

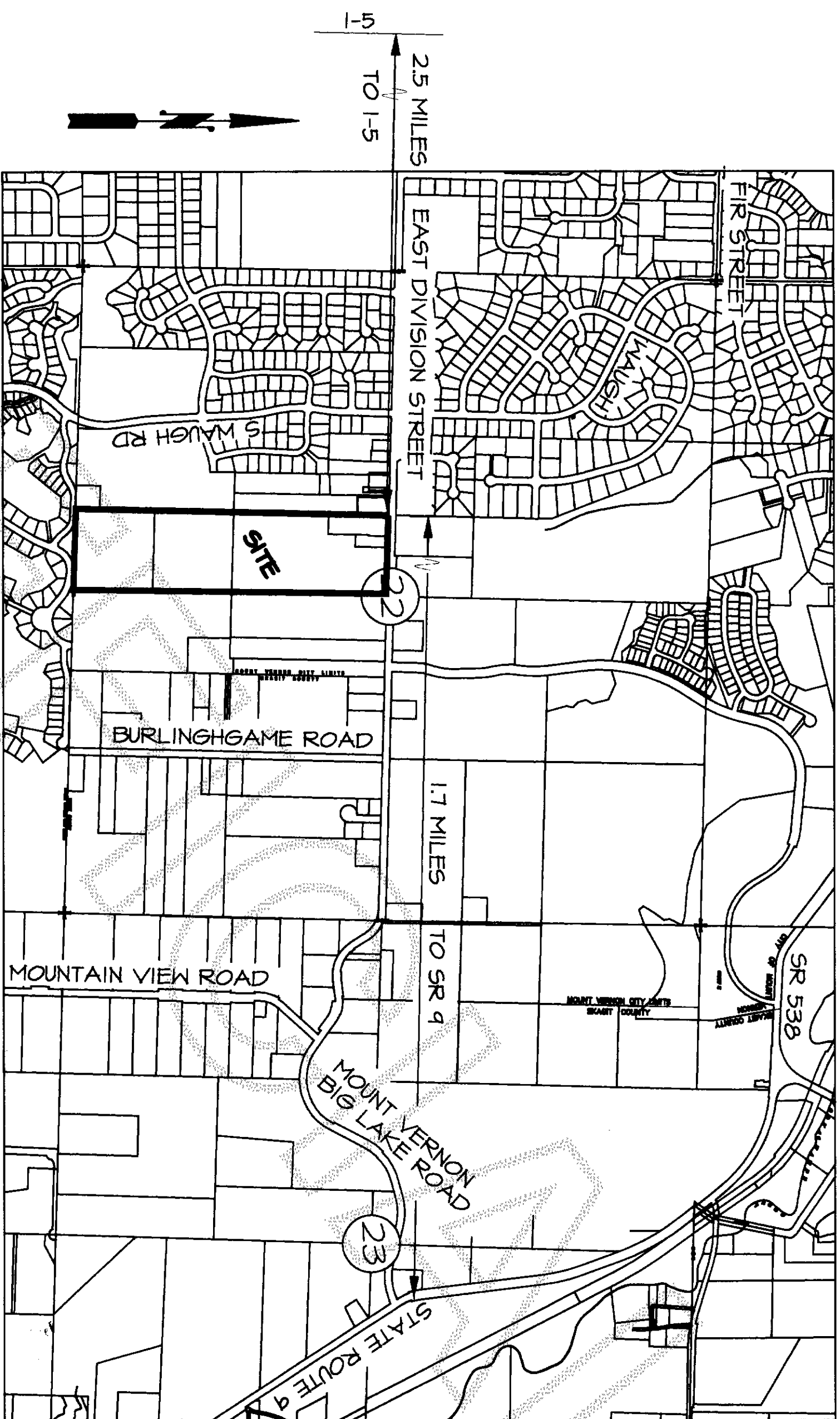
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 22, (CENTER OF SECTION);
THENCE SOUTH 0°28'44" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 2637.15 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 (SOUTH 1/4 CORNER);
THENCE NORTH 88°58'33" WEST ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 673.30 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 0°25'27" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 1371.47 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH 84°05'46" WEST ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 13.04 FEET;
THENCE NORTH 0°25'27" EAST PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1083.44 FEET;
THENCE SOUTH 84°12'57" EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 13.04 FEET, MORE OR LESS, TO SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THENCE NORTH 0°25'27" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 234.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF AT A POINT BEARING NORTH 84°12'57" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 84°12'57" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 675.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

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



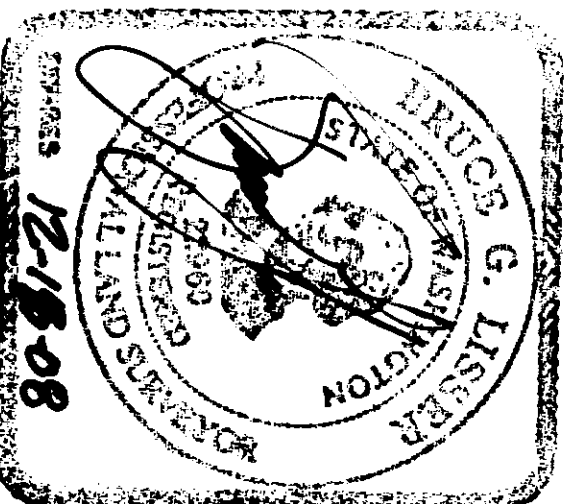
SCALE 1" = 1320'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CEDAR HEIGHTS, PUD, PHASE I, DIVISION I, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT VERNON.

BRUCE G. LISSER, PLS CERTIFICATE NO. 22960
LISSE & ASSOCIATES, PLLC
8202 MILLWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL: BRUCE@LISSE.COM

Jan. 17, 2007
DATE



CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CEDAR HEIGHTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, PEOPLES BANK, AND D. B. JOHNSON CONSTRUCTION, INC., A WASHINGTON CORPORATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS, AVENUES, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HERETO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 17th DAY OF January, 2007.

CEEDAR HEIGHTS, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Paul W. Lister
Joseph W. Domansee, MANAGER

PEOPLES BANK
BY: James H. Lister
TITLE: SVP

D. B. JOHNSON CONSTRUCTION, INC.
A WASHINGTON CORPORATION
BY: David S. Johnson
TITLE: David S. Johnson, President

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH WOODMANSEE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER OF CEDAR HEIGHTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan. 17, 2007

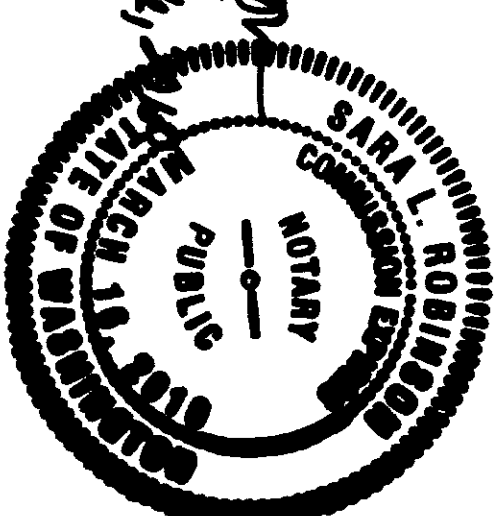
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James H. Lister SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/IT) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE SVP OF PEOPLES BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 12, 2007

STATE OF WASHINGTON
COUNTY OF Skagit

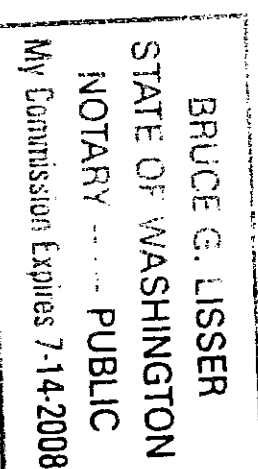
SIGNATURE David S. Johnson
NOTARY PUBLIC
MY APPOINTMENT EXPIRES March 18, 2008
RESIDING AT Skagit, WA



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James H. Lister SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/IT) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Manager OF D. B. JOHNSON CONSTRUCTION, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

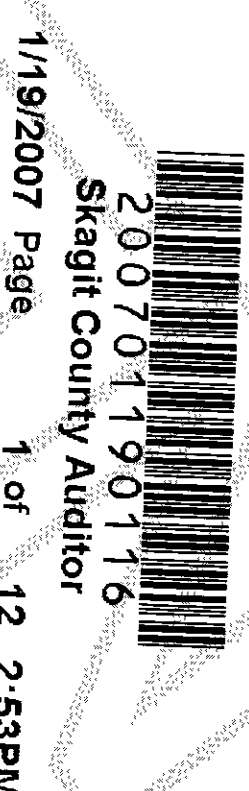
DATED January 17, 2007

SIGNATURE James H. Lister
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-08
RESIDING AT Skagit, WA



AUDITOR'S CERTIFICATE

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



1/19/2007 Page 1 of 12 2:53PM

J. Youngquist
Skagit County Auditor
DERBY

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2007.

THIS 19th DAY OF January, 2007.

Patricia Youngquist
Skagit County Treasurer
DERBY

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 19th DAY OF Jan, 2007.

Quinn A. Shuck
City Treasurer

APPROVALS
EXAMINED AND APPROVED THIS 18th DAY OF January, 2007.

CITY ENGINEER
CITY CLERK
CITY MATOR

Quinn A. Shuck
City Clerk

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS DAY 11, 2007.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

LU-05-010 SHEET 1 OF 12 DATE: 1/03/07

PLAT OF CEDAR HEIGHTS PUD I / PHASE I

SURVEY IN A PORTION OF
THE SOUTHWEST 1/4 OF
SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
MOUNT VERNON, WASHINGTON

FOR: CEDAR HEIGHTS, LLC

FB XXX PG XX LISSER & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION DRAWING
MOUNT VERNON, WA 98273 360-419-7442 04-032PUD.I.P1
MERIDIAN: ASSUMED

PUD UTILITY EASEMENT

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

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

PRIVATE DRAINAGE AND SEWER EASEMENTS

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

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

STORM POND AND DRAINAGE EASEMENT TO CITY OF MOUNT VERNON

STORM POND AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY OF MOUNT VERNON TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND REMOVE DRAINAGE AND DETENTION FACILITIES WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, IN UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES, FENCES, AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE USE OF SAID DRAINAGE AND DETENTION FACILITIES, OR APPURTENANCES ATTACHED OR CONNECTED THERewith, AND THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY FOR THE EASEMENT HEREBY GRANTED. ADJOINING PROPERTY OWNERS ARE PROHIBITED FROM CONSTRUCTING FENCES, BUILDINGS OR OTHER OBJECTS WITHIN THE EASEMENT AREA. ADJOINING PROPERTY OWNERS ARE PROHIBITED FROM PLACING FILL, OR OTHER DEBRIS WITHIN EASEMENT AREA, OR OTHERWISE ALTERING THE DETENTION FACILITY SIDE SLOPE AREAS, OR ACCESS ROAD. VEHICULAR ACCESS IN THE EASEMENT AREA IS RESTRICTED SPECIFICALLY TO PUBLIC MAINTENANCE VEHICLES.

POND MAINTENANCE IS THE RESPONSIBILITY OF THE CITY OF MOUNT VERNON AND SHALL BE PERFORMED PER THE MAINTENANCE PROCEDURE DOCUMENT PREPARED BY RAVNIK & ASSOCIATES ON FILE AT THE CITY OF MOUNT VERNON.

