

LEGAL DESCRIPTION

LOTS D-20 THROUGH D-25 (INCLUSIVE), MADDOX CREEK PLUD, PHASE 3, AS PER PLAT RECORDED ON AUGUST 14, 2000, UNDER AUDITOR'S FILE NO. 200008140181, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

UTILITIES EASEMENTS

EASEMENTS WERE RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, GTE (NOW VERIZON NORTHWEST), CASCADE NATURAL GAS CORP., AND TCI CABLEVISION (NOW COMCAST CORPORATION) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS SHOWN ON THE FACE OF THE PLAT OF MADDOX CREEK PLUD, PHASE 3. ADDITIONAL EASEMENTS SHOWN HEREON ARE ALSO RESERVED AND GRANTED TO THE ABOVE-LISTED GRANTEES IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE PLAT 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 AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING 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 ABUTTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS AMENDED PLUD AND RE-PLAT OF LOTS D-20, D-21, D-22, D-23, D-24, D-25 MADDOX CREEK PLUD, PHASE 3 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. AND 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 OF THE CITY OF MOUNT VERNON.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
620 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
EMAIL BRUCE@LISSER.COM

DATE July 21, 2006

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RGN CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND JOHN O. JACOBI, A SINGLE PERSON, AS HIS SEPARATE PROPERTY, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS, MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS, 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 SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND SAID MORTGAGE HOLDER HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREIN TO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREIN TO AFFIXED THIS 21st DAY OF July, 2006.

RGN CONSTRUCTION, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
TITLE: President
JOHN O. JACOBI,
A SINGLE PERSON, AS HIS SEPARATE PROPERTY

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richard G. Allen Jr. SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/IT) (WAS/WERE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Manager OF RGN CONSTRUCTION, 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 July 21, 2006
BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2008

SIGNATURE [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7/14/2008
RESIDING AT 14001 1st Avenue

STATE OF Washington
COUNTY OF Skagit

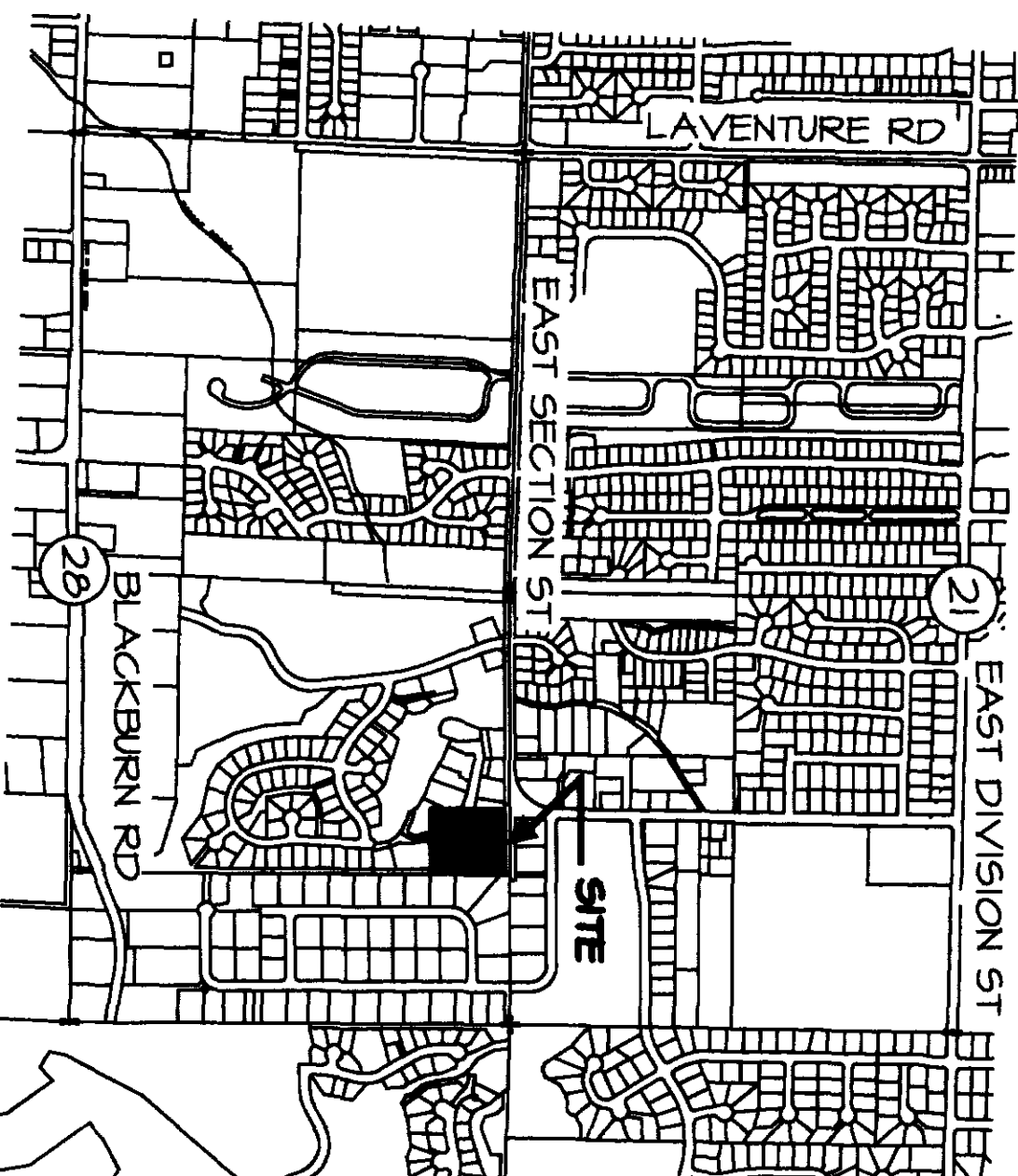
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, JOHN O. JACOBI, A SINGLE PERSON, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 21, 2006

