

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

THIS SUBDIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

THE QUADRANT CORPORATION, A WASHINGTON CORPORATION

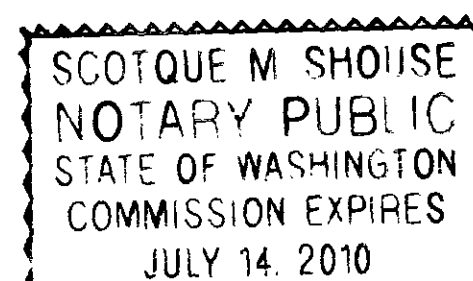
BY George F. Shawin, Jr.
18 December 2006
DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF King) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George F. Shawin, Jr.
SIGNED THIS INSTRUMENT, ON OATH STATED THAT she WAS AUTHORIZED TO
EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Sr. Vice President
OF THE QUADRANT CORPORATION, A WASHINGTON CORPORATION, AND STATED
THIS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND
PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 18 December 2006
Scotque M. Shouse
SIGNATURE OF NOTARY PUBLIC
Scotque M. Shouse
PRINTED NAME
TITLE Notary Public
RESIDING AT Tacoma
MY APPOINTMENT EXPIRES 7-14-10



LEGAL DESCRIPTION

(BASED ON STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE NO. 123008-S, DATED SEPTEMBER 5, 2006)

LOTS 6, 7, 9 AND 10 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 14, 15, 22 AND 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THOSE PORTIONS OF LOTS 1-9, INCLUSIVE, OF SAID BOUNDARY LINE ADJUSTMENT SURVEY MARKED "FUTURE ROAD RIGHT-OF-WAY."

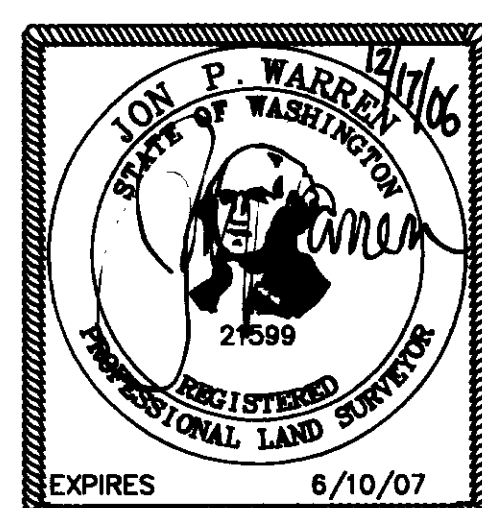
EXCEPT THAT PORTION CONVEYED FOR RIGHT-OF-WAY BY INSTRUMENT UNDER AUDITOR'S FILE NO. 200506080120.

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SKAGIT HIGHLANDS DIVISION 5 (PHASE 1) IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 14, 15, 22 AND 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE PARCELS, TRACTS AND LOT CORNERS (OR OFFSETS THERETO) WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

John P. Warren
PROFESSIONAL LAND SURVEYOR,
CERTIFICATION NO. 21599



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF W&H PACIFIC.

N. Brummett
SKAGIT COUNTY AUDITOR

Sharon Hostenboom
DEPUTY

APPROVALS:

EXAMINED AND APPROVED THIS 21ST DAY OF DECEMBER 2006
[Signature]
CITY ENGINEER

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 19TH DAY OF DEC. 2006
[Signature]
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

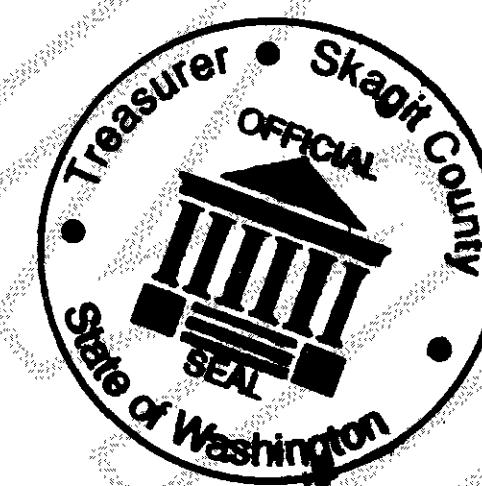
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 19TH DAY OF December 2006.
ATTEST: MAYOR [Signature] CLERK [Signature]

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 18th DAY OF DEC. 2006
[Signature]
CITY FINANCE DIRECTOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFOR LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2007.
[Signature] 12-18-06
SKAGIT COUNTY TREASURER DATE





200612210067
Skagit County Auditor

12/21/2006 Page 2 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

RECORD EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND/OR AGREEMENTS

NOTE: EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE NO. 123008-S, DATED SEPTEMBER 5, 2006. IN PREPARING THIS PLAT, W&H PACIFIC HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS W&H PACIFIC AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. W&H PACIFIC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID SUBDIVISION GUARANTEE IN REGARDS TO TITLE ISSUES TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

A. SUBJECT TO RESERVATION OF MINERALS AND MINERAL RIGHTS CONTAINED IN DEED RECORDED MARCH 30, 1903, IN VOLUME 49 OF DEEDS, PAGE 532.

B. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN CITY OF MOUNT VERNON ORDINANCE NUMBERS 2483, 2532, 2546 AND 2550, AS RECORDED MARCH 27, 1992, MARCH 11, 1993, AUGUST 6, 1993 AND SEPT. 21, 1993, RESPECTIVELY UNDER AUDITOR'S FILE NOS. 9203270092, 9303110069, 9308060022 AND 9309210028, RESPECTIVELY.

C. SUBJECT TO RESTRICTION CONTAINED IN INSTRUMENT RECORDED DECEMBER 14, 1912, UNDER AUDITOR'S FILE NO. 94380, AS FOLLOWS: "...THAT NO SALOON SHALL EVER BE LOCATED OR ESTABLISHED UPON THE LANDS HEREIN DESCRIBED..."

D. SUBJECT TO POWER EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, AS SURVEYED, STAKED AND AGREED UPON, OVER A PORTION OF LOT 7, RECORDING NO. 599210, RECORDED SEPTEMBER 27, 1980.

E. SUBJECT TO POWER EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, AS SURVEYED, STAKED AND AGREED UPON, OVER A PORTION OF LOT 7, RECORDING NO. 8009230001, RECORDED SEPTEMBER 23, 1980.

F. SUBJECT TO DRAINAGE EASEMENT IN FAVOR OF STATE OF WASHINGTON, RECORDED JUNE 8, 1988, UNDER RECORDING NO. 8806080008, AFFECTS PORTION OF LOTS 7 AND 9.

G. SUBJECT TO DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN M.V.A., INC. AND THE CITY OF MOUNT VERNON, RECORDED AUGUST 22, 2001 UNDER RECORDING NO. 200108220046. THIS AGREEMENT WAS AMENDED BY INSTRUMENT RECORDED JULY 1, 2005 UNDER RECORDING NO. 200507010181.

H. SUBJECT TO STORM DRAINAGE RELEASE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED JULY 27, 2001 UNDER RECORDING NO. 200107270065.

I. SUBJECT TO MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN SEDRO-WOOLEY SCHOOL DISTRICT NO. 101 AND M.V.A., INC., RECORDED JULY 27, 2001 UNDER RECORDING NO. 200107270077.

J. SUBJECT TO DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MOUNT VERNON AND M.V.A., INC., RECORDED JUNE 21, 2001 UNDER RECORDING NO. 200106210002.

K. SUBJECT TO SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT NO. PLO1-0560 AND THE TERMS AND CONDITIONS THEREOF, AS RECORDED MAY 23, 2002 UNDER RECORDING NO. 200205230079, AND AS AMENDED BY INSTRUMENT RECORDED JUNE 3, 2002 UNDER RECORDING NO. 200206030153.

L. SUBJECT TO POWER EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, RECORDED MARCH 1, 2005 UNDER RECORDING NO. 200503010068. (10' STRIP OF LAND PARALLEL TO AND COINCIDENT WITH ALL PRIVATE AND PUBLIC STREET RIGHT OF WAYS, AFFECTS LOT 10 OF AMENDED BOUNDARY LINE ADJUSTMENT FOR SKAGIT HIGHLANDS, L.L.C., RECORDING NO. 200410070093.)

N. SUBJECT TO TERMS AND CONDITIONS OF THE MASTER PLAN BETWEEN THE CITY OF MOUNT VERNON AND SKAGIT HIGHLANDS L.L.C., RECORDED JULY 1, 2005 UNDER RECORDING NO. 200507010182.

O. SUBJECT TO WATER SERVICE CONTRACT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY AND SKAGIT HIGHLANDS, L.L.C., RECORDED OCTOBER 7, 2005 UNDER RECORDING NO. 200410070093.

P. SUBJECT TO DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS, EXECUTED BY SKAGIT HIGHLANDS, LLC, RECORDING NO. 200508170113.

Q. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, EXECUTED BY SKAGIT HIGHLANDS, LLC, RECORDING NO. 200508170114.

R. SUBJECT TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD, EXECUTED BY SKAGIT HIGHLANDS, LLC, RECORDING NO. 200508170115.

S. SUBJECT TO SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF MOUNT VERNON, RECORDING NO. 200609200081.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON. PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, AND AS OTHERWISE SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE TV SERVICE AND OTHER UTILITIES. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. UPON THE DEDICATION OF ANY PORTION OF THIS EASEMENT AREA AS A PUBLIC RIGHT-OF-WAY, SAID PORTION OF THIS EASEMENT SHALL AUTOMATICALLY TERMINATE AND SELF-EXTINGUISH.

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON UNDER AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENTS" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE STORM DRAINAGE AND SANITARY SEWER SYSTEMS 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. UPON THE DEDICATION OF ANY PORTION OF THIS EASEMENT AREA AS A PUBLIC RIGHT-OF-WAY, SAID PORTION OF THIS EASEMENT SHALL AUTOMATICALLY TERMINATE AND SELF-EXTINGUISH.

3. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY UNDER AND UPON TRACT AU-1 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 EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA WITHIN THIS EASEMENT. FOLLOWING ANY USE GRANTEE SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.

4. EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OF THE BENEFITTING PRIVATE LOTS AND THEIR HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS.

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

ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND A MINIMUM OF 5.0 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE STORM DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THE PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS DERIVING BENEFITS FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS N88°29'24"W (NAD 1983/1991) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TWP. 34 NORTH, RGE. 4 EAST, W.M., AS SHOWN ON CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 200308180300, AND AS AMENDED BY DOCUMENT RECORDED UNDER RECORDING NO. 200506080122. SEE SAID SURVEYS FOR ADDITIONAL SUBDIVISIONAL INFORMATION.

2. THIS SURVEY WAS ACCOMPLISHED USING GLOBAL POSITIONING SYSTEM (GPS) USING TRIMBLE 5700 AND R8 RECEIVERS, AND BY FIELD TRAVERSE METHOD, USING LEICA ELECTRONIC TOTAL STATIONS. SURVEY ACCURACY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.

3. 5/8" X 24" REBAR WITH CAP IMPRINTED WITH "WHP LS NO. 21599" WILL BE SET AT ALL LOT CORNERS, EXCEPT AS SHOWN ON SHEETS 5 (LOT 218) AND 8 (LOTS 173/174 AND 186/187). ALL FRONT CORNERS WILL ALSO BE MARKED BY LEAD AND TACK IN CONCRETE CURB ON THE PROPERTY LINE EXTENDED.

4. OWNER/DEVELOPER: THE QUADRANT CORPORATION
14725 SE 36TH ST.
SUITE 200, PO BOX 130
BELLEVUE, WASHINGTON 98009
(425) 455-2900

5. UTILITY PURVEYORS:	SANITARY SEWER	CITY OF MOUNT VERNON	TELEPHONE	VERIZON NORTHWEST
	STORM DRAIN	CITY OF MOUNT VERNON	TELEVISION	COMCAST CORPORATION
	WATER	P.U.D. NO. 1 OF SKAGIT CO.	POWER	PUGET SOUND ENERGY
	GARBAGE COLLECTION	CITY OF MOUNT VERNON	GAS	CASCADE NATURAL GAS

6. ZONING DESIGNATION: R-1, 13.5 SKAGIT HIGHLANDS P.U.D.

7. 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 2,700 - 3,599 SQUARE FEET:

FRONT - 15 FEET, 10 FEET FOR A PORCH
SIDE - 5 FEET, 10 FEET TOTAL
REAR - 15 FEET NO ALLEY, 8 FEET WITH ALLEY

LOTS 3,600 - 8,399 SQUARE FEET:

FRONT - 15 FEET, 20 FEET FOR THE GARAGE
SIDE - 5 FEET, 10 FEET TOTAL
REAR - 15 FEET NO ALLEY, 8 FEET WITH ALLEY

8. 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 574, EXHIBIT D", MASTER PLAN CONDITIONS.

9. TRACT T-1 IS A TRAIL TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. A PUBLIC PEDESTRIAN EASEMENT IS HEREBY GRANTED OVER THE TRAILS LOCATED WITHIN THIS TRACT.

10. TRACTS P-1 AND P-2 ARE PARK TRACTS. TRACT P-1 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. TRACT P-2 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF MOUNT VERNON, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

11. TRACT AU-1 IS AN ACCESS AND UTILITY TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, EXCEPT FOR THE MAINTENANCE OF WATER FACILITIES. SEE NOTE 3 UNDER EASEMENT PROVISIONS. THE CITY OF MOUNT VERNON MAY ENTER SAID TRACT FOR EMERGENCY OR INSPECTION PURPOSES. A PUBLIC PEDESTRIAN EASEMENT IS HEREBY GRANTED OVER THE TRAILS LOCATED WITHIN THIS TRACT.

12. TRACTS OS-1 AND OS-2 ARE OPEN SPACE TRACTS AND ARE HEREBY GRANTED AND CONVEYED TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID OPEN SPACE TRACTS. SAID OPEN SPACE TRACTS ARE DESIGNATED AS NATIVE GROWTH PROTECTION AREAS, SUBJECT TO EXISTING TRAILS. SEE NOTE ON THIS SHEET REGARDING NGPA'S. A PUBLIC PEDESTRIAN EASEMENT IS HEREBY GRANTED OVER THE TRAILS LOCATED WITHIN THESE TRACTS.

A PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED ON THESE TRACTS IN FAVOR OF ALL ABUTTING LOT OWNERS. THE MAINTENANCE OF PRIVATE DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OF THE BENEFITTING PRIVATE LOTS AND THEIR HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

13. TRACTS Z-1, Z-2 AND Z-3 ARE TO REMAIN IN PRIVATE OWNERSHIP FOR FUTURE DEVELOPMENT.

14. LOTS 3-52, 57-166, 334-365 AND 370-404 WILL BE PLATTED IN THE FUTURE AS PART OF THE DEVELOPMENT OF TRACT Z-1.

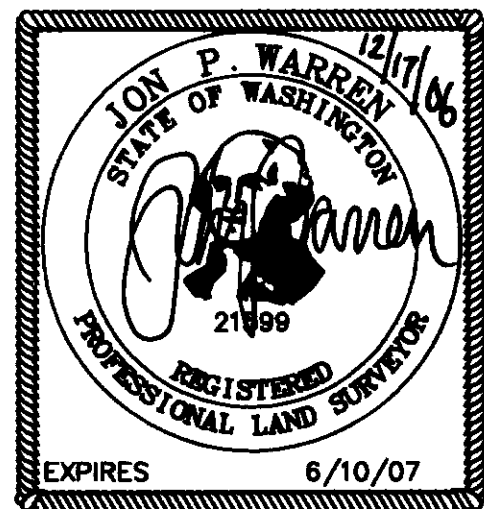
15. OPEN SPACE AREAS:	USEABLE:	UNUSEABLE:
TRACT OS-1	78,790 SQ. FT.	206,215 SQ. FT.
TRACT OS-2	27,077 SQ. FT.	126,845 SQ. FT.
TRACT P-1	16,953 SQ. FT.	
TRACT P-2	260,327 SQ. FT.	
TRACT T-1	4,077 SQ. FT.	

16. IN ORDER TO ENSURE ADEQUATE FALL FOR SIDE SEWERS, MINIMUM FINISHED FLOOR ELEVATIONS HAVE BEEN DETERMINED FOR EACH LOT. ADDITIONALLY, SOME LOTS WILL BE REQUIRED TO INSTALL A BACK FLOW PREVENTER ON THE SEWER STUB. PLEASE SEE SANITARY SEWER RECORD DRAWINGS SUBMITTED TO THE CITY IN NOVEMBER 2006 BY W&H PACIFIC.

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 OR THE CITY OF MOUNT VERNON, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT THE 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.



W&H PACIFIC
3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM

TEL: (425)951-4800 FAX: (425)951-4808
Planning * Engineering * Surveying * Landscape Architecture

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

ADDRESS TABLE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	24.69	100.00	14°08'55"
C2	72.87	100.00	41°45'13"
C3	61.35	200.00	17°34'34"
C4	42.91	100.00	24°35'16"
C5	26.01	265.00	5°37'24"
C6	103.36	567.00	10°26'41"
C7	30.99	200.00	8°52'45"
C8	12.92	800.00	0°55'30"
C9	71.69	170.00	24°09'39"
C10	41.06	100.00	23°31'39"
C11	48.24	100.00	27°38'24"
C12	18.73	45.00	23°50'39"
C13	51.96	45.00	66°09'21"
C14	21.76	300.00	4°09'20"
C15	8.66	1039.50	0°28'38"
C16	22.94	15.00	87°36'31"
C17	28.85	294.00	5°37'24"
C18	9.52	538.00	1°00'49"
C19	33.22	538.00	3°32'15"
C20	39.11	25.00	89°38'31"
C21	20.04	176.00	6°31'22"
C22	39.43	25.00	90°21'29"
C23	38.06	25.00	87°13'15"
C24	35.84	25.00	82°08'33"
C25	42.03	25.00	96°19'48"
C26	36.81	25.00	84°21'45"
C27	26.50	171.00	8°52'45"
C28	41.53	25.00	95°11'13"
C29	40.30	25.00	92°21'17"
C30	44.04	771.00	3°16'23"
C31	40.01	771.00	2°58'25"
C32	40.12	771.00	2°58'52"
C33	44.51	771.00	3°18'29"
C34	36.40	25.00	83°25'57"
C35	44.83	25.00	102°44'37"
C36	35.70	25.00	81°49'00"
C37	37.66	25.00	86°18'34"
C38	42.27	439.00	5°31'02"
C39	37.29	439.00	4°52'02"
C40	36.20	25.00	82°57'22"
C41	39.53	124.00	18°16'00"
C42	21.73	76.00	16°22'59"
C43	37.87	25.00	86°47'55"
C44	28.31	439.00	3°41'40"
C45	32.11	25.00	73°35'36"
C46	29.55	25.00	67°43'49"
C47	7.82	25.00	17°55'20"
C48	22.94	15.00	87°36'31"
C49	23.16	236.00	5°37'24"
C50	40.36	25.00	92°30'18"
C51	17.53	71.00	14°08'55"
C52	40.36	25.00	92°30'18"
C53	31.86	129.00	14°08'55"
C54	51.43	350.00	8°25'08"
C55	39.60	350.00	6°28'56"
C56	20.39	71.00	16°27'06"
C57	6.31	129.00	2°48'12"
C58	49.62	129.00	22°02'19"
C59	38.08	129.00	16°54'42"
C60	15.98	171.00	5°21'17"
C61	36.47	171.00	12°13'17"
C62	30.47	71.00	24°35'16"
C63	39.91	25.00	91°28'00"
C64	1.07	334.00	0°10'58"
C65	19.61	25.00	44°56'32"
C66	16.05	25.00	36°47'30"
C67	11.55	122.00	5°25'28"
C68	28.57	20.00	81°50'34"
C69	44.64	55.00	46°30'07"
C70	17.50	35.00	28°39'05"
C71	40.82	55.00	42°31'34"
C72	32.78	55.00	34°08'37"
C73	29.72	55.00	30°57'38"
C74	19.92	55.00	20°44'51"
C75	5.91	30.00	11°16'42"
C76	40.72	281.00	8°18'08"
C77	20.93	281.00	4°16'02"
C78	34.62	78.00	25°26'01"
C79	36.88	25.00	84°32'00"
C80	60.05	334.00	10°18'02"
C81	35.02	25.00	80°15'14"
C82	16.87	381.00	2°32'15"
C83	40.07	381.00	6°01'35"
C84	37.43	381.00	5°37'46"
C85	31.38	281.00	6°23'53"
C86	37.58	281.00	7°39'44"
C87	37.58	281.00	7°39'44"
C88	37.58	281.00	7°39'44"
C89	37.58	281.00	7°39'44"
C90	34.20	281.00	6°58'24"
C91	16.51	129.00	7°19'57"
C92	42.11	129.00	18°42'17"
C93	42.38	129.00	18°49'26"
C94	7.18	25.00	16°26'39"
C95	25.30	25.00	57°59'38"
C96	3.05	479.00	0°21'52"
C97	51.18	479.00	6°07'17"
C98	49.60	479.00	5°56'00"
C99	48.48	479.00	5°47'57"
C100	55.45	479.00	6°37'58"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C101	14.03	479.00	1°40'43"
C102	23.95	144.00	9°31'39"
C103	30.21	144.00	12°01'16"
C104	38.40	144.00	15°16'41"
C105	35.33	144.00	14°03'20"
C106	16.73	144.00	6°39'22"
C107	39.03	25.00	89°27'40"
C108	7.90	424.00	1°04'04"
C109	9.77	524.00	1°04'04"
C110	38.34	424.00	5°10'50"
C111	47.38	524.00	5°10'50"
C112	38.34	424.00	5°10'50"
C113	47.38	524.00	5°10'50"
C114	38.34	424.00	5°10'50"
C115	41.13	524.00	4°29'49"
C116	37.73	25.00	86°28'24"
C117	20.77	413.50	2°52'43"
C118	14.77	316.00	2°40'43"
C119	43.15	413.50	5°58'42"
C120	11.34	413.50	1°34'19"
C121	8.67	316.00	1°34'19"
C122	50.65	376.00	7°43'03"
C123	40.81	25.00	93°31'36"
C124	31.47	229.00	7°52'26"
C125	4.02	229.00	1°00'19"
C126	39.38	25.00	90°15'16"
C127	44.23	201.00	12°36'33"
C128	39.51	25.00	90°32'20"
C129	20.36	376.00	3°06'08"
C130	38.63	25.00	88°31'54"
C131	20.47	829.00	1°24'53"
C132	34.03	829.00	2°21'06"
C133	34.00	829.00	2°21'00"
C134	34.04	829.00	2°21'09"
C135	19.69	829.00	1°21'39"
C136	37.30	25.00	85°28'35"
C137	41.00	28.00	83°53'55"
C138	26.25	146.00	10°17'59"
C139	87.07	146.00	34°10'11"
C140	14.28	146.00	5°36'15"
C141	13.73	220.00	3°34'33"
C142	26.29	220.00	6°50'46"
C143	33.68	220.00	8°46'16"
C144	34.62	220.00	9°00'59"
C145	23.19	220.00	6°02'26"
C146	43.98	28.00	90°00'00"
C147	43.98	28.00	90°00'00"
C148	3.10	220.00	0°48'28"
C149	34.18	220.00	8°54'05"
C150	35.12	220.00	9°08'49"
C151	24.88	220.00	6°28'44"
C152	22.40	220.00	5°50'03"
C153	22.22	220.00	5°47'15"
C154	18.48	220.00	4°48'48"
C155	1.90	194.00	0°33'42"
C156	61.79	194.00	18°14'54"
C157	23.18	25.00	53°07'52"
C158	13.75	25.00	31°31'05"
C159	40.22	229.00	10°03'45"
C160	30.03	229.00	7°30'49"
C161	41.65	28.00	85°13'26"
C162	18.27	71.00	14°44'32"
C163	33.47	71.00	27°00'41"
C164	13.84	129.00	6°08'57"
C165	27.96	25.00	64°05'21"
C166	47.35	28.00	96°53'43"
C167	13.81	200.00	3°57'18"
C168	73.09	200.00	20°56'18"
C169	47.80	200.00	13°41'37"
C170	3.71	200.00	1°03'50"
C171	15.44	249.00	3°33'06"
C172	32.04	249.00	7°22'24"
C173	32.04	249.00	7°22'24"
C174	32.04	249.00	7°22'23"
C175	32.04	249.00	7°22'24"
C176	32.04	249.00	7°22'24"
C177	32.04	249.00	7°22'24"
C178	37.68	249.00	8°40'15"
C179	32.68	249.00	7°31'13"
C180	27.68	200.00	7°55'46"
C181	53.83	200.00	15°25'17"
C182	34.88	200.00	9°59'37"
C183	47.41	28.00	97°00'25"
C184	36.81	146.00	14°26'39"
C185	43.51	25.00	99°43'00"
C186	22.89	55.00	23°50'39"
C187	4.99	55.00	5°11'54"
C188	38.34	55.00	39°56'16"
C189	9.11	55.00	9°29'17"
C190	32.03	28.00	65°33'02"
C191	6.16	28.00	12°36'04"
C192	32.09	25.00	73°32'48"
C193	15.31	124.00	7°04'27"
C194	44.14	28.00	90°19'00"
C195	43.83	28.00	89°41'00"
C196	39.15	28.00	80°06'17"
C197	1.65	286.00	0°19'53"
C198	44.86	286.00	8°59'11"
C199	45.26	286.00	9°04'02"
C200	45.53	286.00	9°07'17"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C201	45.67	286.00	9°08'57"
C202	45.68	286.00	9°09'03"
C203	14.31	310.00	2°38'42"
C204	32.91	310.00	6°05'00"
C205	32.91	310.00	6°05'00"
C206	32.91	310.00	6°04'59"
C207	32.91	310.00	6°05'00"
C208	32.91	310.00	6°05'00"
C209	15.68	310.00	2°53'54"
C210	38.40	28.00	78°35'00"
C211	41.43	25.00	94°56'58"
C212	19.24	829.00	1°19'47"
C213	34.08	829.00	2°21'19"
C214	34.01	829.00	2°21'03"
C215	34.01	829.00	2°21'02"
C216	34.05	829.00	2°21'13"
C217	19.82	829.00	1°22'11"
C218	38.37	25.00	87°56'36"
C219	19.06	194.00	5°37'42"
C220	28.78	194.00	8°29'55"
C221	29.40	194.00	8°41'04"
C222	30.07	194.00	8°52'49"
C223	30.75	194.00	9°04'55"
C224	31.30	194.00	9°14'43"
C225	0.19	194.00	0°03'17"
C226	51.21	28.00	104°47'42"
C227	24.36	290.00	4°48'47"
C228	44.05	290.00	8°42'08"
C229	44.28	290.00	8°44'53"
C230	44.50	290.00	8°47'34"
C231	44.72	290.00	8°50'04"
C232	14.69	290.00	2°54'10"
C233	40.41	35.00	66°09'21"
C234	14.57	35.00	23°50'39"
C235	5.69	129.00	2°31'37"

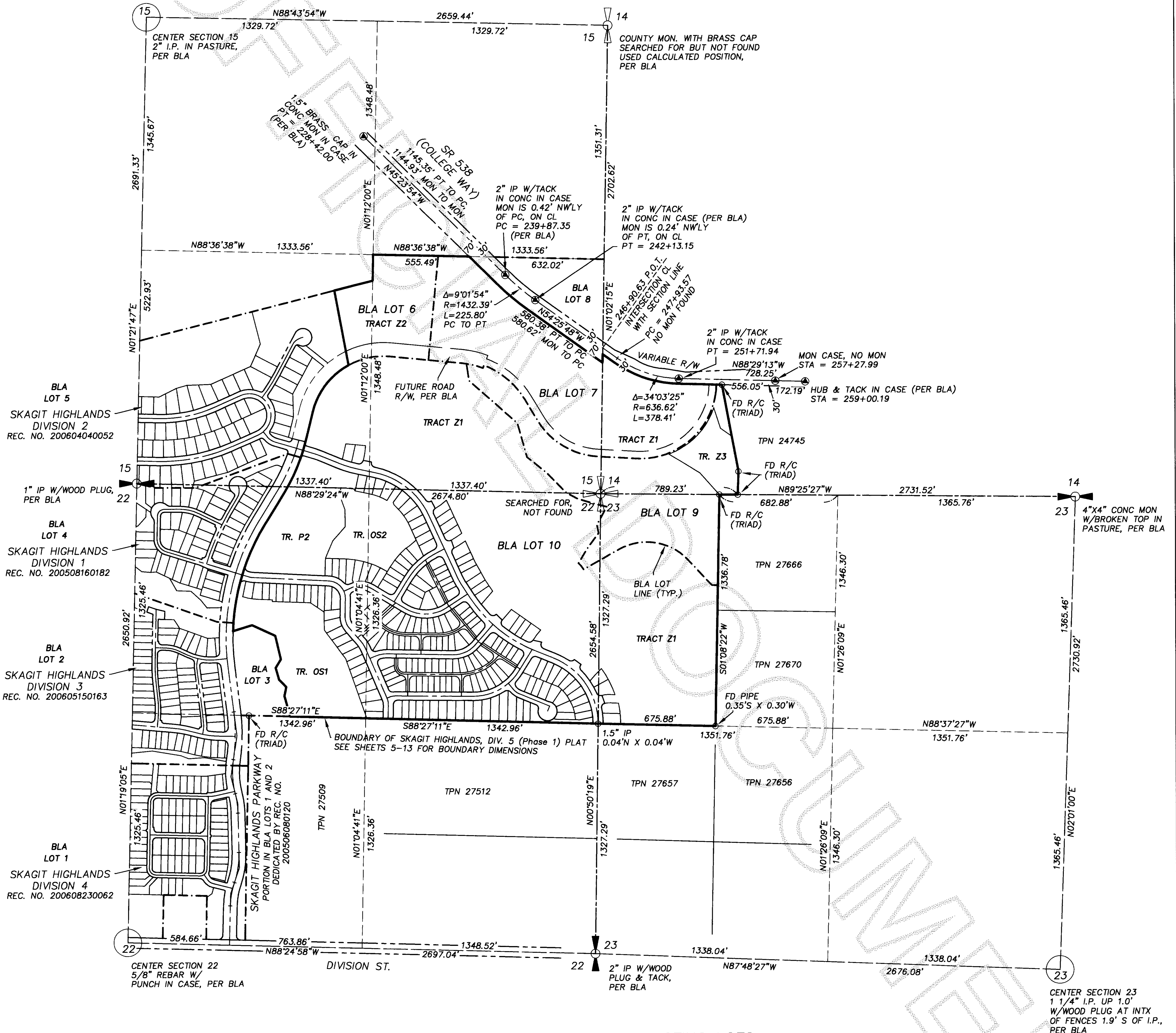
LINE TABLE		
LINE	LENGTH	BEARING
L1	19.35	N42°19'56"W
L2	66.48	N00°48'18"E
L3	5.83	N23°02'21"W
L4	30.70	N12°21'51"E
L5	35.82	N05°50'29"E
L6	23.83	N28°30'26"E

Lot #	Street Number	Street Name
1	936	Crested Butte Boulevard
2	928	Crested Butte Boulevard
333	925	Crested Butte Boulevard
332	917	Crested Butte Boulevard
331	909	Crested Butte Boulevard
330	901	Crested Butte Boulevard
329	849	Crested Butte Boulevard
328	841	Crested Butte Boulevard
327	833	Crested Butte Boulevard
326	825	Crested Butte Boulevard
325	817	Crested Butte Boulevard
324	809	Crested Butte Boulevard
323	801	Crested Butte Boulevard
366	824	Crested Butte Boulevard
367	816	Crested Butte Boulevard
368	808	Crested Butte Boulevard
369	800	Crested Butte Boulevard
411	740	Crested Butte Boulevard
410	730	Crested Butte Boulevard
409	718	Crested Butte Boulevard
408	708	Crested Butte Boulevard
407	700	Crested Butte Boulevard
406	640	Crested Butte Boulevard
405	632	Crested Butte Boulevard
412	741	Crested Butte Boulevard
413	733	Crested Butte Boulevard
414	725	Crested Butte Boulevard
415	717	Crested Butte Boulevard
416	709	Crested Butte Boulevard
417	701	Crested



Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



SECTION SUBDIVISION AND EXISTING LOTS

LEGEND:

- (R) RADIAL BEARING
- ⊙ EXISTING MONUMENT
- ⊙ CENTERLINE MONUMENT
- TPN TAX PARCEL NUMBER

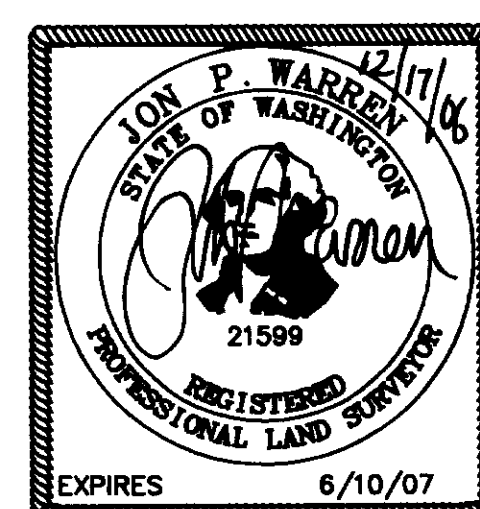
BLA - BOUNDARY LINE ADJUSTMENT
RECORD OF SURVEY, REC. NO.
200506080122, BEING AN
AMENDMENT OF SURVEY FILED
UNDER REC. NO. 200308180300

TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT



SCALE
400 0 200 400 800
(FEET)
1 INCH = 400 FT



W&HPACIFIC
3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM
TEL: (425)951-4800 FAX: (425)951-4808
Planning • Engineering • Surveying • Landscape Architecture



Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

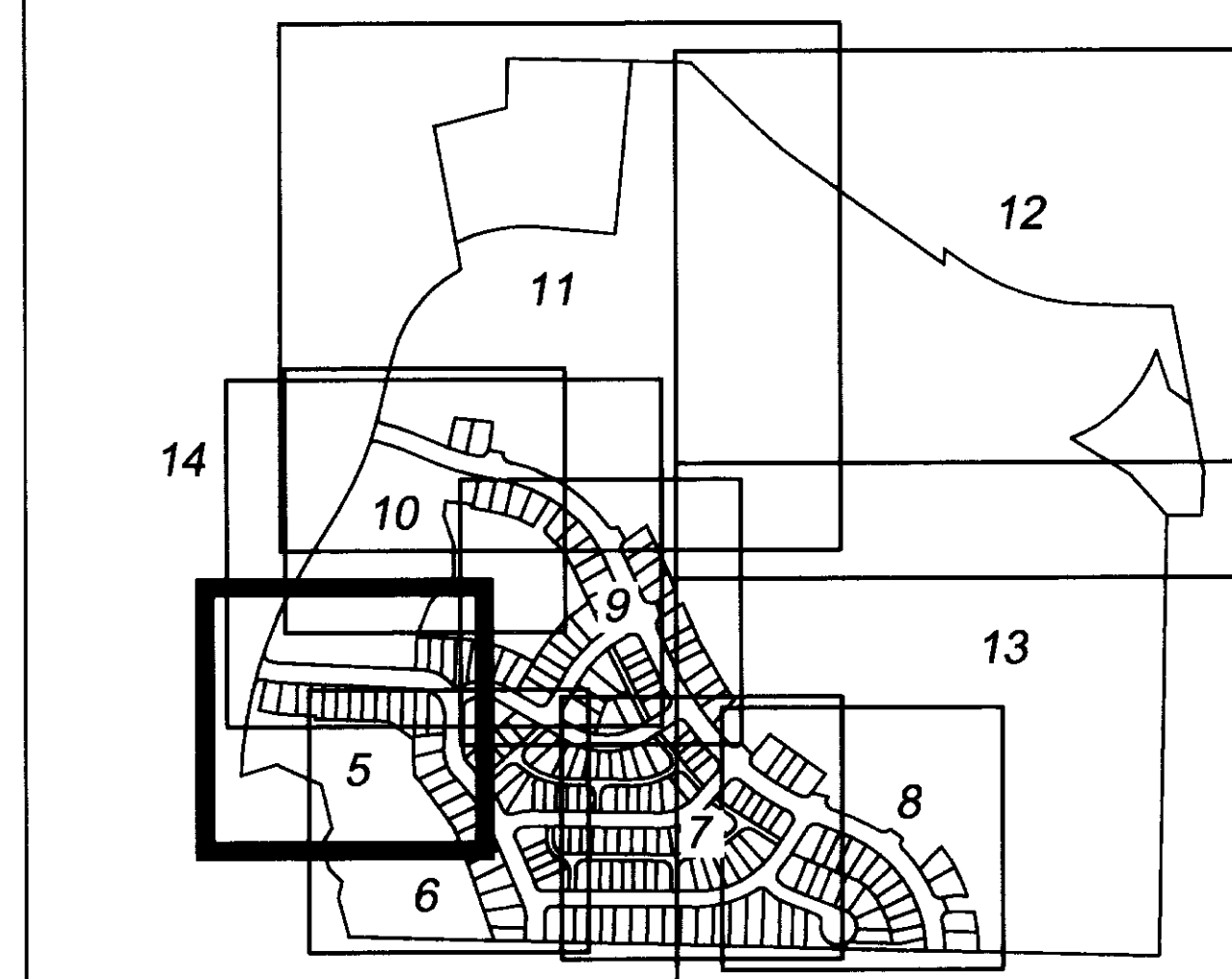
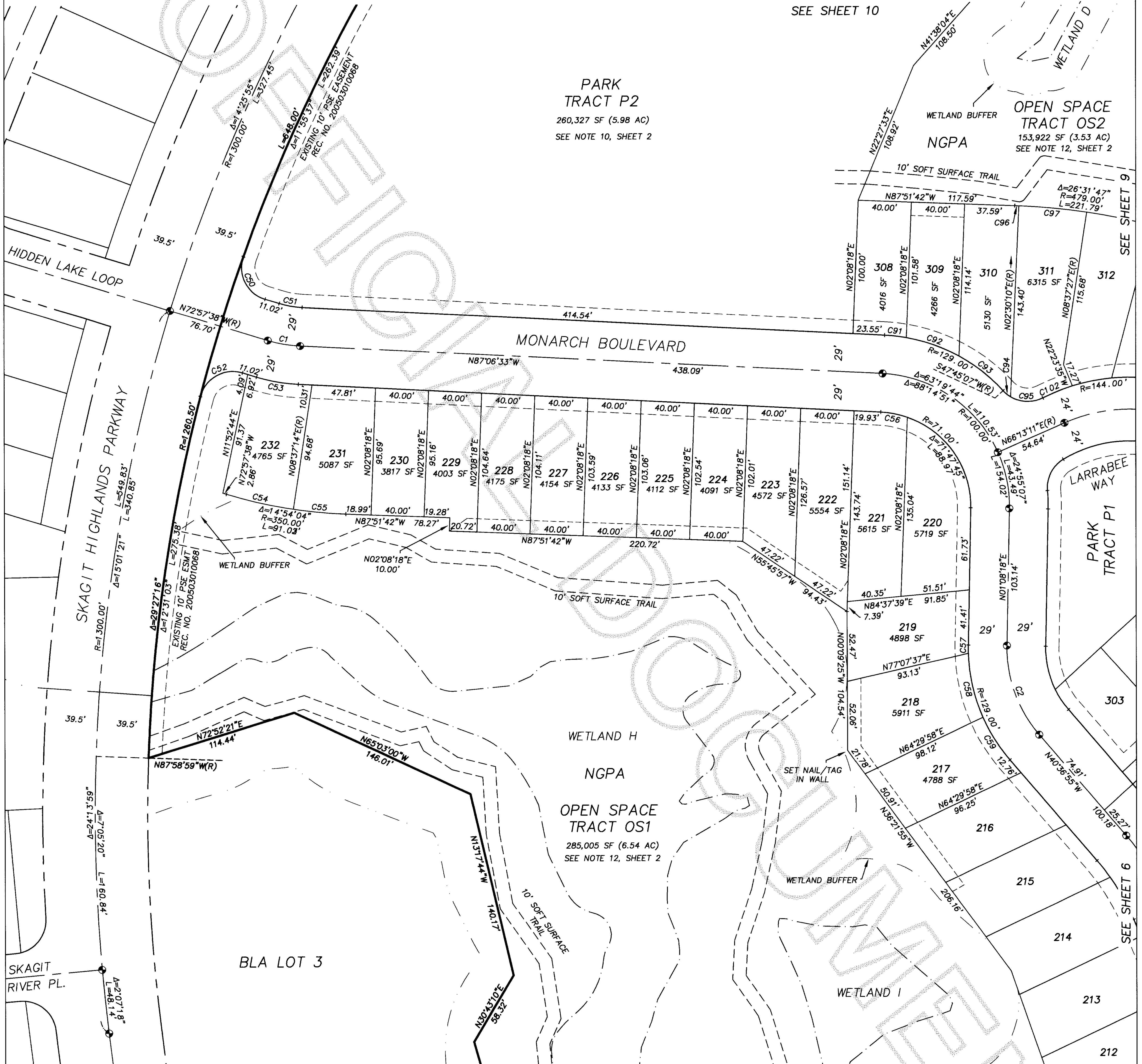
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