UTILITIES, SIDEWALK AND PUBLIC TRAIL EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, RIGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORP., AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR, FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT AND OTHER EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, FOR SIDEWALK AND TRAIL PURPOSES AND IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES AND PEDESTRIAN ACCESS TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

NOTES

- INDICATES EXISTING MONUMENT IN CASE. INDICATES MONUMENT IN CASE SET WITH CAP INSCRIBED LISSER 22960. INDICATES EXISTING PIPE OR REBAR FOUND. INDICATES REBAR OR NAIL SET IN CONCRETE WITH CAP OR WASHER INSCRIBED LISSER 22960.
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 123110-5, DATED SEPTEMBER 20, 2006.
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF CEDAR HEIGHTS WEST, RECORDED UNDER AUDITORS FILE NO. 200609220186, PLAT OF EAGLEHUNT PHASE 1A, RECORDED UNDER AUDITORS FILE NO. 9401250031 AND SKAGIT COUNTY SHORT PLAT NO. PL-01-0574, RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200202010016, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- ZONING CLASSIFICATION: R-1, 40 CEDAR HEIGHTS PUD.
- SEWAGE DISPOSAL: CITY OF MOUNT VERNON
- STORM DRAINAGE: CITY OF MOUNT VERNON
- STREET STANDARD: CITY OF MOUNT VERNON
- WATER: SKAGIT COUNTY PUD. NO. 1
- POWER: RIGET SOUND ENERGY
- TELEPHONE: VERIZON NORTHWEST
- GAS: CASCADE NATURAL GAS
- TELEVISION CABLE: COMCAST CORPORATION
- GARBAGE COLLECTION: CITY OF MOUNT VERNON SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
- METLAND BOUNDARY LINE SHOWN HEREON ARE BASED UPON FIELD DELINEATIONS BY SKAGIT METLANDS AND CRITICAL AREAS, INC. IN AUGUST 2004 AND SEPTEMBER 2006.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. BEARING = NORTH 84°1257' WEST
- INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: FIELD TRAVERSE
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- ALL HOMES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.
- SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR DETAILS.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITORS FILE NUMBERS 8706310002, 200501050134, 200503180070, 2005042490127 (TERMINATES UPON DEDICATION OF PLAT ROAD), 200507140125, 2005071220135, 200512010128, 200603090154, 200603130140, 200603220170 AND 200603090152.
- OWNER/DEVELOPER: CEDAR HEIGHTS, LLC
1146 BRITT ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-4886
- A HOMEOWNERS ASSOCIATION HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE AND OTHER LANDSCAPING STRIPS WITHIN PUBLIC RIGHT OF WAY. SEE DOCUMENT RECORDED UNDER AUDITORS FILE NO. 200701190117
- BUILDING LOCATIONS, DESIGNS AND LOT LANDSCAPING PLANS ATTACHED ON SHEETS 10, 11 AND 12 HAVE BEEN APPROVED WITH RESPECT TO DESIGN REVIEW. ADDITIONAL INFORMATION FOR EACH OF THE BUILDING TYPES IS AVAILABLE AT THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT.
- THERE ARE 4 PRIVATE DRIVEWAYS LOCATED EAST OF DALLAS STREET THAT SERVE 6 LOTS EACH. THE ADJACENT PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE DRIVEWAYS. SEE DOCUMENTS REFERENCED UNDER NOTE NO. 25.
- NO DRIVEWAYS FOR VEHICULAR ACCESS SHALL BE ALLOWED FROM LOTS 93-98 ONTO EAST DIVISION STREET.
- UNLESS OTHERWISE APPROVED NO DRIVEWAYS FOR VEHICULAR ACCESS SHALL BE ALLOWED FROM LOTS 33, 34, 34 OR 123 ONTO EAST BROADWAY STREET.
- OPEN SPACE TRACTS A AND B ARE TO BE CONVEYED TO THE CEDAR HEIGHTS PUD HOMEOWNERS ASSOCIATION AND ARE TO BE MAINTAINED IN ACCORDANCE WITH THE DOCUMENT REFERENCED IN NOTE NO. 25.

LOT ADDRESS AND AREA INFORMATION

LOT 1	144 DALLAS ST	4,241 SQ. FT.	LOT 66	4468 CODY ST	4,667 SQ. FT.
LOT 2	152 DALLAS ST	4,241 SQ. FT.	LOT 67	201 DALLAS ST	4,866 SQ. FT.
LOT 3	162 DALLAS ST	4,241 SQ. FT.	LOT 68	214 DALLAS ST	4,984 SQ. FT.
LOT 4	162 DALLAS ST	4,241 SQ. FT.	LOT 69	227 DALLAS ST	5,000 SQ. FT.
LOT 5	116 DALLAS ST	4,241 SQ. FT.	LOT 70	235 DALLAS ST	5,000 SQ. FT.
LOT 6	168 DALLAS ST	4,241 SQ. FT.	LOT 71	243 DALLAS ST	5,125 SQ. FT.
LOT 7	202 DALLAS ST	4,241 SQ. FT.	LOT 72	251 DALLAS ST	5,000 SQ. FT.
LOT 8	206 DALLAS ST	4,241 SQ. FT.	LOT 73	354 DALLAS ST	6,160 SQ. FT.
LOT 9	212 DALLAS ST	4,245 SQ. FT.	LOT 74	301 DALLAS ST	5,000 SQ. FT.
LOT 10	222 DALLAS ST	4,250 SQ. FT.	LOT 75	304 DALLAS ST	5,000 SQ. FT.
LOT 11	218 DALLAS ST	4,250 SQ. FT.	LOT 76	317 DALLAS ST	5,000 SQ. FT.
LOT 12	214 DALLAS ST	4,250 SQ. FT.	LOT 77	325 DALLAS ST	4,440 SQ. FT.
LOT 13	250 DALLAS ST	5,621 SQ. FT.	LOT 78	401 DALLAS ST	4,975 SQ. FT.
LOT 14	254 DALLAS ST	5,621 SQ. FT.	LOT 79	404 DALLAS ST	5,000 SQ. FT.
LOT 15	258 DALLAS ST	4,644 SQ. FT.	LOT 80	417 DALLAS ST	5,000 SQ. FT.
LOT 16	271 DALLAS ST	5,271 SQ. FT.	LOT 81	425 DALLAS ST	5,000 SQ. FT.
LOT 17	266 DALLAS ST	4,863 SQ. FT.	LOT 82	433 DALLAS ST	5,000 SQ. FT.
LOT 18	262 DALLAS ST	4,454 SQ. FT.	LOT 83	441 DALLAS ST	5,000 SQ. FT.
LOT 19	318 DALLAS ST	4,250 SQ. FT.	LOT 84	444 DALLAS ST	5,000 SQ. FT.
LOT 20	322 DALLAS ST	4,250 SQ. FT.	LOT 85	449 SHANTTEL ST	4,427 SQ. FT.
LOT 21	326 DALLAS ST	4,250 SQ. FT.	4452 JACOB PL		
LOT 22	336 DALLAS ST	4,530 SQ. FT.	LOT 86	126 SHANTTEL ST	4,563 SQ. FT.
LOT 23	334 DALLAS ST	4,250 SQ. FT.	LOT 87	134 SHANTTEL ST	4,563 SQ. FT.
LOT 24	330 DALLAS ST	4,250 SQ. FT.	LOT 88	142 SHANTTEL ST	4,431 SQ. FT.
LOT 25	400 DALLAS ST	5,126 SQ. FT.	LOT 89	4461 CODY ST	
LOT 26	408 DALLAS ST	5,000 SQ. FT.	LOT 89	4465 CODY ST	4,724 SQ. FT.
LOT 27	416 DALLAS ST	5,000 SQ. FT.	LOT 90	133 DALLAS ST	4,733 SQ. FT.
LOT 28	424 DALLAS ST	5,000 SQ. FT.	LOT 91	125 DALLAS ST	4,963 SQ. FT.
LOT 29	432 DALLAS ST	5,000 SQ. FT.	LOT 92	117 DALLAS ST	4,563 SQ. FT.
LOT 30	440 DALLAS ST	5,010 SQ. FT.	LOT 93	104 DALLAS ST	6,086 SQ. FT.
LOT 31	448 DALLAS ST	6,324 SQ. FT.	4468 JACOB PL		
LOT 32	4521 BROADWAY ST	6,640 SQ. FT.	LOT 94	4462 E. DIVISION ST	5,000 SQ. FT.
LOT 33	4523 BROADWAY ST		LOT 95	4466 E. DIVISION ST	5,000 SQ. FT.
LOT 34	501 DALLAS ST	6,565 SQ. FT.	LOT 96	4449 E. DIVISION ST	5,000 SQ. FT.
LOT 35	4515 BROADWAY ST	5,454 SQ. FT.	LOT 97	4440 E. DIVISION ST	5,000 SQ. FT.
LOT 36	4501 BROADWAY ST	5,451 SQ. FT.	LOT 98	4432 E. DIVISION ST	5,664 SQ. FT.
LOT 37	4471 BROADWAY ST	5,444 SQ. FT.	LOT 99	4434 JACOB ST	4,651 SQ. FT.
LOT 38	4464 BROADWAY ST	5,436 SQ. FT.	115 SHANTTEL ST		
LOT 39	4461 BROADWAY ST	6,524 SQ. FT.	LOT 100	123 SHANTTEL ST	5,200 SQ. FT.
LOT 40	502 SHANTTEL ST		LOT 101	131 SHANTTEL ST	5,000 SQ. FT.
LOT 41	438 SHANTTEL ST	5,000 SQ. FT.	LOT 102	134 SHANTTEL ST	5,000 SQ. FT.
LOT 42	422 SHANTTEL ST	4,864 SQ. FT.	LOT 103	147 SHANTTEL ST	5,000 SQ. FT.
LOT 43	4462 MICHAEL ST		LOT 104	201 SHANTTEL ST	5,000 SQ. FT.
LOT 44	4466 MICHAEL ST	4,868 SQ. FT.	LOT 105	204 SHANTTEL ST	5,000 SQ. FT.
LOT 45	439 TRISTAN PL		LOT 106	217 SHANTTEL ST	5,000 SQ. FT.
LOT 46	450 TRISTAN PL	5,000 SQ. FT.	LOT 107	225 SHANTTEL ST	5,000 SQ. FT.
LOT 47	454 TRISTAN PL	6,800 SQ. FT.	LOT 108	233 SHANTTEL ST	5,000 SQ. FT.
LOT 48	454 TRISTAN PL	5,000 SQ. FT.	LOT 109	241 SHANTTEL ST	5,000 SQ. FT.
LOT 49	418 TRISTAN PL	5,000 SQ. FT.	LOT 110	244 SHANTTEL ST	5,000 SQ. FT.
LOT 49	418 TRISTAN PL	5,000 SQ. FT.	LOT 111	257 SHANTTEL ST	5,000 SQ. FT.
LOT 49	418 TRISTAN PL	5,000 SQ. FT.	LOT 112	301 SHANTTEL ST	5,000 SQ. FT.
LOT 49	418 TRISTAN PL	5,000 SQ. FT.	LOT 113	304 SHANTTEL ST	5,000 SQ. FT.
LOT 49	418 TRISTAN PL	5,000 SQ. FT.	LOT 114	317 SHANTTEL ST	5,000 SQ. FT.
LOT 50	417 MICHAEL ST	5,000 SQ. FT.	LOT 115	325 SHANTTEL ST	5,000 SQ. FT.
LOT 51	4463 MICHAEL ST	5,000 SQ. FT.	LOT 116	407 SHANTTEL ST	5,000 SQ. FT.
LOT 52	4461 MICHAEL ST	4,868 SQ. FT.	LOT 117	415 SHANTTEL ST	5,000 SQ. FT.
LOT 53	332 SHANTTEL ST	5,000 SQ. FT.	LOT 118	423 SHANTTEL ST	5,000 SQ. FT.
LOT 54	324 SHANTTEL ST	5,000 SQ. FT.	LOT 120	431 SHANTTEL ST	5,000 SQ. FT.
LOT 55	316 SHANTTEL ST	5,000 SQ. FT.	LOT 121	434 SHANTTEL ST	5,155 SQ. FT.
LOT 56	308 SHANTTEL ST	5,000 SQ. FT.	LOT 122	501 SHANTTEL ST	4,348 SQ. FT.
LOT 57	300 SHANTTEL ST	5,000 SQ. FT.	LOT 123	507 BROADWAY ST	4,548 SQ. FT.
LOT 58	256 SHANTTEL ST	5,000 SQ. FT.			
LOT 59	248 SHANTTEL ST	5,000 SQ. FT.			
LOT 60	240 SHANTTEL ST	5,000 SQ. FT.			
LOT 61	232 SHANTTEL ST	5,000 SQ. FT.			
LOT 62	224 SHANTTEL ST	5,000 SQ. FT.			
LOT 63	216 SHANTTEL ST	5,000 SQ. FT.			
LOT 64	208 SHANTTEL ST	5,000 SQ. FT.			
LOT 65	200 SHANTTEL ST	4,745 SQ. FT.			
	4464 CODY ST				