NOTARY PUBLIC
STATE OF WASHINGTON
JONATHAN DAVID KENNE
My Appointment Expires Feb 24, 2010

SIGNATURE [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2/24/2010
RESIDING AT 14001 1st Avenue

VICINITY MAP
SCALE 1"=1760'



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

Norma Blummett
SKAGIT COUNTY AUDITOR
DEPUTY [Signature]

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 2007.

THIS 24th DAY OF July, 2006.

[Signature]
SKAGIT COUNTY TREASURER
DEPUTY

CITY TREASURER'S CERTIFICATE

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

THIS 24th DAY OF July, 2006.

[Signature]
CITY TREASURER

APPROVED AND APPROVED THIS 26th DAY OF July, 2006.

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON THIS 26th DAY OF July, 2006.

ATTEST: CITY MAYOR [Signature]

ATTEST: FINANCE DIRECTOR [Signature]

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 26th DAY OF July, 2006.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR [Signature]

SHEET 1 OF 5

DATE: 3/8/06

MOUNT VERNON LAND USE NO. LV 06-030

AMENDED PLUD AND RE-PLAT OF
LOTS D-20, D-21, D-22, D-23, D-24 AND D-25
MADDOX CREEK PLUD, PHASE 3

IN A PORTION OF THE NORTHEAST 1/4 OF
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

FB 225 PG 48 LISSER & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-419-1442 DRAWING: 05-064