SEE SHEET 10

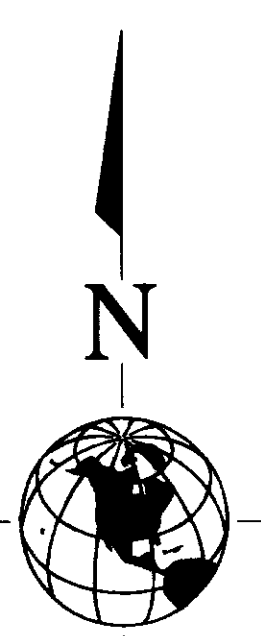
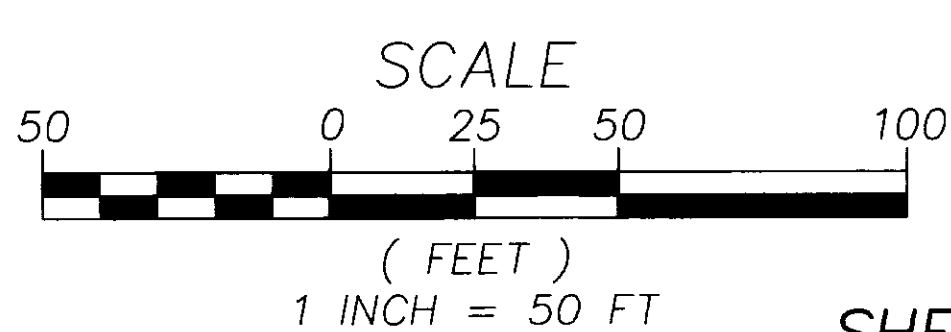
PARK
TRACT P2
260,327 SF (5.98 AC)
SEE NOTE 10, SHEET 2

OPEN SPACE
TRACT OS2
153,922 SF (3.53 AC)
SEE NOTE 12, SHEET 2



LEGEND:

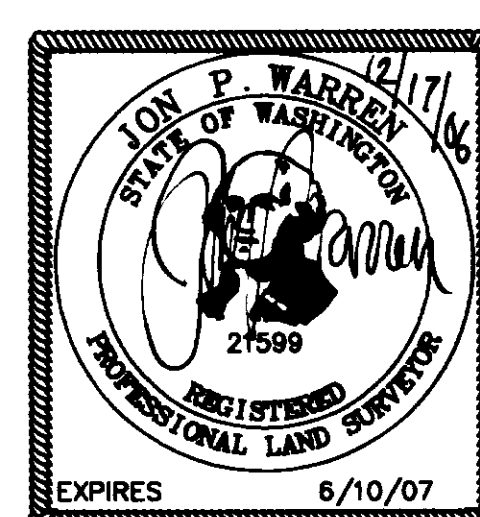
- (R) RADIAL BEARING
- CENTERLINE MONUMENT
- E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2
- E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2
- NGPA NATIVE GROWTH PROTECTION AREA
SEE NOTE ON SHEET 2



SEE SHEET 6

TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT



W&HPACIFIC
3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM
TEL: (425)951-4800 FAX: (425)951-4808
Planning • Engineering • Surveying • Landscape Architecture



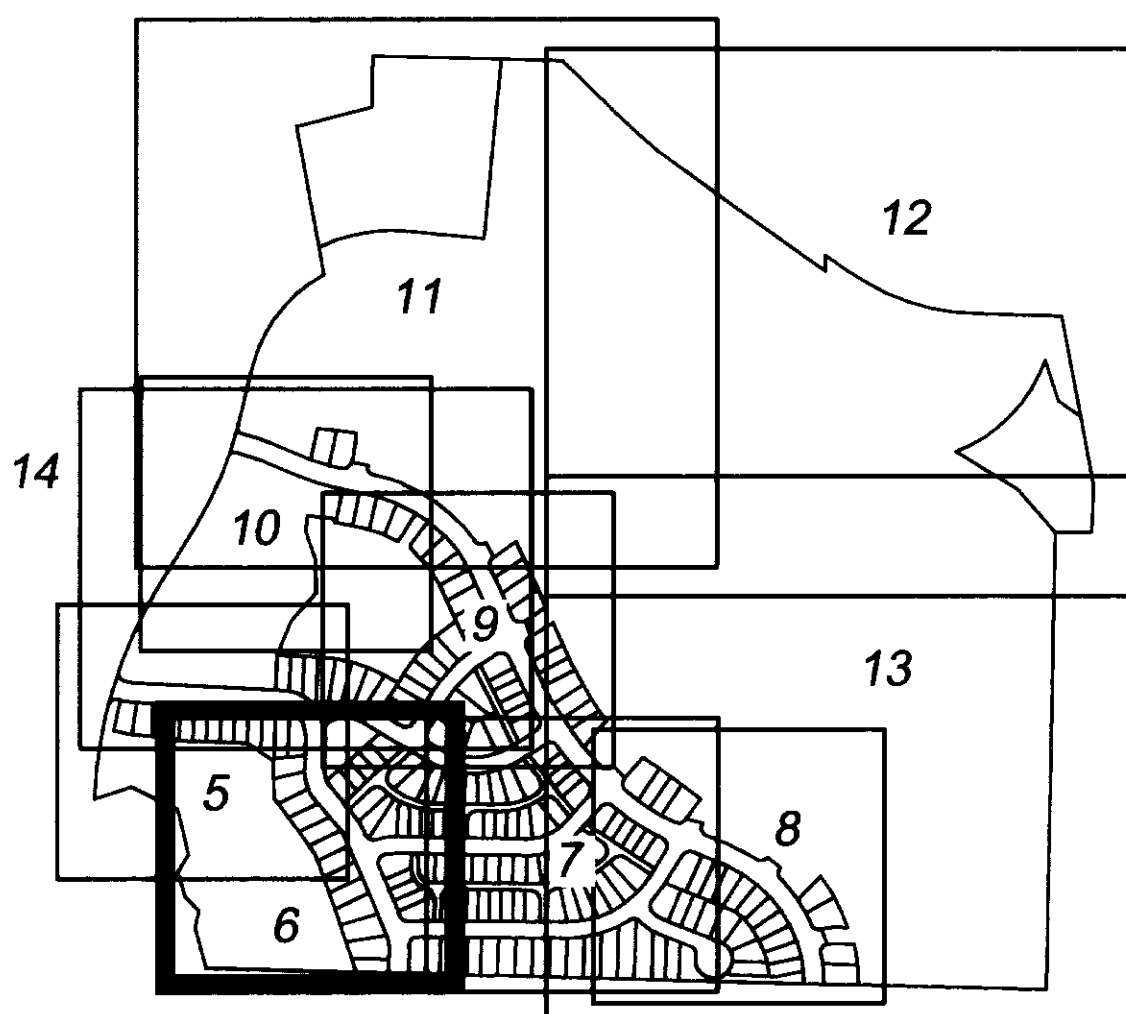
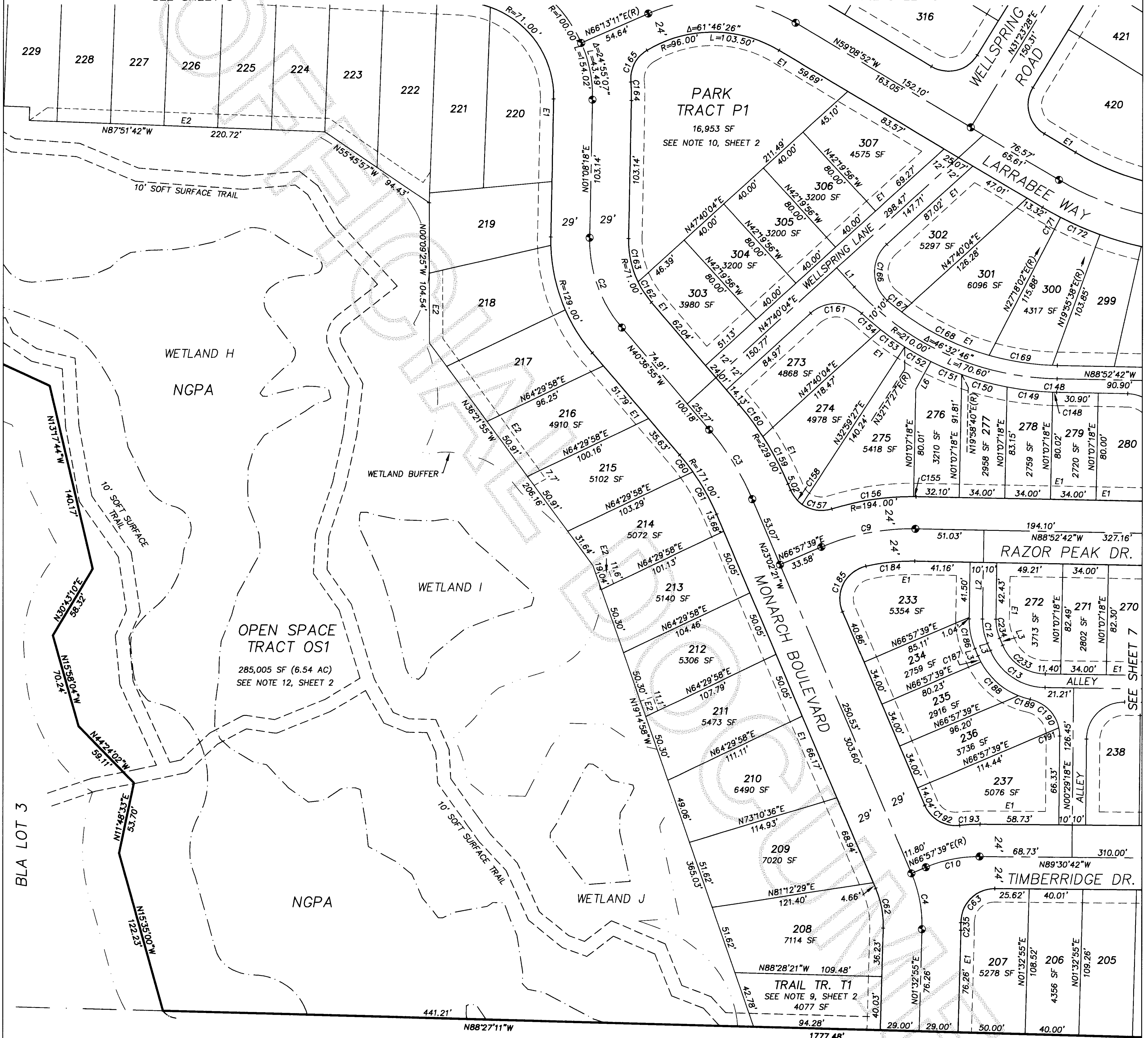
200612210067
Skagit County Auditor

12/21/2006 Page 6 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

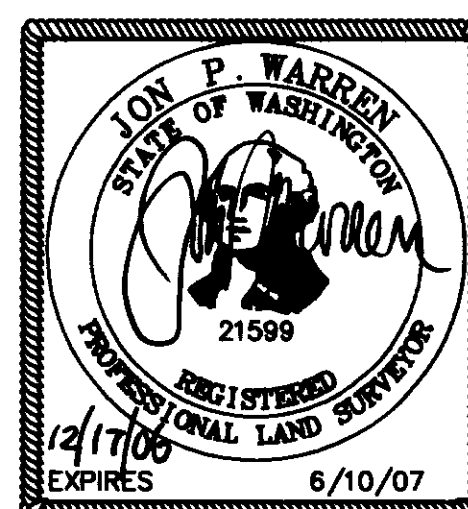
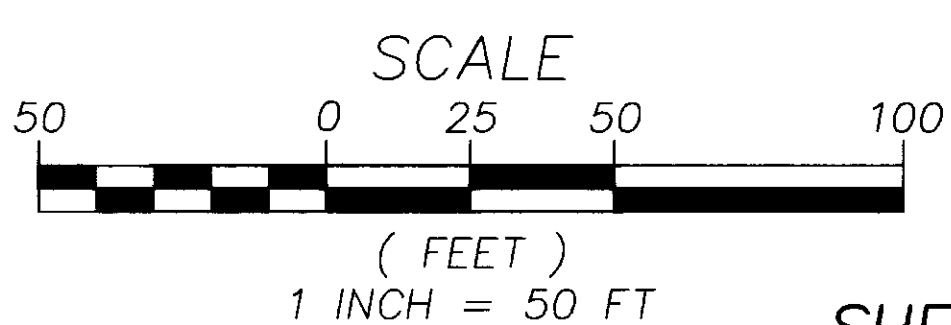
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



LEGEND:

- (R) RADIAL BEARING
- CENTERLINE MONUMENT
- E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2
- E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2
- NGPA NATIVE GROWTH PROTECTION AREA
SEE NOTE ON SHEET 2



TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT

W&H PACIFIC
3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM
TEL: (425)951-4800 FAX: (425)951-4808
Planning • Engineering • Surveying • Landscape Architecture



200612210067
Skagit County Auditor

12/21/2006 Page 7 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

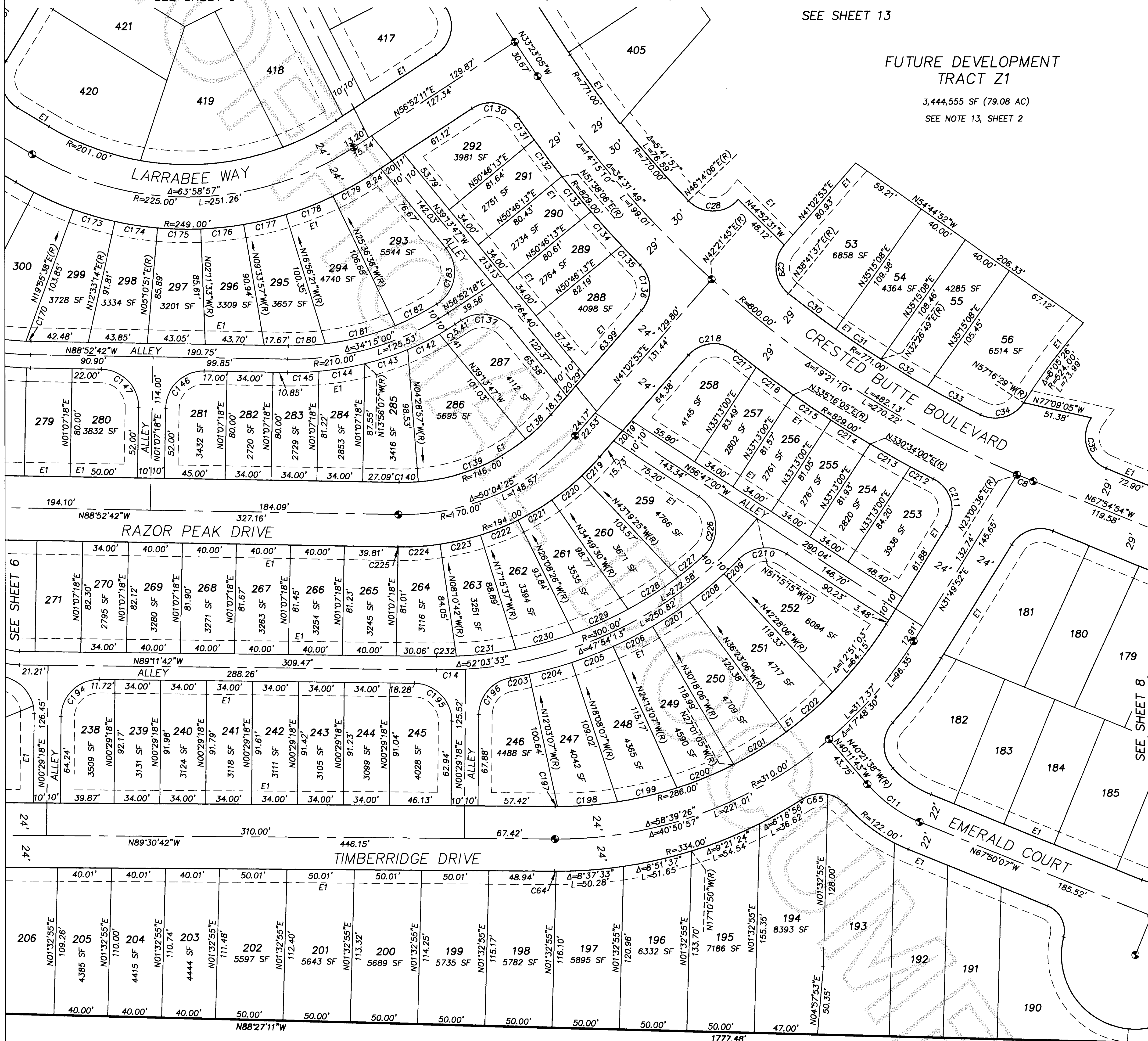
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

SEE SHEET 13

FUTURE DEVELOPMENT TRACT Z1

3,444,555 SF (79.08 AC)
SEE NOTE 13, SHEET 2





200612210067
Skagit County Auditor

12/21/2006 Page 8 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

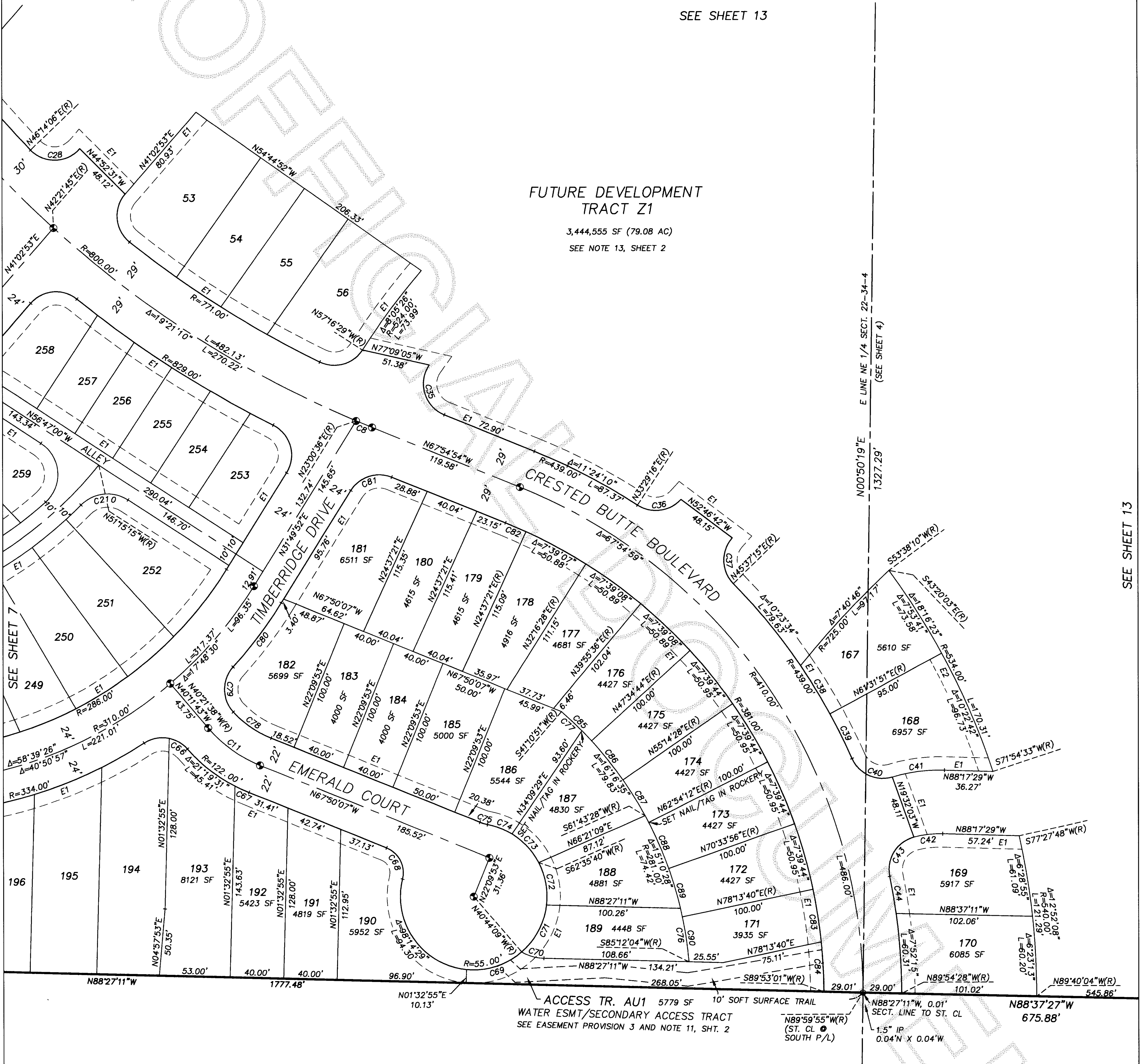
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

SEE SHEET 13

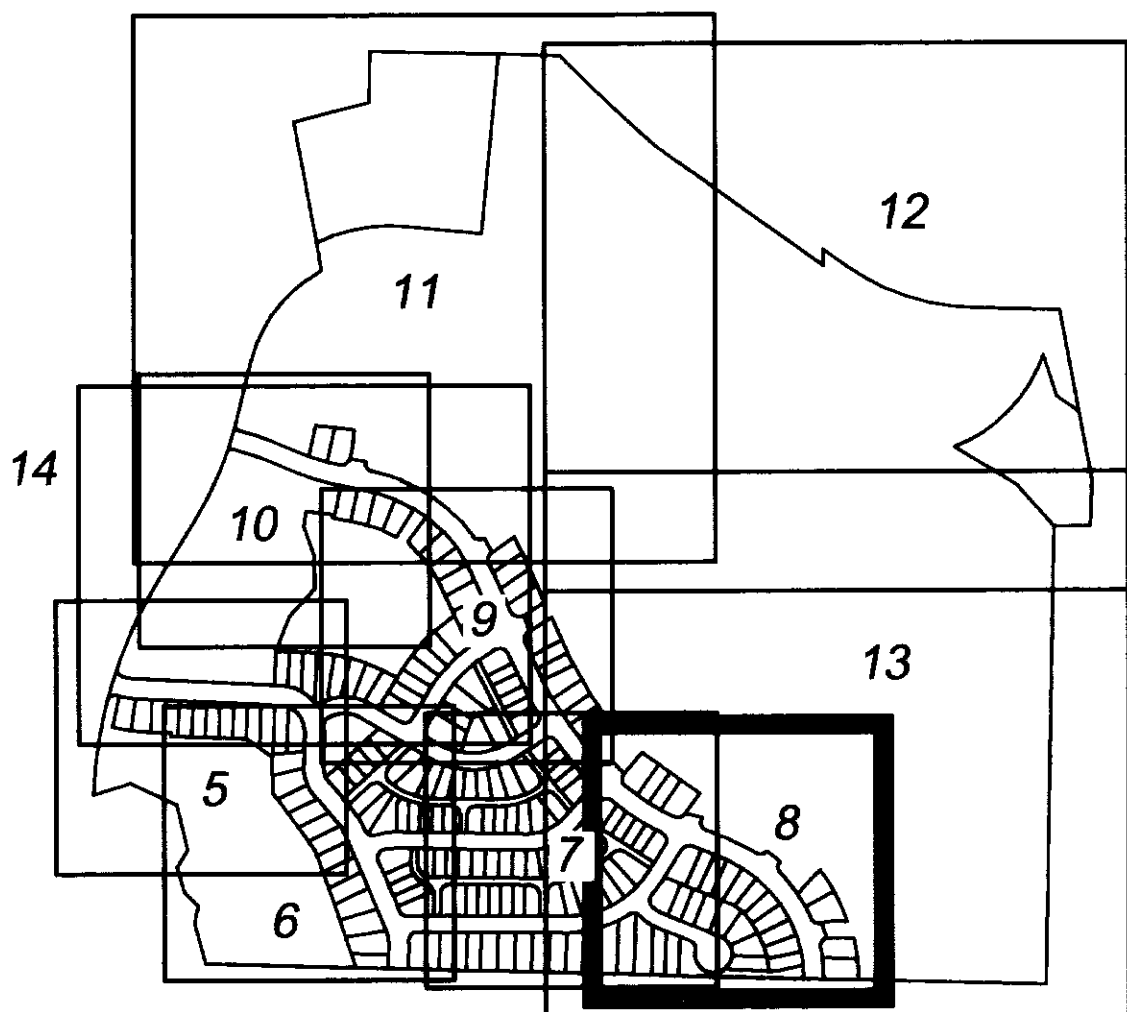
FUTURE DEVELOPMENT TRACT Z1

3,444,555 SF (79.08 AC)

SEE NOTE 13, SHEET 2

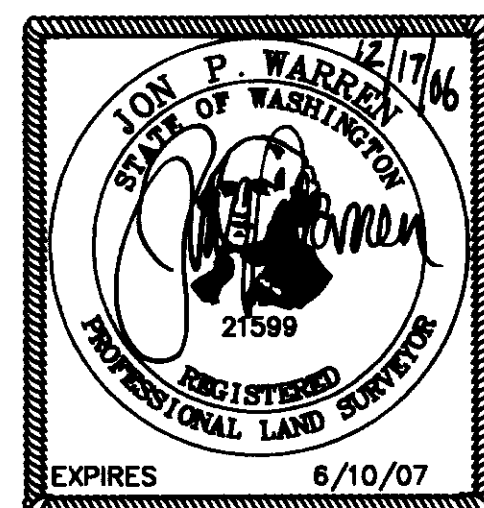
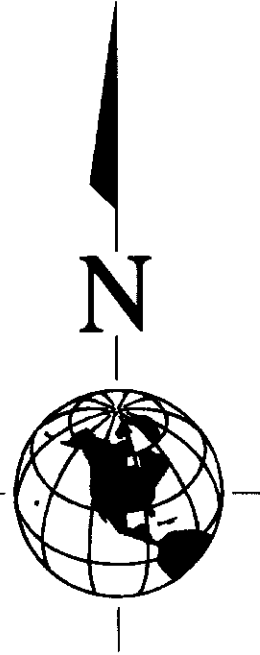
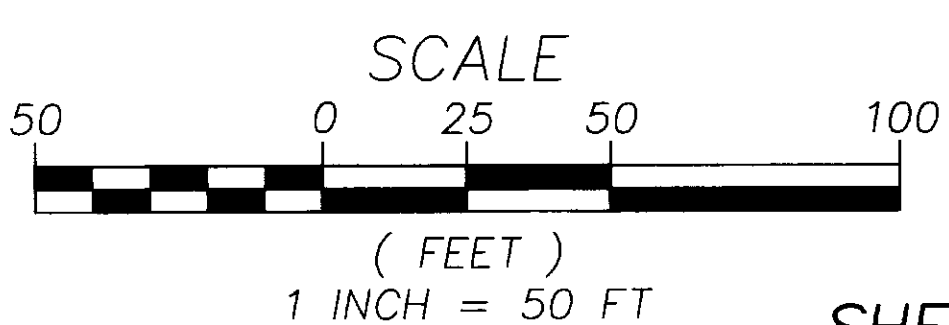


SEE SHEET 13



LEGEND:

- (R) RADIAL BEARING
- ⊙ CENTERLINE MONUMENT
- E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2
- E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2



TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT

W&HPACIFIC

3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM

TEL: (425)951-4800 FAX: (425)951-4808
Planning • Engineering • Surveying • Landscape Architecture



200612210067
Skagit County Auditor

12/21/2006 Page 9 of 34 12:17PM

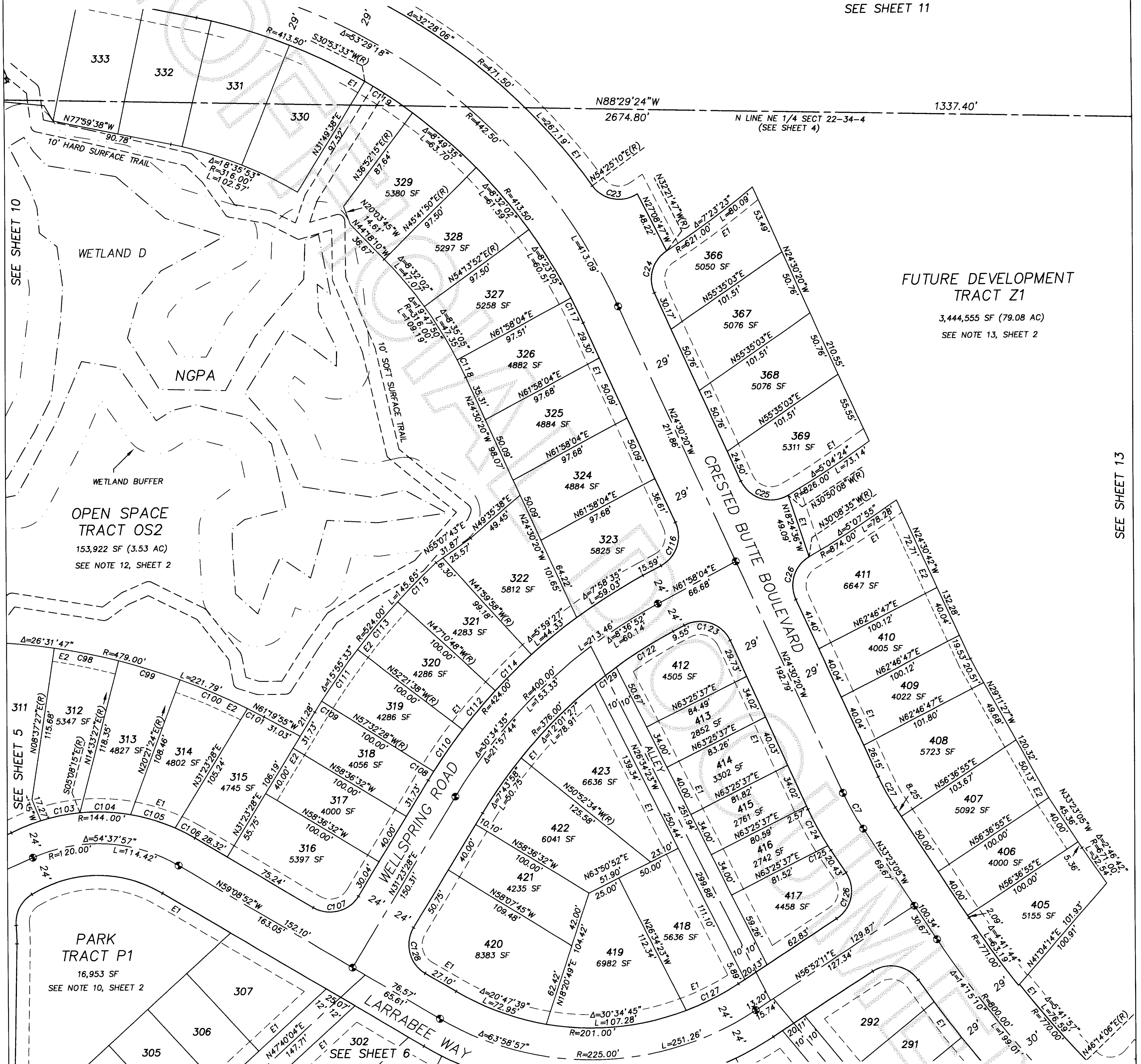
Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

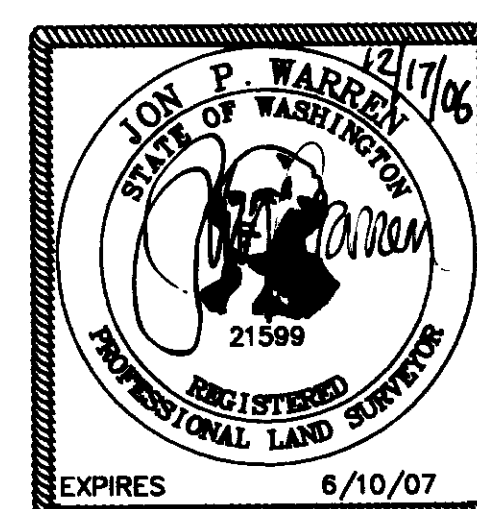
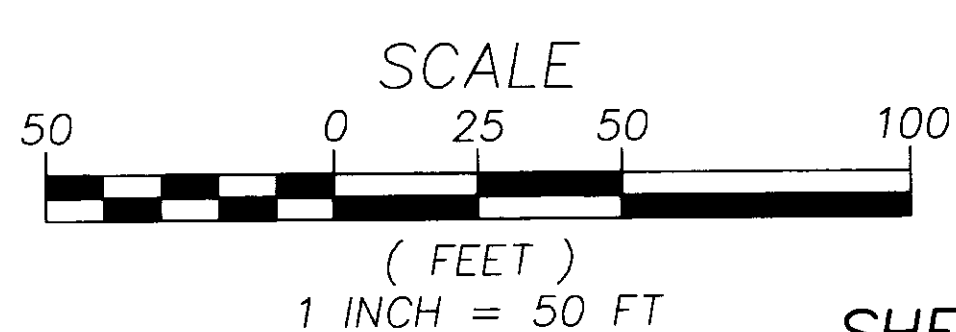
SEE SHEET 10

SEE SHEET 11



LEGEND:

- (R) RADIAL BEARING
- ⊙ CENTERLINE MONUMENT
- E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2
- E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2
- NGPA NATIVE GROWTH PROTECTION AREA
SEE NOTE ON SHEET 2



TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT

W&HPACIFIC

3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM

TEL: (425)951-4800 FAX: (425)951-4808
Planning * Engineering * Surveying * Landscape Architecture



CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

SEE SHEET 11

SEE SHEET 11

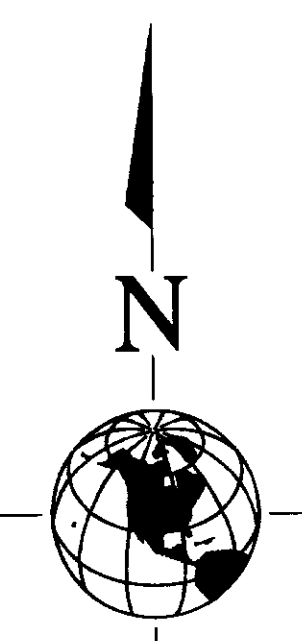
SEE SHEET 9

(R) RADIAL BEARING
 CENTERLINE MONUMENT

E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2

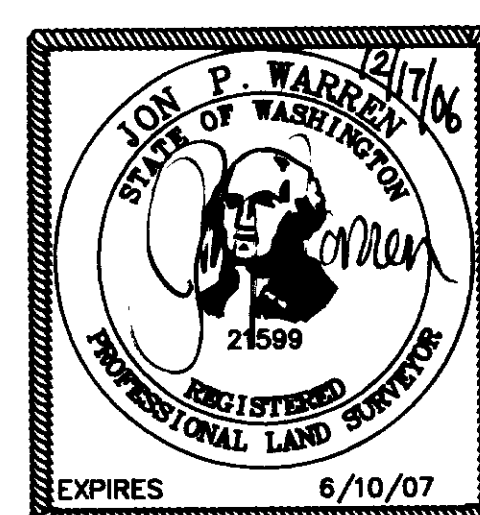
E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2

NGPA NATIVE GROWTH PROTECTION AREA
SEE NOTE ON SHEET 2



50 0 25 50 100

(FEET)
1 INCH = 50 FT

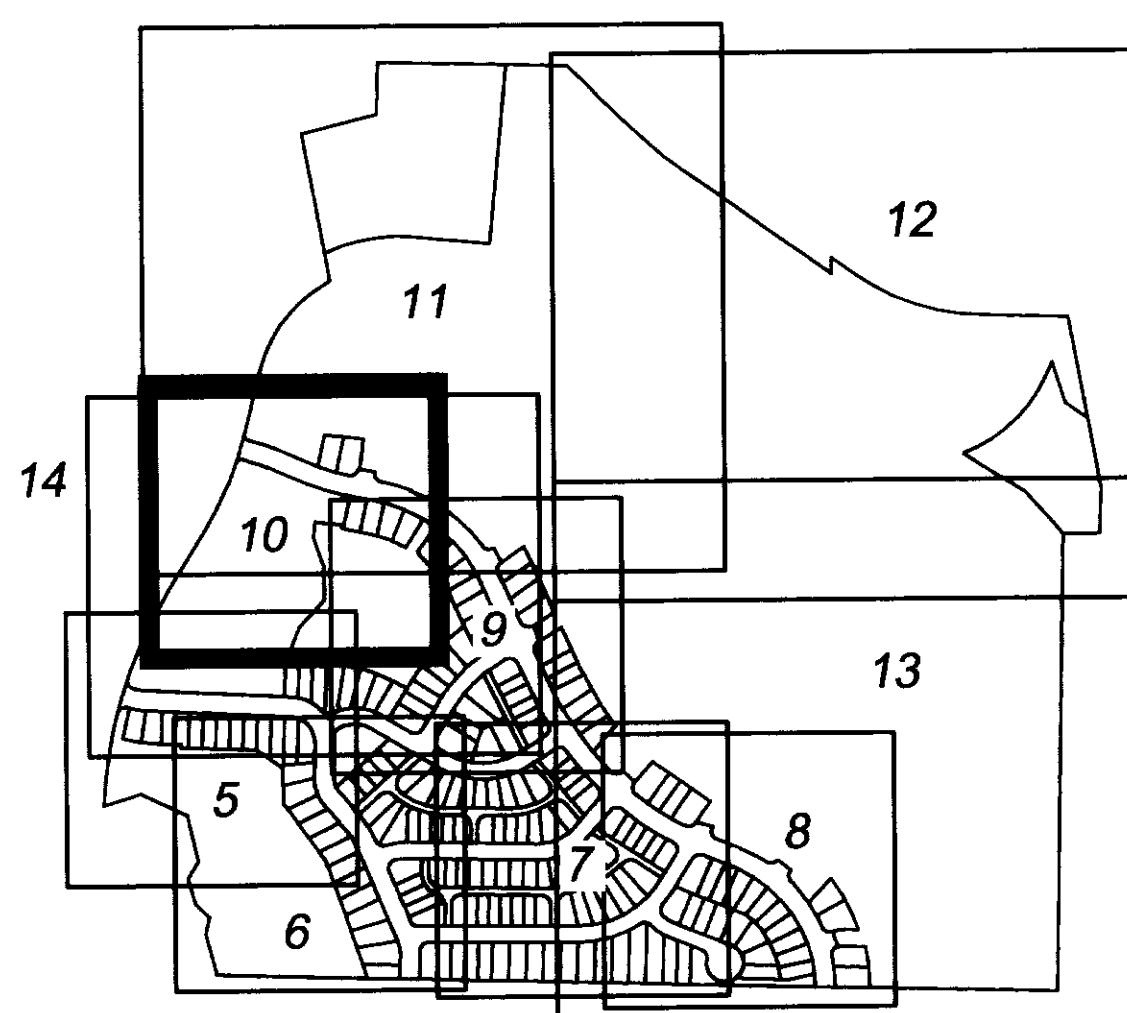


AU - ACCESS, UTILITY
OS - OPEN SPACE
P - PARK
T - TRAIL
Z - FUTURE DEVELOPMENT

W&H PACIFIC

3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM

TEL: (425)951-4800 FAX: (425)951-4808
Planning * Engineering * Surveying * Landscape Architecture





200612210067
Skagit County Auditor

12/21/2006 Page 11 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

SKAGIT HIGHLANDS
DIVISION 2
200604040052

FUTURE DEVELOPMENT TRACT Z2

248,885 SF (5.71 AC)
SEE NOTE 13, SHEET 2

FUTURE DEVELOPMENT TRACT Z1

3,444,555 SF (79.08 AC)
SEE NOTE 13, SHEET 2

FUTURE DEVELOPMENT TRACT Z1

3,444,555 SF (79.08 AC)
SEE NOTE 13, SHEET 2

LEGEND:

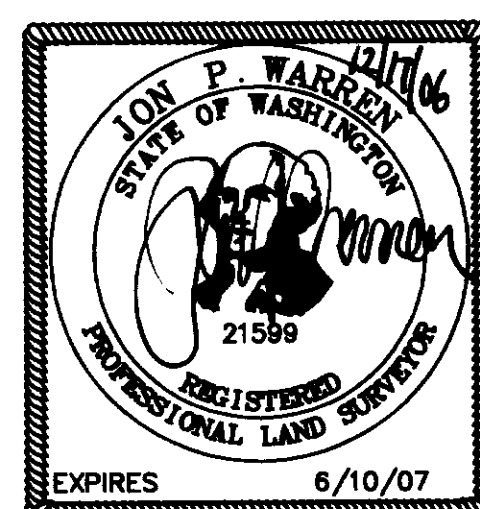
- (R) RADIAL BEARING
- EXISTING MONUMENT
- CENTERLINE MONUMENT

E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2

E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2

SCALE

100 0 50 100 200
(FEET)
1 INCH = 100 FT



TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT

W&HPACIFIC

3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM

TEL: (425)951-4800 FAX: (425)951-4808
Planning * Engineering * Surveying * Landscape Architecture



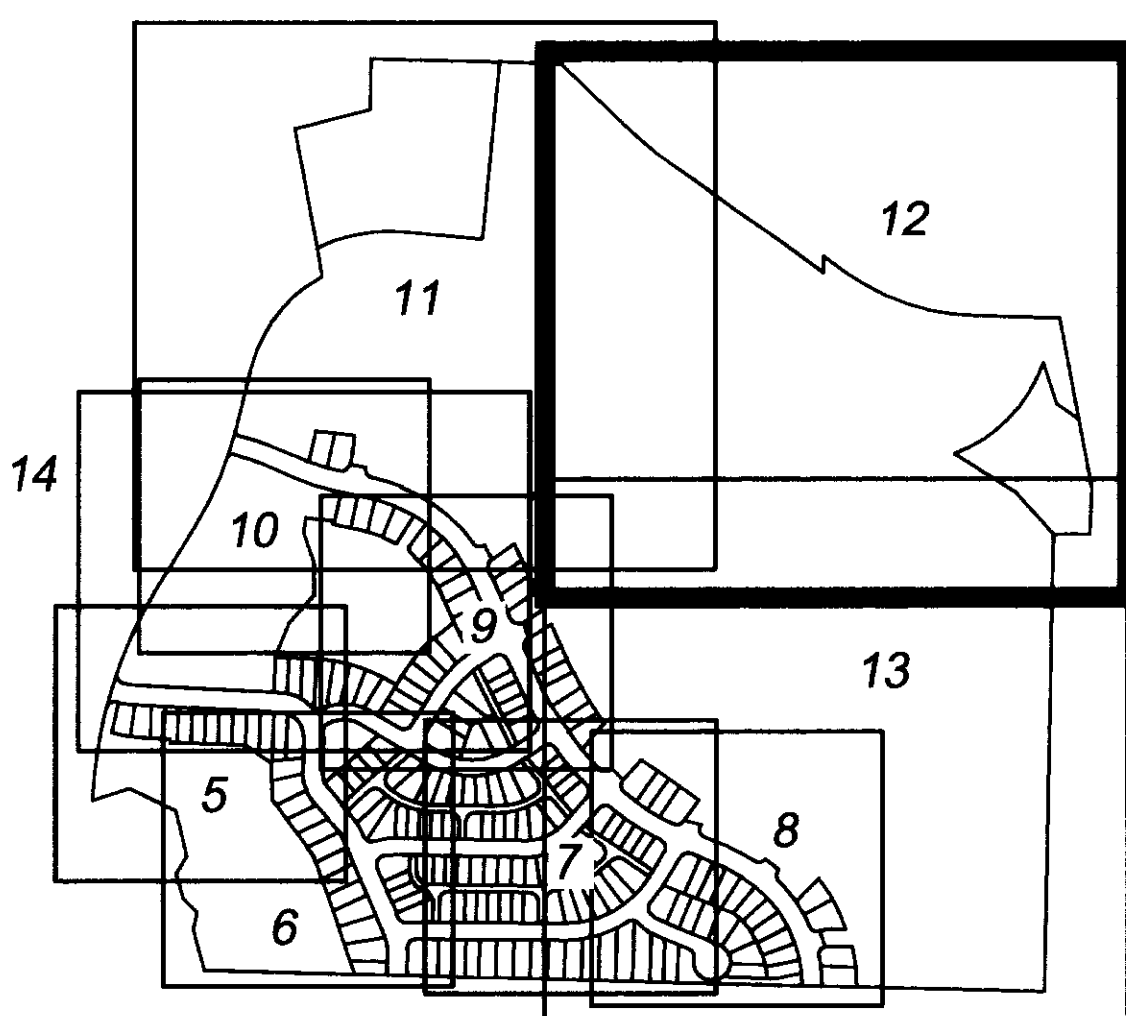
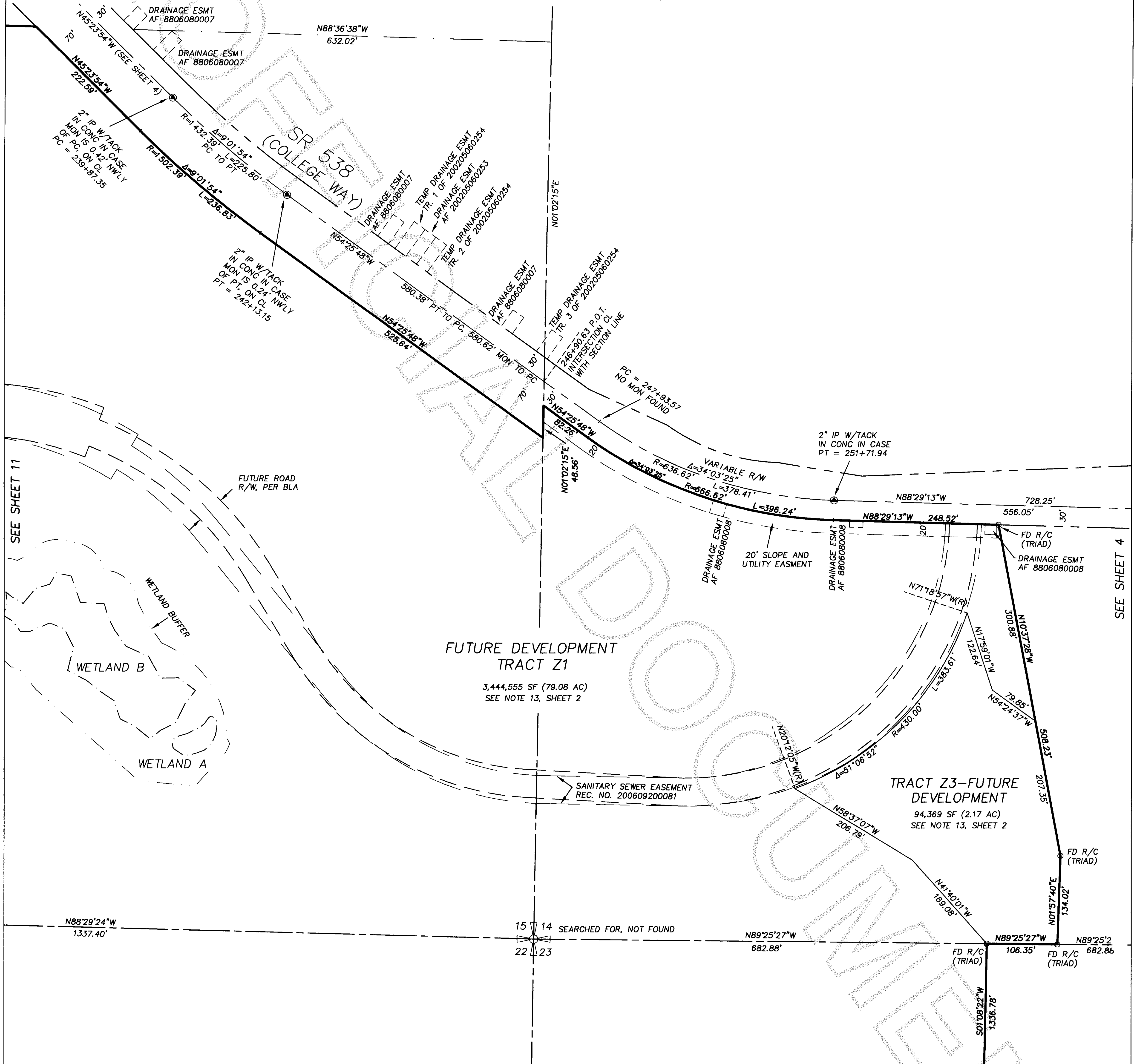
200612210067
Skagit County Auditor

12/21/2006 Page 12 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



LEGEND:

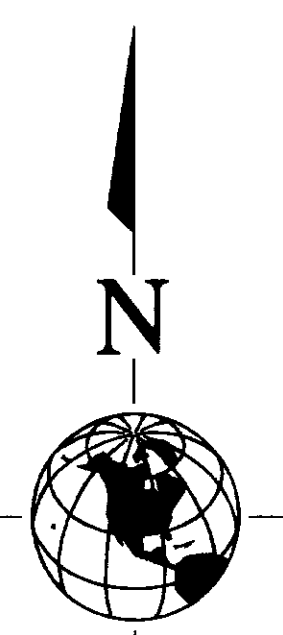
- (R) RADIAL BEARING
- EXISTING MONUMENT
- CENTERLINE MONUMENT

E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2

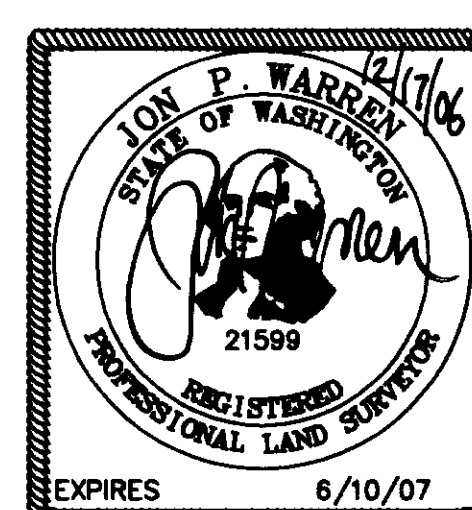
E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2



(FEET)
1 INCH = 100 FT



SEE SHEET 13



TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT

W&H PACIFIC

3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM

TEL: (425)951-4800 FAX: (425)951-4808
Planning * Engineering * Surveying * Landscape Architecture



200612210067
Skagit County Auditor

12/21/2006 Page 13 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

SEE SHEET 12

TRACT Z3-FUTURE
DEVELOPMENT
94,369 SF (2.17 AC)
SEE NOTE 13, SHEET 2

N88°29'24"W
1337.40'

15 14 SEARCHED FOR, NOT FOUND
22 23

N89°25'27"W
682.88'

N89°25'27"W
106.35'

FD R/C
(TRIAD)

S01°57'40"W
134.02'

FD R/C
(TRIAD)

SEE SHEET 9

FUTURE DEVELOPMENT
TRACT Z1

3,444,555 SF (79.08 AC)
SEE NOTE 13, SHEET 2

SEE SHEET 8

S00°50'19"W
1327.29'

1336.78'

N01°08'22"E

FD PIPE
0.35'S X 0.30'W

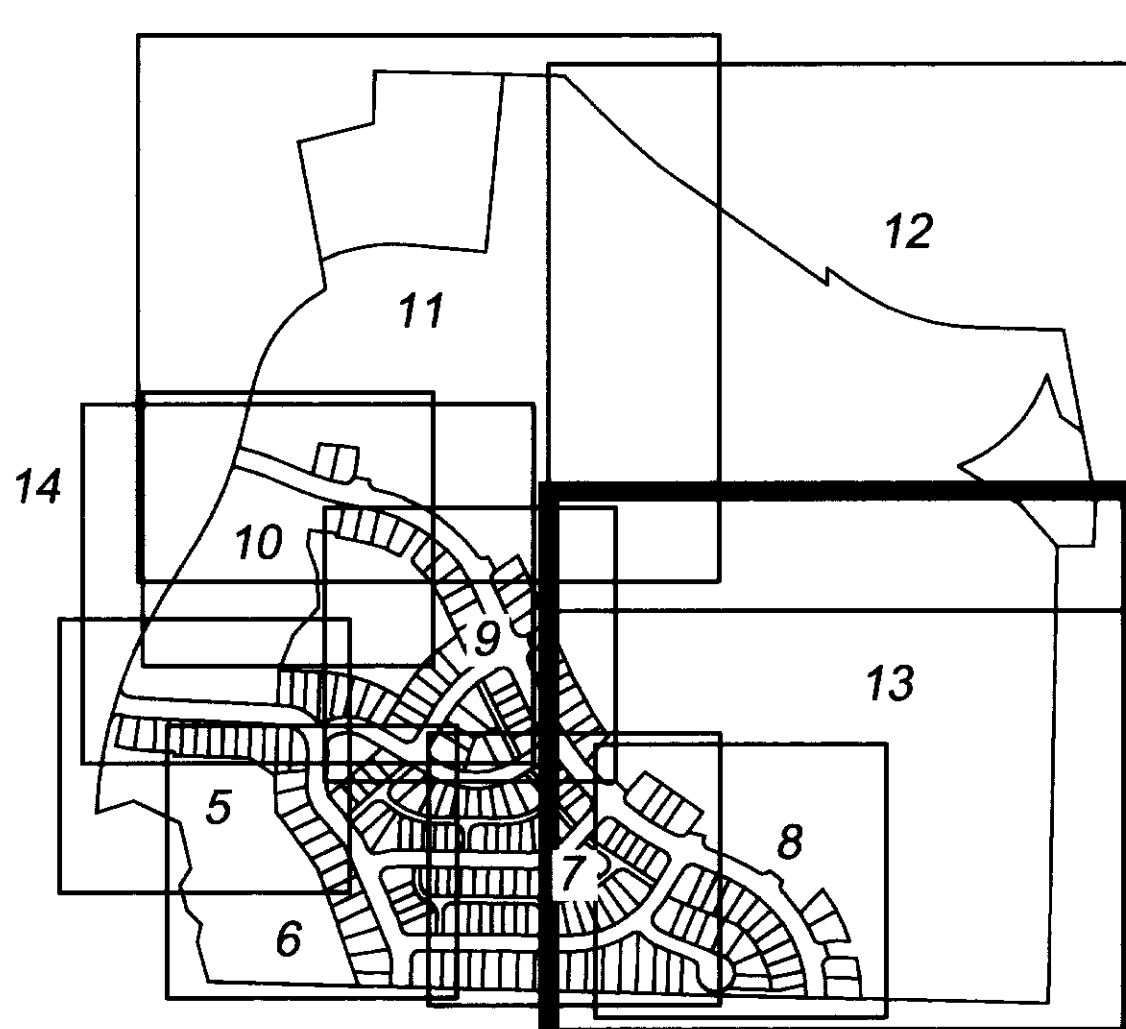
N88°37'27"W
675.88'

545.86'

1777.48'

10' SOFT SURFACE TRAIL
ACCESS TR. AU1
WATER ESMT/SECONDARY ACCESS TRACT
SEE EASEMENT PROVISION 3 AND NOTE 11, SHT. 2

1.5" IP
0.04'N X 0.04'W

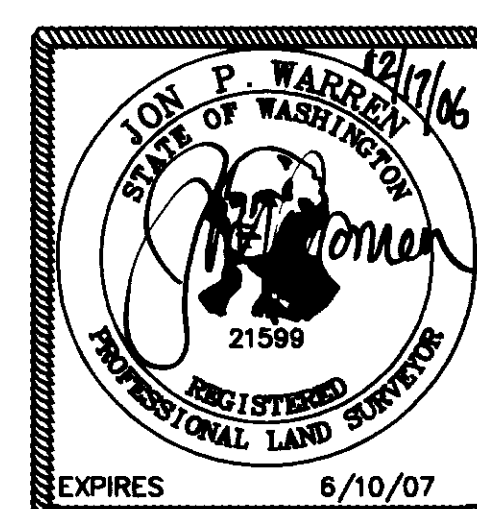
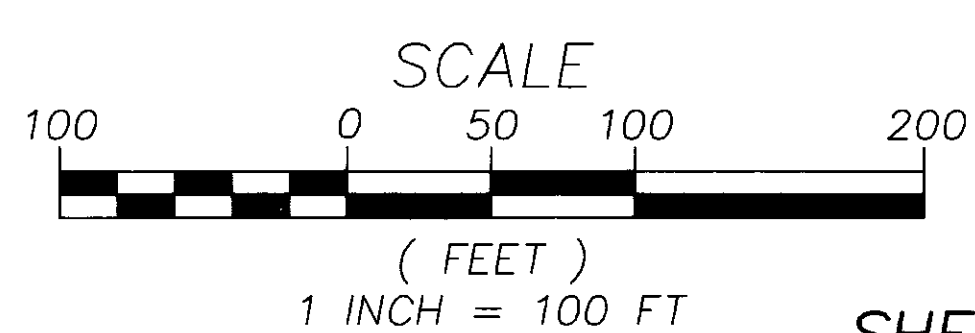


LEGEND:

- (R) RADIAL BEARING
- ⊙ CENTERLINE MONUMENT

E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2

E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2



TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT

W&HPACIFIC

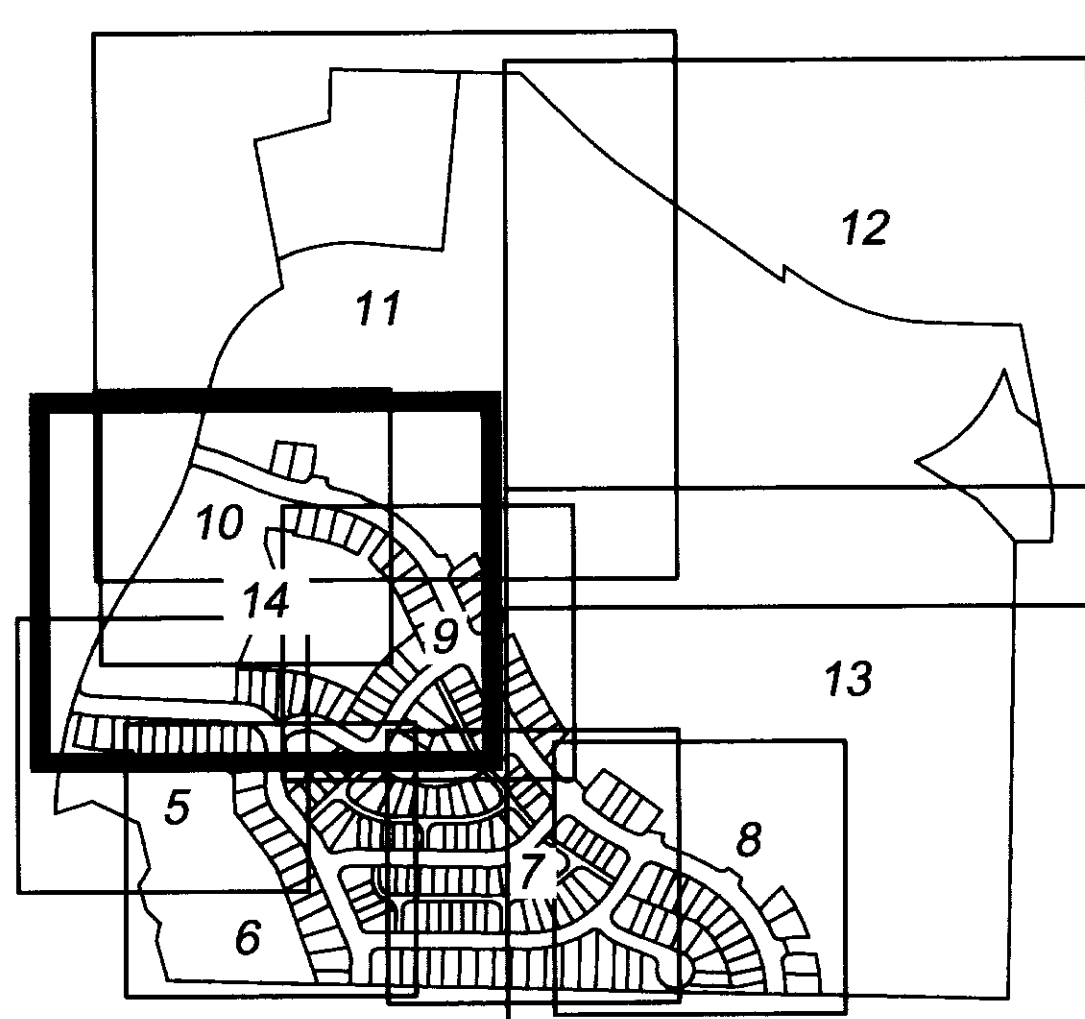
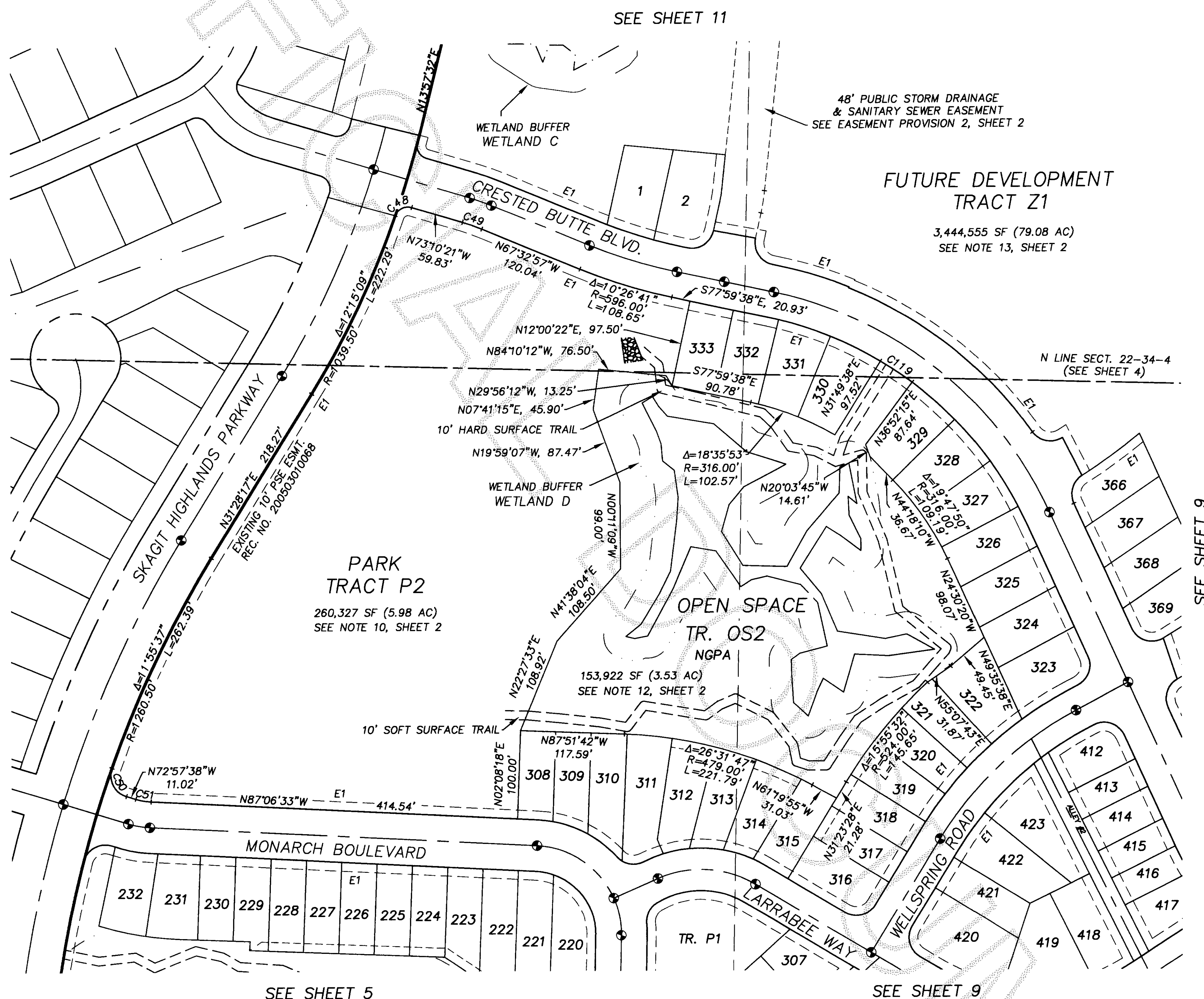
3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM

TEL: (425)951-4800 FAX: (425)951-4808
Planning • Engineering • Surveying • Landscape Architecture

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

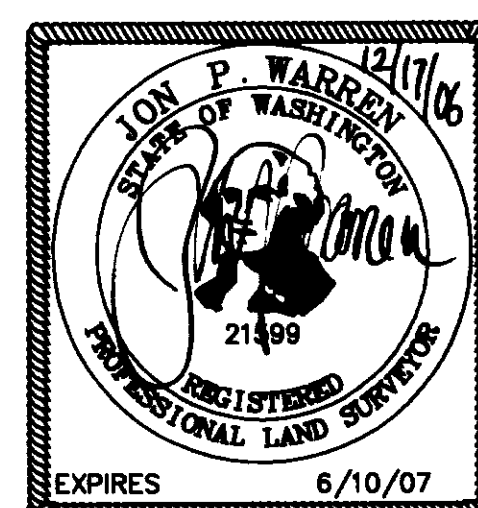
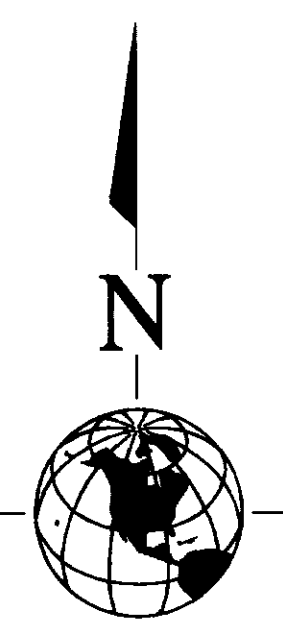
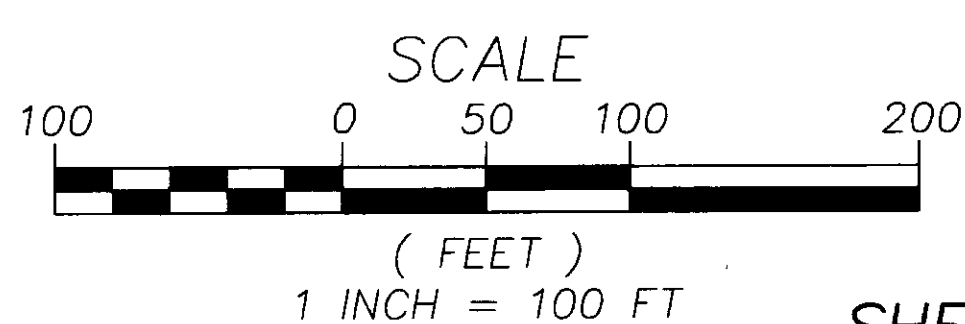
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



LEGEND:

- (R) RADIAL BEARING
- ⊙ EXISTING MONUMENT
- ⊙ CENTERLINE MONUMENT
- E1 10' UTILITY EASEMENT
SEE EASEMENT PROVISION 1, SHEET 2
- E2 10' PRIVATE STORM DRAINAGE EASEMENT,
SEE EASEMENT PROVISION 4, SHEET 2



TRACTS:

- AU - ACCESS, UTILITY
- OS - OPEN SPACE
- P - PARK
- T - TRAIL
- Z - FUTURE DEVELOPMENT

W&HPACIFIC

3350 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM

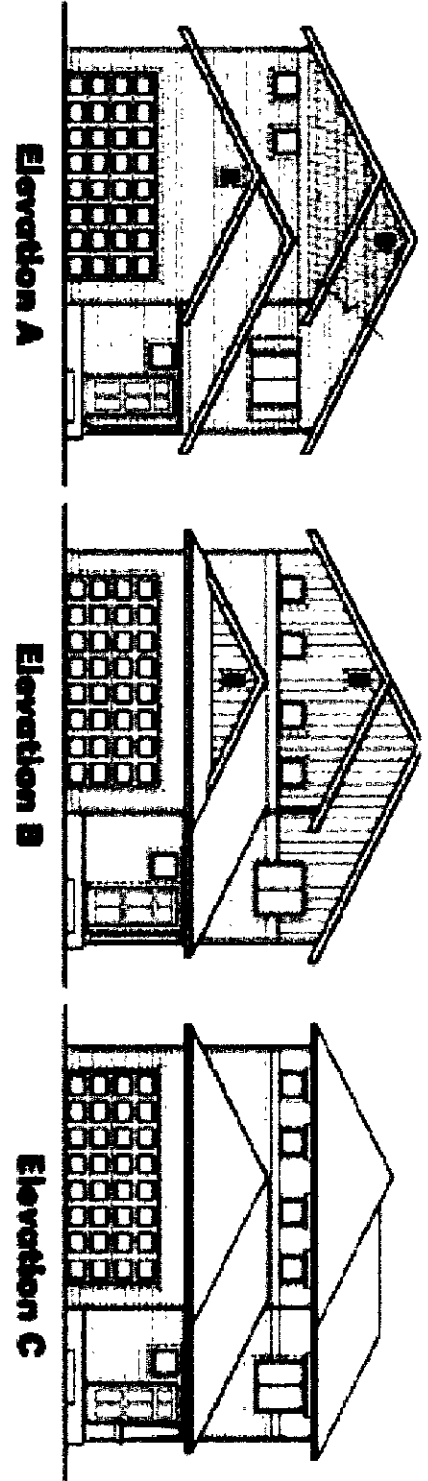
TEL: (425)951-4800 FAX: (425)951-4808
Planning • Engineering • Surveying • Landscape Architecture



