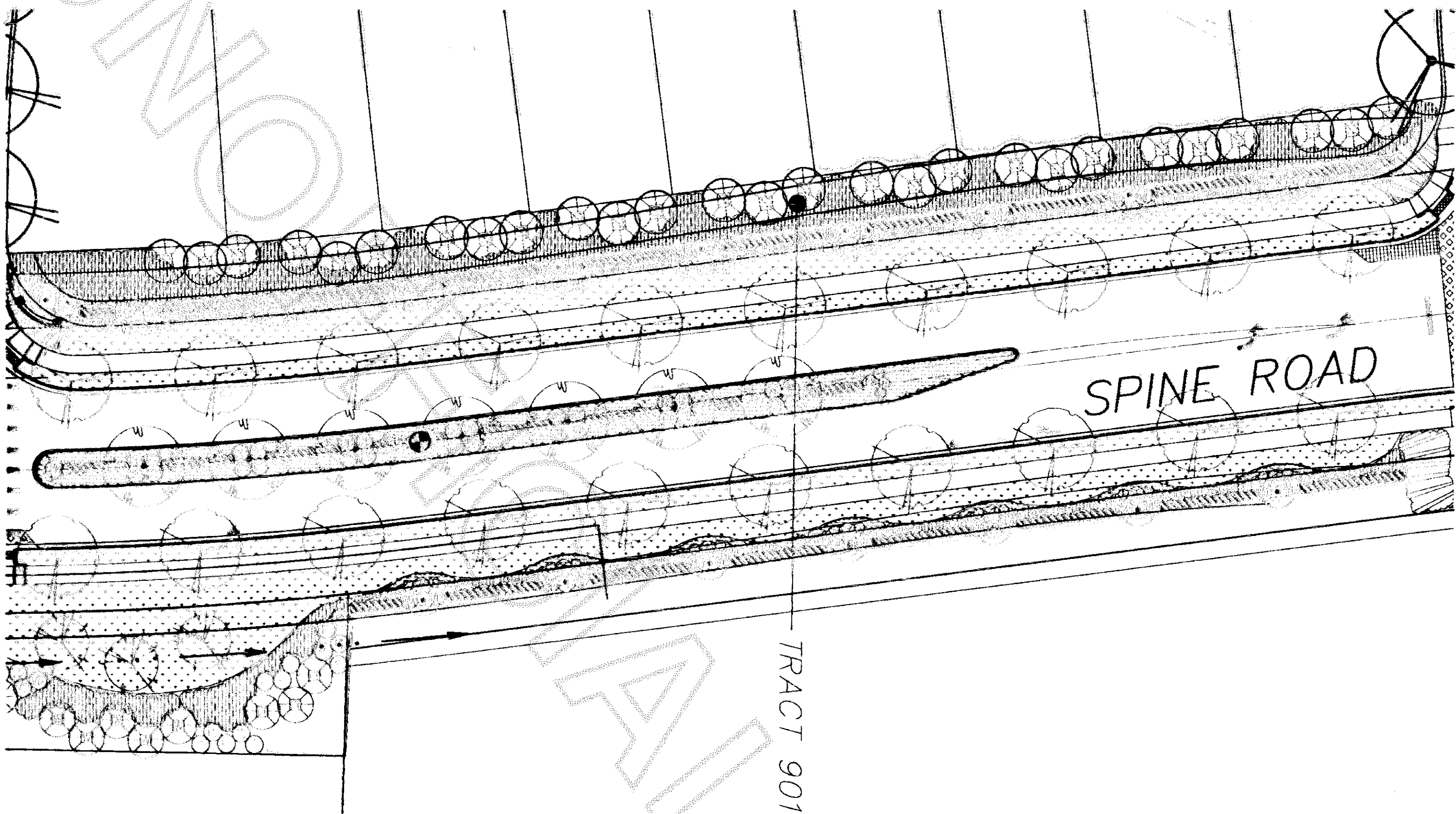
Lane & Associates
Landscape Architecture

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

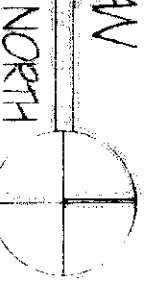
STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ERIQUE CAMERON LANE
CERTIFICATE NO. 375



