

MONTREAUX PHASE 1

A PLANNED UNIT DEVELOPMENT

PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHAFFEY HOMES, INC., A WASHINGTON CORPORATION, IN FEE SIMPLE OR CONTRACT PURCHASER(S) AND MORTGAGE HOLDER(S) OR LIEN HOLDER(S) OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND 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 SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

THE UNDERSIGNED HEREBY PRESENT AND COVENANT THAT THEY ARE OFFICERS OF CHAFFEY HOMES INC., AND HAVE FULL AUTHORITY TO ACT FOR AND BIND SAID LLC AND THE SUBJECT PROPERTY TO ALL OF THE TERMS OF THE AGREEMENT, AND THAT ALL CORPORATE ACTS NECESSARY TO ACCOMPLISH THESE ENDS HAVE BEEN COMPLETED.

IN WITNESS WHEREOF, SAID CHAFFEY HOMES, INC. HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED AND ITS SEAL TO BE HEREUNTO AFFIXED THIS 2 DAY OF July, 2007

CHAFFEY HOMES, INC.,
A WASHINGTON CORPORATION

U.S. BANK N.A.

Aileen Zavales
BY: AILEEN ZAVALES
ITS: VICE PRESIDENT OF LAND DEVELOPMENT

Vincent Jaramillo
BY: VINCENT JARAMILLO
ITS: VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AILEEN ZAVALES IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF CHAFFEY HOMES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 2, 2007
SIGNATURE: Carina M. Shively
(PRINT NAME) Carina M. Shively
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Kirkland, WA
MY APPOINTMENT EXPIRES: 9/20/09

STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Vincent Jaramillo 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 THE Vice President OF U.S. BANK, N.A., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 2, 2007
SIGNATURE: Carina M. Shively
(PRINT NAME) Carina M. Shively
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Kirkland, WA
MY APPOINTMENT EXPIRES: 9/20/09

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRIAD ASSOCIATES, INC.

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 12th DAY OF July, 2007
Alicia L. Hinkle
CITY FINANCE DIRECTOR

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, Katie Jungquist, Treasurer of Skagit County, Washington, hereby certify that this deposit has been paid to cover anticipated taxes and interest on a 31st day of July, 2007.
SKAGIT COUNTY TREASURER DEPUTY

LEGAL DESCRIPTION

THAT PORTION OF TRACT D OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-20-81, APPROVED OCTOBER 27, 1981 AND RECORDED OCTOBER 28, 1981 IN VOLUME 5 OF SHORT PLATS, PAGE 139, UNDER AUDITOR'S FILE NO. 8110280008, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF TRACT D OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-83, APPROVED APRIL 26, 1983, AND RECORDED APRIL 27, 1983, IN VOLUME 6 OF SHORT PLATS, PAGE 58, UNDER AUDITOR'S FILE NO. 8304270013, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE M.R. NILSON CONSTRUCTION, INC., A WASHINGTON CORPORATION, BY DEED DATED APRIL 29, 1985, AND RECORDED MAY 1, 1985, UNDER AUDITOR'S FILE NO. 8505010024, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 600 OF OFFICIAL RECORDS, PAGE 365; AND LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A" OF SHORT PLAT NO. MV-1-83; ALL OF SAID PORTIONS BEING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 34, NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT EAST BROADWAY STREET;

AND EXCEPT SOUTH WAUGH ROAD;

AND ALSO EXCEPT A PORTION OF TRACT D OF SHORT PLAT NO. MV-20-81 AND A PORTION OF TRACT D OF SHORT PLAT NO. MV-1-83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 8, TIMBERLINE DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 89°12'57" EAST, ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE SOUTH LINE OF THE PLAT OF TIMBERLINE DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 79 AND ALONG THE SOUTH LINE OF TRACT C OF SAID SHORT PLAT NO. MV-1-83, A DISTANCE OF 1,015.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;
THENCE SOUTH 0°22'09" WEST ALONG THE EAST LINE OF TACT D OF SAID SHORT PLAT NO. MV-1-83 AND SAID EAST LINE EXTENDED, A DISTANCE OF 925.77 FEET;
THENCE SOUTH 0°54'14" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 89°05'46" WEST, AND A RADIUS OF 400.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°24'19" AND AN ARC LENGTH OF 142.46 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 70°29'55" WEST, A DISTANCE OF 145.36 FEET;
THENCE SOUTH 19°30'05" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 70°29'55" WEST AND A RADIUS OF 430.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'07" AND AN ARC LENGTH OF 120.84 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 86°36'02" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET;
THENCE SOUTH 86°36'02" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 3°23'58" WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET TO ITS POINT OF TANGENCY;
THENCE SOUTH 86°36'02" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°01'04" AND AN ARC LENGTH OF 71.42 FEET;
THENCE NORTH 2°37'06" EAST; A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 87°22'54" EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°20'42" AND AN ARC LENGTH OF 140.05 FEET TO ITS POINT OF TANGENCY;
THENCE NORTH 75°02'12" WEST, A DISTANCE OF 155.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'57" AND AN ARC LENGTH OF 76.70 FEET;
THENCE NORTH 89°41'09" WEST, A DISTANCE OF 55.00 FEET;
THENCE NORTH 0°18'51" EAST, A DISTANCE OF 1,000.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

AND EXCEPT ANY PORTION LYING WEST OF WAUGH ROAD;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SHEET INDEX

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19-21 ENTRY MONUMENT PLANS

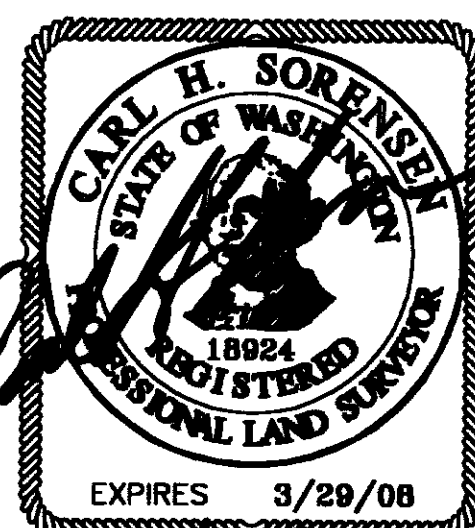
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MONTREAUX, PHASE 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND AND THAT I FULLY COMPLY WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Carl H. Sorenson
REGISTERED PROFESSIONAL LAND SURVEYOR

18924
CERTIFICATE NO.

6/29/07
DATE



PORTION OF THE SW 1/4 OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON

JOB NO. 05-211

SHEET 1 OF 21



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Skagit County Auditor

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MONTREAUX PHASE 1

A PLANNED UNIT DEVELOPMENT

PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

GENERAL EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENTS SHOWN ON THE FACE OF THIS PLAT DESCRIBED HEREIN AS "UTILITY EASEMENTS" 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 SERVICES TO THIS 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 THIS SUBDIVISION BY THE EXERCISE OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED.
2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON UNDER AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC STORM DRAINAGE EASEMENTS" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE DRAINAGE SYSTEMS, MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENTS AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
3. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON UNDER AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC SANITARY SEWER EASEMENTS" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE SANITARY SEWER SYSTEMS, MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENTS AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON UNDER AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC WATER EASEMENT"/P.U.D. NO. 1 EASEMENT TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER SYSTEMS, MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENTS AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION. SEE DETAILED EASEMENT PROVISION NO. 57 ON SHEET 3 FOR ADDITIONAL WATER EASEMENT PROVISIONS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
5. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC ACROSS AND UPON THE SIDEWALKS CONSTRUCTED WITHIN THE EASEMENTS SHOWN ON THIS PLAT WHICH ARE IDENTIFIED AS "PUBLIC SIDEWALK EASEMENTS".
6. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC FOR A PEDESTRIAN ACCESS EASEMENT ON ALL EASEMENTS SHOWN ON THIS PLAT WHICH ARE IDENTIFIED AS "PUBLIC PEDESTRIAN ACCESS EASEMENTS".

PRIVATE DRAINAGE EASEMENT

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN FAVOR OF ALL BENEFITING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS AS SPECIFIED IN NOTES 16, 18 AND 26-55. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE PROPORTIONATELY BY THE PRESENT AND FUTURE OWNERS OF THE BENEFITING PRIVATE LOTS AND THEIR HEIRS, OWNERS, PERSONAL REPRESENTATIVES, AND ASSIGNS AS SPECIFIED IN NOTES 16, 18 AND 26-55.

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

NATIVE GROWTH PROTECTION AREA

DEDICATION OF A NATIVE GROWTH PROTECTION AREA TRACT (NGPA) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT. THIS INTEREST INCLUDES THE PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPA IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE NGPA THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC OF THE CITY OF MOUNT VERNON, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION IN THE TRACT 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. BEFORE, BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT OR DEVELOPMENT SITE SUBJECT TO THE NGPA, THE COMMON BOUNDARY BETWEEN THE NGPA AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MONUMENTED. EXCEPT FOR PUBLIC AND PRIVATE UTILITY EASEMENTS WITHIN THE NGPA TRACTS, THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF NGPA TRACTS.

