

200703230073
Skagit County Auditor

3/23/2007 Page 1 of 8 11:14AM

J. Youngquist
COUNTY AUDITOR

Quamberg
DEPUTY

UTILITY EASEMENT PROVISIONS

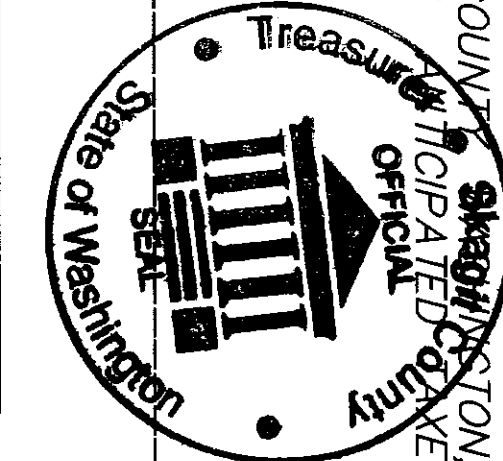
A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND AT & T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE 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 TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

COUNTY 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.

I, Pauline Quamberg, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEBIT HAS BEEN PAID TO COVER AND INCLUDING THE YEAR OF 2007.

THIS 14th DAY OF March, 2007.
Pauline Quamberg DEPUTY
COUNTY TREASURER



CITY FINANCE DIRECTOR'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, ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 24th DAY OF March, 2007.

Oliver H. Hunk
CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF March, 2007.

[Signature] CITY ENGINEER
DEVELOPMENT SERVICES DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 21st DAY OF February, 2007.

MAYOR [Signature]

ATTEST: FINANCE DIRECTOR Oliver H. Hunk

SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "PLAT OF BIG FIR NORTH P.U.D. - PHASE 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 34N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

YOUNG-SOO KIM, P.L.S. #32169

NOTES

ZONING: R-1, 4.0 SINGLE FAMILY WITH
P.U.D. OVERLAY
SEWAGE: CITY OF MOUNT VERNON
STORM: CITY OF MOUNT VERNON
WATER: SKAGIT P.U.D. #1
POWER: PUGET SOUND ENERGY
PHONE: VERIZON
NATURAL GAS: CASCADE NATURAL GAS

LANDSCAPE MAINTENANCE

ALL INSTALLED LANDSCAPING WITHIN THIS PLAT INCLUDING THE TREES IN THE PUBLIC RIGHT-OF-WAY, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF RECORD.



PLAT OF BIG FIR NORTH P.U.D. - PHASE 1
SW 1/4 OF NW 1/4 OF SEC. 28, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

ACKNOWLEDGEMENT (CORPORATION)

STATE OF Washington
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF March, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Chris Mandarini, President OF Big Fir At Maddox Creek, LLC, INC. CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION, WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Sedro-Woolley,
MY COMMISSION EXPIRES: 2018-11-11

ACKNOWLEDGEMENT (LL COMPANY)

STATE OF WASHINGTON
COUNTY OF Skagit

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Big Fir At Maddox Creek, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF BIG FIR AT MADDOX CREEK, 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: March 8, 2007

Pauline Quamberg
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
RESIDING AT: Sedro-Woolley,
MY COMMISSION EXPIRES: 2018-11-11



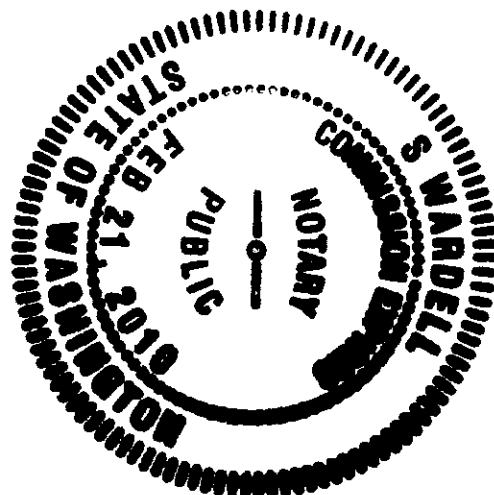
MORTGAGEE ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF Skagit

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James J. Vandenberg IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Senior Vice President OF Peoples Bank, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 9, 2007

Oliver H. Hunk
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
RESIDING AT: Mount Vernon
MY COMMISSION EXPIRES: 2-21-2010



PUD NO. 1 EASEMENT PROVISIONS

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

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS BIG FIR NORTH P.U.D. AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN THEREON AND THE USE THEREOF FOR PUBLIC ALL PUBLIC PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN HEREON. TRACTS 997 (DETENTION POND), AS SHOWN ON THE FACE OF THIS PLAT IS HEREBY DEDICATED TO THE CITY OF MOUNT VERNON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS
THIS 8th DAY OF March, 2007.

Chris Mandarini, President
BIG FIR NORTH, INC., A WASHINGTON CORPORATION (OWNER)

Chris Mandarini, SVP
PEOPLES BANK (MORTGAGE HOLDER)

Pauline Quamberg
BIG FIR AT MADDOX CREEK, LLC, (BENEFICIARY)

OPEN SPACE TRACTS 998 AND 999

TRACT 998 IS AN OPEN SPACE TRACT TO BE USED FOR EMERGENCY ACCESS AND UTILITY PURPOSES. THIS TRACT SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE OF THE ACCESS ROAD AND LANDSCAPING WITHIN THIS TRACT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. TRACT 999 IS AN OPEN SPACE TRACT TO BE USED AS A RECREATION AREA. THIS TRACT SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE OF ALL RECREATION EQUIPMENT AND LANDSCAPING WITHIN THIS TRACT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. TRACT 999 IS ADDITIONALLY SUBJECT TO A UTILITY EASEMENT AS SHOWN ON SHEET 3. THE CITY OF MOUNT VERNON MAY ENTER SAID TRACTS FOR INSPECTION AND UTILITY PURPOSES AT ITS OWN DISCRETION.

NGPA TRACTS 995 & 996

OPEN SPACE TRACTS 995 AND 996 BOTH CONTAIN PROTECTED CRITICAL AREAS AND THEIR ASSOCIATED BUFFERS. THE TRACTS ARE HEREBY DESIGNATED AS A NATIVE GROWTH PROTECTION AREA (NGPA) AND SHALL BE MANAGED PER NGPA STANDARDS. THIS TRACT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY OF MOUNT VERNON MAY ENTER SAID TRACT FOR INSPECTION PURPOSES AT ITS OWN DISCRETION.

DETENTION POND TRACT 997

TRACT 997 (DETENTION POND) SHALL BE OWNED BY THE CITY OF MOUNT VERNON. THE DETENTION POND AND DRAINAGE SYSTEMS LOCATED WITHIN THIS TRACT SHALL BE MAINTAINED BY THE CITY OF MOUNT VERNON. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPEKE OF THE LANDSCAPED AREAS WITHIN THIS TRACT, AS WELL AS THE ASSOCIATED COSTS THERE OF.

NOTE

ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE ON-SITE PROVIDED STORM DRAIN PIPE STUB, EXCEPT FOR LOTS 6 THROUGH 9, INCLUSIVE WHICH SHALL HAVE SAID DRAINS OUTLET TO TRACT 993, FOR THE PURPOSE OF HYDRATING THE WETLAND AREA.

TYPICAL BUILDING SETBACKS

FRONT: 10' TO HOUSE; 20' TO GARAGE (20' TO GARAGE TO ALLOW PARKING OFF SIDEWALK)
SIDE YARD: 5' MINIMUM, 10' COMBINED SIDE YARD ADJACENT TO STREET: 10 REAR YARD: 10' MINIMUM

BASIS OF BEARING

ASSUMED BEARING OF N 0°44'42" E OF THE WEST LINE OF SECTION 28, T 34N, R 4E, W.M., SKAGIT COUNTY, WASHINGTON.

IMPACT FEE NOTICE

ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT AS OUTLINED IN THE CITY OF MOUNT VERNON MUNICIPAL CODE.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 4-02.

DEVELOPER

LANDED GENTRY DEVELOPMENT, INC.
504 E. FAIRHAVEN AVE.
BURLINGTON, WA 98233
(360) 755-9029

SUMMIT ENGINEERS & SURVEYORS, INC.

2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



PLAT OF BIG FIR NORTH P.U.D. - PHASE 1

SW 1/4 OF NW 1/4 OF SEC. 28, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

LU04-092

JOB NO. 02104
DRAWING NO. S02104-PUD
DRAWN BY: sgb
CHECKED BY: ysk

S02104

SHEET 1 OF 3

LEGAL DESCRIPTION

PARCEL "A":
THE NORTH HALF (BY AREA) OF THE WEST HALF, OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT ROADS; TOGETHER WITH THE PERMANENT NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE EXISTING ROADWAY ON THE TRACT OF LAND RETAINED BY HARRY L. PATHEN AND BERNICE PATHEN IN DEED RECORDED UNDER AUDITOR'S FILE NO. 774692, PROVIDING FOR INGRESS TO AND EGRESS FROM BLACKBURN ROAD, ALSO EXCEPT THE NORTH 30 FEET OF THE WEST 40 FEET CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED AUGUST 1, 1996 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9608010008.

