

SKAGIT HIGHLANDS DIVISION IV

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 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, MW HOUSING PARTNERS III, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND THE QUADRANT CORPORATION, A WASHINGTON CORPORATION, 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 8th DAY OF AUGUST, 2006.

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

James Testi
BY: James Testi
ITS: Managing Member

WASHINGTON FEDERAL SAVINGS,
A UNITED STATES CORPORATION

James E. Cady
BY: JAMES E. CADY
ITS: SR. VICE PRESIDENT

THE QUADRANT CORPORATION,
A WASHINGTON CORPORATION

Michael Lorenz
BY: Michael Lorenz
ITS: 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. Host
NAME Douglas C. Host
TITLE Vice President

BY Edwin J. Stephens
NAME Edwin J. Stephens
TITLE Vice President

ACKNOWLEDGMENTS (CONT.)

STATE OF WASHINGTON }
COUNTY OF KING }SS

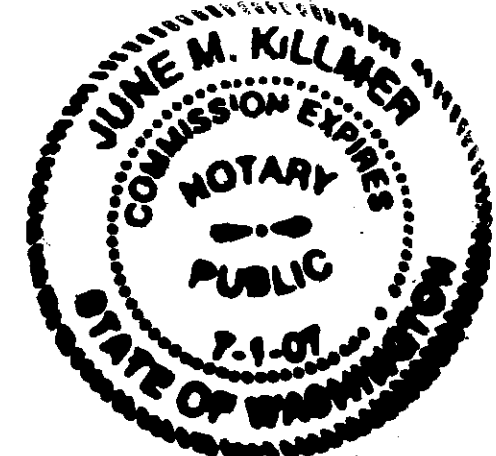
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael Lorenz AND June M. Killmer ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President AND Vice President RESPECTIVELY OF THE QUADRANT CORPORATION A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/9/06

SIGNATURE: June M. Killmer
(PRINT NAME) June M. Killmer
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Renton, WA

MY APPOINTMENT EXPIRES: 7/01/07



AUDITOR'S CERTIFICATE

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

N. Baummell
COUNTY AUDITOR

Alison Dickett
DEPUTY

APPROVALS

EXAMINED AND APPROVED THIS 16th DAY OF AUGUST, 2006.

CITY ENGINEER

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 15 DAY OF August, 2006.

Janet A.
DEVELOPMENT SERVICES DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 21st DAY OF August, 2006.

ATTEST: MAYOR Paul R. ... CLERK Alison Dickett

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 21st DAY OF Aug., 2006.

Alison Dickett
CITY FINANCE DIRECTOR



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 and a deposit for 2007 taxes

Kate J. ...
SKAGIT COUNTY TREASURER

DEPUTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SKAGIT HIGHLANDS DIVISION IV IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 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. Sorenson
REGISTERED PROFESSIONAL LAND SURVEYOR

18924
CERTIFICATE NO.

8/9/06
DATE



PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON

LU05-011



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SKAGIT HIGHLANDS DIVISION IV

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 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 1 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 SECTIONS 15, 22 AND 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION CONVEYED FOR RIGHT-OF-WAY BY INSTRUMENT UNDER AUDITOR'S FILE NO. 200506080120.

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

GENERAL EASEMENT PROVISIONS

- 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.
- 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.
- 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.
- 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 18-20 AND 22-43. 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 BENEFITTING PRIVATE LOTS AND THEIR HEIRS, OWNERS, PERSONAL REPRESENTATIVES, AND ASSIGNS AS SPECIFIED IN NOTES 18-20 AND 22-43.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

REFER ALSO TO NOTE 56 OF THE NOTES AND DETAILED EASEMENTS PROVISIONS.

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. EXCEPT FOR PUBLIC AND PRIVATE UTILITY EASEMENTS WITHIN THE NGPA TRACTS, THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF NGPA TRACTS.

NOTES AND DETAILED EASEMENT PROVISIONS



- 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.
- EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE AMENDED SUBDIVISION GUARANTEE BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 1115229-S, DATED MAY 31, 2006, AT 8:00 A.M.
- 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.
- OWNER/ DEVELOPER
SKAGIT HIGHLANDS LLC
7981 - 168TH AVE NE, #118, REDMOND, WA 98052 (425) 702-8422 (OFFICE) (425) 497-9157 (FAX)
- CONTACT: JAMES TOSTI
- UTILITY PURVEYORS:

STORM DRAIN...	CITY OF MOUNT VERNON	TELEPHONE...
SANITARY SEWER...	CITY OF MOUNT VERNON	TELEVISION...
WATER...	P.U.D NO. 1 OF SKAGIT COUNTY	GAS...
POWER...	PUGET SOUND ENERGY	VERIZON NORTHWEST
		COMCAST CORPORATION
		CASCADE NATURAL GAS
- GARBAGE COLLECTION: CITY OF MOUNT VERNON
COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
- ZONING DESIGNATION: R-1, 13.5 DEVELOPED AS A P.U.D.
- 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 3,600 TO 8,399 SQ FT: FRONT - 15 FEET, 20 FEET FOR GARAGES, SIDE - 5 FEET, TOTAL OF 10 FEET, REAR - 15 FEET; LOTS 8,400 SQ FT AND LARGER: FRONT - 20 FEET, 15 FEET FOR PORCHES, SIDE - 5 FEET, TOTAL OF 10 FEET, REAR - 20 FEET.
- 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.
- 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.
- TRACT 900 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.
- TRACT 901 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.
- TRACT 902 IS A NATIVE GROWTH PROTECTION AREA 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.
- TRACT 903 IS A PARK AND OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF MOUNT VERNON. THE CITY OF MOUNT VERNON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACT 904 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.
- TRACT 905 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.
- TRACT 906 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.
- TRACT 907 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 907 IS SUBJECT TO A PUBLIC STORM DRAIN EASEMENT AS SHOWN ON SHEET 4 OF THIS PLAT (SEE GENERAL EASEMENT PROVISIONS NOTE 2 ABOVE). TRACT 907 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. EACH PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE ADJACENT BENEFITING LOTS. THE BENEFITING LOTS ARE LOTS 1 THROUGH 9. THE OWNERS OF LOTS 1 THROUGH 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE CONVEYANCES AND THE LEVEL SPREADERS THAT THEY HAVE BENEFIT OF USE OF. WETLAND BUFFER AVERAGING WAS USED IN TRACT 907.

NOTES AND DETAILED EASEMENT PROVISIONS CONT.

- TRACT 908 IS A JOINT USE DRIVEWAY TRACT AND IS FOR INGRESS, EGRESS AND UTILITIES SERVING LOTS 10, 11 AND 12. AN EQUAL AND UNDIVIDED INTEREST IN TRACT 908 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF SAID LOTS 10 THROUGH 12. THE OWNERS OF LOTS 10 THROUGH 12 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE SURFACE IMPROVEMENTS OF THE TRACT. THE OWNERS OF LOTS 10 THROUGH 12 SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE PRIVATE UTILITIES USED IN COMMON. ALL OF TRACT 908 IS SUBJECT TO A PUBLIC STORM AND SANITARY SEWER EASEMENT, A DRY UTILITY EASEMENT, A PRIVATE STORM DRAINAGE EASEMENT AND A PRIVATE WATER EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTES #1, #2 AND #3 ABOVE).
- TRACT 909 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 909 IS SUBJECT TO A PUBLIC STORM DRAIN EASEMENT AS SHOWN ON SHEET 4 OF THIS PLAT (SEE GENERAL EASEMENT PROVISIONS NOTE 2 ABOVE). TRACT 909 IS ALSO SUBJECT TO AN INDIVIDUAL PRIVATE STORM DRAINAGE EASEMENT FOR THE PURPOSE OF CONVEYING ROOF AND FOOTING DRAINAGE WATER TO AN AS-CONSTRUCTED LEVEL SPREADER ALLOWING DRAINAGE DISPERSAL INTO THE SURROUNDING GROUND. THIS PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE OWNER OF THE BENEFITING ADJACENT LOT, LOT 10. THE OWNER OF LOT 10 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE CONVEYANCES AND THE LEVEL SPREADER LOCATED WITHIN TRACT 909. WETLAND BUFFER AVERAGING WAS USED IN TRACT 909.
- TRACT 910 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.
- TRACT 911 IS A JOINT USE DRIVEWAY TRACT AND IS FOR INGRESS, EGRESS AND UTILITIES SERVING LOTS 24, 25 AND 26. AN EQUAL AND UNDIVIDED INTEREST IN TRACT 911 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF SAID LOTS 24 THROUGH 26. THE OWNERS OF LOTS 24 THROUGH 26 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE SURFACE IMPROVEMENTS OF THE TRACT. THE OWNERS OF LOTS 24 THROUGH 26 SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE PRIVATE UTILITIES USED IN COMMON. ALL OF TRACT 911 IS SUBJECT TO A PUBLIC STORM AND SANITARY SEWER EASEMENT, A DRY UTILITY EASEMENT, A PRIVATE STORM DRAINAGE EASEMENT AND A PRIVATE WATER EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTES #1, #2 AND #3 ABOVE). A PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE PUBLIC OVER AND ACROSS TRACT 911.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOT 2 AND THE SOUTHEASTERLY PORTION OF LOT 3 IS FOR THE BENEFIT OF LOTS 1 AND 2. THE OWNERS OF LOTS 1 THROUGH 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 4 THROUGH 6 IS FOR THE BENEFIT OF LOTS 3 THROUGH 6. THE OWNERS OF LOTS 3 THROUGH 6 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 7 THROUGH 9 IS FOR THE BENEFIT OF LOTS 6, 7 AND 8. THE OWNERS OF LOTS 6 THROUGH 9 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.
- THE 5 FOOT WIDE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 10 THROUGH 15 IS FOR THE BENEFIT OF LOTS 16 THROUGH 26 FOR ROCKERY DRAINS. THE OWNERS OF LOTS 16 THROUGH 26 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES IN THE EASEMENT.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOT 13 AND THE SOUTHEASTERLY PORTION OF LOT 12 AND IN TRACT 908 IS FOR THE BENEFIT OF LOTS 10 THROUGH 14. THE OWNERS OF LOTS 10 THROUGH 14 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOTS 14 THROUGH 18 IS FOR THE BENEFIT OF LOTS 15 THROUGH 19. THE OWNERS OF LOTS 15 THROUGH 19 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOTS 19 AND 20 IS FOR THE BENEFIT OF LOTS 20 AND 21. THE OWNERS OF LOTS 20 AND 21 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOTS 21 AND 22 IS FOR THE BENEFIT OF LOTS 22 AND 23. THE OWNERS OF LOTS 22 AND 23 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOTS 27 THROUGH 29 AND CROSSING TRACT 911 IS FOR THE BENEFIT OF LOTS 27 THROUGH 30. THE OWNERS OF LOTS 27 THROUGH 30 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 33 THROUGH 35 IS FOR THE BENEFIT OF LOTS 32 THROUGH 34. THE OWNERS OF LOTS 32 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 37 AND 38 IS FOR THE BENEFIT OF LOTS 36 AND 37. THE OWNERS OF LOTS 36 THROUGH 38 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 40 AND 41 IS FOR THE BENEFIT OF LOTS 39 AND 40. THE OWNERS OF LOTS 39 THROUGH 41 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOT 44 IS FOR THE BENEFIT OF LOT 43. THE OWNERS OF LOTS 43 AND 44 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOTS 47 AND 48 IS FOR THE BENEFIT OF LOTS 46 AND 47. THE OWNERS OF LOTS 46 THROUGH 48 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 49 THROUGH 51 IS FOR THE BENEFIT OF LOTS 50 THROUGH 52. THE OWNERS OF LOTS 49 THROUGH 52 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 53 AND 54 IS FOR THE BENEFIT OF LOTS 54 AND 55. THE OWNERS OF LOTS 53 THROUGH 55 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOTS 58 AND 59 IS FOR THE BENEFIT OF LOTS 57 AND 58. THE OWNERS OF LOTS 57 THROUGH 59 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOTS 61 AND 62 IS FOR THE BENEFIT OF LOTS 60 AND 61. THE OWNERS OF LOTS 60 THROUGH 62 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 63 THROUGH 65 IS FOR THE BENEFIT OF LOTS 64 THROUGH 66. THE OWNERS OF LOTS 63 THROUGH 66 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.
- THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 67 AND 68 IS FOR THE BENEFIT OF LOTS 68 AND 69. THE OWNERS OF LOTS 67 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.
- THE 5 FOOT ROCKERY DRAIN EASEMENT ALONG THE NORTH LINE OF LOTS 63 THROUGH 69 IS FOR THE MUTUAL BENEFIT OF LOTS 56 THROUGH 69. THE OWNERS OF LOTS 56 THROUGH 69 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS CONTAINED IN EARLY ENTRY AGREEMENT BETWEEN THE SKAGIT HIGHLANDS, LLC AND THE QUADRANT CORPORATION AS RECORDED UNDER AUDITOR'S FILE NO. 200411010178.
- 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. 9203270092, 9303110069, 9308060022 AND 9309210028.

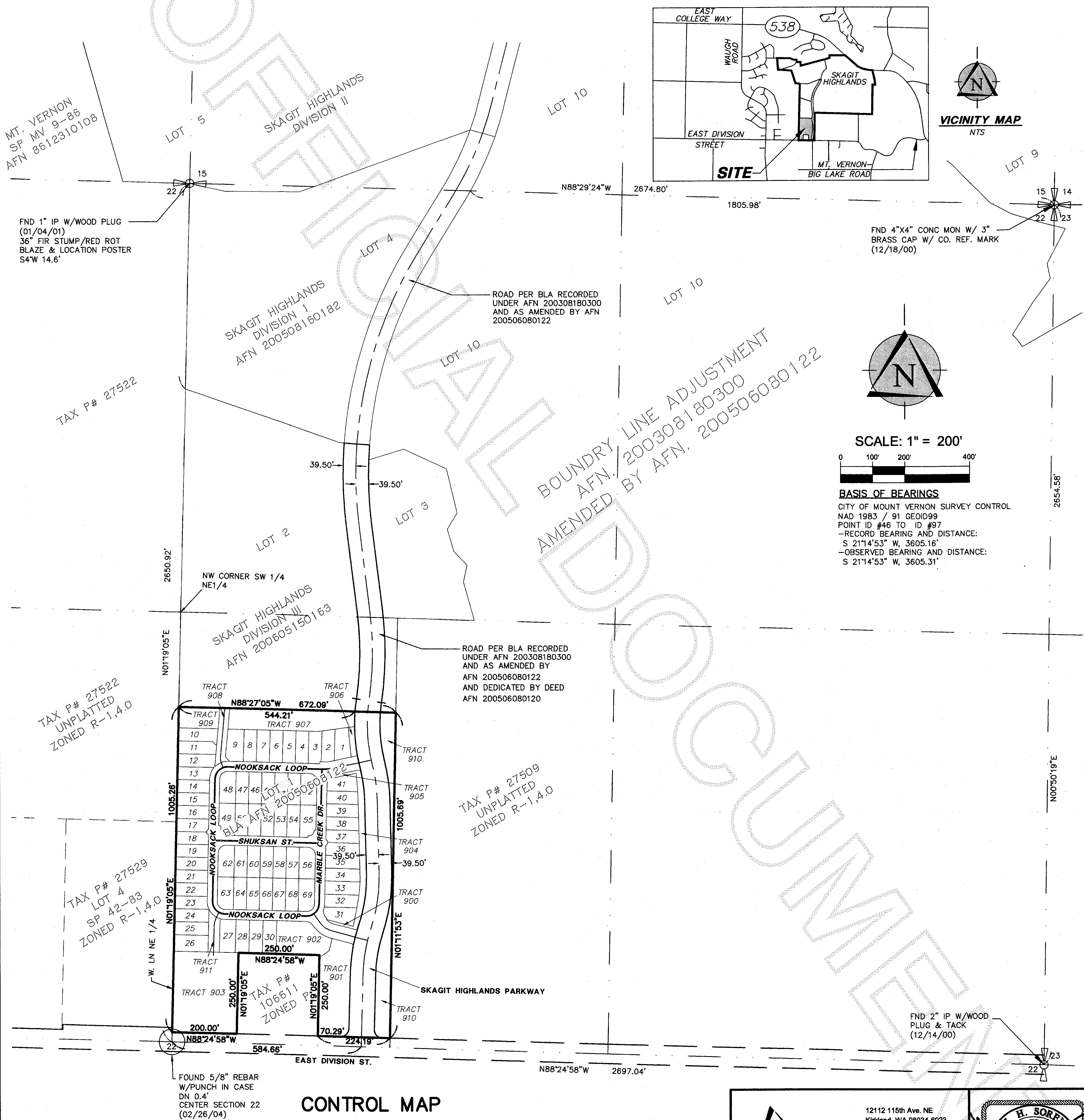
NOTES AND DETAILED EASEMENT PROVISIONS CONTINUED ON SHEET 6

	12112 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadassoc.com	
PORTION OF THE SW 1/4 OF THE NE 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON		EXPIRES 3/29/08
JOB NO. 03-127 (REF 00-297)		SHEET 2 OF 6

SKAGIT HIGHLANDS DIVISION IV

A PLANNED UNIT DEVELOPMENT

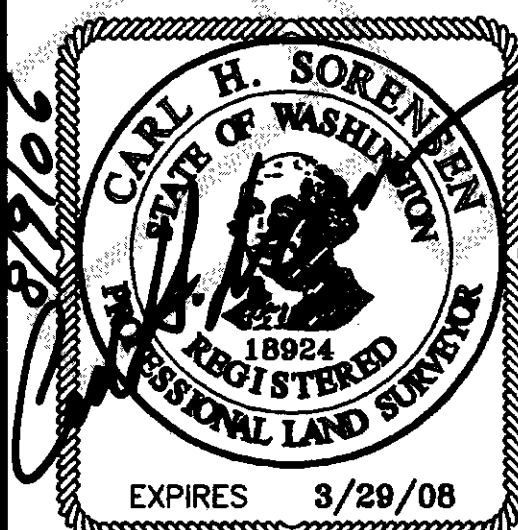
POR. OF THE SW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



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



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425.821.3481 fax
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PORTION OF THE SW 1/4 OF THE NE 1/4 OF
SECTION 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON

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

SHEET 3 OF 6

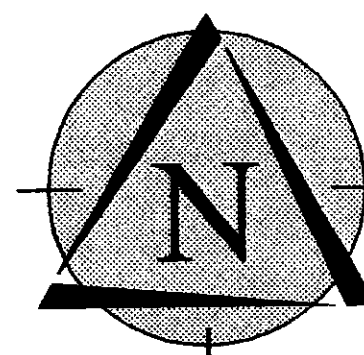
SKAGIT HIGHLANDS DIVISION IV

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

NOTE: SEE SHEET 3 OF 5 FOR CONTROL MAP
AND PLAT BOUNDARY DIMENSIONS

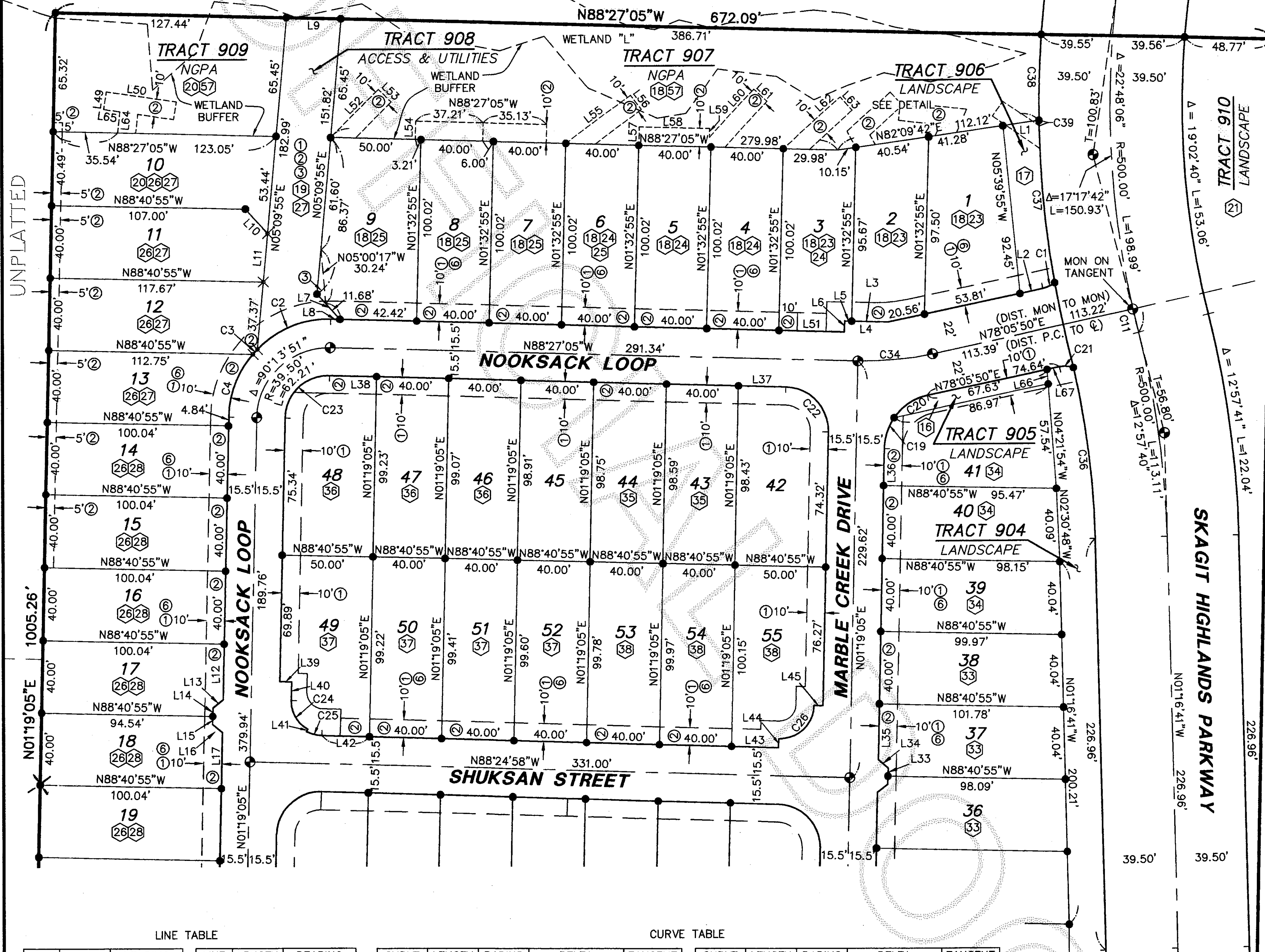
TRACT 904
SKAGIT HIGHLANDS DIVISION III



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'



LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	20.15'	N82°09'42"E	L35	31.00'	N01°19'05"E
L2	12.96'	N78°05'49"E	L36	20.61'	N01°19'05"E
L3	20.01'	N88°27'05"W	L37	26.10'	N88°27'05"W
L4	24.01'	N88°27'05"W	L38	25.90'	N88°27'05"W
L5	4.00'	N88°27'05"W	L39	6.50'	N88°40'55"W
L6	6.00'	N01°32'55"E	L40	10.21'	N01°19'05"E
L7	18.99'	N41°45'40"W	L41	1.50'	N28°31'16"E
L8	5.02'	N88°27'05"W	L42	26.11'	N88°24'58"W
L9	30.06'	N88°27'05"W	L43	25.89'	N88°24'58"W
L10	18.24'	N41°45'40"W	L44	5.00'	N01°35'02"E
L11	26.73'	N05°09'55"E	L45	5.00'	N88°40'55"W
L12	31.00'	N01°19'05"E	L46	26.11'	N88°24'58"W
L13	7.11'	N52°01'43"E	L47	26.11'	N88°24'58"W
L14	4.50'	N01°19'05"E	L48	25.89'	N88°24'58"W
L15	4.50'	N01°19'05"E	L49	24.43'	N17°47'26"W
L16	7.11'	N49°23'33"W	L50	39.08'	N81°23'55"W
L17	31.00'	N01°19'05"E	L51	36.00'	N88°27'05"W
L18	35.00'	N88°24'58"W	L52	37.35'	N44°47'04"E
L19	35.48'	N88°24'58"W	L53	10.00'	N45°12'56"W
L20	10.36'	N35°16'04"W	L54	10.00'	N01°32'55"E
L21	1.50'	N54°43'56"E	L55	44.27'	N53°12'14"E
L22	7.24'	N75°39'10"W	L56	10.00'	N36°47'46"W
L23	37.71'	N14°20'50"E	L57	10.00'	N01°38'31"E
L24	35.99'	N54°59'32"E	L58	38.92'	N88°27'05"W
L25	7.44'	N01°19'05"E	L59	4.85'	N01°38'31"E
L26	24.90'	N88°24'58"W	L60	36.38'	N42°54'01"E
L27	1.50'	N54°43'56"E	L61	10.00'	N47°05'59"W
L28	10.21'	N35°16'04"W	L62	42.25'	N47°55'35"E
L29	31.14'	N01°19'05"E	L63	10.00'	N42°04'25"W
L30	31.00'	N01°19'05"E	L64	11.68'	N06°05'42"E
L31	7.11'	N52°01'43"E	L65	8.99'	N81°23'55"W
L32	4.50'	N01°19'05"E	L66	8.07'	N04°21'54"W
L33	4.50'	N01°19'05"E	L67	7.00'	N78°05'50"E
L34	7.11'	N49°23'33"W			

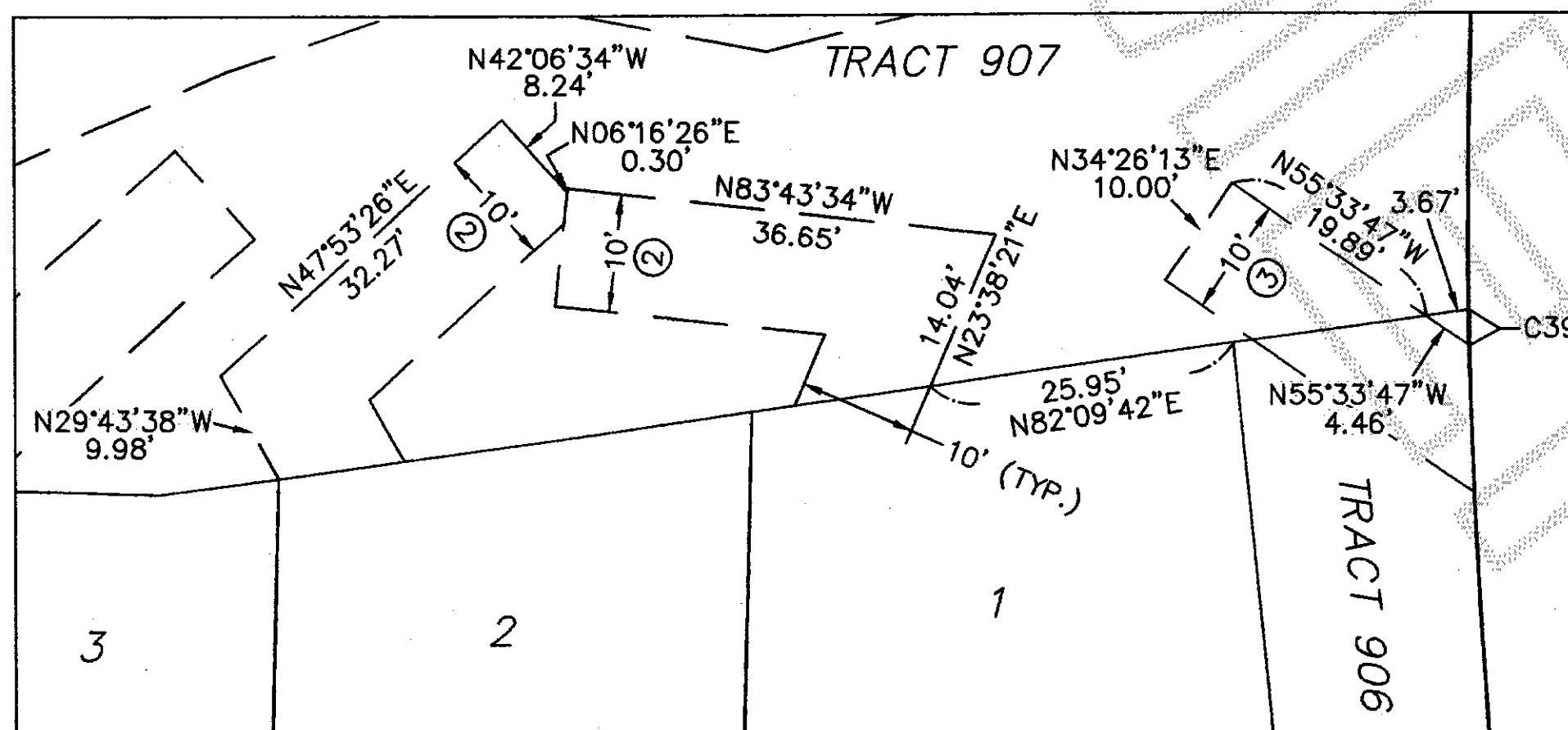
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	7.40'	15.00'	Δ=28°15'11"	3.78
C2	44.84'	55.00'	Δ=46°42'44"	23.75
C3	3.63'	55.00'	Δ=3°47'08"	1.82
C4	38.14'	55.00'	Δ=39°43'59"	19.87
C5	25.84'	55.00'	Δ=26°55'07"	13.16
C6	49.67'	55.00'	Δ=51°44'40"	26.67
C7	10.63'	55.00'	Δ=11°04'16"	5.33
C8	21.98'	23.70'	Δ=53°08'54"	11.85
C9	7.13'	15.00'	Δ=27°14'51"	3.64
C10	39.27'	25.00'	Δ=90°00'02"	25.00
C11	13.02'	500.00'	Δ=1°29'31"	6.51
C12	35.48'	460.00'	Δ=4°25'10"	17.75
C13	7.13'	15.00'	Δ=27°14'51"	3.64
C14	25.11'	38.00'	Δ=37°51'49"	13.03
C15	22.22'	24.00'	Δ=53°02'22"	11.98
C16	6.89'	55.00'	Δ=7°10'45"	3.45
C17	1.67'	38.00'	Δ=2°31'17"	0.84
C18	8.90'	55.00'	Δ=9°16'28"	4.46
C19	17.77'	30.00'	Δ=33°56'45"	9.16
C20	22.43'	30.00'	Δ=42°50'00"	11.77
C21	7.91'	15.00'	Δ=30°13'45"	4.05
C22	37.60'	24.00'	Δ=89°46'10"	23.90
C23	37.80'	24.00'	Δ=90°13'51"	24.10
C24	19.18'	17.50'	Δ=62°47'49"	10.68
C25	8.93'	19.00'	Δ=26°56'14"	4.55

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C26	29.93'	19.00'	Δ=90°15'57"	19.09
C27	37.59'	24.00'	Δ=89°44'03"	23.89
C28	37.81'	24.00'	Δ=90°15'57"	24.11
C29	37.59'	24.00'	Δ=89°44'03"	23.89
C30	37.81'	24.00'	Δ=90°15'57"	24.11
C31	25.41'	39.50'	Δ=36°51'06"	13.16
C32	36.82'	39.50'	Δ=53°24'51"	19.87
C33	62.23'	39.50'	Δ=90°15'57"	39.68
C34	41.39'	176.28'	Δ=13°27'05"	20.79
C35	14.86'	499.50'	Δ=1°42'15"	7.43
C36	94.75'	460.50'	Δ=11°47'22"	47.54
C37	89.36'	539.50'	Δ=9°29'25"	44.78
C38	47.05'	539.50'	Δ=4°59'47"	23.54
C39	3.02'	539.50'	Δ=0°19'15"	1.51

LEGEND

- NGPA NATIVE GROWTH PROTECTION AREA
- (R) RADIAL
- ① DRY UTILITY EASEMENT
- ② PRIVATE STORM DRAIN EASEMENT
- ③ PUBLIC STORM DRAIN EASEMENT
- ④ PUBLIC SANITARY SEWER EASEMENT
- ⑤ PRIVATE SANITARY SEWER EASEMENT
- ⑥ PUBLIC WATER EASEMENT
- # REFERENCES NOTE # ON SHEET 2 OF 5
- STANDARD CITY OF MOUNT VERNON MONUMENT IN CASE TO BE SET LS#18924
- SET 1/2" X 24" REBAR WITH CAP "LS#18924"
- ✕ SET TACK IN LEAD W/ WASHER "LS#18924"



DETAIL

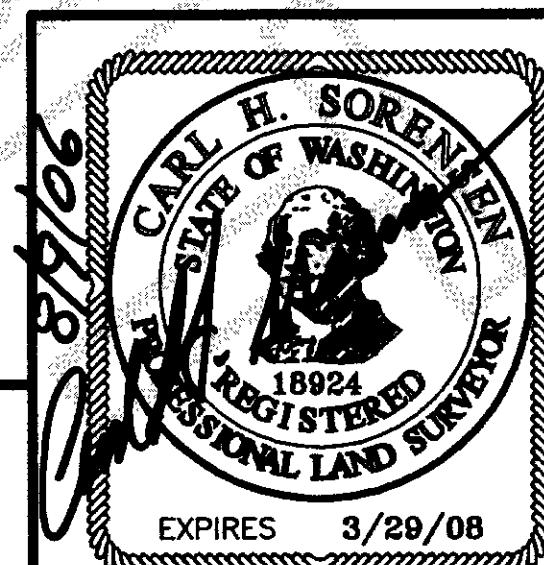
SCALE: 1"=20'



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425.821.3481 fax
800.488.0756 toll free
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PORTION OF THE SW 1/4 OF THE NE 1/4 OF
SECTION 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON

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



SHEET 4 OF 6

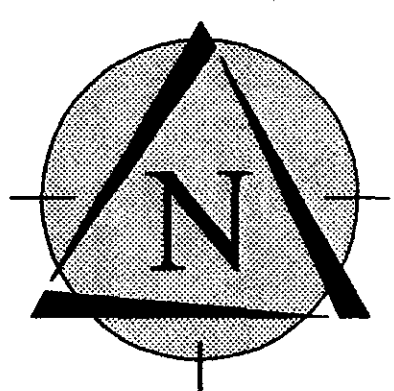
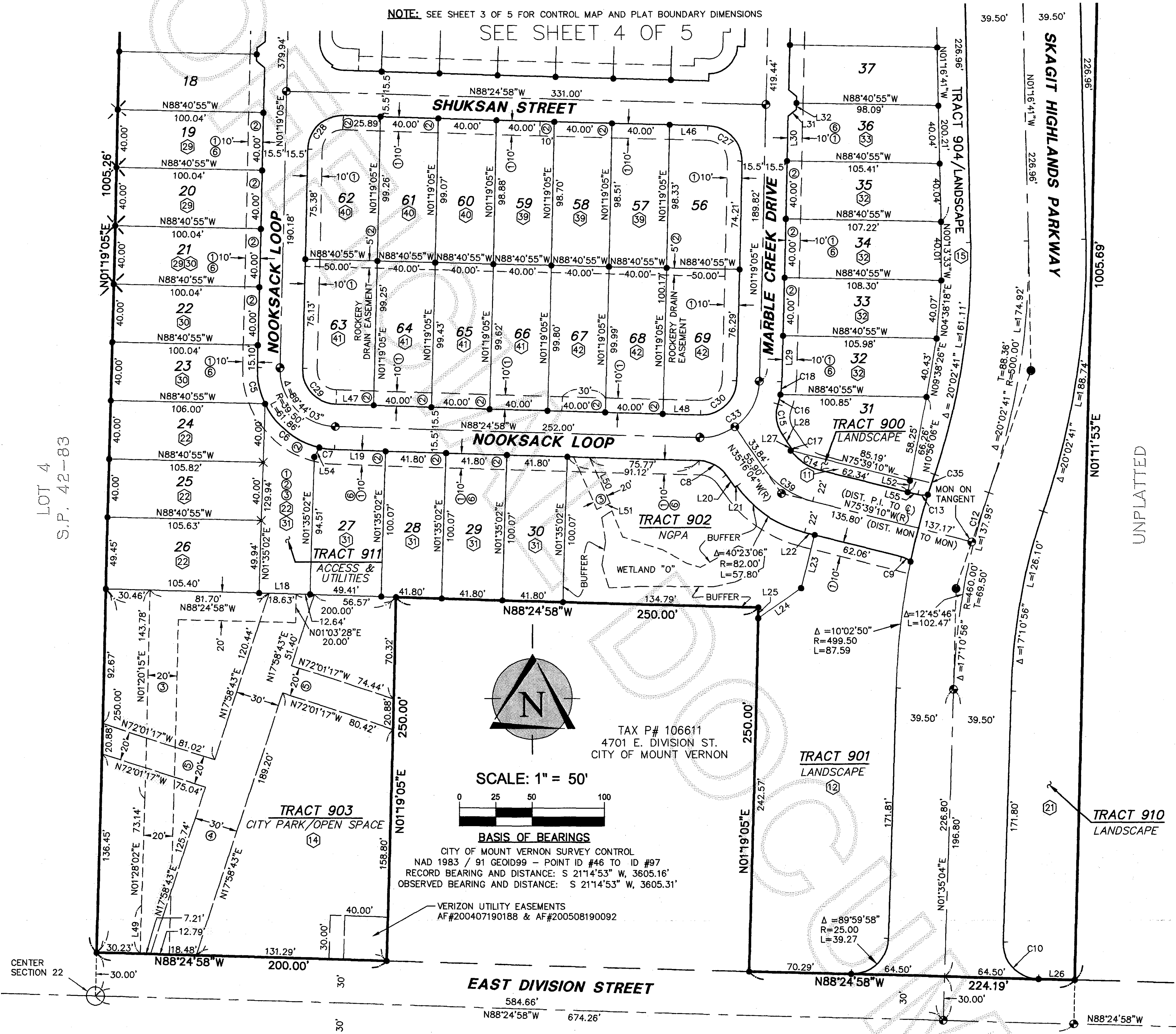
SKAGIT HIGHLANDS DIVISION IV