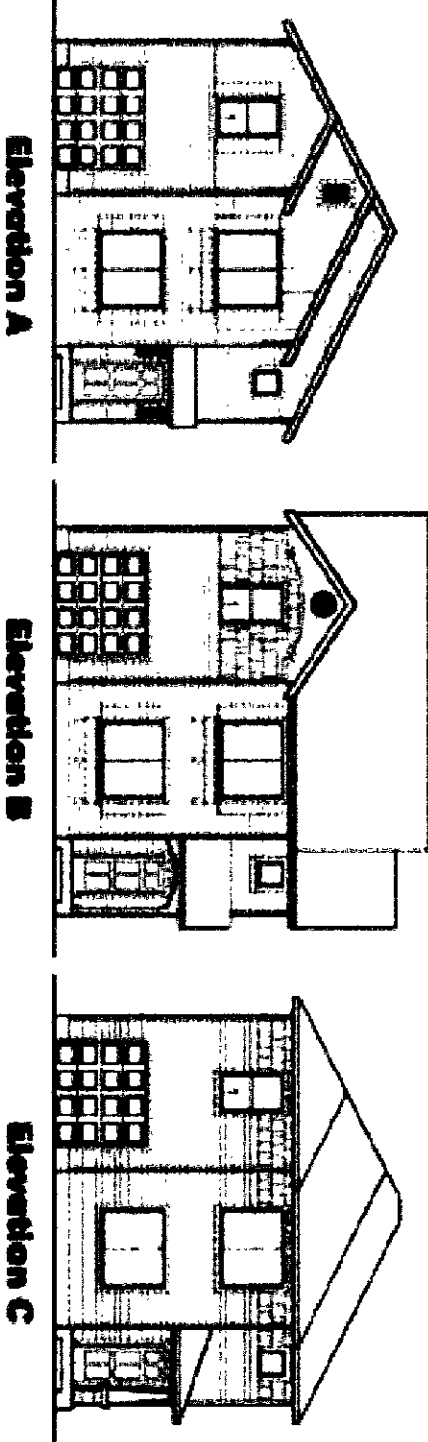
200612210067
Skagit County Auditor

12/21/2006 Page 15 of 34 12:17PM

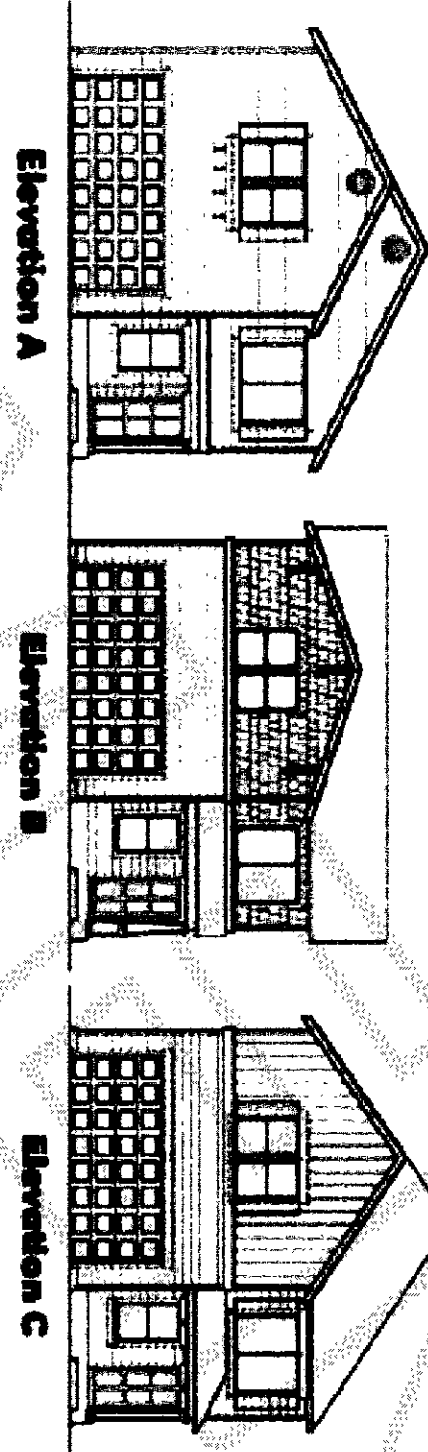
1130



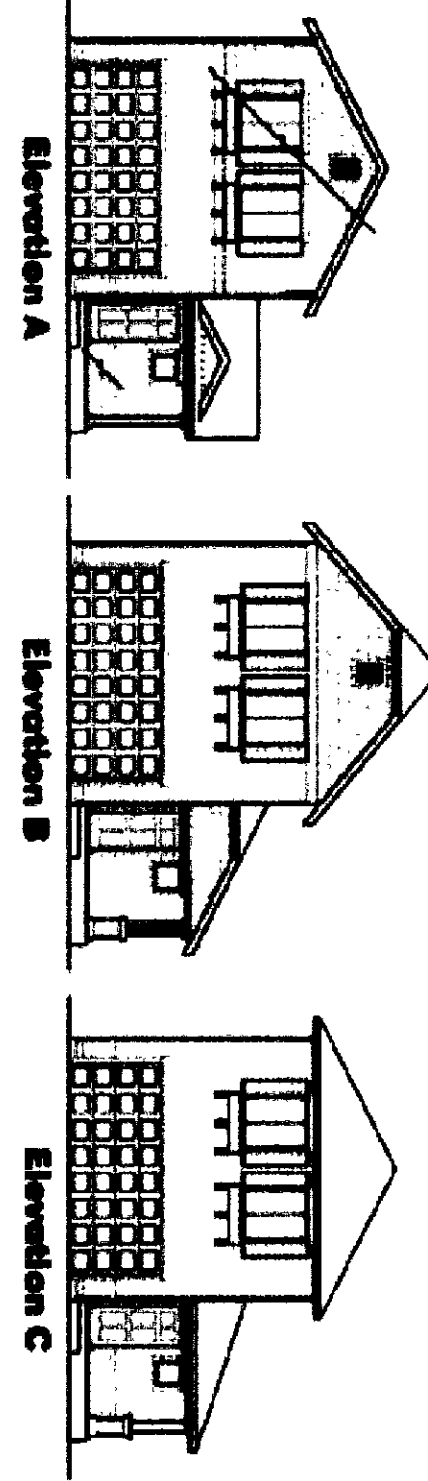
1650



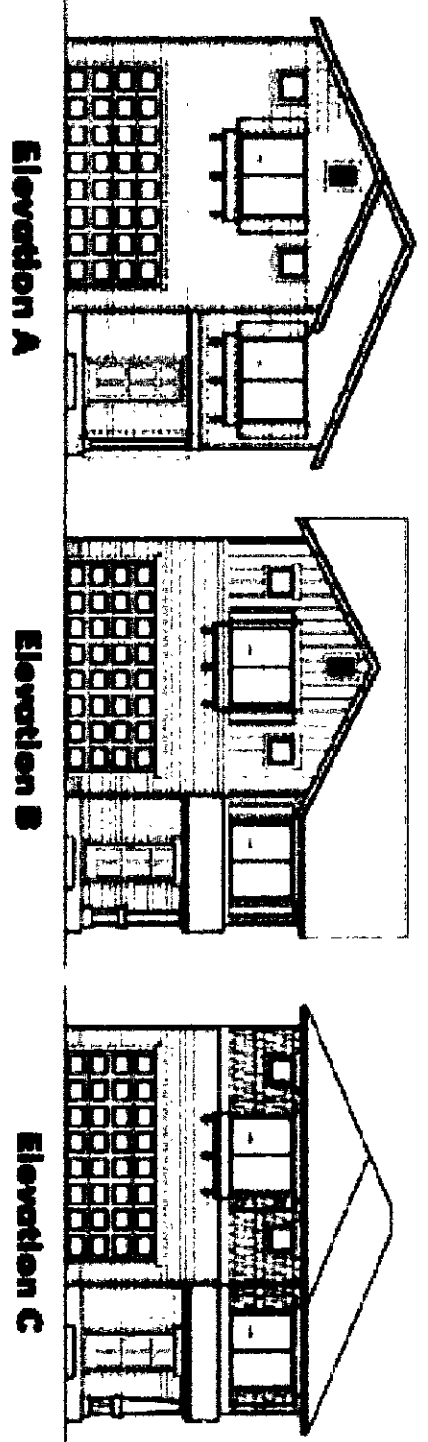
2200



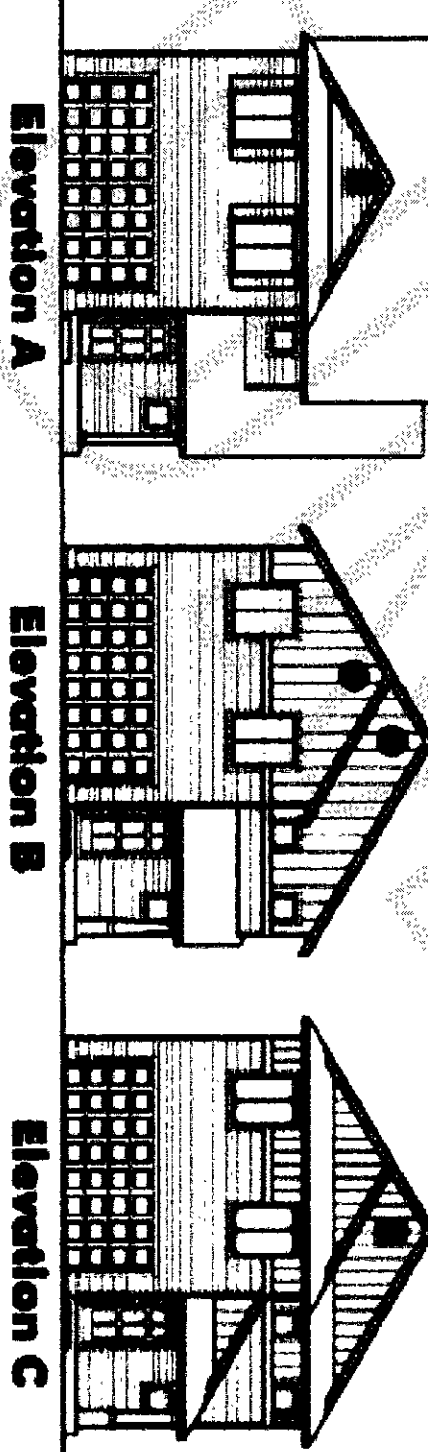
1230



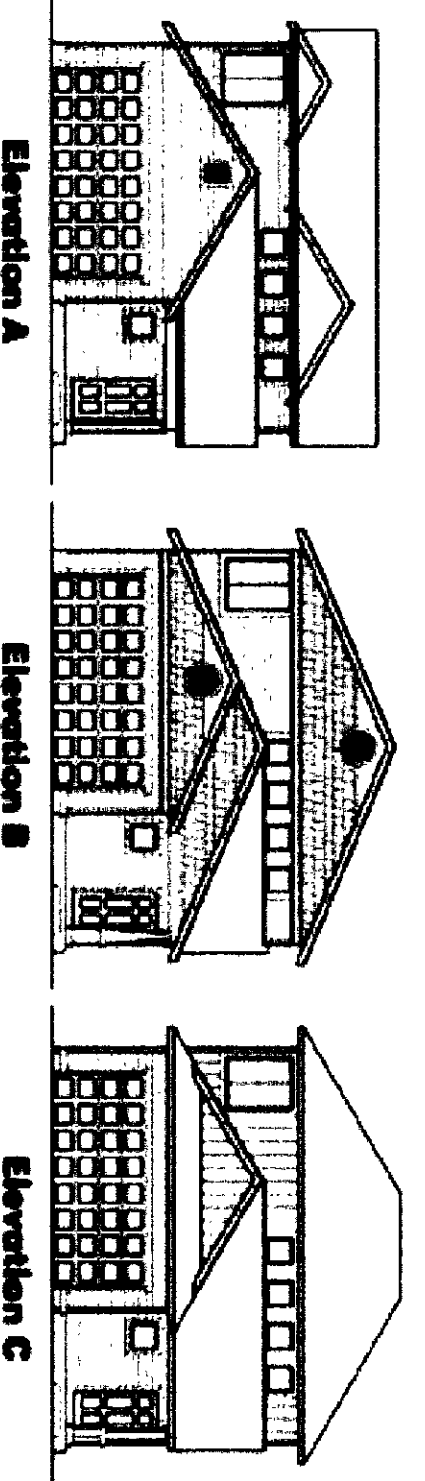
1700



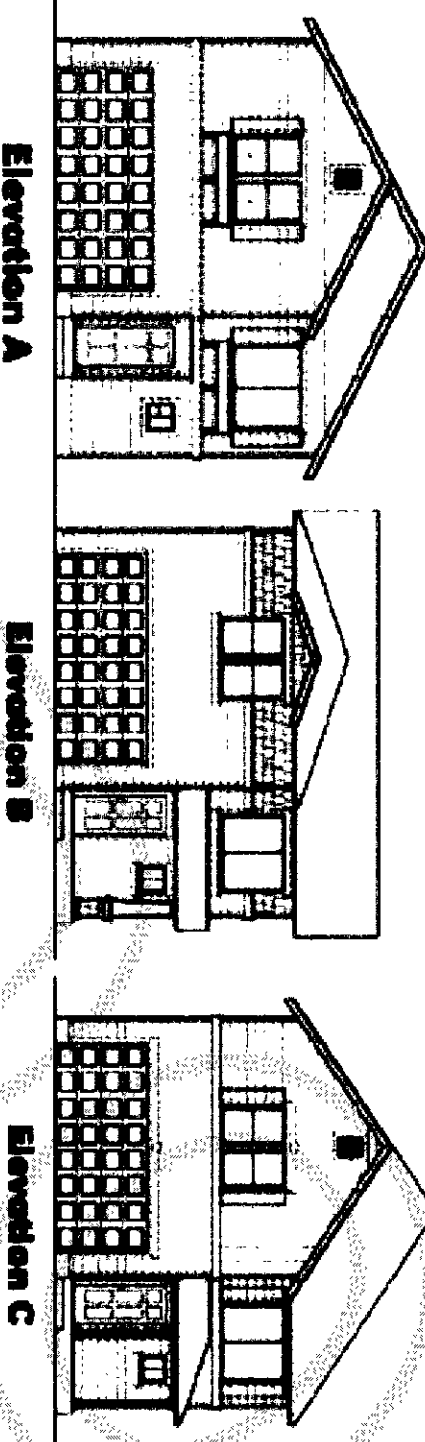
2330



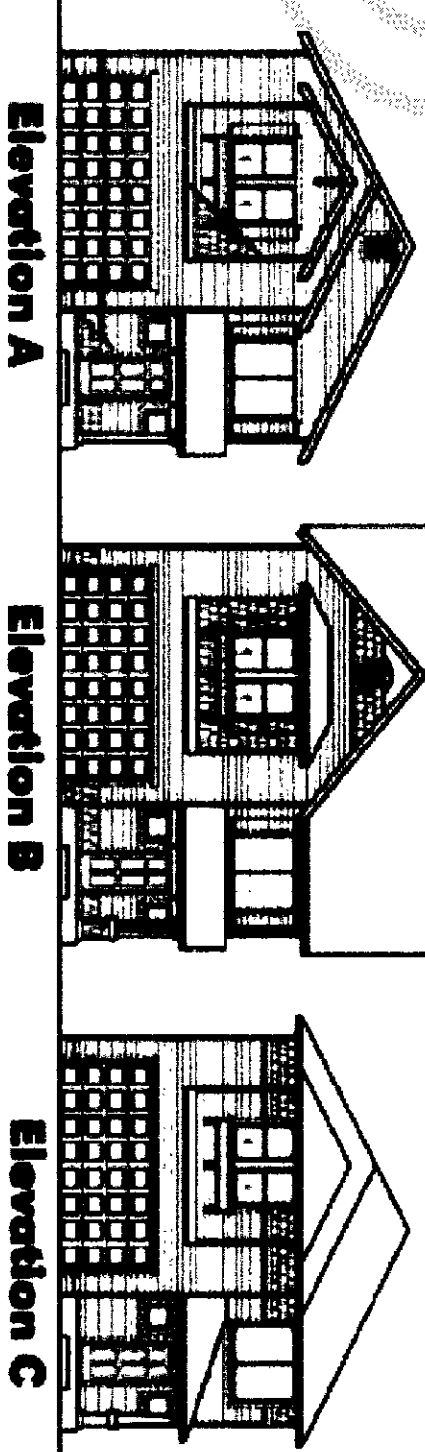
1330



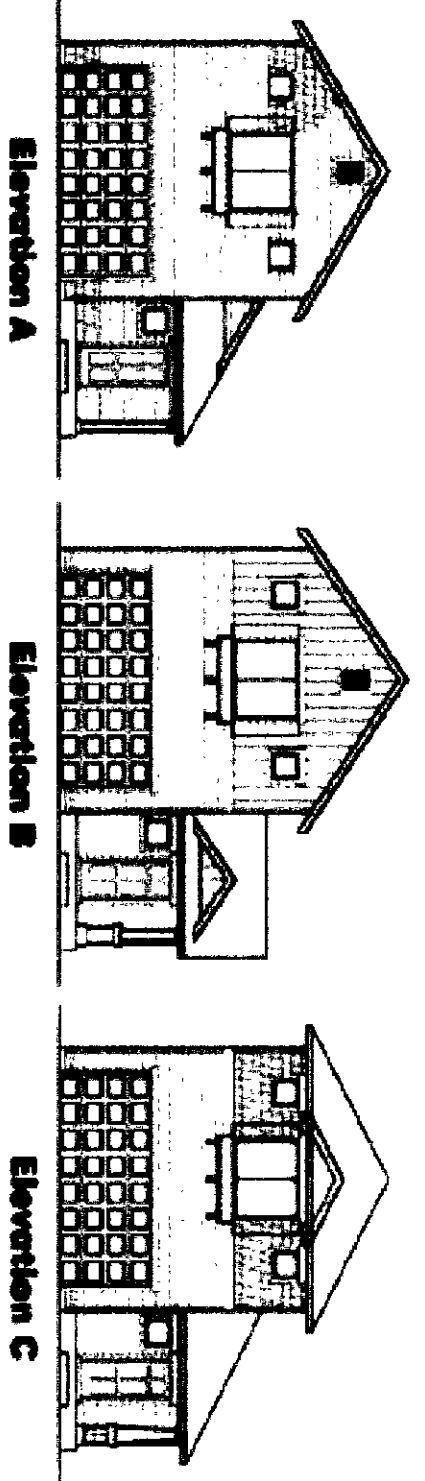
1800



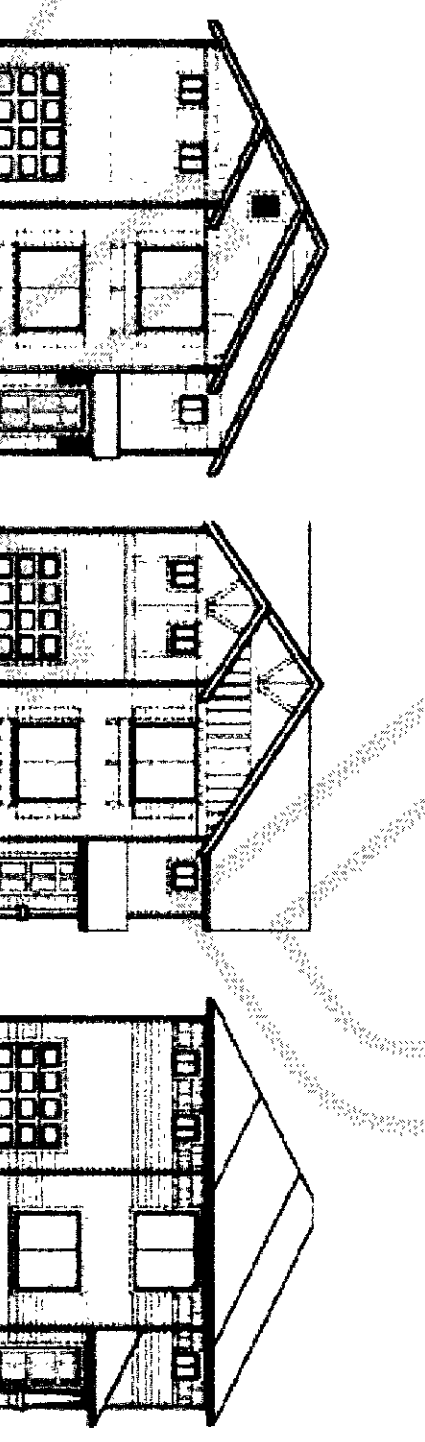
2430



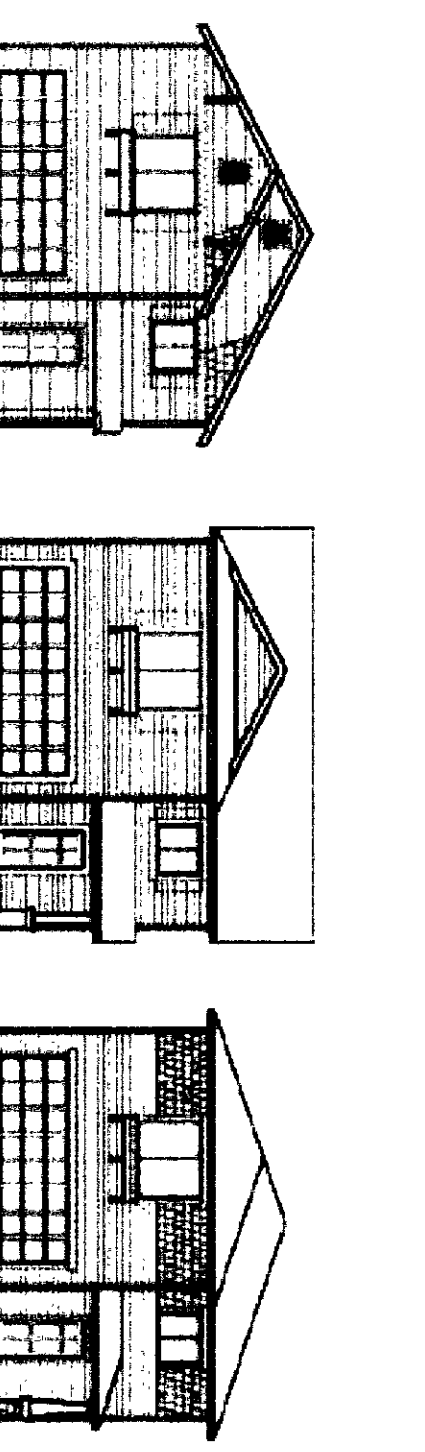
1430



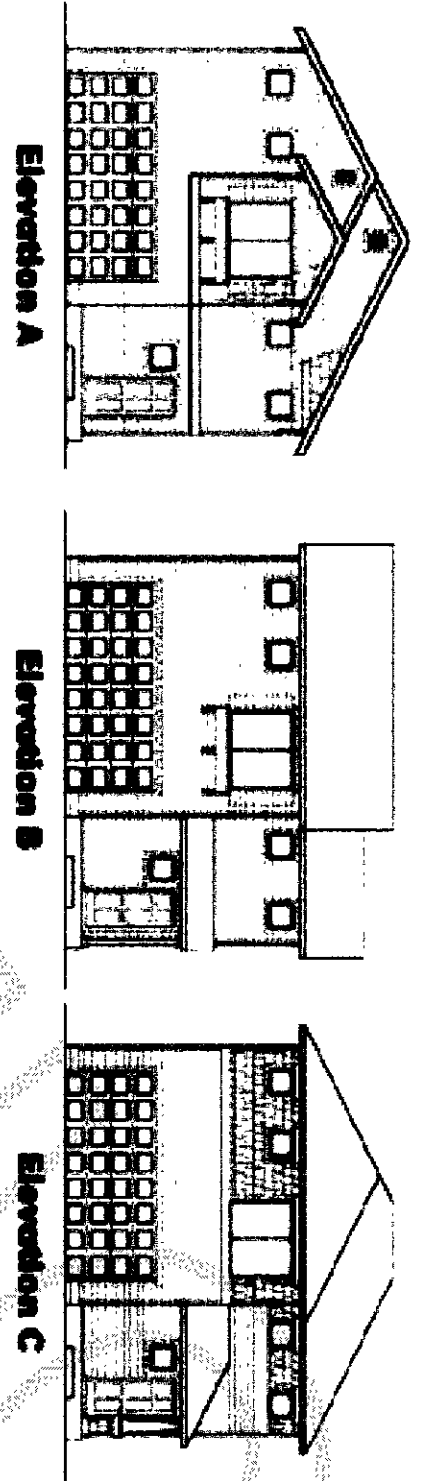
1850



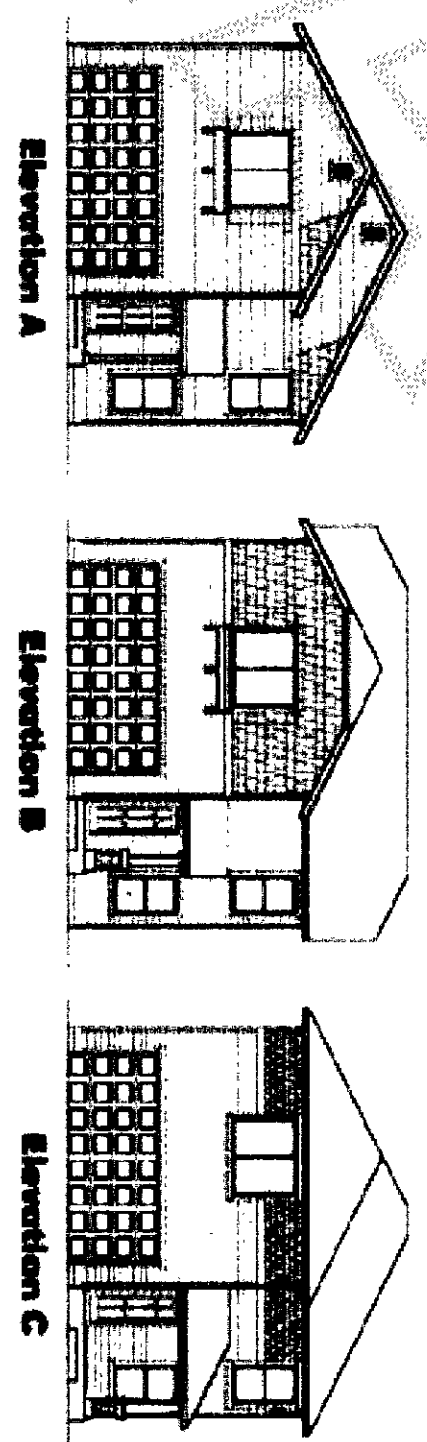
2500



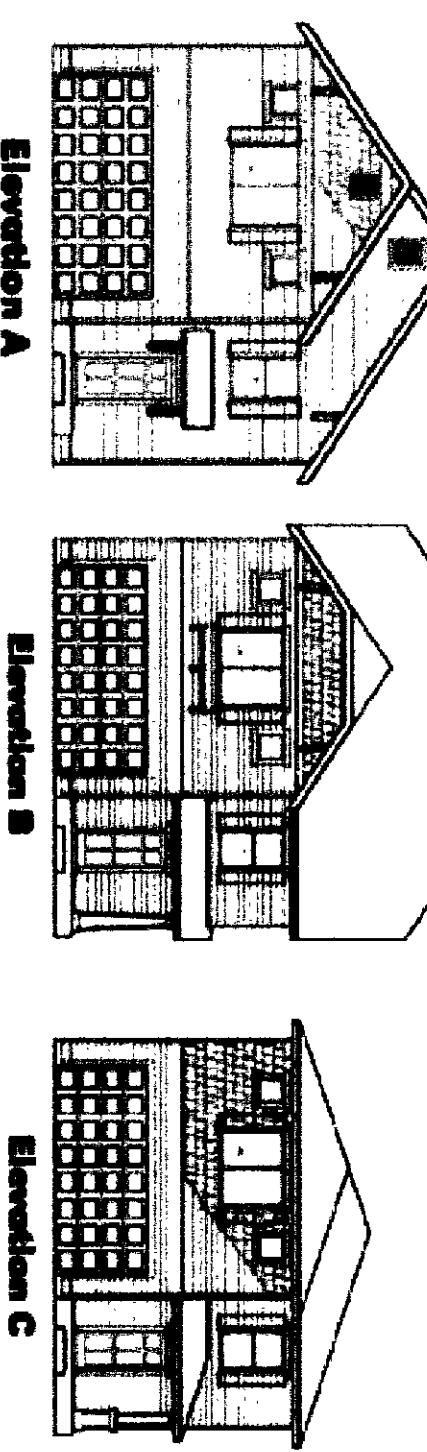
1500



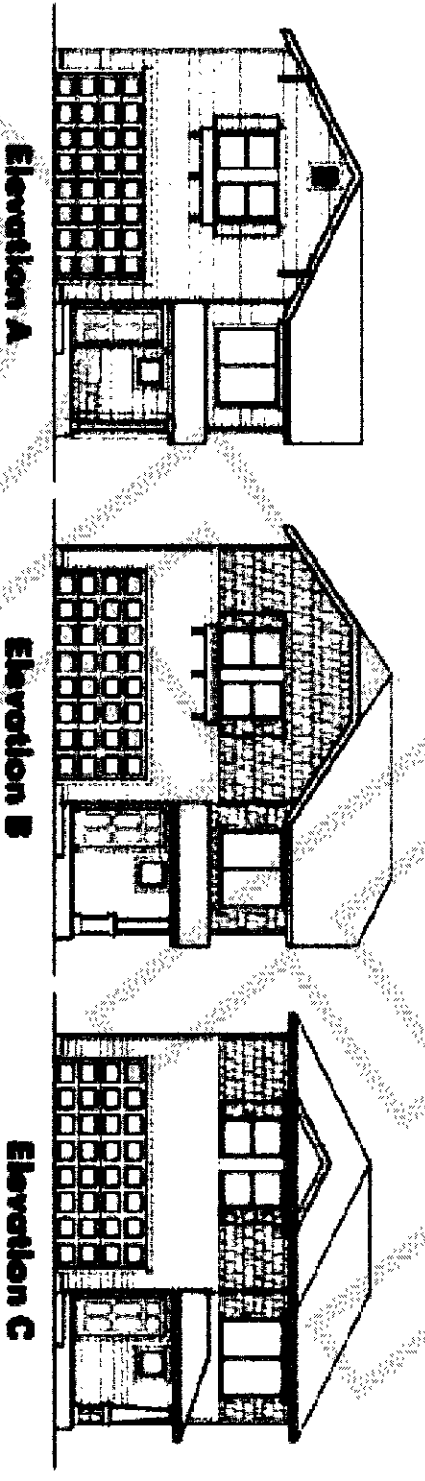
2000



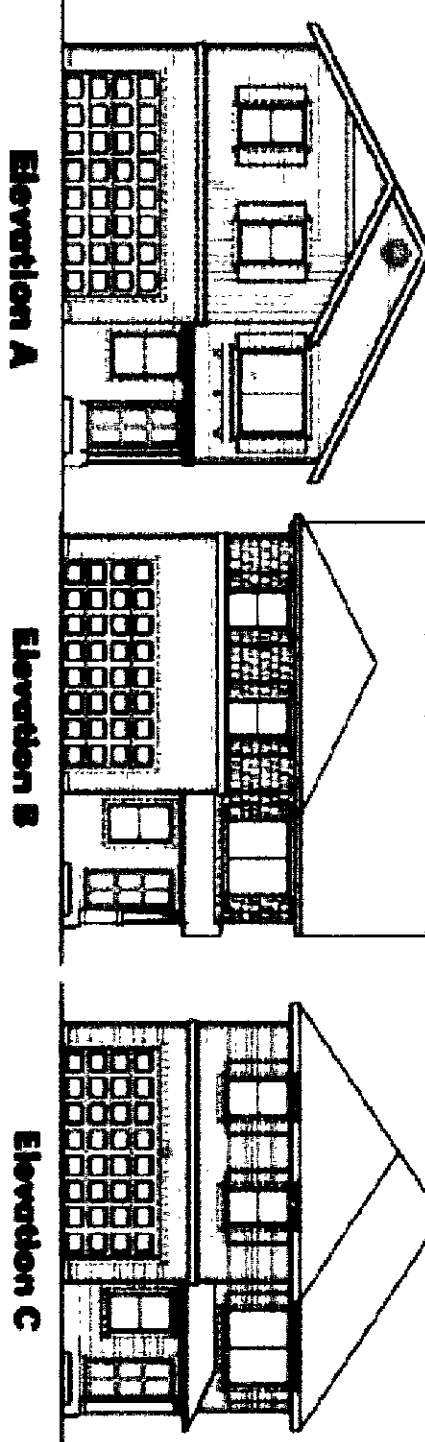
2700



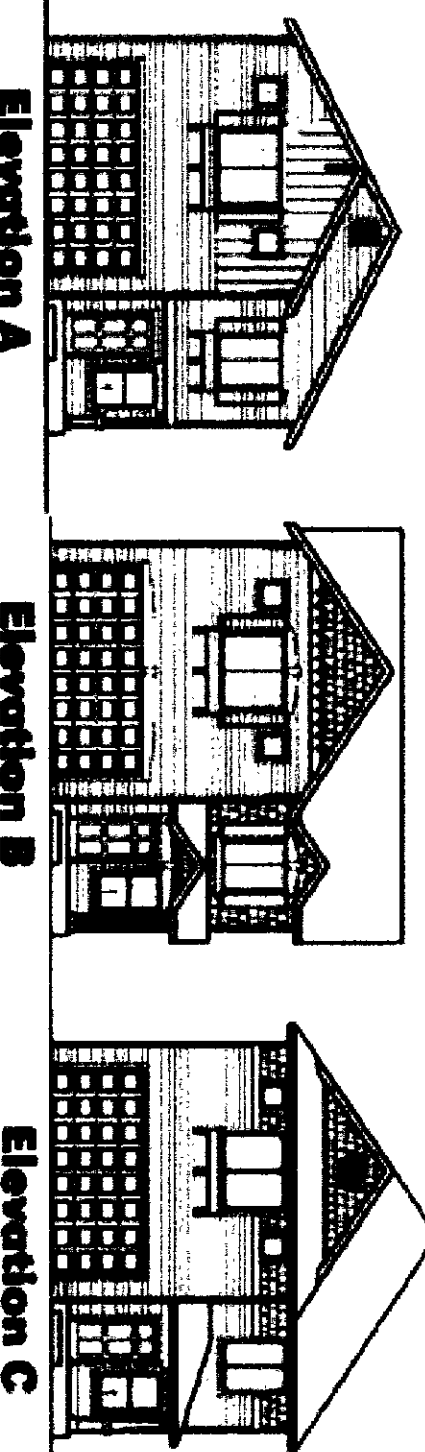
1600



2100



2730



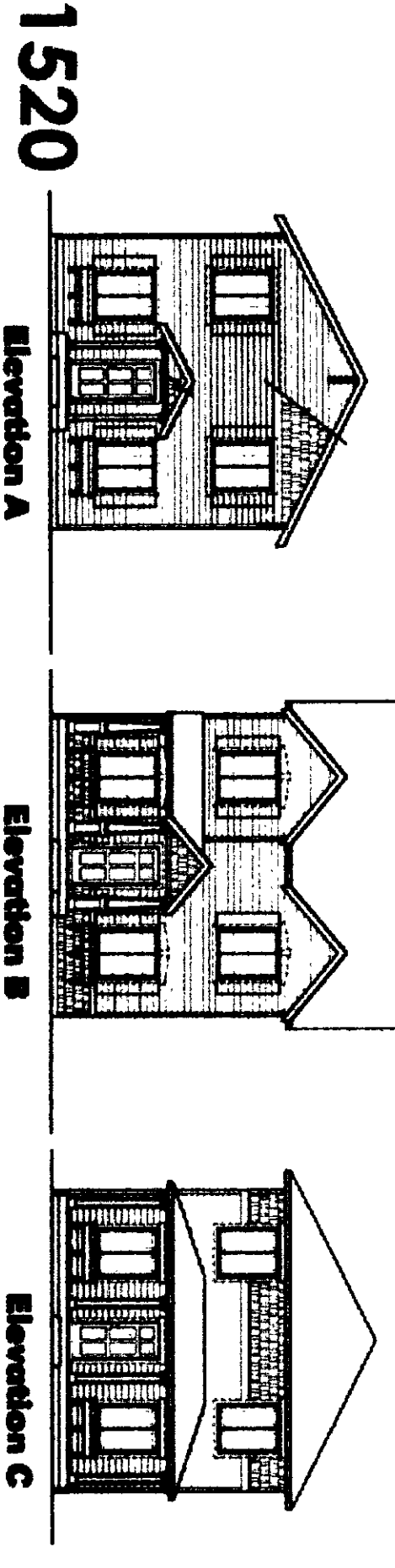
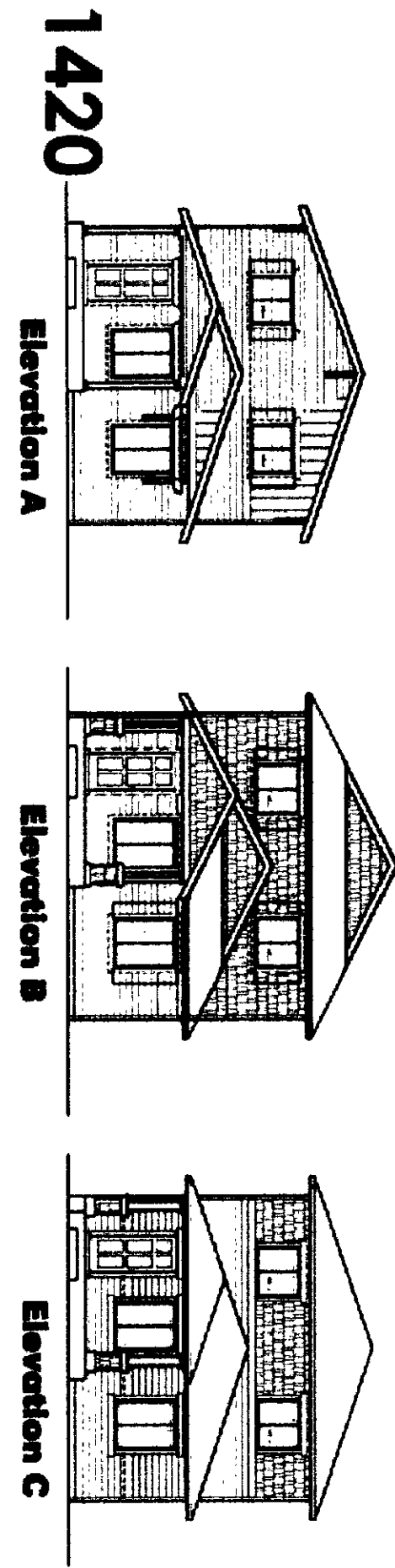
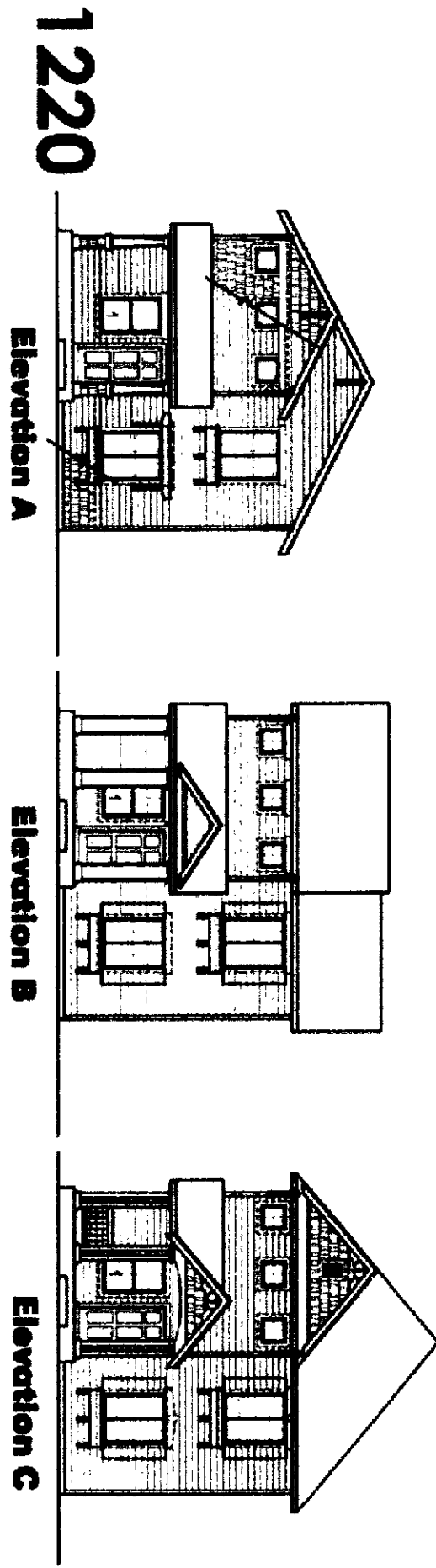
30' Front Load Olympic Collection