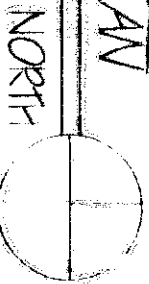
DATE: MAY 18, 2006
SCALE: 1"=400'
DRAWN: WRS
CHECKED: JLB
PROJECT: 00-048
SHEET: LA-1
OF 1 SHEETS



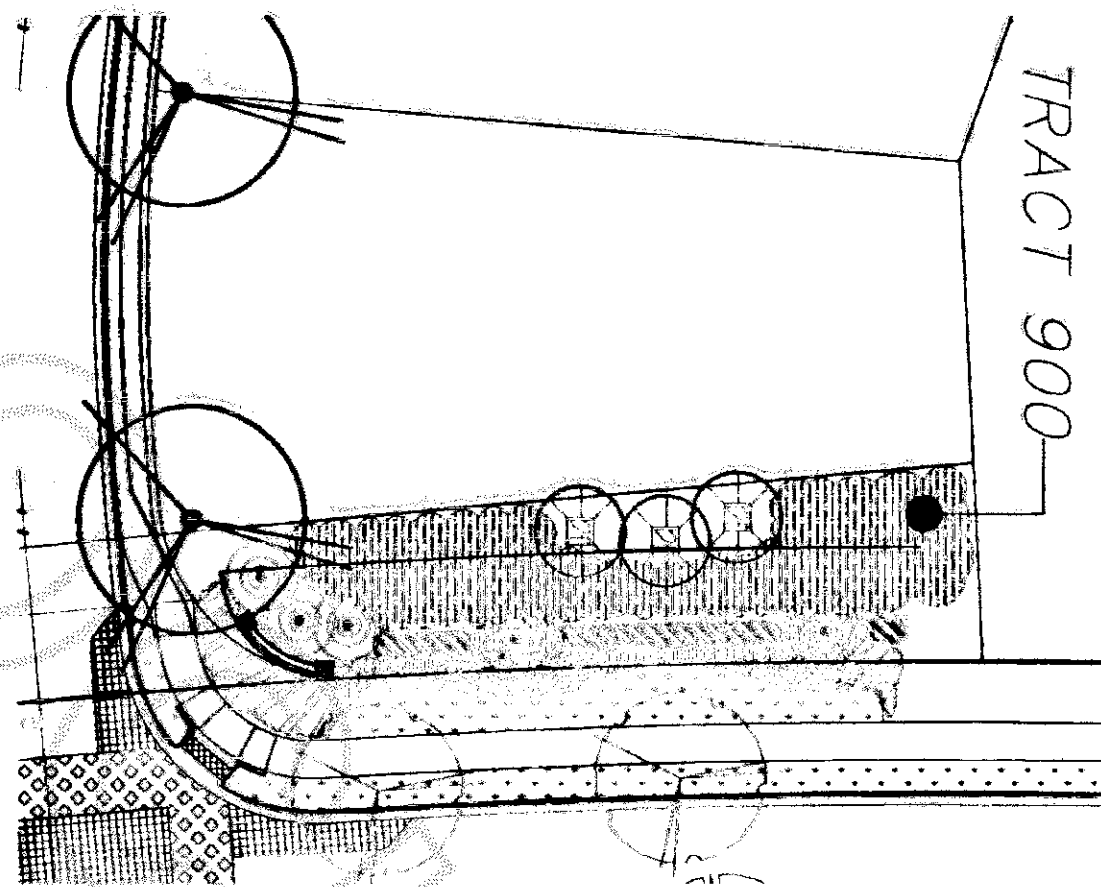
TRACT 901 LANDSCAPE PLAN



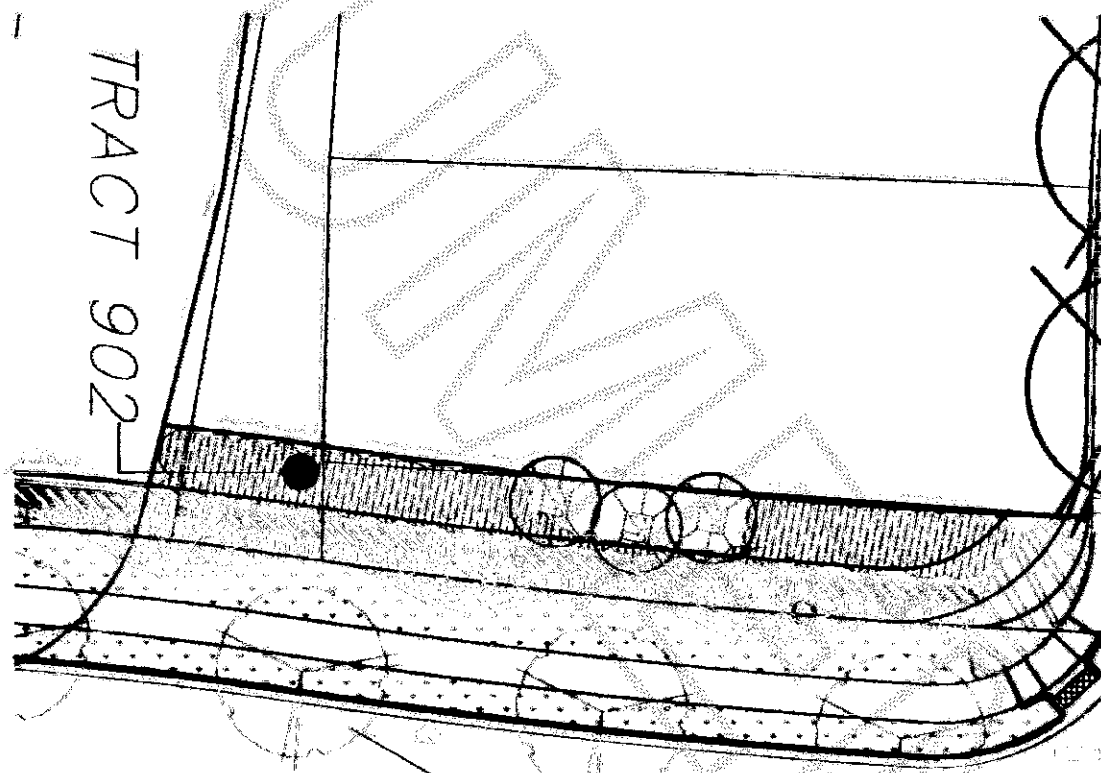