PARCEL "B":
THOSE PORTIONS OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, AND THE EAST HALF OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;
THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, NORTH 00°46'38" EAST, A DISTANCE OF 581.04 FEET TO A POINT WITHIN THE APPROXIMATE PATH OF MADDOX CREEK, BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°46'38" EAST, A DISTANCE OF 743.34 FEET THE NORTHWEST CORNER OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;
THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, NORTH 89°21'16" EAST, A DISTANCE OF 521.97 FEET, TO A POINT 194.40 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 200310100182, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON;
THENCE ALONG THE EAST LINE OF THE LAST REFERENCED PROPERTY, PARALLEL WITH THE WEST LINE OF SAID EAST HALF, SOUTH 00°48'34" WEST, A DISTANCE OF 412.58 FEET TO A POINT WITHIN THE APPROXIMATE PATH OF MADDOX CREEK;
THENCE FOLLOWING SAID APPROXIMATE PATH, SOUTH 60°00'44" WEST, A DISTANCE OF 218.56 FEET;
THENCE NORTH 70°46'18" WEST, A DISTANCE OF 104.34 FEET, THENCE SOUTH 24°33'37" WEST, A DISTANCE OF 86.20 FEET;
THENCE SOUTH 44°14'59" WEST, A DISTANCE OF 243.07 FEET;
THENCE SOUTH 74°21'57" WEST, A DISTANCE OF 34.19 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL "C":
THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

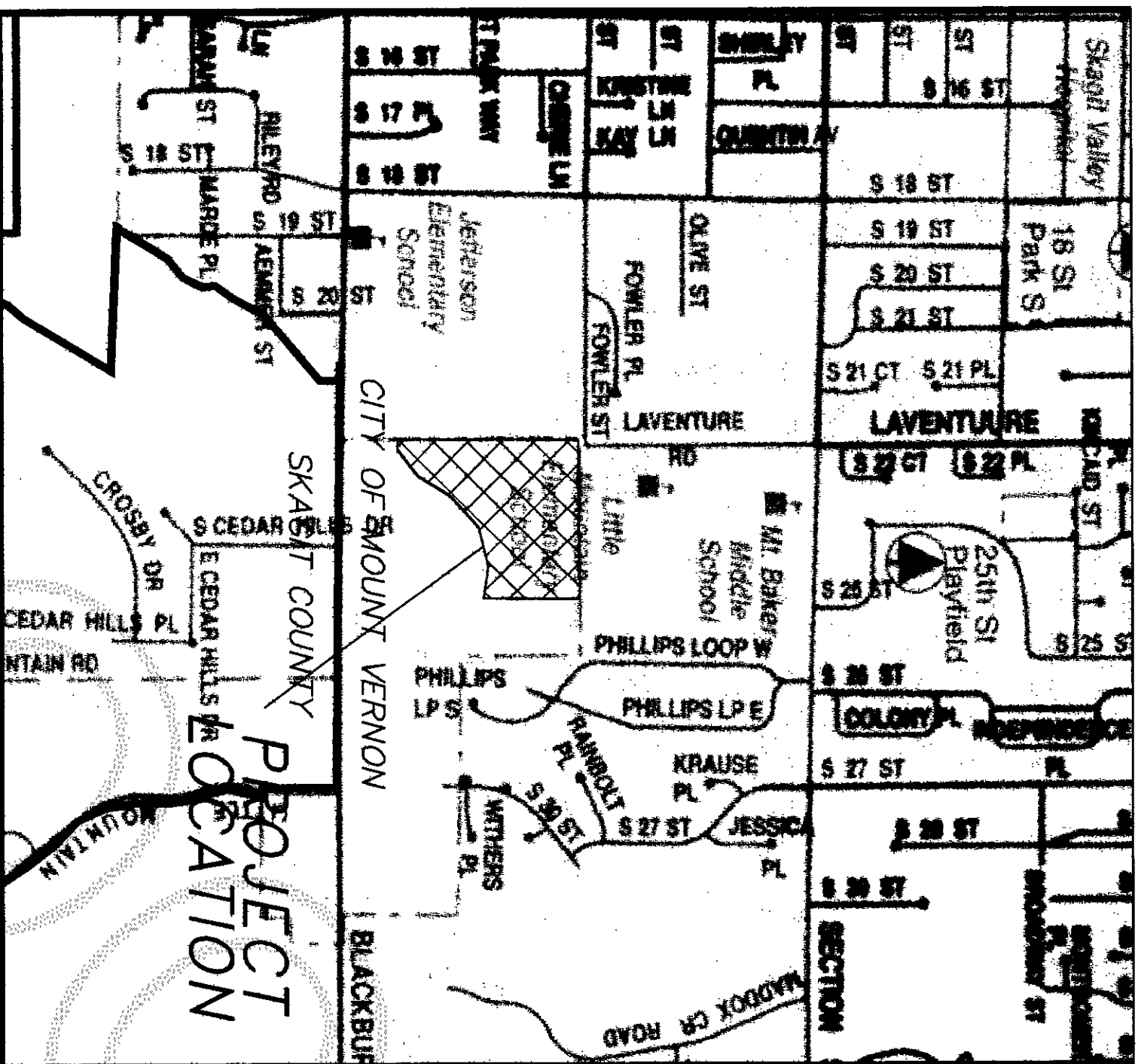
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, NORTH 00°44'42" WEST, A DISTANCE OF 295.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°44'42" EAST, A DISTANCE 368.97 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, NORTH 89°02'13" EAST, A DISTANCE OF 327.24 FEET TO NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, SOUTH 00°46'38" WEST, A DISTANCE OF 81.15 FEET, TO A POINT WITHIN THE APPROXIMATE PATH OF MADDOX CREEK;
THENCE FOLLOWING SAID APPROXIMATE PATH, SOUTH 74°21'57" WEST, A DISTANCE OF 153.12 FEET;
THENCE SOUTH 63°37'49" WEST, A DISTANCE OF 89.58 FEET;
THENCE SOUTH 13°48'14" WEST, A DISTANCE OF 128.00 FEET;
THENCE SOUTH 39°33'18" WEST, A DISTANCE OF 114.06 FEET, TO THE TRUE POINT OF BEGINNING.

NOTES REGARDING EXISTING EASEMENTS:

- A. AN EASEMENT IN FAVOR OF THE CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION, TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT AND REMOVE DRAINAGE FACILITIES UNDER AND ACROSS A PORTION OF THIS SUBDIVISION, P.U.D., AS PER DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 8001150014, RECORDS OF SKAGIT COUNTY WASHINGTON.
- B. AN EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, FOR MAINTAINING UTILITY SYSTEMS FOR THE PURPOSE OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, AFFECTING PORTIONS OF THIS SUBDIVISION AS PER DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 8404240023, RECORDS OF SKAGIT COUNTY WASHINGTON.
- C. AN EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION, FOR THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER THE RIGHT OF WAY, SAID RIGHT OF WAY BEING A 10-FOOT STRIP OF LAND AFFECTING THOSE PORTIONS OF THE LAND WITHIN THIS SUBDIVISION, AS PER DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 893941, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- D. AN EASEMENT IN FAVOR OF LESTER K. SMITH AND RHODA J. SMITH, HUSBAND AND WIFE, FOR THE PURPOSES OF A PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS THE EXISTING ROADWAY ON THE TRACT OF LAND RETAINED BY THE GRANTORS, AS PER DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 774692, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PLAT OF BIG FIR NORTH P.U.D. - PHASE 1

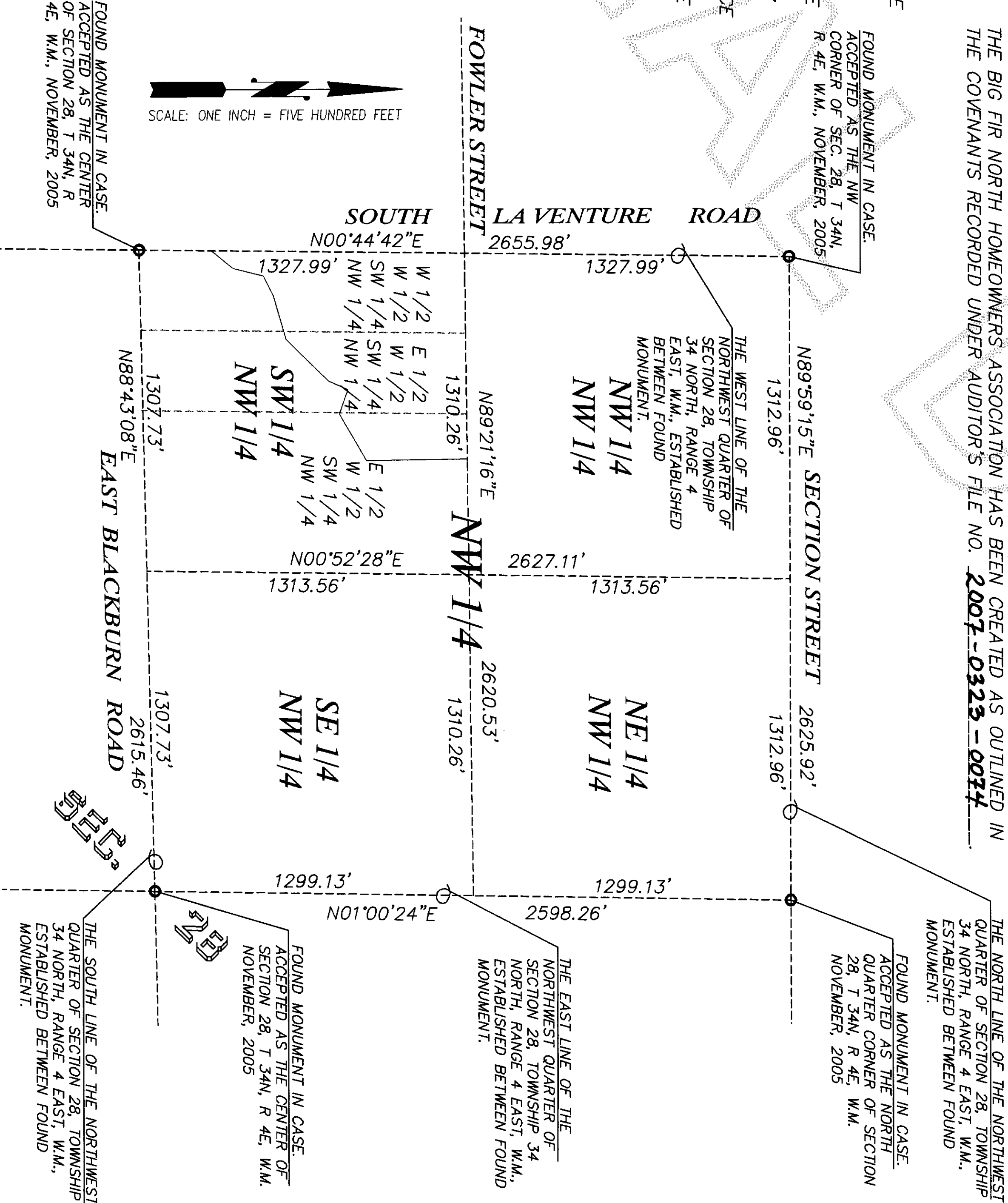
SW 1/4 OF NW 1/4 OF SEC. 28,
TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON
SKAGIT COUNTY, WASHINGTON



MICINITY MAP

BIG FIR NORTH HOMEOWNER'S ASSOCIATION:

THE BIG FIR NORTH HOMEOWNERS ASSOCIATION HAS BEEN CREATED AS OUTLINED IN THE COVENANTS RECORDED UNDER AUDITOR'S FILE NO. **2007-0323-0024**.



