

LEGAL DESCRIPTION

TRACT X, PLAT OF CEDAR HEIGHTS PUD 1/PHASE 1" AS PER PLAT RECORDED ON JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 20070104016, RECORDS OF SKAGIT COUNTY, WASHINGTON.
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.

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 PLATED, 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 HEREIN TO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREIN TO AFFIXED THIS 18th DAY OF MAY, 2007.

CEDAR HEIGHTS, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Joseph Woodmansee
JOSEPH WOODMANSEE, MANAGER

PEOPLES BANK

BY: David M. Johnson
TITLE: SRP

D. B. JOHNSON CONSTRUCTION, INC.
A WASHINGTON CORPORATION

BY: David M. Johnson
TITLE: 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: MAY 18, 2007

SIGNATURE Bruce G. Lissner
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 24th
RESIDING AT Dr. Vernon
BRUCE G. LISSNER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2008

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT David M. Johnson SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE(SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE SRP 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 May 18, 2007

SIGNATURE David M. Johnson
NOTARY PUBLIC
MY APPOINTMENT EXPIRES March 16, 2010
RESIDING AT Scam Valley, WA

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID B. JOHNSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE(SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE PRESIDENT 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 May 21, 2007

SIGNATURE Marie K. English
NOTARY PUBLIC
MY APPOINTMENT EXPIRES DEC 4, 2007
RESIDING AT Mayville

AUDITOR'S CERTIFICATE

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

200705310138
Skagit County Auditor
5/31/2007 Page 1 of 10:11:53AM

Theresa M. Gustafson
SKAGIT COUNTY AUDITOR

Deputy
Deputy

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 31st DAY OF May, 2007.

Theresa M. Gustafson
SKAGIT COUNTY TREASURER

DEPUTY
Treasurer
Official
Seal
Skagit County
Washington

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 31st DAY OF May, 2007.

Theresa M. Gustafson
CITY TREASURER

APPROVALS
EXAMINED AND APPROVED THIS 31st DAY OF May, 2007.

Theresa M. Gustafson
CITY ENGINEER

Theresa M. Gustafson
CITY MAYOR

Theresa M. Gustafson
CITY CLERK

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

Theresa M. Gustafson
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

LU-05-010 SHEET 1 OF 10 DATE: 5/4/07

PLAT OF CEDAR HEIGHTS PUD 1 / PHASE 2

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 LISSNER & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION DRAWING:
MOUNT VERNON, WA 98273 360-419-7442 04-032PUD_P2

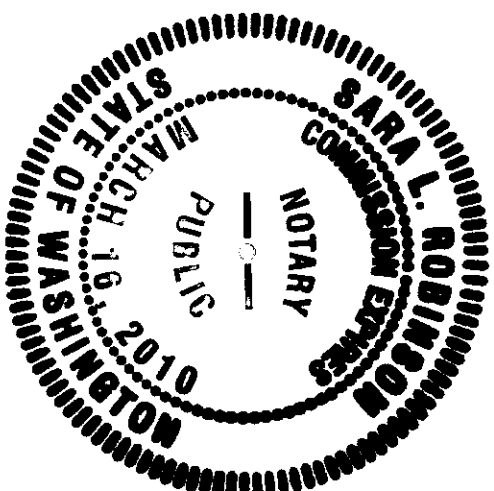
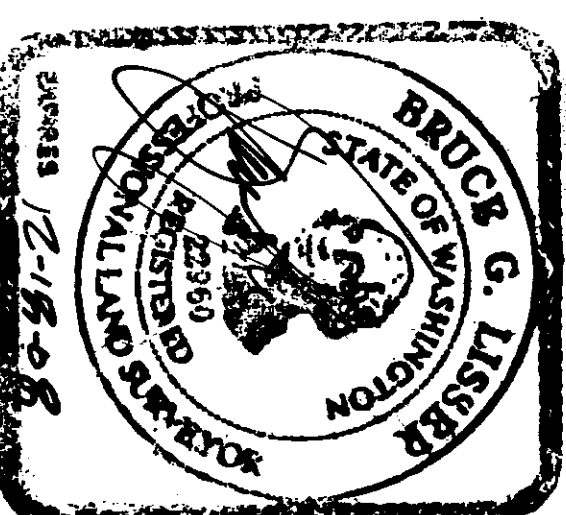
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CEDAR HEIGHTS, PUD, PHASE 1, DIVISION 2, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. 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. LISSNER, PLS. CERTIFICATE NO. 22460

DATE MAY 18, 2007

LISSNER & ASSOCIATES, PLLC
3820 KILMAURKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL: BRUCE@LISSNER.COM



PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING 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.

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, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORP. AND CONCAST 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 FOR UTILITIES, SIDEWALK AND TRAIL PURPOSES 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.

PUBLIC TRAIL, ACCESS, SANITARY, STORM AND SEWER LINE EASEMENTS ARE SPECIFICALLY GRANTED OVER, UNDER AND ACROSS THE AS CONSTRUCTED SIDEWALKS AND OR SEWER LINES CONSTRUCTED WITHIN OPEN SPACE TRACTS G, H, I, J AND K.

PUD UTILITY EASEMENT

EASEMENTS (WITHIN UTILITY EASEMENTS AS SHOWN HEREON) ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAIGT 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 USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES NOW OR HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

NOTES

- ☐ INDICATES EXISTING MONUMENT IN CASE.
☒ INDICATES MONUMENT IN CASE SET WITH CAP INSCRIBED LIGGER 22460.
☒ INDICATES EXISTING PIPE OR REBAR FOUND.
☒ INDICATES CAP INSCRIBED LIGGER 22460, SET IN CONCRETE.
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 124401-5, DATED FEBRUARY 27, 2007.
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF CEDAR HEIGHTS PUD/PHASE I RECORDED UNDER SKAIGT COUNTY AUDITOR'S FILE NO. 20070101016 IN RECORDS OF SKAIGT 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: SKAIGT COUNTY PUD. NO. 1
- POWER: PUGET SOUND ENERGY
- TELEPHONE: VERIZON NORTHWEST
- 6AS: CASCADE NATURAL GAS
- TELEVISION CABLE: CONCAST CORPORATION
- GARBAGE COLLECTION: CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
- MERIDIAN: ASSIGNED
- 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
- INSURUMENTATION: 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 ENGINEERING 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 NUMBERS 200501050134, 200603040154, 200512070120, 200702020045, 200603010140, 200702100067, 200701010116, 200609220110, 200701010117 AND 200701010118.
- OWNER/DEVELOPER: CEDAR HEIGHTS, LLC
7146 BRITT ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-4886
- A HOMEOWNER'S ASSOCIATION HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE AND OTHER LANDSCAPING AREAS. SEE DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 200705310139.
- SAMPLE HOME DESIGN AND LOT LANDSCAPING PLANS ATTACHED ON SHEETS 9 AND 10 HAVE BEEN APPROVED WITH RESPECT TO DESIGN REVIEW. ALL BUILDING DESIGNS AND LOCATIONS MUST MEET THE REQUIREMENTS OF THE CITY OF MOUNT VERNON DESIGN REVIEW PROCESS. SEE THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR SPECIFIC CRITERIA.
- OPEN SPACE TRACTS C, D, E, F, G, H, I, J AND K 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. 23.
- NO DRIVEWAYS FOR VEHICULAR ACCESS SHALL BE ALLOWED FROM LOTS 124, 166, 167, 168, 169, 170, 171 OR 172 ONTO EAST BROADWAY STREET.
- ALL HOMES CONSTRUCTED ON LOTS THAT ABUT AN ALLEY SHALL TAKE VEHICULAR ACCESS FROM THE ALLEY. THE HOMES SHALL BE DESIGNED SO THAT THE FRONT ELEVATION FACES EITHER AN OPEN SPACE OR A PUBLIC STREET. NO FRONT ELEVATION OF ANY HOME SHALL BE ALLOWED TO FACE AN ALLEY.