A PLANNED UNIT DEVELOPMENT

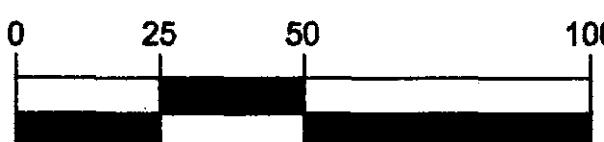
POR. OF THE SW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

NOTE: SEE SHEET 3 OF 5 FOR CONTROL MAP AND PLAT BOUNDARY DIMENSIONS

SEE SHEET 4 OF 5



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'

VERIZON UTILITY EASEMENTS
AF#200407190188 & AF#200508190092

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.15'	N82°09'42"E
L2	12.96'	N78°05'49"E
L3	20.01'	N88°27°05"W
L4	24.01'	N88°27°05"W
L5	4.00'	N88°27°05"W
L6	6.00'	N01°32'55"E
L7	18.99'	N41°45'40"W
L8	5.02'	N88°27°05"W
L9	30.06'	N88°27°05"W
L10	18.24'	N41°45'40"W
L11	26.73'	N05°09'55"E
L12	31.00'	N01°19'05"E
L13	7.11'	N52°01'43"E
L14	4.50'	N01°19'05"E
L15	4.50'	N01°19'05"E
L16	7.11'	N49°23'33"W
L17	31.00'	N01°19'05"E
L18	35.00'	N88°24'58"W
L19	35.48'	N88°24'58"W
L20	10.36'	N35°16'04"W
L21	1.50'	N54°43'56"E
L22	7.24'	N75°39'10"W
L23	37.71'	N14°20'50"E
L24	35.99'	N54°59'32"E
L25	7.44'	N01°19'05"E
L26	24.90'	N88°24'58"W
L27	1.50'	N54°43'56"E
L28	10.21'	N35°16'04"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	7.40'	15.00'	Δ=28°15'11"	3.78
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C6	49.67'	55.00'	Δ=51°44'40"	26.67
C7	10.63'	55.00'	Δ=11°04'16"	5.33
C8	21.98'	23.70'	Δ=53°08'54"	11.85
C9	7.13'	15.00'	Δ=27°14'51"	3.64
C10	39.27'	25.00'	Δ=90°00'02"	25.00
C11	13.02'	500.00'	Δ=1°29'31"	6.51
C12	35.48'	460.00'	Δ=4°25'10"	17.75
C13	7.13'	15.00'	Δ=27°14'51"	3.64
C14	25.11'	38.00'	Δ=37°51'49"	13.03
C15	22.22'	24.00'	Δ=53°02'22"	11.98
C16	6.89'	55.00'	Δ=7°10'45"	3.45
C17	1.67'	38.00'	Δ=2°31'17"	0.84
C18	8.90'	55.00'	Δ=9°16'28"	4.46
C19	17.77'	30.00'	Δ=33°56'45"	9.16
C20	22.43'	30.00'	Δ=42°50'00"	11.77
C21	7.91'	15.00'	Δ=30°13'45"	4.05
C22	37.60'	24.00'	Δ=89°46'10"	23.90
C23	37.80'	24.00'	Δ=90°13'51"	24.10
C24	19.18'	17.50'	Δ=62°47'49"	10.68
C25	8.93'	19.00'	Δ=28°56'14"	4.55

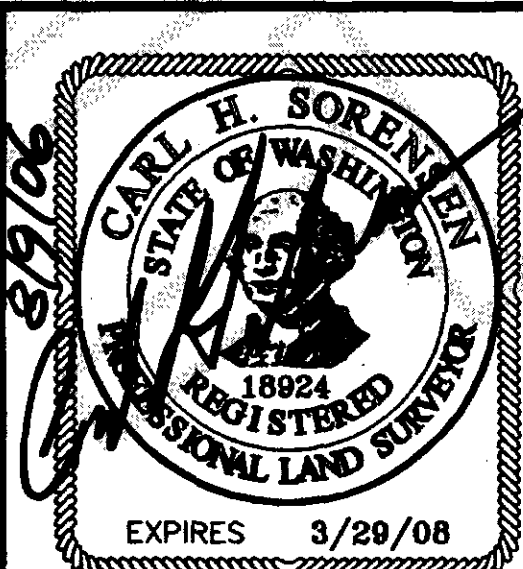
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C26	29.93'	19.00'	Δ=90°15'57"	19.09
C27	37.59'	24.00'	Δ=89°44'03"	23.89
C28	37.81'	24.00'	Δ=90°15'57"	24.11
C29	37.59'	24.00'	Δ=89°44'03"	23.89
C30	37.81'	24.00'	Δ=90°15'57"	24.11
C31	25.41'	39.50'	Δ=36°51'06"	13.16
C32	36.82'	39.50'	Δ=53°24'51"	19.87
C33	62.23'	39.50'	Δ=90°15'57"	39.68
C34	41.39'	176.28'	Δ=13°27'05"	20.79
C35	14.86'	499.50'	Δ=1°42'15"	7.43
C36	94.75'	460.50'	Δ=11°47'22"	47.54
C37	89.36'	539.50'	Δ=9°29'25"	44.78
C38	47.05'	539.50'	Δ=4°59'47"	23.54
C39	42.29'	60.00'	Δ=40°23'06"	22.07

LEGEND

- NGPA NATIVE GROWTH PROTECTION AREA
- (R) RADIAL
- ① DRY UTILITY EASEMENT
- ② PRIVATE STORM DRAIN EASEMENT
- ③ PUBLIC STORM DRAIN EASEMENT
- ④ PUBLIC SANITARY SEWER EASEMENT
- ⑤ PRIVATE SANITARY SEWER EASEMENT
- ⑥ PUBLIC WATER EASEMENT
- # REFERENCES NOTE # ON SHEET 2 OF 5
- STANDARD CITY OF MOUNT VERNON MONUMENT IN CASE TO BE SET LS#18924
- SET 1/2" X 24" REBAR WITH CAP "LS#18924"
- ✕ SET TACK IN LEAD W/ WASHER "LS#18924"

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PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TWP. 34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON



SKAGIT HIGHLANDS DIVISION IV

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE NE 1/4 SECTION 22, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

NOTES AND DETAILED EASEMENT PROVISIONS CONT.

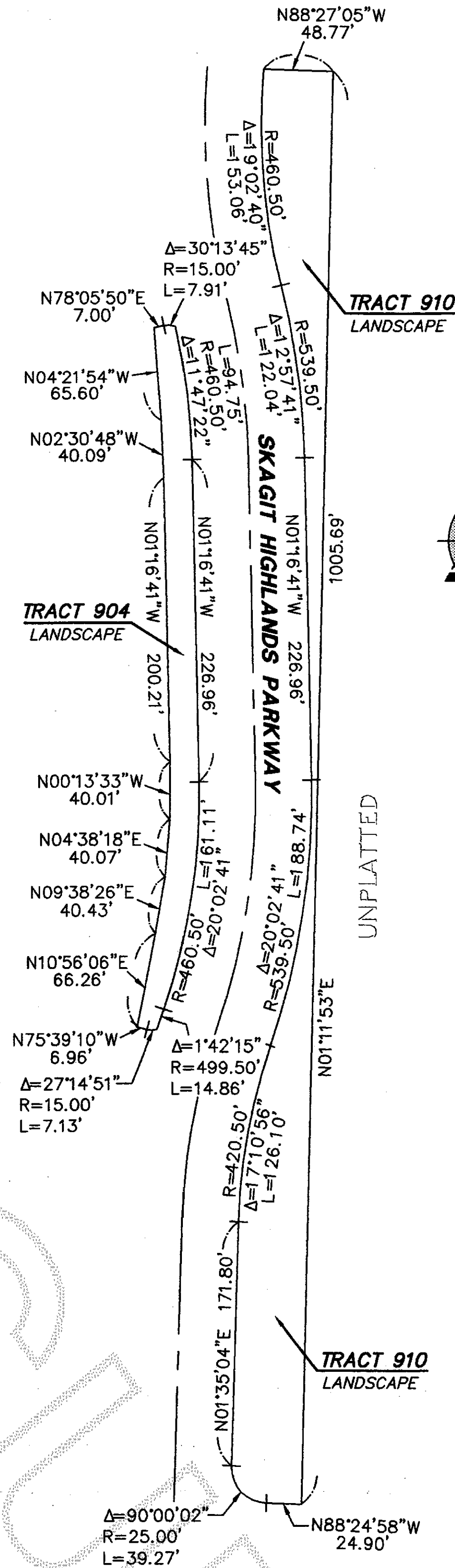
46. THIS PLAT IS SUBJECT TO A PRE-ANNEXATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MOUNT VERNON AND MOUNT VERNON ASSOCIATION, INC. AS RECORDED UNDER AUDITOR'S NO. 9203270093.
47. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MOUNT VERNON AND MVA, INC., A WASHINGTON CORPORATION, AS RECORDED UNDER AUDITOR'S NO. 200106210002.
48. 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.
49. 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.
50. 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.
51. THIS PLAT IS SUBJECT TO A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT NO. PL01-0560 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.
52. THIS PLAT IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO VERIZON AS RECORDED UNDER AUDITOR'S NOS. 200407190188 AND 200508190092.
53. 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.
54. THERE ARE NO AFFORDABLE HOUSING LOTS IN THIS PLAT.
55. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL AS RECORDED UNDER SKAGIT COUNTY AF#
56. ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.50 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 THIS 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 BENEFIT FROM SAID EASEMENT.
57. ALL TRACTS MUST BE LANDSCAPED PER APPROVED LANDSCAPE PLANS DESIGNED BY LANE & ASSOCIATES.
58. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS CONTAINED IN MEMORANDUM OF AGREEMENT BETWEEN THE SKAGIT HIGHLANDS, LLC AND THE QUADRANT CORPORATION AS RECORDED UNDER AUDITOR'S FILE NO. 200411010179.
59. THIS PLAT IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION AS RECORDED UNDER AUDITOR'S NO. 200503010068.
60. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS CONTAINED IN WATER SERVICE CONTRACT BETWEEN PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY AND SKAGIT HIGHLANDS, LLC, OR ITS SUCCESSOR OR ASSIGNS AS RECORDED UNDER AUDITOR'S FILE NO. 200510070093.

LOT NO.	AREA (SQ. FT.)	ADDRESS
LOT 1	4,458	4601 NOOKSACK LOOP
LOT 2	3,911	4603 NOOKSACK LOOP
LOT 3	3,985	4605 NOOKSACK LOOP
LOT 4	4,001	4607 NOOKSACK LOOP
LOT 5	4,001	4609 NOOKSACK LOOP
LOT 6	4,001	4611 NOOKSACK LOOP
LOT 7	4,001	4613 NOOKSACK LOOP
LOT 8	4,001	4615 NOOKSACK LOOP
LOT 9	5,221	4617 NOOKSACK LOOP
LOT 10	4,986	4619 NOOKSACK LOOP
LOT 11	4,672	4621 NOOKSACK LOOP
LOT 12	4,650	4623 NOOKSACK LOOP
LOT 13	4,143	4625 NOOKSACK LOOP
LOT 14	4,002	4627 NOOKSACK LOOP
LOT 15	4,002	4629 NOOKSACK LOOP
LOT 16	4,002	4631 NOOKSACK LOOP
LOT 17	3,965	4633 NOOKSACK LOOP
LOT 18	3,965	4635 NOOKSACK LOOP
LOT 19	4,002	4637 NOOKSACK LOOP
LOT 20	4,002	4639 NOOKSACK LOOP
LOT 21	4,002	4641 NOOKSACK LOOP
LOT 22	4,002	4643 NOOKSACK LOOP
LOT 23	4,050	4645 NOOKSACK LOOP
LOT 24	4,236	4647 NOOKSACK LOOP
LOT 25	4,229	4649 NOOKSACK LOOP
LOT 26	5,244	4651 NOOKSACK LOOP
LOT 27	4,940	4653 NOOKSACK LOOP
LOT 28	4,183	4655 NOOKSACK LOOP
LOT 29	4,183	4657 NOOKSACK LOOP
LOT 30	4,183	4659 NOOKSACK LOOP
LOT 31	4,534	120 MARBLE CREEK DRIVE
LOT 32	4,124	136 MARBLE CREEK DRIVE
LOT 33	4,286	202 MARBLE CREEK DRIVE
LOT 34	4,310	210 MARBLE CREEK DRIVE
LOT 35	4,253	218 MARBLE CREEK DRIVE
LOT 36	4,143	226 MARBLE CREEK DRIVE
LOT 37	4,070	242 MARBLE CREEK DRIVE
LOT 38	4,035	308 MARBLE CREEK DRIVE
LOT 39	3,962	320 MARBLE CREEK DRIVE
LOT 40	3,873	330 MARBLE CREEK DRIVE
LOT 41	4,332	400 MARBLE CREEK DRIVE
LOT 42	4,794	4606 NOOKSACK LOOP
LOT 43	3,940	4608 NOOKSACK LOOP
LOT 44	3,947	4610 NOOKSACK LOOP
LOT 45	3,953	4612 NOOKSACK LOOP
LOT 46	3,960	4614 NOOKSACK LOOP
LOT 47	3,966	4616 NOOKSACK LOOP
LOT 48	4,842	4618 NOOKSACK LOOP
LOT 49	4,688	4609 SHUKSAN STREET
LOT 50	3,973	4613 SHUKSAN STREET
LOT 51	3,980	4617 SHUKSAN STREET
LOT 52	3,988	4621 SHUKSAN STREET
LOT 53	3,985	4625 SHUKSAN STREET
LOT 54	4,002	4629 SHUKSAN STREET
LOT 55	4,719	4633 SHUKSAN STREET
LOT 56	4,788	4637 SHUKSAN STREET
LOT 57	3,937	4628 SHUKSAN STREET
LOT 58	3,944	4624 SHUKSAN STREET
LOT 59	3,952	4620 SHUKSAN STREET
LOT 60	3,959	4618 SHUKSAN STREET
LOT 61	3,967	4612 SHUKSAN STREET
LOT 62	4,844	4608 SHUKSAN STREET
LOT 63	4,834	4650 NOOKSACK LOOP
LOT 64	3,974	4654 NOOKSACK LOOP
LOT 65	3,981	4656 NOOKSACK LOOP
LOT 66	3,988	4658 NOOKSACK LOOP
LOT 67	3,996	4660 NOOKSACK LOOP
LOT 68	4,003	4662 NOOKSACK LOOP
LOT 69	4,890	4664 NOOKSACK LOOP

**** TRACT 900	624
**** TRACT 901	27,049
* TRACT 902	14,626
** TRACT 903	50,001
**** TRACT 904	9,663
**** TRACT 905	649
**** TRACT 906	1,715
* TRACT 907	24,357
*** TRACT 908	5,271
* TRACT 909	8,181
**** TRACT 910	28,317
*** TRACT 911	3,924

TOTAL LOT AND TRACT	465,320
RIGHT OF WAY	148,995
TOTAL PLAT AREA	614,315

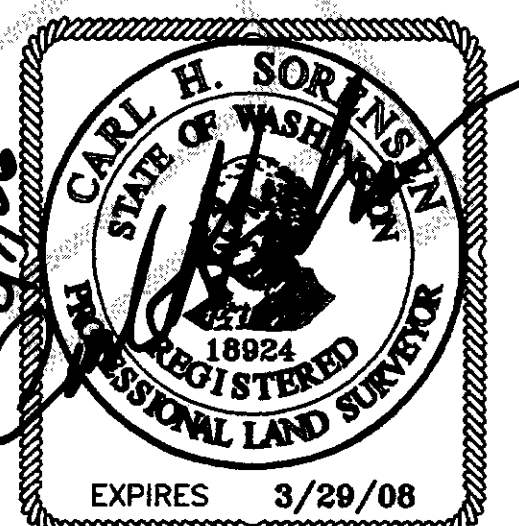
- * DENOTES UNUSABLE OPEN SPACE (NGPA PROTECTED AND DETENTION AREAS)
** DENOTES USABLE OPEN SPACE (PARKS AND COMMON SPACE)
*** DENOTES UTILITY / ACCESS
**** DENOTES USABLE LANDSCAPE AREA

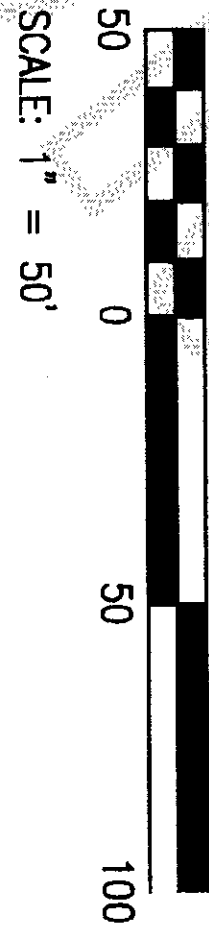


TRACT DETAIL
SCALE: 1"=100'

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

PORTION OF THE SW 1/4 OF THE NE 1/4, SEC. 22,
TWP. 34 NORTH, RGE. 4 EAST, W.M., SKAGIT
COUNTY, WASHINGTON





APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2006.

CITY ENGINEER

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

DEVELOPMENT SERVICES DIRECTOR

DATE

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS _____ DAY OF _____, 2006.