OPEN SPACE TRACT "A" 18,1786 SQ. FT.
OPEN SPACE TRACT "B" 31,371 SQ. FT.
STORM POND SITE WITHIN TRACT "A" 80,164 SQ. FT.
FUTURE PHASE 2 TRACT "X" 783,668 SQ. FT.
TOTAL PROJECT AREA = 1,772,142 SQ. FT.
40.68 ACRES

LU-05-010

SHEET 2 OF 12

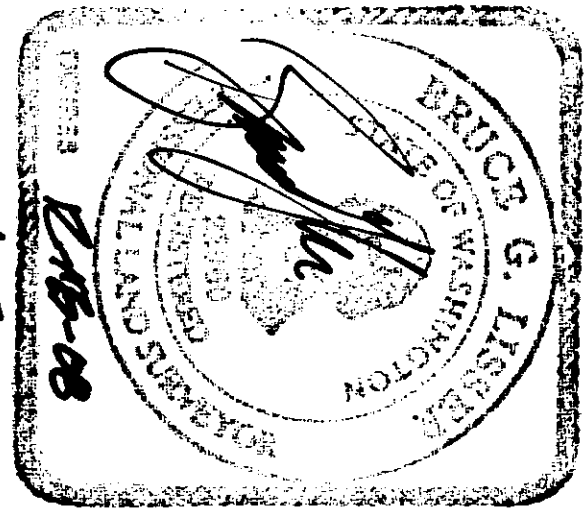
DATE: 1/7/07

PLAT OF CEDAR HEIGHTS PUD | | PHASE I

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. MOUNT VERNON, WASHINGTON

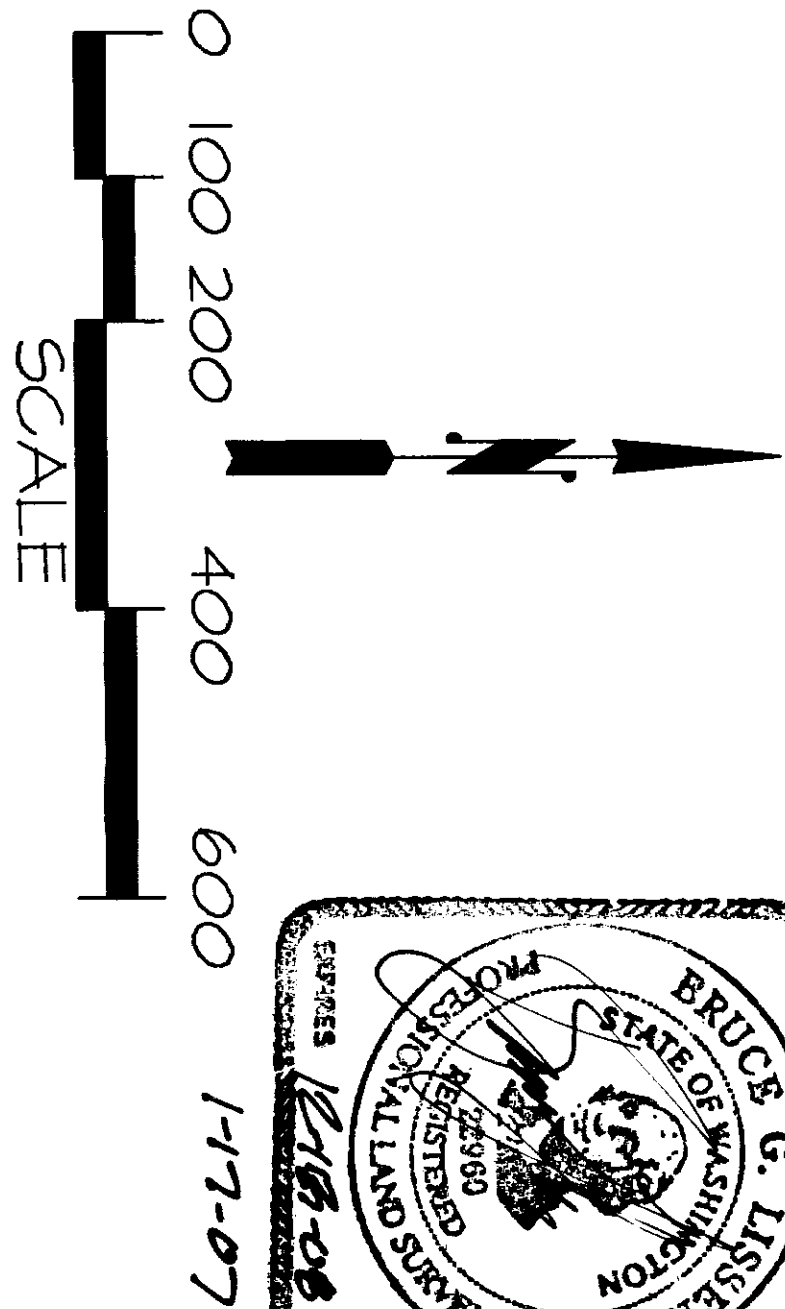
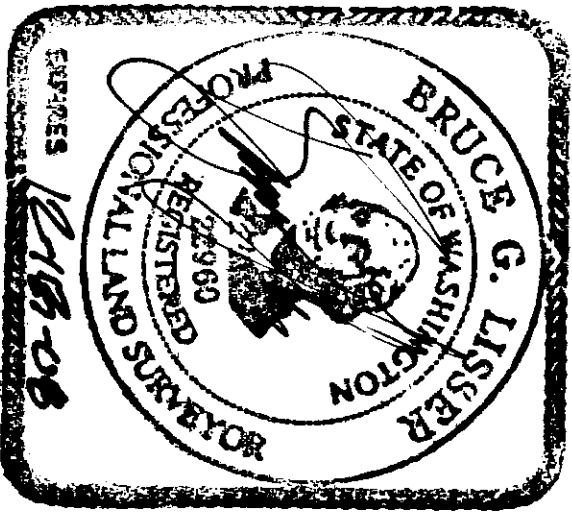
FOR: CEDAR HEIGHTS, LLC

FB XXX	PG XX	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-448-7442	SCALE: N/A DRAWING: 04-052PUD1.P1
MERIDIAN: ASSUMED			



CURVE TABLE

NUM	DELTA	ARC	RADIUS	TANGENT
C1	84°38'24"	46.94'	30.00'	
C2	90°21'36"	47.31'	30.00'	
C3	3°28'50"	13.21'	218.50'	
C4	3°28'50"	12.15'	200.00'	6.07'
C5	3°28'50"	11.03'	181.50'	
C6	43°02'26"	40.95'	25.00'	
C7	84°38'24"	34.11'	25.00'	
C8	90°21'36"	34.43'	25.00'	
C9	84°38'24"	34.11'	25.00'	
C10	85°50'10"	44.94'	30.00'	
C11	44°42'25"	44.94'	30.00'	
C12	40°28'47"	47.38'	30.00'	
C13	84°31'13"	46.87'	30.00'	
C14	90°21'36"	34.43'	25.00'	
C15	84°38'24"	34.43'	25.00'	
C16	90°21'36"	34.43'	25.00'	
C17	86°04'34"	37.54'	25.00'	
C18	3°28'50"	11.03'	181.50'	
C19	3°28'50"	12.15'	200.00'	6.07'
C20	1°21'14"	5.16'	218.50'	
C21	2°07'36"	8.11'	218.50'	
C22	13°16'30"	50.62'	218.50'	
C23	14°04'55"	54.02'	218.50'	
C24	30°14'05"	96.04'	181.50'	
C25	33°31'42"	117.04'	200.00'	60.25'
C26	4°55'10"	18.76'	218.50'	
C27	3°12'57"	10.17'	181.50'	
C28	6°55'13"	21.92'	181.50'	
C29	14°00'48"	72.51'	218.50'	
C30	25°10'26"	74.75'	181.50'	
C31	1°14'16"	4.72'	218.50'	
C32	13°16'38"	50.63'	218.50'	
C33	84°31'13"	46.87'	30.00'	
C34	5°34'01"	55.87'	575.00'	
C35	0°30'02"	5.02'	575.00'	
C36	90°28'47"	47.38'	30.00'	
C37	84°31'13"	46.87'	30.00'	
C38	90°28'47"	47.38'	30.00'	
C39	90°21'36"	34.43'	25.00'	
C40	84°38'24"	34.11'	25.00'	
C41	1°26'03"	4.54'	181.50'	
C42	5°44'54"	61.07'	600.00'	
C43	5°36'53"	61.25'	625.00'	
C44	3°35'52"	54.86'	875.00'	
C45	6°42'41"	105.42'	900.00'	
C46	1°48'24"	28.38'	900.00'	
C47	3°41'02"	54.47'	925.00'	
C48	1°10'07"	4.46'	218.50'	