LOT ADDRESS AND AREA INFORMATION

LOT 124	801 BHANTEL ST	5,455 SQ FT
LOT 125	804 BHANTEL ST	5,434 SQ FT
LOT 126	817 BHANTEL ST	5,142 SQ FT
LOT 127	825 BHANTEL ST	5,081 SQ FT
LOT 128	903 BHANTEL ST	6,000 SQ FT
LOT 129	911 BHANTEL ST	6,000 SQ FT
LOT 130	914 BHANTEL ST	6,000 SQ FT
LOT 131	921 BHANTEL ST	6,000 SQ FT
LOT 132	935 BHANTEL ST	5,500 SQ FT
LOT 133	943 BHANTEL ST	5,500 SQ FT
LOT 134	951 BHANTEL ST	6,000 SQ FT
LOT 135	954 BHANTEL ST	5,500 SQ FT
LOT 136	1007 BHANTEL ST	5,500 SQ FT
LOT 137	1115 BHANTEL ST	5,500 SQ FT
LOT 138	1123 BHANTEL ST	5,500 SQ FT
LOT 139	1131 BHANTEL ST	5,514 SQ FT
LOT 140	1134 BHANTEL ST	6,484 SQ FT
LOT 141	1147 BHANTEL ST	4,550 SQ FT
LOT 142	4464 BHANTEL ST	5,460 SQ FT
LOT 143	4472 BHANTEL ST	5,451 SQ FT
LOT 144	4510 BHANTEL ST	5,466 SQ FT
LOT 145	4518 BHANTEL ST	5,472 SQ FT
LOT 146	4526 BHANTEL ST	5,477 SQ FT
LOT 147	4532 BHANTEL ST	5,482 SQ FT
LOT 148	4540 BHANTEL ST	5,487 SQ FT
LOT 149	1030 DALLAS ST	5,268 SQ FT
LOT 150	1022 DALLAS ST	5,000 SQ FT
LOT 151	1014 DALLAS ST	5,000 SQ FT
LOT 152	1006 DALLAS ST	5,000 SQ FT
LOT 153	966 DALLAS ST	5,000 SQ FT
LOT 154	958 DALLAS ST	5,000 SQ FT
LOT 155	950 DALLAS ST	5,000 SQ FT
LOT 156	942 DALLAS ST	5,000 SQ FT
LOT 157	934 DALLAS ST	5,000 SQ FT
LOT 158	926 DALLAS ST	5,000 SQ FT
LOT 159	920 DALLAS ST	5,000 SQ FT
LOT 160	912 DALLAS ST	5,000 SQ FT
LOT 161	904 DALLAS ST	5,000 SQ FT
LOT 162	826 DALLAS ST	5,512 SQ FT
LOT 163	818 DALLAS ST	5,745 SQ FT
LOT 164	810 DALLAS ST	6,234 SQ FT

LOT 165	4538 BROADWAY ST	5,374 SQ FT
LOT 166	4532 BROADWAY ST	5,220 SQ FT
LOT 167	4514 BROADWAY ST	5,546 SQ FT
LOT 168	4506 BROADWAY ST	6,013 SQ FT
LOT 169	4500 BROADWAY ST	6,013 SQ FT
LOT 170	4480 BROADWAY ST	6,013 SQ FT
LOT 171	4470 BROADWAY ST	6,013 SQ FT
LOT 172	4460 BROADWAY ST	5,730 SQ FT
LOT 173	4464 SCOTT'S ALLEY	5,026 SQ FT

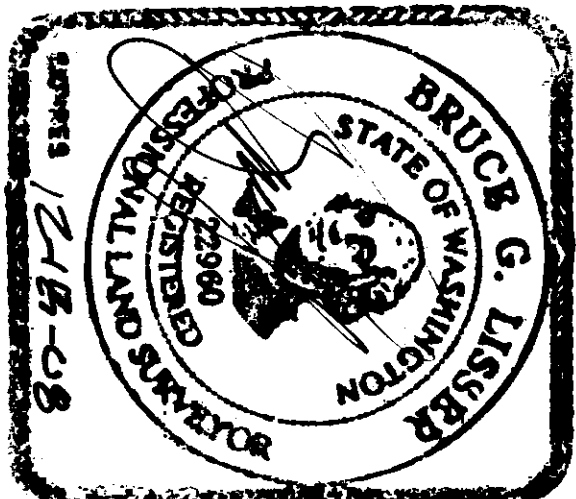
LOT 174	4472 SCOTT'S ALLEY	4,500 SQ FT
LOT 175	4478 SCOTT'S ALLEY	4,500 SQ FT
LOT 176	4482 SCOTT'S ALLEY	4,500 SQ FT
LOT 177	4502 SCOTT'S ALLEY	4,500 SQ FT
LOT 178	4510 SCOTT'S ALLEY	4,500 SQ FT
LOT 179	4520 SCOTT'S ALLEY	5,115 SQ FT

LOT 180	4521 STEVE'S ALLEY	4,500 SQ FT
LOT 181	4515 STEVE'S ALLEY	4,500 SQ FT
LOT 182	4507 STEVE'S ALLEY	4,500 SQ FT
LOT 183	4501 STEVE'S ALLEY	4,500 SQ FT
LOT 184	4474 STEVE'S ALLEY	4,500 SQ FT
LOT 185	4471 STEVE'S ALLEY	4,500 SQ FT
LOT 186	4463 STEVE'S ALLEY	4,500 SQ FT
LOT 187	4465 KARLI ST	4,548 SQ FT
LOT 188	4473 KARLI ST	4,500 SQ FT
LOT 189	4477 KARLI ST	4,500 SQ FT
LOT 190	4494 KARLI ST	4,500 SQ FT

OPEN SPACE TRACTS

TRACT C	4421 SQ FT
TRACT D	5,000 SQ FT
TRACT E	23,780 SQ FT
TRACT F	26,043 SQ FT
TRACT G	37,332 SQ FT
TRACT H	2,787 SQ FT
TRACT I	2,716 SQ FT
TRACT J	33,164 SQ FT
TRACT K	21,742 SQ FT

LOT 191	4505 KARLI ST	4,500 SQ FT
LOT 192	4511 KARLI ST	4,500 SQ FT
LOT 193	4517 KARLI ST	4,543 SQ FT
LOT 194	4522 KARLI ST	4,548 SQ FT
LOT 195	4516 KARLI ST	4,500 SQ FT
LOT 196	4508 KARLI ST	4,500 SQ FT
LOT 197	4502 KARLI ST	4,500 SQ FT
LOT 198	4480 KARLI ST	4,500 SQ FT
LOT 199	4472 KARLI ST	4,500 SQ FT
LOT 200	4466 KARLI ST	4,543 SQ FT
LOT 201	4468 SETH'S ALLEY	4,500 SQ FT
LOT 202	4474 SETH'S ALLEY	4,500 SQ FT
LOT 203	4484 SETH'S ALLEY	4,500 SQ FT
LOT 204	4500 SETH'S ALLEY	4,500 SQ FT
LOT 205	4512 SETH'S ALLEY	4,500 SQ FT
LOT 206	4516 SETH'S ALLEY	4,500 SQ FT
LOT 207	4524 SETH'S ALLEY	4,500 SQ FT
LOT 208	4519 SKYLER'S ALLEY	4,500 SQ FT
LOT 209	4513 SKYLER'S ALLEY	4,500 SQ FT
LOT 210	4504 SKYLER'S ALLEY	4,500 SQ FT
LOT 211	4503 SKYLER'S ALLEY	4,500 SQ FT
LOT 212	4485 SKYLER'S ALLEY	4,500 SQ FT
LOT 213	4475 SKYLER'S ALLEY	4,500 SQ FT
LOT 214	4461 SKYLER'S ALLEY	4,500 SQ FT
LOT 215	4463 SHANTEL ST	4,546 SQ FT
LOT 216	4471 SHANTEL ST	4,500 SQ FT
LOT 217	4483 SHANTEL ST	4,500 SQ FT
LOT 218	4501 SHANTEL ST	4,500 SQ FT
LOT 219	4507 SHANTEL ST	4,500 SQ FT
LOT 220	4515 SHANTEL ST	4,500 SQ FT
LOT 221	4521 SHANTEL ST	4,543 SQ FT