NATIVE GROWTH PROTECTION AREA (NGPA)

A NATIVE GROWTH PROTECTION AREA IS CREATED FOR THE PURPOSE OF PRESERVATION OF EXISTING VEGETATION, CRITICAL AREAS, 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, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THIS AREA. THE VEGETATION WITHIN THE NGPA MAY NOT BE CUT, PRUNED COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF MOUNT VERNON, WHICH PERMISSION MUST BE OBTAINED IN WRITING. THE CITY OF MOUNT VERNON WILL MAKE ITS DETERMINATION BASED ON THE RECOMMENDATION MADE BY A QUALIFIED ARBORIST. THE EXISTING LANDOWNERS SHALL BE RESPONSIBLE FOR HIRING AN ARBORIST, OR OTHER QUALIFIED PROFESSIONAL TO EVALUATE POTENTIALLY DANGEROUS TREES OR NON NATIVE PLANT SPECIES. ANY TREES THAT ARE REMOVED MUST BE REPLACED WITH THE SAME OR LIKE SPECIES AS RECOMMENDED BY THE ARBORIST. THE COST ASSOCIATED WITH THE EVALUATION, REMOVAL AND REPLANTING SHALL BE BORE BY THE EXISTING PROPERTY OWNER. THE CITY OF MOUNT VERNON MAY ENTER THE NGPA FOR INSPECTION PURPOSES AT ITS OWN DISCRETION.

EASEMENT NOTES:

1. EASEMENTS IN FAVOR OF PUGET SOUND ENERGY INC., A WASHINGTON CORPORATION, PER DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 200708280130, ON AUGUST 28, 2007, AS FOLLOWS:

EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THIS SUBDIVISION. (WHEN SAID STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID.)

EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THIS SUBDIVISION, BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE/PUBLIC STREET AND ROAD RIGHTS-OF-WAY.

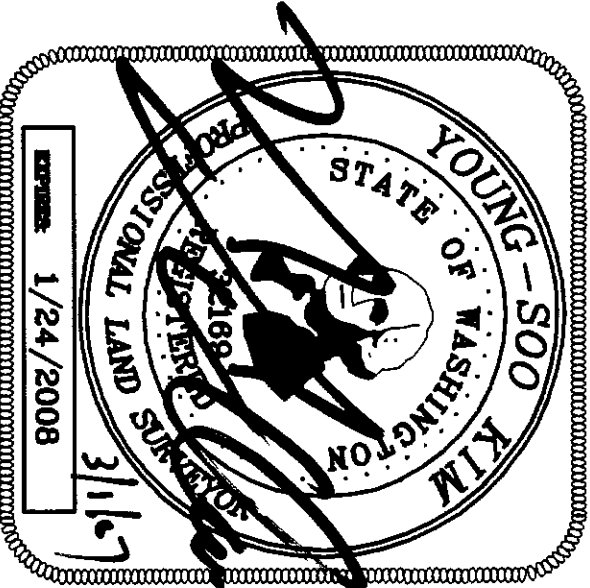
2. EXISTING DRAINAGE EASEMENTS IN FAVOR OF THE CITY OF MOUNT VERNON RECORDED UNDER AUDITOR'S FILE NUMBERS 800110015 AND 8001150014 ARE HEREBY RELINQUISHED WITH THE RECORDING OF THIS PLAT.

PRIVATE DRAINAGE EASEMENTS:

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE 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, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PRIVATE LOT, THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. THE CITY OF MOUNT VERNON IS HERBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

LEGEND

- SET REBAR & CAP #32169
- ◆ SET CONC. MON. IN CASE
- FND MONUMENT AS NOTED
- CALCULATED POINT



AUDITORS CERTIFICATE

200703230073
Skagit County Auditor
3/23/2007 Page 2 of 8 11:14AM

COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
DEPUTY

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4989 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



PLAT OF BIG FIR NORTH P.U.D. - PHASE 1
SW 1/4 OF NW 1/4 OF SEC. 28, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON
SKAGIT COUNTY, WASHINGTON