Designer: Quadrant Homes MORE HOUSE. LESS MONEY. P.O. Box 124 Skagit County, WA 98290 360-685-3902 • Fax (360) 685-4302		QUADRANT HOMES MORE HOUSE. LESS MONEY.		THIS DRAWING IS © COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF THE QUADRANT CORPORATION	
TITLE		Date		By	
NOTES		Description			
SHEET					

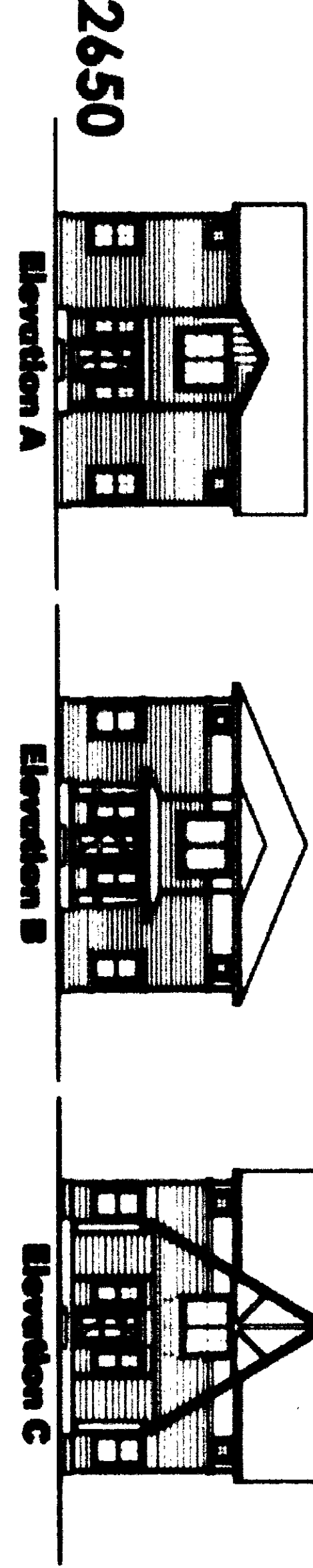
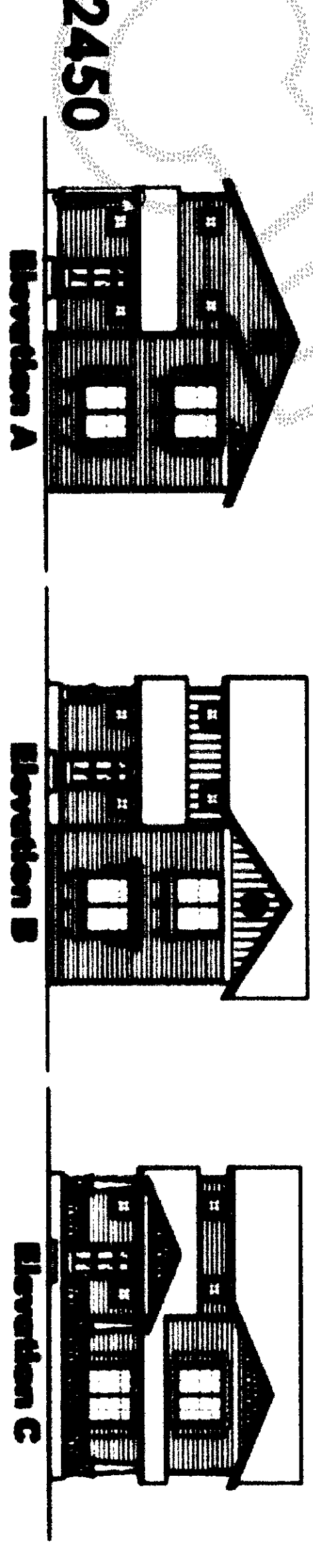
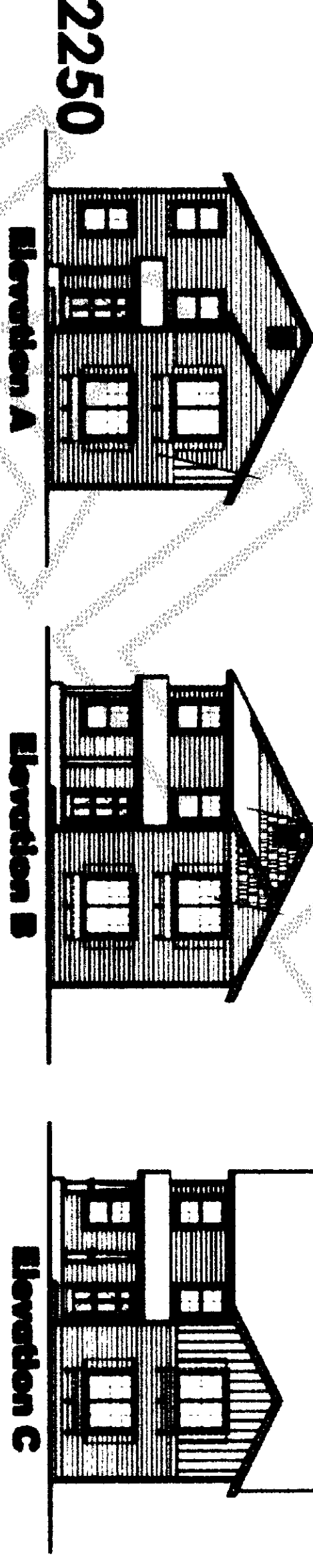
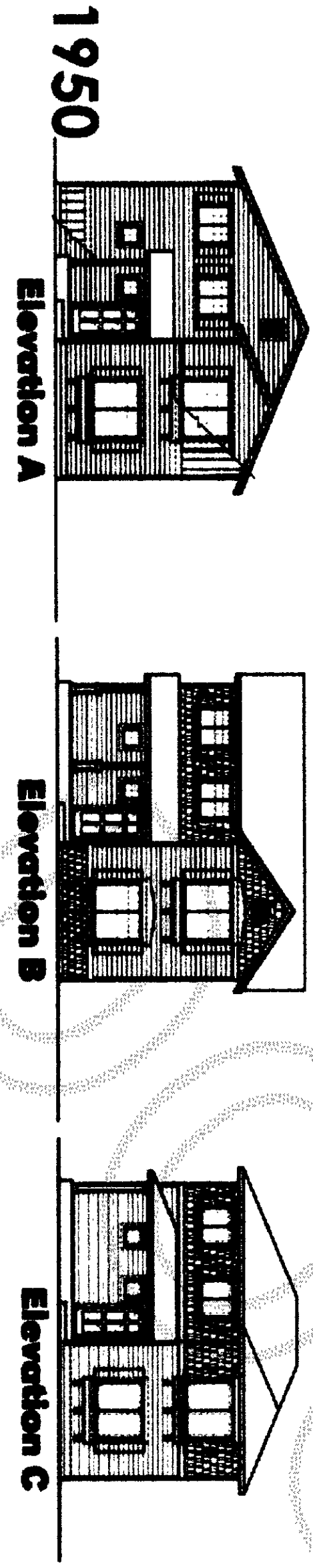
Community Condition

Skagit Highlands
Phase II
Plat Pre-Programming

Adjacent homes to have different exterior body (lap siding) color.
No adjacent homes to have same elevation.
Front yard setbacks of adjacent homes to vary by approximately two (2) feet.
Relationship of side yard windows of adjacent homes shall be managed to be offset, screened or tinted.
All 30' (Olympic Collection) front loaded garage homes to have optional garage lites (windows), as standard. Also, Garage doors to be painted body (lap siding) color as standard.
All front elevations to have all options shown (windows, window trim, grids, shutters, planter box, knee braces, siding options and porch railing where available) as standard.
No garage face may be closer than 20' to street.
Corner lots (with side elevation facing side streets) will have window trim (wrap), shutters and additional landscaping standard per chart below.
Rear elevations facing major roadway will have will have optional window trim (wrap) as standard.



24' Alley loaded Baker Collection



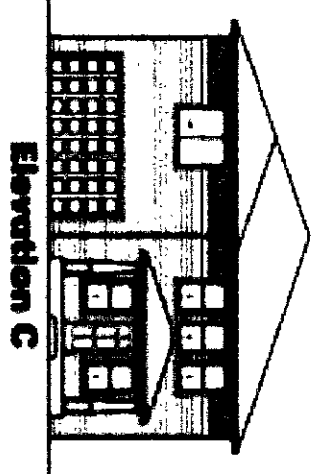
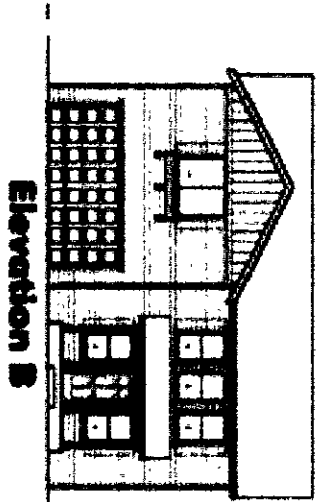
30' Alley loaded Olympic Collection



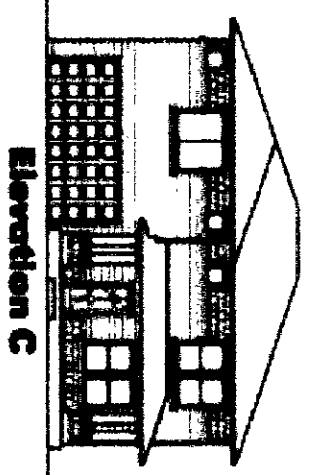
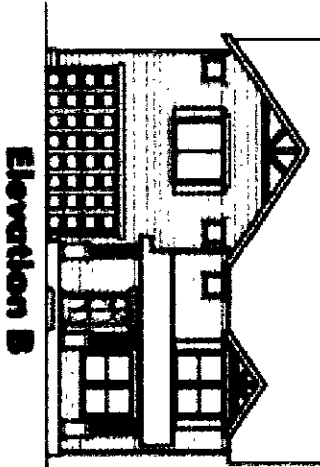
200612210067
Skagit County Auditor

12/21/2006 Page 17 of 34 12:17PM

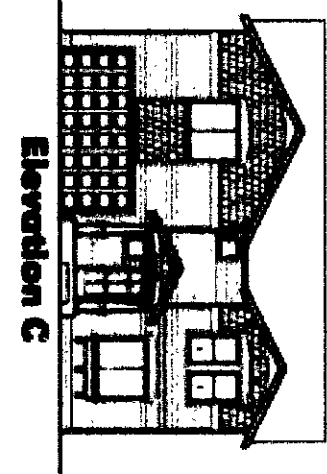
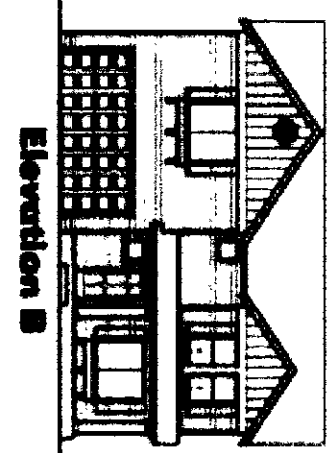
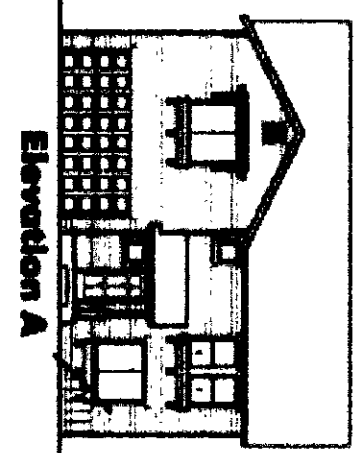
1900



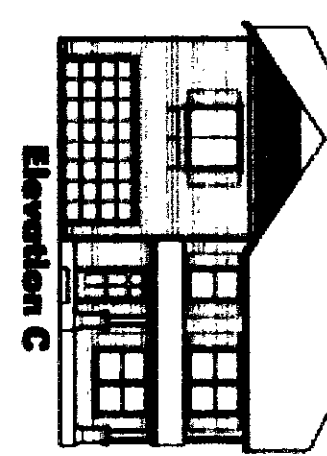
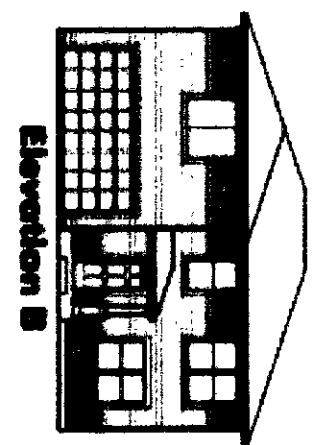
2400



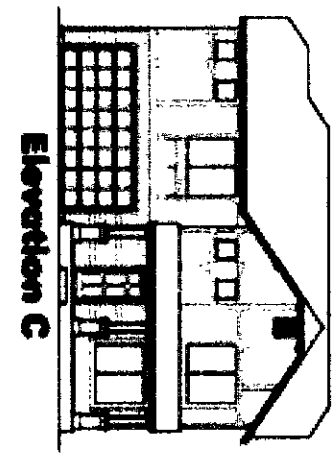
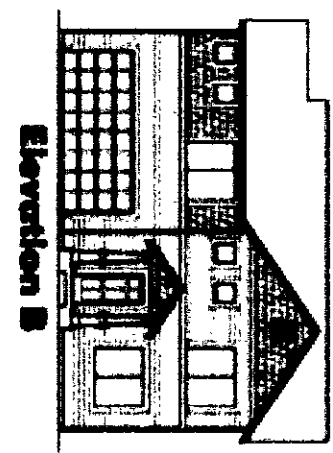
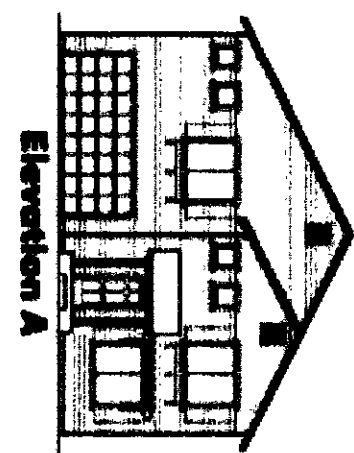
2000



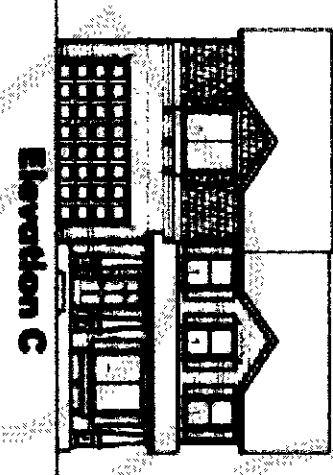
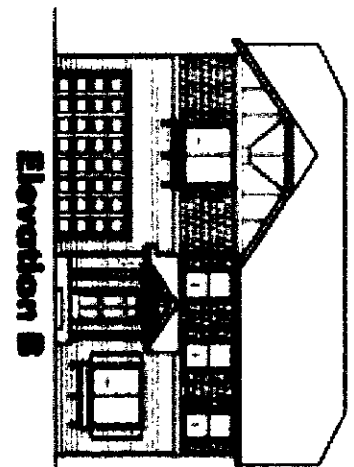
2500



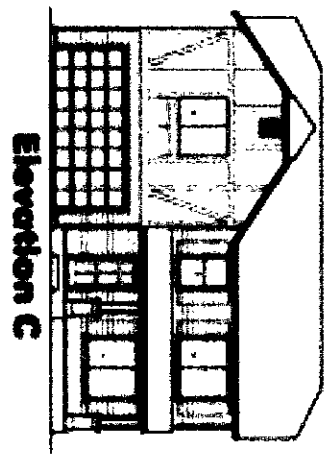
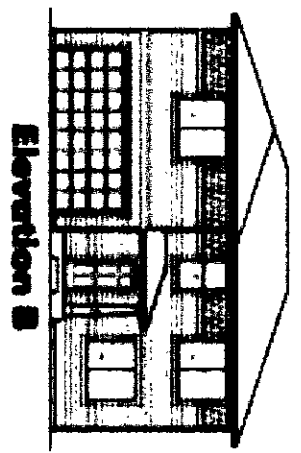
2100



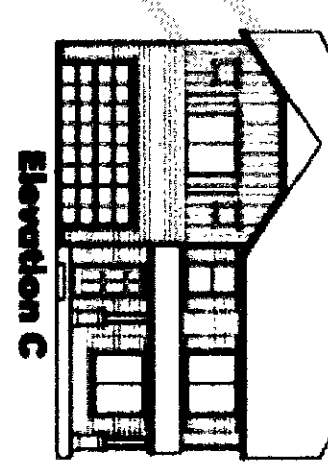
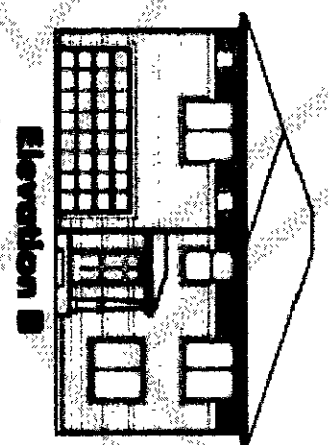
2600



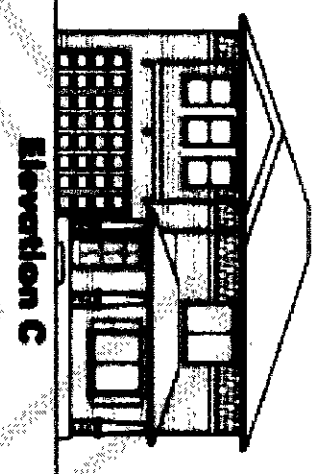
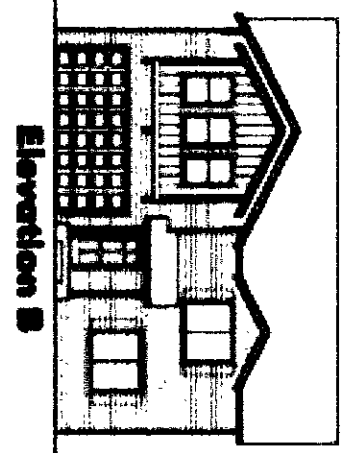
2200



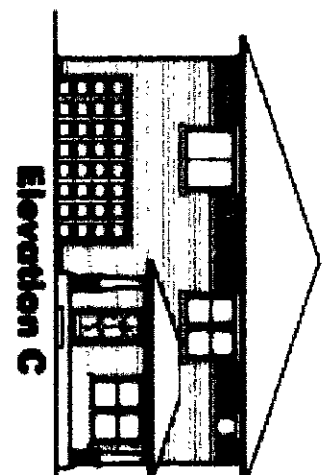
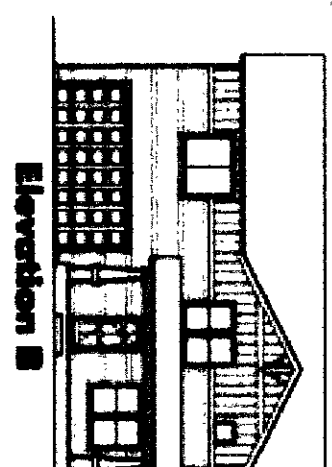
2800



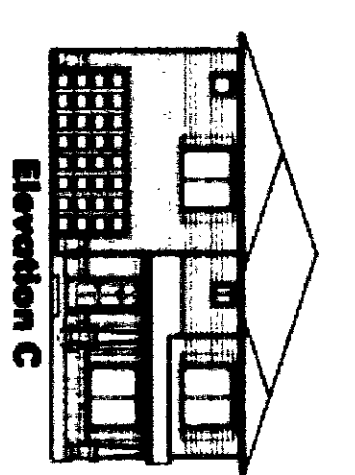
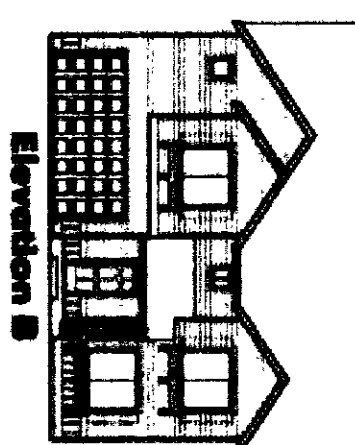
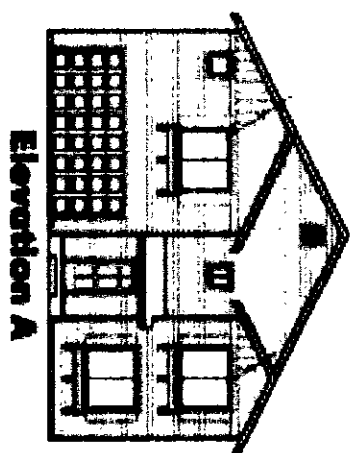
2300



3100

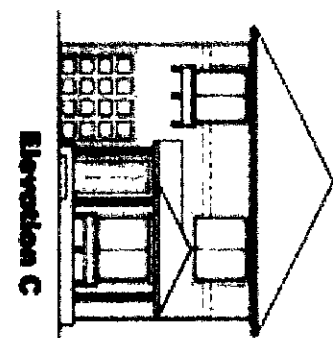
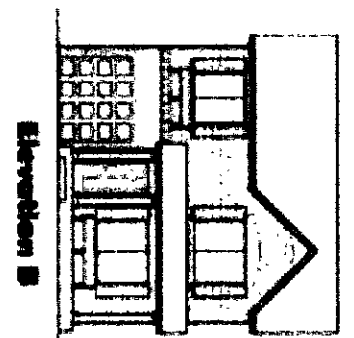


3500

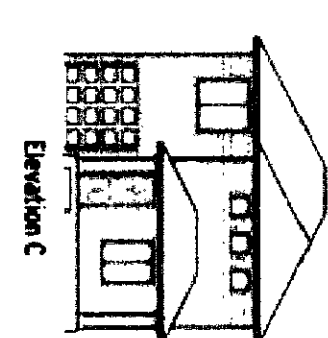
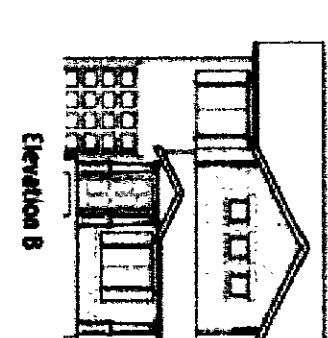


40' Front Load Cascade Lifestyle Collection

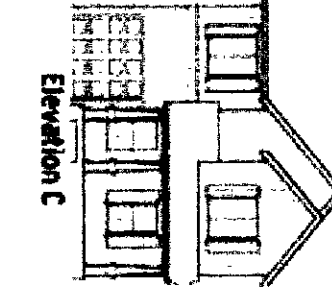
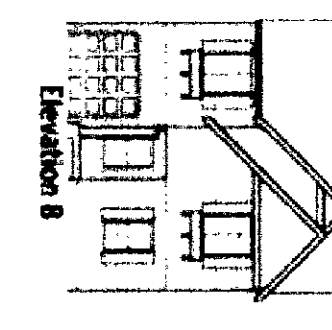
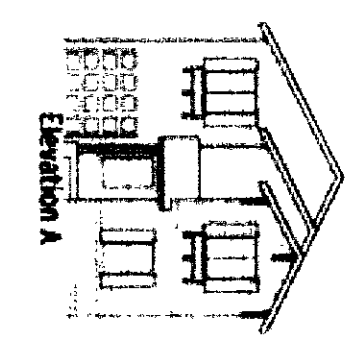
1270



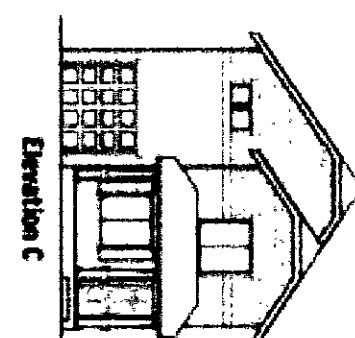
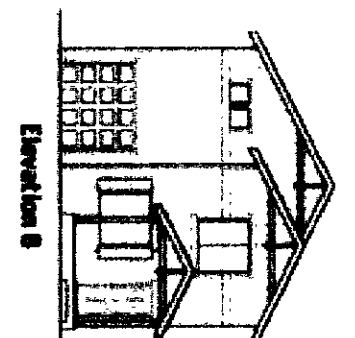
1470



1580



1670



26' Front Load Cottage Lifestyle Collection

Designer:

Quadrant Homes
MORE HOUSE. LESS MONEY.
P.O. BOX 130
BELL, WA 98241
(206) 866-2800 • FAX (206) 846-4263

QUADRANT HOMES

MORE HOUSE. LESS MONEY.

THIS DRAWING IS © COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF THE QUADRANT CORPORATION

Date	By	Description
------	----	-------------

TITLE

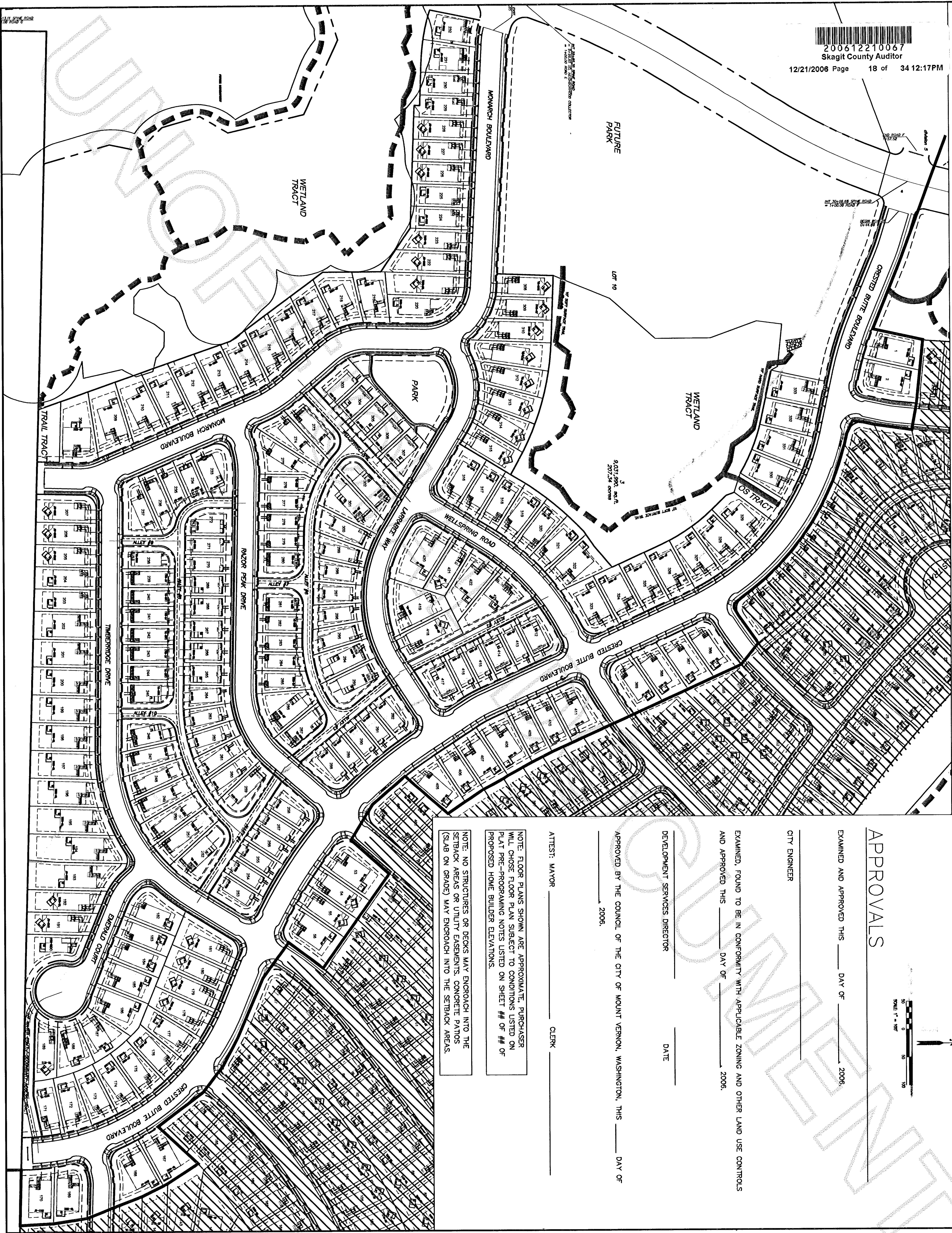
NOTES

SHEET

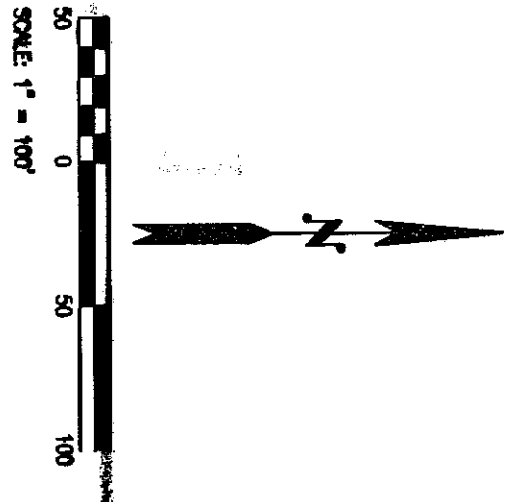


200612210067
Skagit County Auditor

12/21/2006 Page 18 of 34 12:17PM



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-PROGRAMMING NOTES LISTED ON SHEET ## OF ## OF PROPOSED HOME BOILER ELEVATIONS.

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

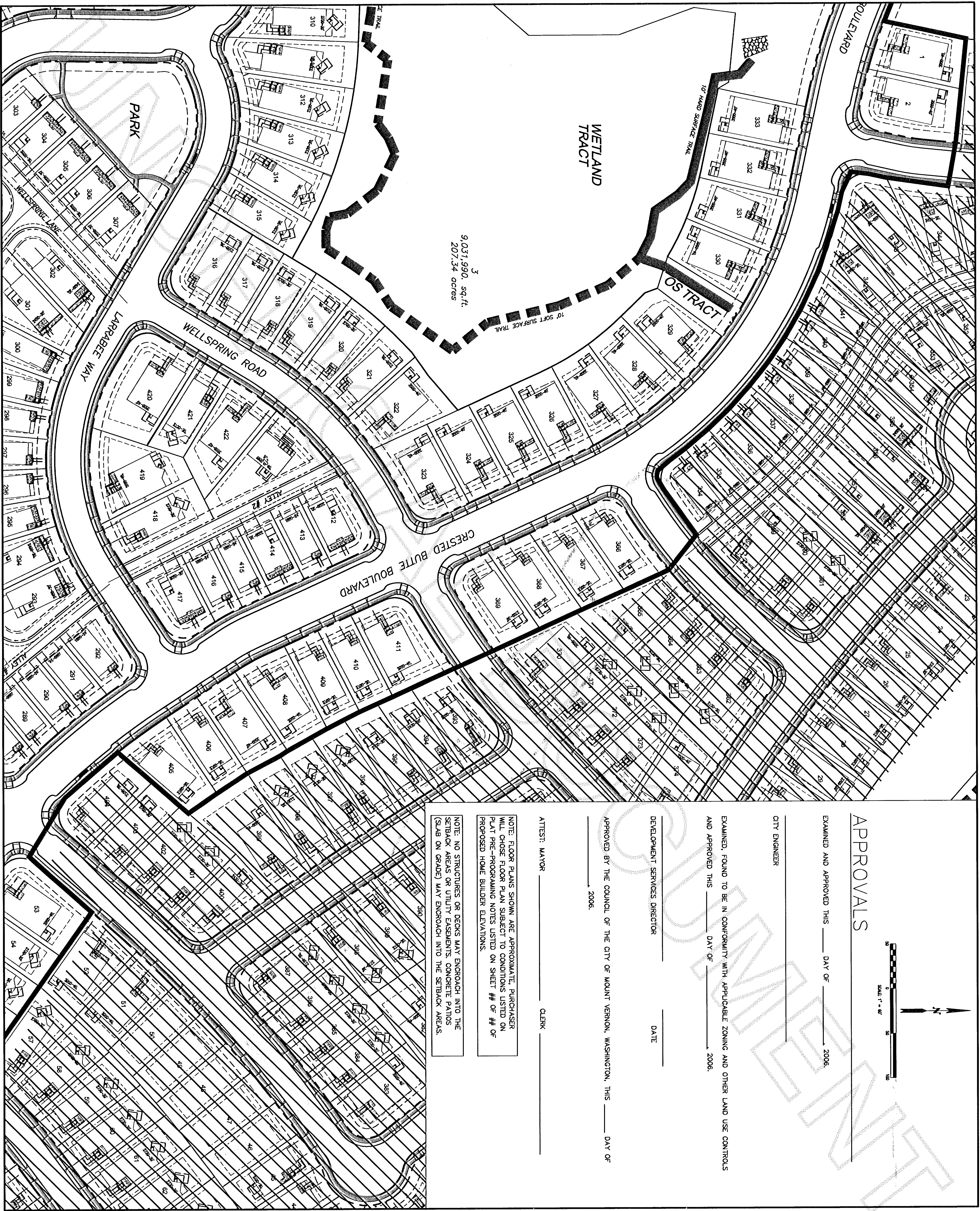
QUADRANT HOMES SKAGIT HIGHLANDS DIVISION V

PUD EXHIBIT

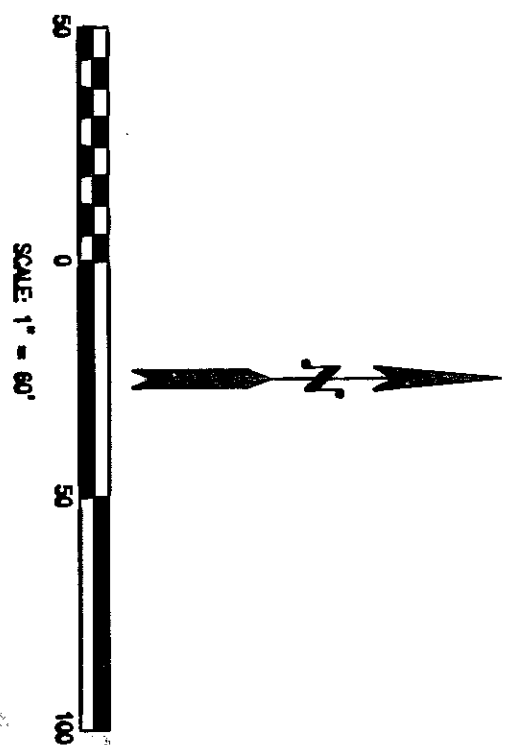
QUADRANT HOMES
MORE HOUSE. LESS MONEY.

Bellevue, Wa. 98006
Ph: (425) 453-2400
Fx: (425) 646-4133

DATE: 10/29/06
SCALE: 1"=100'
JURISDICTION: MOUNT VERNON



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-PROGRAMMING NOTES LISTED ON SHEET # OF # 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.

QUADRANT HOMES SKAGIT HIGHLANDS DIVISION V

PUD EXHIBIT

200612210067
Skagit County Auditor

12/21/2006 Page 19 of 34 12:17PM

QUADRANT HOMES
MORE HOUSE. LESS MONEY.