NOTES AND DETAILED EASEMENT PROVISIONS

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
2. EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE AMENDED SUBDIVISION GUARANTEE BY CHICAGO TITLE CO., ISLAND DIV., ORDER NO. ICG42606, DATED MAY 11TH, 2007.
3. PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
SET 1/2" X 24" REBAR WITH CAP "LS NO. 18924" AT ALL LOT AND TRACT CORNERS AND ANGLE POINTS.
4. OWNER/ DEVELOPER
CHAFFEY HOMES INC.
1003 CLEVELAND AVENUE, SUITE D, MT VERNON, WA 98273 (425) 822-5981 (OFFICE) (425) 822-1508 (FAX)
CONTACT: AILEEN ZAVALAS
5. UTILITY PURVEYORS:
STORM DRAIN... CITY OF MOUNT VERNON
SANITARY SEWER... CITY OF MOUNT VERNON
WATER... P.U.D. NO. 1 OF SKAGIT COUNTY
POWER... PUGET SOUND ENERGY
6. GARBAGE COLLECTION: CITY OF MOUNT VERNON COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
7. ZONING DESIGNATION: R-1, 3.0 DEVELOPED AS A P.U.D.
8. SETBACKS FOR THE PROPOSED SINGLE-FAMILY RESIDENTIAL STRUCTURES SHALL BE AS FOLLOWS AS LONG AS THE BUILDING PERMIT PLANS SHOW THAT THE REQUIREMENTS FOUND IN MVMC 17.70 ARE MET:
FRONT YARD: NOT LESS THAN 10 FEET FROM PROPERTY LINE, EXCEPT COVERED FRONT PORCHES MAY HAVE A SET BACK OF NOT LESS THAN 5 FEET. THE FRONT OF GARAGES SHALL MAINTAIN AT LEAST 20 FEET MEASURED FROM THE BACK OF SIDEWALK OR PROPERTY LINE OR FROM THE EDGE OF PAVEMENT ON PRIVATE STREETS. GARAGES SHALL ALSO BE SET-BACK AT LEAST 4 FEET FROM THE PRIMARY STRUCTURE; OR DECORATIVE FEATURES MUST BE INSTALLED ON THE FRONT OF GARAGES.
REAR YARD: NOT LESS THAN 10 FEET
SIDE YARD: NOT LESS THAN 5 FEET, ALLOWING, HOWEVER, THAT THE EAVES OF A DWELLING OR ACCESSORY STRUCTURE MAY PROJECT 18 INCHES FROM THE LINE OF THE SETBACK TOWARD A PROPERTY LINE. IN ORDER TO PROTECT PRIVACY, WINDOWS FACING THE SIDE YARD SHALL BE OFF-SET FROM THE ADJACENT RESIDENCE. THE INSTALLATION OF FENCES, WALLS AND HEDGES WILL BE REQUIRED. GARAGES MAY BE BUILT WITH ZERO LOT LINE FROM SIDE PROPERTY LINES SUBJECT TO THE PROVISIONS OF THE IRC.
9. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON THE ISSUANCE OF A BUILDING PERMIT.
10. HOMES SHALL BE BUILT ON SITE PER THE DESIGNS APPROVED IN THE MONTREAUX PHASE 1 OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON.
11. TRACT 900 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
12. TRACT 901 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
13. TRACT 902 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
14. TRACT 903 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
15. TRACT 904 IS A JOINT USE DRIVEWAY AND PUBLIC UTILITY TRACT AND IS FOR INGRESS AND EGRESS SERVING LOTS 35, 36 AND 37. AN EQUAL AND UNDIVIDED INTEREST IN TRACT 904 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF SAID LOTS 35 THROUGH 37. ALL OF TRACT 904 IS SUBJECT TO A PUBLIC STORM AND SANITARY SEWER EASEMENT, A PUBLIC PEDESTRIAN EASEMENT, A DRY UTILITY EASEMENT AND A PUBLIC WATER EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTES 1, 2, 3 AND 4 ABOVE). THE OWNERS OF LOTS 35, 36 AND 37 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SURFACE IMPROVEMENTS (SHARED ASPHALT DRIVEWAY) IN TRACT 904. PUBLIC STORM DRAINAGE AND SANITARY SEWER FACILITIES SHALL BE MAINTAINED BY THE CITY OF MOUNT VERNON. WATER FACILITIES SHALL BE MAINTAINED BY PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
16. TRACT 905 IS A JOINT USE DRIVEWAY TRACT AND IS FOR INGRESS, EGRESS AND UTILITIES SERVING LOTS 67 AND 68. AN EQUAL AND UNDIVIDED INTEREST IN TRACT 905 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF SAID LOTS 67 AND 68. THE OWNERS OF LOTS 67 AND 68 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE SURFACE IMPROVEMENTS OF THE TRACT. THE OWNERS OF LOTS 67 AND 68 SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE PRIVATE UTILITIES USED IN COMMON. TRACT 905 IS SUBJECT TO A PRIVATE STORM AND SANITARY SEWER EASEMENT, A DRY UTILITY EASEMENT AND A PRIVATE WATER EASEMENT.
17. TRACT 906 IS A PARK AND OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

NOTES AND DETAILED EASEMENT PROVISIONS

(CONT.)

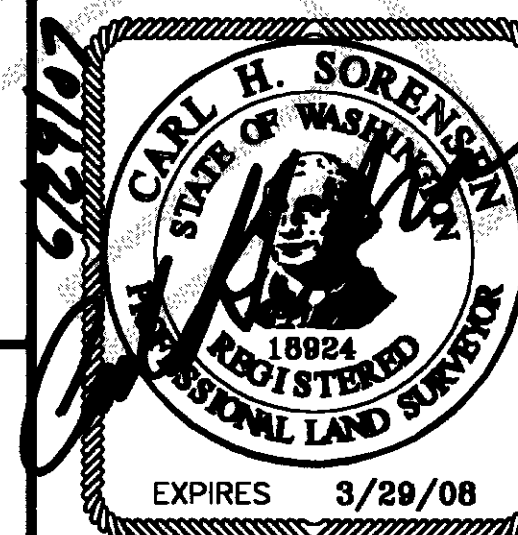
18. TRACT 907 IS A JOINT USE DRIVEWAY TRACT AND IS FOR INGRESS, EGRESS AND UTILITIES SERVING LOTS 19, 20, 21, AND 22. AN EQUAL AND UNDIVIDED INTEREST IN TRACT 907 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF SAID LOTS 19 THROUGH 22. THE OWNERS OF LOTS 19 THROUGH 22 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE SURFACE IMPROVEMENTS OF THE TRACT. THE OWNERS OF LOTS 19 THROUGH 22 SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE PRIVATE UTILITIES USED IN COMMON. TRACT 907 IS SUBJECT TO A PUBLIC SANITARY SEWER EASEMENT, A DRY UTILITY EASEMENT, A PRIVATE STORM DRAINAGE EASEMENT AND A PRIVATE WATER EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTE 3 ABOVE).
19. TRACT 908 IS A PARK AND OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
20. TRACT 909 IS A JOINT USE DRIVEWAY TRACT AND IS FOR INGRESS, EGRESS AND UTILITIES SERVING LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND PUBLIC UTILITY DISTRICT NO. 1. AN EQUAL AND UNDIVIDED INTEREST IN TRACT 909 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF SAID LOTS 6 THROUGH 13. THE OWNERS OF LOTS 6 THROUGH 13 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE SURFACE IMPROVEMENTS OF THE TRACT. THE OWNERS OF LOTS 6 THROUGH 13 AND PUBLIC UTILITY DISTRICT NO. 1 SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE PRIVATE UTILITIES USED IN COMMON. ALL OF TRACT 909 IS SUBJECT TO A PUBLIC STORM, WATER AND SANITARY SEWER EASEMENT, A PUBLIC PEDESTRIAN EASEMENT AND A DRY UTILITY EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTES 1, 2 AND 3 ABOVE).
21. TRACT 910 CONTAINS PROTECTED CRITICAL AREAS AND THEIR ASSOCIATED BUFFERS. THIS TRACT IS HEREBY DESIGNATED AS A NATIVE GROWTH PROTECTION AREA (NGPA) AND SHALL BE MANAGED PER NGPA STANDARDS. THIS TRACT IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE MONTREAUX HOMEOWNERS ASSOCIATION. THE CITY OF MOUNT VERNON MAY ENTER SAID TRACT FOR INSPECTION PURPOSES AT ITS OWN DISCRETION.
22. TRACT 911 IS A PARK AND OPEN SPACE TRACT HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. TRACT 911 IS SUBJECT TO A PUBLIC PEDESTRIAN EASEMENT.
23. TRACT 912 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
24. TRACT 913 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
25. TRACT 914 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
26. THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOTS 1 AND 2 IS FOR THE BENEFIT OF LOTS 2 AND 3. THE OWNERS OF LOTS 1 THROUGH 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
27. THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOT 4 IS FOR THE BENEFIT OF LOT 5. THE OWNERS OF LOTS 4 AND 5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
28. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOT 6 IS FOR THE BENEFIT OF LOT 7. THE OWNERS OF LOTS 6 AND 7 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
29. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOT 8 IS FOR THE BENEFIT OF LOT 9. THE OWNERS OF LOTS 8 AND 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
30. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOT 11 IS FOR THE BENEFIT OF LOT 10. THE OWNERS OF LOTS 10 AND 11 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
31. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOT 13 IS FOR THE BENEFIT OF LOT 12. THE OWNERS OF LOTS 12 AND 13 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
32. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOTS 11 THROUGH 13 AND THE WEST LINE OF LOT 14 IS FOR THE BENEFIT OF LOTS 10 THROUGH 13. THE OWNERS OF LOTS 10 THROUGH 13 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
33. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOT 14 IS FOR THE BENEFIT OF LOT 15. THE OWNERS OF LOTS 14 AND 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
34. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOTS 16 AND 17 IS FOR THE BENEFIT OF LOTS 17 AND 18. THE OWNERS OF LOTS 16 THROUGH 18 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
35. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH, EAST AND WEST LINE OF TRACT 908 IS FOR THE BENEFIT OF LOT 19. THE OWNERS OF TRACT 908 AND LOT 19 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
36. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 21 THROUGH 23 IS FOR THE BENEFIT OF LOTS 20 THROUGH 22 AND LOT 24. THE OWNERS OF LOTS 20 THROUGH 24 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
37. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 26 THROUGH 29, 30 THROUGH 33, 36, 37, ALONG THE EAST LINE OF LOTS 23 THROUGH 37 AND ALONG THE NORTH LINE OF LOTS 24, 27, 30 AND 36 ARE FOR THE BENEFIT OF LOTS 25 THROUGH 37. THE OWNERS OF LOTS 23 THROUGH 37 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
38. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOT 35 IS FOR THE BENEFIT OF LOT 34. THE OWNERS OF LOTS 34 AND 35 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
39. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOTS 38 AND 39 IS FOR THE BENEFIT OF TRACT 902 AND LOT 38. THE OWNERS OF TRACT 902 AND LOTS 38 AND 39 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
40. THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOTS 40 AND 41 IS FOR THE BENEFIT OF TRACT 903 AND LOT 41. THE OWNERS OF TRACT 903 AND LOTS 40 AND 41 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
41. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 42 AND 43 IS FOR THE BENEFIT OF LOTS 43 AND 44. THE OWNERS OF LOTS 42 THROUGH 44 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
42. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 44 THROUGH 47 IS FOR THE BENEFIT OF LOTS 45 THROUGH 48. THE OWNERS OF LOTS 45 THROUGH 48 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
43. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOTS 48 AND 49 IS FOR THE BENEFIT OF LOTS 49 AND 50. THE OWNERS OF LOTS 49 AND 50 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
44. THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOTS 51 AND 52 IS FOR THE BENEFIT OF LOTS 52 AND 53. THE OWNERS OF LOTS 51 THROUGH 53 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
45. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOT 56 IS FOR THE BENEFIT OF LOT 55. THE OWNERS OF LOTS 55 AND 56 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
46. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOT 58 IS FOR THE BENEFIT OF LOT 57. THE OWNERS OF LOTS 57 AND 58 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
47. THE PRIVATE STORM DRAIN EASEMENT AT THE NORTHWEST CORNER OF LOT 60 IS FOR THE BENEFIT OF LOT 59. THE OWNER OF LOT 59 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE.
48. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH LINE OF LOT 61 IS FOR THE BENEFIT OF LOT 60. THE OWNERS OF LOTS 60 AND 61 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
49. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOT 62 IS FOR THE BENEFIT OF LOT 63. THE OWNERS OF LOTS 62 AND 63 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
50. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOT 64 IS FOR THE BENEFIT OF LOT 65. THE OWNERS OF LOTS 64 AND 65 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
51. THE PRIVATE STORM DRAIN EASEMENT COVERING TRACT 905 AND ALONG THE WEST LINE OF LOT 68 IS FOR THE BENEFIT OF LOTS 67, 68 AND TRACT 906. THE OWNERS OF LOTS 67, 68 AND TRACT 906 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
52. THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOTS 67 THROUGH 69 IS FOR THE BENEFIT OF LOTS 67, 68 AND 75. THE OWNERS OF LOTS 67 THROUGH 69 AND 75 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
53. THE PRIVATE STORM DRAIN EASEMENT ALONG THE EAST LINE OF LOTS 70 THROUGH 72 IS FOR THE BENEFIT OF LOTS 71 THROUGH 73. THE OWNERS OF LOTS 70 THROUGH 73 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.