LU04-092

JOB NO. 02104
DRAWING NO. S02104-PUD
DRAWN BY: sgb
CHECKED BY: ysk

SHEET 2 OF 3

REVISION	DATE
RECORD SET	-

Landed Gentry - Communities and Homes

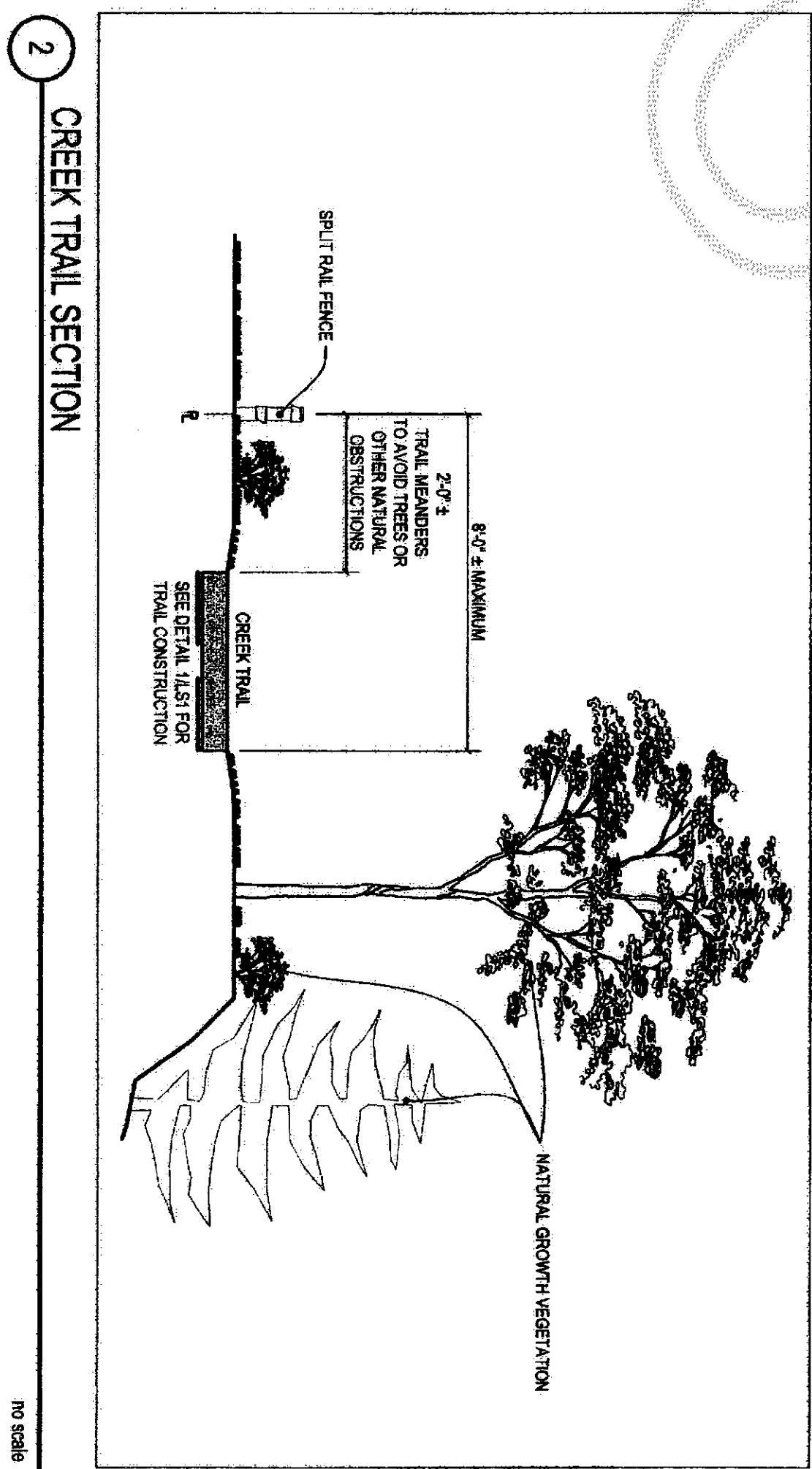
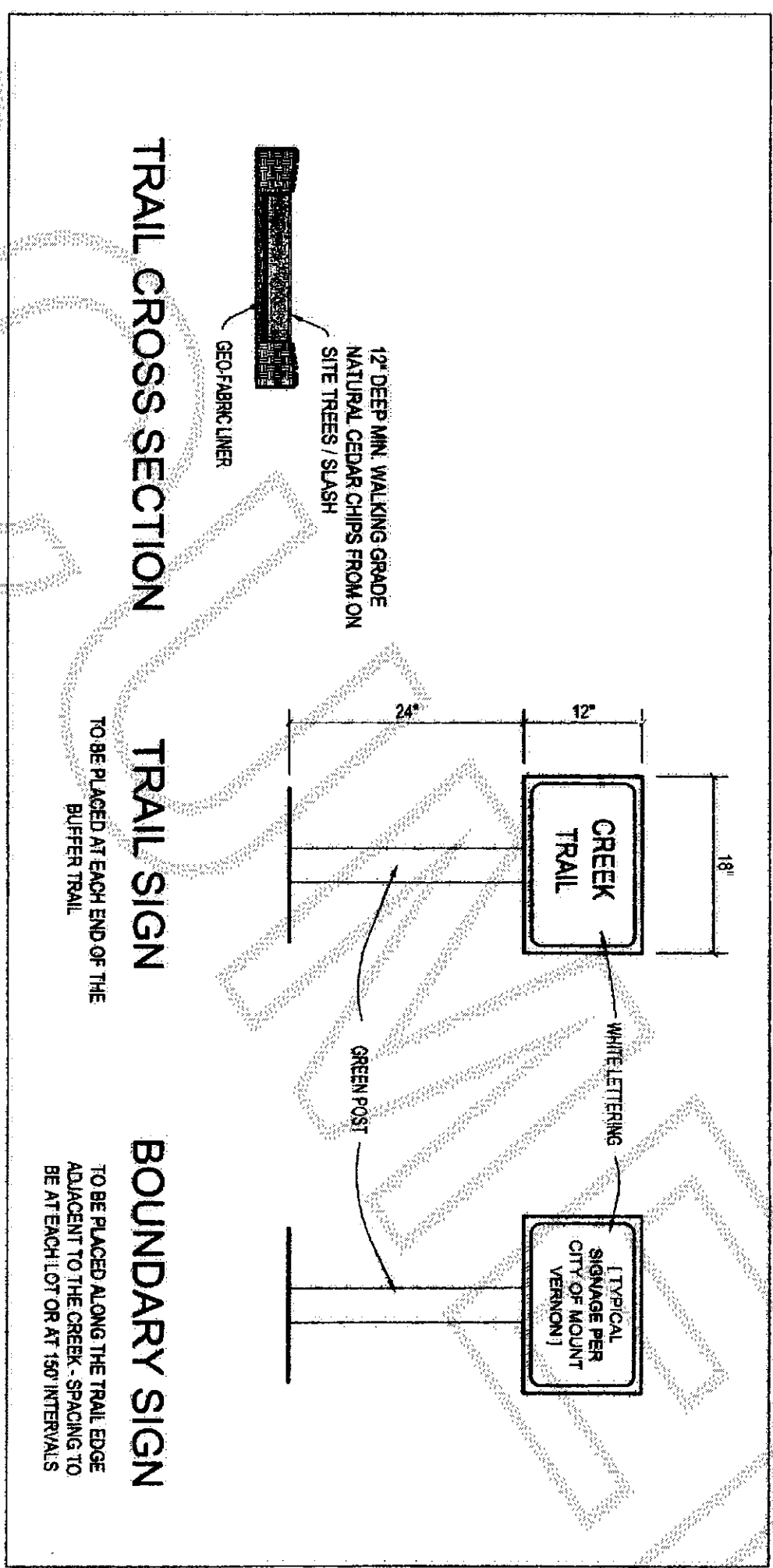
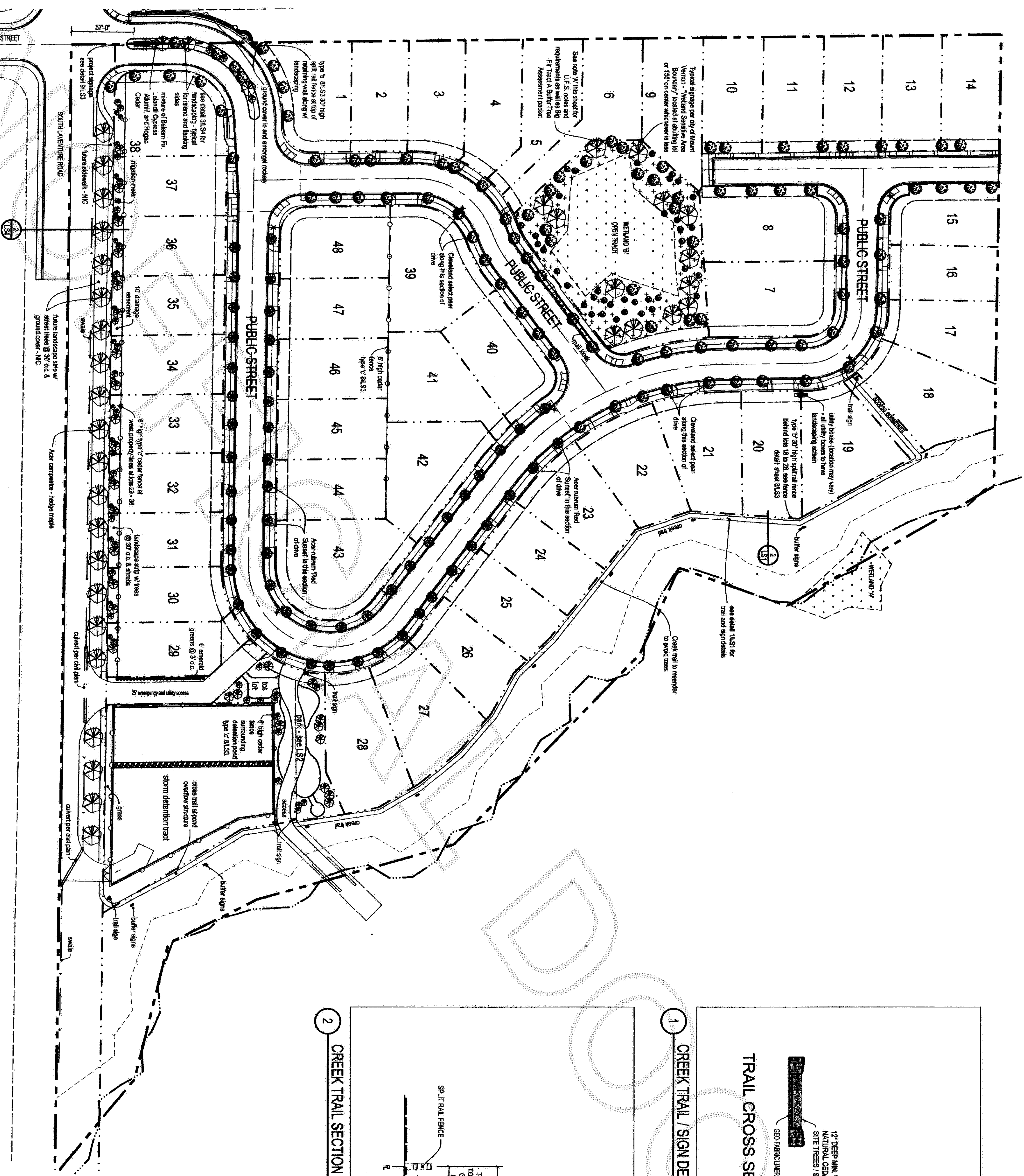
504 E. Fairhaven
Burlington, WA 98233
360-755-9021

Big Fir North

MOUNT VERNON, WASHINGTON

LANDSCAPE PLAN

05-411111(2)-LS1 UNACORE PLATING	PROJ: 05-411111(2)	DWN: Mike Underwood	DATE: 3-Jan-07	SHEET LS1
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site landscape plan

SCALE: 1" = 20'

0 25' 50' 100'

new street tree - 2" caliper or alternate acceptable to the city of mount vernon, street trees shall be planted in the strip between the sidewalk and the curb at 30' on center maximum.

NOTE: Urban Forestry Services - Plant a total of 11 trees along the edge of the buffer for mitigation of oak trees. Please consider the following recommendations: Plant (6) 5-6 Western Red Cedar (Thuja plicata) and Plant (5) 5-6 Douglas Fir (Pseudotsuga menziesii) for a total of (11) trees. For additional pertinent information, refer to Big Fir North Edge of Creek Buffer Tree Assessment prepared by the Urban Forestry Services, Inc.

Approved, City of Mount Vernon

REVISION	DATE
RECORD SET	-

Landed Gentry - Communities and Homes

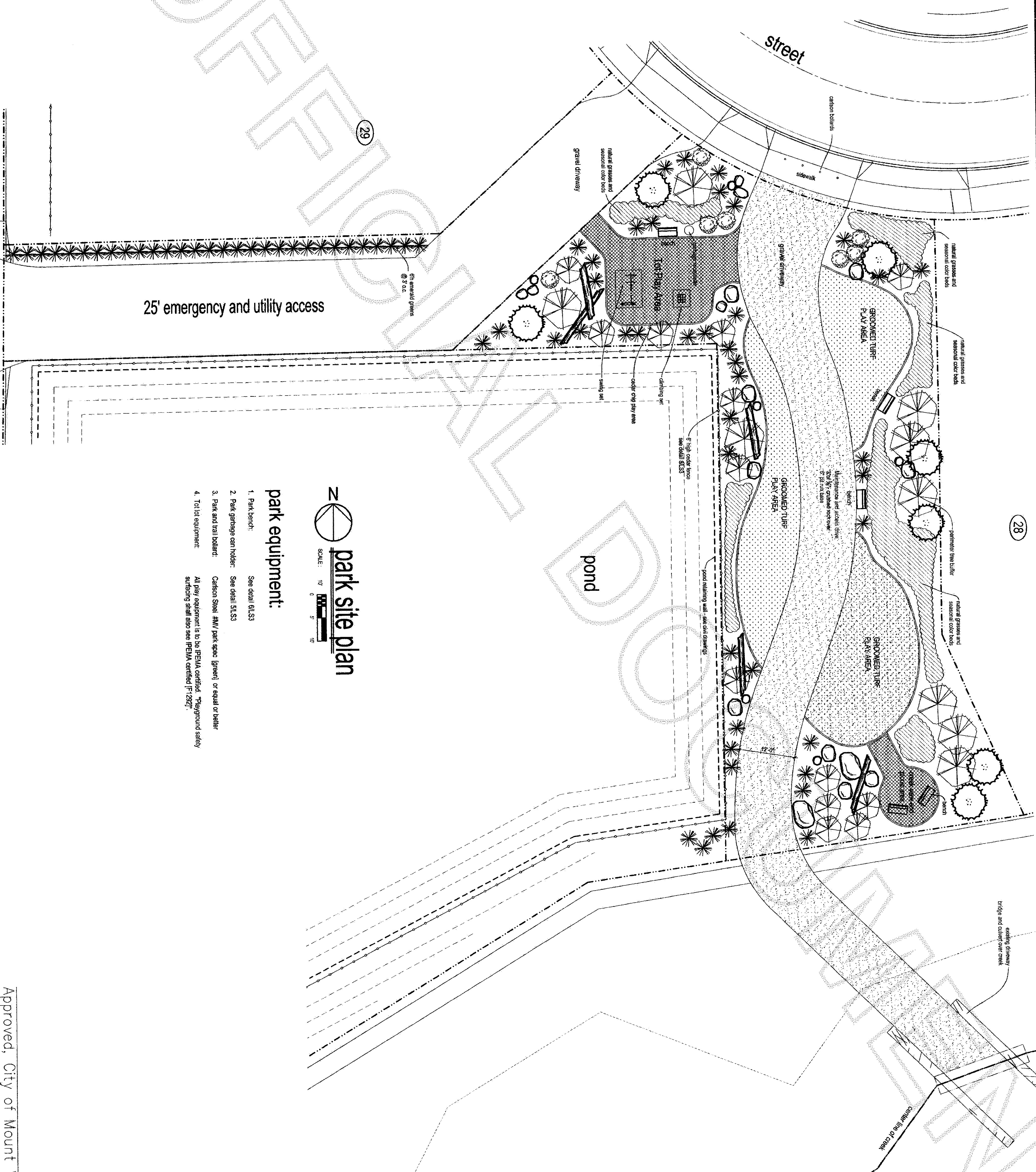
504 E. Fairhaven
Burlington, WA 98233
360-755-9021