NOTES

1. ☐ - INDICATES EXISTING MONUMENT IN CASE.
O - INDICATES EXISTING PIPE OR REBAR FOUND.
● - INDICATES CAPPED REBAR OR WASHER INSCRIBED
LISSEER 229460
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE SUBDIVISION GUARANTEE, ORDER NO. 118125-5, DATED AUGUST 29, 2005.
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF MADDOX CREEK P.U.D., PHASE 3, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200008140371.
4. ZONING CLASSIFICATION: MADDOX CREEK P.U.D.
5. BUILDING SET BACKS: AS SHOWN HEREON
6. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
7. STORM DRAINAGE: CITY OF MOUNT VERNON
8. STREET STANDARD: CITY OF MOUNT VERNON
9. WATER: SKAGIT COUNTY P.U.D. NO. 1
10. POWER: PUGET SOUND ENERGY
11. TELEPHONE: VERIZON NORTHWEST
12. GAS: CASCADE NATURAL GAS
13. TELEVISION CABLE: COMCAST CORPORATION
14. GARBAGE COLLECTION: CITY OF MOUNT VERNON SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE ROADWAY (DIGBY PLACE) RIGHT OF WAY.
15. MERIDIAN: ASSUMED
16. BASIS OF BEARING: MONUMENTED CENTERLINE OF EAST SECTION STREET (NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28).
- BEARING = NORTH 88°21'57" EAST
17. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
18. SURVEY PROCEDURE: FIELD TRAVERSE
19. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
20. SILLATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON ENGINEERING DEPARTMENT FOR DETAILS.
21. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200508100194, 200009140137, 146049400983, 146042000054, 200011030018, 146042000035, 1121210016, 200004040010, 200201220124 AND 200603070071.
22. OWNER/DEVELOPER: RGN CONSTRUCTION, LLC
PO BOX 1288
STANWOOD WA 98292
PHONE: (360) 387-2920
E-MAIL: RICH@RGNCON.COM
23. LOTS D-20-R, D-21-R, D-22-R, D-23-R, D-24-R AND D-25-R REPRESENT REMAINDER PARCELS OF THE ORIGINAL PLATTED LOTS, EACH OF THE REMAINDER PARCEL, WILL BE OWNED BY A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PARCELS PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MADDOX CREEK TOWNHOMES RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. ~~2006072276146~~
24. THE PLAT OF MADDOX CREEK P.U.D., PHASE 3 DEPICTS AREAS OF CRITICAL SLOPES ON LOTS D-24 AND D-25. A GEOTECHNICAL REPORT WAS PREPARED AS REQUIRED BY THE PLAT AND IS AVAILABLE AT THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT.

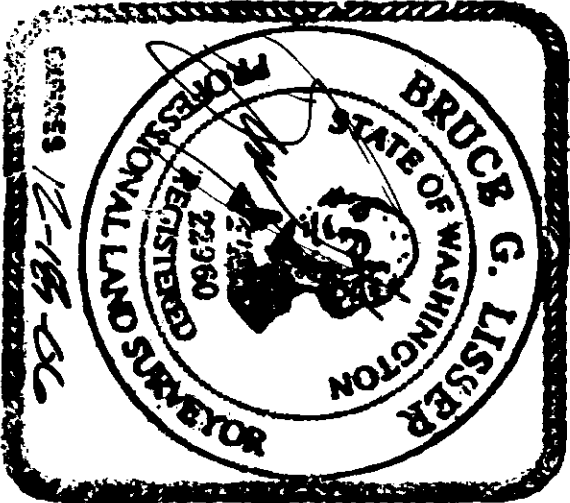
25. ROBERT BIRKES, PREVIOUS CONTRACT PLANNER FOR THE CITY OF MOUNT VERNON, PREPARED CONDITION LETTERS FOR THE PLAT OF MADDOX CREEK P.U.D., PHASE 3, DATED JUNE 3, 1994, AND MAY 7, 1996, WHICH WERE PART OF THE BASIS CONDITIONS AND APPROVAL OF MADDOX CREEK P.U.D., PHASE 3. THE LETTERS REQUIRE HEIGHT RESTRICTION FOR NEW CONSTRUCTION BE PLACED ON LOTS D-21, D-22 AND D-23 AND INDICATE THE MAXIMUM HEIGHT RESTRICTION WOULD BE MEASURED FROM THE UPHILL SIDE TOWARD THE SINGLE FAMILY RESIDENTIAL AND COULD NOT EXCEED 25 FEET. THEY DO MAKE ALLOWANCE FOR A DAYLIGHT BASEMENT IF THE BUILDING AT THE UPPER LEVEL OF GRADE DOES NOT EXCEED 25 FEET IN HEIGHT. SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICE DEPARTMENT FOR ANY ADDITIONAL INFORMATION PERTAINING TO THIS SETBACK RESTRICTION.