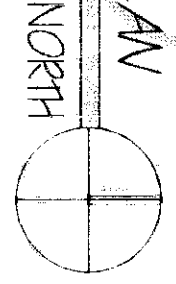
TRACT 903 LANDSCAPE PLAN



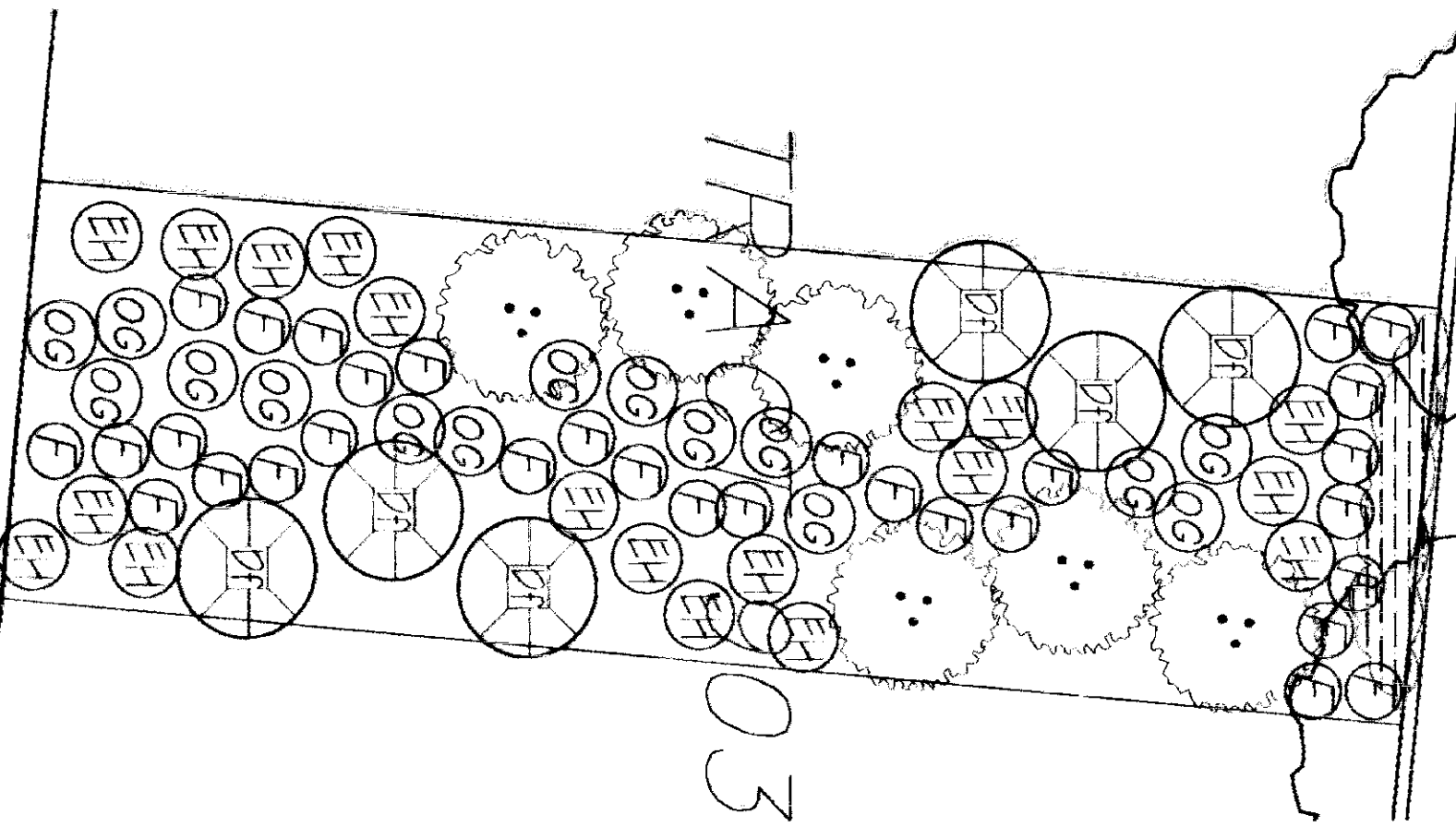
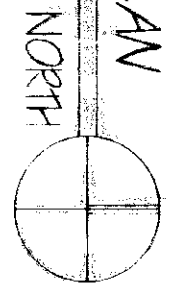
SEE GENERAL NOTES AND DETAIL SCHEDULES FOR PLANT SCHEDULE