Big Fir North

MOUNT VERNON WASHINGTON

PARK PLAN

05-ATM(2)-LS2 PARK PLANTING	PROJ: 05-ATM(2)	DWN: Mike Underwood	DATE: 3-Jan-07	SHEET LS2
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Approved, City of Mount Vernon

REVISION	DATE
RECORD SET	-

Landed Gentry - Communities and Homes

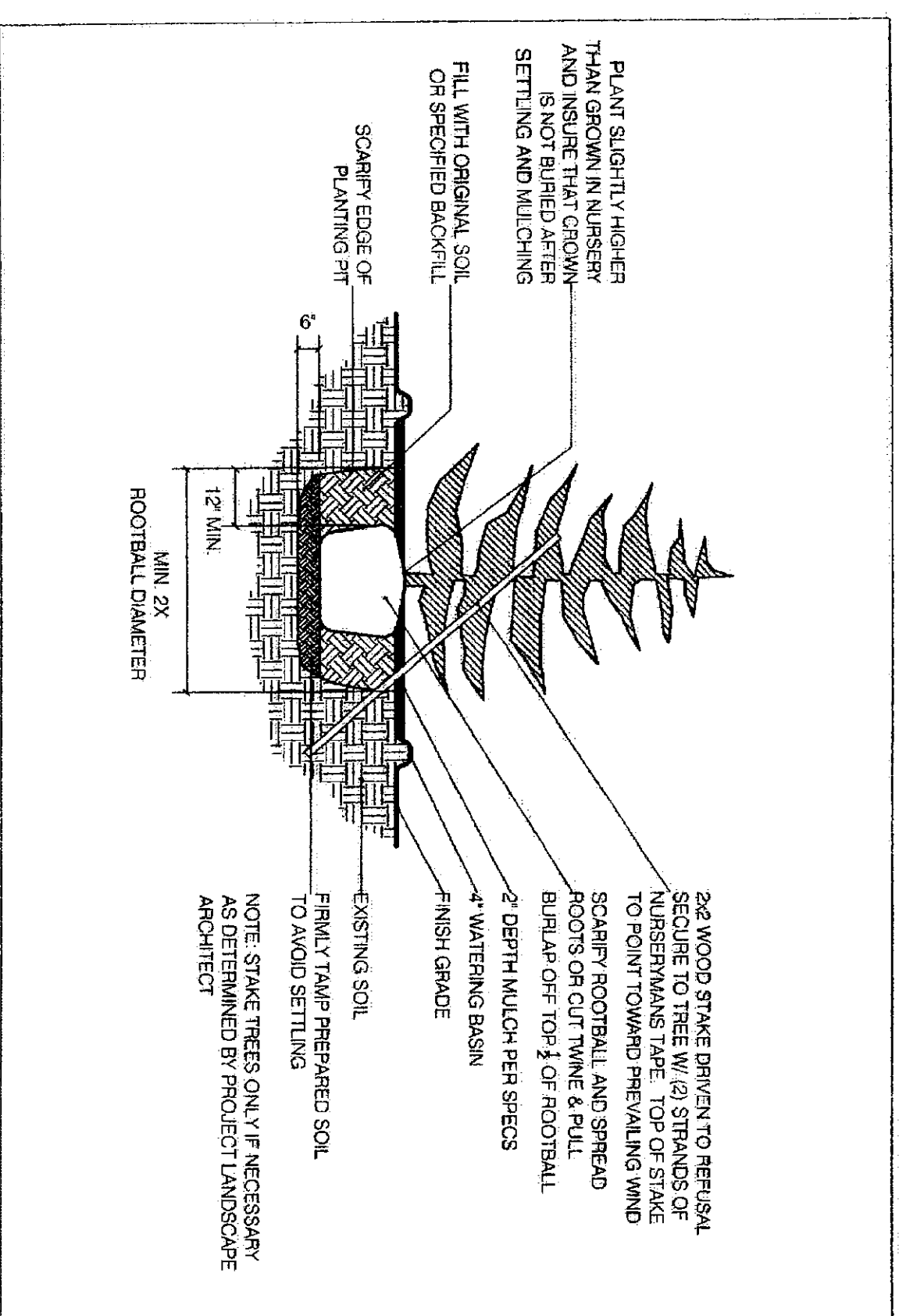
504 E. Fairhaven
Burlington, WA 98233
360-755-9021