26. THE FOLLOWING TABLE REPRESENTS THE MINOR ADMINISTRATIVE CHANGES TO MADDOX CREEK P.U.D., PHASE 3 BY RICK CISAR IN 2000 AND SUBSEQUENT AGREEMENT BETWEEN THE OWNER AND CURRENT CITY STAFF AND IS THE BASIS FOR DEVELOPING THE LOTS IN THIS AMENDED PLAT. THE TOTAL DENSITY IS THE SAME AS ORIGINALLY APPROVED WITH THE PLAT OF MADDOX CREEK P.U.D., PHASE 3:

LOT NO.	DWELLING UNITS	GARAGED PARKING	OUT OF GARAGE	OFF STREET	TOTAL PARKING
D-20	3	6	0	3	4
D-21	3	6	0	6	4
D-22	5	4	0	5	15
D-23	5	4	4	5	23
D-24	3	6	6	0	12
D-25	4	8	8	0	16

27. LOT AREA AND ADDRESS INFORMATION

LOT D-20-A	1311 DIGBY PLACE	2386 SQ FT
LOT D-20-B	1315 DIGBY PLACE	1477 SQ FT
LOT D-20-C	1319 DIGBY PLACE	2431 SQ FT
TOTAL = 11045 SQ FT		
LOT D-20-R = REMAINDER		17834 SQ FT
TOTAL = 17834 SQ FT		
LOT D-21-A	1300 DIGBY PLACE	1888 SQ FT
LOT D-21-B	1304 DIGBY PLACE	444 SQ FT
LOT D-21-C	1306 DIGBY PLACE	1888 SQ FT
TOTAL = 14802 SQ FT		
LOT D-21-R = REMAINDER		14522 SQ FT
TOTAL = 16464 SQ FT		
LOT D-22-A	1310 DIGBY PLACE	2012 SQ FT
LOT D-22-B	1312 DIGBY PLACE	475 SQ FT
LOT D-22-C	1314 DIGBY PLACE	478 SQ FT
LOT D-22-D	1316 DIGBY PLACE	440 SQ FT
LOT D-22-E	1318 DIGBY PLACE	1856 SQ FT
TOTAL = 10208 SQ FT		
LOT D-22-R = REMAINDER		16464 SQ FT
TOTAL = 23517 SQ FT		
LOT D-23-A	1400 DIGBY PLACE	1710 SQ FT
LOT D-23-B	1406 DIGBY PLACE	412 SQ FT
LOT D-23-C	1412 DIGBY PLACE	412 SQ FT
LOT D-23-D	1418 DIGBY PLACE	451 SQ FT
LOT D-23-E	1424 DIGBY PLACE	1714 SQ FT
TOTAL = 17388 SQ FT		
LOT D-23-R = REMAINDER		23517 SQ FT
TOTAL = 23517 SQ FT		
LOT D-24-A	1401 DIGBY PLACE	2380 SQ FT
LOT D-24-B	1403 DIGBY PLACE	1684 SQ FT
LOT D-24-C	1405 DIGBY PLACE	1864 SQ FT
TOTAL = 10644 SQ FT		
LOT D-24-R = REMAINDER		4716 SQ FT
TOTAL = 2118 SQ FT		
LOT D-25-A	1417 DIGBY PLACE	1928 SQ FT
LOT D-25-B	1415 DIGBY PLACE	1451 SQ FT
LOT D-25-C	1413 DIGBY PLACE	2387 SQ FT
LOT D-25-D	1411 DIGBY PLACE	8007 SQ FT
TOTAL = 16341 SQ FT		

