

REPLAT OF LOTS 1 & 2
LU06-009

PLAT OF
NORTH HILL PUD

IN A PORTION OF
 SW 1/4 OF SECTION 9, T.34 N., R.4 E. WM

AUDITORS CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

200606220127
 Skagit County Auditor
 6/22/2006 Page 1 of 3 3:58PM

Norma Blumel
 DEPUTY COUNTY AUDITOR

Quincy E. Spurlin
 DEPUTY COUNTY AUDITOR

DEDICATION
 THESE PRESENTS THAT HANSELL/MITZEL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, HORIZON BANK, A WASHINGTON STATE CORPORATION, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, 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 AVENUE SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 22nd DAY OF June 2006
Jeff Hansell
 HANSELL/MITZEL, L.L.C.
John DeLeon
 HORIZON BANK

APPROVALS
 EXAMINED AND APPROVED THIS 22nd DAY OF June 2006
John DeLeon
 CITY ENGINEER
Michelle
 DEVELOPMENT SERVICES DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON
 THIS 22nd DAY OF June 2006
 ATTEST: CITY MAYOR *Bill*
 ATTEST: CLERK *Alvin*

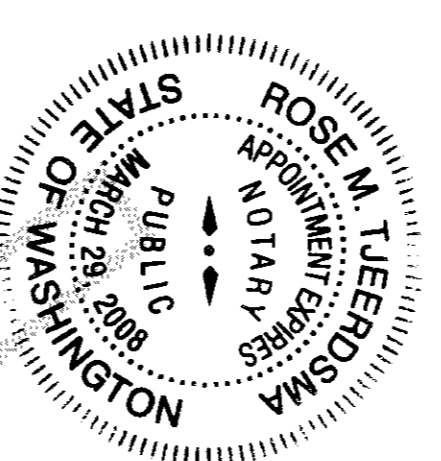
CITY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
 THIS 22nd DAY OF June 2006
Alvin DeLeon
 CITY TREASURER

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS RE-PLAT OF LOTS 1 AND 2, PLAT OF NORTH HILL, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

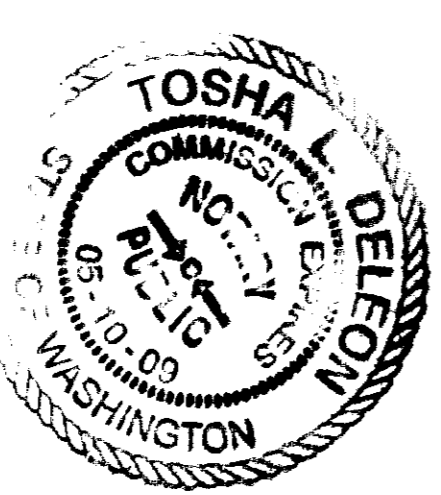
Dennis J. Albright
 DENNIS J. ALBRIGHT PLS
 DATE 6-21-06

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Jeff Hansell* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Owner* OF HANSELL/MITZEL, 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: June 20 2006