NOTES AND DETAILED EASEMENT PROVISIONS CONTINUED ON SHEET 3



12112 115th Ave. NE
Kirkland, WA 98034-6923
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425.821.3481 fax
800.488.0756 toll free
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PORTION OF THE SW 1/4 OF THE SW 1/4 & THE
SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH,
RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON





200707230124
Skagit County Auditor

7/23/2007 Page 3 of 21 12:37PM

MONTREAUX PHASE 1

A PLANNED UNIT DEVELOPMENT

PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

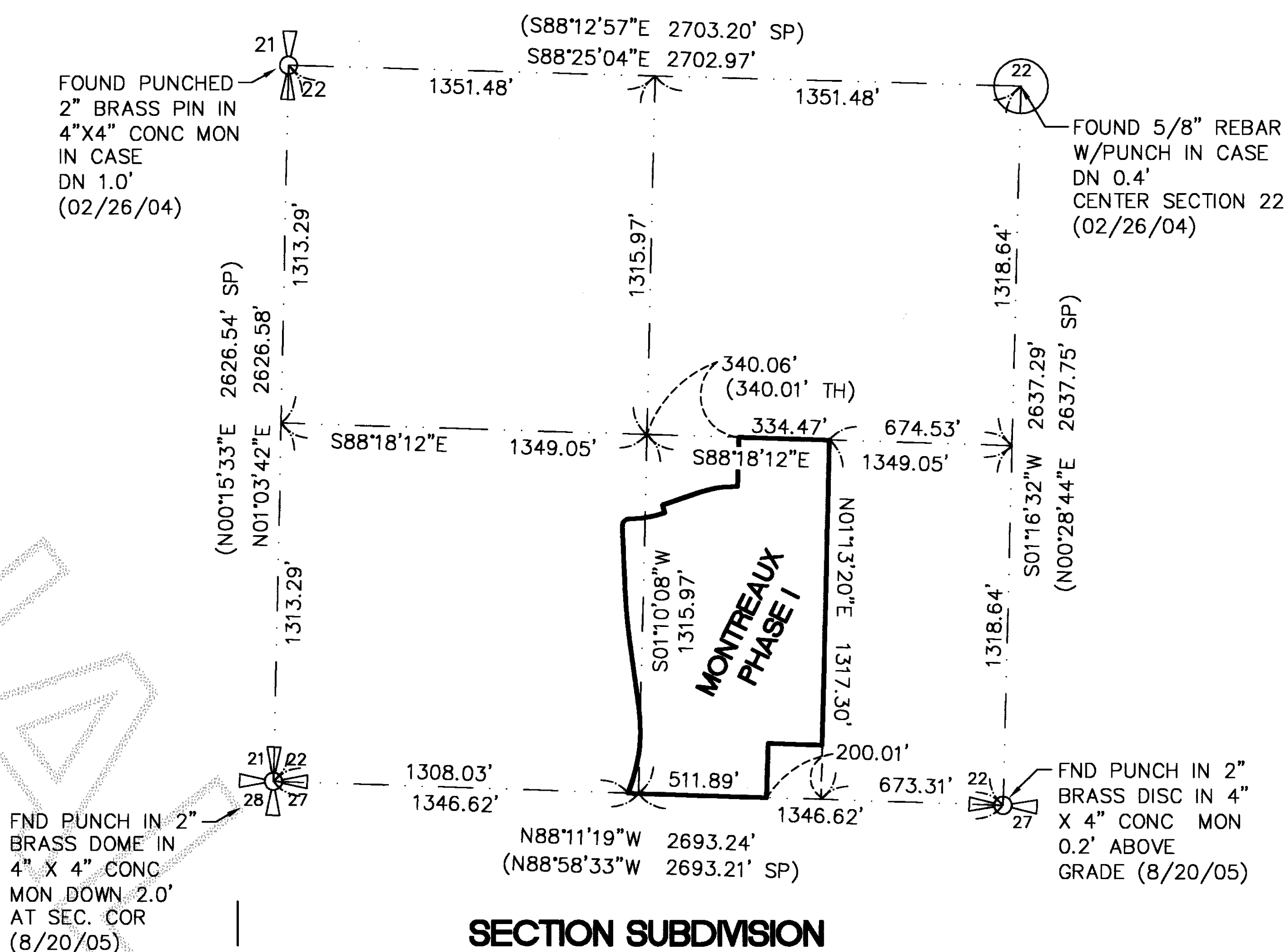
LOT INFORMATION TABLE

| LOT NO. | AREA (SQ. FT.) | ADDRESS |
|---------|----------------|---|
| LOT-1 | 6.443 | 1183 CHESTNUT LOOP |
| LOT-2 | 6.500 | 1175 CHESTNUT LOOP |
| LOT-3 | 6.500 | 1167 CHESTNUT LOOP |
| LOT-4 | 6.757 | 1201 CHESTNUT COURT |
| LOT-5 | 6.803 | 1209 CHESTNUT COURT |
| LOT-6 | 7.621 | 4222 SYCAMORE COURT |
| LOT-7 | 7.000 | 4230 SYCAMORE COURT |
| LOT-8 | 7.000 | 4308 SYCAMORE COURT |
| LOT-9 | 7.650 | 4316 SYCAMORE COURT |
| LOT-10 | 7.648 | 4315 SYCAMORE COURT |
| LOT-11 | 7.491 | 4307 SYCAMORE COURT |
| LOT-12 | 7.491 | 4229 SYCAMORE COURT |
| LOT-13 | 7.110 | 4308 SYCAMORE COURT |
| LOT-14 | 6.825 | OR 1210 CHESTNUT COURT 1200 CHESTNUT COURT |
| LOT-15 | 6.051 | OR 1160 CHESTNUT LOOP |
| LOT-16 | 6.088 | 1152 CHESTNUT LOOP |
| LOT-17 | 6.125 | 1144 CHESTNUT LOOP |
| LOT-18 | 6.677 | 1136 CHESTNUT LOOP |
| LOT-19 | 6.499 | 1128 CHESTNUT LOOP |
| LOT-20 | 7.578 | 1120 SUMAC PLACE |
| LOT-21 | 5.052 | 1104 SUMAC PLACE |
| LOT-22 | 5.430 | 1096 SUMAC PLACE |
| LOT-23 | 5.775 | 1088 CHESTNUT LOOP |
| LOT-24 | 5.045 | 1080 CHESTNUT LOOP |
| LOT-25 | 5.000 | 1072 CHESTNUT LOOP |
| LOT-26 | 5.000 | 1064 CHESTNUT LOOP |
| LOT-27 | 5.000 | 1056 CHESTNUT LOOP |
| LOT-28 | 5.000 | 1048 CHESTNUT LOOP |
| LOT-29 | 5.000 | 1040 CHESTNUT LOOP |
| LOT-30 | 5.000 | 1032 CHESTNUT LOOP |
| LOT-31 | 5.000 | 1024 CHESTNUT LOOP |
| LOT-32 | 5.000 | 1016 CHESTNUT LOOP |
| LOT-33 | 5.000 | 1008 CHESTNUT LOOP |
| LOT-34 | 5.111 | 1000 CHESTNUT LOOP |
| LOT-35 | 5.664 | 818 HICKORY PLACE |
| LOT-36 | 5.057 | 810 HICKORY PLACE |
| LOT-37 | 5.868 | 802 HICKORY PLACE |
| LOT-38 | 7.634 | 514 BRITTANY STREET |
| LOT-39 | 7.637 | 506 BRITTANY STREET |
| LOT-40 | 6.985 | 507 BRITTANY STREET |
| LOT-41 | 6.986 | 515 BRITTANY STREET |
| LOT-42 | 7.851 | 997 CHESTNUT LOOP |
| LOT-43 | 6.435 | 989 CHESTNUT LOOP |
| LOT-44 | 6.593 | 981 CHESTNUT LOOP |
| LOT-45 | 7.136 | 973 CHESTNUT LOOP |
| LOT-46 | 7.053 | 965 CHESTNUT LOOP |
| LOT-47 | 6.586 | 957 CHESTNUT LOOP |
| LOT-48 | 7.016 | 949 CHESTNUT LOOP |
| LOT-49 | 9.375 | 941 CHESTNUT LOOP |
| LOT-50 | 7.586 | 933 CHESTNUT LOOP |
| LOT-51 | 6.032 | 925 CHESTNUT LOOP |
| LOT-52 | 6.031 | 917 CHESTNUT LOOP |
| LOT-53 | 6.097 | 909 CHESTNUT LOOP |
| LOT-54 | 6.108 | 901 CHESTNUT LOOP |
| LOT-55 | 7.296 | 912 CHESTNUT LOOP |
| LOT-56 | 7.025 | 926 CHESTNUT LOOP |
| LOT-57 | 7.000 | 954 CHESTNUT LOOP |
| LOT-58 | 7.564 | 962 CHESTNUT LOOP |
| LOT-59 | 7.201 | 972 CHESTNUT LOOP |
| LOT-60 | 7.000 | 984 CHESTNUT LOOP |