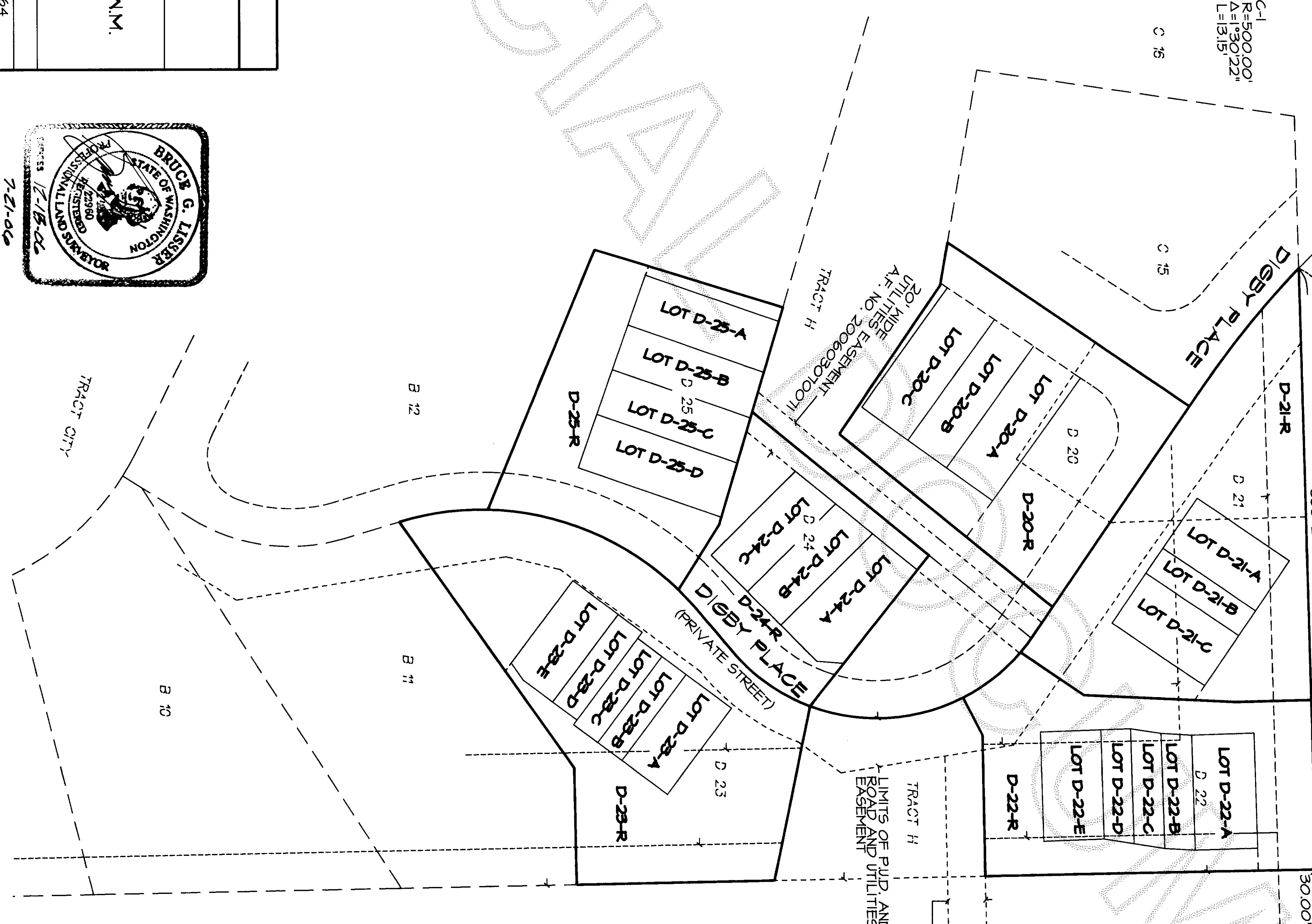
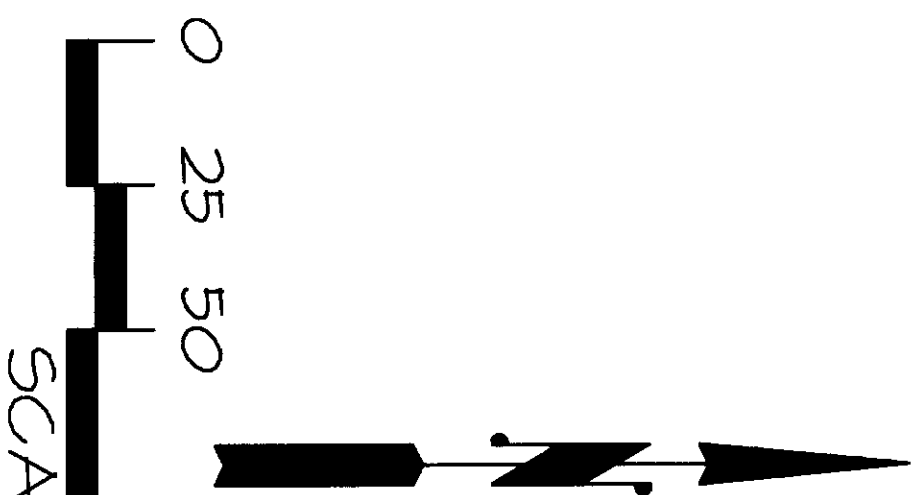
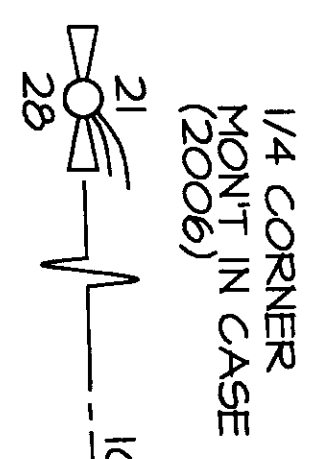