5-10-07

LU-05-010

SHEET 2 OF 10

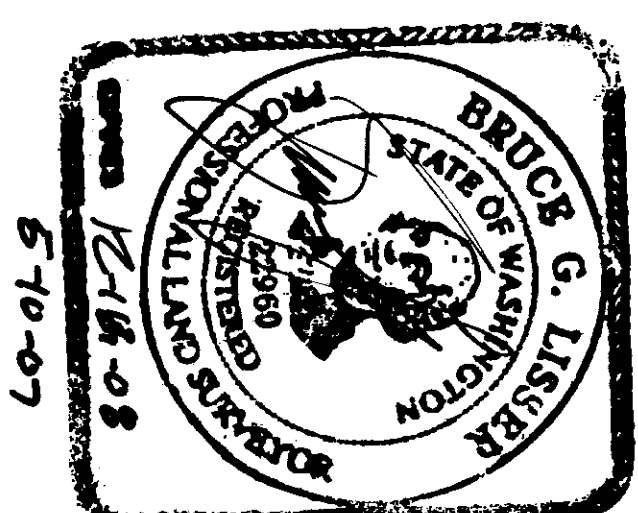
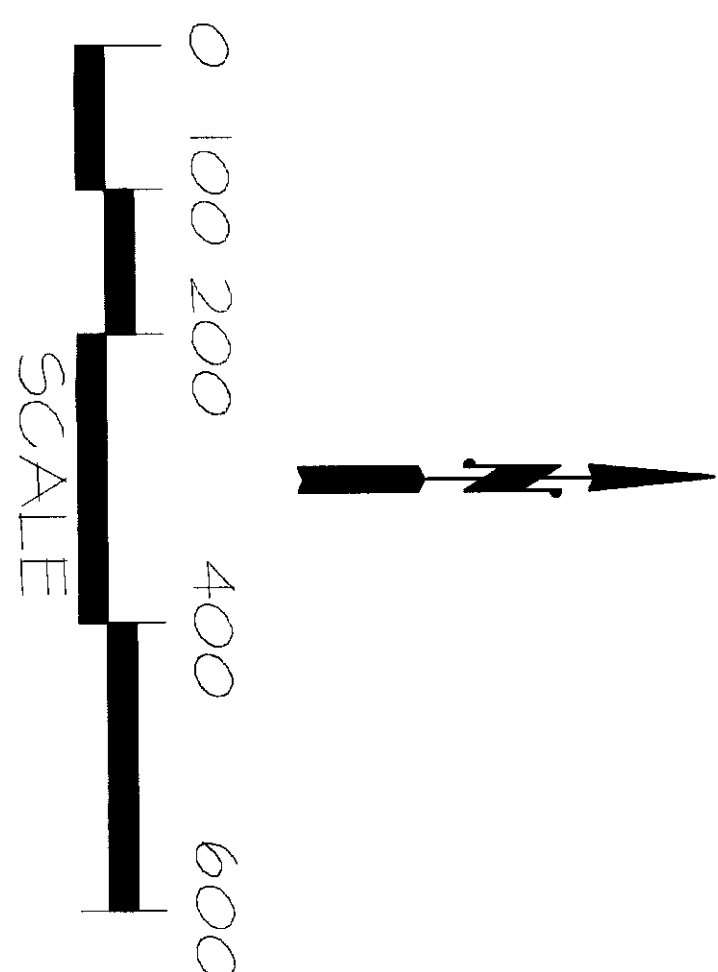
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PLAT OF CEDAR HEIGHTS PUD I / PHASE 2

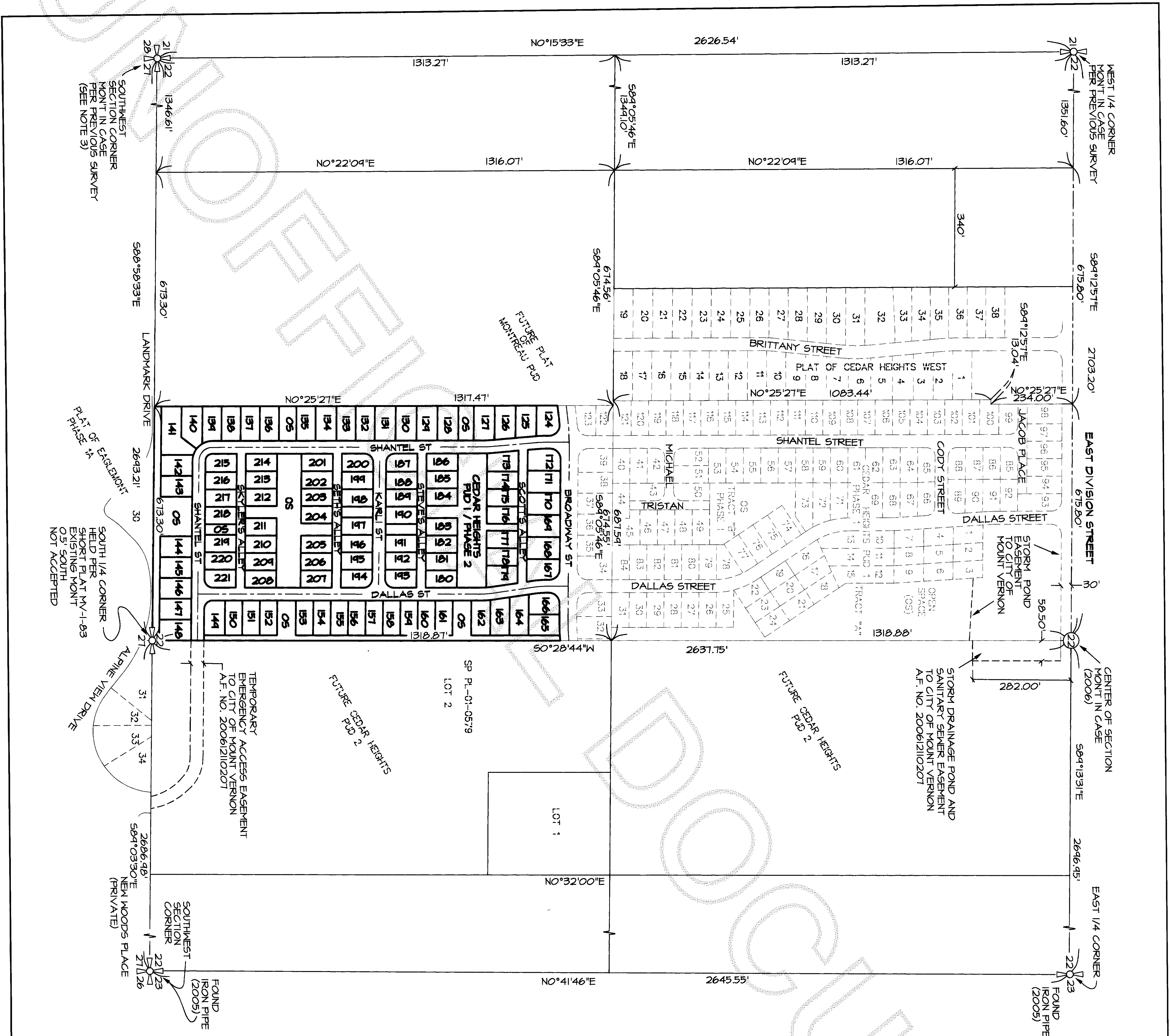
SURVEY IN A PORTION OF
THE SOUTHWEST 1/4 OF
SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.,
MOUNT VERNON, WASHINGTON