Bellevue, Wa. 98006
Ph: (425) 455-2400
Fx: (425) 646-4133



QUADRANT HOMES
SKAGIT HIGHLANDS DIVISION V

PUD EXHIBIT



200612210067
Skagit County Auditor
12/21/2006 Page 20 of 34 12:17PM

QUADRANT HOMES
MORE HOUSE. LESS MONEY.

Bellevue, Wa. 98006
Ph: (425) 453-2900
Fx: (425) 646-4133

207.34 acres

10' SOFT SURFACE TRAIL

MONARCH BOULEVARD

PARK

WELLSPRING ROAD

A stylized illustration of a road sign for 'ARRABEE WAY'. The sign is rectangular with a black border and the text 'ARRABEE WAY' in white capital letters on a black background. It is mounted on a post. The background of the illustration shows a road with a dashed white line and a black and white checkered pattern.

RAZOR PEAK DRIVE

TIMBERRIDGE DRIVE

WETLAND
TRACT

TRAIL TRACT

PUD EXHIBIT

Bellewe, Wa. 98006
Ph: (425) 455-2900
Fx: (425) 646-4133

3 OF 3

SHEET



200612210067
Skagit County Auditor

12/21/2006 Page 22 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4S OF SE 1/4 SECT. 15,
NE AND NW 1/4S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

PROJECT PHASELINE
TRACT 2-1 FUTURE DEVELOPMENT
(AS SHOWN ON PLAT MAP)
IS LOCATED ABOVE (NORTH OF)
PHASELINE

STREET TREES
SEE SHEETS LA-2 & LA-3
FOR LAYOUT

PARK TRACT P-2
SEE SHEETS LA-6 & LA-7
FOR PARK LANDSCAPE PLAN
SEE SHEETS LA-8 & LA-9
FOR IRRIGATION PLAN

EXISTING WETLANDS
OPEN SPACE TRACT OS2
ADJACENT TO PARK TRACT P-2

WETLAND FENCE WITH SIGNAGE
SEE HARDSCAPE DETAIL SHEET LA-11
FOR FENCE DETAIL & SIGN IMAGE
SEE SHEETS LA-6 & LA-7
FOR PLANTING PLAN

PARK PLAN MATCHLINE
SEE SHEETS LA-6 & LA-7

SKAGIT HIGHLANDS PARKWAY
NOTE--PARK TRACT P-2
LANDSCAPE PLAN SUPERCEDES
SKAGIT HIGHLANDS-SPINE ROAD
PHASE 1 LANDSCAPE PLAN
DATED MARCH 10, 2004

PARK TRACT P-1
SEE SHEET LA-4
FOR PARK LANDSCAPE PLAN
SEE SHEET LA-5
FOR IRRIGATION PLAN

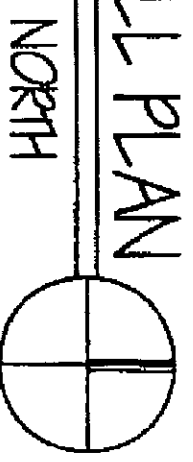
STREET TREE MATCHLINE
SEE SHEETS LA-2 & LA-3



SHEET INDEX & DESCRIPTION

- LA-1 OVERALL PLAT & SHEET INDEX
- LA-2 STREET TREE LAYOUT (1 OF 2)
- LA-3 STREET TREE LAYOUT (2 OF 2)
- LA-4 PARK TRACT P-1 LANDSCAPE & REG. PLAN
- LA-5 PARK TRACT P-1 IRRIGATION PLAN
- LA-6 PARK TRACT P-2 LANDSCAPE PLAN (1 OF 2)
- LA-7 PARK TRACT P-2 LANDSCAPE PLAN (2 OF 2)
- LA-8 PARK TRACT P-2 IRRIGATION PLAN (1 OF 2)
- LA-9 PARK TRACT P-2 IRRIGATION PLAN (2 OF 2)
- LA-10 PLANTING DETAILS
- LA-11 HARDSCAPE DETAILS
- LA-12 IRRIGATION DETAILS
- LA-13 TYPICAL HOUSE LANDSCAPE

SKAGIT HIGHLANDS DIVISION V - PHASE 1 OVERALL PLAN
SCALE 1"=150'-0"



OVERALL PLAN

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase 1)
OPEN SPACE PLAN



Lane & Associates
Landscape Architecture

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

By
Reviewed



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
BRUCE CAMERON LANE
CERTIFICATE NO. 375
12-14-1996

Date: December 2, 2006
Scale: as noted
Drawn: znh
Job: 00-000
Sheet: LA-1
Of 15 Sheets



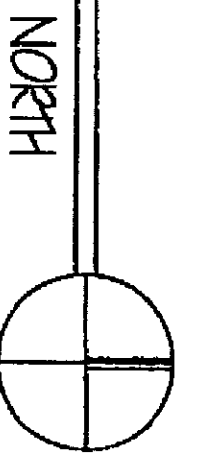
200612210067
Skagit County Auditor

12/21/2006 Page 23 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

STREET TREE PLAN
SCALE 1"=80'-0"



PROJECT PHASELINE

STREET TREES
PLANT SPACING
ACCORDING TO PLAN
SEE SHEET LA-10
FOR PLANTING SCHEDULE

CONCRETE SIDE WALK
HYDROSEED AREAS BETWEEN ROAD
AND SIDEWALK

EXISTING WETLAND TRACT OPEN
SPACE TRACT OS-2

PARK TRACT P-2
SEE SHEETS LA-6 & LA-7 FOR
LANDSCAPE PLANS

PARK TRACT P-1
SEE LA-4 FOR LANDSCAPE PLAN

STREET TREE PLAN MATCHLINE
SEE SHEET LA-3 FOR ADJACENT
STREET TREES

STREET TREE PLAN

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase I)
OPEN SPACE PLAN



Lane & Associates
Landscape Architecture

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



Revised By

Date: 12/21/2006
Scale: as shown
Drawn: JZH
Job: 0000
Sheet: LA-2
of 15 sheets



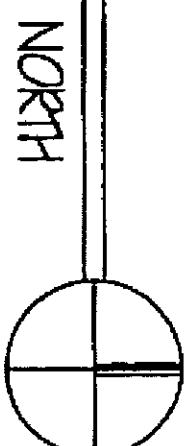
STREET TREE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	OV	SIZE
<i>Ficus americana</i> 'Natum Purple'	'Natum Purple' Ash	3/4	2" cal
<i>Cecropium japonicum</i>	'Sakura Tree'	1/8	2" cal
<i>Pyrus calleryana</i> 'Redspire'	'Redspire' Pear	3/4	2" cal
<i>Pinus serotina</i> 'Kwanzan'	'Kwanzan' Cherry	6/4	2" cal
<i>Acer nigrum</i>	'Red Sunset' Maple	15/8	2" cal

-PROJECT PHASE LINE
-STREET TREE MATCHLINE
-STREET TREES
SPACE ACCORDING TO PLAN
SEE PLANTING SCHEDULE THIS
PAGE

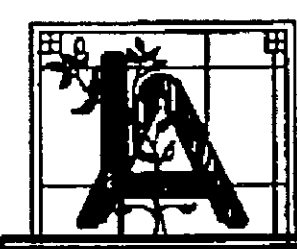
STREET TREE PLAN

SCALE 1"=80'-0"



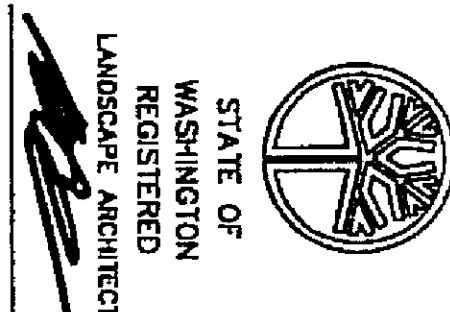
STREET TREE PLAN

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase I)
OPEN SPACE PLAN



Lane & Associates
Landscape Architecture

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

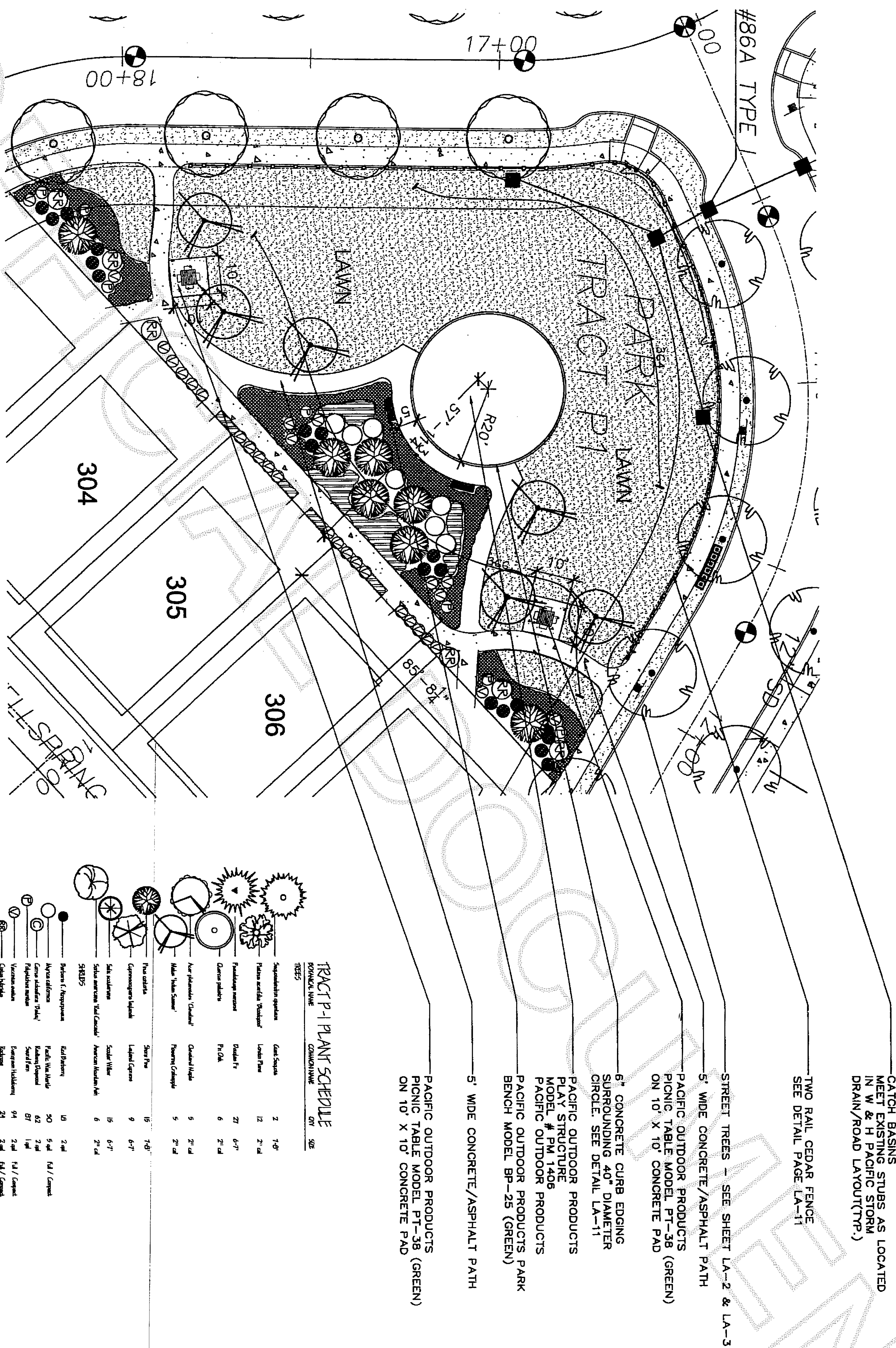


BRUCE CAMERON LANE
CERTIFICATE No. 375

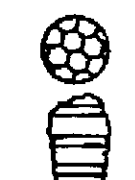
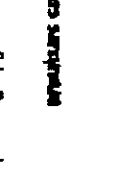
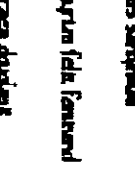
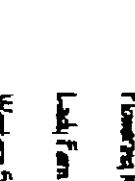
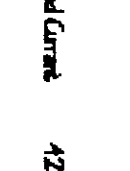
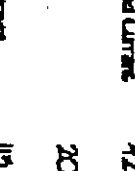
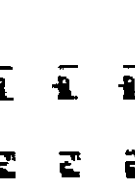
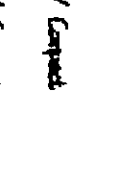
Date	December 4, 1964
Scale	AS NOTED
Drawn	NHI
Job	62-38
Sheet	LA-3
Of 13 Sheets	

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SEC. 14, SE AND SW 1/4S OF SE 1/4 SECT. 15,
NE AND NW 1/4S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



TRACT P-1 PLANT SCHEDULE			
POINTEA NAME	COMMON NAME	QTY	SIZE
TRACES			

TREES	
	Sequoia sempervirens
	Pinus mitis, "Banksian"
	Fraxinus americana
	Quercus alba
	Acer platanoides "Liquid"
	Hale, "White Swan"
	Pinus strobus
	Gymnocladus dioica
	Salix viminalis
	Salix americana "Red Canada"
	Salix americana "Red Canada"
	Betula papyrifera
	Alycia triflorus
	Cornus alba
	Prunella americana
	Cornus florida
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica
	Malus domestica

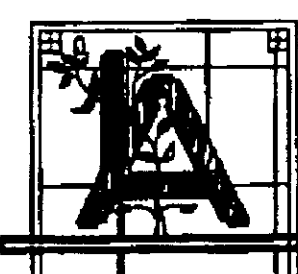
GRANDCOVERS

Pattern	Material	Color	Size	Weight	Notes
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.
	Knitted fabric	Black	4' x 6'	150 lbs	Used for the main body of the garment.

Date December 4, 1960
Scale As Noted
Drawn ZNH
Job 22-00
Sheet LA-4

LANDSCAPE & RECREATION PLAN

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase I)
OPEN SPACE PLAN



Lane & Associates
Landscape Architecture

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

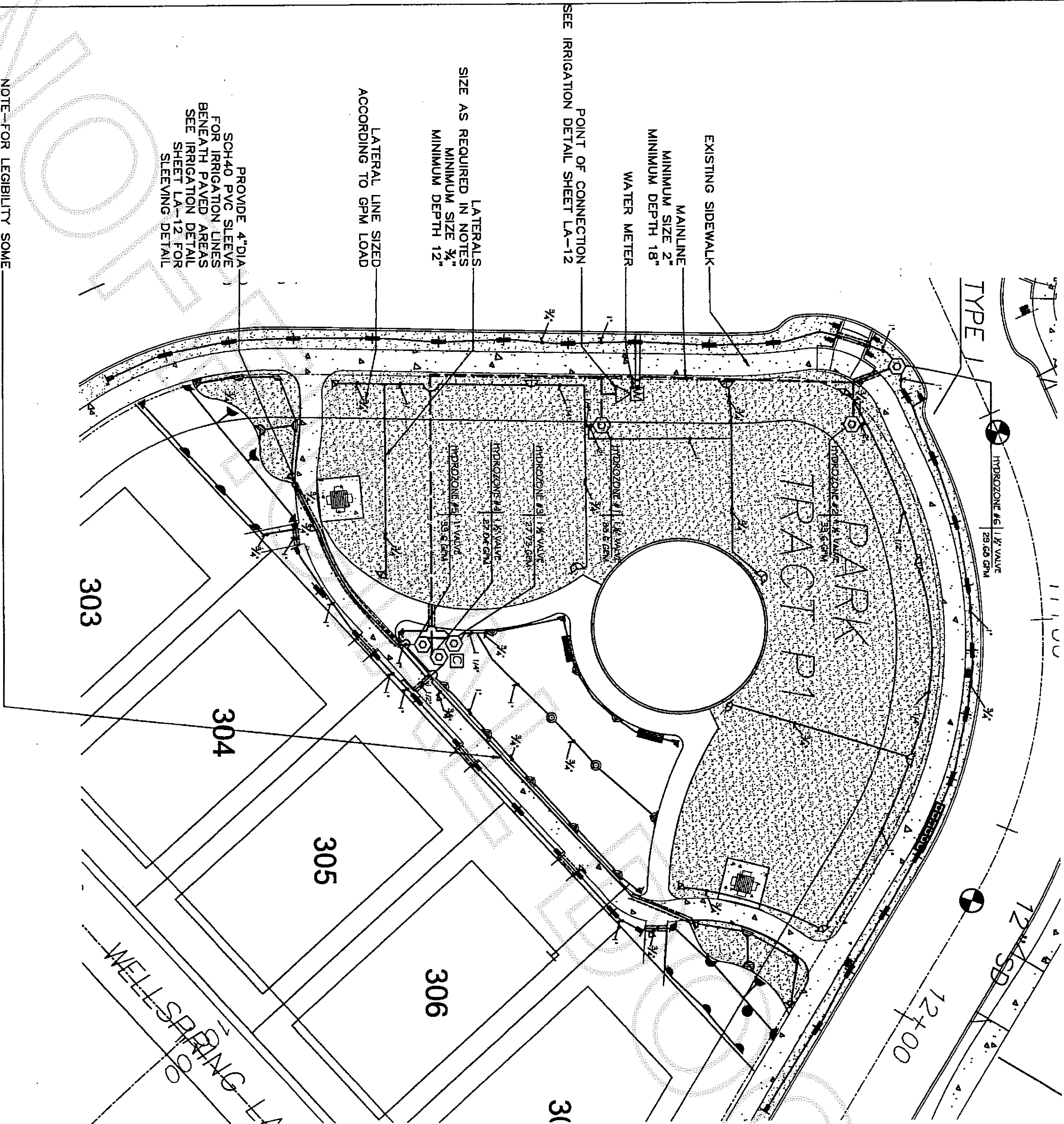


WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

BRUCE CAMERON LANE
CERTIFICATE No. 375

Revisions By

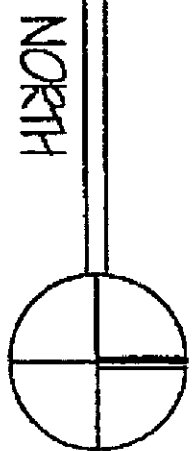
Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4S OF SE 1/4 SECT. 15,
NE AND NW 1/4S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



NOTE-FOR LEGIBILITY SOME
IRRIGATION LINES ARE DRAWN
IN PAVED AREA (SIDEWALK, ETC.)
THESE LINES ARE TO BE PLACED
IN SOIL AS SPECIFIED IN
SEE IRRIGATION NOTES
SHEET LA-12

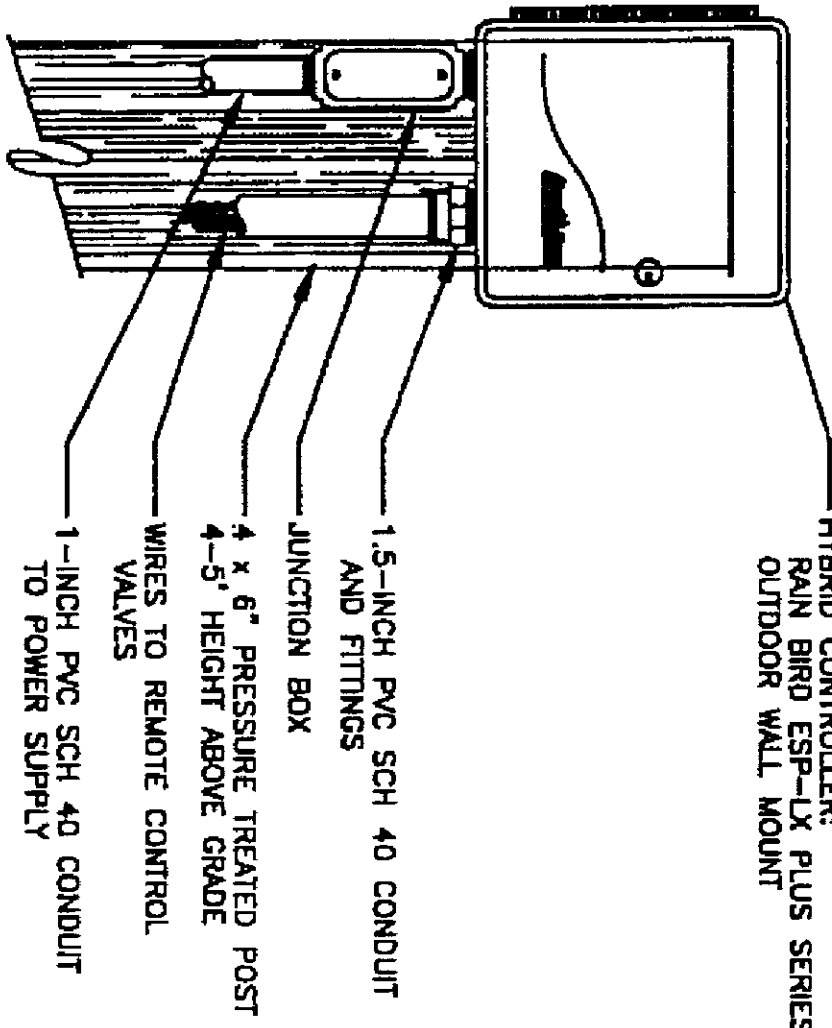
PARK TRACT P-1 IRRIGATION PLAN

SCALE 1"=20'-0"



TRACT P-2 IRRIGATION SCHEDULE

HYDROZONE	MANUFACTURER / MODEL NUMBER	WORKING PRESSURE	REMARKS
1	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
2	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
3	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
4	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
5	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
6	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
7	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
8	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
9	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
10	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
11	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
12	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
13	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
14	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
15	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
16	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
17	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
18	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
19	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
20	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
21	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
22	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
23	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
24	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
25	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
26	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
27	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
28	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
29	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
30	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
31	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
32	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
33	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
34	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
35	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
36	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
37	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
38	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
39	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
40	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
41	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
42	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
43	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
44	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
45	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
46	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
47	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
48	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
49	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
50	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
51	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
52	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
53	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
54	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
55	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
56	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
57	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
58	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
59	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
60	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
61	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
62	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
63	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
64	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
65	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
66	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
67	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
68	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
69	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
70	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
71	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
72	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
73	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
74	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
75	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
76	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
77	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
78	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
79	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
80	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
81	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
82	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
83	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
84	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
85	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
86	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
87	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
88	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
89	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
90	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
91	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
92	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
93	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
94	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
95	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
96	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
97	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
98	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
99	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET
100	1/2" VALVE	5.6 GPM	4" PLASTIC PIPE 1/2" BORE X 1/2" WALL PER FEET



FOUR PROGRAM HYBRID CONTROLLER
ESP-LX PLUS SERIES
NOT TO SCALE

By

Revised

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

Lane & Associates
Landscape Architecture
17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase I)
OPEN SPACE PLAN

IRRIGATION PLAN
PARK TRACT P-1

Date: 12/21/2006
Scale: As Shown
Drawn: ZNH
Job: 04-000
Sheet: LA-5
Of 15 Sheets

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

WETLAND FENCE WITH SIGNAGE
SEE HARDSCAPE DETAIL SHEET LA-11
FOR FENCE DETAIL & SIGN IMAGE.

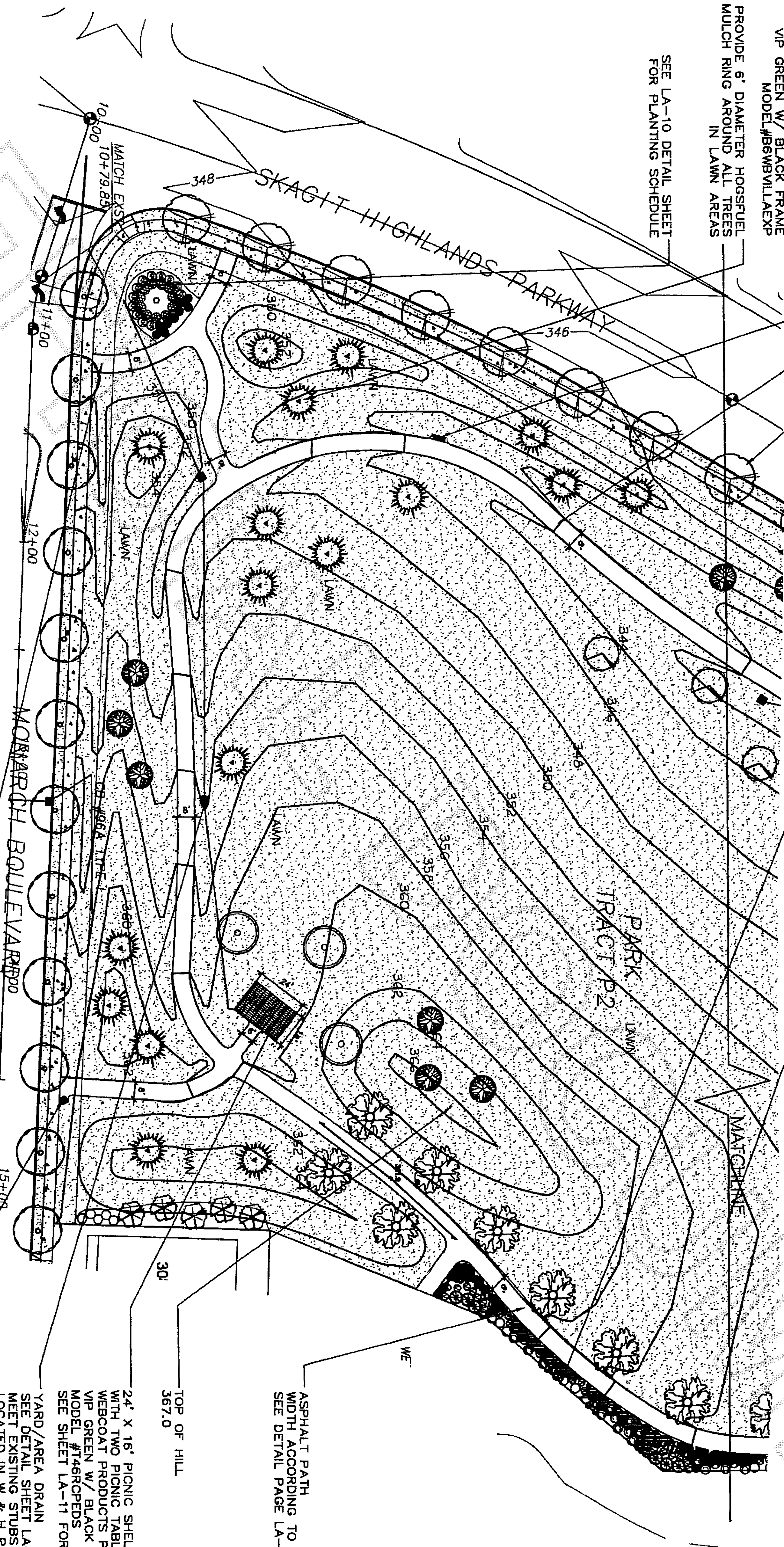
STREET TREES - SEE SHEETS
LA-2 & LA-3

ASPHALT PATH
WIDTH ACCORDING TO PLAN
SEE DETAIL LA-11

WEBCOAT PRODUCTS PARK BENCH
VIP GREEN W/ BLACK FRAME
MODEL #B6WBVLLAEXP

PROVIDE 6" DIAMETER HOGSUEL
MULCH RING AROUND ALL TREES
IN LAWN AREAS

SEE LA-10 DETAIL SHEET
FOR PLANTING SCHEDULE



ASPHALT PATH
WIDTH ACCORDING TO PLAN
SEE DETAIL PAGE LA-11

TOP OF HILL
367.0'

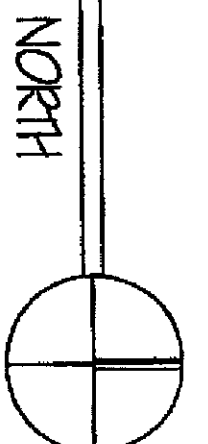
24' x 16' PICNIC SHELTER
WITH TWO PICNIC TABLES
WEBCOAT PRODUCTS PARK TABLE
VIP GREEN W/ BLACK FRAME
MODEL #T6RCRDEDS
SEE SHEET LA-11 FOR DETAIL

YARD/AREA DRAIN
SEE DETAIL SHEET LA-11
MEET EXISTING STUBS AS
LOCATED IN W & H PACIFIC
STORM DRAIN/ROAD
LAYOUT(TYP.)

WEBCOAT PRODUCTS
PARK GARBAGE CAN HOLDER
VIP GREEN W/ BLACK FRAME
MODEL #TR32 W/ DOME TOP
FOR TYPICAL TRAIL ENTRANCE
REFER TO MOUNT VERNON PARKS
DEPARTMENT SPECS

PARK TRACT P-2 LANDSCAPE PLAN

SCALE 1"=40'-0"



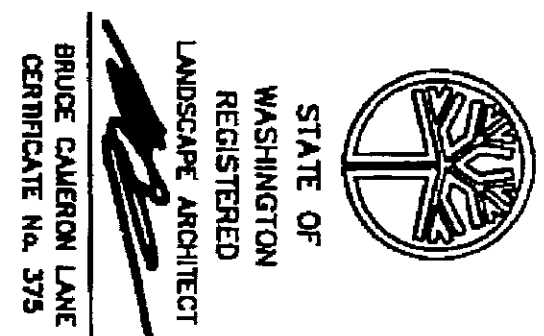
PARK TRACT P-2
LANDSCAPE PLAN

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase 1)
OPEN SPACE PLAN



Lane & Associates
Landscape Architecture

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

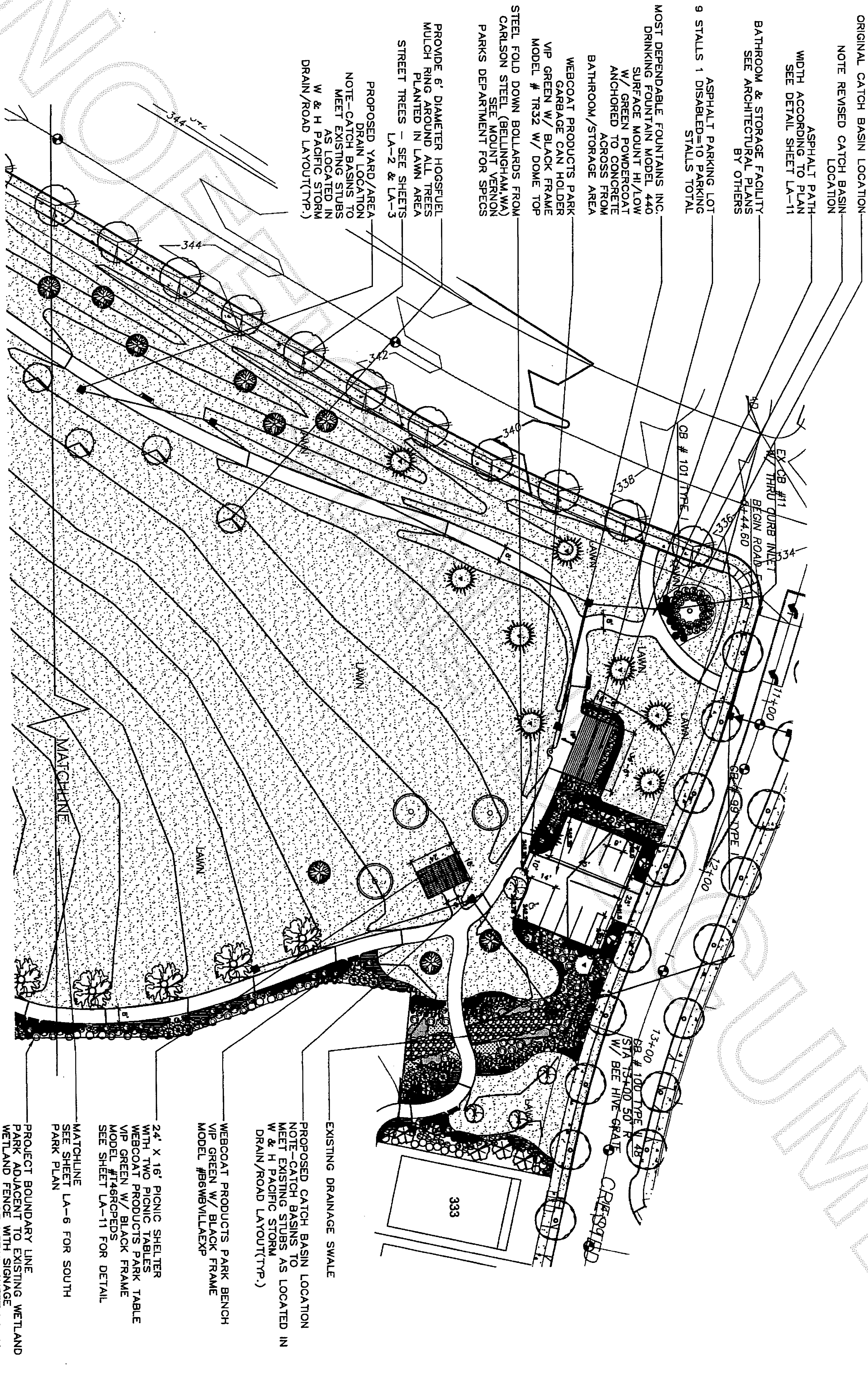


Revisions

Date: December 14, 2006
Scale: AS NOTED
Drawn: ZNH
Job: 000000
Sheet: LA-6
of 15 sheets

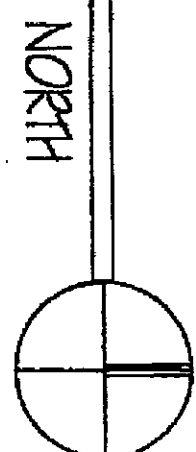


Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

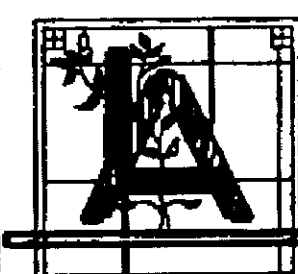


PARK TRACT P-2 LANDSCAPE PLAN

SCALE 1"=40'-0"

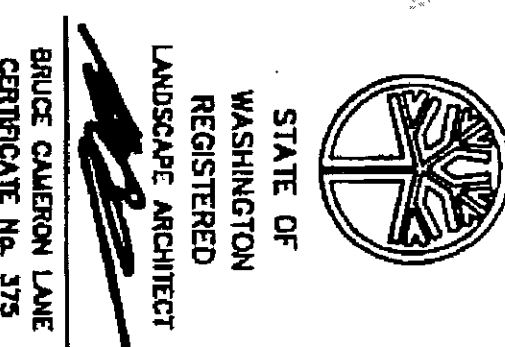


Plat of SKAGIT HIGHLANDS
DIVISION V (Phase 1)
OPEN SPACE PLAN



Lane & Associates
Landscape Architecture

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



PARK TRACT P-2
LANDSCAPE PLAN

Date: December 8, 2006
Scale: As Shown
Job: LA-7
Drawn: ZNH
Sheet: LA-7
Of 13 Sheets

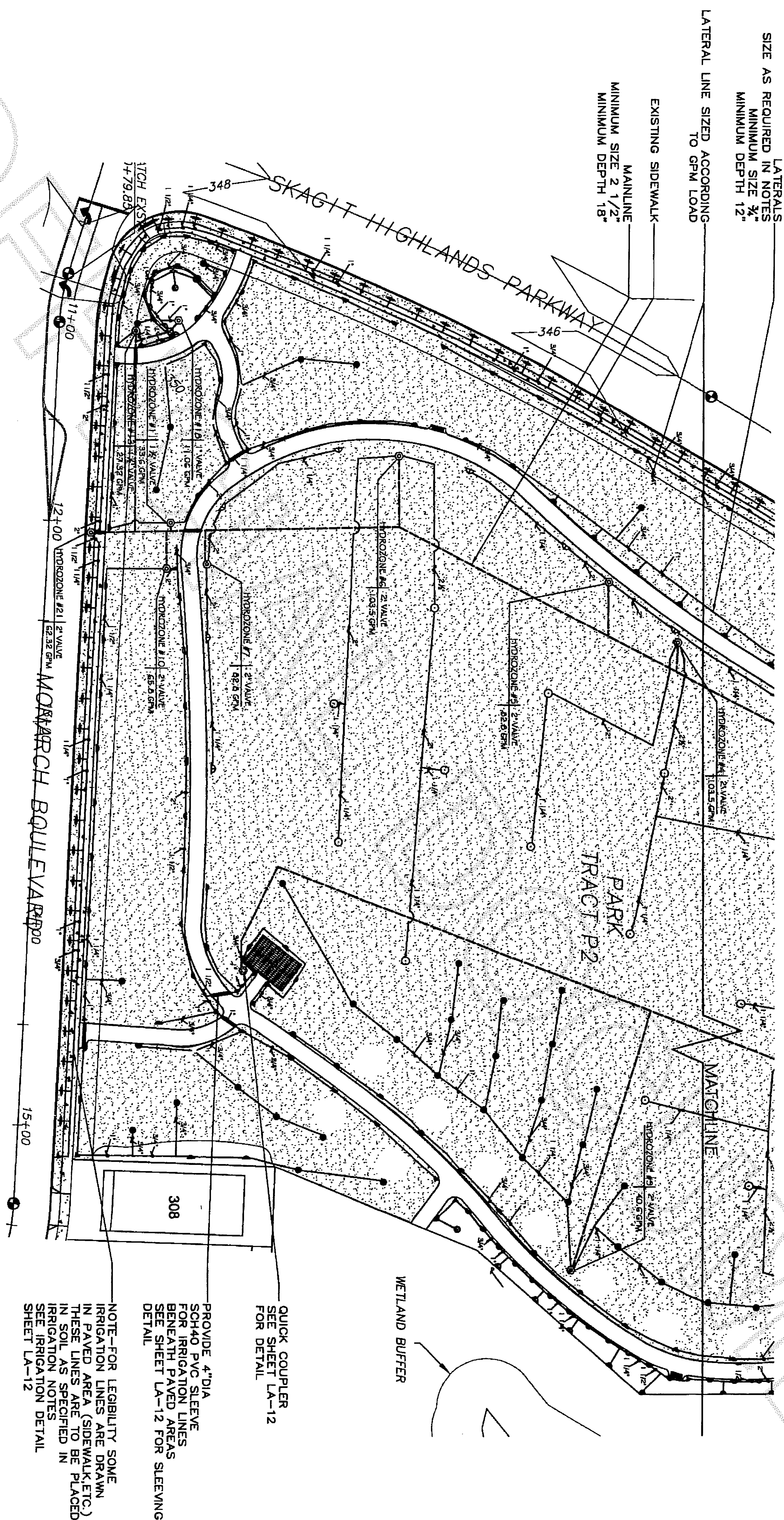


200612210067
Skagit County Auditor

12/21/2006 Page 29 of 34 12:17PM

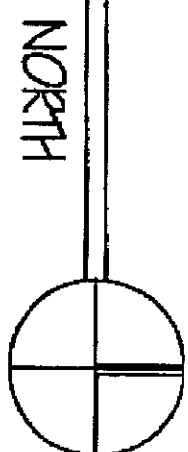
Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4 OF SE 1/4 SECT. 15,
NE AND NW 1/4 OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W4.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