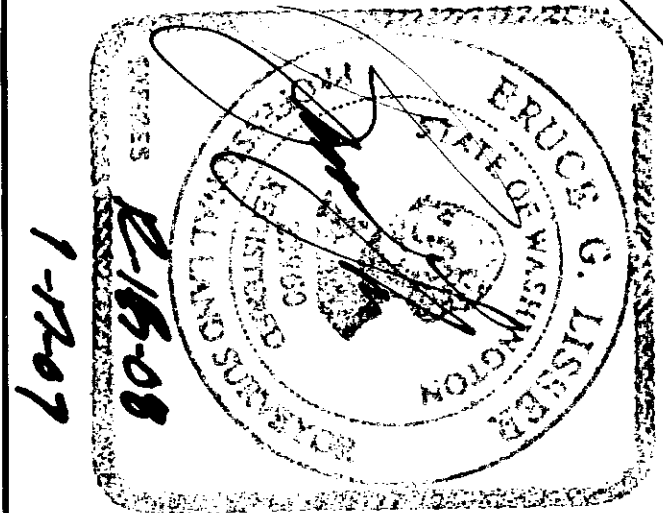


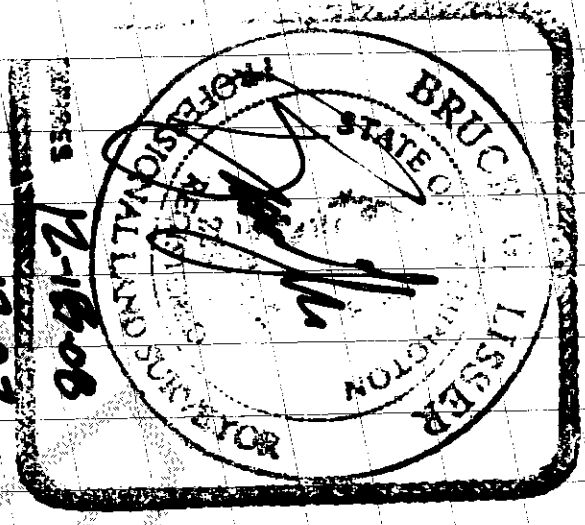
LU-05-010 SHEET 3 OF 12 DATE: 1/17/07

PLAT OF CEDAR HEIGHTS PUD 1/ PHASE I

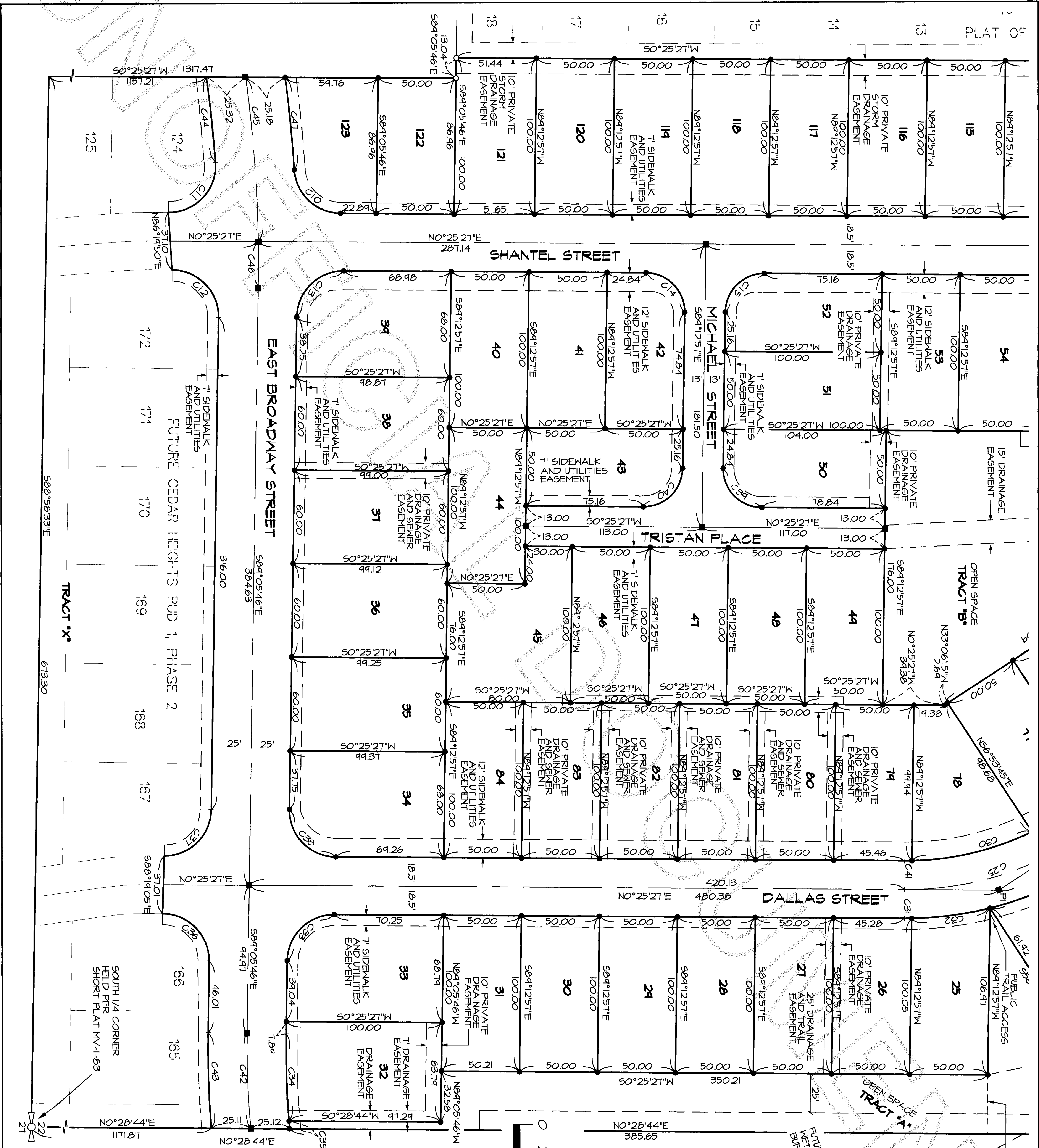
SURVEY IN A PORTION OF
THE SOUTHWEST 1/4 OF
SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
MOUNT VERNON, WASHINGTON
FOR: CEDAR HEIGHTS, LLC

FB XXX	PG XX	LISSENER & ASSOCIATES, PLLC	SCALE: 1" = 200'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-418-7442	DRAWING: 04-052PUD1.P1





SCALE
1"=40'



LU-05-010

SHEET 6 OF 12

DATE: 11/17/07

PLAT OF CEDAR HEIGHTS PUD I / PHASE I

SURVEY IN A PORTION OF
THE SOUTHWEST 1/4 OF
SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
MOUNT VERNON, WASHINGTON
FOR: CEDAR HEIGHTS, LLC

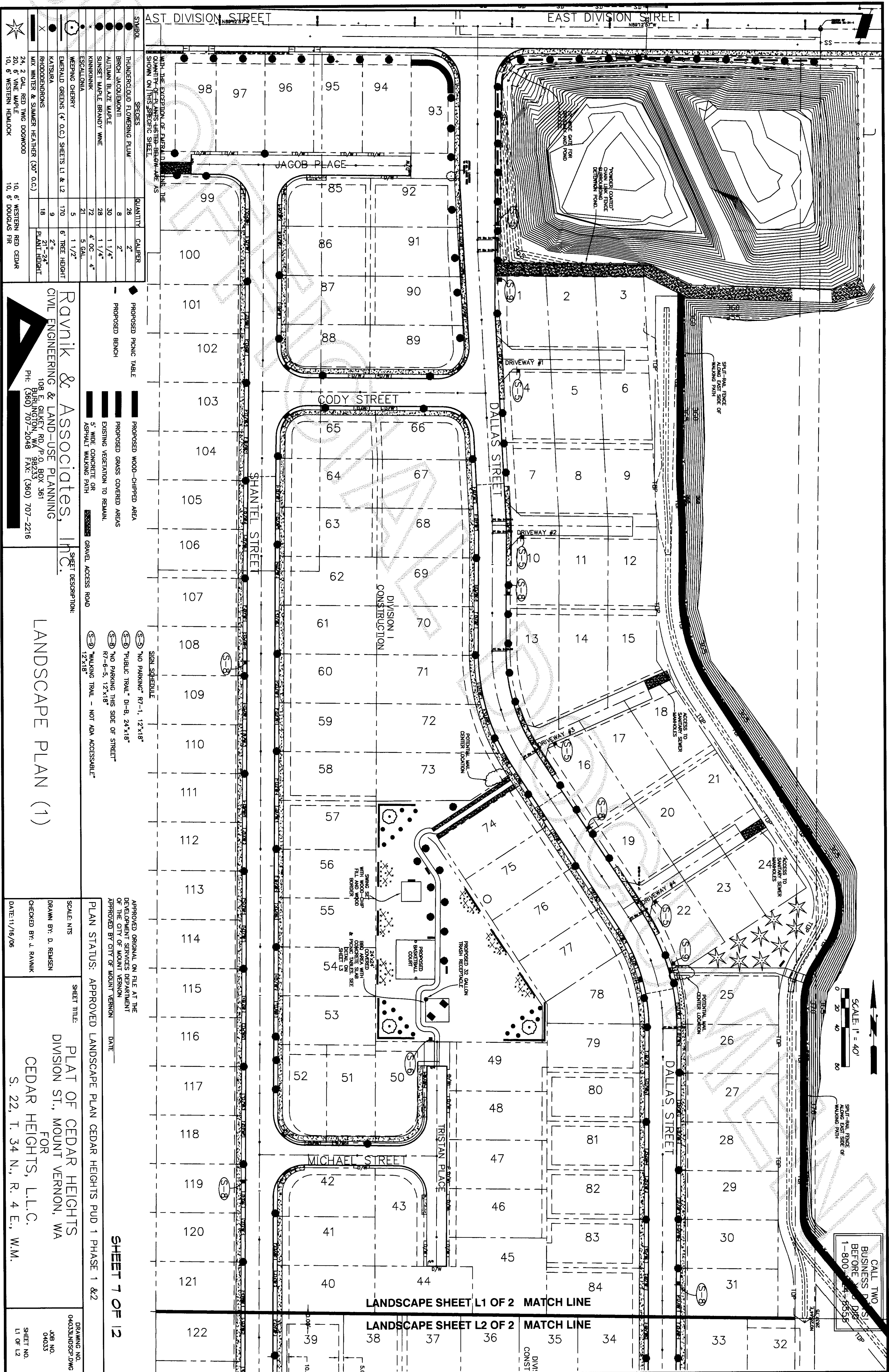
FB XXX PG XX
MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98213 360-419-7442

SCALE: 1" = 40'
DRAWING:
04-032PUD1_P1

SCALE







WITH THE EXCEPTION OF EMERALD GREENS, THE QUANTITY OF PLANTS LISTED BELOW ARE AS SHOWN ON THIS SPECIFIC SHEET.

- (S-5) "NO PARKING" R7-1, 12"x18"
(S-6) "PUBLIC TRAIL" D1-B, 24"x18"
(S-8) "NO PARKING THIS SIDE OF STREET"
R7-6-5, 12"x18"
(S-9) "WALKING TRAIL - NOT ADA ACCESSABLE"
12"x18"

APPROVED ORIGINAL ON FILE AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF MOUNT VERNON	
APPROVED BY CITY OF MOUNT VERNON	DATE
PLAN STATUS: APPROVED LANDS	

**CALL TWO
BUSINESS DAYS
BEFORE YOU DIG**
1-800-424-5555

STREET OF NO

SCALE: 1" = 40'