MOUNT VERNON LAND USE NO. LU 06-030

AMENDED P.U.D. AND RE-PLAT OF
LOTS D-20, D-21, D-22, D-23, D-24 AND D-25
MADDOX CREEK P.U.D. PHASE 3

IN A PORTION OF THE NORTHEAST 1/4 OF
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: RGN CONSTRUCTION, LLC



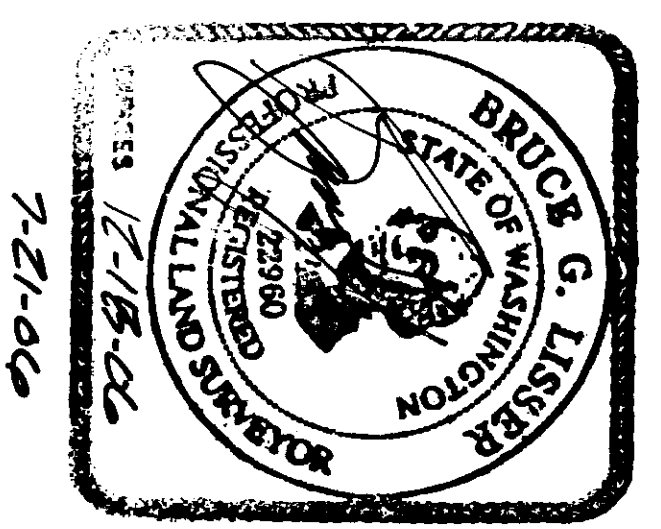
Sheet 3 of 5

MOUNT VERNON LAND USE NO. LU 06-030

AMENDED P.U.D. AND RE-PLAT OF
LOTS D-20, D-21, D-22, D-23, D-24 AND D-25
MADDOX CREEK P.U.D. PHASE 3

IN A PORTION OF THE NORTHEAST 1/4 OF
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, WASHINGTON
FOR: REN CONSTRUCTION, LLC

FB 225	P6 48	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1"=50'
MERIDIAN: ASSUMED			DRAWING: 05-064



AMENDED P.U.D. AND RE-PLAT OF
LOTS D-20, D-21, D-22, D-23, D-24 AND D-25
MADDOX CREEK P.U.D. PHASE 3

IN A PORTION OF THE NORTHEAST 1/4 OF
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

FB 225 PG 48 LISSER & ASSOCIATES, PLLC SCALE: 1"=20'
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98275 360-414-7142 DRAWING: 05-064