PARK TRACT P-2 IRRIGATION PLAN

SCALE 1"=40'-0"



NORTH

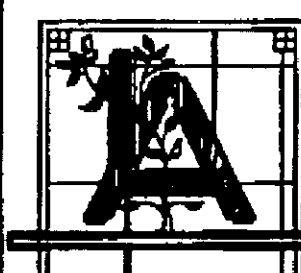
NOTE-FOR LEGIBILITY SOME
IRRIGATION LINES ARE DRAWN
IN PAVED AREA (SIDEWALK, ETC.)
THESE LINES ARE TO BE PLACED
IN SOIL AS SPECIFIED IN
SEE IRRIGATION NOTES
SEE IRRIGATION DETAIL
SHEET LA-12

PROVIDE 4" DIA
SCH40 PVC SLEEVE
FOR IRRIGATION LINES
BENEATH PAVED AREAS
SEE SHEET LA-12 FOR SLEEVING
DETAIL

QUICK COUPLER
SEE SHEET LA-12
FOR DETAIL

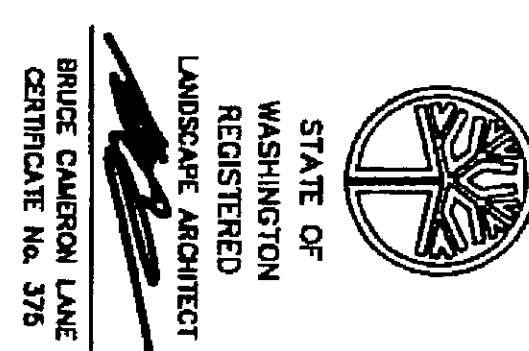
PARK TRACT P-2
IRRIGATION PLAN

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase 1)
OPEN SPACE PLAN



Lane & Associates
Landscape Architecture

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



Revisions

Date: December 14, 2006
Scale: As noted
Drawn: ZNH
Job: Park Tract P-2
Sheet: LA-8
Of 13 Sheets

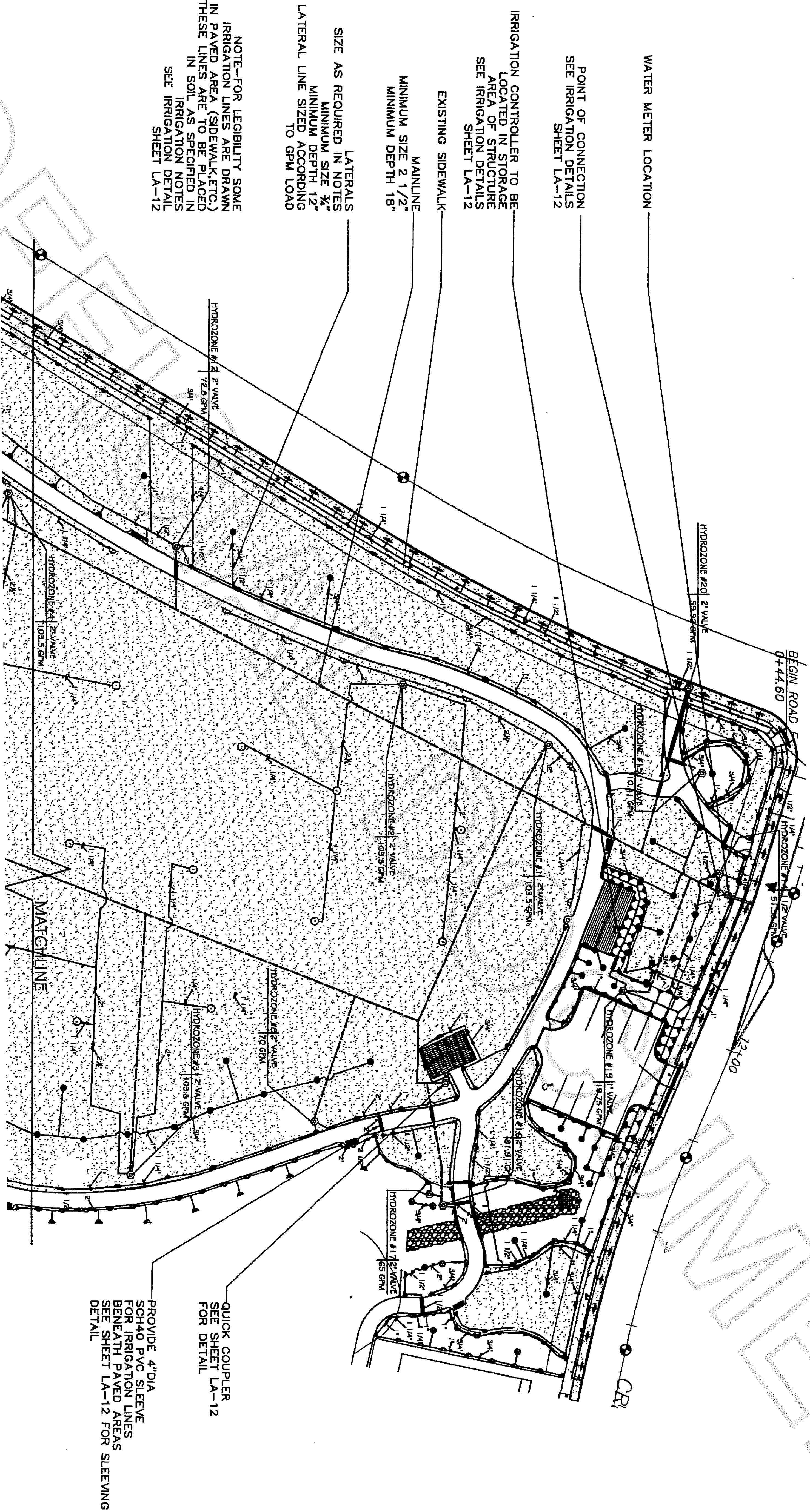


200612210067
Skagit County Auditor

12/21/2006 Page 30 of 34 12:17PM

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4S OF SE 1/4 SECT. 15,
NE AND NW 1/4S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



WATER METER LOCATION

POINT OF CONNECTION
SEE IRRIGATION DETAILS
SHEET LA-12

IRRIGATION CONTROLLER TO BE
LOCATED IN STORAGE
AREA OF STRUCTURE
SEE IRRIGATION DETAILS
SHEET LA-12

EXISTING SIDEWALK

MAINLINE
MINIMUM SIZE 2 1/2\"/>

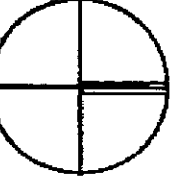
LATERALS
SIZE AS REQUIRED IN NOTES
MINIMUM SIZE 3/4\"/>

NOTE-FOR LEGIBILITY SOME
IRRIGATION LINES ARE DRAWN
IN PAVED AREA (SIDEWALK, ETC.)
THESE LINES ARE TO BE PLACED
IN SOIL AS SPECIFIED IN
IRRIGATION NOTES
SEE IRRIGATION DETAIL
SHEET LA-12

PARK TRACT P-2 IRRIGATION PLAN

SCALE 1"=40'-0"

NORTH



PARK TRACT P-2
IRRIGATION PLAN

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase 1)
OPEN SPACE PLAN



Lane & Associates
Landscape Architecture

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



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

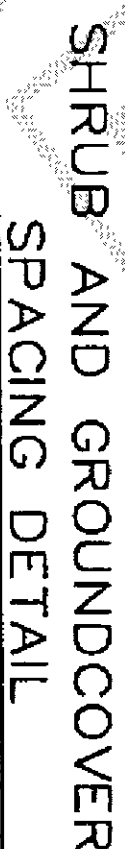
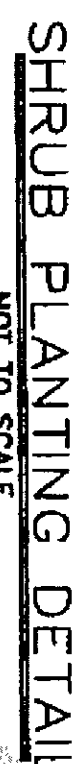
Revisions By

Date: 12/21/2006
Scale: AS SHOWN
Drawn: ZNH
Job: 00-000
Sheet: LA-9
Of 15 Sheets

PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



PLANTING DETAILS



1. PLANTING NOTES:
 - a. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING THEMSELVES WITH ALL OTHER SITE MATERIALS AND EQUIPMENT REQUIRED FOR THE WORK.
 - b. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO STARTING LANDSCAPE WORK.
 - c. CONTRACTOR SHALL USE CARE AND CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROBABLY AVOID OWNER OF ANY DISTURBED UTILITIES.
 - d. (LOCATION SERVICE PHONE: 1-800-424-5555).
 - e. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL AND PROVIDE FOUR DOMINUS OR NEW LAWN AREA UNTIL FINAL INSPECTION OR UPON ACCEPTANCE BY OWNER OR OWNER'S AGENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUNDCOVERS 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.
 - a. GROUNDCOVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUNDCOVERS ARE CURBING, SIDEWALKS, SIGNS OR POTS, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES.
 - b. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE PLANT QUANTITIES THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
 - c. NEW BUDGEE AIDS AS SHOWN ON THE PLANS, SHALL PROVIDE A MINIMUM OF 2" DEPTH -3-WAY TOPSOIL, AND RETICULT, TO A MINIMUM DEPTH OF 6". THEN AN ADDITIONAL 4" DEPTH OF -3-WAY TOPSOIL, TO ALL NEW BED AREAS AND BEDDED AREAS.
 - d. CONTRACTOR TO ONE ADJACENT VERNON PARK DEPARTMENT MINIMUM OF 24 HOURS NOTICE FOR INSPECTION OF PLANT MATERIAL PRIOR TO INSTALLATION, NO GROUNDING OR GROUNDING OF ALL PLANT MATERIAL SHALL BE ACCEPTED.
 - e. ALL PLANT MATERIAL SHALL CONFORM TO AM STANDARDS FOR NURSERY STOCK, LATEST EDITION.
 - f. 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 HANDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCAL CLIMATE.
 - g. TREES, SHRUBS, AND GROUNDCOVERS: PLANTS SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL DEVELOPED, AND FREE OF DISEASE, INJURY, INSECTS, BEET, HARMFUL DEFECTS, ALL WEEDS, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE DESIGNER OR OWNER.
 - h. PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY.
 - i. C. NOTED: LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PLANTS ARE NOT AVAILABLE IN SIZE OR SPECIES (424) 885-2318.
3. CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL.

TRACT P-1 PLANT SCHEDULE

DOWNTOWN WAVE

COMMON WAVE

NOT SEE

100055

Scrophulariaceae	Leafy Spurge	2	7-8"
Ranunculaceae	London Rose	12	2"-rd
Passifloraceae	Orange Tree	27	6-7"
Umbelliferae	Pro Oak	6	2"-rd
Asteraceae	Ground Hells	5	2"-rd
Malvaceae	Flowering Cereus	5	2"-rd
Pinaceae	Star Pine	15	7-8"
Leguminosae	Leaved Cypress	9	6-7"
Scrophulariaceae	Scrub Willow	15	6-7"
Scrophulariaceae	American Mountain Ash	6	2"-rd

SEEDS

Epilobium	Red Epilobium	10	2-nd
Myrica	7 Leafed Myrica	30	5-nd
Myrica	Blackberry	62	2-nd
Myrica	Swamp Fern	67	1-nd
Myrica	Longleaf Willow	94	2-nd
Myrica	Baldwin	24	2-nd
Myrica	Burns Pine	22	2-nd

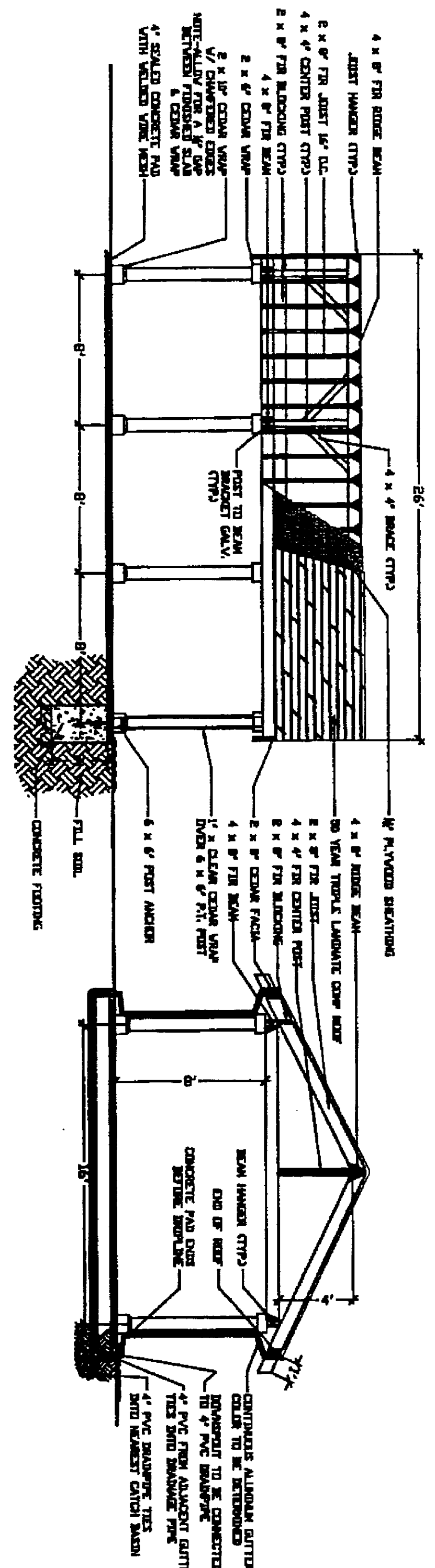
Myrica	Flowering Red Currant	42	1-nd
Myrica	Leafy Fern	20	1-nd
Myrica	Wildcat Spruce	10	1-nd

BRONCOBOTS

Myrica	Kentucky	504	4"-pod
Myrica	Goldenrod	467	4"-pod
Myrica	Starbush	59	1-nd
Myrica	Princess Creeper	75	1-nd

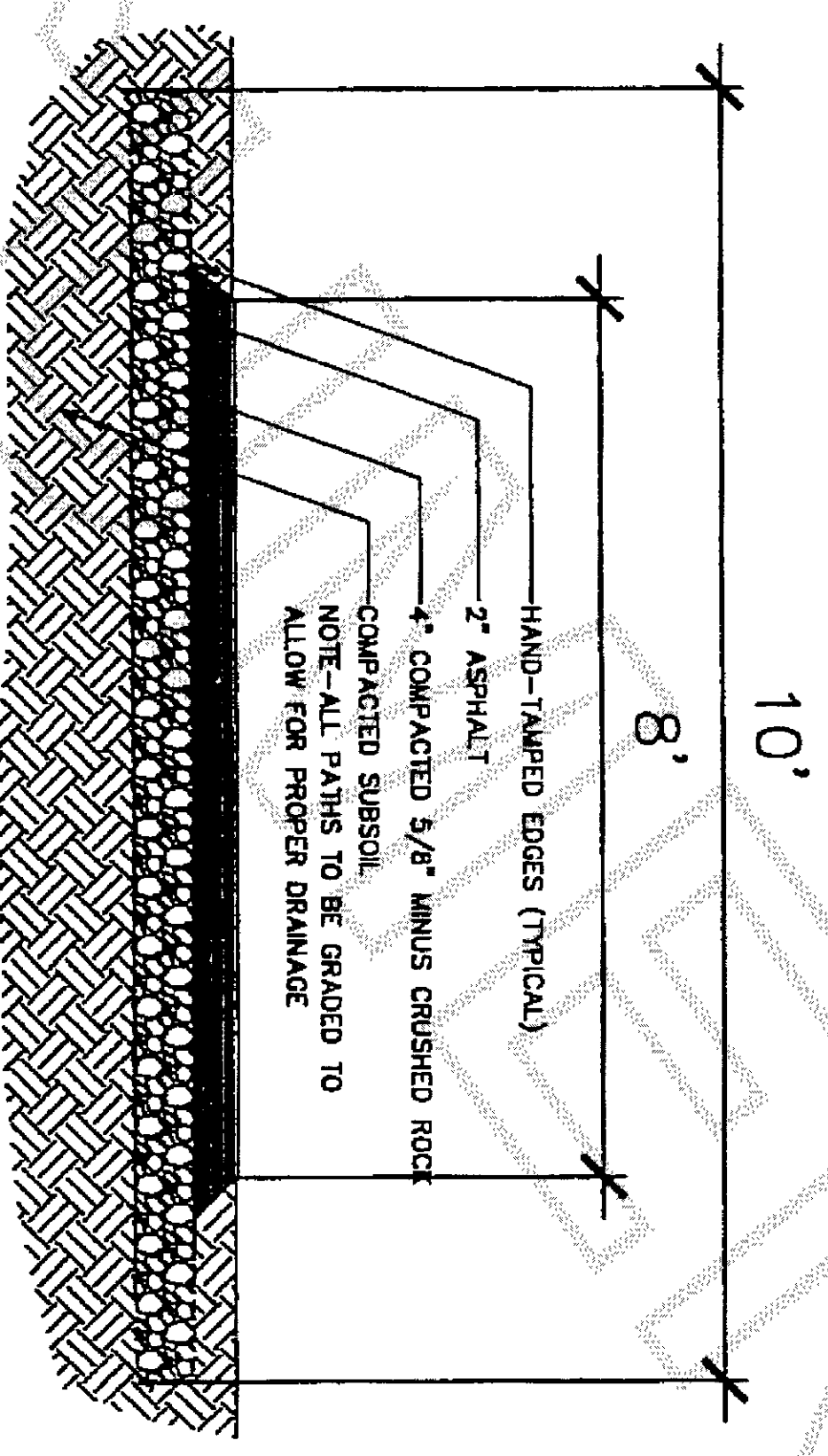
LAWN

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22, AND NW 1/4, SE 1/4 SW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, WA.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

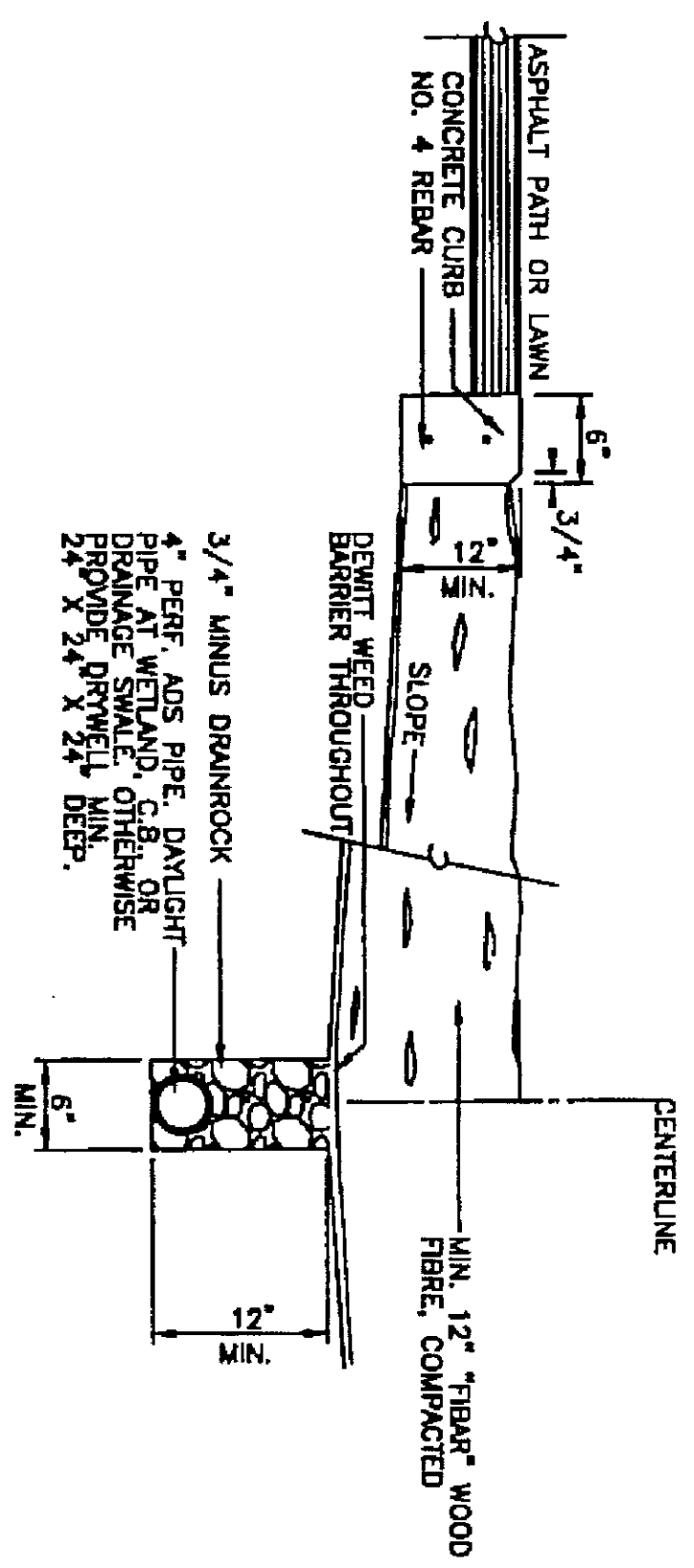


PICNIC SHELTER - SIDE ELEVATION
SCALE 1/4"=1'

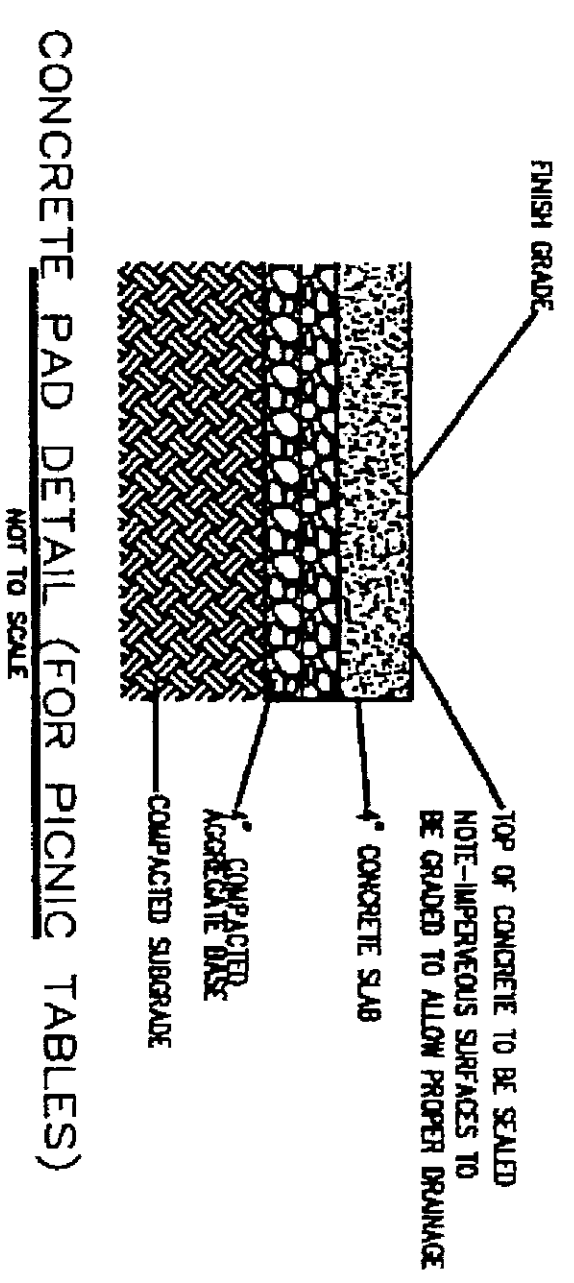
PICNIC SHELTER - FRONT ELEVATION
SCALE 1/4"=1'



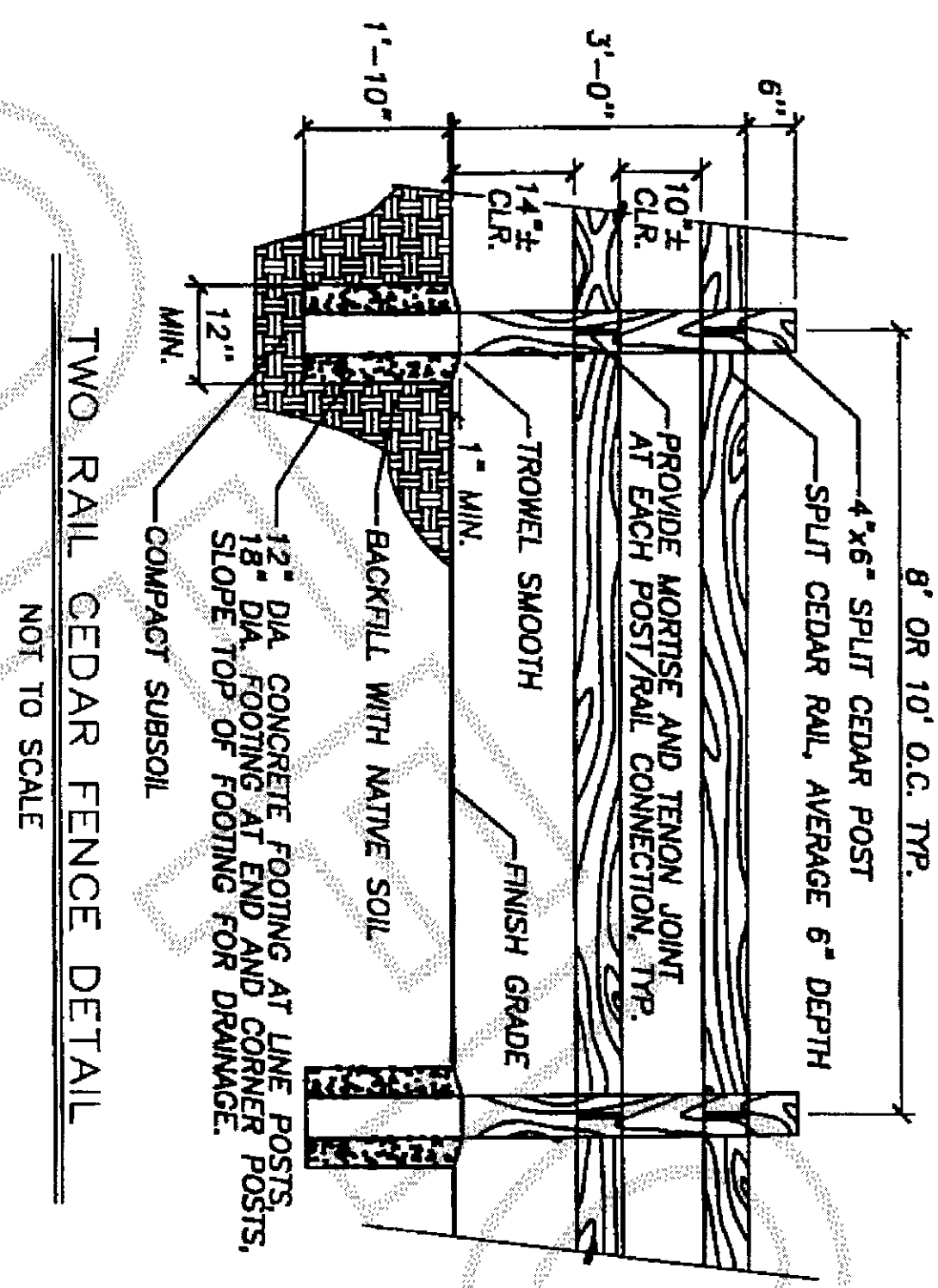
ASPHALT PATH DETAIL
NOT TO SCALE



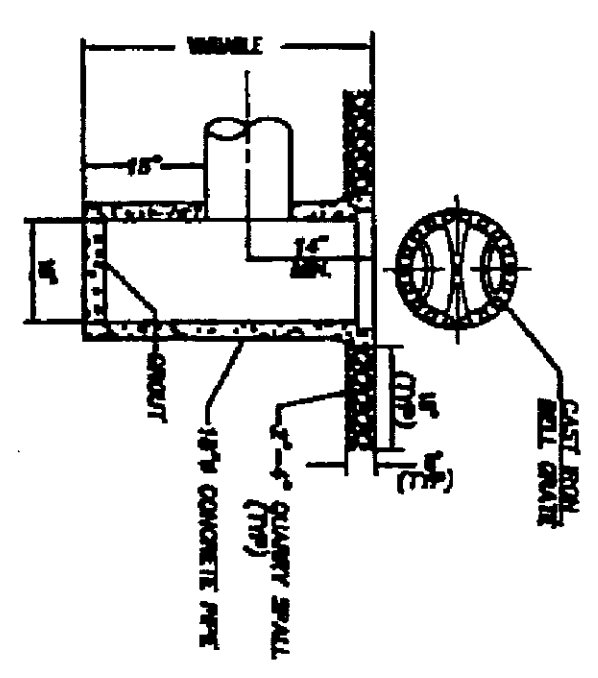
CONCRETE EDGING DETAIL
NOT TO SCALE



CONCRETE PAD DETAIL (FOR PICNIC TABLES)
NOT TO SCALE



TWO RAIL CEDAR FENCE DETAIL
NOT TO SCALE



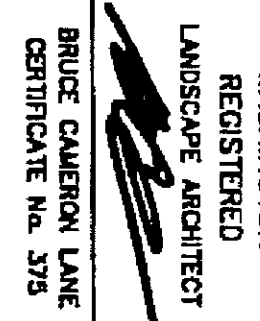
YARD/AREA DRAIN DETAIL
NOT TO SCALE

HARDSCAPE DETAILS

HARDSCAPE DETAILS

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase 1)
OPEN SPACE PLAN

 **Lane & Associates**
Landscape Architecture
17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

 **BRUCE GARDNER LANE**
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 375

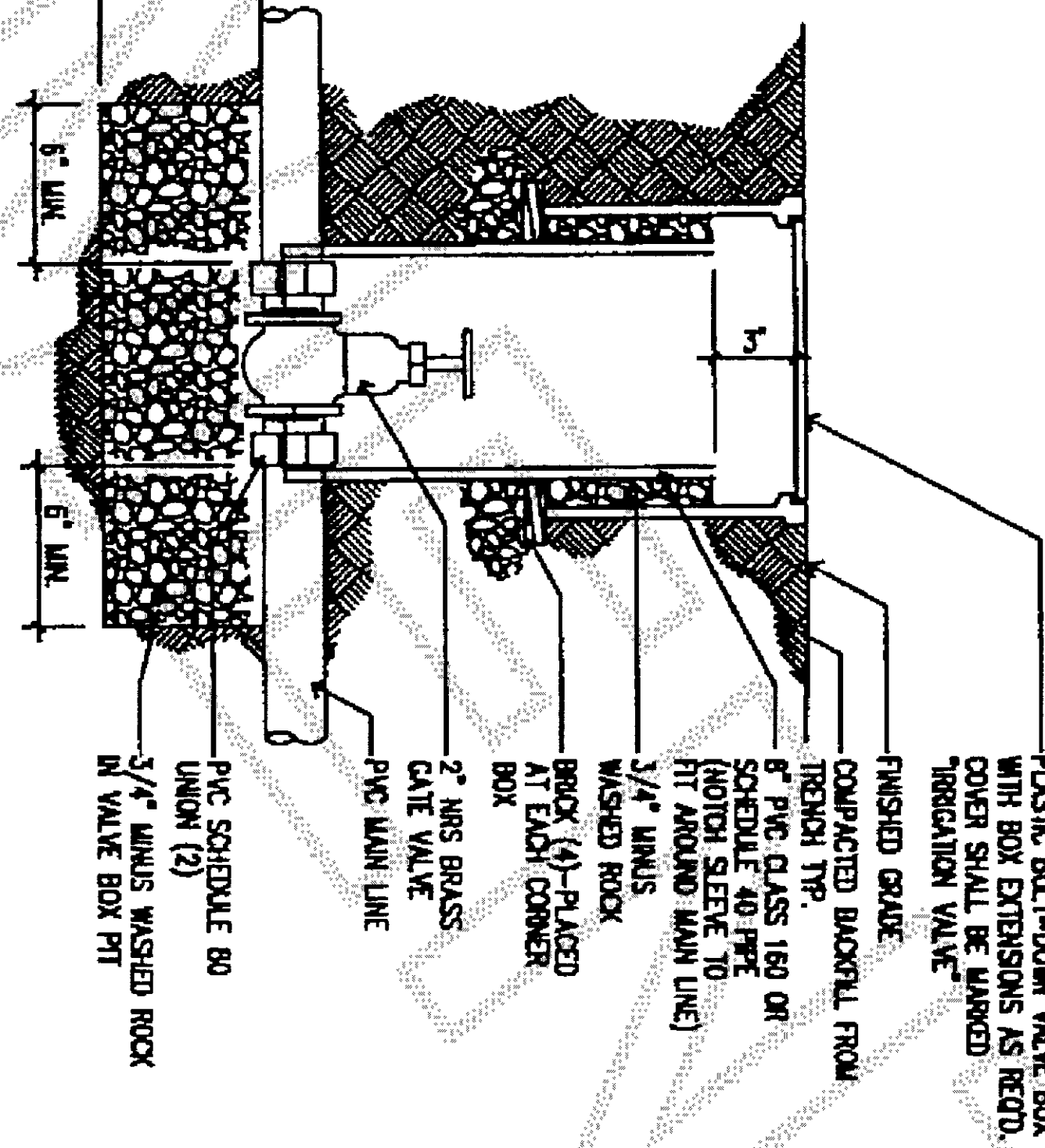
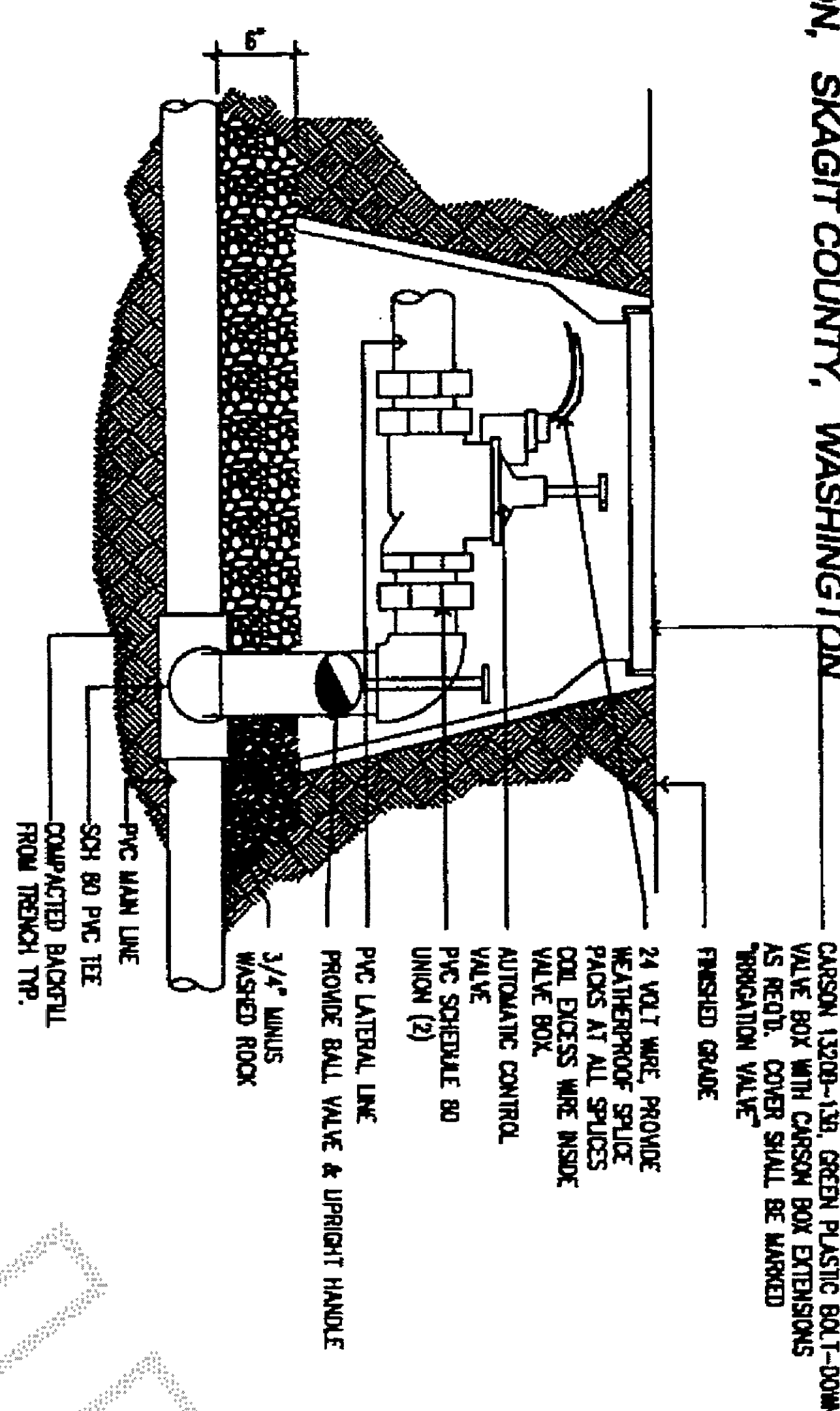
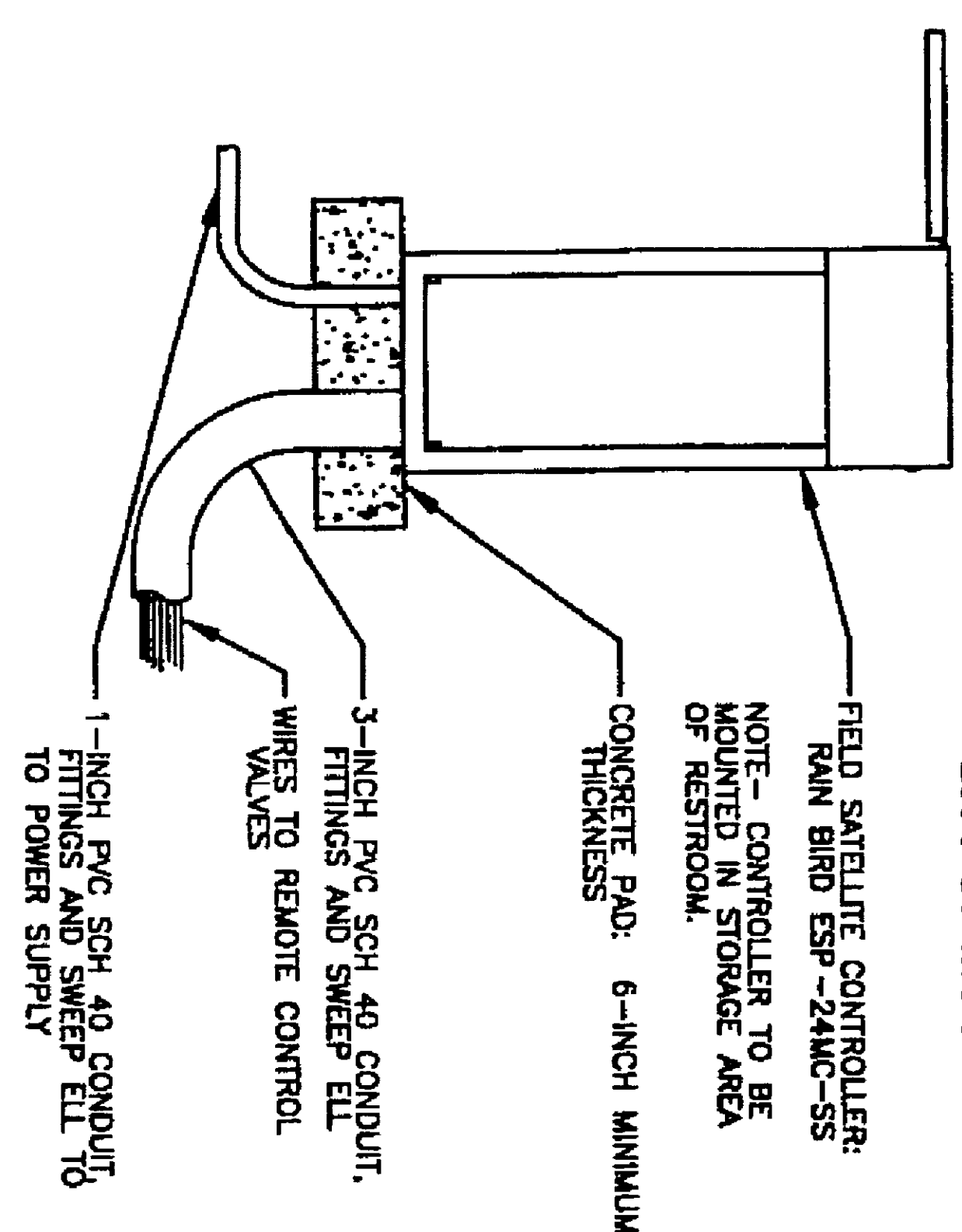
Date: 12/21/2006
Scale: AS SHOWN
Drawn: ZNH
Job: 00-000
Sheet: LA-11
Of 13 Sheets