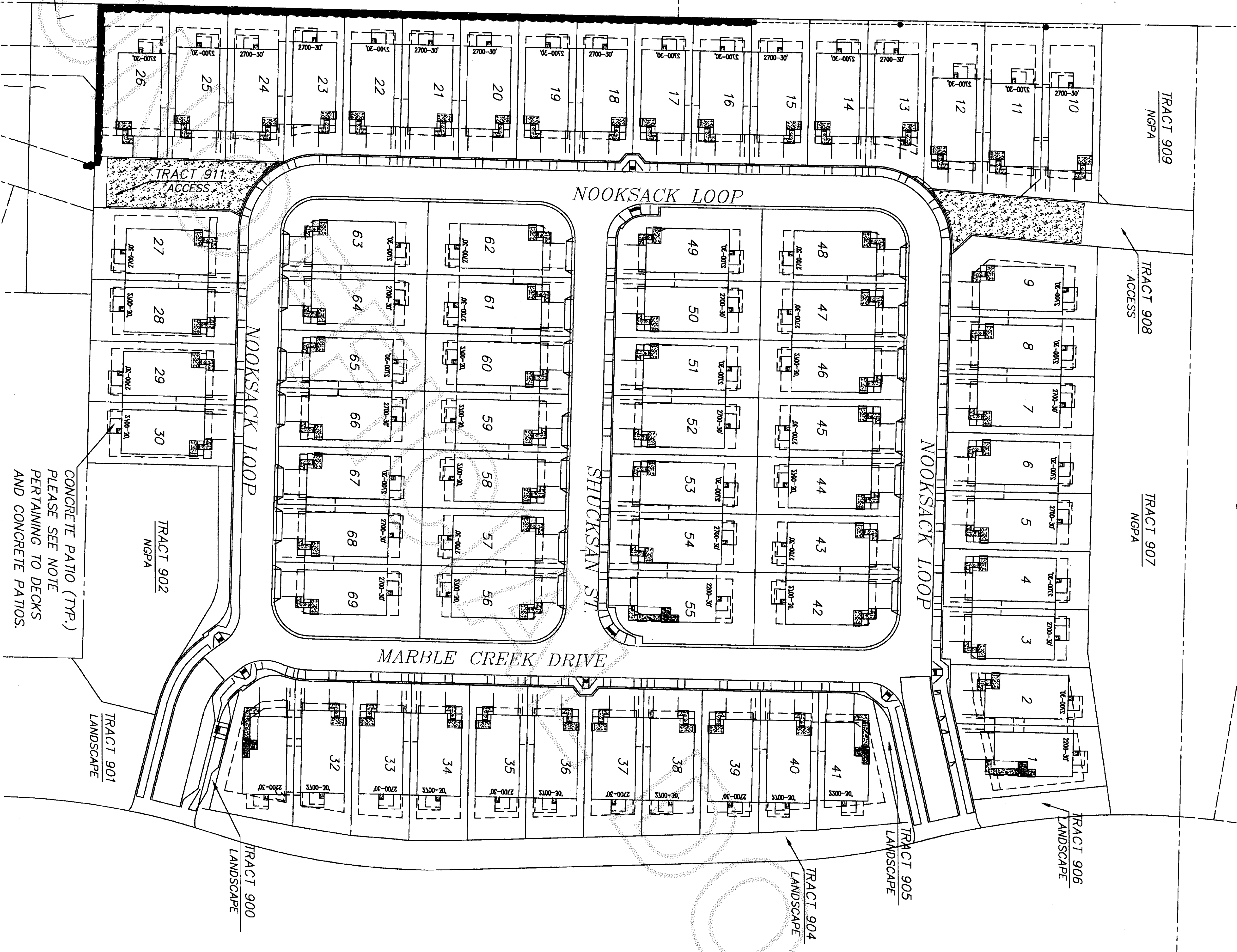
ATTEST: MAYOR

CLERK

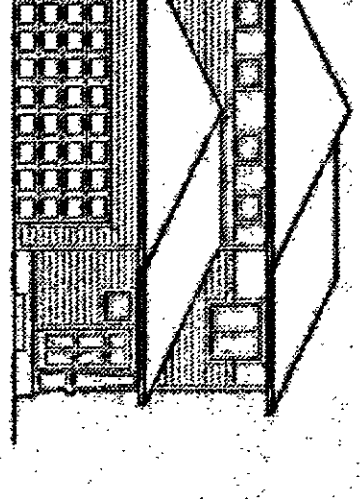
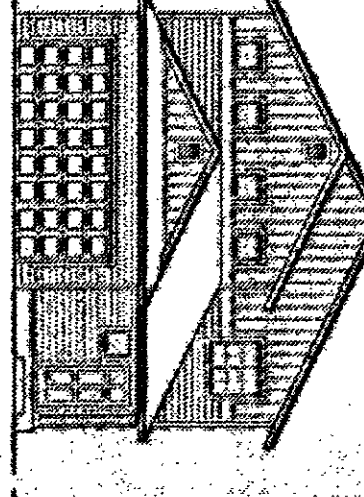
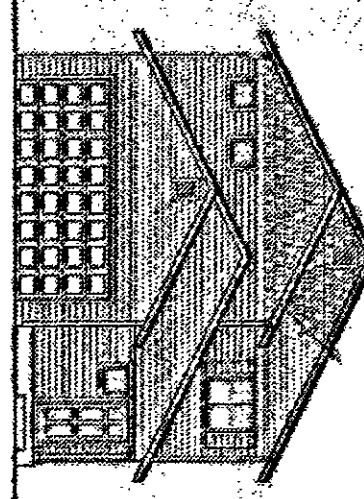
NOTE: FLOOR PLANS SHOWN ARE APPROXIMATE. PURCHASER
WILL CHOOSE FLOOR PLAN SUBJECT TO CONDITIONS LISTED ON
PLAT PRE-PROGRAMING NOTES LISTED ON SHEET 1 OF 2 OF
PROPOSED HOME BUILDER ELEVATIONS.

NOTE: NO STRUCTURES OR DECKS MAY ENCRATCH INTO THE
SETBACK AREAS OR UTILITY EASEMENTS. CONCRETE PATIOS
(SLAB ON GRADE) MAY ENCRATCH INTO THE SETBACK AREAS.

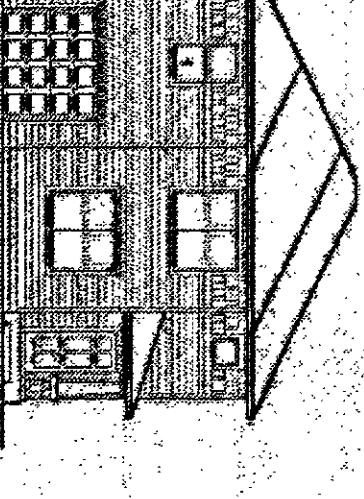
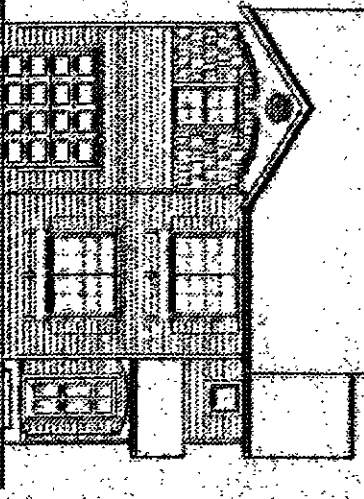
CONCRETE PATIO (TYP.)
PLEASE SEE NOTE
PERTAINING TO DECKS
AND CONCRETE PATIOS.



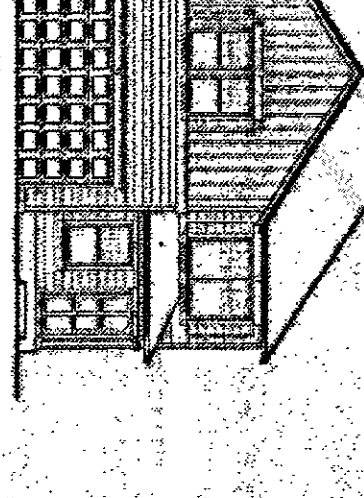
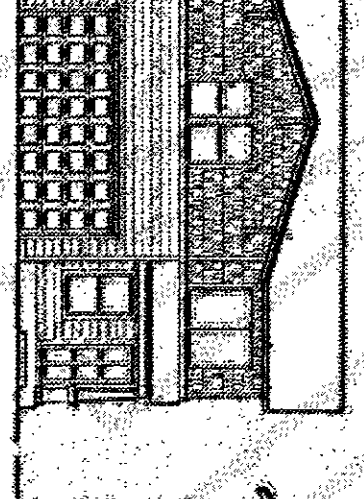
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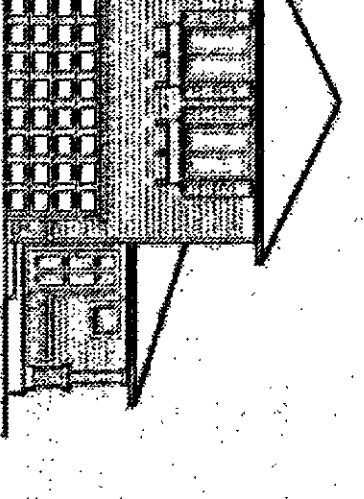
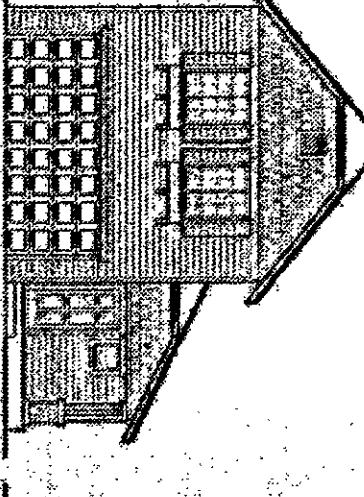
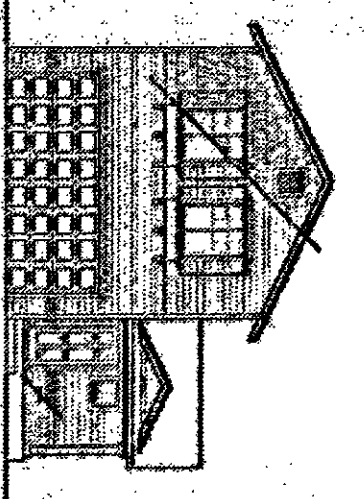
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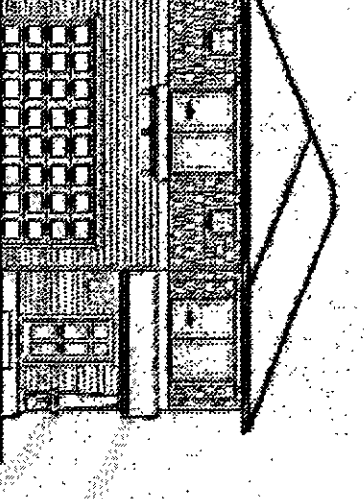
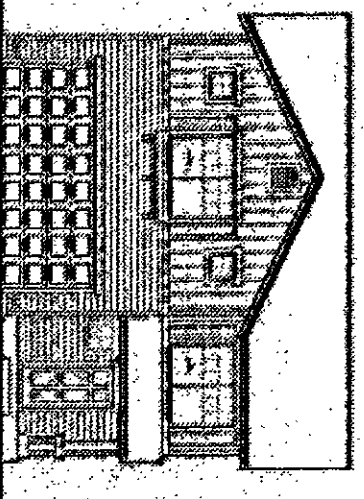
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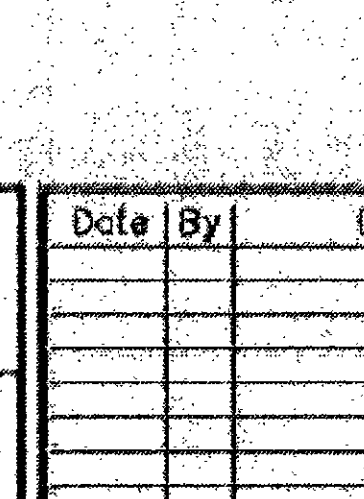
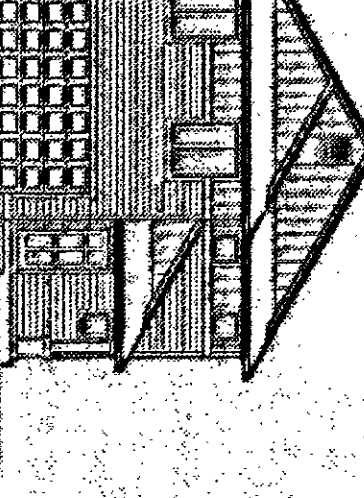
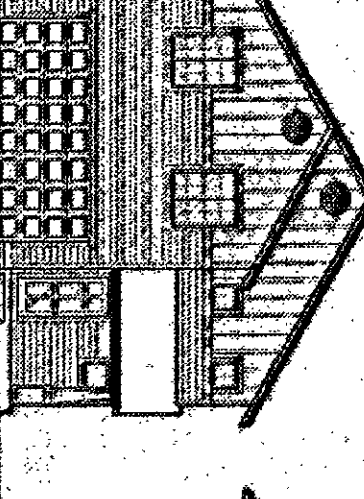
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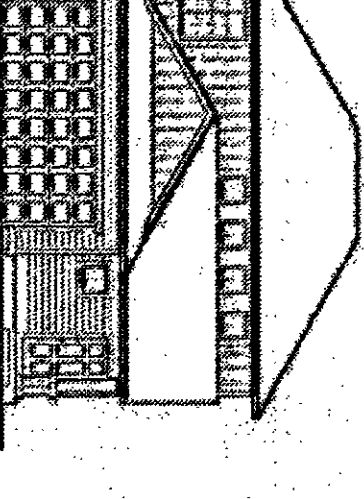
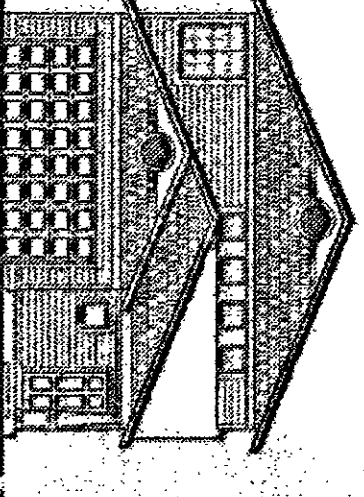
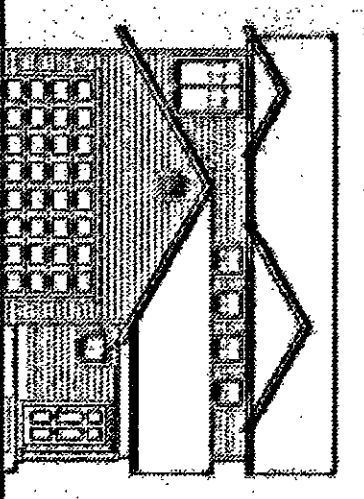
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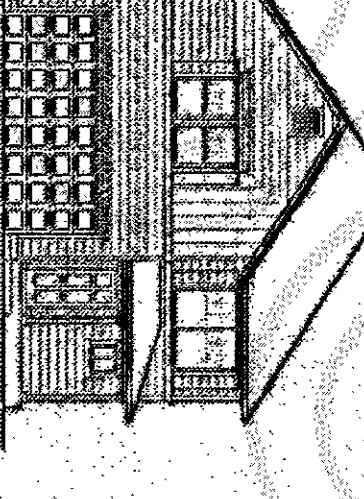
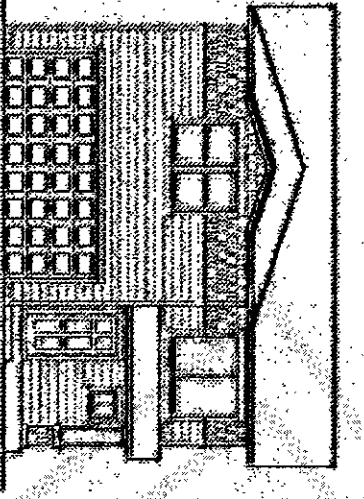
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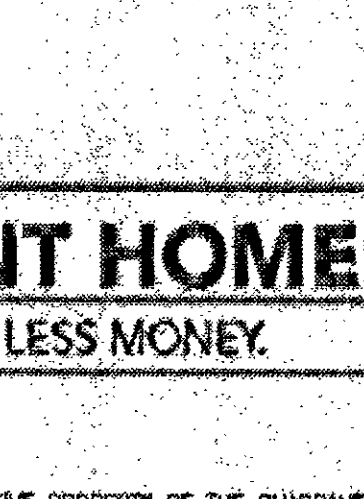
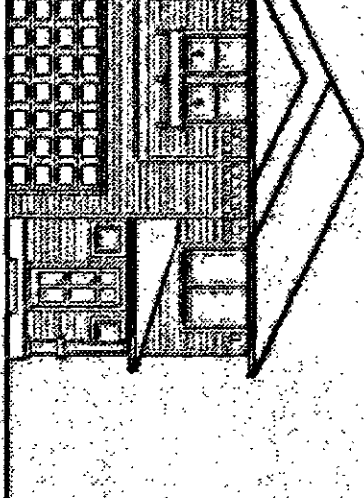
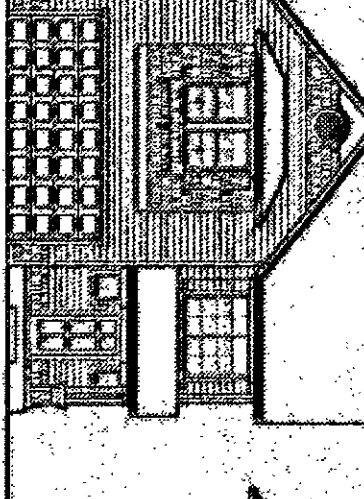
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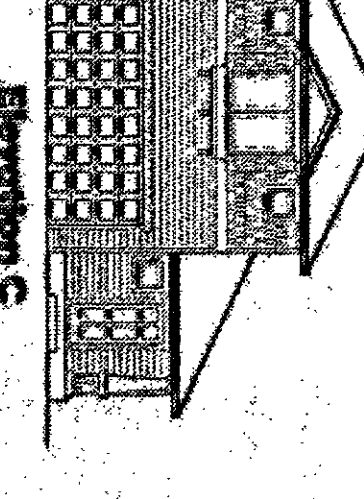
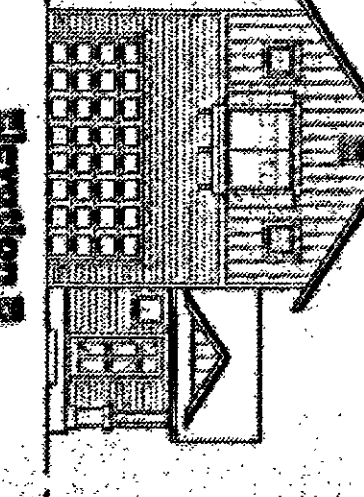
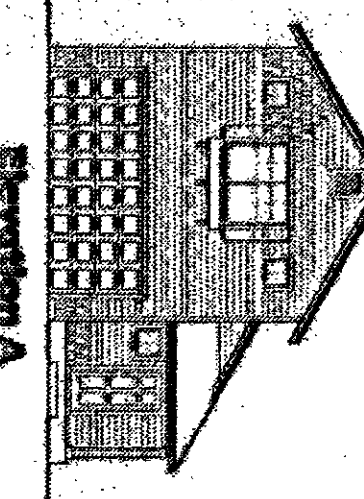
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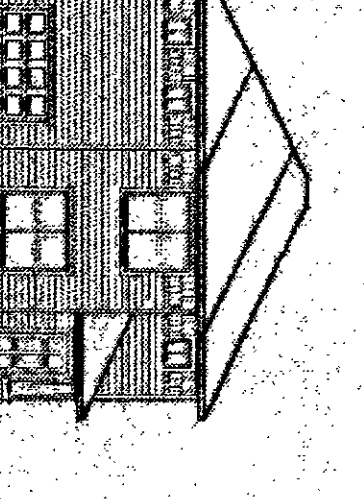
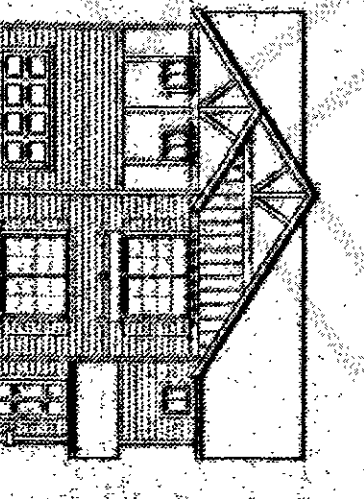
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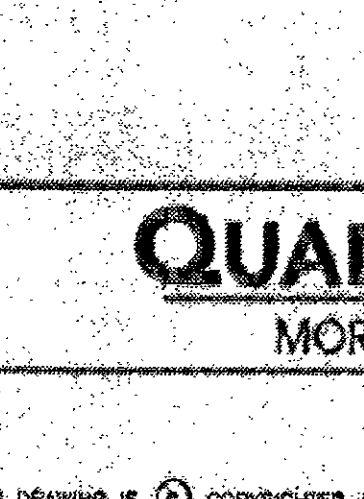
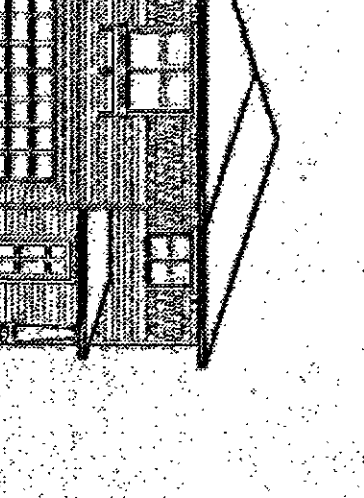
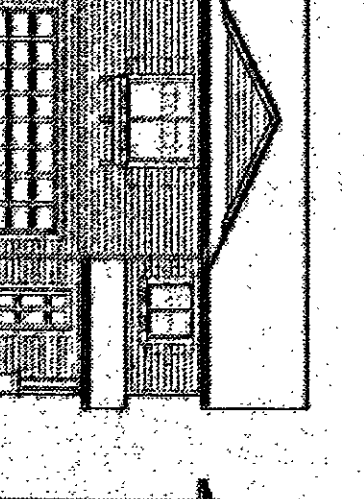
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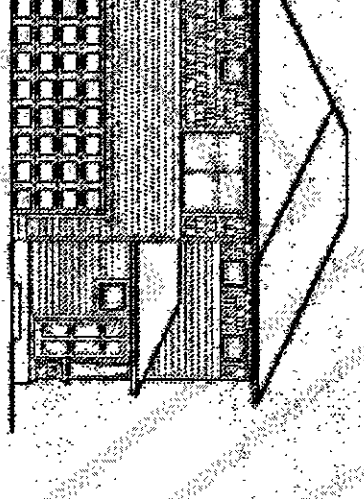
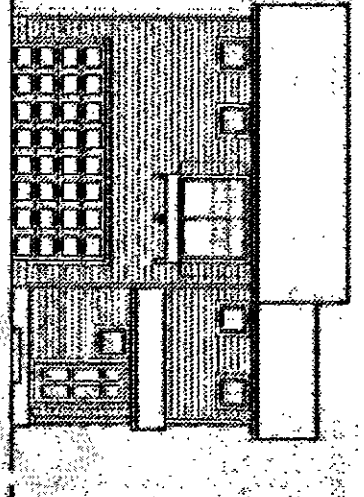