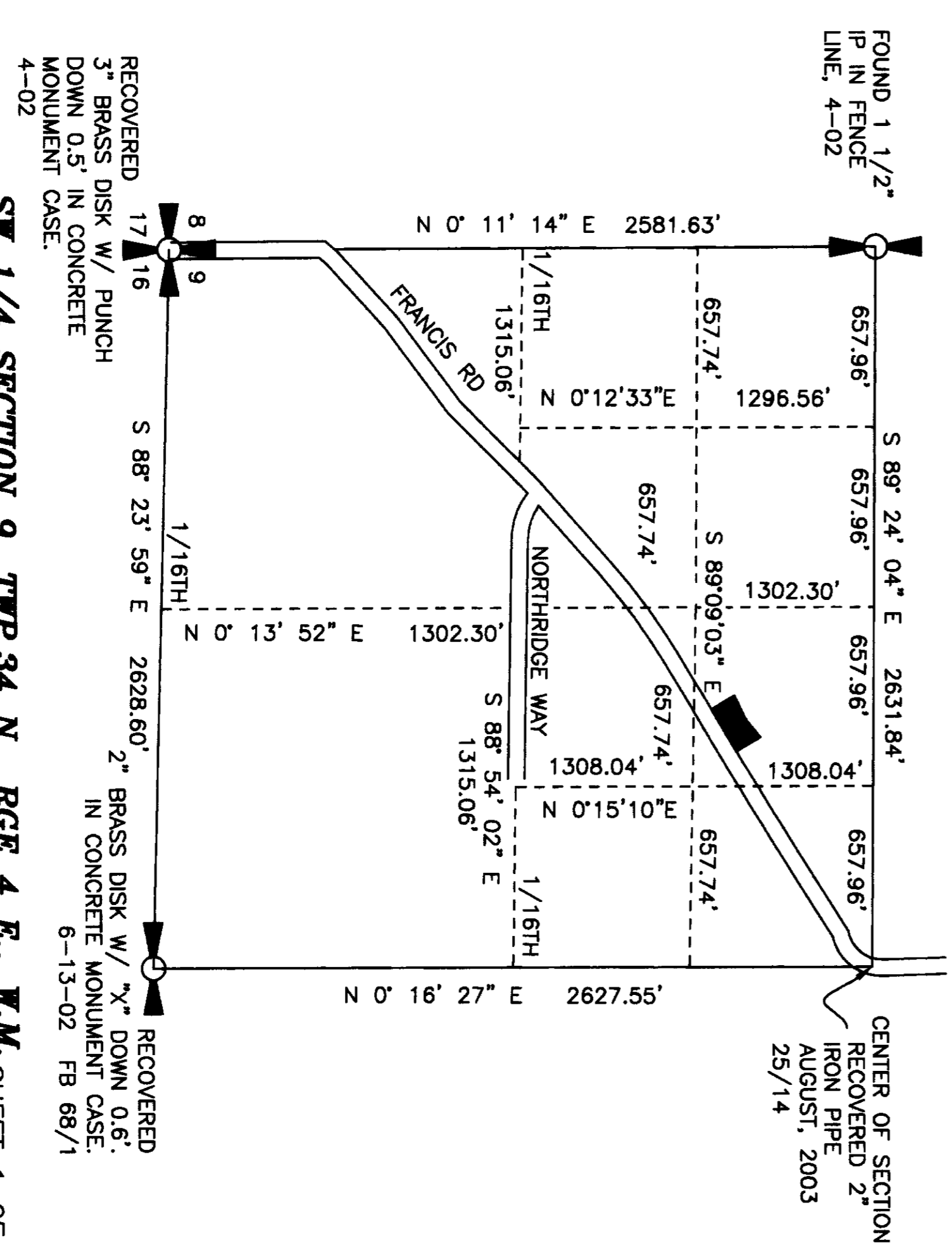
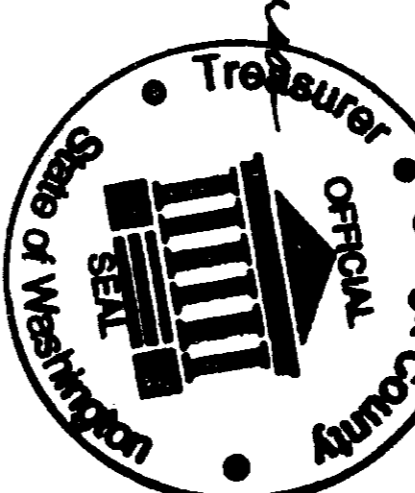
Rose M. Theodora
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: *Blue Ridge*
 MY APPOINTMENT EXPIRES *3/28/08*



Toshia L. DeLeon
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: *Mt. Vernon*
 MY APPOINTMENT EXPIRES *5-10-09*

STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *John Spurr* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Owner* OF HORIZON BANK, A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: June 20 2006

SKAGIT COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2007
 THIS 22nd DAY OF June 2006.
John DeLeon
 DEPUTY COUNTY TREASURER