FOR: CEDAR HEIGHTS, LLC

FB XXX	PG XX	LIGSER & ASSOCIATES, PLLC	SCALE: N/A
SURVEYING & LAND-USE CONSULTATION		DRIVING,	
MOUNT VERNON, WA 98273 360-419-1442		04-032PUD_P2	

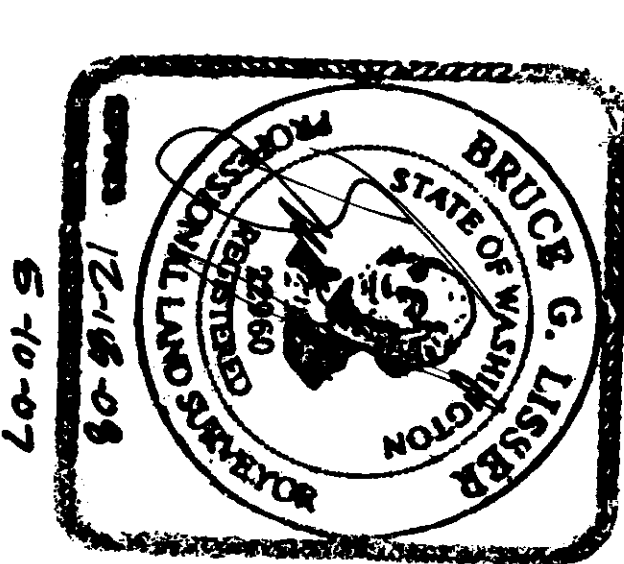


LU-05-010		SHEET 3 OF 10		DATE: 5/4/07
PLAT OF CEDAR HEIGHTS PUD 1 / PHASE 2				
SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MOUNT VERNON, WASHINGTON FOR: CEDAR HEIGHTS, LLC				
FB XXX	PG XX	LISSENER & ASSOCIATES, PLLC	SCALE: 1"=200'	
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442		DRAWING: 04-032PUD_1_P2



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Skagit County Auditor

5/31/2007 Page 4 of 10 11:53AM



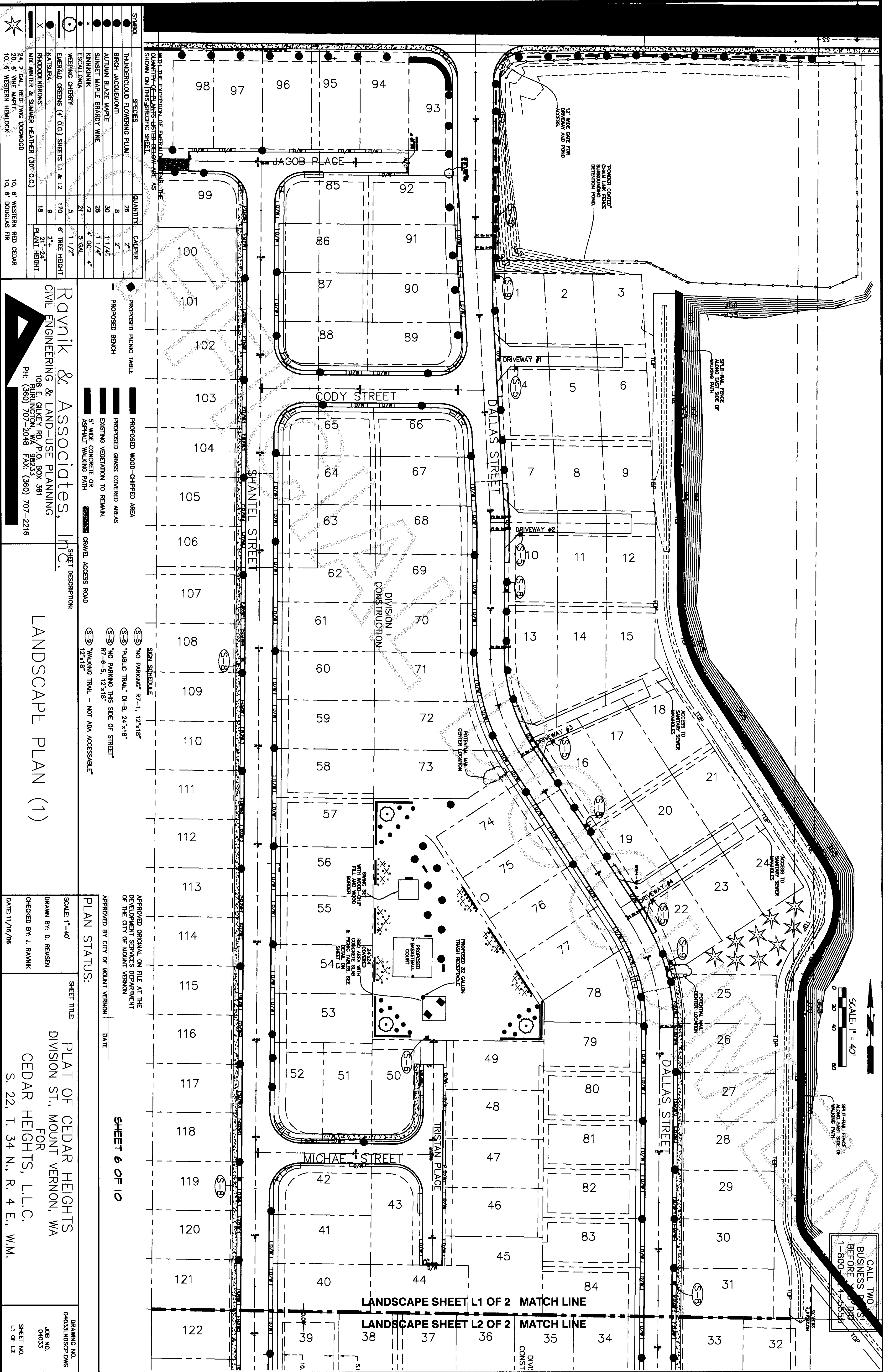
PEDESTRIAN PUBLIC ACCESS SHALL BE ALLOWED THROUGHOUT TRACT G, H, I, J AND K SEE EASEMENT NOTE ON SHEET 2

PEDESTRIAN PUBLIC ACCESS
SHALL BE ALLOWED THROUGHOUT
THROUGHOUT OPEN SPACE
TRACTS G, H, I, J AND K
SEE EASEMENT NOTE ON SHEET 2