TRACT 900 LANDSCAPE PLAN



TRACT 902 LANDSCAPE PLAN

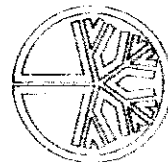


SKAGIT HIGHLANDS
 CITY OF MOUNT VERNON, WASHINGTON
 POD B
 TRACTS 900, 901, 902 & 903 LANDSCAPE PLANS



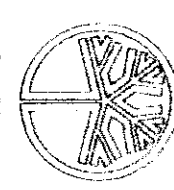
Lane & Associates
 Landscape Architecture

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

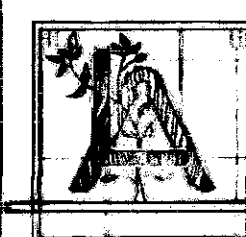


STATE OF WASHINGTON
 REGISTERED LANDSCAPE ARCHITECT
 BRUCE CAMERON LANE
 CERTIFICATE NO. 375

DATE: MAY 15, 2006
 SCALE: AS SHOWN
 DRAWN: WRS
 JOB: 10-048
 SHEET: LA-3
 OF 3 SHEETS



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



Lane & Associates
Landscape Architecture

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

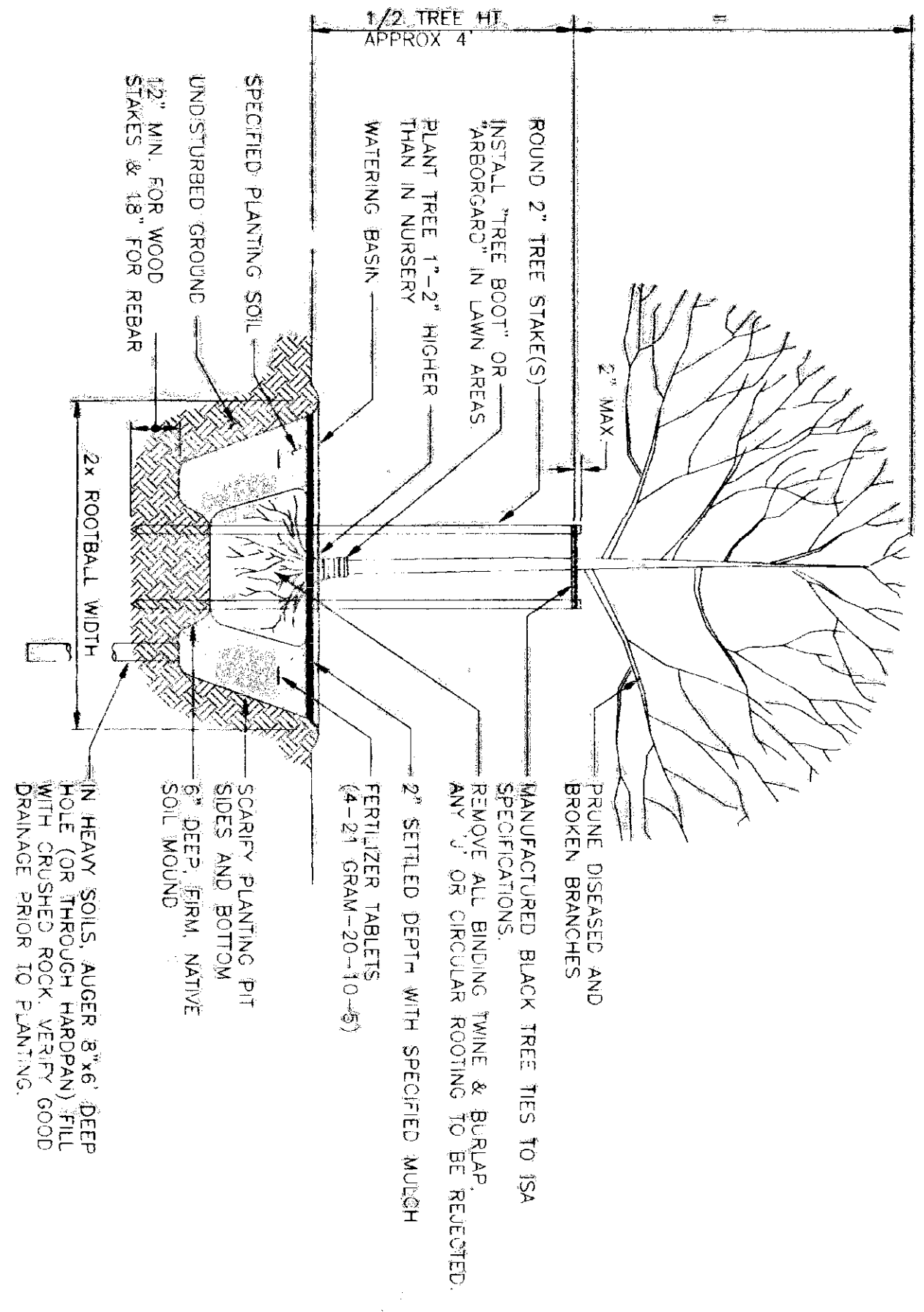
SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD B
GENERAL NOTES AND DETAILS

Date: MAY 18, 2006
Scale: 1" = 10'-0"
Drawn: WRS
Job: 10-04B
Sheet: LA-4
Of 4 Sheets

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
<i>Fraxinus viridis</i>	Box Elder	30	5" dbh	30% 1" & MATCHING
<i>Acacia saligna</i>	Wine Maple	6	5" dbh	30% 1" & MATCHING
SHRUBS				
<i>Manissea aquifolium</i>	Oregon Grape	15	2 cal	FILL / COMPACT
<i>Palustris maritima</i>	Western Snowberry	30	1 cal	FILL / COMPACT
<i>Vaccinium corymbosum</i>	Evergreen Huckleberry	10	5 cal	FILL / COMPACT
<i>Gaultheria procumbens</i>	Solid	511	1 cal	36" or center

TREE PLANTING & STAKING DETAIL



LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. (LOCATION SERVICE PHONE: 1-800-424-5555)
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. TREE STAKES TO BE REMOVED AFTER FIRST YEAR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
5. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLAN SCHEDULE WHERE GROUND COVER ABOUTS 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 1/4" 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 TRANSPILANT 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 GROUND COVERS: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN, PLANTS TO BE HEALTHY, VIGOROUS, WELL-TOLERATED WHEN IN LEAF, FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. REMOVE ALL TWINE AND BURLAP. INSPECT ROOTS, ANY 'U' ROOTING OR CIRCULAR ROOTING TO BE REJECTED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
12. CONTRACTOR TO PROVIDE A ONE-YEAR WARRANTY ON ALL INSTALLED PLANT MATERIAL.

CONIFEROUS TREE PLANTING AND STAKING DETAIL