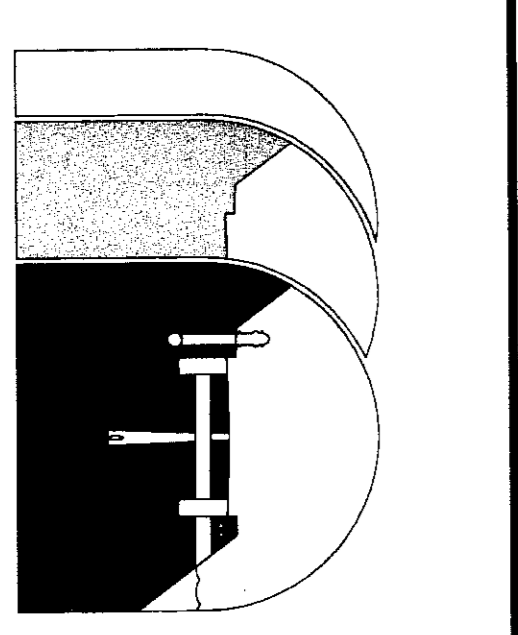


RE-PLAT OF LOTS 1 & 2,
 NORTH HILL PUD

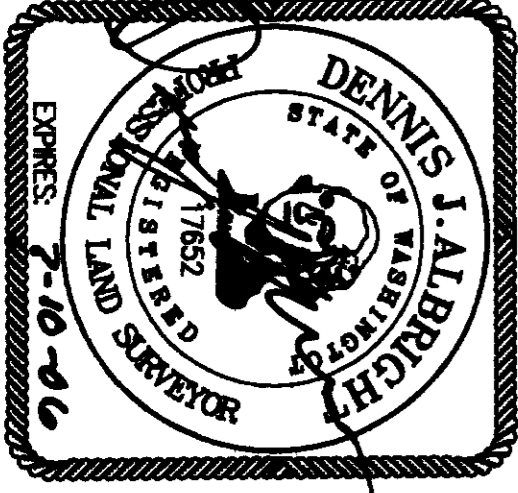
IN A PORTION OF THE NE 1/4 OF THE SW 1/4 SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., MOUNT VERNON, STATE OF WASHINGTON

OWNERS
 HANSELL/MITZEL, L.L.C.

DATE: 1-9-06 SCALE:
 PROJECT NO. 4-SDG-00 REPLAT.DWG BY: WMM FB/FG: 44/30



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 1111 Cleveland Avenue, Suite 202
 Mount Vernon Wa. 98273
 Tel: 360-404-2010 Fax: 360-404-2013



FOUND QUARTER CORNER
SEE SHEET 1 OF 3

N89°24'04"W 1206.23'

FOUND REBAR/CAP
LS 28057 0.06'
NORTH OF LINE
AND 2.7' EAST OF
CALC. POSITION
11-17-04

TRACT C
SEWER PUMP STATION

S89°24'04"W 2631.84'
767.64'