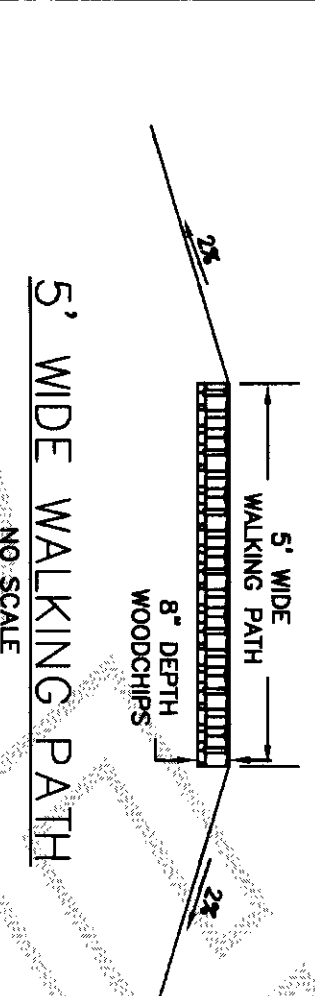
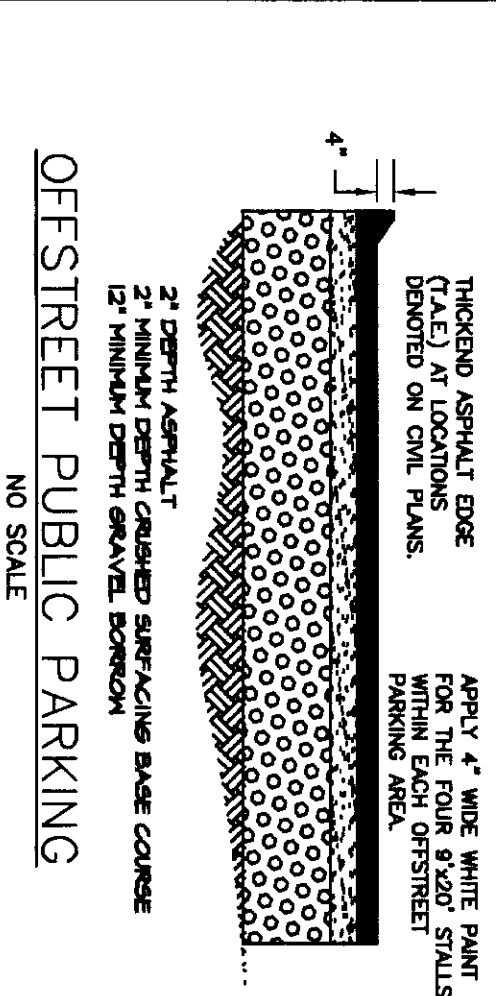
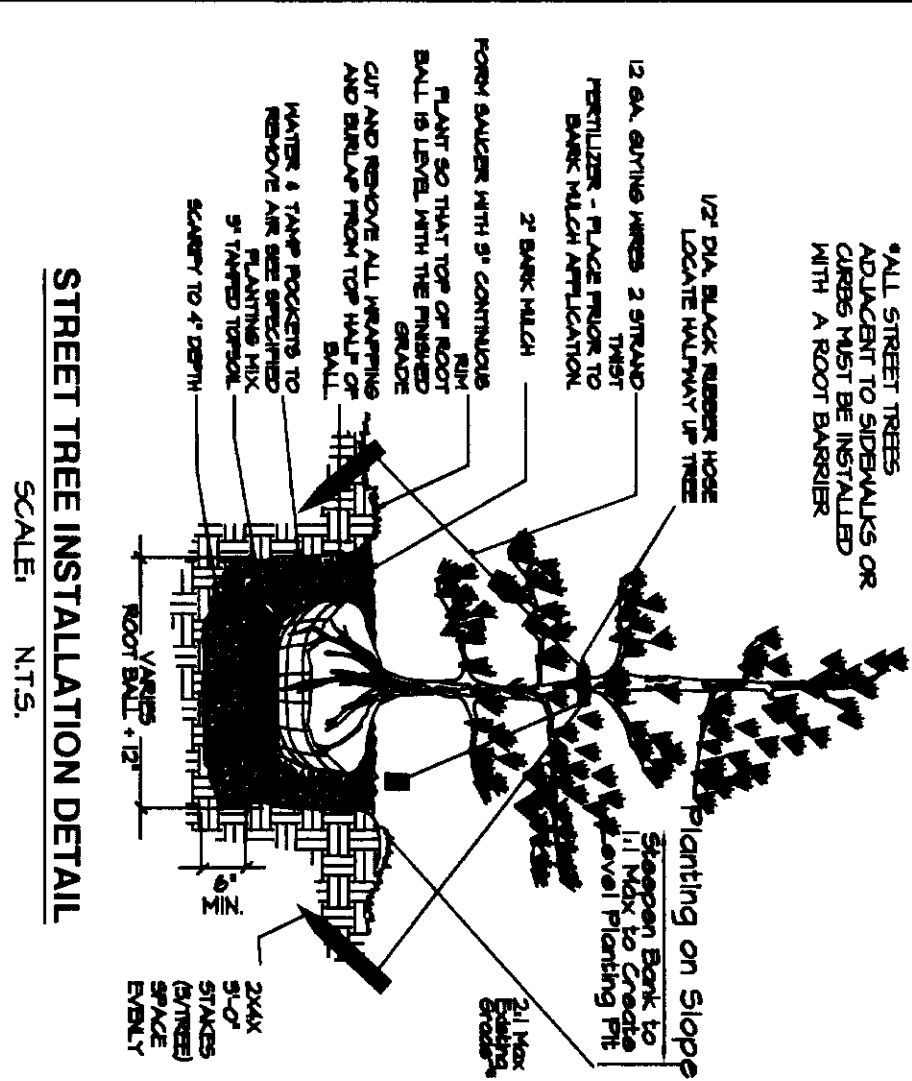
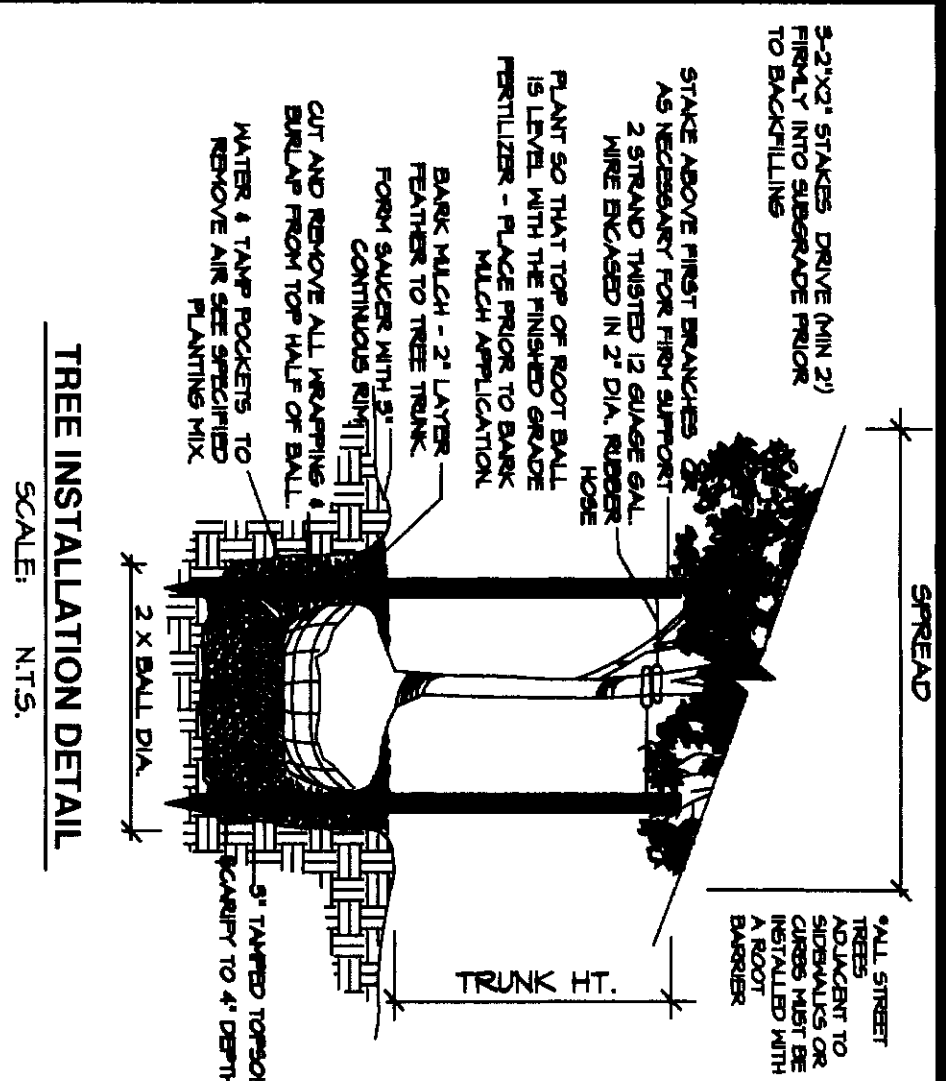
LANDSCAPING PLAN (2)

SCALE: NTS	SHEET TITLE:
DRAWN BY: D. REMSEN	PLAT OF CEDAR HEIGHTS
CHECKED BY: J. RANIK	DIVISION ST., MOUNT VERNON, WA
DATE: 11/16/06	FOR
	CEDAR HEIGHTS, L.L.C.
	S. 22, T. 34 N., R. 4 E., W.M.

DRAWING NO.
04033LNDSCP.DWG

JOB NO.
04033

SHEET NO.
L2 OF L2



LANDSCAPE AREAS:

GRASS AREA WITHIN PARK & TRAIL AREA = 72,666 SQ.FT.

CONCRETE SLAB AREA = 3,355 SQ.FT.

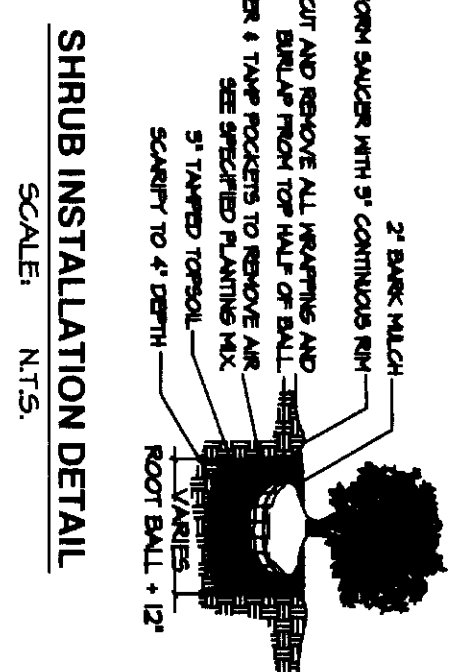
ASPHALT OR CONCRETE TRAIL AREA = 9,485 SQ.FT.