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)

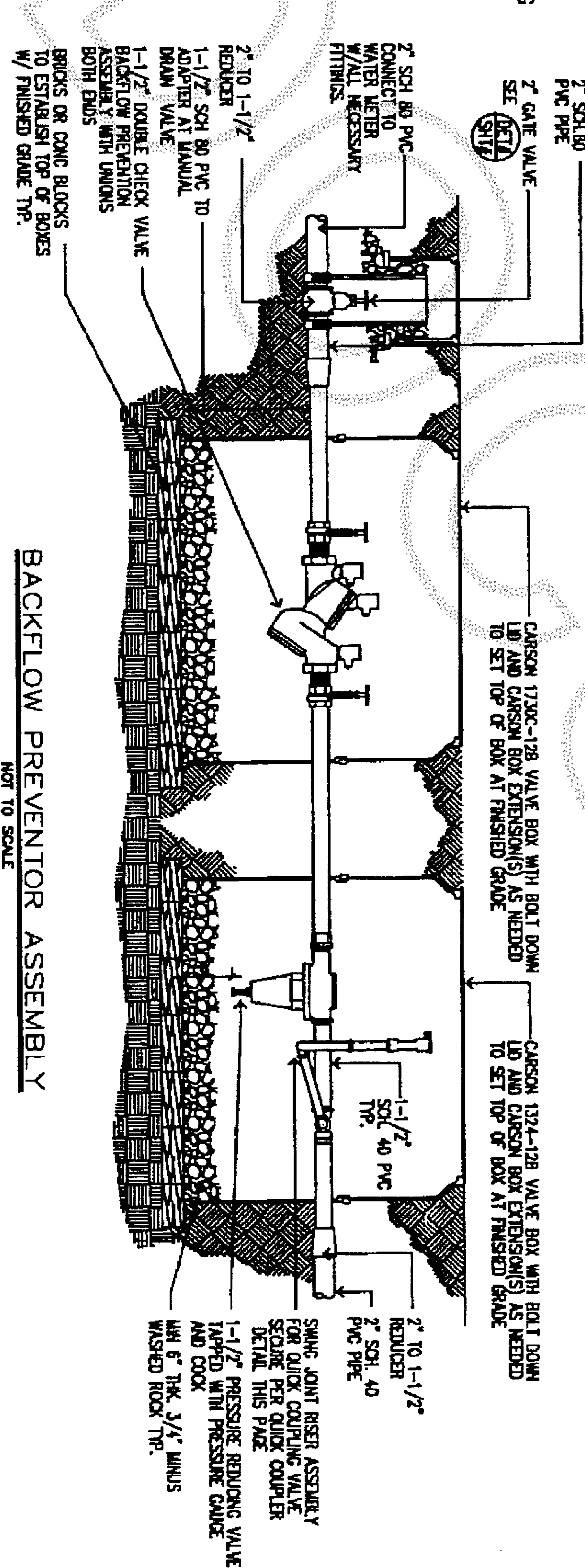
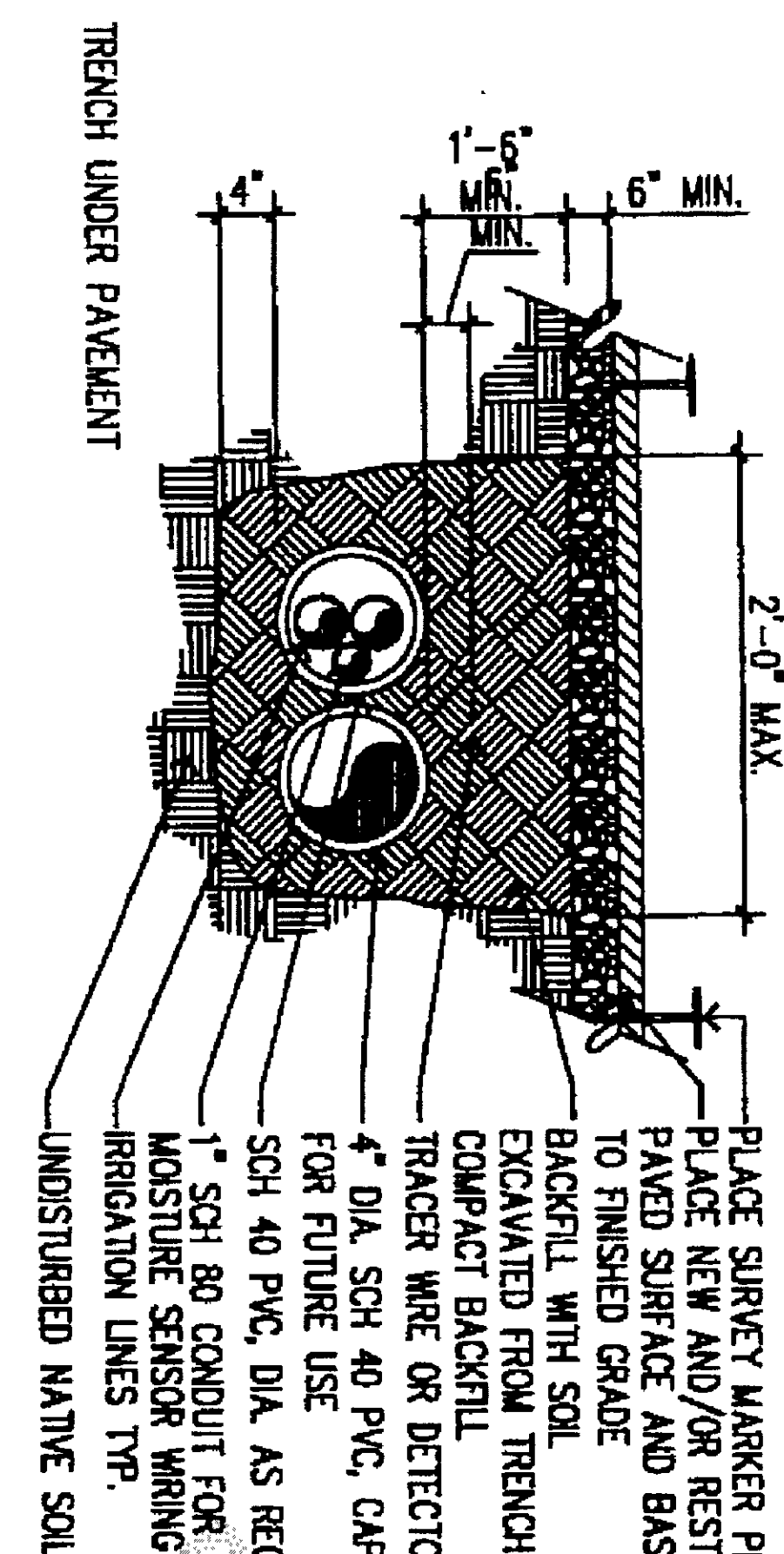
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TRACT P-1 IRRIGATION SCHEDULE

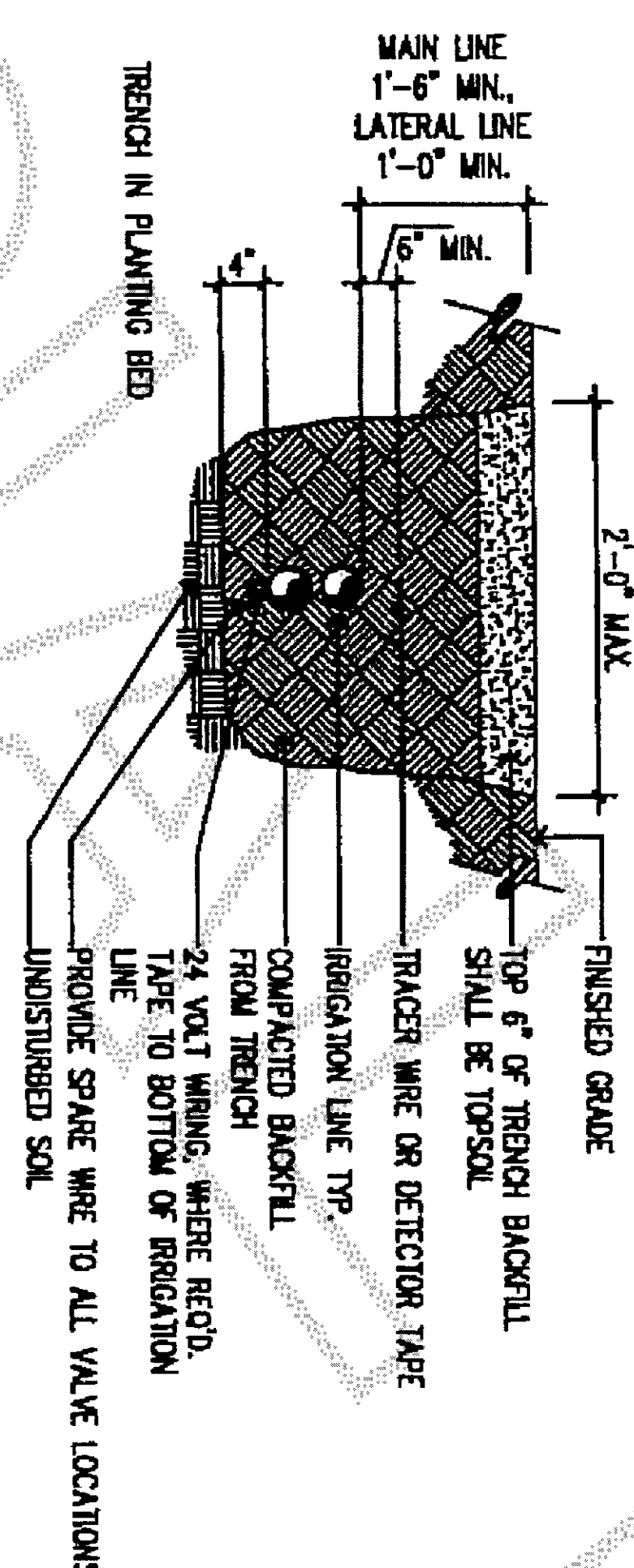
SHOULDER	HAIR/ACCESSORY MODEL NUMBER	WINTER LEAVES	BRIMMED
	BOOZY TALL CIRCLE TOP-UP SPRINKLER	20" 07M	4" PLASTIC TOP UP 12" WINDS N 50° P NOMINAL PER PERSON
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			



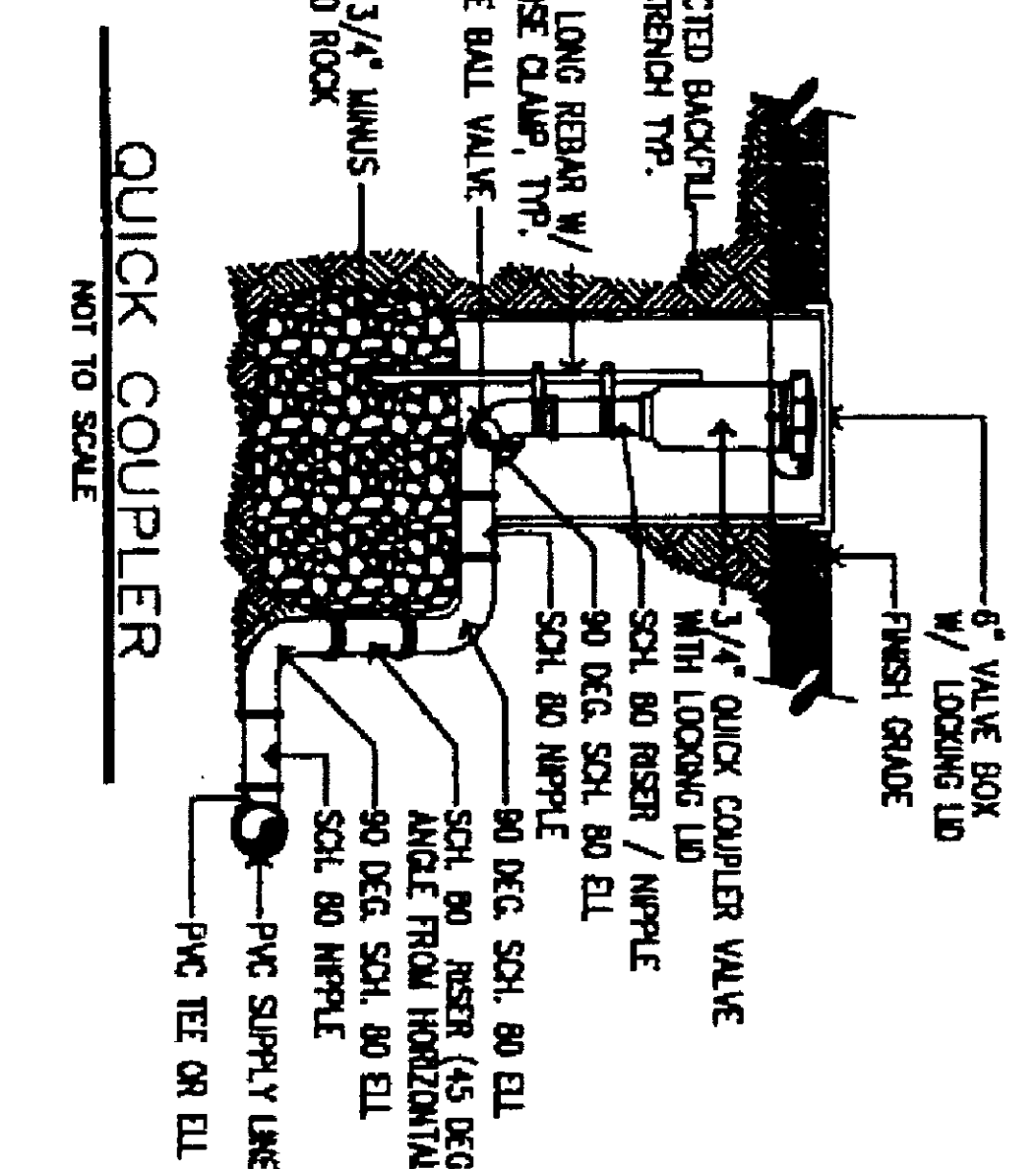
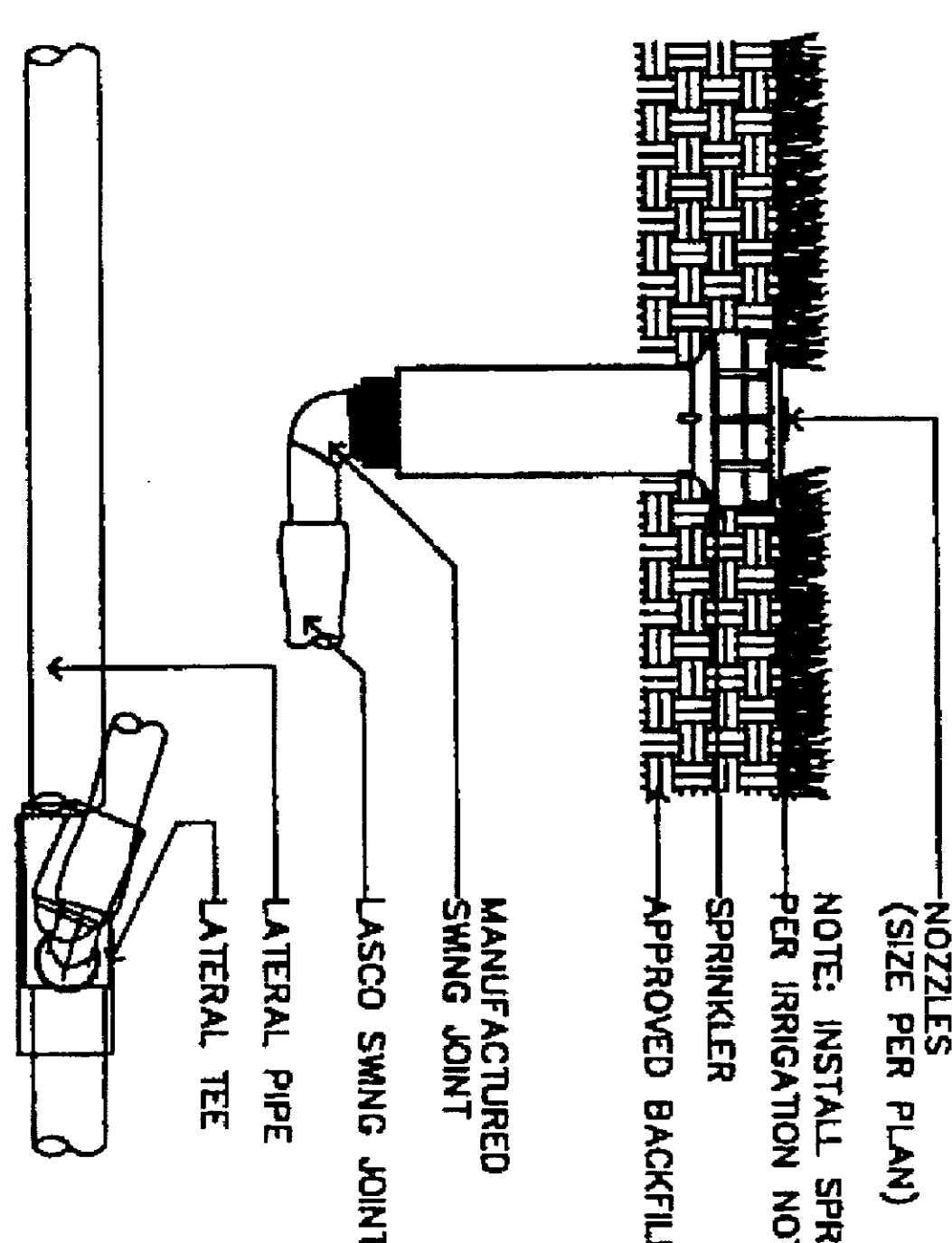
ELECTRIC IRRIGATION VALVE



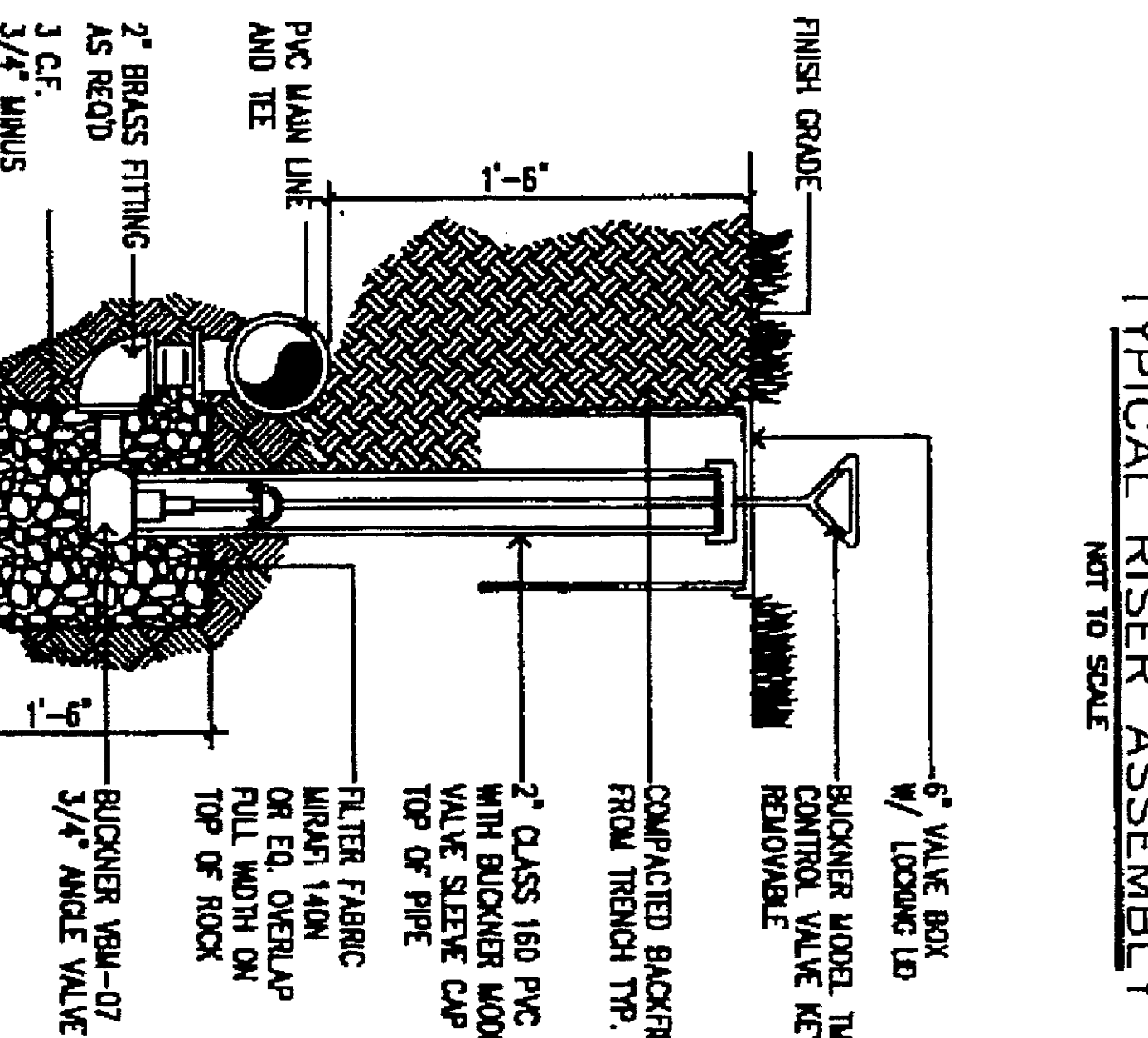
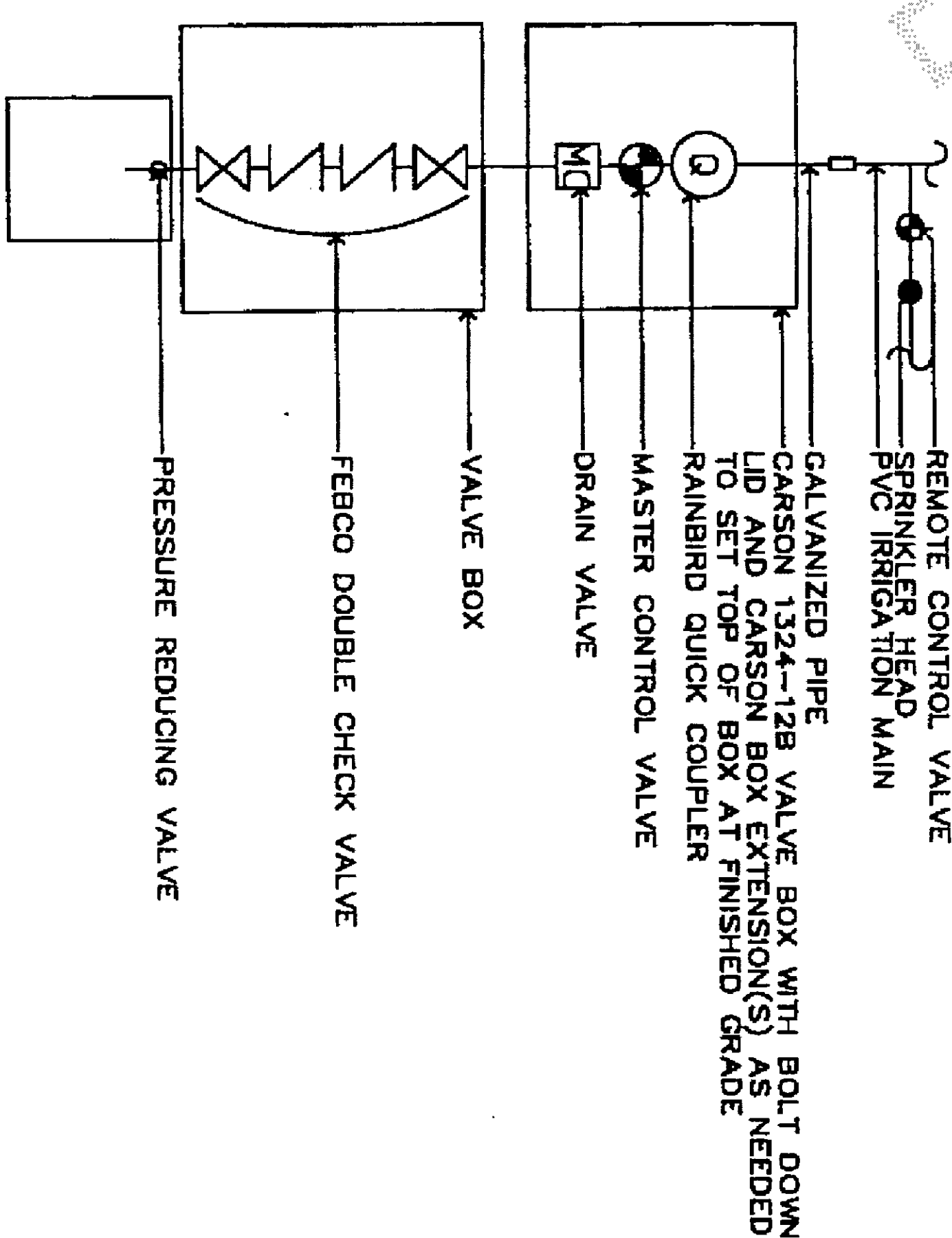
BACKFLOW PREVENTOR ASSEMBLY
NOT TO SCALE



TYPICAL TRENCH DETAILS
NOT TO SCALE



QUICK COUPLER
NOT TO SCALE



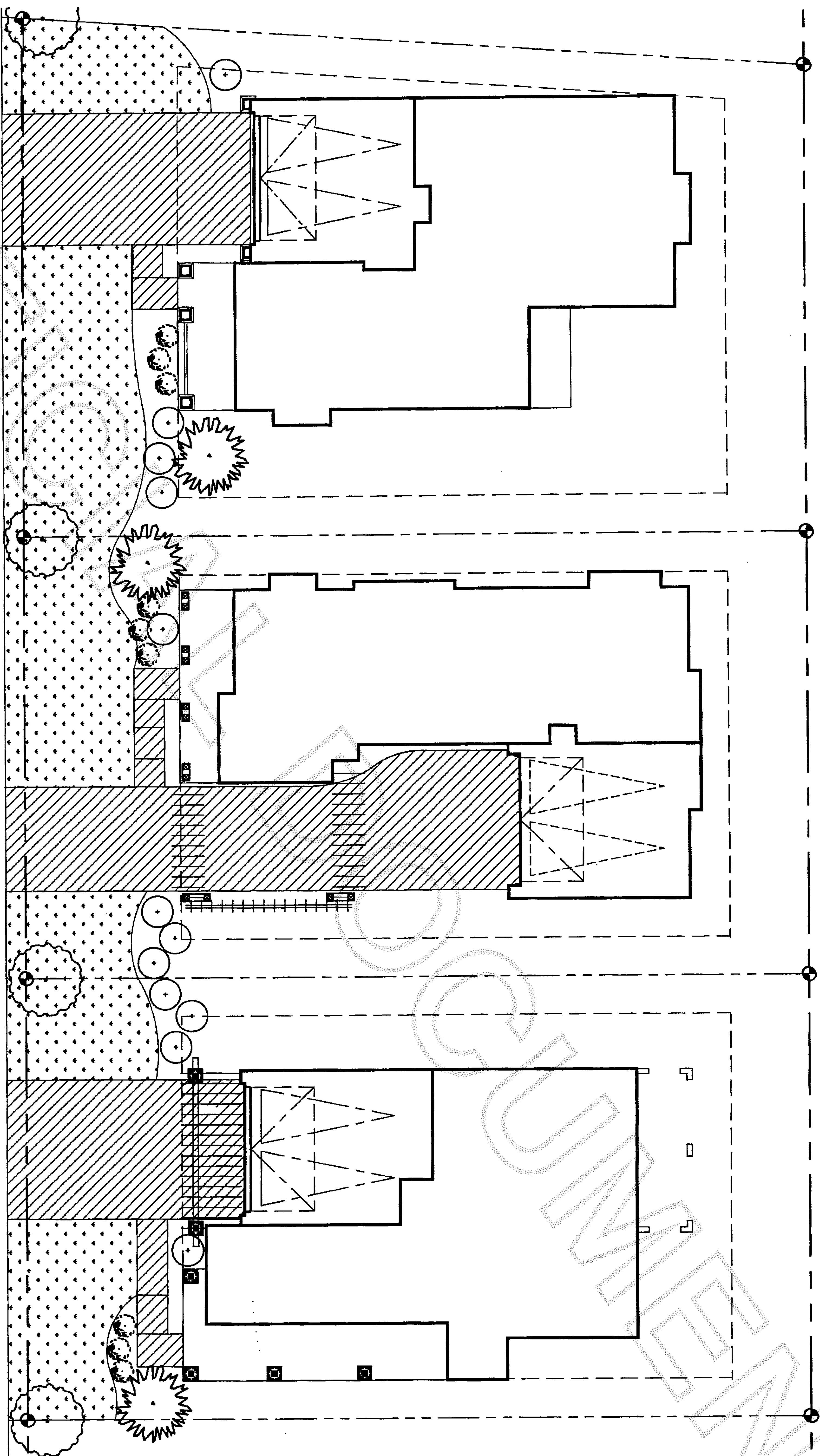
TYPICAL RISER ASSEMBLY
NOT TO SCALE

IRRIGATION NOTES

- A. NOTIFICATION FOR THE INSTALLATION OF SLEEPING, NOTICE TO IRRIGATION CONTRACTOR SHALL BE A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION.
- B. IRRIGATION CONTRACTOR SHALL PROVIDE ALL REQUIRED SLEEPS.
- C. IRRIGATION CONTRACTOR'S SLEEPS SHALL BE NO MORE THAN 24 INCHES NOR LESS THAN 18 INCHES FROM TOP OF FINISH GRADE.
- D. SLEEPS SHALL BE INSTALLED AT 6' ON CENTER.
- E. EXPENSE OF THE GENERAL CONTRACTOR.
- F. IRRIGATION CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR THE INSTALLATION OF 110 VOLT ELECTRICAL SERVICES FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER.
- G. IRRIGATION CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR THE INSTALLATION OF 110 VOLT ELECTRICAL SERVICES FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER PER DESIGN AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- H. PROVIDE EXHAUST WATER METER.
- I. PROVIDE CALIBRATED STANDARDBY DESIGNED TUBESTOP WITH THREADED OR END CAP DISCHARGE METER. TUBESTOP TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISHED GRADE.
- J. REMOVAL OF ALL ASPHALT EXTENDING GREATER THAN 4 INCHES BACK OF EXTRACTED AREA.
- K. ALL CURBS, REPAIRS AND PATCHES TO BE COMPLETED PER MANUFACTURER'S SPECIFICATIONS.
- L. PRIOR TO START OF CONSTRUCTION VERIFY MINIMUM 50 GPM AT SUB-0' LOCATIONS.
- M. VERIFY ALL DIMENSIONS AND CONDITIONS, NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- N. STEERING IS REQUIRED FOR ALL IRRIGATION AND CONTROL WIRE UNDER ALL PAVEMENTS, WALLS, ETC.
- O. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- P. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- Q. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- R. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- S. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- T. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- U. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- V. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- W. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- X. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- Y. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.
- Z. STEERING SHALL BE 2" DIA. GALVANIZED STEEL PIPE WITH 1/2" HOLES FOR ALL SLEEVES REQUIRED FOR COMPLETE INSTALLATION OF WORK.

IRRIGATION DETAILS

Plat of SKAGIT HIGHLANDS DIVISION V (Phase 1)
A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4S OF SE 1/4 SECT. 15,
NE AND NW 1/4S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



PLANT LEGEND

- Street Trees (Type) - See L-1 Overall Streetscape Plan.
1 Evergreen Tree per lot (5'-6')
4 Evergreen shrubs per lot (5' gal)
3 Deciduous shrubs per lot (2 gal)
Lawn

STREET FRONTAGE LANDSCAPE PLAN

Revisions



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



Lane & Associates
Landscape Architecture

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

Plat of SKAGIT HIGHLANDS
DIVISION V (Phase 1)
OPEN SPACE PLAN

**STREET FRONTAGE
LANDSCAPE PLAN**

Date: November 8, 2006
Scale: AS SHOWN
Drawn: ZNH
Job: 000000
Sheet: LA-13
of 15 Sheets