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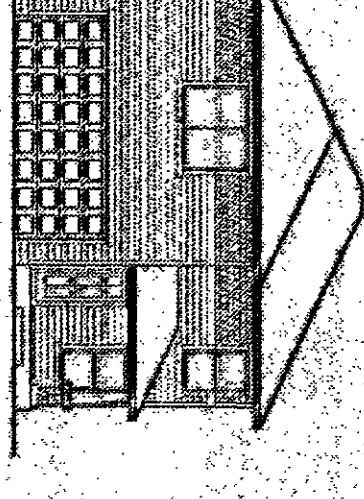
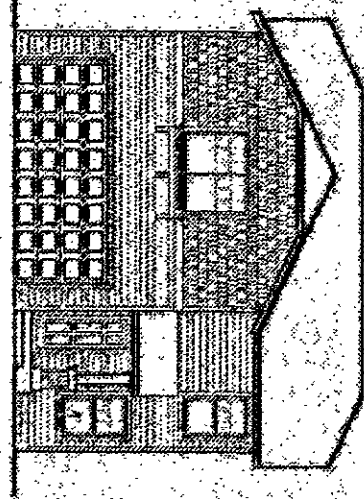
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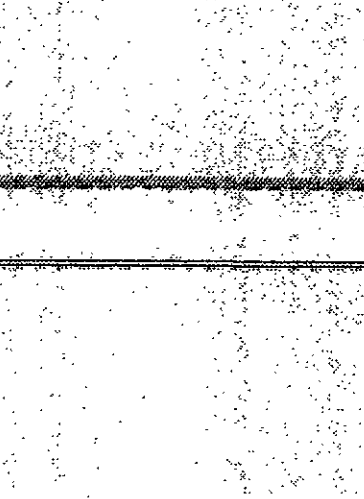
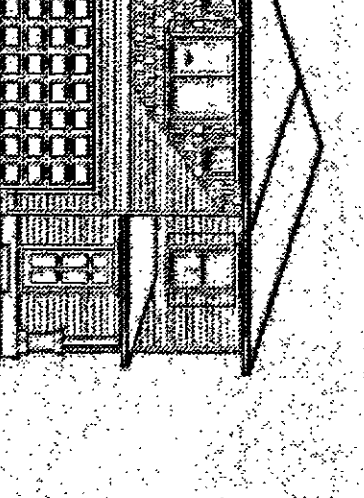
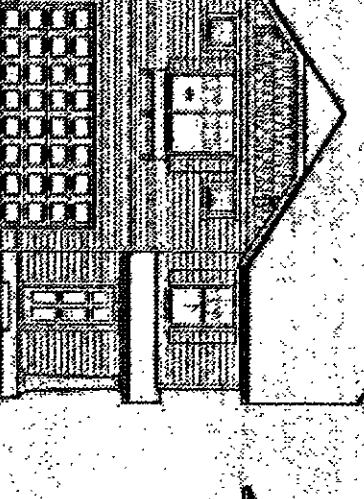
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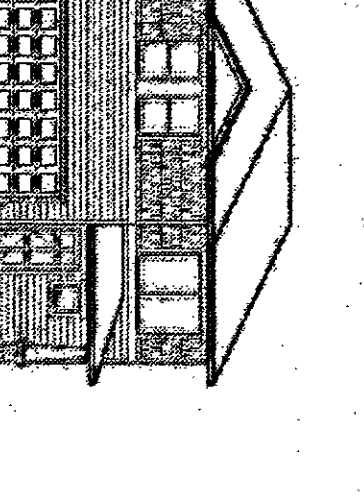
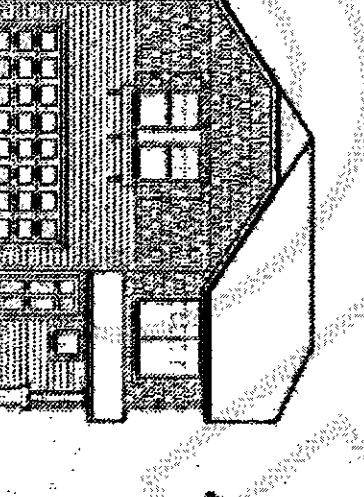
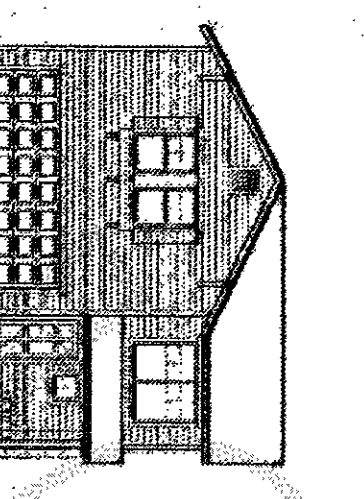
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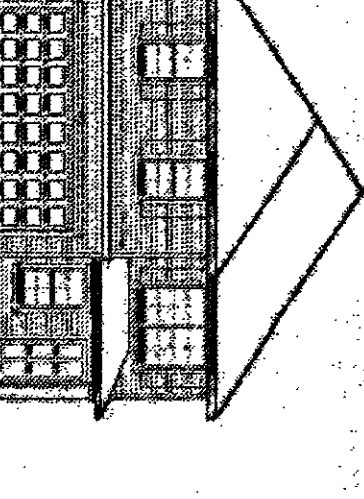
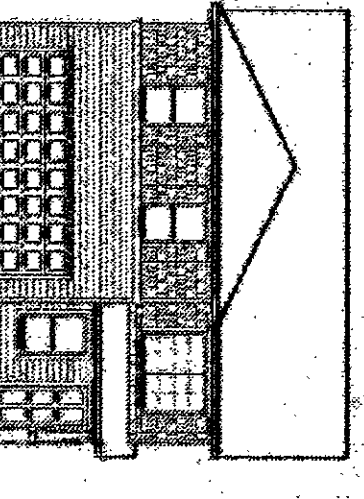
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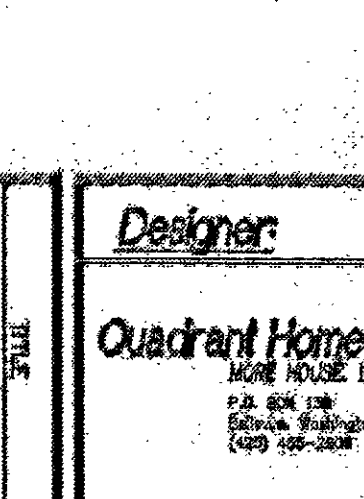
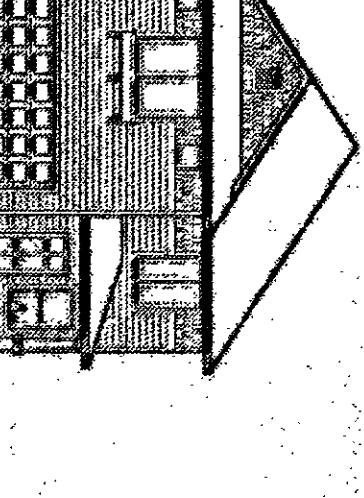
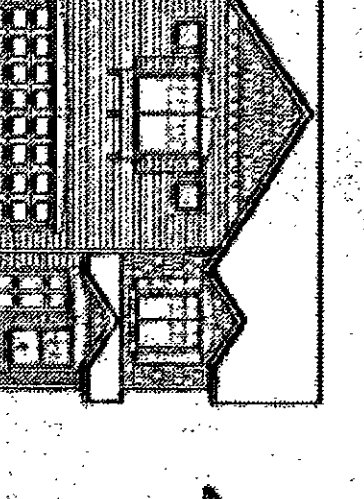
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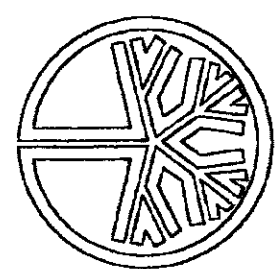
2730



30' Front Load Olympic Collection

Designer: Quadrant Homes MORE HOUSE. LESS MONEY. P.O. BOX 100 SEASIDE, CALIFORNIA 92082 (619) 445-2000 FAX (619) 445-1300		QUADRANT HOMES MORE HOUSE. LESS MONEY.		Date By Description	
SHEET		THIS DRAWING IS © COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF THE QUADRANT CORPORATION			

Revisions
092905



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

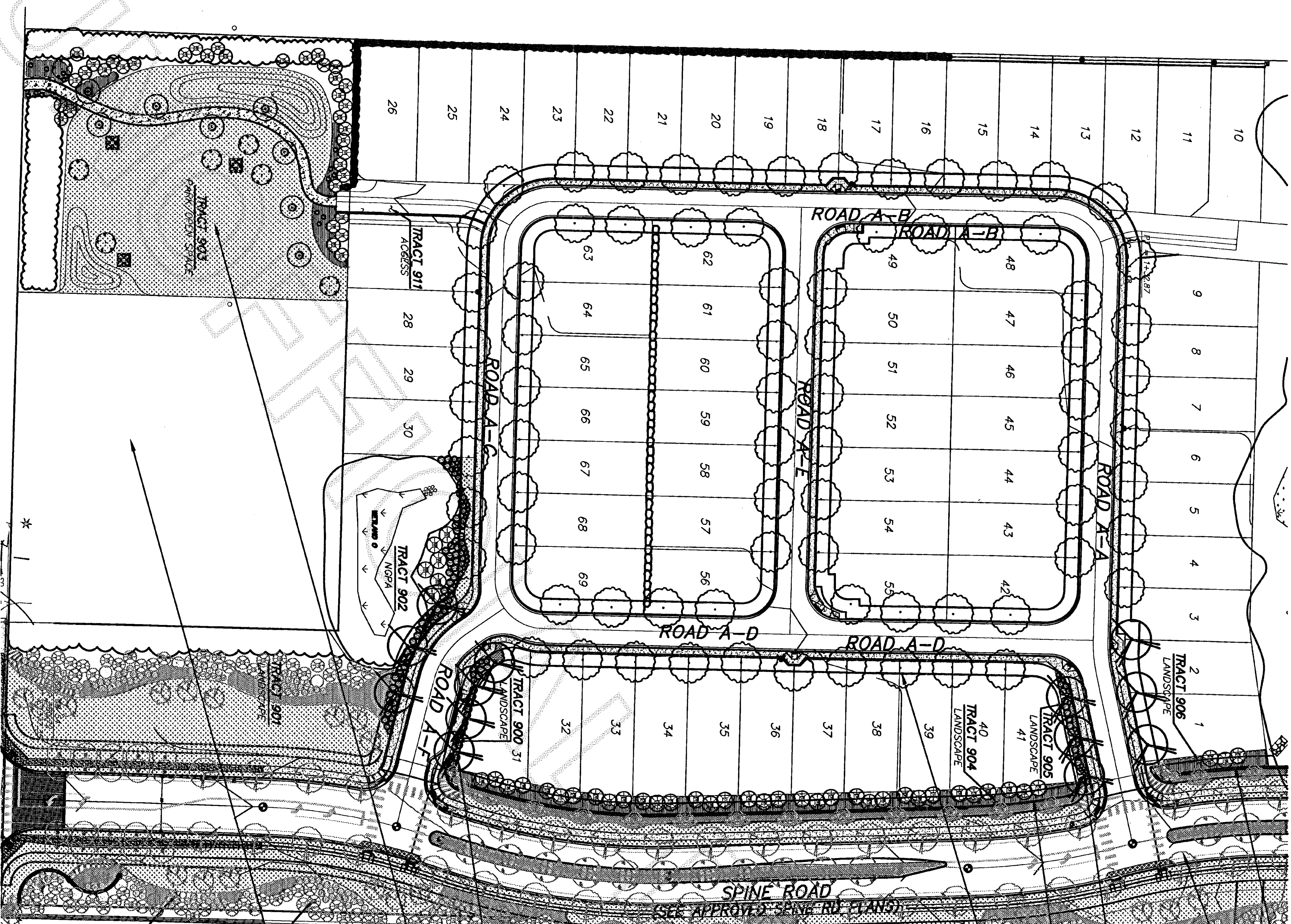


Lane & Associates
Landscape Architecture

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

SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD A
OVERALL LANDSCAPE PLAN

Date: SEPT 19, 2006
Scale: 1" = 60' 0"
Drawn: WRS
Job: 10-04A
Sheet: LA-1
Of 6 Sheets



TRACTS 906 LANDSCAPE, SEE SHEET LA-4.

SPINE ROAD LANDSCAPE, SEE SPINE ROAD PHASE I LANDSCAPE PLAN, PREVIOUSLY SUBMITTED AND APPROVED.

TRACTS 905 LANDSCAPE, SEE SHEET LA-4.

TRACTS 904 LANDSCAPE, SEE SHEET LA-4.

STREET TREE (TP) SEE STREET TREE PLAN, SHEET LA-2.

TRACTS 900 & 902 LANDSCAPE, SEE SHEET LA-4.

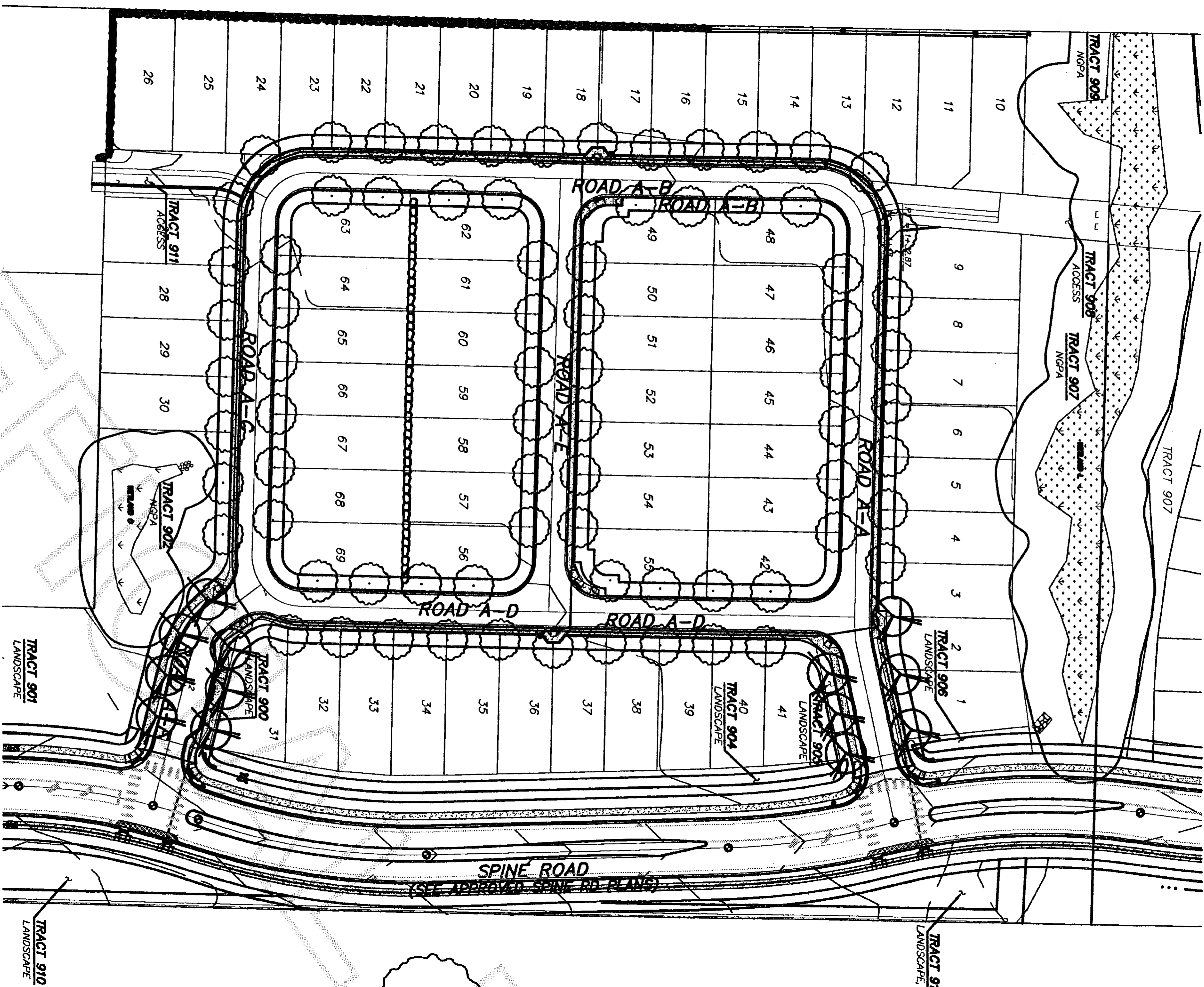
PARK / OPEN SPACE, SEE PARK PLAN SHEET LA-5, PREVIOUSLY SUBMITTED AND APPROVED BY PARKS DEPARTMENT.

FIRE STATION PROPERTY.