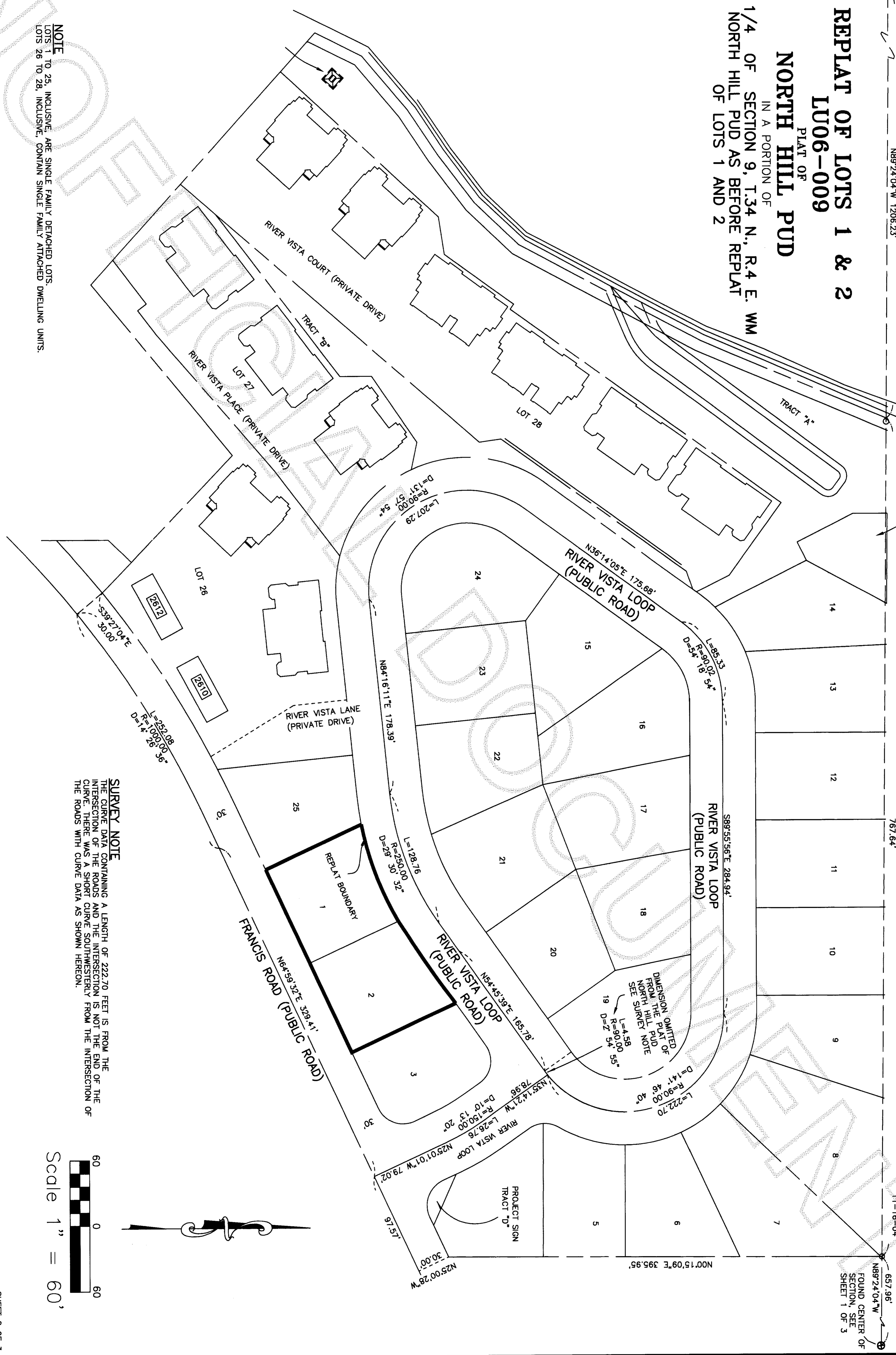
6/22/2006 Page 2 of 3 3:58PM

FOUND REBAR/CAP
LS 6702 0.2'
NORTH AND 0.4'
WEST OF CALC.
POSITION
11-16-04

FOUND CENTER OF SECTION, SEE SHEET 1 OF 3

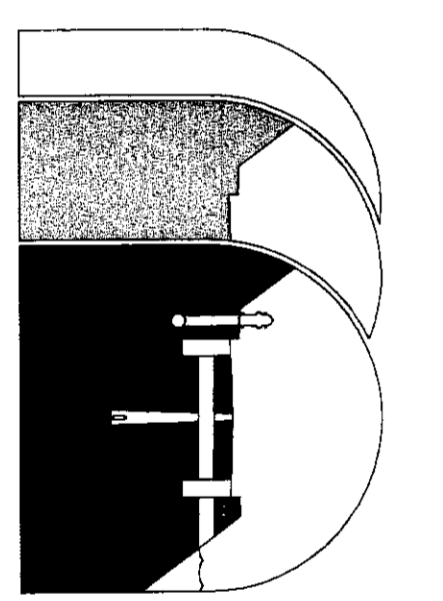
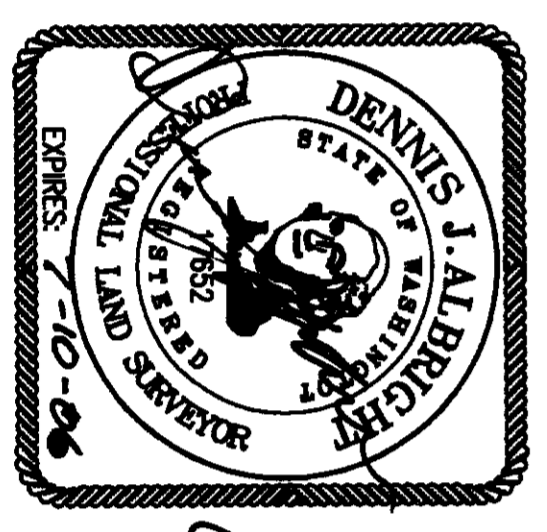
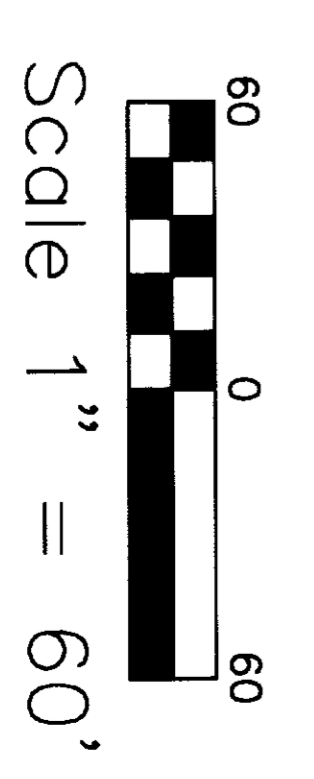
REPLAT OF LOTS 1 & 2 LU06-009

PLAT OF
NORTH HILL PUD
IN A PORTION OF
SW 1/4 OF SECTION 9, T.34 N., R.4 E. WM
NORTH HILL PUD AS BEFORE REPLAT
OF LOTS 1 AND 2



NOTE
LOTS 1 TO 25, INCLUSIVE, ARE SINGLE FAMILY DETACHED LOTS.
LOTS 26 TO 28, INCLUSIVE, CONTAIN SINGLE FAMILY ATTACHED DWELLING UNITS.

SURVEY NOTE
THE CURVE DATA CONTAINING A LENGTH OF 222.70 FEET IS FROM THE INTERSECTION OF THE ROADS AND THE INTERSECTION IS NOT THE END OF THE CURVE. THERE WAS A SHORT CURVE SOUTHWESTERLY FROM THE INTERSECTION OF THE ROADS WITH CURVE DATA AS SHOWN HEREON.



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon Wa. 98273
Tel: 360-404-2010 Fax: 360-404-2013

**RE-PLAT OF LOTS 1 & 2,
NORTH HILL PUD**

IN A PORTION OF THE NE 1/4 OF THE SW 1/4
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
MOUNT VERNON, STATE OF WASHINGTON
OWNERS
HANSELL/MITZEL, L.L.C.

P.O. BOX 188, MT. VERNON WA. 98273, (360) 404-2050

DATE: 1-9-06 SCALE: 1" = 30'
PROJECT NO.: 4-SNG-00 REPLAT/DWG BY: MAM
F.B. 44/30

REPLAT OF LOTS 1 & 2 LU06-009

PLAT OF NORTH HILL PUD

IN A PORTION OF
SW 1/4 OF SECTION 9, T.34 N., R.4 E. WM

200606220127
Skagit County Auditor
6/22/2006 Page 3 of 3 3:58PM

LEGAL DESCRIPTION
LOTS 1 AND 2, OF PLAT OF "NORTH HILL PUD", RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITOR FILE NUMBER 200505050094. (LEGAL DESCRIPTION FROM FIRST AMERICAN SECOND SUBDIVISION GUARANTEE ORDER NUMBER 87132.)