| LOT-61 | 7.763 | 994 CHESTNUT LOOP |
| LOT-62 | 6.773 | 4317 SUNRAY COURT |
| LOT-63 | 6.000 | 4309 SUNRAY COURT |
| LOT-64 | 6.244 | 4301 SUNRAY COURT |
| LOT-65 | 6.317 | 4227 SUNRAY COURT |
| LOT-66 | 6.162 | 4219 SUNRAY COURT |
| LOT-67 | 7.563 | 4236 SUNRAY COURT |
| LOT-68 | 6.656 | 4228 SUNRAY COURT |
| LOT-69 | 6.824 | 4220 SUNRAY COURT |
| LOT-70 | 6.432 | 4312 SUNRAY COURT |
| LOT-71 | 6.000 | OR 1041 CHESTNUT LOOP |
| LOT-72 | 6.000 | 1049 CHESTNUT LOOP |
| LOT-73 | 6.000 | 1057 CHESTNUT LOOP |
| LOT-74 | 6.020 | 1065 CHESTNUT LOOP |
| LOT-75 | 6.500 | 1127 CHESTNUT LOOP |
| LOT-76 | 6.500 | 1135 CHESTNUT LOOP |
| LOT-77 | 6.500 | 1143 CHESTNUT LOOP |
| LOT-78 | 8.416 | 1151 CHESTNUT LOOP 1159 CHESTNUT LOOP |

| | |
|-----------|--------|
| TRACT-900 | 13,960 |
| TRACT-901 | 2,323 |
| TRACT-902 | 2,276 |
| TRACT-903 | 5,988 |
| TRACT-904 | 3,734 |
| TRACT-905 | 1,238 |
| TRACT-906 | 32,356 |
| TRACT-907 | 2,375 |
| TRACT-908 | 3,708 |
| TRACT-909 | 8,673 |
| TRACT-910 | 31,862 |
| TRACT-911 | 8,045 |
| TRACT-912 | 7,979 |
| TRACT-913 | 566 |
| TRACT-914 | 21,795 |

RIGHT OF WAY 70.847

PHASE 1
AREA 809.680



LEGEND

- (SP) BEARINGS AND DISTANCES PER SHORT PLAT NO. MV-1-83 RECORDED IN VOLUME 6 OF SHORT PLATS PAGE 58, AFN 8304270013
- (TH) THEORETICAL EAST LINE OF THE WEST 340 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22 PER PLAT OF PARK CREST DIV. NO. II RECORDED IN VOLUME 14 OF PLATS PAGE 164, AFN 9102250075

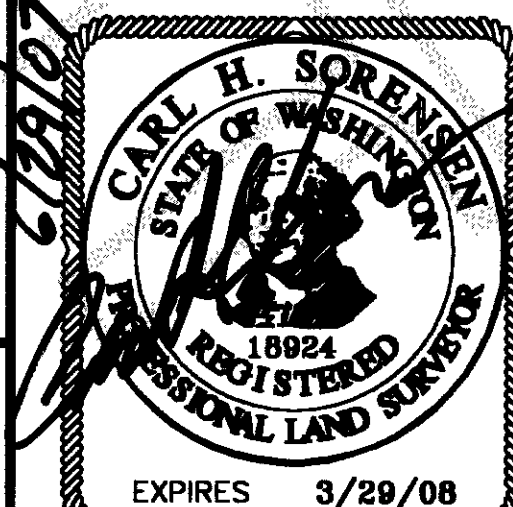
NOTES AND DETAILED EASEMENT PROVISIONS (CONT.)

54. THE PRIVATE STORM DRAIN EASEMENT ALONG THE NORTH, WEST AND SOUTH LINE OF LOT 76 IS FOR THE BENEFIT OF LOT 75. THE OWNERS OF LOTS 75 AND 76 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
55. THE PRIVATE STORM DRAIN EASEMENT ALONG THE SOUTH LINE OF LOT 78 IS FOR THE BENEFIT OF LOT 77. THE OWNERS OF LOTS 77 AND 78 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
56. AN EASEMENT FOR ACCESS AND UTILITIES IS HEREBY GRANTED AND CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 ACROSS, UNDER AND THROUGH TRACT 909 AND THE 30 FOOT EASEMENT LYING 15 FEET ON EACH SIDE OF THE COMMON LINE BETWEEN LOTS 9 AND 10.
57. EASEMENTS ARE HEREBY GRANTED UNDER AND UPON EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC WATER EASEMENT / PUD NO. 1 EASEMENT" TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, CONVEYING 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 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.
58. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC ACROSS AND UPON THE EASEMENTS SHOWN ON THIS PLAT CROSSING LOTS 9 AND 10 AND WHICH ARE IDENTIFIED AS "PUBLIC PEDESTRIAN ACCESS EASEMENT".
59. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF PUGET SOUND ENERGY EASEMENT RECORDED UNDER A.F. NO. 200610300144



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425.821.3481 fax
800.488.0756 toll free
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PORTION OF THE SW 1/4 OF THE SW 1/4 & THE
SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH,
RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON

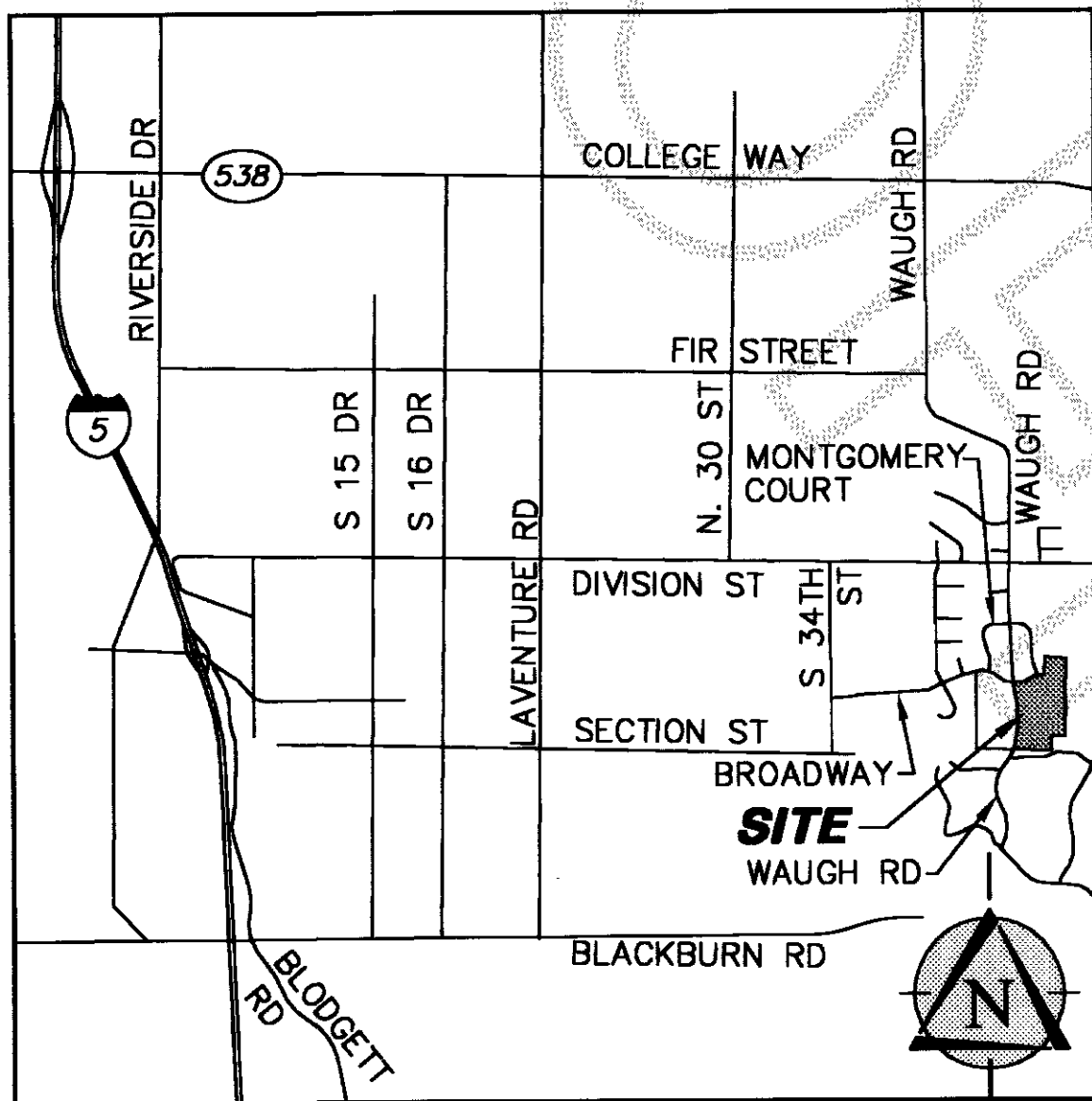


MONTREAUX PHASE 1

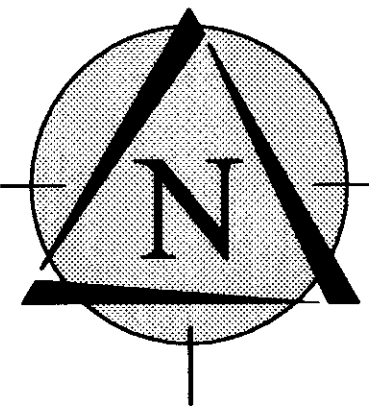
A PLANNED UNIT DEVELOPMENT

PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

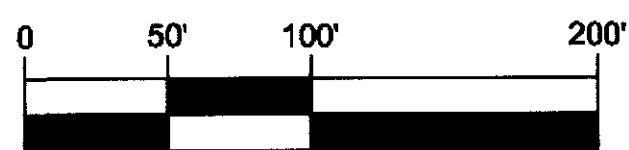
CONTROL MAP



VICINITY MAP
N.T.S.



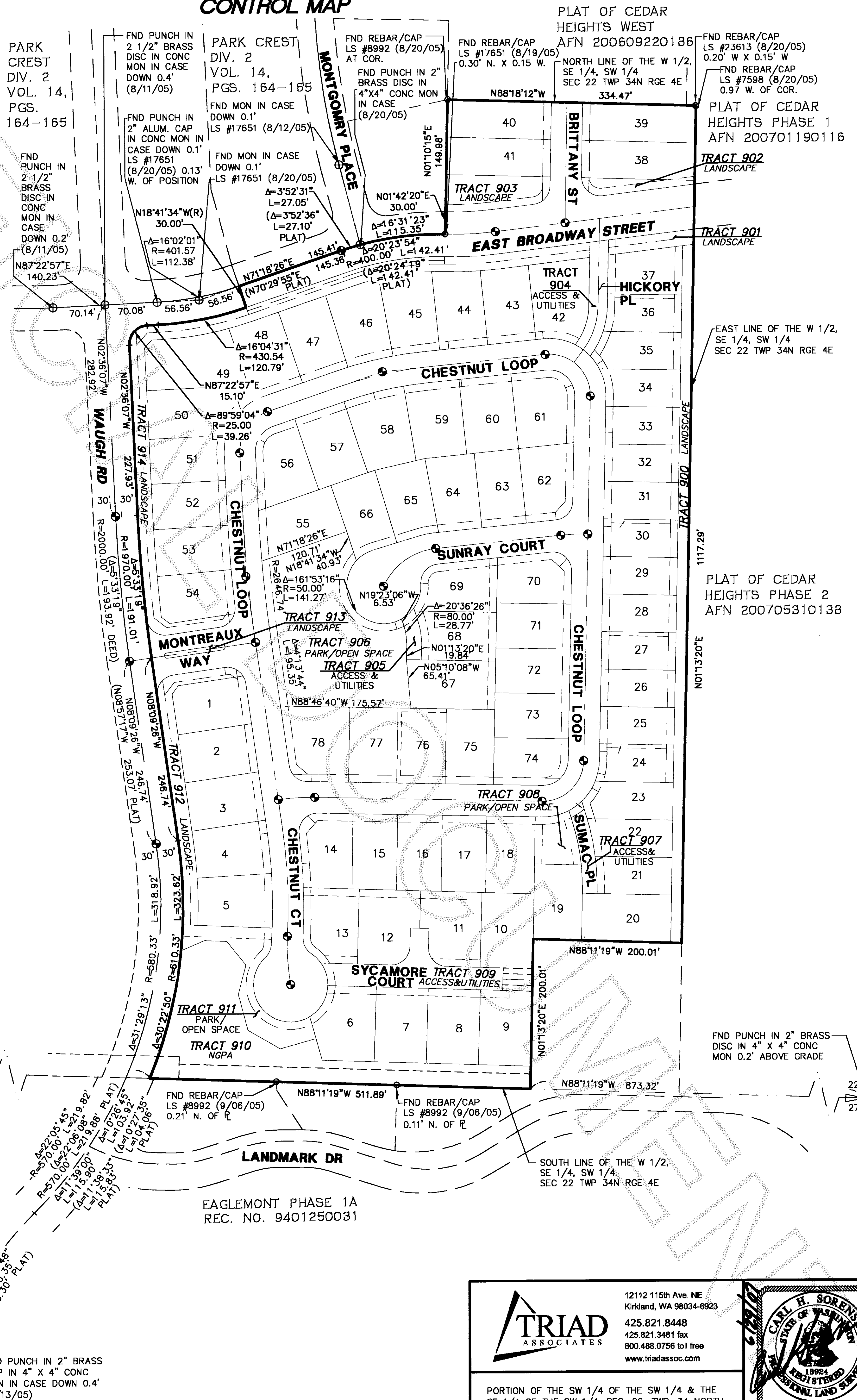
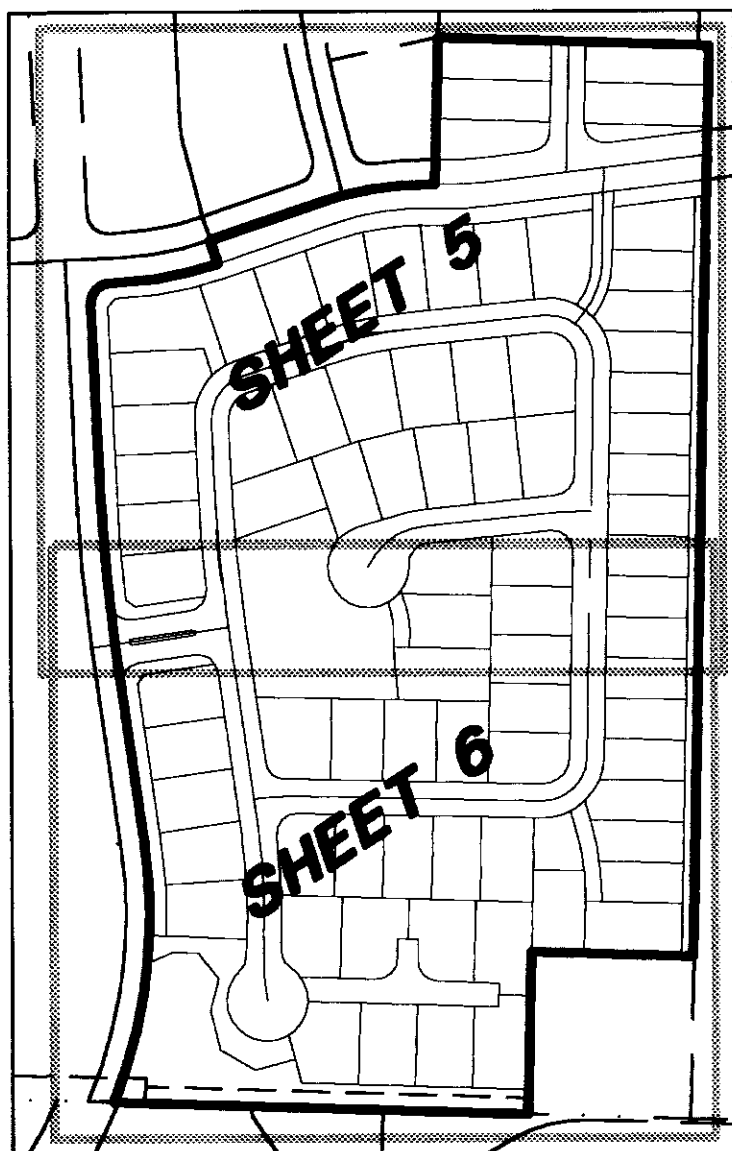
SCALE: 1" = 100'



BASIS OF BEARINGS

CITY OF MOUNT VERNON SURVEY CONTROL
NAD 1983 / 91 GEOID99
POINT ID #46 TO ID #97
-RECORD BEARING AND DISTANCE:
S 21°14'53" W, 3605.16'
-OBSERVED BEARING AND DISTANCE:
S 21°14'53" W, 3605.31'

SHEET INDEX



FND PUNCH IN 2" BRASS
CAP IN 4" X 4" CONC
MON IN CASE DOWN 0.3'
(9/13/05)

($\Delta=33^{\circ}39'20''$
 $R=200.00$
 $L=117.48'$ PLAT)
N66°08'55"W
120.82'
(N66°07'43"W
120.82'
PLAT)

DOGWOOD PL
N66°08'55"W
120.82'
(N66°07'43"W
120.82'
PLAT)

FND PUNCH IN 2" BRASS
CAP IN 4" X 4" CONC
MON IN CASE DOWN 0.4'
(9/13/05)

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

PORTION OF THE SW 1/4 OF THE SW 1/4 & THE
SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH,
RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON



MONTREAUX PHASE 1

A PLANNED UNIT DEVELOPMENT

**PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH,
RGE. 4 EAST, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON**

BASIS OF BEARINGS:

CITY OF MOUNT VERNON
SURVEY CONTROL (NAD 83/91)
POINT ID #'S: 46, 97
BEARING = S21-14-53W
-DISTANCE = 3605.16'
OBSERVED: BEARING = S21-14-53W
-DISTANCE = 3605.31'

SCALE: 1" = 50'

FND MON IN CASE
DOWN 0.1'
LS #17651 (8/12/

FND REBAR/CAP
LS #8992 (8/20/05)
AT COR.