POD A OVERALL PLAN

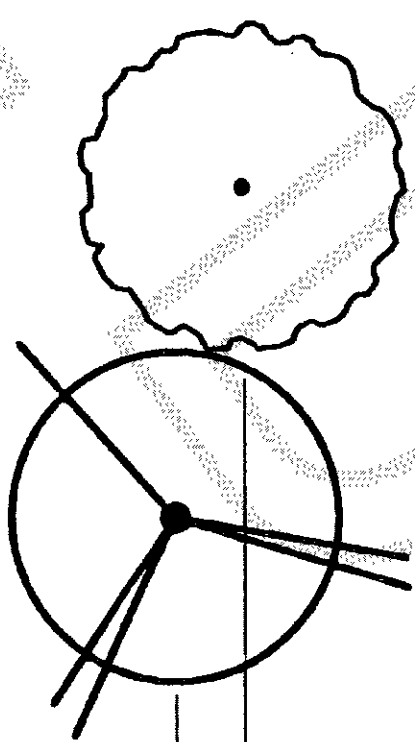
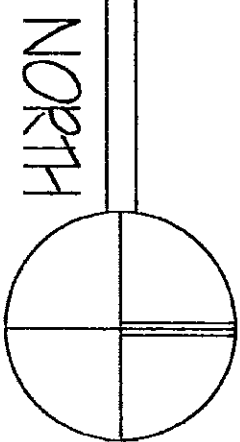
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NORTH



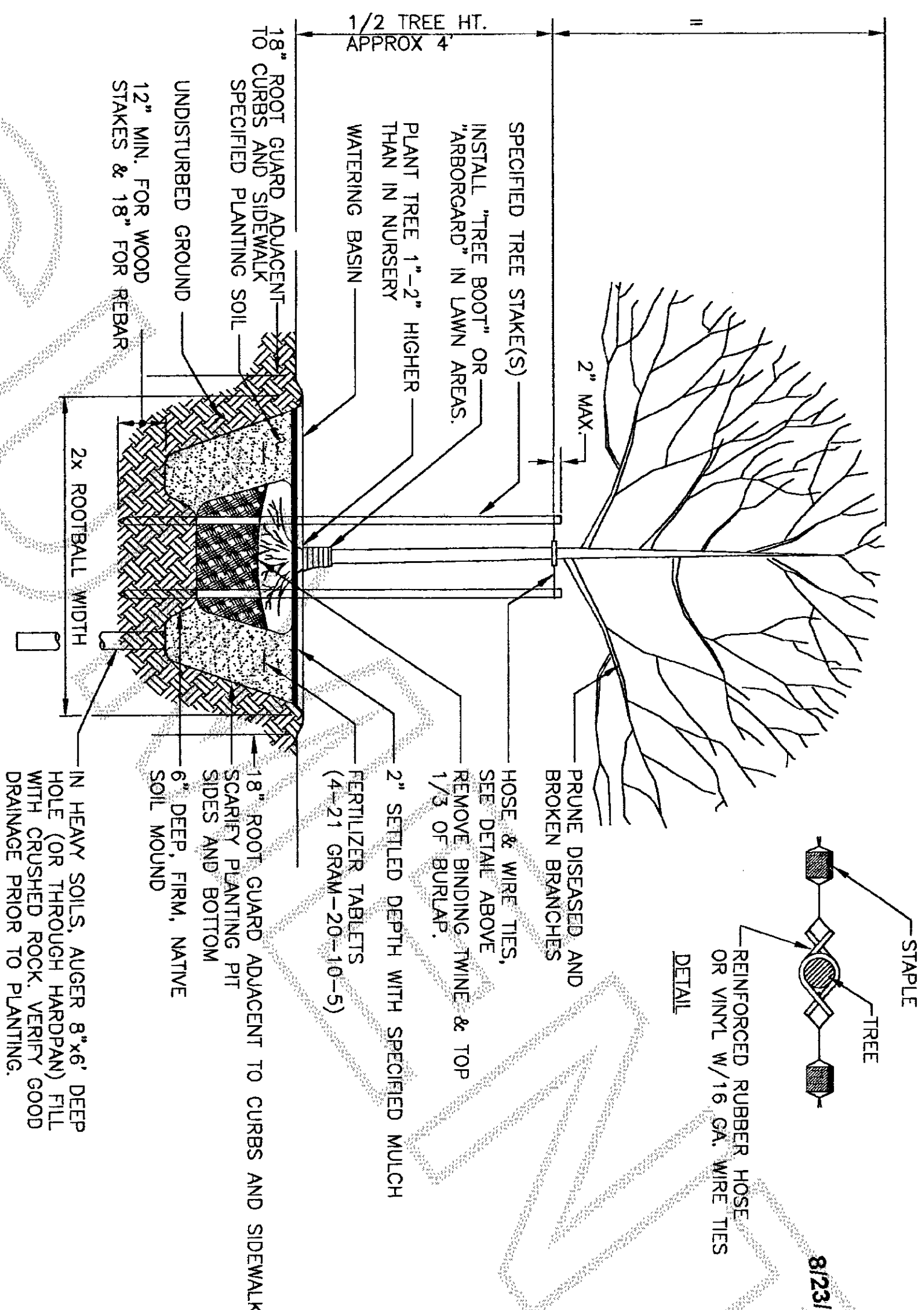
POD A STREET TREE PLAN

SCALE 1" = 60' 0"



TREE PLANTING & STAKING DETAIL

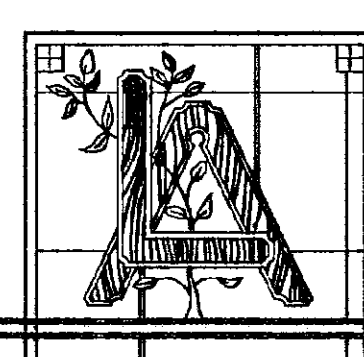
NOT TO SCALE



TREES

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<i>Fraxinus americana</i> 'Autumn Purple'	Oregon Ash	79	2" cal	B&B, FILL & MATCHING
<i>Carpinus betulus</i> 'F. ashiolata'	Columnar Hornbeam	15	2" cal	B&B, FILL & MATCHING

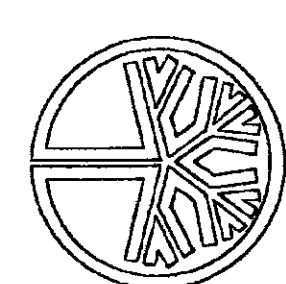
SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD A
STREET TREE PLAN



Lane & Associates
Landscape Architecture

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

BRUCE CAMERON, LANDSCAPE ARCHITECT
REGISTERED
WASHINGTON
LANDSCAPE ARCHITECT
CERTIFICATE NO. 375



Revisions

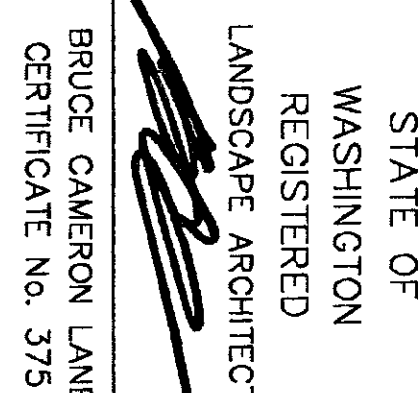
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10 of

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Date: SEPT 18, 2006
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Job: 10-04A
Sheet: LA-2
Of 6 Sheets



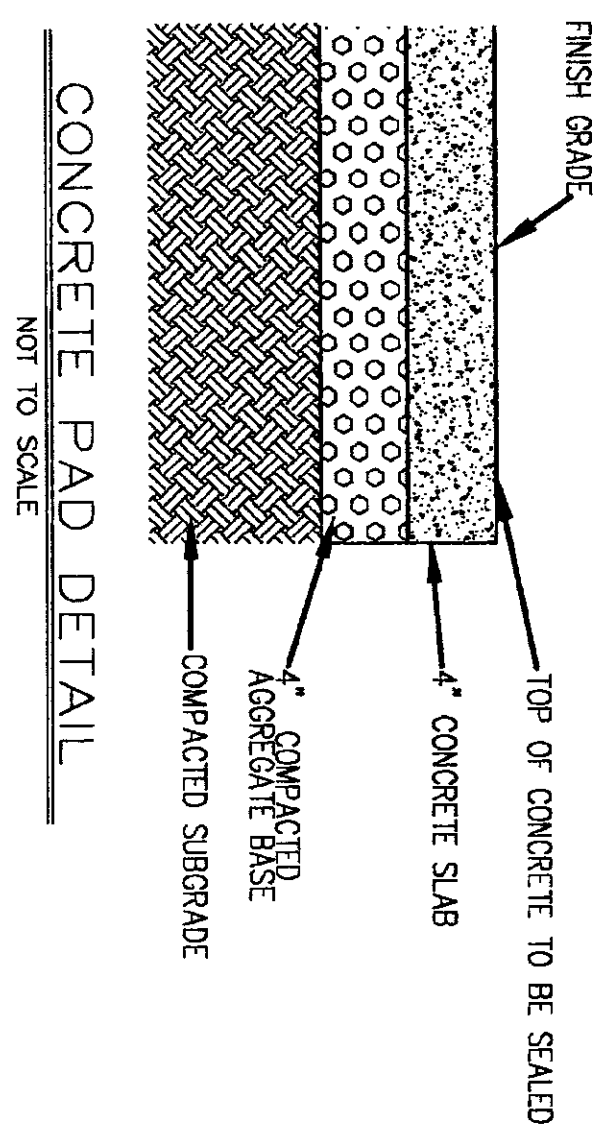
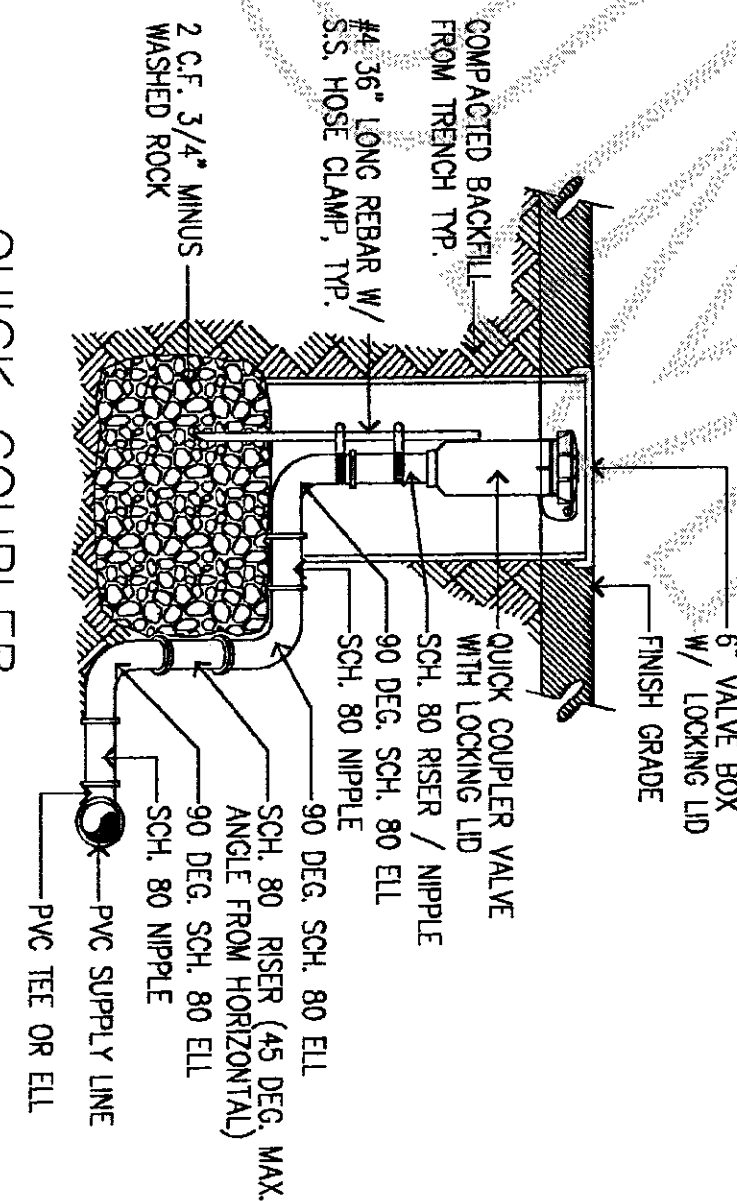
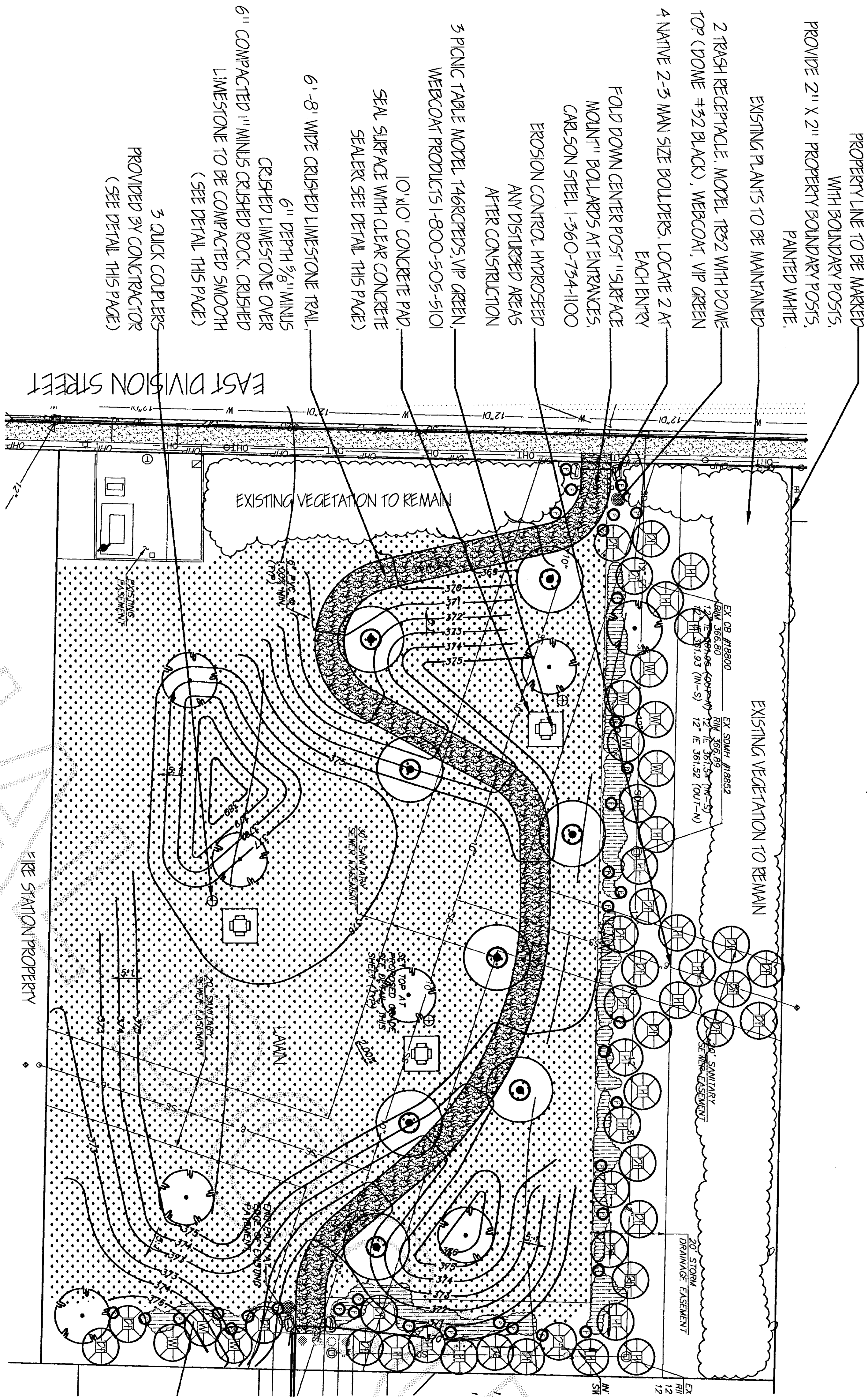
Landscape Architecture

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


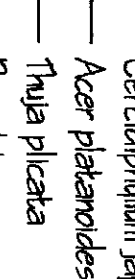

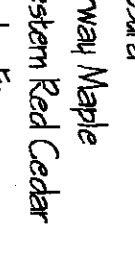
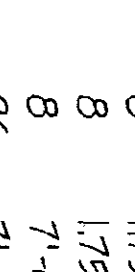