SCHEDULE B-1

- A) SUBJECT OF REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY RECORDED DECEMBER 19, 2001 UNDER AUDITOR FILE NUMBER 200112190136.
- B) SUBJECT TO PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, RECORDED MAY 5, 2005 UNDER AUDITOR FILE NUMBER 200505050093.
- C) MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF NORTH HILL PUD RECORDED MAY 5, 2005 UNDER AUDITOR FILE NUMBER 2005050540094.

PUD UTILITY EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

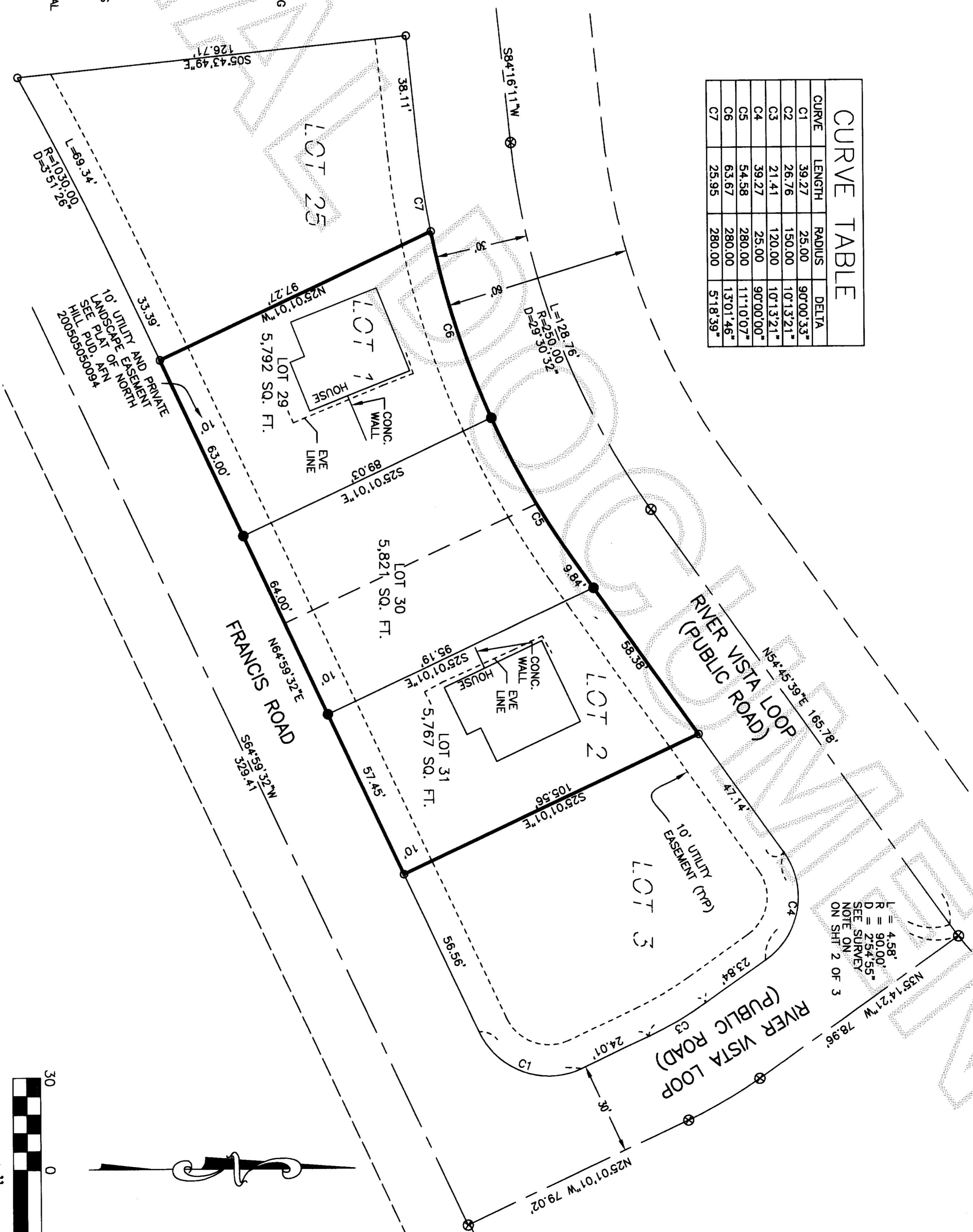
PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ADJUTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.

