



**EXHIBIT "A"**

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 22, 2006  
Auditor's No(s): 200605220169, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The exterior 10 feet of said premises adjacent to street

Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;  
For: Utilities and sidewalk  
Affects: The exterior 12 feet of said premises adjacent to street

Easement provisions contained on the face of said plat, as follows:

**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 and/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 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 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.

Easement provisions contained on the face of said plat, as follows:

**UTILITES AND SIDEWALK EASEMENTS:**

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 Corp., and Comcast Corporation and their respective successors and or assigns under and upon the exterior twelve (12) feet of front boundary lines of all lots and tracts as shown on the face of this Plat and other utility easements, if any, shown on the face of this plat, for sidewalk 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.



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Easement provisions contained on the face of said plat, as follows:

**PRIVATE DRAINAGE EASEMENT:**

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 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.

**RECITALS ON THE FACE OF SAID PLAT:**

- A. **Zoning Classification:** R-a, 4.0 Single Family Residential  
This development is utilizing the City of Mount Vernon cluster ordinance. Based upon City of Mount Vernon's desire to create developments utilizing a net density of four units per acre. The City Planning is allowing a 20% reduction from the minimum allowable lot size of 9,600 square feet to a minimum of 7,680 square feet.
- B. **Sewage Disposal:** City of Mount Vernon
- C. **Storm Drainage:** City of Mount Vernon
- D. **Street Standard:** City of Mount Vernon
- E. **Water:** Skagit County P.U.D. No. 1
- F. **Power:** Puget Sound Energy
- G. **Telephone:** Verizon Northwest
- H. **Gas:** Cascade Natural Gas
- I. **Television Cable:** Comcast Corporation
- J. **Garbage Collection:** City of Mount Vernon, solid waste collection for lots shall be  
at the edge of the public right of way.
- K. 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.
- L. All homes shall be built on site and no modular or manufactured home are permitted.
- M. Siltation Control devices may be required for each lot during home construction or subsequent soil disturbances. See City of Mount Vernon Engineering Department for details.
- N. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases or other instruments of record referred to in Land Title Company report referenced under Note 2 above. Said Report lists documents recorded under Auditor's File Nos. 200503140004, 200603070103, 200507140123, 200507140124, 200511220026, 200507140125, 200507220135 and 200502070183.



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Easement delineated on the face of said plat;  
For: Private drainage  
Affects: The North 10 feet of Lots 1, 9 and 38, the East 10 feet of Lots 1 through 18, the South 10 feet of Lots 8, 18 and 19 and a 10 foot wide strip in the Westerly portion of Lots 19 through 30.

Easement delineated on the face of said plat;  
For: Temporary turn around  
Affects: The Southwesterly portion of Lot 18 and the Southeasterly portion of Lot 19

Easement delineated on the face of said plat;  
For: Sidewalk and utilities  
Affects: The exterior portion of said premises adjacent to street

Easement delineated on the face of said plat;  
For: Forest Buffer and private drainage  
Affects: The West 20 feet of Lots 19 through 38

Building setback line(s) delineated on the face of said plat.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded: October 19, 2006  
Auditor's No(s): 200610190062, records of Skagit County, Washington  
Executed By: Cedar Heights LLC, a Washington limited liability company

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 24, 2007  
Auditor's No(s): 200701240144, records of Skagit County, Washington  
In favor of: D.B. Johnson Construction, Inc.  
For: An exclusive use easement for any and all purposes except the construction or placement of any permanent structure other than a fence  
Affects: Southerly portion of said premises



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