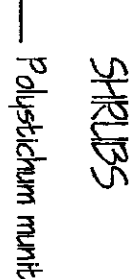

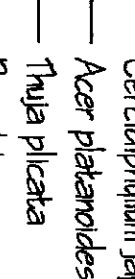


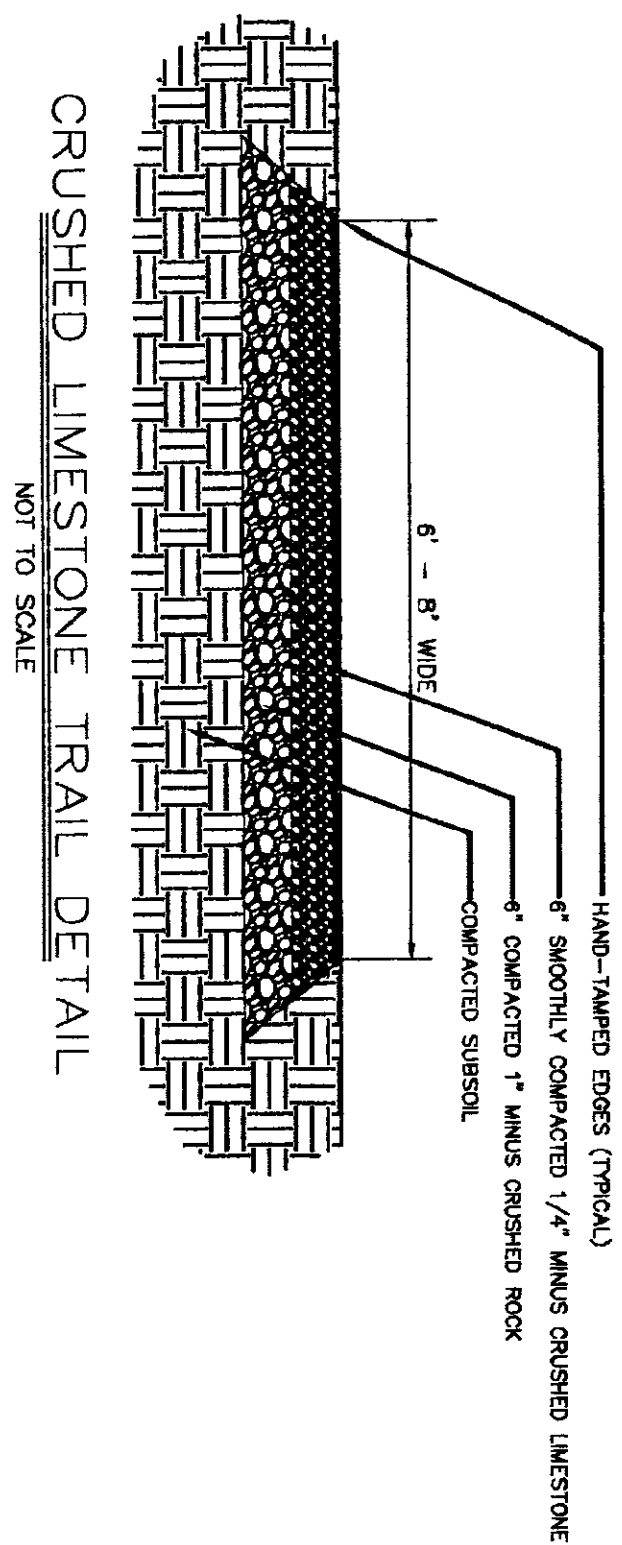
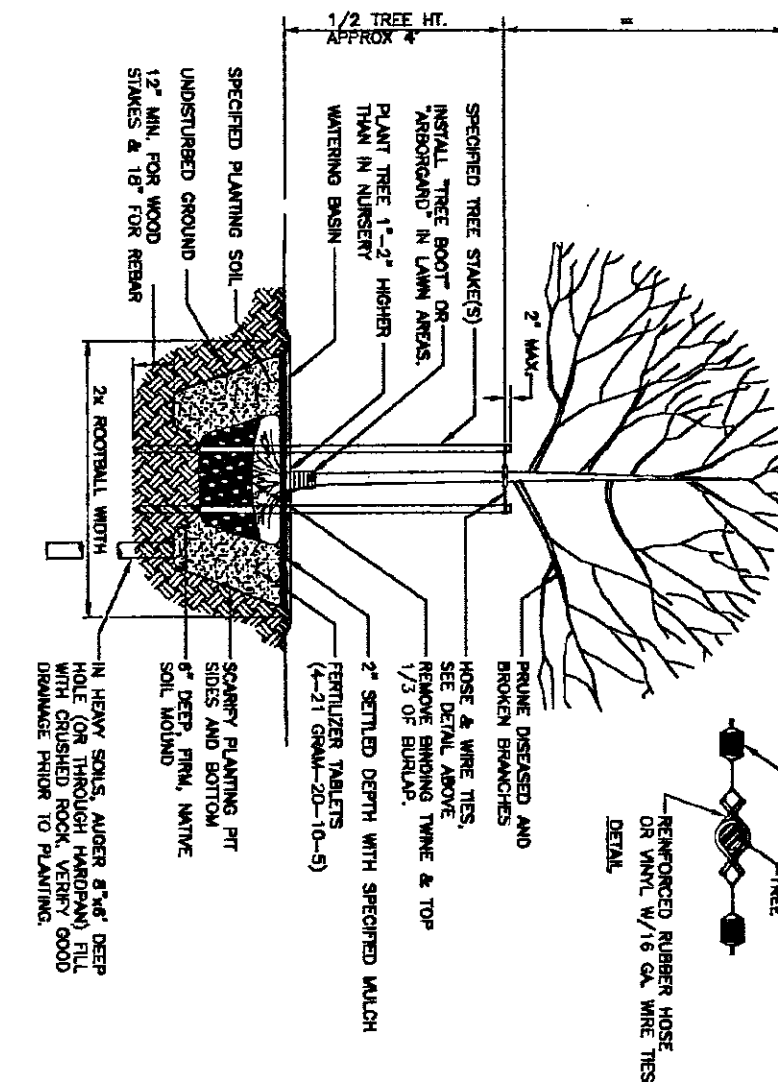
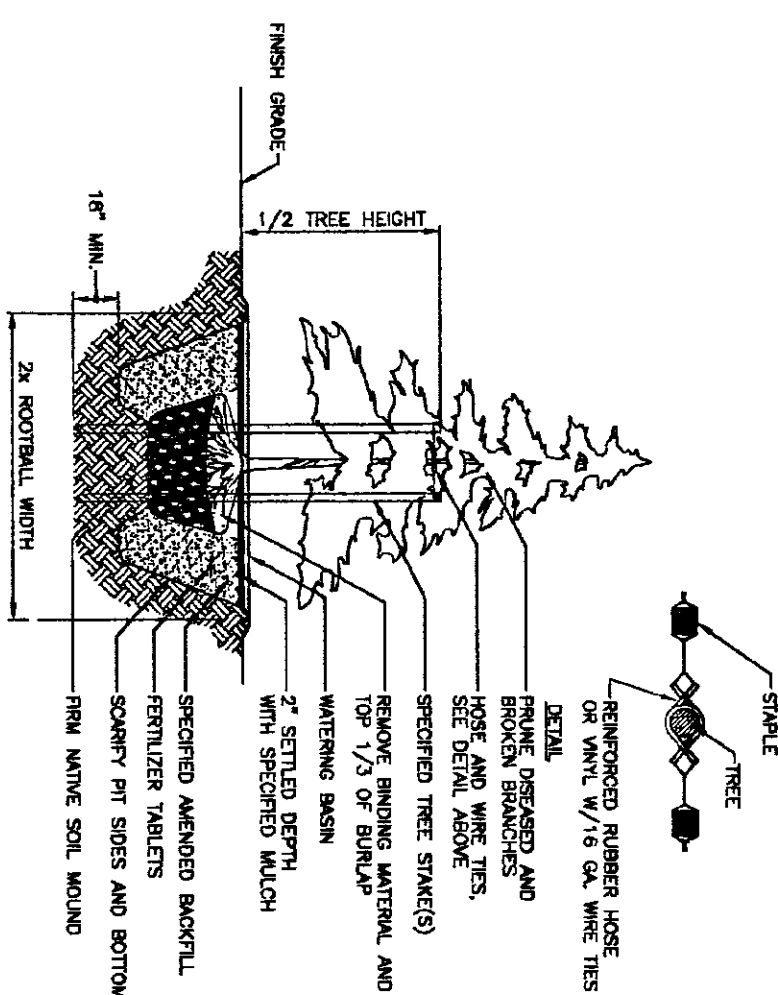
POD A PARK PLAN

Date JUN/12, 2006
Scale AS SHOWN
Drawn WRS
Job -05
Sheet LA-3
Of 6 Sheets



PARK PLANT SCHEDULE

TREES	
	Carodaphnum japonicum
	Acer platanoides
	Thuja plicata
	Pseudotsuga mucronellii
	Tsuga heterophylla
SHRUBS	
	Palustris nuttiana
	Spiraea
GROUND COVER	
	Gaultheria stolonifera
	Saxifraga



LANDSCAPE NOTES

SCALE 11=20

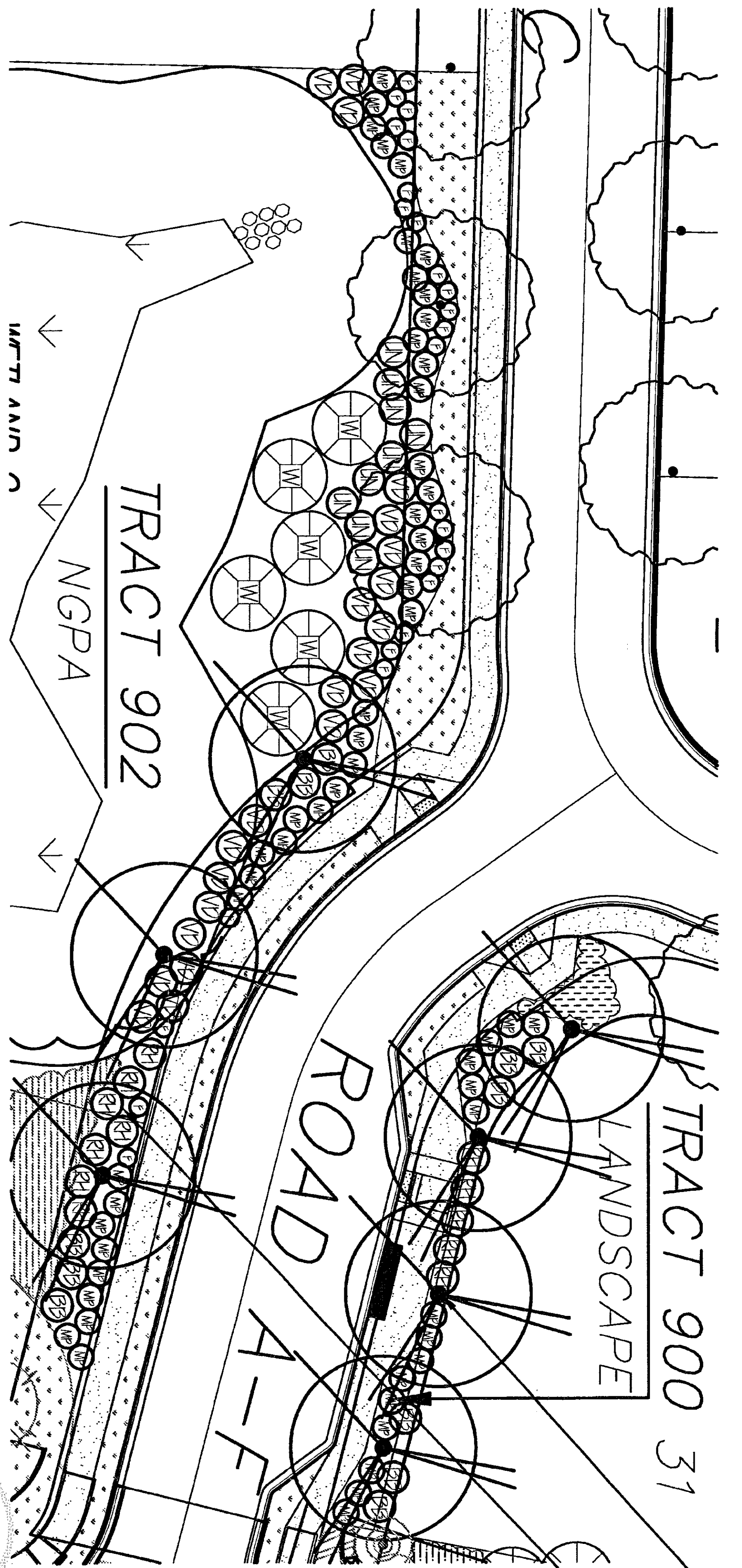
SKAGIT HIGHLANDS - RECREATION TRACT LANDSCAPE PLAN

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FORMULATING AND MAINTAINING THEMSELVES WITH ALL OTHER SITE MANAGEMENTS AND SUPERVISORS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FORMULATING AND MAINTAINING ALL UTILITIES ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISBURSED UTILITIES (LOCATION SPECIFIC: PHONE: 1-800-424-3555).
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC MATERIALS FOR GROUND COVERS AND PLANT MATERIALS. UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED THEREON SHALL BE MAINTAINED. AN ISOLATED, TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLAN SPECIFICATIONS, BETWEEN GROUND COVER ARCS, CORNERS, SIDEWAYS, SLOPS OR POLES DISTANCE SHALL BE 25' FROM CENTER OF TREES AND SHRUBS. PLANT TO CORN, SIDEWALK, ETC., MINIMUM PLANTING DISTANCE SHALL BE 25' FROM CENTER OF TREES AND SHRUBS. PLANT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE LANDSCAPE PLAN.
6. SUBSTITUTION IS TO BE WITHIN 1/10TH OF ONE FOOT AS PROVIDED BY DIRECTOR.
7. SUBSTITUTION MATERIALS AND ROCKS AND ONE FOOT LARGER THAN 2" IN DIAMETER.
8. THE SOIL TO BE USED IN A DESIGN OR SPECIFICATION SHALL BE A MINIMUM OF TOPSOIL IN ALL NEW BED AREAS AND 2" IN EXISTING AREAS.
9. ALL BEDS TO RECEIVE A MINIMUM OF 3" NEW FIRM BED.
10. MAINTAIN ALL SPECIFICATIONS RECOMMENDATIONS.
11. ALL PLANT MATERIAL SHALL CONFORM TO ANY STANDARDS FOR HEALTHY STOCK, LATEST EDITION, ANY RECOMMENDATIONS.
12. GENERAL: ALL PLANT MATERIALS PLANTED SHALL BE NEARLY REPRESENTATIVE, TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HEIGHT OF GROWTH. THE PLANT SHALL BE FULLY WELL-BRANCHED WELL-LEAFED, FREE OF DISEASE, INFECTION, DAMAGE, AND DEFECTS. PLANTS PLANTED SHALL BE PLANTED WELL-LEAFED, WELL-LEAFED, QUANTITY CONTAINING SIMILAR TO THOSE IN THE LOCALITY OF THE PLANTING.
13. TREES, SHRUBS, AND GROUNDCOVERS, QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SPECIFIED ON THE LANDSCAPE PLAN, LANDSCAPE SPECIFICATIONS, AND ANY OTHER DOCUMENTS SHALL BE PLANTED FREE OF DISEASE, INFECTION, DAMAGE, AND DEFECTS. PLANTS PLANTED SHALL BE PLANTED WELL-LEAFED, WELL-LEAFED, QUANTITY CONTAINING SIMILAR TO THOSE IN THE LOCALITY OF THE PLANTING.
14. CONTRACTOR TO PROVIDE A ONE-YEAR WARRANTY ON ALL INSTALLED PLANT MATERIAL.

CONFEROUS TREE PLANTING AND STAKING DETAIL

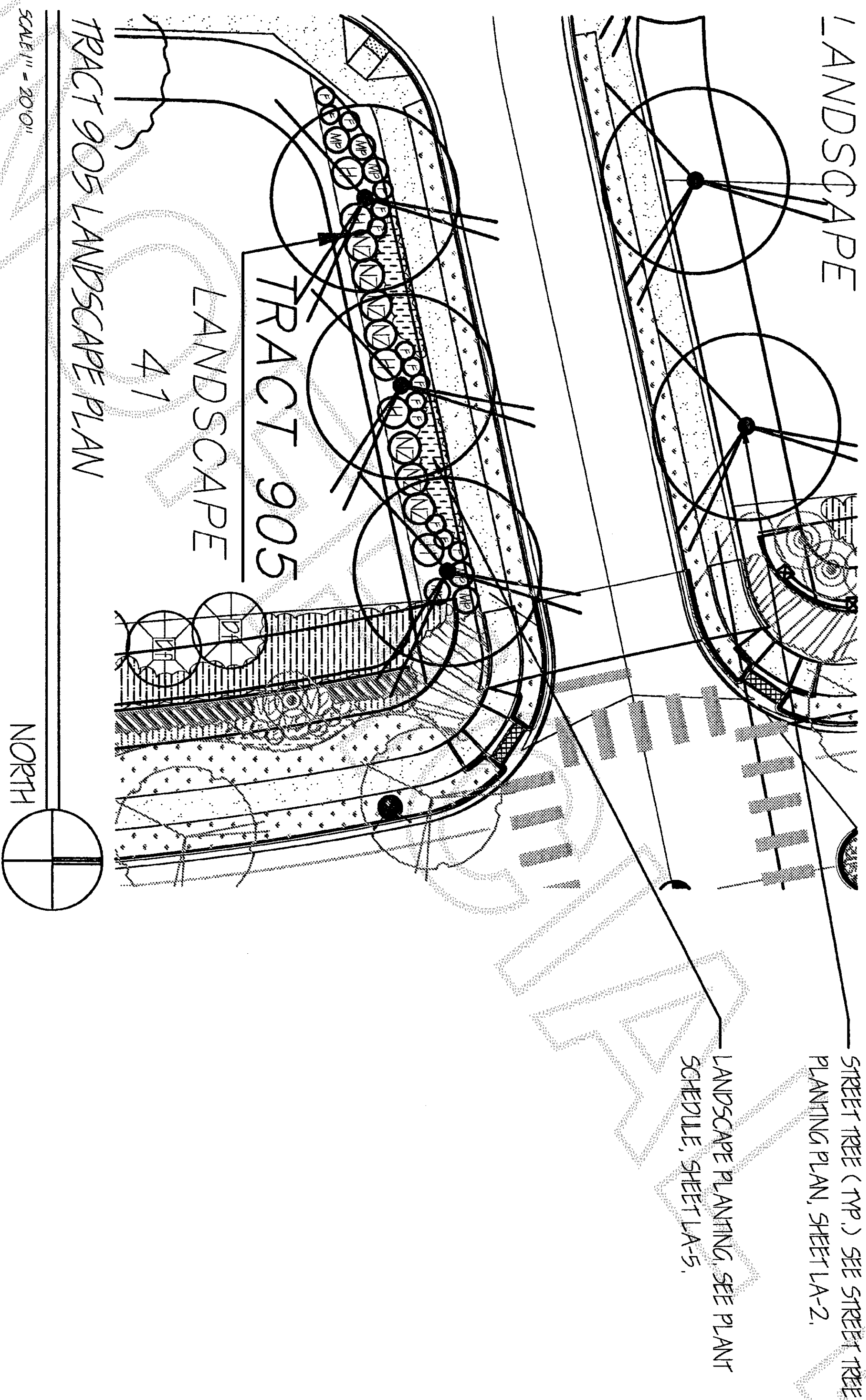
TREE PLANTING & STAKING DETAILS
NOT TO SCALE