NOTES

1. ZONING: R1, 9.6 PUD.
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
3. SEWAGE DISPOSAL - CITY OF MOUNT VERNON
WATER - SKAGIT COUNTY PUD
POWER - PUGET SOUND ENERGY
TELEPHONE - VERIZON
GAS - CASCADE NATURAL GAS
CABLE - COMCAST
STORM - CITY OF MOUNT VERNON
GARBAGE COLLECTION - CITY OF MOUNT VERNON. SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
4. ALL LOTS WITHIN THIS SUBDIVISION WILL ACCESS THE INTERNAL ROAD SYSTEM. DIRECT ACCESS TO FRANCIS ROAD WILL NOT BE ALLOWED
5. THIS SURVEY HAS DEPICTED OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
6. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN 200505050093, WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE DRAINAGE AND SEWER FACILITIES, TRACTS "A", "B" AND "D", TRAILS, LANDSCAPING AND OTHER COMMON AREAS THAT LIE WITHIN THE PLAT OF "NORTH HILL" AS SHOWN ON THE PLAT OF NORTH HILL PUD RECORDED UNDER AUDITOR FILE NUMBER 200505050094.
7. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE LANDSCAPED PER PREVIOUSLY APPROVED PUD LANDSCAPE PLANS.

CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00	90°00'33"
C2	26.76	150.00	101°3'21"
C3	21.41	120.00	101°3'21"
C4	39.27	25.00	90°00'00"
C5	54.58	280.00	111°10'07"
C6	63.67	280.00	130°1'46"
C7	25.95	280.00	51°18'39"



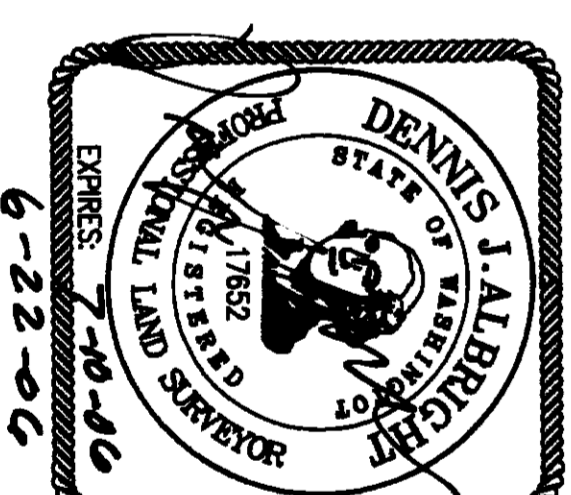
- LEGEND**
- SURVEY MARKER RECOVERED STAMPED "LS 17652"
 - SET REBAR AND CAP LS 17652
 - ⊗ FOUND CONCRETE MONUMENT IN CASE "LS 17652"
 - FENCE LINE
 - - - BUILDING FOOTPRINT

RESEARCH

SURVEY RECORDED UNDER AFN'S 9210140058, 9212010047 AND MOUNT VERNON SHORT PLAT W2-90, VOL. 9 PG 216 AND THE PLATS OF FIR WEST ESTATES, AFN 200202010091 - RIVERVIEW, AFN 200205150001 AND NORTHWOODS, AFN 200302130139, NORTH HILL PUD, AFN 200505050094.

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TCRA 1105"



**RE-PLAT OF LOTS 1 & 2,
NORTH HILL PUD**
IN A PORTION OF THE NE 1/4 OF THE SW 1/4
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
MOUNT VERNON, STATE OF WASHINGTON
OWNERS:
HANSELL/MITZEL, L.L.C.
P.O. BOX 188, MT. VERNON WA 98273, (360) 404-2050
BY: MMH

DATE: 1-9-06
PROJECT NO. 4-SDG-00 REPLATDWC
SCALE: 1" = 30'
F.B. 44/30

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon Wa. 98273
Tel: 360-404-2010 Fax: 360-404-2013