5 WIDE WOOD CHIP PATH = 7,306 SQ.FT.

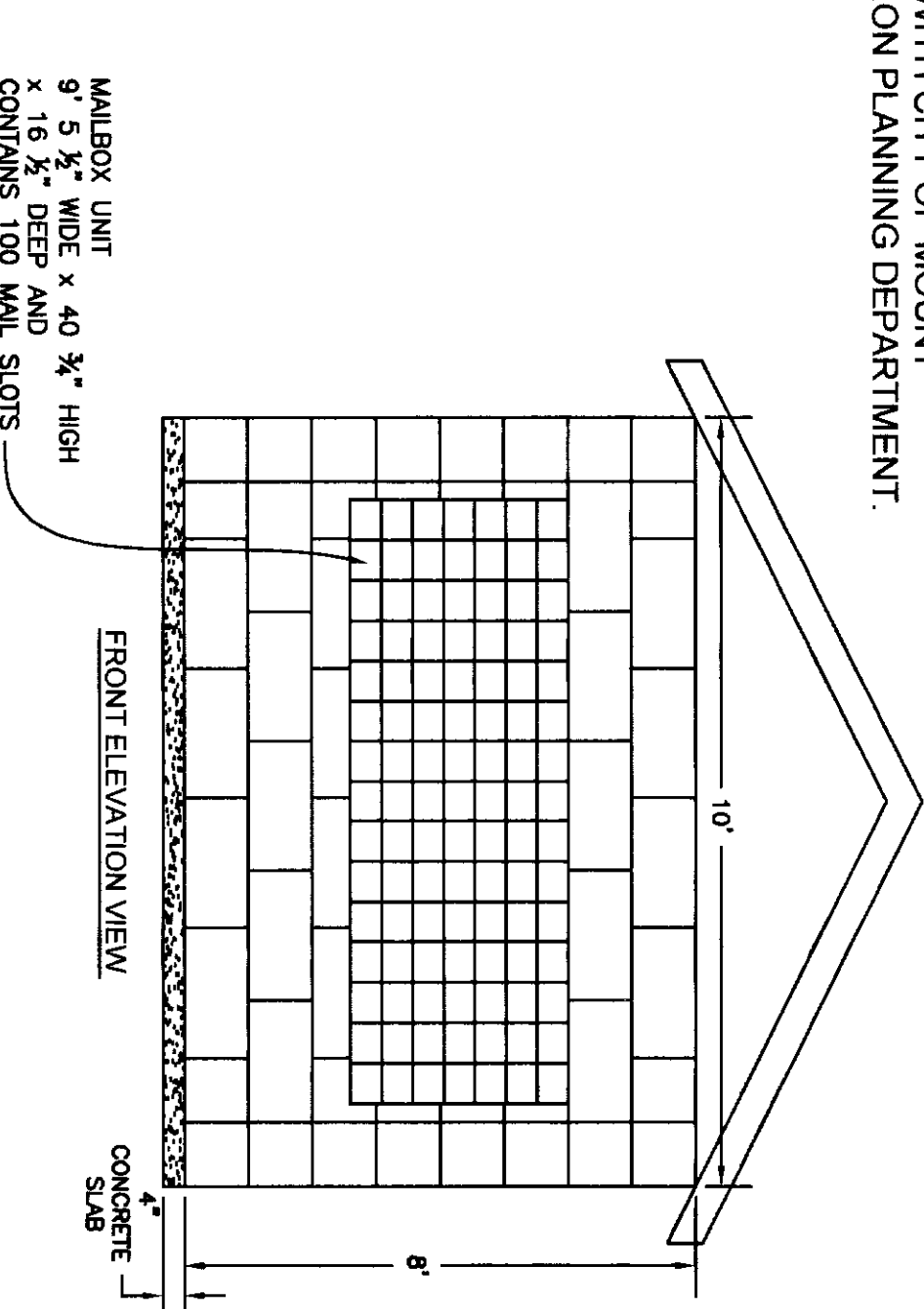
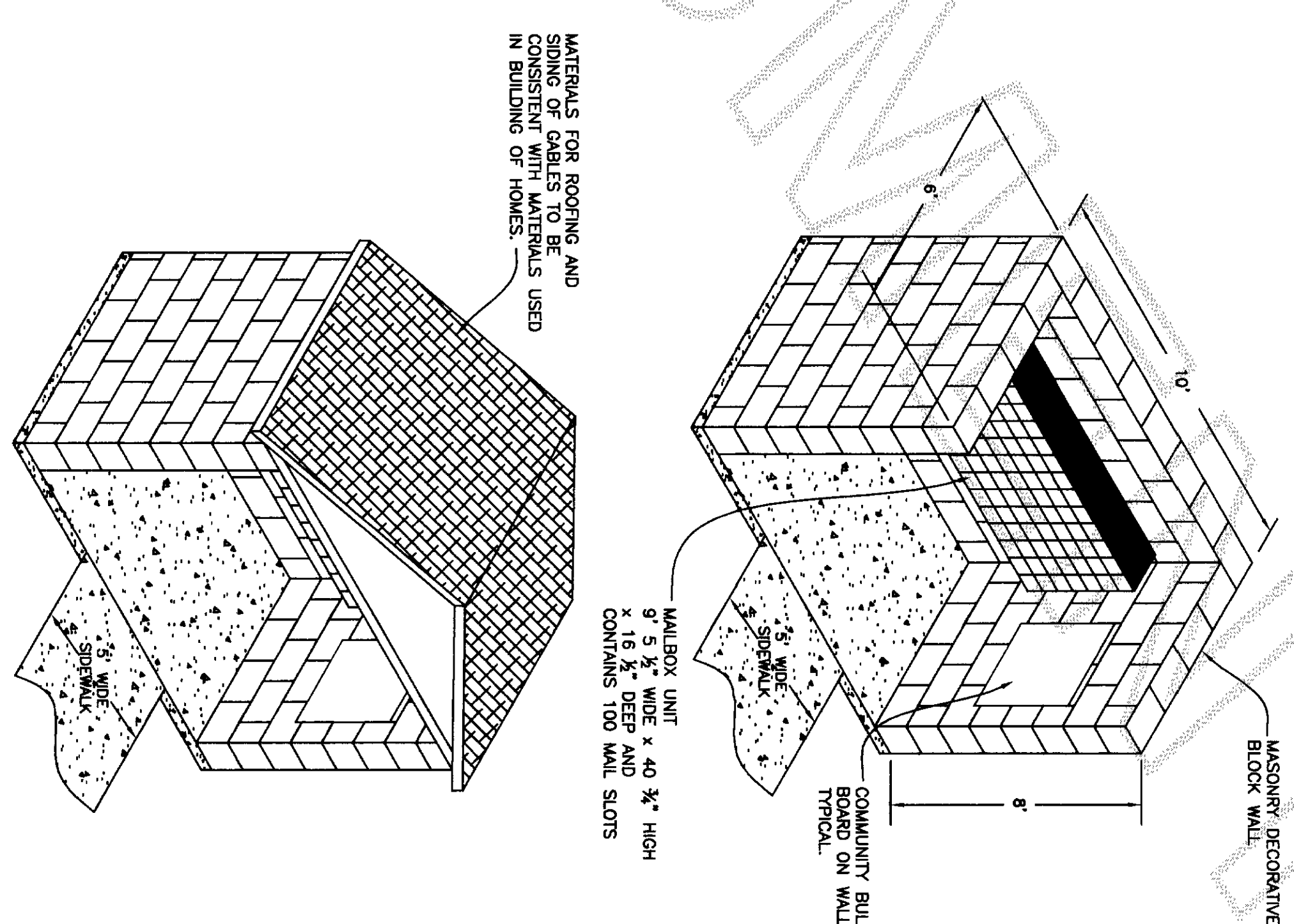
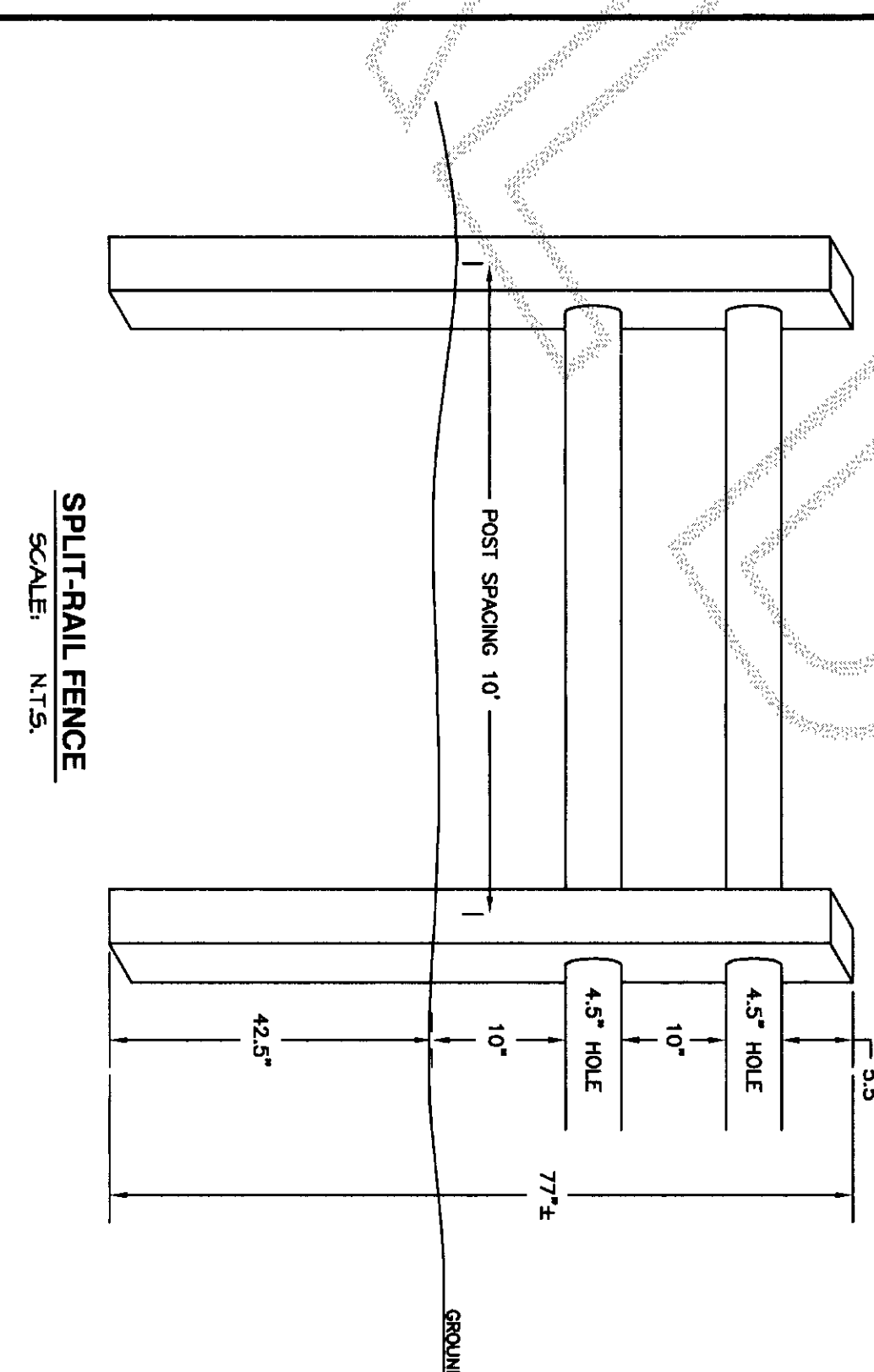
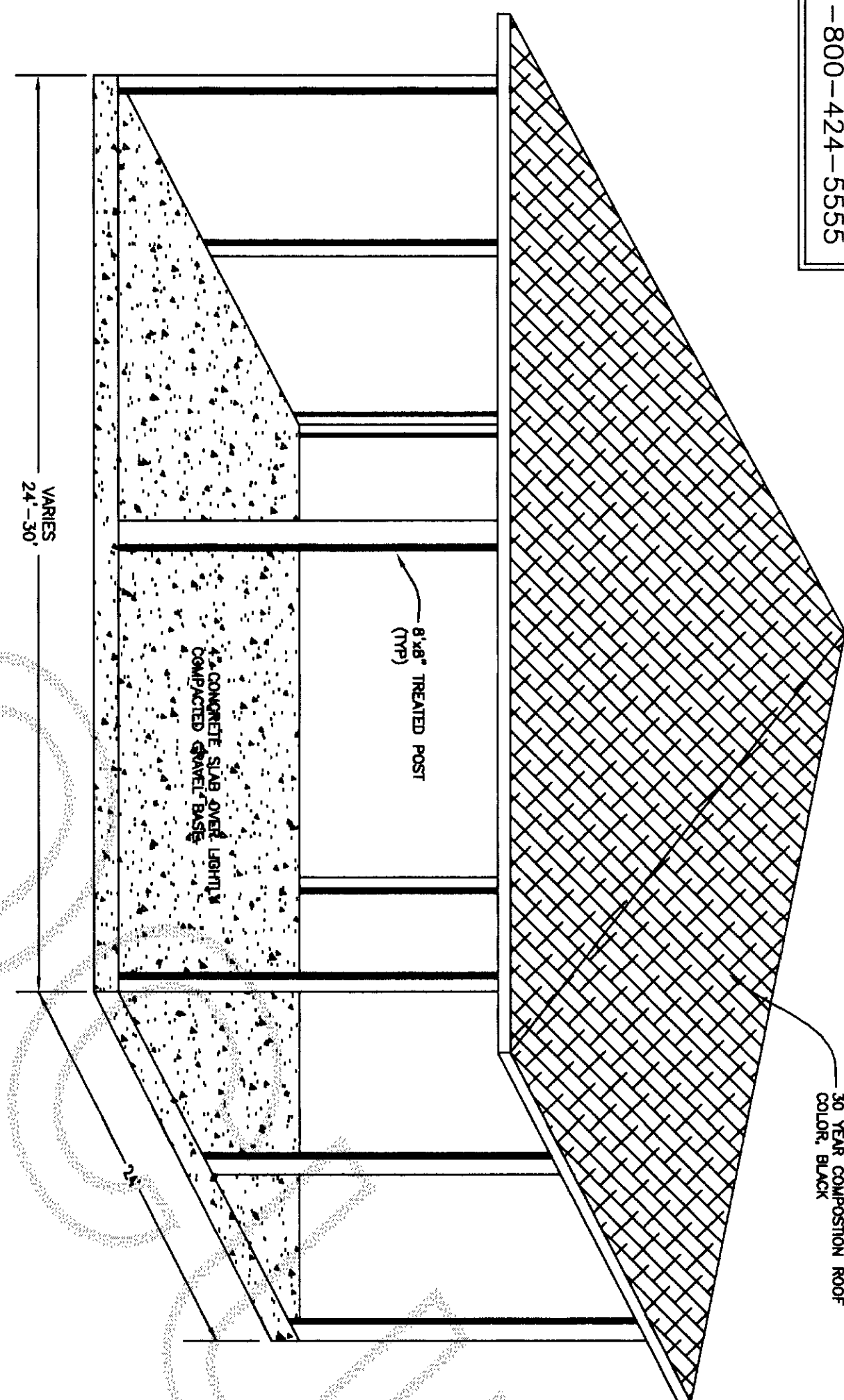
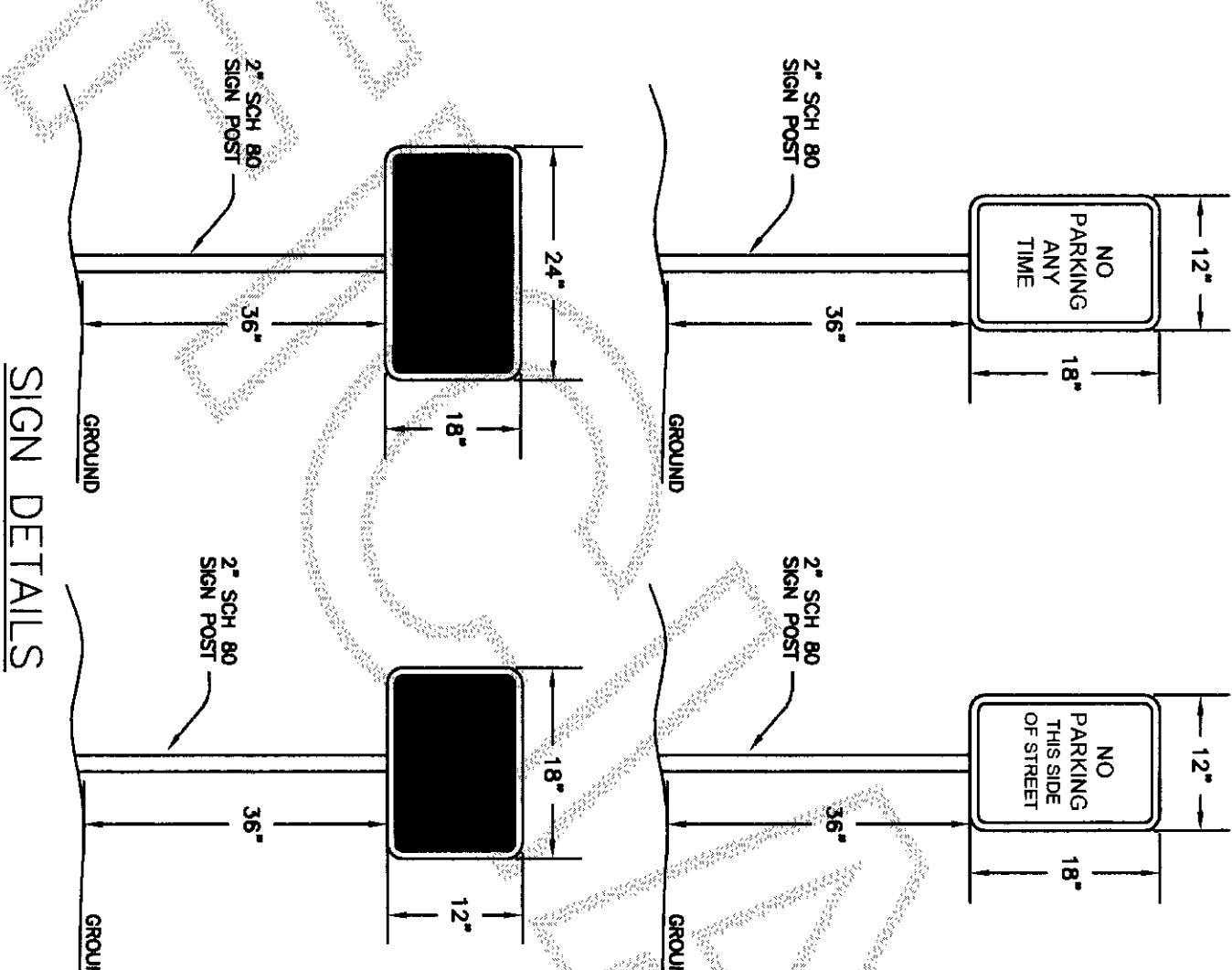
BARK (WOOD CHIP) AREA = 66,155 SQ.FT.