END PUNCH IN 2" BRASS
DISC IN 4" X 4" CONC
MON IN CASE (8/20/05)

END REBAR/CAP

LS #17651 (8/19/05)
0.30' N. X 0.15 W.
N01°42'20"E(R)
30.00'

PARK CREST DIV. 2
VOL. 14, PGS. 164-165
 $\Delta = 3.52'$
 $L = 27.0$
($\Delta = 3.52$)

- FND MON IN CASE
DOWN 0.1'
LS #17651 (8/20/05)

FND PUNCH IN 2" ALUM.
CAP IN CONC MON IN
CASE DOWN 0.1'
LS #17651 (8/20/05)
0.13' W. OF POSITION

**EAST BROADWAY
STREET**

CHESTNUT LOOP







SUNRAY COURT

| CURVE TABLE | | | |
|-------------|--------|----------|----------------------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C40 | 41.53' | 25.00' | $\Delta=97^{\circ}11'28''$ |
| C41 | 35.79' | 25.00' | $\Delta=82^{\circ}01'00''$ |
| C42 | 1.22' | 25.00' | $\Delta=2^{\circ}47'32''$ |
| C43 | 26.87' | 504.38' | $\Delta=3^{\circ}03'10''$ |
| C44 | 17.09' | 350.00' | $\Delta=2^{\circ}47'50''$ |
| C45 | 31.24' | 450.54' | $\Delta=3^{\circ}58'20''$ |
| C47 | 14.71' | 521.00' | $\Delta=1^{\circ}37'05''$ |
| C50 | 36.24' | 25.00' | $\Delta=83^{\circ}03'32''$ |
| C51 | 42.30' | 25.00' | $\Delta=96^{\circ}56'28''$ |
| C52 | 21.12' | 76.00' | $\Delta=15^{\circ}55'07''$ |
| C53 | 12.93' | 76.00' | $\Delta=9^{\circ}44'49''$ |
| C54 | 21.06' | 76.00' | $\Delta=15^{\circ}52'36''$ |
| C55 | 43.86' | 34.00' | $\Delta=73^{\circ}54'33''$ |
| C56 | 2.10' | 1808.00' | $\Delta=0^{\circ}04'00''$ |
| C57 | 20.86' | 108.05' | $\Delta=11^{\circ}03'51''$ |
| C58 | 38.12' | 25.00' | $\Delta=87^{\circ}21'51''$ |
| C59 | 28.77' | 80.00' | $\Delta=20^{\circ}36'26''$ |
| C60 | 35.97' | 100.00' | $\Delta=20^{\circ}36'26''$ |
| C61 | 38.58' | 25.00' | $\Delta=88^{\circ}24'39''$ |
| C62 | 39.94' | 25.00' | $\Delta=91^{\circ}31'55''$ |
| C63 | 9.59' | 25.00' | $\Delta=21^{\circ}59'20''$ |

| CURVE TABLE (CONT.) | | | |
|---------------------|--------|----------|-----------------------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C64 | 28.98' | 25.00' | $\Delta=66^{\circ}25'19''$ |
| C79 | 19.10' | 1850.00' | $\Delta=0^{\circ}35'29''$ |
| C80 | 20.13' | 1950.00' | $\Delta=0^{\circ}35'29''$ |
| C81 | 21.71' | 50.00' | $\Delta=24^{\circ}52'52''$ |
| C82 | 26.26' | 50.00' | $\Delta=30^{\circ}05'20''$ |
| C87 | 11.00' | 3.50' | $\Delta=180^{\circ}00'00''$ |
| C88 | 11.00' | 3.50' | $\Delta=180^{\circ}00'00''$ |
| C89 | 25.12' | 76.00' | $\Delta=18^{\circ}56'04''$ |
| C91 | 62.61' | 100.00' | $\Delta=35^{\circ}52'17''$ |
| C92 | 39.31' | 76.00' | $\Delta=29^{\circ}38'17''$ |
| C93 | 24.73' | 76.00' | $\Delta=18^{\circ}38'51''$ |

| LINE TABLE | | | LINE TABLE | | |
|------------|--------|-------------|------------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| L1 | 21.00' | N37°05'37"E | L28 | 14.53' | N19°23°06"W |
| L19 | 12.62' | N83°10'43"E | L29 | 6.53' | N19°23°06"W |
| L20 | 12.62' | N83°10'43"E | L27 | 12.31' | N77°06'39"E |
| L21 | 10.10' | N87°22'57"E | L30 | 3.89' | N19°23°06"W |
| L22 | 14.14' | N42°23'25"E | L31 | 10.64' | N19°23°06"W |
| L23 | 33.90' | N18°41'34"W | L32 | 19.84' | N01°13'20"E |
| L25 | 13.97' | N52°28'00"W | L33 | 19.84' | N01°13'20"E |
| L26 | 10.07' | N71°18'26"E | | | |

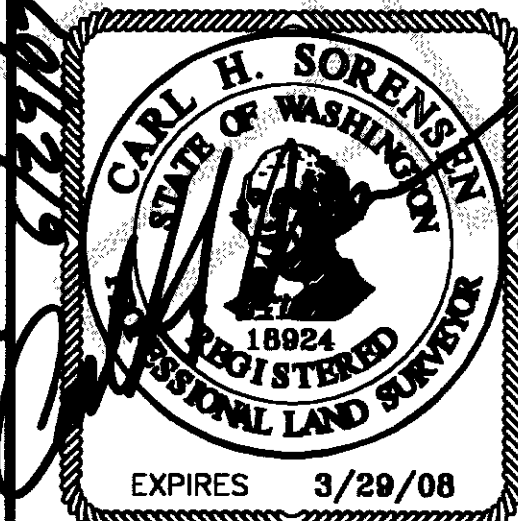
LEGEND

- | | | |
|---|--|---|
|  | NGA (R) NATIVE GROWTH PROTECTION AREA RADIAL ① PUBLIC UTILITY EASEMENT ② PUBLIC STORM DRAIN EASEMENT ③ PUBLIC SANITARY SEWER EASEMENT ④ PUBLIC WATER EASEMENT / PUD NO. 1 EASEMENT ⑤ PUBLIC SIDEWALK EASEMENT ⑥ PRIVATE STORM DRAIN EASEMENT ⑦ PRIVATE SANITARY SEWER EASEMENT ⑧ PRIVATE WATER EASEMENT ⑨ PUBLIC PEDESTRIAN ACCESS EASEMENT  REFERENCES NOTE # ON SHEETS 2 & 3 OF 21  STANDARD CITY OF MOUNT VERNON MONUMENT IN CASE TO BE SET LS#18924  SET 1/2" X 24" REBAR WITH CAP "LS#18924"  SET TACK IN LEAD W/ WASHER "LS#18924" |  |
| | PORT SE 1 RGE. | |
| | JOB N | |



TRIAD
ASSOCIATES

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425.821.3481 fax
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PORTION OF THE SW 1/4 OF THE SW 1/4 & THE
SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH,
RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON

CITY OF MOUNT VERNON FILE NO. LU05-085

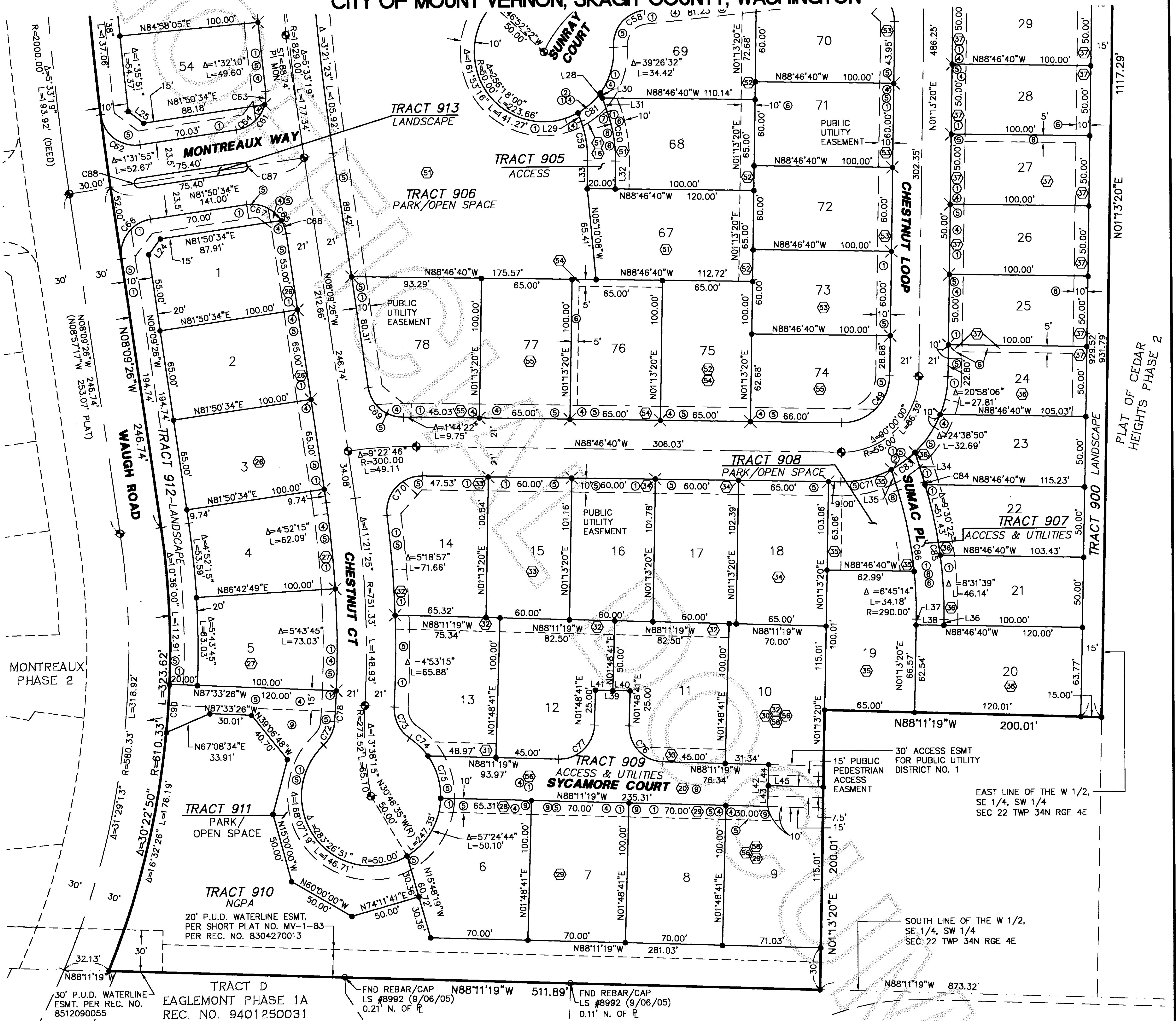
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SHEET 5 OF 21