CURVE TABLE

DELTA	LENGTH	RADIUS	TAN
C1 84°28'57"	31.24'	20.00'	
C2 30°36'10"	30.44'	57.00'	
C3 84°28'57"	60.13'	38.50'	38.15'
C4 4°48'21"	15.22'	218.50'	
C5 4°48'21"	15.22'	181.50'	
C6 4°48'21"	15.22'	181.50'	
C7 2°44'03"	10.74'	218.50'	
C8 1°54'18"	7.58'	218.50'	
C9 84°28'57"	34.04'	25.00'	
C10 90°31'03"	34.50'	25.00'	
C11 94°42'25"	49.54'	30.00'	
C12 90°28'41"	47.38'	30.00'	
C13 21°55'54"	21.82'	57.00'	
C14 20°06'14"	20.00'	57.00'	
C15 16°50'34"	16.76'	57.00'	
C16 90°27'46"	34.47'	25.00'	
C17 84°32'14"	34.07'	25.00'	
C18 84°32'14"	34.07'	25.00'	
C19 90°27'46"	34.47'	25.00'	
C20 4°11'15"	13.26'	181.50'	
C21 4°03'27"	12.85'	181.50'	
C22 1°35'56"	6.10'	218.50'	
C23 6°38'46"	25.35'	218.50'	
C24 8°11'25"	31.23'	218.50'	
C25 8°11'25"	25.94'	181.50'	
C26 4°14'07"	46.21'	625.00'	
C27 90°28'47"	47.38'	30.00'	
C28 84°31'13"	46.87'	30.00'	
C29 5°44'54"	61.07'	625.00'	
C30 3°35'32"	54.86'	875.00'	
C31 6°42'41"	105.42'	900.00'	
C32 1°48'24"	28.38'	900.00'	
C33 4°48'21"	16.79'	200.00'	8.34'
C34 4°48'21"	16.79'	200.00'	8.34'
C35 1°22'46"	15.04'	625.00'	14.32'
C36 8°11'25"	28.54'	200.00'	14.32'
C37 8°11'42"	28.78'	200.00'	14.42'





SYMBOL	SPECIES	QUANTITY	CALIBER
●	THUNDERCLOUD FLOWERING PLUM	26	2"
●	BIRCH JACQUEMONTI	8	2"
●	AUTUMN BLAZE MAPLE	30	1 1/4"
●	SUNSET MAPLE BRANDY WINE	28	1 1/4"
●	KINKERINK	72	4" O.C. - 4"
●	ESCALONIA	21	3" O.C.
●	WEENING CHERRY	5	1 1/2"
●	EMERALD GREENS (4" O.C.) SHEETS L1 & L2	170	6" TREE HEIGHT
●	KATSURAI	9	2 1/2" - 24"
●	RHOENODENDRONS	18	PLANT HEIGHT
●	MIX WINTER & SUMMER HEATHER (30" O.C.)	18	
●	24" 2" GAL. REDDING DOGWOOD		
●	20" 6" WESTERN HEALOCK		
●	10" 6" WESTERN HEALOCK		
●	10" 6" DOUGLAS FIR		

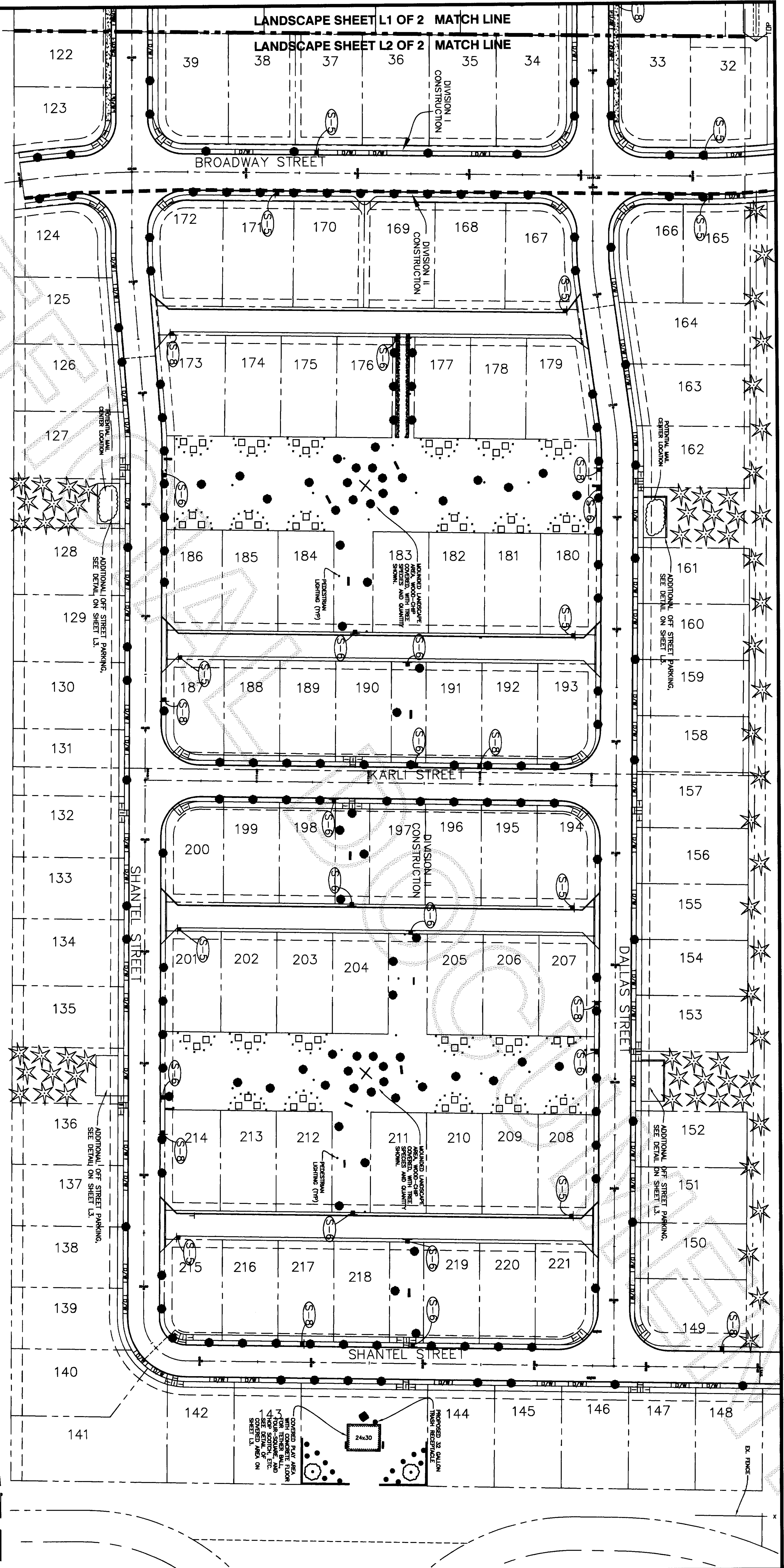
●	PROPOSED PAVING
■	PROPOSED WOOD-CHIPPED AREA
■	PROPOSED GRASS COVERED AREAS
■	EXISTING VEGETATION TO REMAIN
■	5" WIDE CONCRETE OR ASPHALT WALKING PATH
■	GRAVEL ACCESS ROAD

SIGN SCHEDULE
(S-B) "NO PARKING" R7-1, 12"x18"
(S-B) "PUBLIC TRAIL" D-B, 24"x18"
(S-B) "NO PARKING THIS SIDE OF STREET" R7-6-5, 12"x18"
(S-B) "WALKING TRAIL - NOT ADA ACCESSIBLE" 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:
SCALE: 1"=40'
DRAWN BY: D. REUSEN
CHECKED BY: J. RAVNIK
DATE: 11/16/06

SHEET TITLE:
PLAT OF CEDAR HEIGHTS DIVISION ST., MOUNT VERNON, WA FOR CEDAR HEIGHTS, L.L.C. S. 22, T. 34 N., R. 4 E., W.M.
DRAWING NO. 04033 INSDP.DWG
JOB NO. 04033
SHEET NO. L1 OF L2