TOTAL LANDSCAPED GRASS AREA = 113,868 SQ.FT.

TOTAL BARK LANDSCAPED AREA = 73,461 SQ.FT.



1. ALL PLANTING MATERIALS ARE TO BE CLEARED OF ALL CONSTRUCTION MATERIALS, ROCKS AND STICKS LARGER THAN 2-INCHES IN DIAMETER.
2. ALL SOILS ON SITE WILL BE UTILIZED AND APPROVED BY THE CITY OF MOUNT VERNON PARKS & RECREATION DEPARTMENT. SOILS OF UNKNOWN STATUS MUST BE SUBMITTED TO THE DEPARTMENT FOR ANALYSIS. SOILS NOT BEING APPROVED SHALL BE REPLACED WITH ADEQUATE SOIL FROM THE CITY OF MOUNT VERNON PARKS & RECREATION DEPARTMENT.
3. ALL LANDSCAPE BEDS ARE TO RECEIVE A MINIMUM OF 3-INCHES PINE BARK MULCH AROUND THE TREES, SHRUBS AND GROUNDCOVER.
4. ALL LANDSCAPE BEDS WILL BE FERTILIZED AS RECOMMENDED BY PLANT SUPPLIERS/MANUFACTURERS.
5. ALL PLANT MATERIAL SHALL CONFORM TO ANY STANDARDS FROM NURSERY STOCK, LATEST EDITION, ALL PLANT MATERIALS SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY. FULLY WELLS-BRANCHED, WELL-PROPORTIONED AND HAVE A VIGOROUS, WELL-DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE AREA OF THE PROJECT. TREES, SHRUBS AND GROUNDCOVERS SHALL BE HEALTHY, FREE OF DISEASE, INJURY, HARMFUL DEFECTS AND ALL WEEDS.
6. ALL LANDSCAPE BEDS SHALL HAVE ADEQUATE DRAINAGE EITHER THROUGH NATURAL PERCOLATION OR BY MEANS OF AN INSTALLED DRAINAGE SYSTEM.



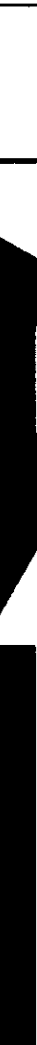
FINAL LOCATION OF MAIL CENTER
TO BE DETERMINED IN
CONJUNCTION WITH U.S.
POSTMASTER IN MOUNT VERNON
AND WITH CITY OF MOUNT
VERNON PLANNING DEPARTMENT.

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

108 E. CHURCH RD. / P.O. BOX 361
 BURLINGTON, WY 80523
 PH: (360) 707-2048 FAX: (360) 707-2216

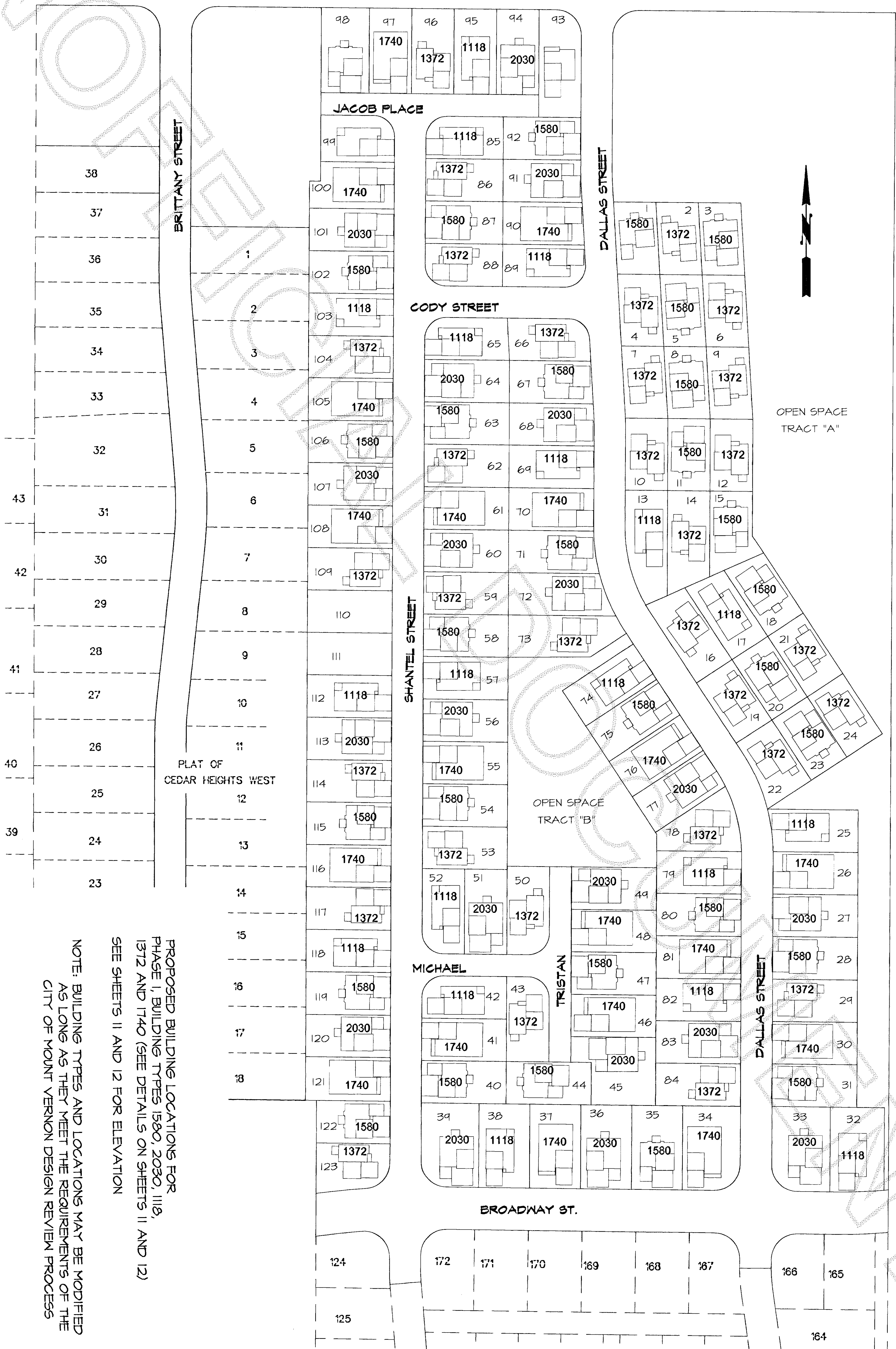


SHEET DESCRIPTION:

LANDSCAPING DETAILS

SCALE: NTS	DRAWING NO.
DRAWN BY: D. RENSEN	PLAT OF CEDAR HEIGHTS DIVISION ST., MOUNT VERNON, WA FOR JOE WOODMANSEE S. 22, T. 34 N., R. 4 E., W.M.
CHECKED BY: J. RAVNIK	
DATE: 11/16/06	
	JOB NO. 04033 SHEET NO. L3 OF L3

EAST DIVISION STREET



FUTURE
CEDAR HEIGHTS
PUD 2

200701190116
Skagit County Auditor
1/19/2007 Page 10 of 12 2:53PM

LU-05-010 SHEET 10 OF 12 DATE: 1/17/07

PLAT OF CEDAR HEIGHTS PUD 1 / PHASE 1

PROPOSED BUILDING LAYOUT

FB XXX PG XX LIGSER & ASSOCIATES, PLLC SCALE: 1" = 80'
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-491-7442 DRAWING:
MERIDIAN: ASSUMED MOUNT VERNON, WA 98275 360-491-7442 04-052PUD1.P1

PROPOSED BUILDING LOCATIONS FOR
PHASE 1, BUILDING TYPES 1580, 2030, 1118,
1372 AND 1740 (SEE DETAILS ON SHEETS 11 AND 12)
SEE SHEETS 11 AND 12 FOR ELEVATION
NOTE: BUILDING TYPES AND LOCATIONS MAY BE MODIFIED
AS LONG AS THEY MEET THE REQUIREMENTS OF THE
CITY OF MOUNT VERNON DESIGN REVIEW PROCESS

PLAN# 1372

Site Information:
Legal: Cedar Heights, Lot 94
Site Address: Mount Vernon, WA
Lot Area: 4999 sq ft
Lot Coverage: <2000sf

DBJ Johnson Construction, Inc.
1801 Grove St., Unit B
Mount Vernon, WA 98270
(360) 839-1579
Contact: Mike Baker
DBJ Plan #: 1372

Scale: 1" = 20'

North Arrow

Legend:

- 1. House
- 2. Driveway
- 3. Parking
- 4. Landscape
- 5. Fences
- 6. Other

Notes:

1. The house footprint is shown in solid black. The driveway and parking area are shown in white. The landscape area is shown in light gray. The fences are shown in dashed lines. The other area is shown in dark gray.

1372 Elevation for Cedar Heights Ph. 1

1372 Elevation for Cedar Heights Ph. 1

PLAN# 2030

Site Information:
Legal: Cedar Heights, Lot 83
Site Address: Mount Vernon, WA
Lot Area: 4999 sq ft
Lot Coverage: <2000sf

DBJ Johnson Construction, Inc.
1801 Grove St., Unit B
Mount Vernon, WA 98270
(360) 839-1579
Contact: Mike Baker
DBJ Plan #: 2030

Scale: 1" = 20'

North Arrow

Legend:

- 1. House
- 2. Driveway
- 3. Parking
- 4. Landscape
- 5. Fences
- 6. Other

Notes:

1. The house footprint is shown in solid black. The driveway and parking area are shown in white. The landscape area is shown in light gray. The fences are shown in dashed lines. The other area is shown in dark gray.