DATE: 7/14/6

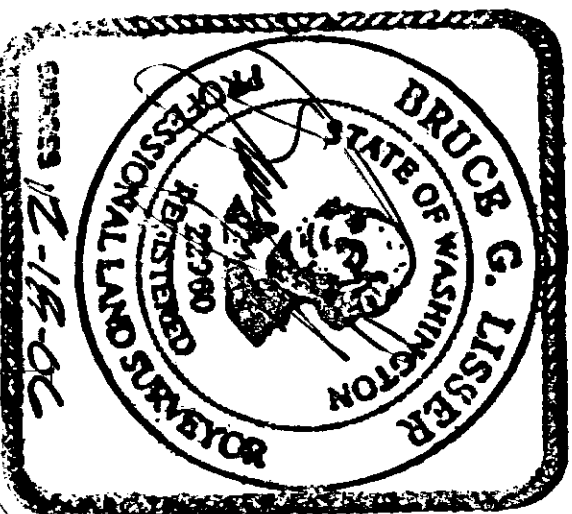
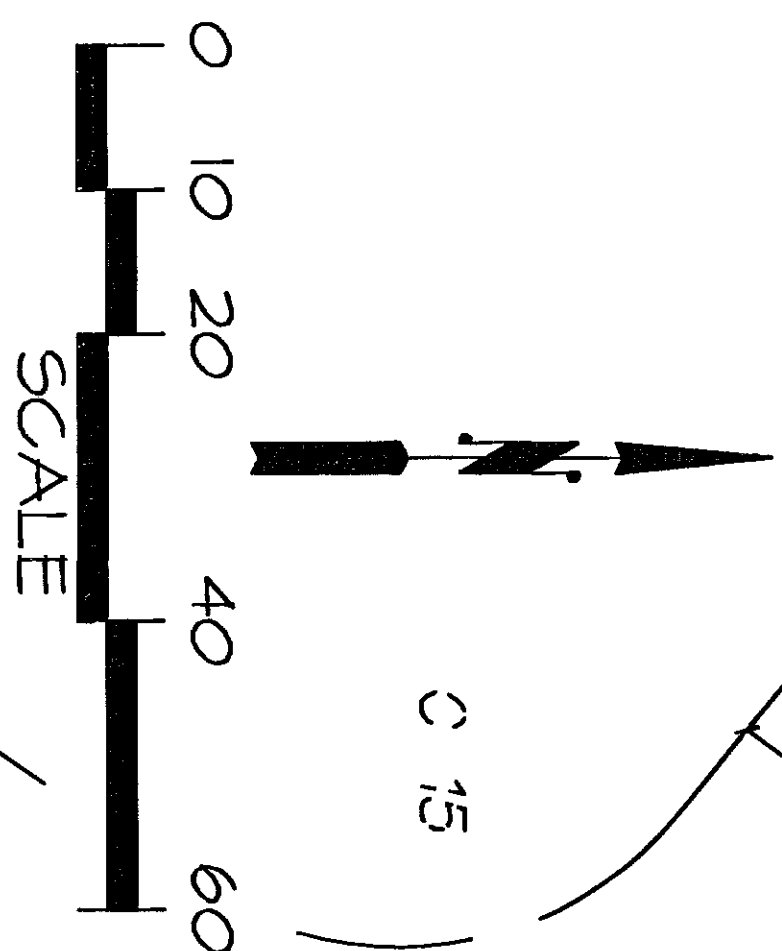
SHEET 4 OF 5