CRUSHED Limestone TRAIL DETAIL
NOT TO SCALE



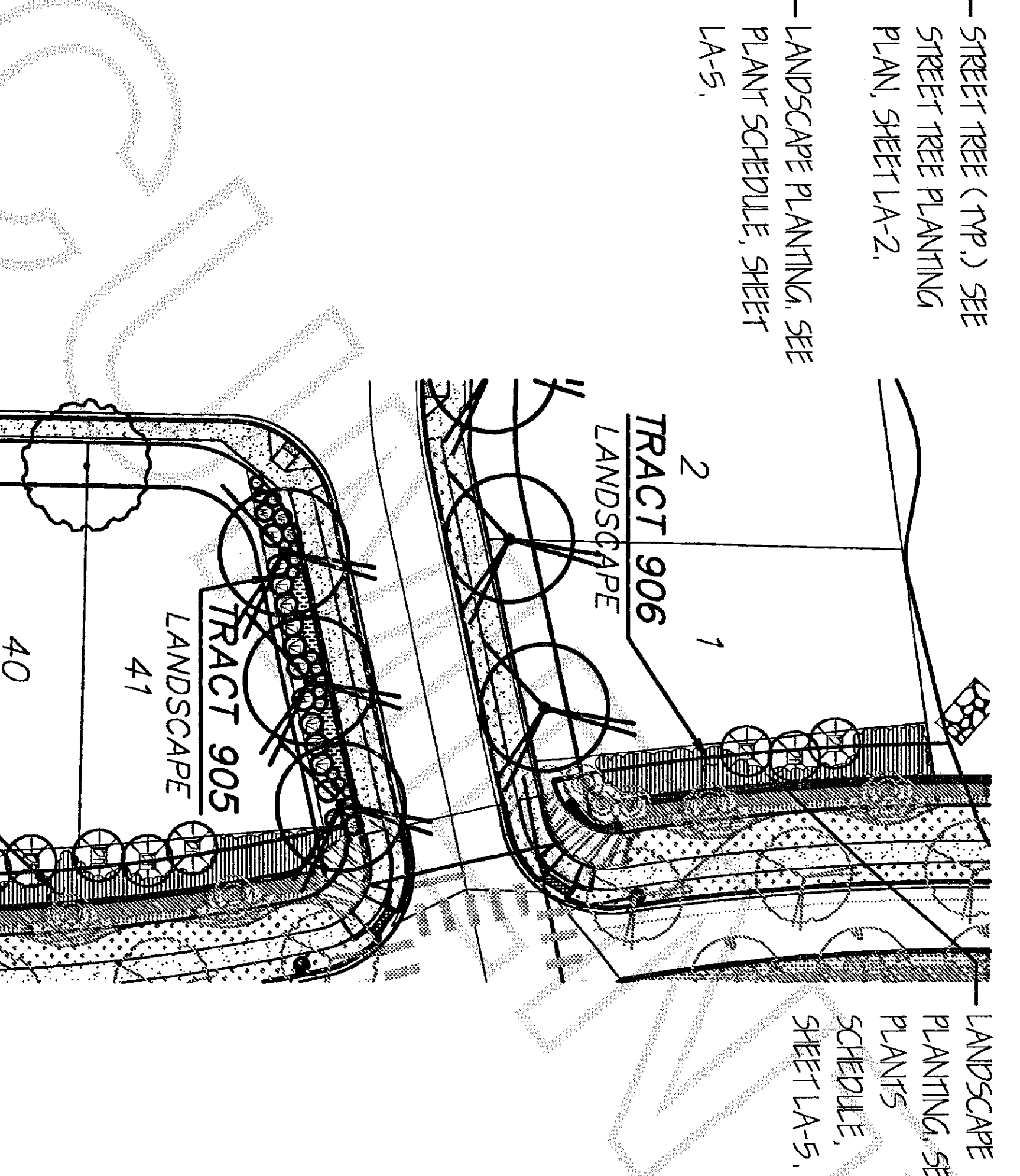
TRACTS 900 AND 902 LANDSCAPE PLAN

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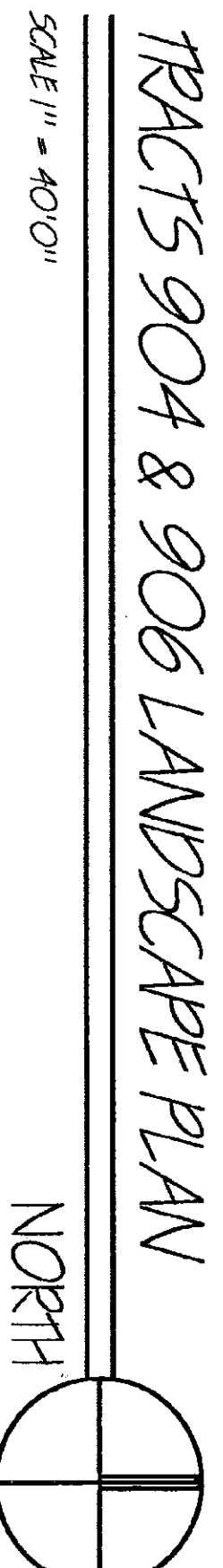
TRACT 905 LANDSCAPE PLAN

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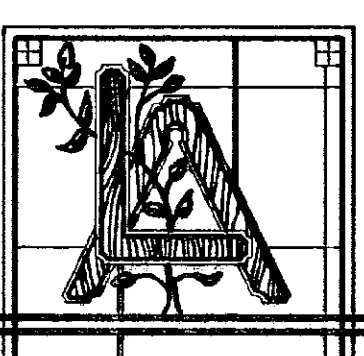


TRACTS 900, 904, & 906 LANDSCAPE PLAN

SCALE 1" = 40' 0"



SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD A
LANDSCAPE PLANS - TRACTS 900, 902, 904, 905, & 906



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Landscape Architecture

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

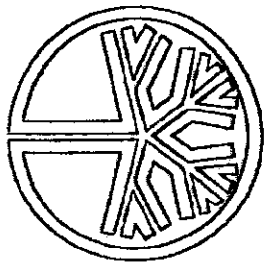


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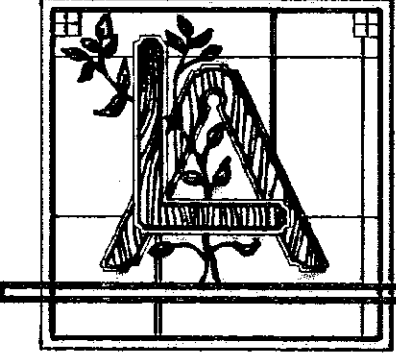
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JOB: 10-04A
SHEET: LA-4
OF 6 SHEETS

Revisions



STATE OF
WASHINGTON
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LANDSCAPE ARCHITECT
BRUCE CAMERON LANE
CERTIFICATE NO. 575



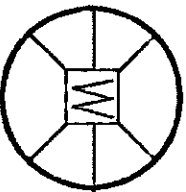
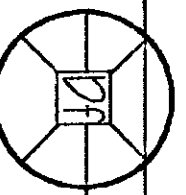



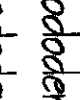


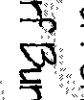
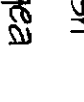


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SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD A
GENERAL NOTES AND DETAILS

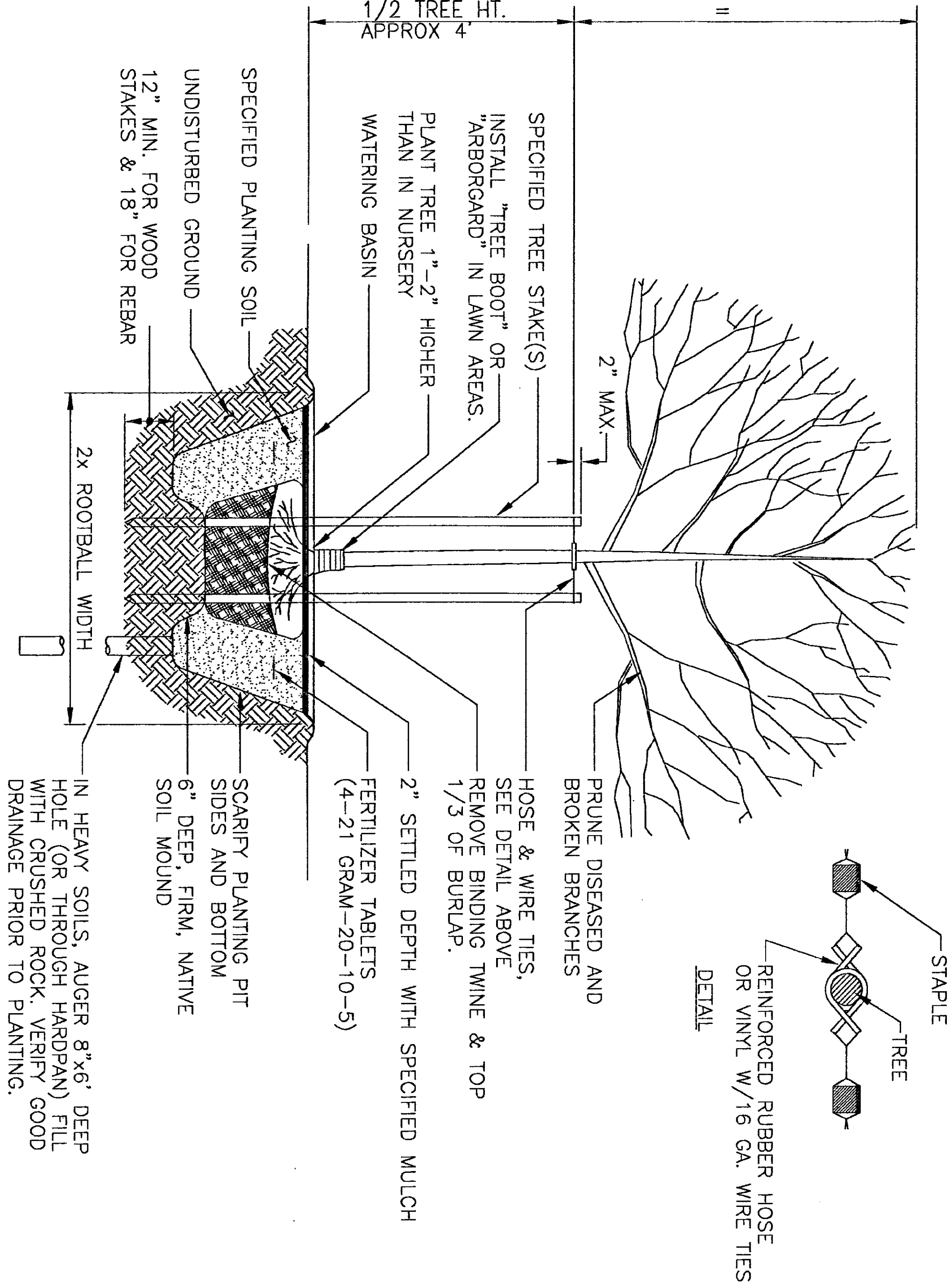
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JOB: 10-04A
SHEET: LA-5
OF 6 SHEETS

PLANT SCHEDULE

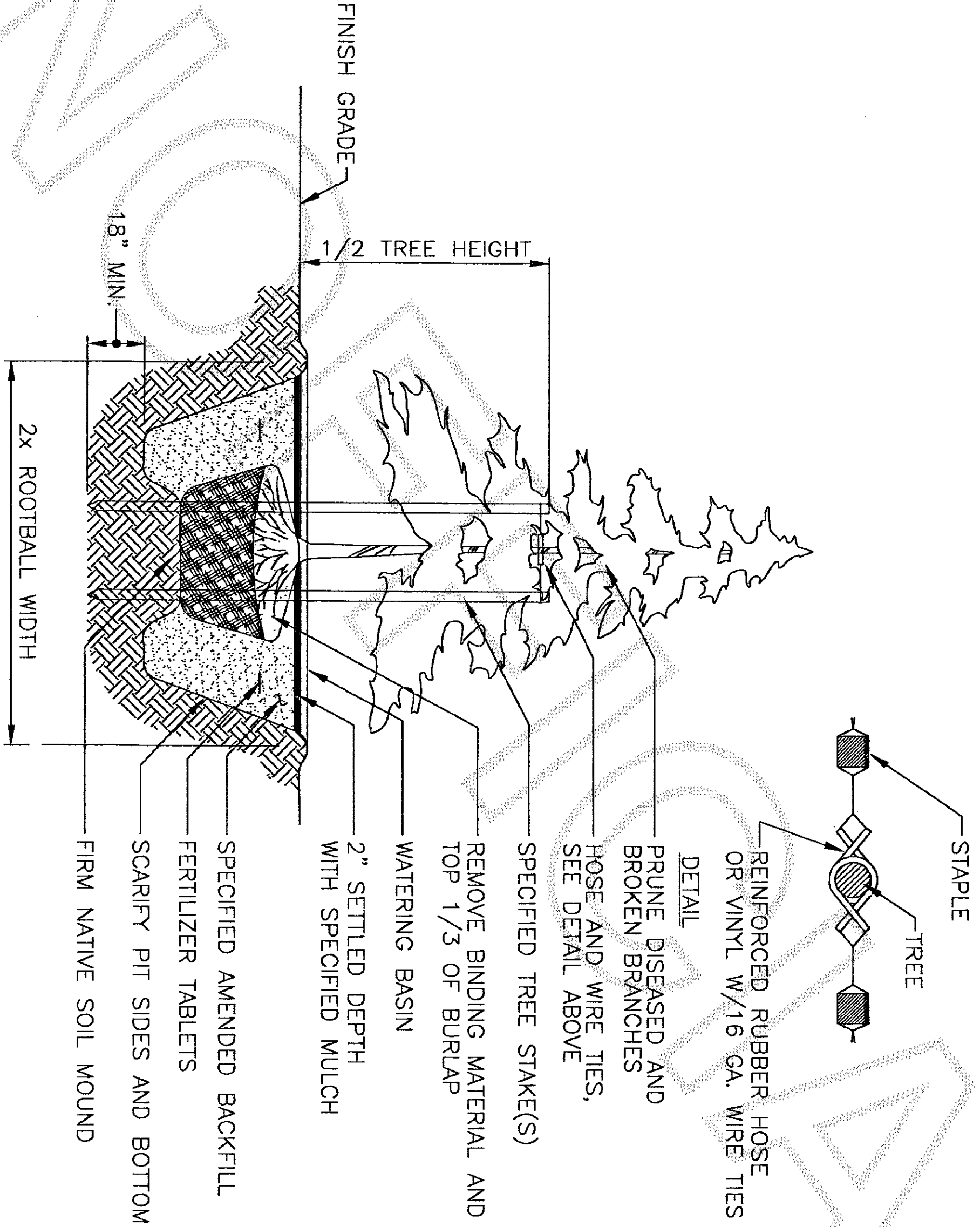
BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
 Thuja plicata	Western Red Cedar	6	8'-9' Ht	B&B, FILL & MATCHING
 Pseudotsuga menziesii	Douglas Fir	37	6'-7' Ht	B&B, FILL & MATCHING
SHRUBS				
 Cornus alba 'Elegantissima'	Variegated Dogwood	22	5' qd	
 P. mus m. mup	Dwarf Mugo Pine	6	3' qd	
 Rhododendron 'Ash Knazhko'	Rhodod. sp.	12	24" - 30" Ht / B&B	
 Rhododendron 'Unique'	Rhodod. sp.	9	24" - 30" Ht / B&B	
 Rhododendron 'Nova Zembla'	Rhodod. sp.	7	24" - 30" Ht / B&B	
 Polystichum nudum	Sword Fern	39	1' qd	
 Euonymus alata 'Compacta'	Dwarf Burning Bush	9	5' qd	
 Hydrocorys macrophylla	Big Leaf Hydrangea	5	5' qd	
GROUND COVER				
 Arctostaphylos uva-ursi	Kinnikinnick	29	1' qd	3/6" on center
 Galium aparine	Sage	457	1' qd	3/6" on center

LANDSCAPE NOTES

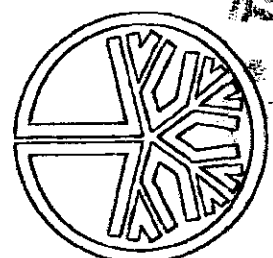
1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. (LOCATION SERVICE PHONE: 1-800-424-5535)
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 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 PLANT 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 1/10TH 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 TRANSPLANT 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 INSTALLED PLANT MATERIAL.



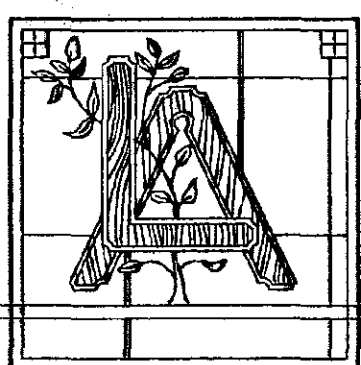
TREE PLANTING & STAKING DETAIL
NOT TO SCALE



CONFEROUS TREE PLANTING AND STAKING DETAIL
NOT TO SCALE



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

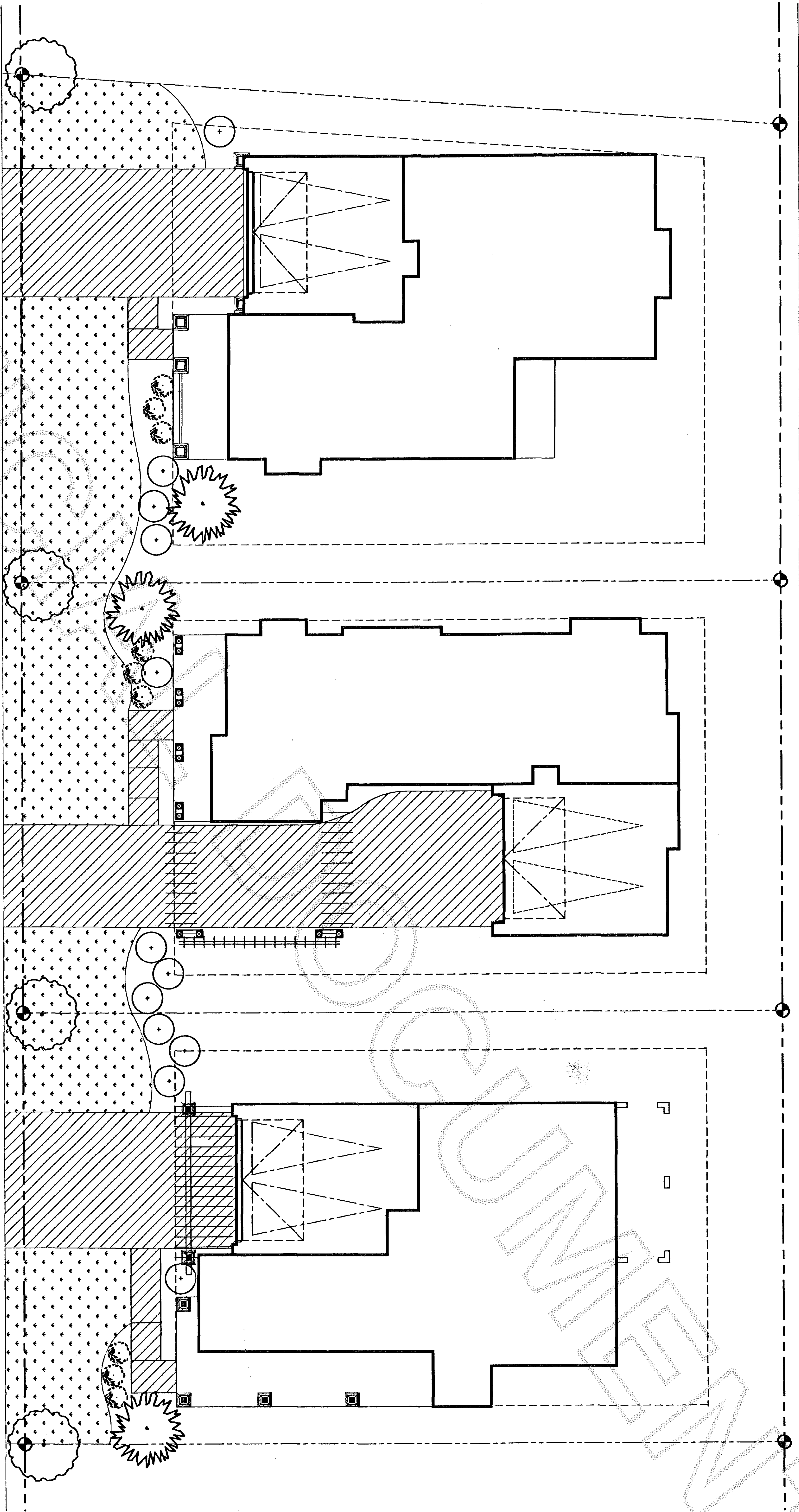


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SKAGIT HIGHLANDS
CITY OF MOUNT VERNON, WASHINGTON
POD A
STREET FRONTAGE LANDSCAPE PLAN

Date: SEPT 21, 2006
Scale: AS SHOWN
Drawn: WRS
Job: 10-04A
Sheet: LA-6
Of 6 Sheets



PLANT LEGEND

- Street Trees (Tip) - See L-1 Overall Streetscape Plan
1 Evergreen Tree per lot (5'-6')
4 Evergreen shrubs per lot (5' tall)
5 Deciduous Shrubs per lot (2' tall)
Lawn