2030 Elevation for Cedar Heights Ph. 1

2030 Elevation for Cedar Heights Ph. 1

PLAN# 1740

Site Information:
Legal: Cedar Heights, Lot 82
Site Address: Mount Vernon, WA
Lot Area: 4999 sq ft
Lot Coverage: <2000sf

DBJ Johnson Construction, Inc.
1801 Grove St., Unit B
Mount Vernon, WA 98270
(360) 839-1579
Contact: Mike Baker
DBJ Plan #: 1740

Scale: 1" = 20'

North Arrow

Legend:

- 1. House
- 2. Driveway
- 3. Parking
- 4. Landscape
- 5. Fences
- 6. Other

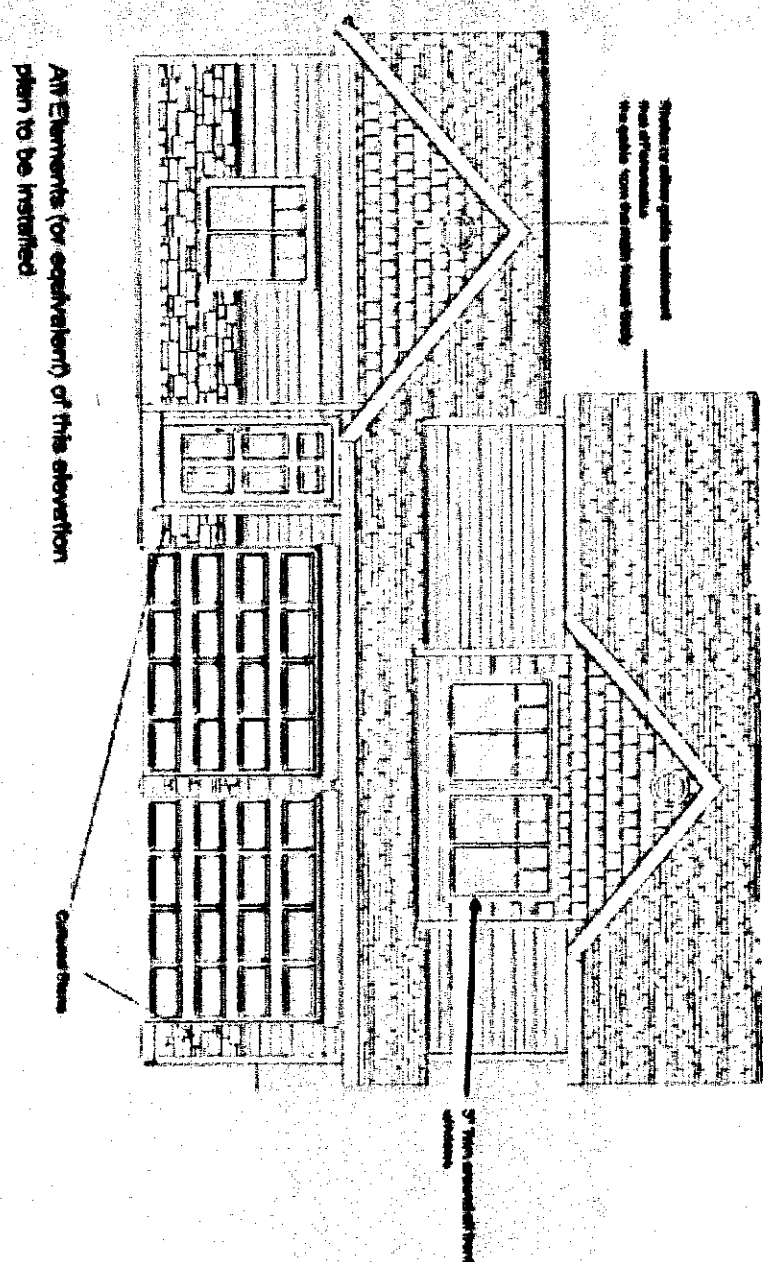
Notes:

1. The house footprint is shown in solid black. The driveway and parking area are shown in white. The landscape area is shown in light gray. The fences are shown in dashed lines. The other area is shown in dark gray.

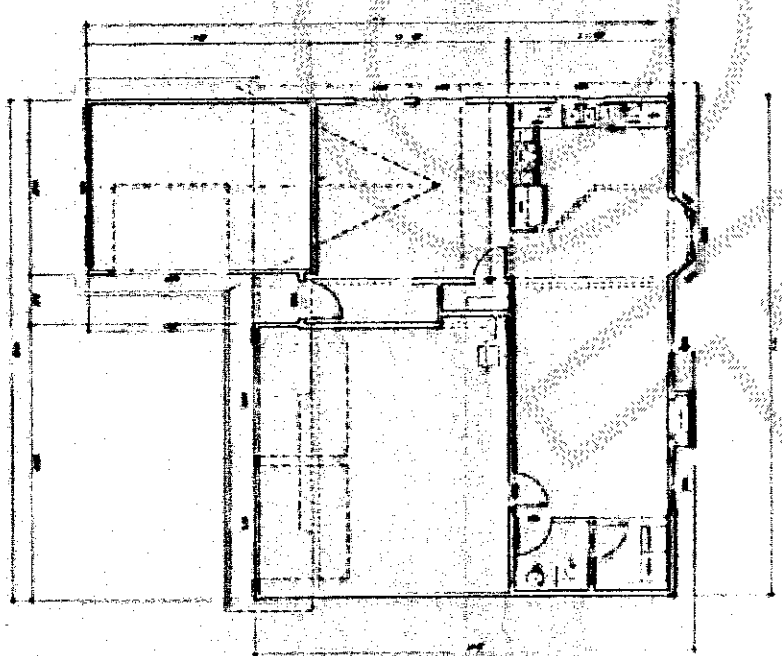
1740 Elevation for Cedar Heights Ph. 1

1740 Elevation for Cedar Heights Ph. 1

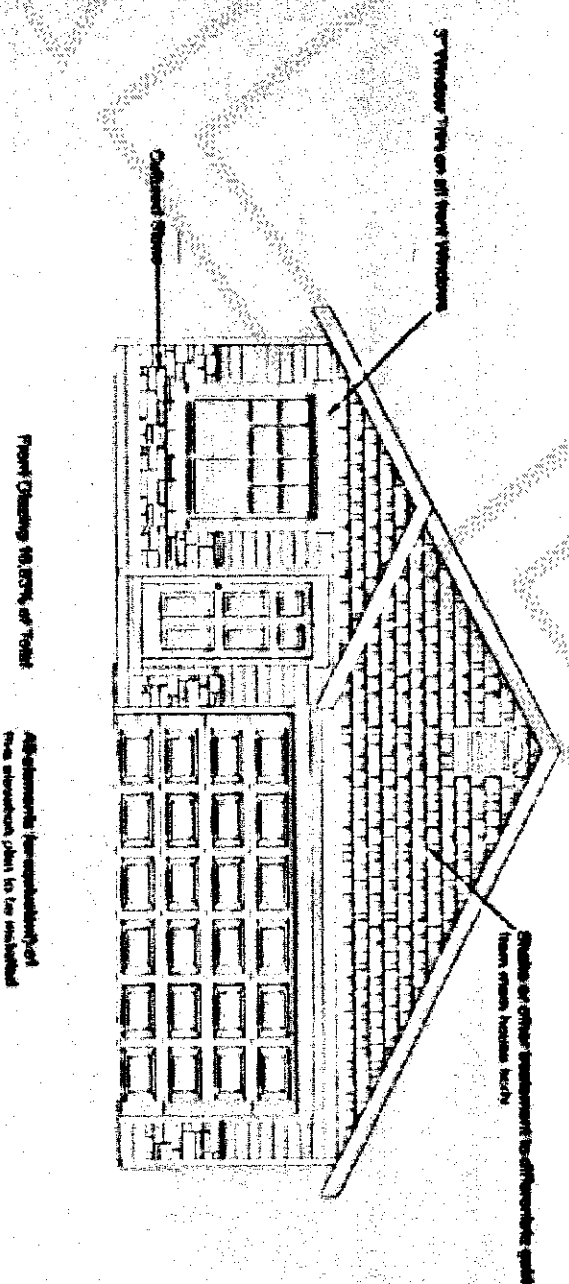
PLAN # 1580



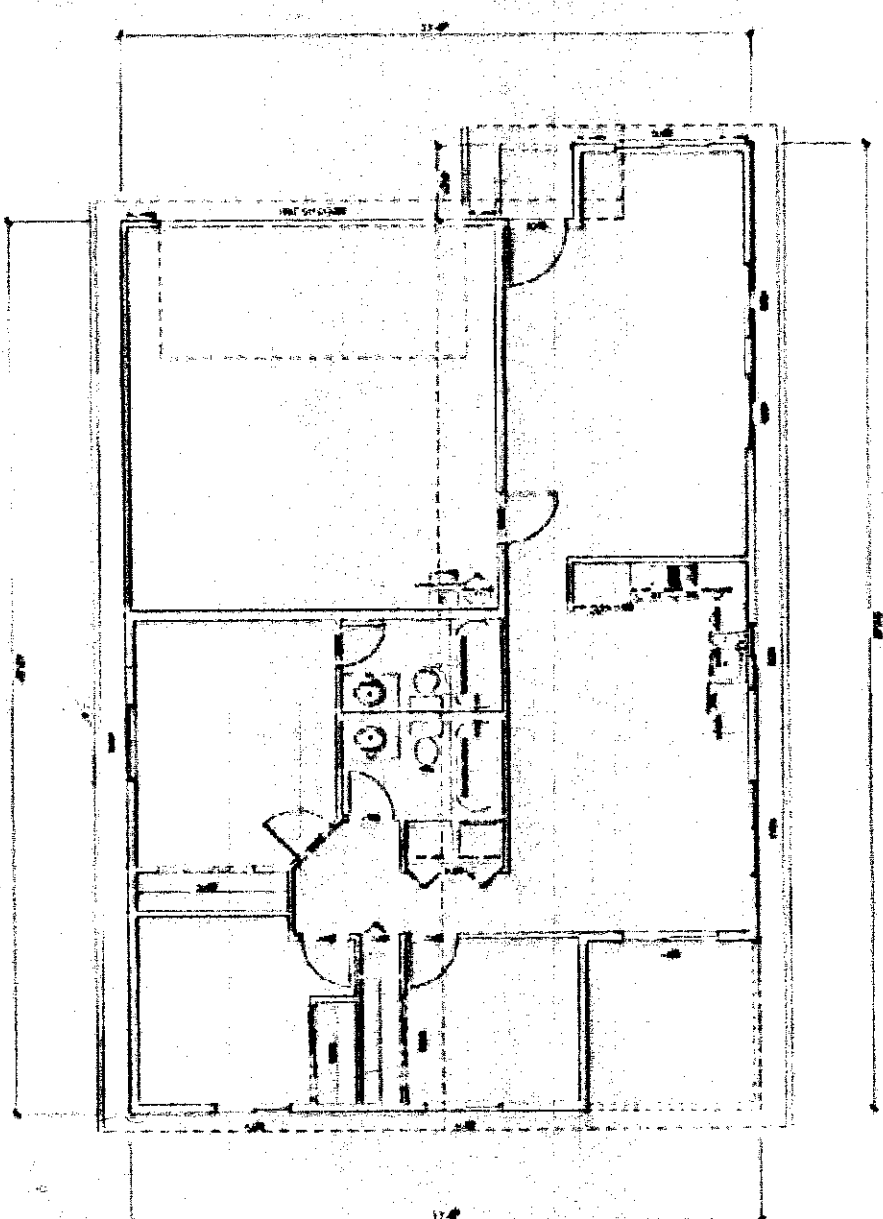
1580 Elevation for Cedar Heights Ph. 1



1580 Elevation for Cedar Heights Ph. 1

[illegible]

1118 Elevation for Cedar Heights Ph. 1



**1118 Elevation for
Cedar Heights Ph. 1**