LANDSCAPE SHEET L1 OF 2 MATCH LINE

LANDSCAPE SHEET L2 OF 2 MATCH LINE

BROADWAY STREET

KARL STREET

SHANEL STREET

DALLAS STREET

SYMBOL	SPECIES	QUANTITY	CALIBER
●	RED SUNSET MAPLE	51	2 1/2"
●	RED TWIG DOGWOOD	14	4"
●	AUTUMN BLAZE MAPLE	98	1 1/4"
●	SUNSET MAPLE BRANDY WINE	68	1 1/4"
●	KINKERINNICK	183	4" OC - 4"
●	ESCALONIA	14	5 GAL.
●	WEERING CHERRY	2	1 1/2"
●	EMERALD GREENS (4" G.C.) AS SHOWN	68	6" TREE HEIGHT
●	KWAZZAN FLOWERING CHERRY	2	7-8"
●	24, 2 GAL. RED TWIG DOGWOOD		
●	20, 6" VINE MAPLE		
●	10, 6" WESTERN HEALOCK		
●	10, 8" DOUGLAS FIR		

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

PROPOSED WOOD-CHIPPED AREA

EXISTING VEGETATION TO REMAIN

5" WIDE CONCRETE OR ASPHALT WALKING PATH

PEDESTRIAN LIGHTING

PROPOSED PICNIC TABLE

PROPOSED BENCH

SIGN SCHEDULE

(S-1) NO PARKING - RZ-1, 12'x18"

(S-2) "PUBLIC TRAIL" - DI-B, 24'x18"

(S-3) "NO PARKING THIS SIDE OF STREET" - RZ-6-5, 12'x18"

(S-4) WALKING TRAIL - NOT ADA ACCESSIBLE - 12'x18"

APPROVED ORIGINAL ON FILE AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF MOUNT VERNON

APPROVED BY CITY OF MOUNT VERNON

DATE

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

SCALE: 1" = 40'

0 20 40 80

PLANT STATUS:

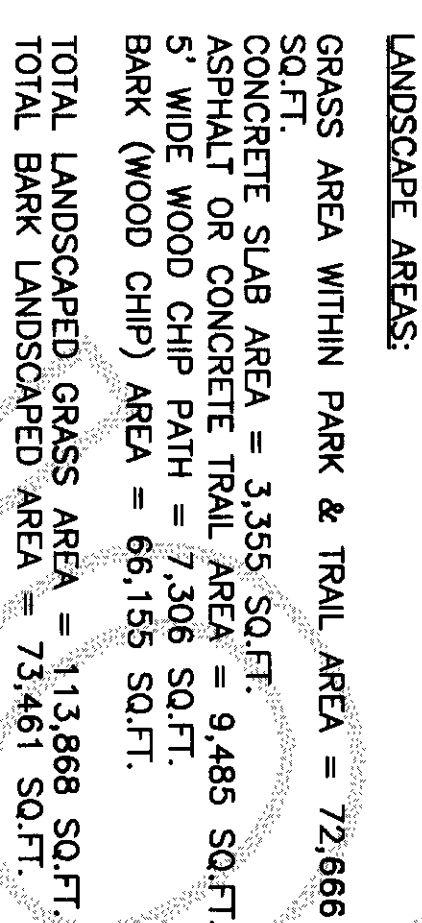
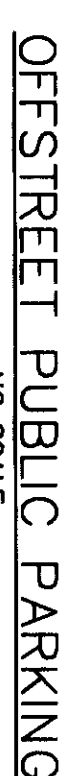
SHEET TITLE: PLAT OF CEDAR HEIGHTS DIVISION ST., MOUNT VERNON, WA FOR CEDAR HEIGHTS, L.L.C. S. 22, T. 34 N., R. 4 E., W.M.

DRAWING NO. 04033.NDSCP.DWG

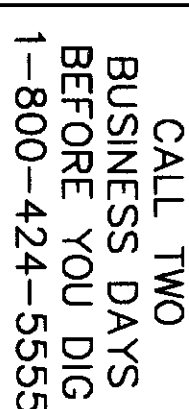
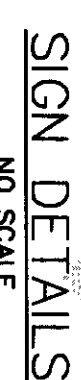
JOB NO. 04033

SHEET NO. 12 OF 12

RAVNICK & Associates, INC.
CIVIL ENGINEERING & LAND-USE PLANNING
108 E. GILKEY RD., P.O. BOX 361
PH: (360) 707-2046 FAX: (360) 707-2216



6. ALL LANDSCAPE AREAS SHALL HAVE ADEQUATE DRAINAGE, EITHER THROUGH NATURAL PERCOLATION OR BY MEANS OF AN INSTALLED DRAINAGE SYSTEM.



SHEET 8 OF 10

SHEET
70.

NOTES

DETAILS

APPROVED BY CITY OF MOUNT VERN

PLAN STATUS:

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVIN

DATE: 11/16/01

PLAT OF CEDAR HEIGHTS
DIVISION ST., MOUNT VERNON, WA

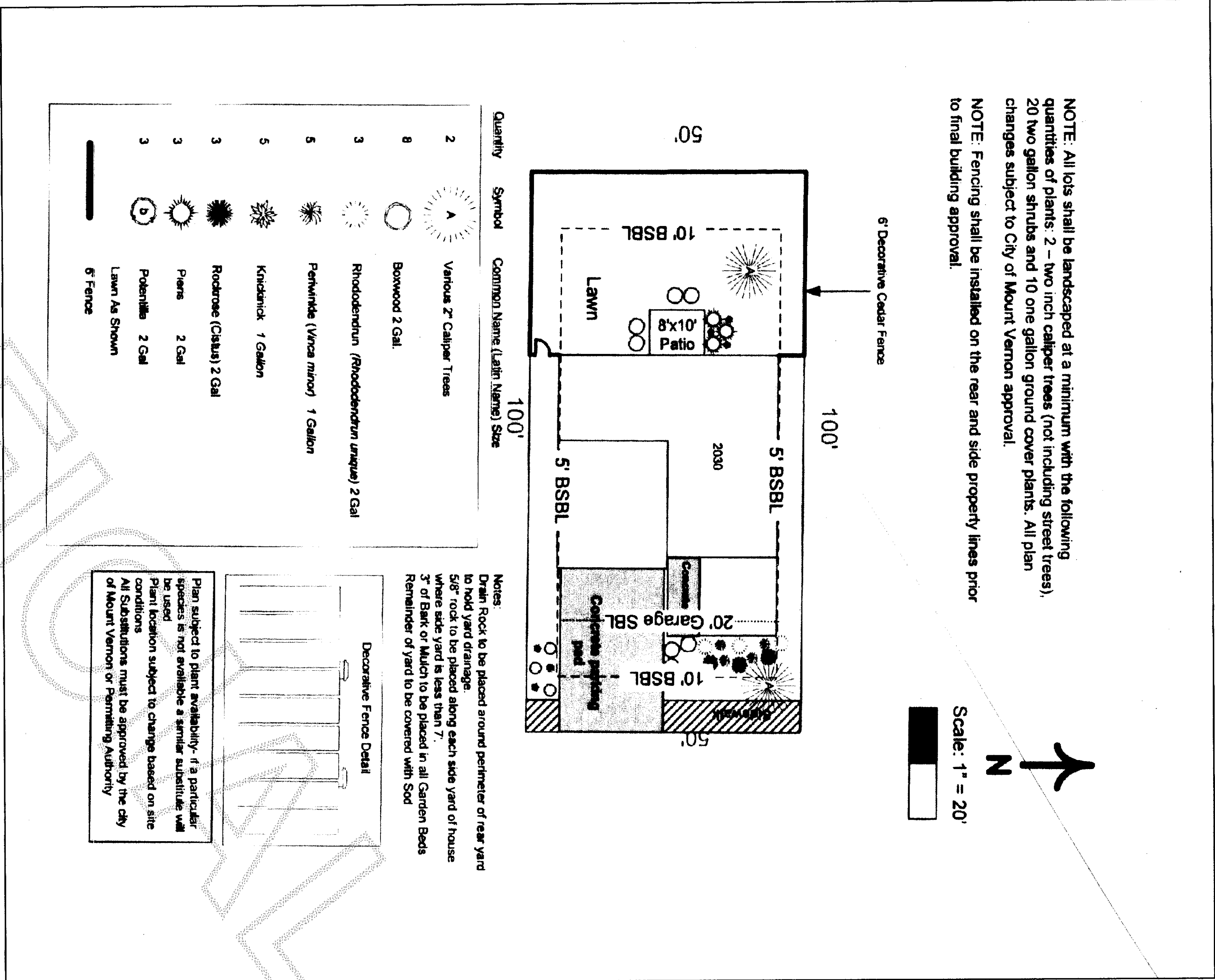
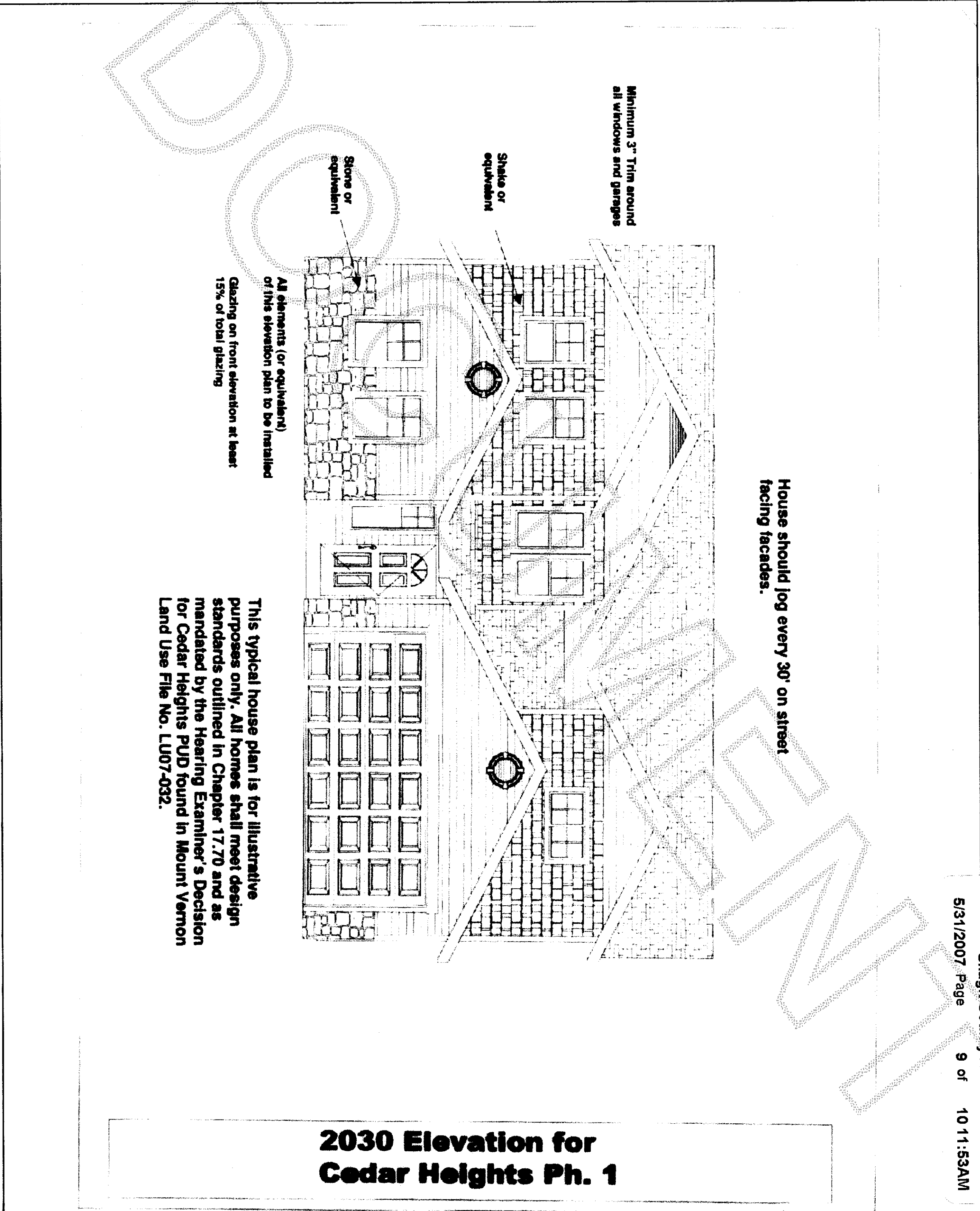
JOE WOODMANSEE
S. 22, T. 34 N., R. 4 E., W.M