MONTREAUX PHASE 1

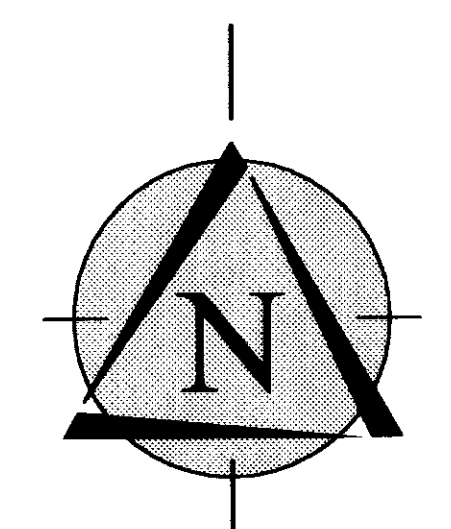
A PLANNED UNIT DEVELOPMENT

PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|---------|-----------------------------|
| C49 | 53.41' | 34.00' | $\Delta=90^{\circ}00'00''$ |
| C59 | 28.77' | 80.00' | $\Delta=20^{\circ}36'26''$ |
| C60 | 35.97' | 100.00' | $\Delta=20^{\circ}36'26''$ |
| C61 | 38.58' | 25.00' | $\Delta=88^{\circ}24'39''$ |
| C62 | 39.94' | 25.00' | $\Delta=91^{\circ}31'55''$ |
| C63 | 9.59' | 25.00' | $\Delta=21^{\circ}59'20''$ |
| C64 | 28.98' | 25.00' | $\Delta=66^{\circ}25'19''$ |
| C65 | 39.27' | 25.00' | $\Delta=90^{\circ}00'00''$ |
| C66 | 39.27' | 25.00' | $\Delta=90^{\circ}00'00''$ |
| C67 | 28.98' | 25.00' | $\Delta=66^{\circ}25'19''$ |
| C68 | 10.29' | 25.00' | $\Delta=23^{\circ}34'41''$ |
| C69 | 35.94' | 25.00' | $\Delta=82^{\circ}21'36''$ |
| C70 | 42.86' | 25.00' | $\Delta=98^{\circ}13'33''$ |
| C71 | 37.78' | 76.00' | $\Delta=28^{\circ}28'42''$ |
| C72 | 18.83' | 25.00' | $\Delta=43^{\circ}09'01''$ |
| C73 | 25.88' | 25.00' | $\Delta=59^{\circ}18'07''$ |
| C74 | 18.36' | 50.00' | $\Delta=21^{\circ}02'38''$ |
| C75 | 32.17' | 50.00' | $\Delta=36^{\circ}52'11''$ |
| C76 | 39.27' | 25.00' | $\Delta=90^{\circ}00'00''$ |
| C77 | 39.27' | 25.00' | $\Delta=90^{\circ}00'00''$ |
| C78 | 22.34' | 730.33' | $\Delta=1^{\circ}45'09''$ |
| C81 | 21.71' | 50.00' | $\Delta=24^{\circ}52'52''$ |
| C83 | 21.10' | 76.00' | $\Delta=15^{\circ}54'22''$ |
| C84 | 2.07' | 310.00' | $\Delta=0^{\circ}22'56''$ |
| C85 | 99.64' | 310.00' | $\Delta=18^{\circ}24'56''$ |
| C86 | 93.21' | 290.00' | $\Delta=18^{\circ}24'56''$ |
| C87 | 11.00' | 3.50' | $\Delta=180^{\circ}00'00''$ |
| C88 | 11.00' | 3.50' | $\Delta=180^{\circ}00'00''$ |
| C90 | 34.51' | 610.33' | $\Delta=31^{\circ}14'24''$ |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L24 | 14.14' | N36°50'34"E |
| L25 | 13.97' | N52°28'00"W |
| L28 | 14.53' | N19°23'06"W |
| L29 | 6.53' | N19°23'06"W |
| L30 | 3.89' | N19°23'06"W |
| L31 | 10.64' | N19°23'06"W |
| L32 | 19.84' | N01°13'20"E |
| L33 | 19.84' | N01°13'20"E |
| L34 | 22.05' | N17°11'36"W |
| L35 | 15.54' | N17°11'36"W |
| L36 | 4.03' | N01°13'20"E |
| L37 | 4.03' | N01°13'20"E |
| L38 | 20.00' | N88°46'40"W |
| L39 | 25.00' | N88°11'19"W |
| L40 | 12.50' | N88°11'19"W |
| L41 | 12.50' | N88°11'19"W |
| L42 | 30.00' | N01°48'41"E |
| L43 | 15.00' | N01°48'41"E |
| L44 | 15.00' | N01°48'41"E |
| L45 | 39.85' | N88°11'19"W |



SCALE: 1" = 50'

BASIS OF BEARINGS:

CITY OF MOUNT VERNON
SURVEY CONTROL (NAD 83/91)
POINT ID #S: 46, 97
BEARING = S21-14-53W
-DISTANCE = 3605.16'
OBSERVED: BEARING = S21-14-53W
-DISTANCE = 3605.31'

LEGEND

- NGPA NATIVE GROWTH PROTECTION AREA
(R) RADIAL
① PUBLIC UTILITY EASEMENT
② PUBLIC STORM DRAIN EASEMENT
③ PUBLIC SANITARY SEWER EASEMENT
④ PUBLIC WATER EASEMENT / PUD NO. 1 EASEMENT
⑤ PUBLIC SIDEWALK EASEMENT
⑥ PRIVATE STORM DRAIN EASEMENT
⑦ PRIVATE SANITARY SEWER EASEMENT
⑧ PRIVATE WATER EASEMENT
⑨ PUBLIC PEDESTRIAN ACCESS EASEMENT

- REFERENCES NOTE # ON SHEETS 2 & 3 OF 21
STANDARD CITY OF MOUNT VERNON MONUMENT IN CASE TO BE SET LS#18924
SET 1/2" X 24" REBAR WITH CAP "LS#18924"
SET TACK IN LEAD W/ WASHER "LS#18924"

TRIAD ASSOCIATES
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PORTION OF THE SW 1/4 OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON





MONTREAUX PHASE 1

FINAL PLANNED UNIT DEVELOPMENT HOUSE AND LOT DETAILS
PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 22, TWP. 34 NORTH, RGE. 4 EAST, W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF JULY 2007
CITY ENGINEER

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND
USE CONTROLS AND APPROVED THIS 11 DAY
OF JULY 2007
DEVELOPMENT SERVICES DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON,
THIS 12th DAY OF JULY 2007

ATTEST: MAYOR [Signature] CLERK [Signature]