Big Fir North

MOUNT VERNON, WASHINGTON

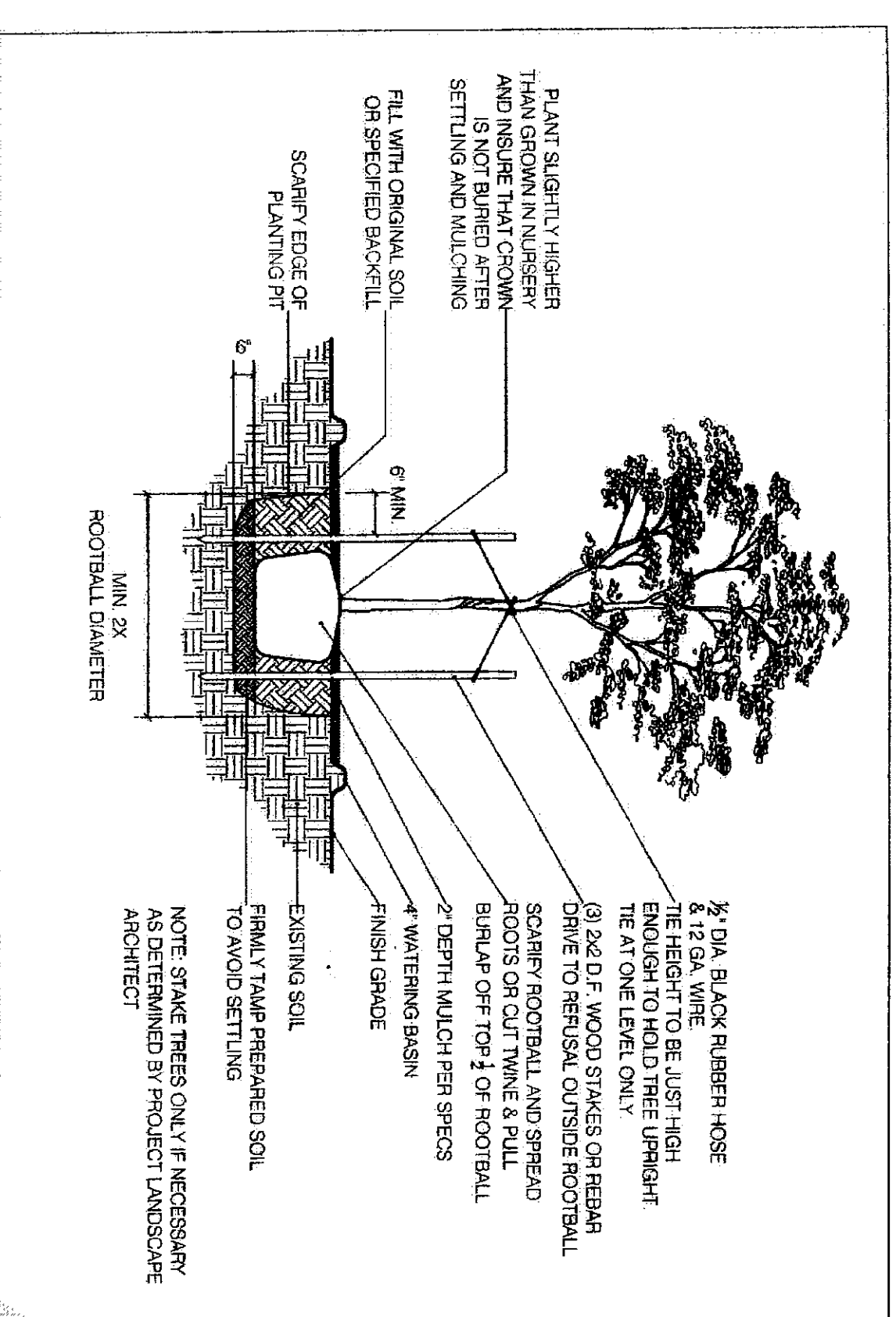
LANDSCAPE DETAILS

05-ATWV(2)-LS LANDSCAPE DETAILING	PROJ: 05-ATWV(2)	DWN: Mike Underwood	DATE: 3-Jan-07	SHEET	LS3
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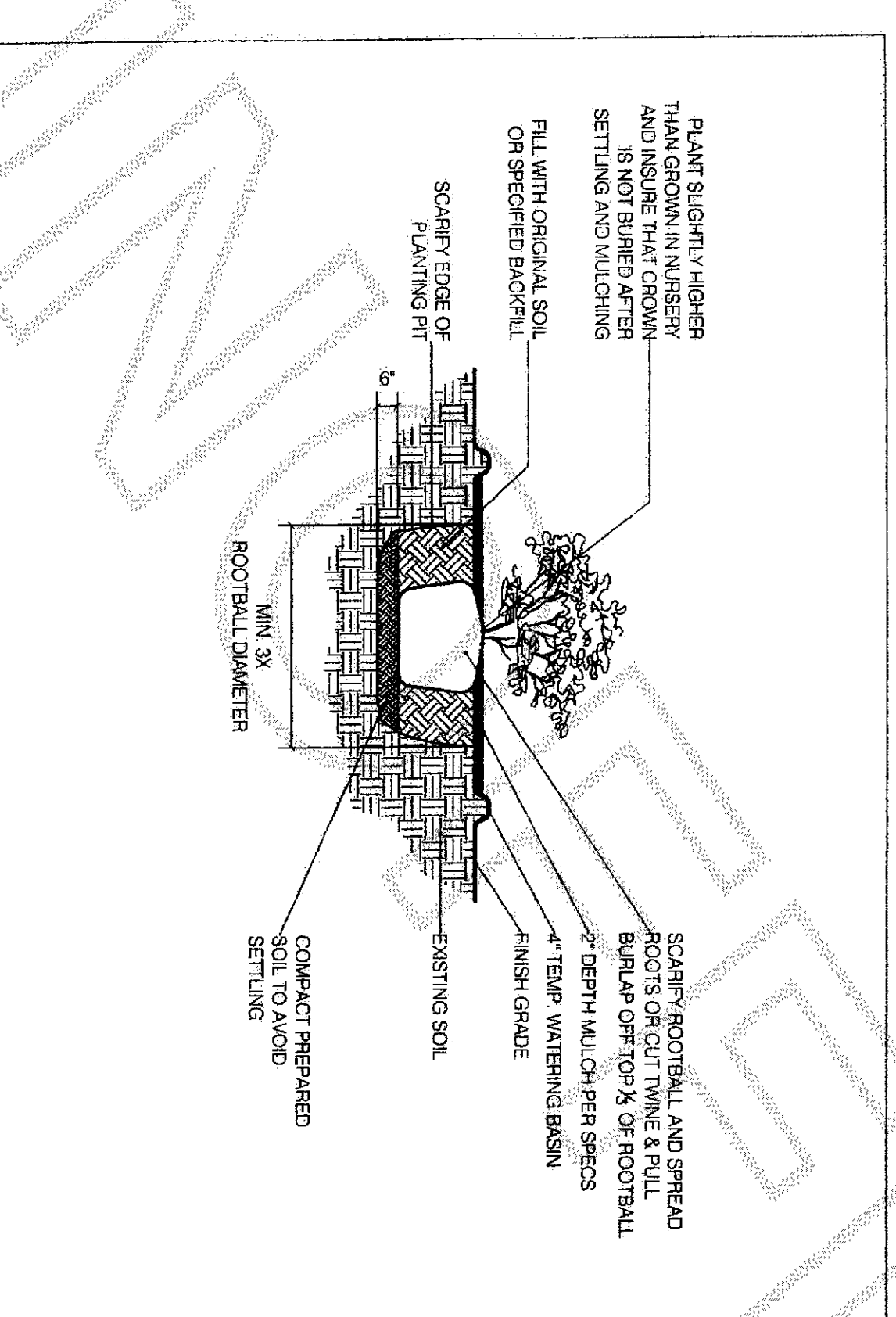
④ TYPICAL TREE GUYING