MOUNT VERNON LAND USE NO. LU 06-030

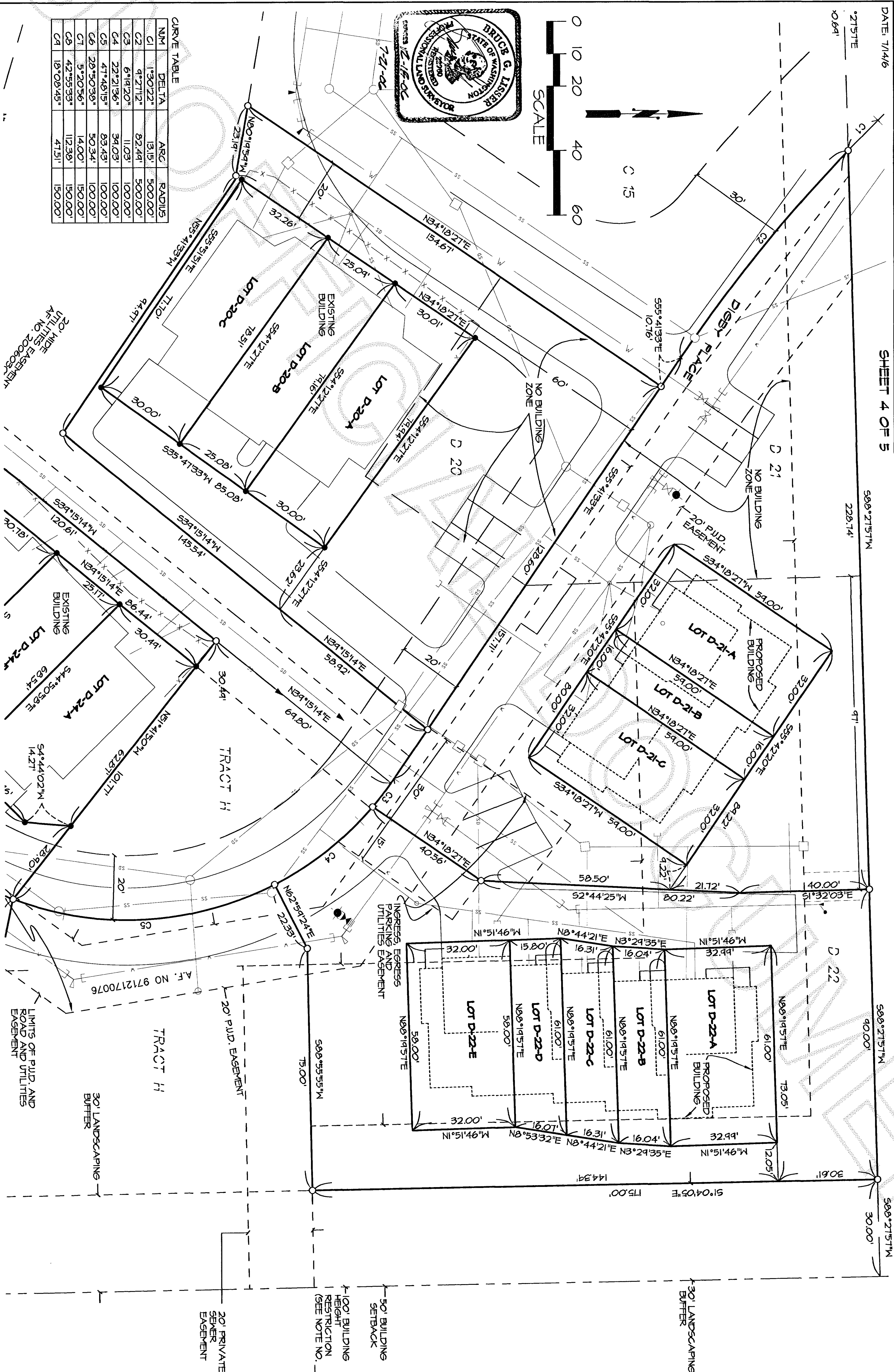
50' BUILDING SETBACK

100' BUILDING HEIGHT RESTRICTION
(SEE NOTE NO. 1)

7/27/2006 Page 4 of 5 11:44AM
Skiagit County Auditor
200607270145



NAME	DELTA	ARC	RADIUS
C1	130.22°	13.15'	500.00'
C2	97.27°	82.49'	500.00'
C3	61.92°	11.03'	100.00'
C4	22.21°	34.03'	100.00'
C5	47.48°	83.43'	100.00'
C6	28.50°	50.34'	100.00'
C7	5.20°	14.00'	150.00'
C8	42.55°	112.39'	150.00'
C9	18.08°	47.51'	150.00'



CURVE TABLE			
NUM	DELTA	ARC	RADIUS
C1	1°30'22"	13.15'	500.00'
C2	4°27'12"	82.49'	500.00'
C3	6°19'20"	110.3'	100.00'
C4	22°21'36"	34.03'	100.00'
C5	47°48'15"	83.43'	100.00'
C6	28°50'38"	50.34'	100.00'
C7	5°20'56"	14.00'	150.00'
C8	42°55'33"	112.38'	150.00'
C4	18°08'45"	41.51'	150.00'