DRAWING NO.
04033LNDSCP.DWG

JOB N

SHEET NO

DRAWING NO.
D033LNDSCP.DWG

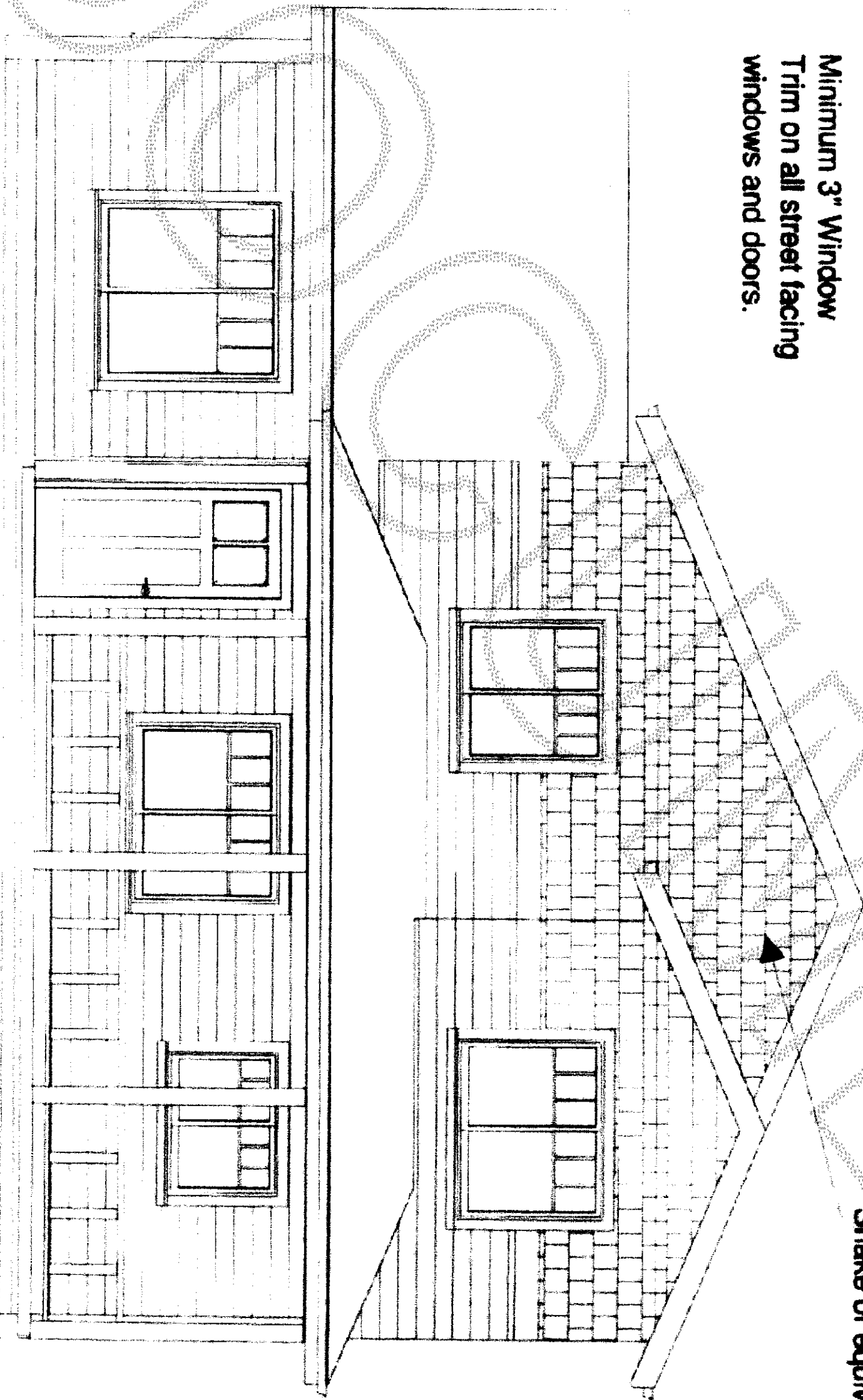


This typical house plan is for illustrative purposes only. All homes shall meet design standards outlined in Chapter 17.70 and as mandated by the Hearing Examiner's Decision for Cedar Heights PUD found in Mount Vernon Land Use File No. LU07-032

Minimum 3" Window
Trim on all street facing
windows and doors.

House should jog every 30' on street facing facades

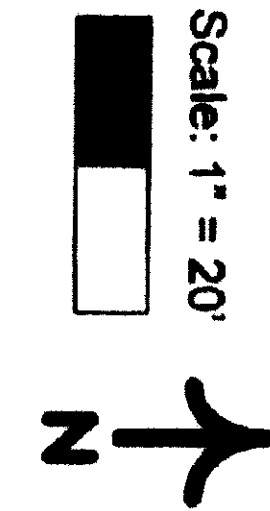
Snake or equivalent



All elements (or equivalent) of this plan to be installed.

Glazing on street facing elevation should be at least 15% of total glazing

1682, Typical Alley Load Plan for Cedar Heights PUD 1, Phase 2

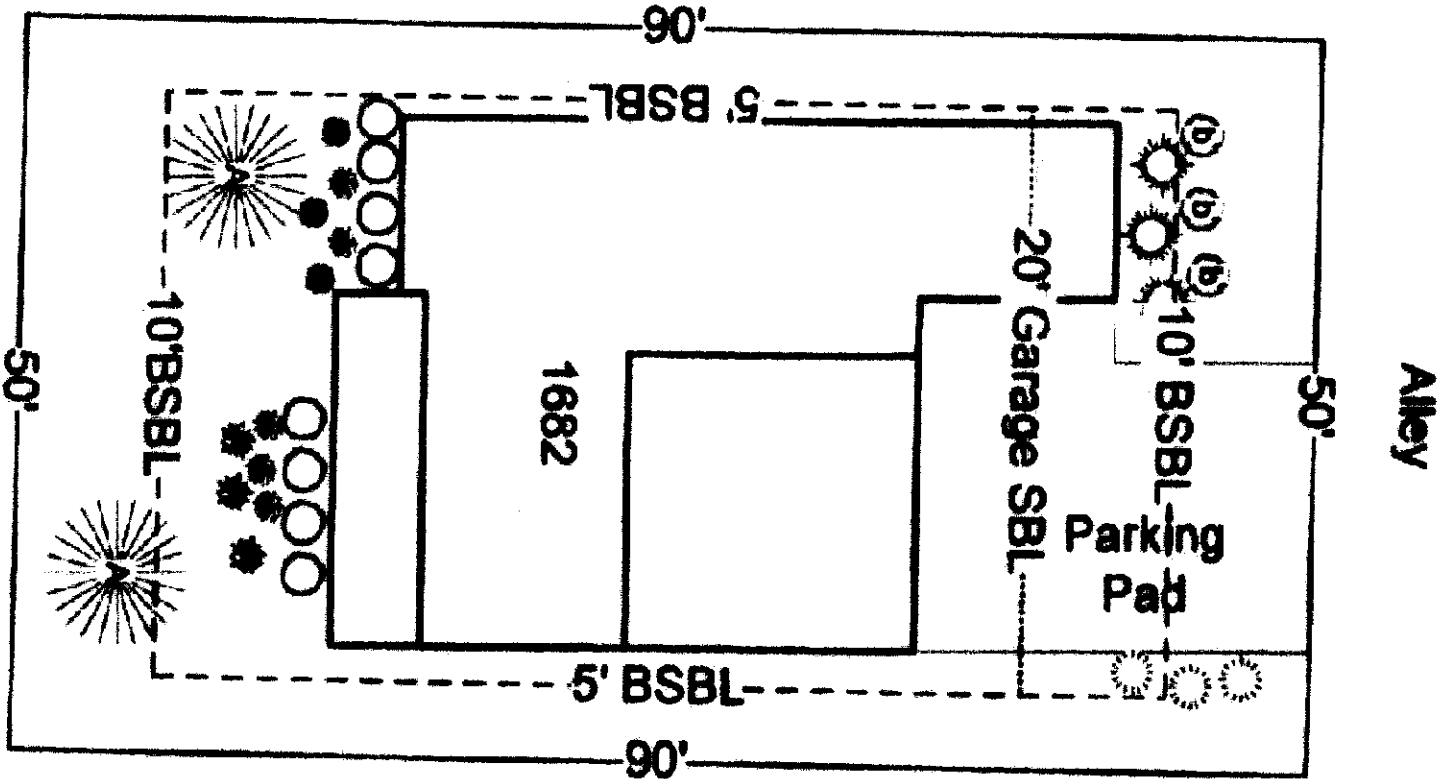


NOTE: All lots shall be landscaped at a minimum with the following quantities of plants: 2 - two inch caliber trees (not including street trees), 20 two gallon shrubs and 10 one gallon ground cover plants. All plan changes subject to City of Mount Vernon approval.

NOTE: Lots that front open space areas may have a 3 foot maximum height, open rail style fence installed along the front property lines. The 3 foot fence shall extend 20 feet from the front property line towards the rear yard. All 3 foot fences shall be uniform in appearance.

NOTE: The front yard setback for homes that front streets or open space areas shall be varied and/or offset. When the building floor plans or shapes are repeated, the architectural components shall be changed on each building to add variety.

Symbol	Common Name (Latin Name) Size
	Varied 7' Caliber Trees
	Boxwood 2 Gall.
	Penstemon (Vince minor) 1 Gallon
	Kniphofia 1 Gallon
	Rudbeckia (Culley) 2 Gall
	Pinks 2 Gall
	Petunias 2 Gall
	Rhododendron (Rhododendron unique) 2 Gall
	3' Fence
	Lawn As Shown



174

Plan subject to plant availability. If a particular species is not available a similar substitute will be used.
Plant location subject to change based on site conditions.
All plan changes subject to city of Mt. Vernon approval.

Notes:
Drain Rock to be placed around perimeter of yard to hold yard drainage.
5/8" rock to be placed along each rear side yard of house.
3" of Bark or Mulch to be placed in all Garden Beds.
Remainder of yard to be covered with Sod.

NOTE: BUILDING TYPES AND LOCATIONS MAY BE MODIFIED AS LONG AS THEY MEET THE REQUIREMENTS OF THE CITY OF MOUNT VERNON DESIGN REVIEW PROCESS.
SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR ADDITIONAL BUILDING DESIGN INFORMATION.