no scale



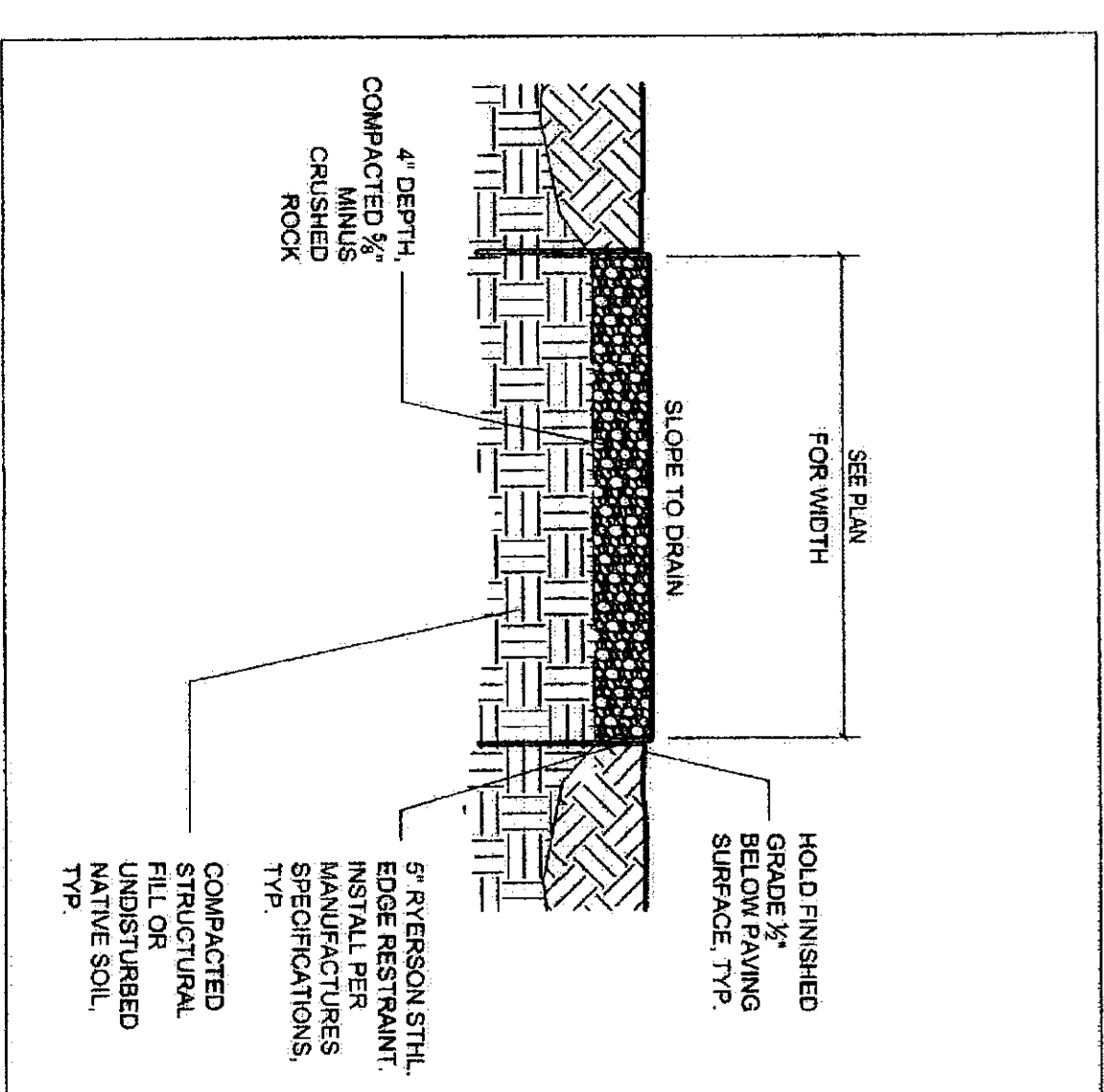
TYPICAL TREE STAKING

no sea



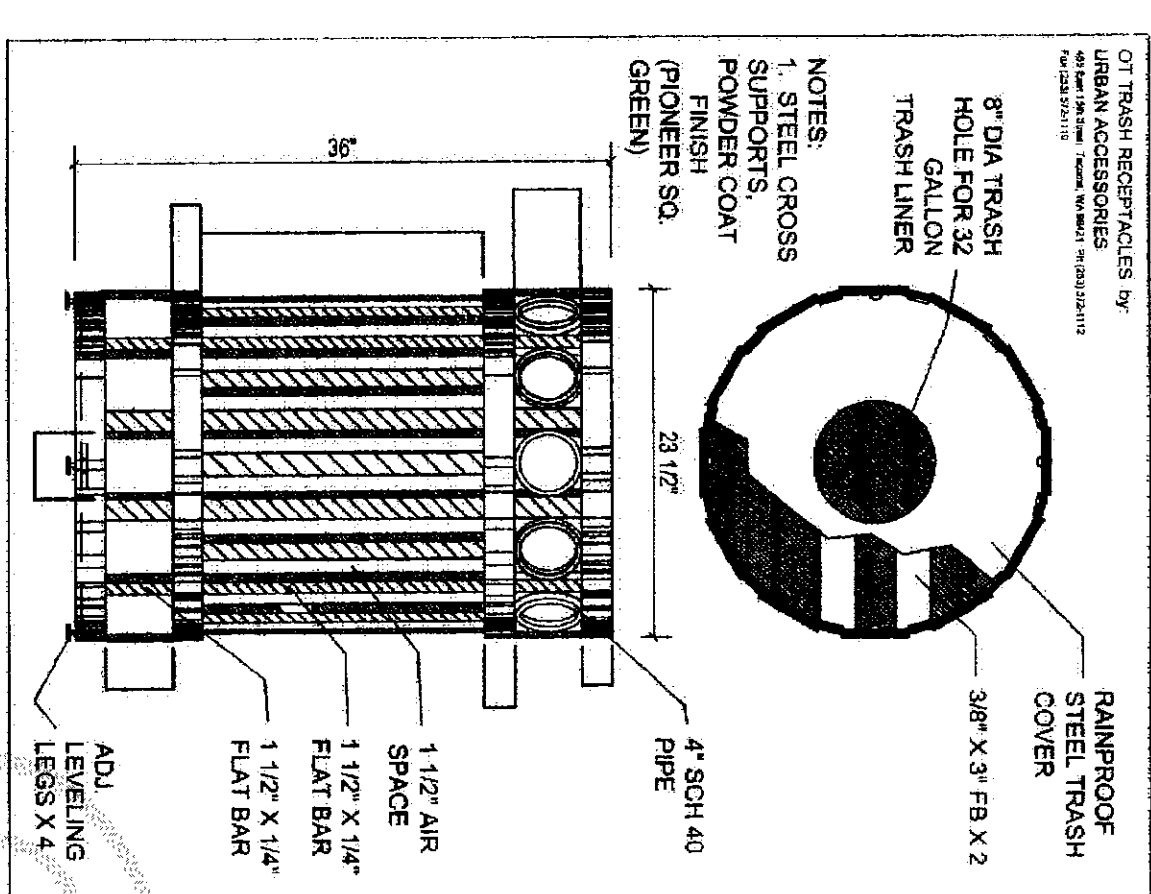
TYPICAL SHRUB AND GROUND COVER

no scale



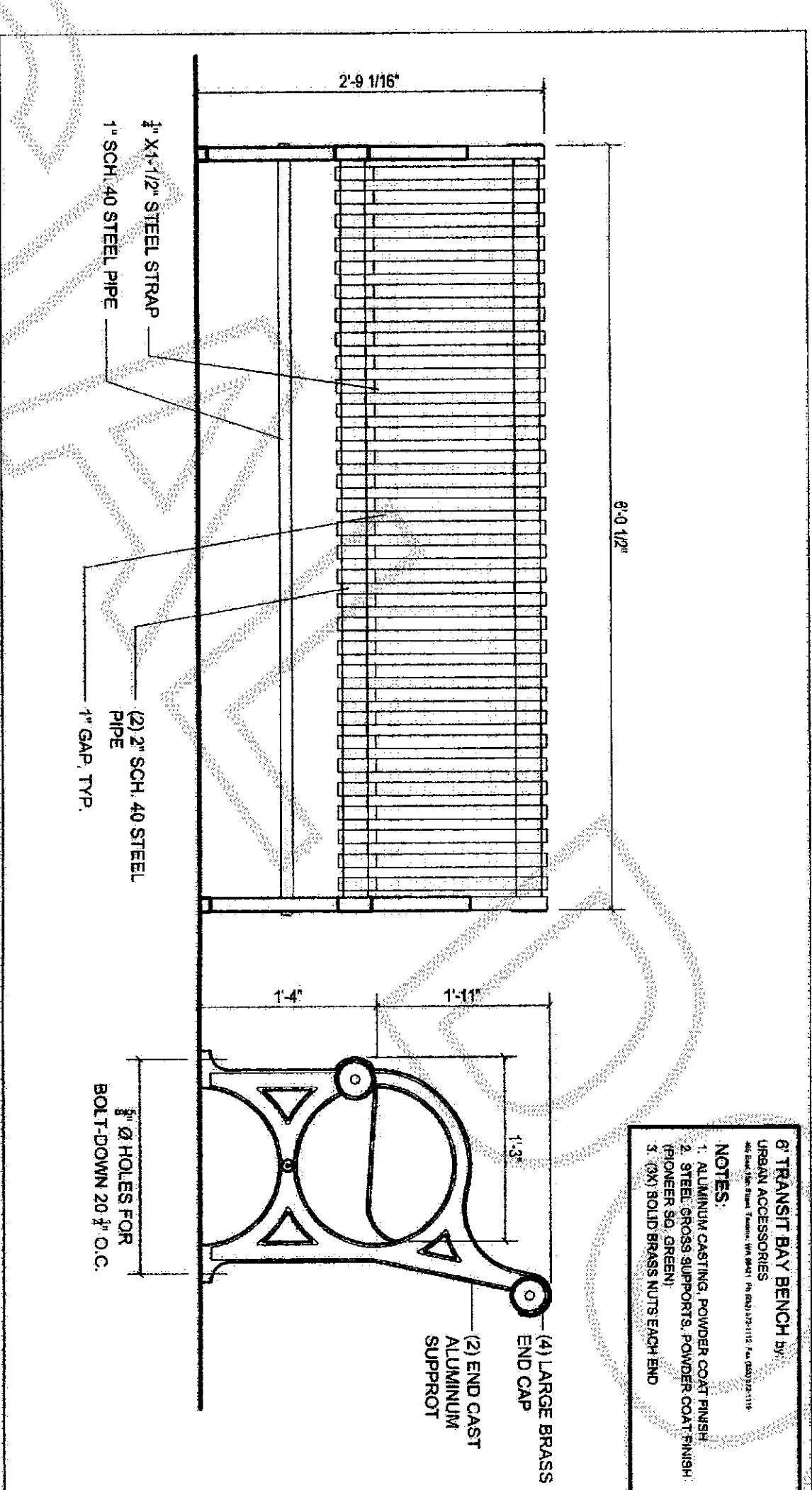
④ CRUSHED ROCK PATH

no scale



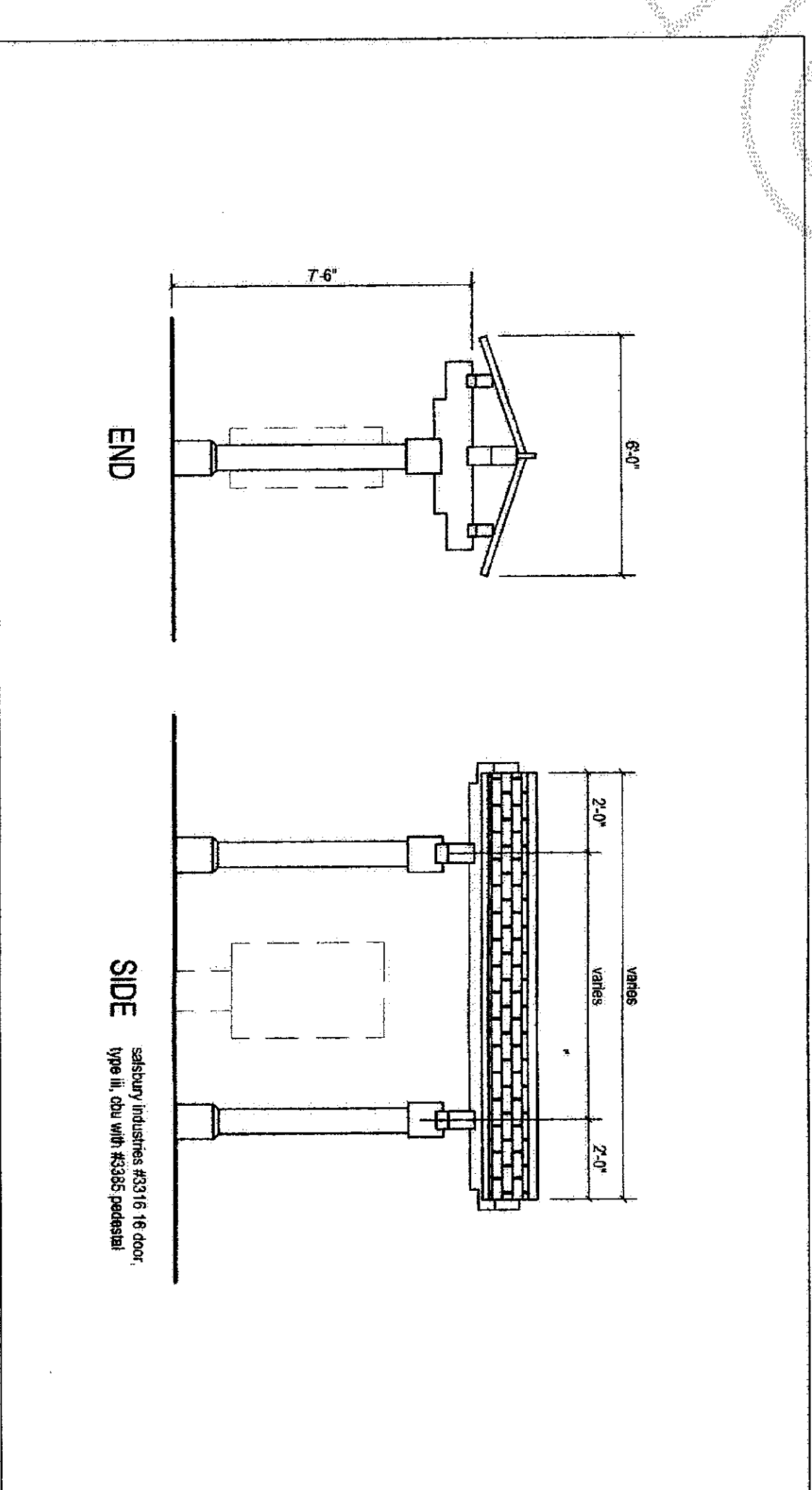
5 TRASH RECEIPTACLE

no scale



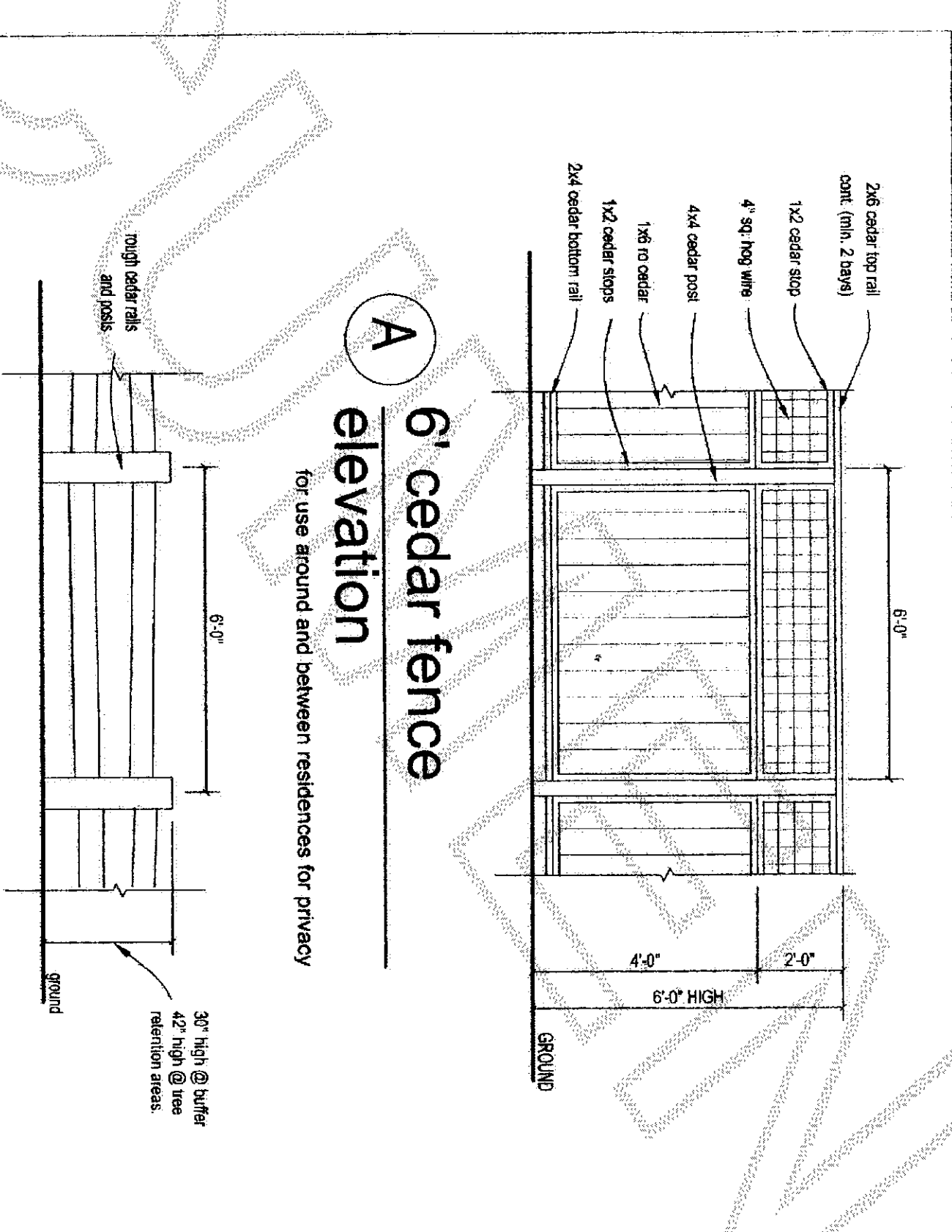
PARK BENCH

no scale



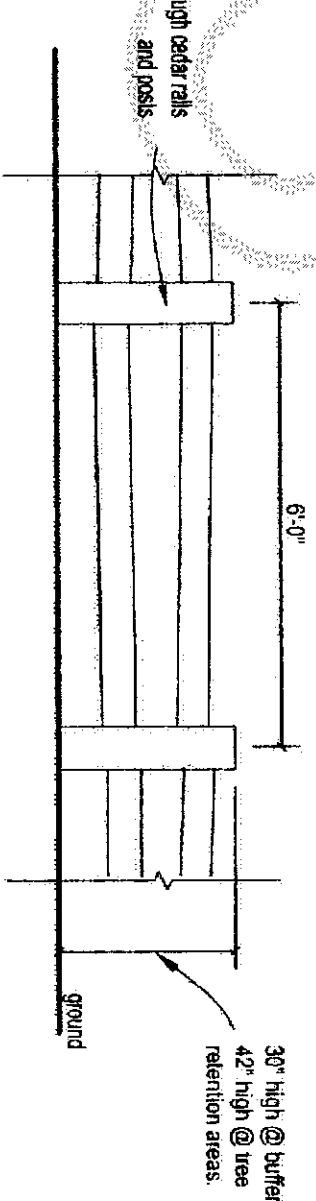
7 TYPICAL MAIL KIOSK

no scal



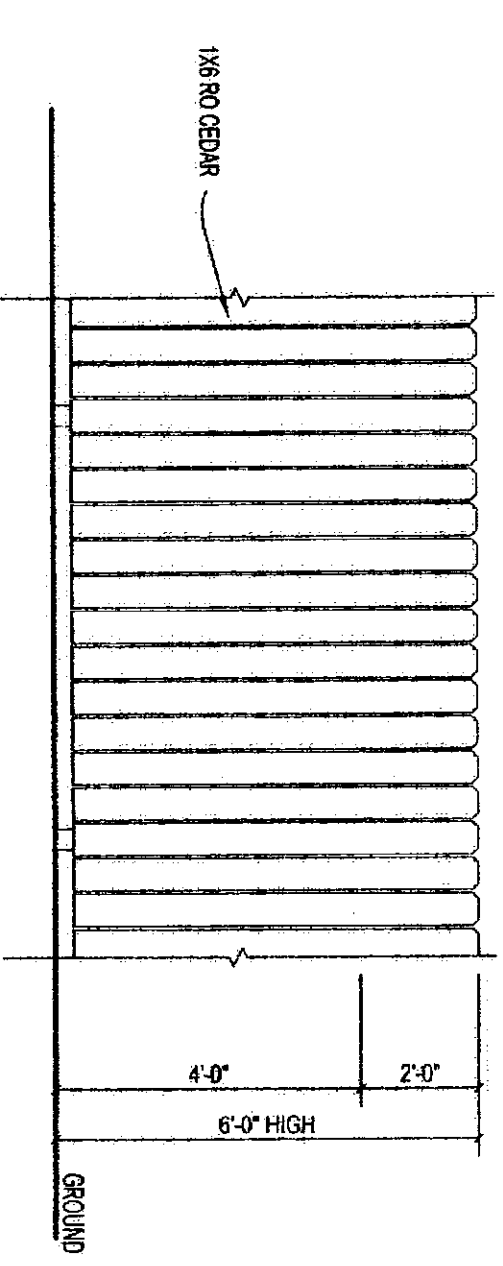
6' cedar fence
elevation

for use around and between residences for privacy



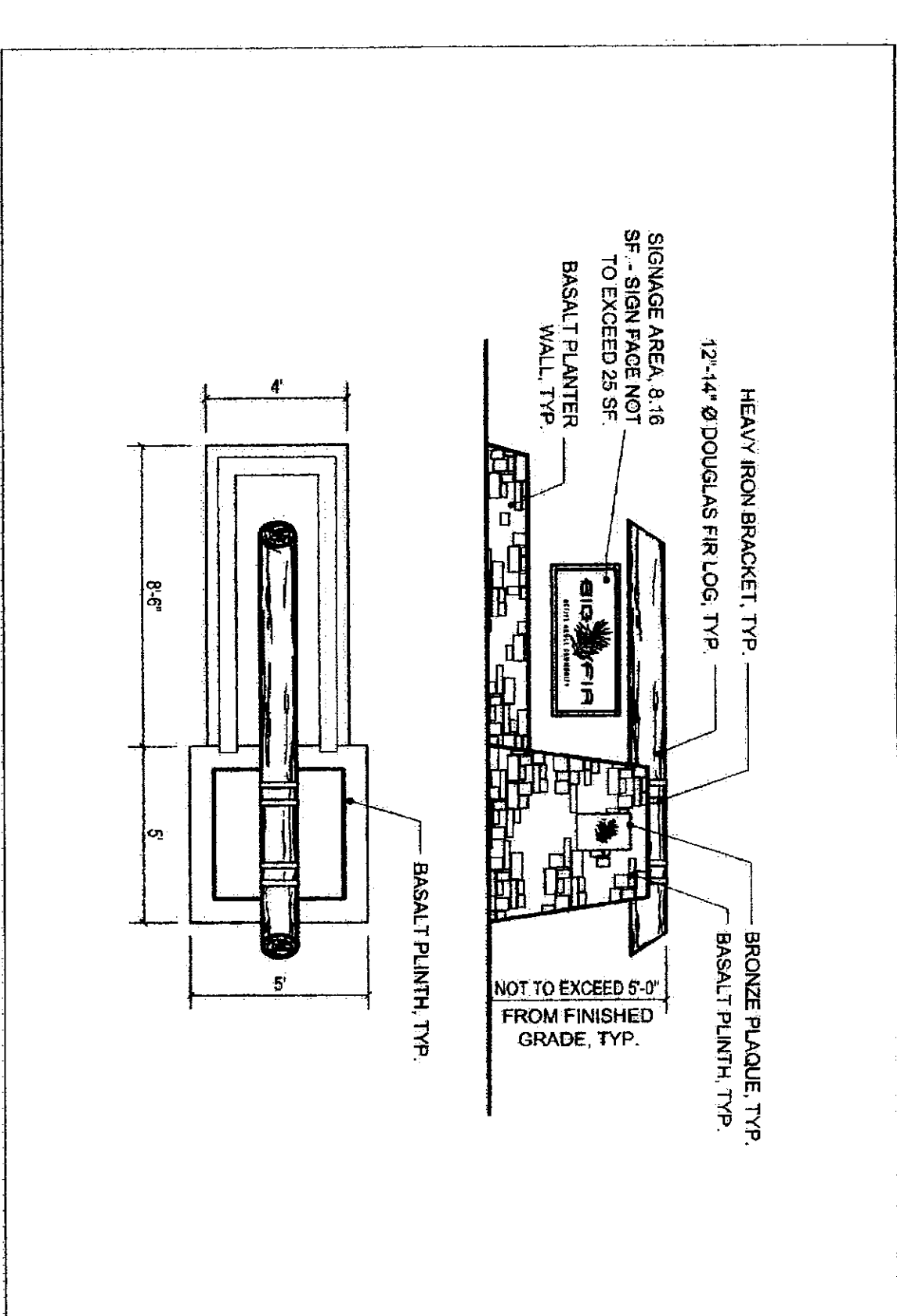
split rail fence

for use along the rear of lots adjacent to the buffer area (lots 18 to 28)



6' CEDAR FENCE
ELEVATION

FOR USE AROUND AND BETWEEN RESIDENCES FOR
PRIVACY



8 TYPICAL FENCE DETAILS

no scal

ENTRY MONUMENT DETAIL - UNDER SEPERATE PERMIT

NO. SC2