GARAGE FACADE STANDARDS WHEN NOT LOCATED FOUR (4) FEET BEHIND THE MAIN STRUCTURE

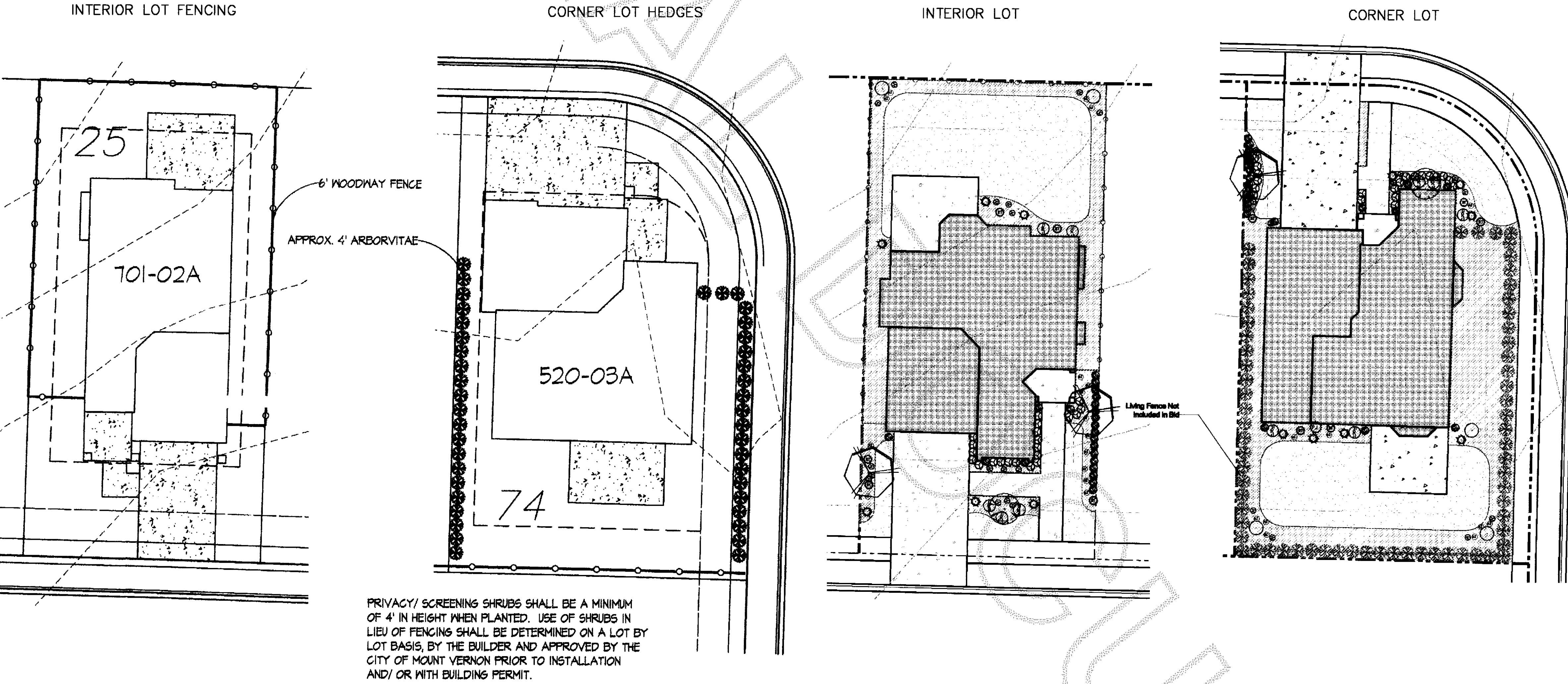
- Garage facades not located four (4) feet or more behind the face of the main structure shall incorporate no less than four (4) of the following design features:
1. Arching garage doorway.
 2. Install cultured stone, board and batton or other decorative material approved by the CEDD on the face of the garage with the sill on top of the stone, board and batton or other material to meet the sill standards outlined within this document.
 3. Install different types of materials on the garage gable versus the rest of the face of the garage, i.e., shake, board and batton, etc.
 4. Install decorative trim around garage doors, between the gable and the rest of the garage face, and the sides of the garage. The decorative trim between the gable and the rest of the garage shall be decorative and have some elevation differences to it.
 5. Install keystones on top of the garage trim and the peak of the garage gable; or install corbels or outlooks.
 6. Install a trellis or an arbor around the garage door.
 7. Cantilever main structure over garage face; or extend roofline with decorative supports in front of garage face. If the roofline is extended with decorative supports the CEDD department may allow this element to count towards two (2) of the required four (4) elements on this list.
 8. Install decorative vents on garage gable; or tulip/starburst/wagon wheel treatment shall be installed along the peak of the garage gable.
 9. Split two (2) car garage into two (2) single car garages.
- The pictures below and on the following pages identify the above-referenced elements. These pictures are not meant to show garage faces with all required elements installed; but rather examples of the individual elements listed above.
- In addition to choosing four (4) elements above, all of the following elements are also mandatory on the face of the garage:
1. Windows shall be installed on the garage door.
 2. Lighting shall be provided on the face of the garage.
 3. Garage door face shall be decorative; a flat, blank door is not allowed.
 4. Varying, but complementary colors for trim and different building materials.

PLANT LEGEND

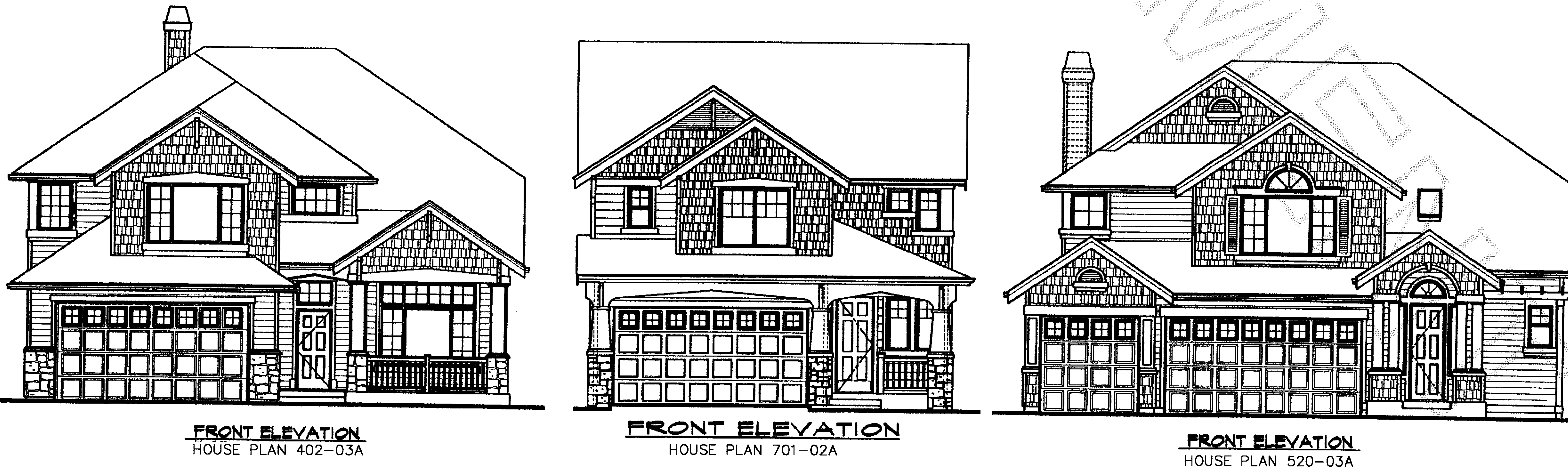
| SYMBOL | NAME | SIZE | AMOUNT |
|--------|----------------------------------|---------|--------|
| | Trees | | |
| | Jacquemonti Birch | 2" c. | 1 |
| | Green Japanese Maple | 1.5" c. | 1 |
| | Emerald Green | 5-6' | 24 |
| | Shrubs | | |
| | Wintergreen Boxwood | 18-21" | 22 |
| | Gold Thread Cypress | 2 Gal. | 7 |
| | Red Barberry | 5 Gal. | 5 |
| | Rhododendron | 5 Gal. | 5 |
| | Escallonia | 5 Gal. | 3 |
| | Heather | 1 Gal. | 11 |
| | Azalea | 1 Gal. | 11 |
| | Pieris | | |
| | Bark Mulch (2" Avg. Depth) | 3 Gal. | 1 |
| | Sod Lawn (3" Avg. Depth Topsoil) | | |

LOT SCREENING PLAN

LANDSCAPE PLAN



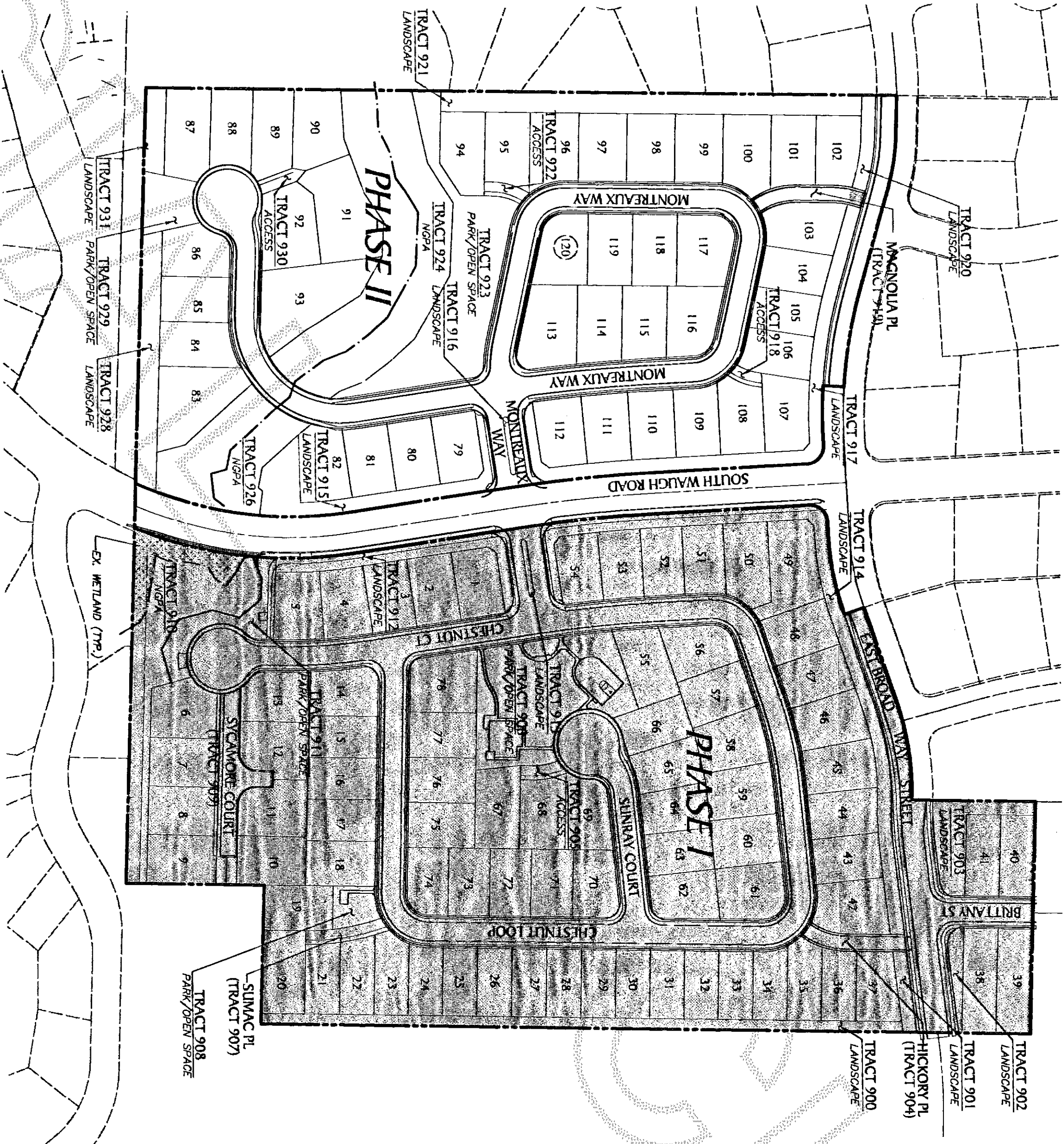
HOUSE ELEVATIONS (TYPICAL BUT NOT LIMITED TO THESE SAMPLES)





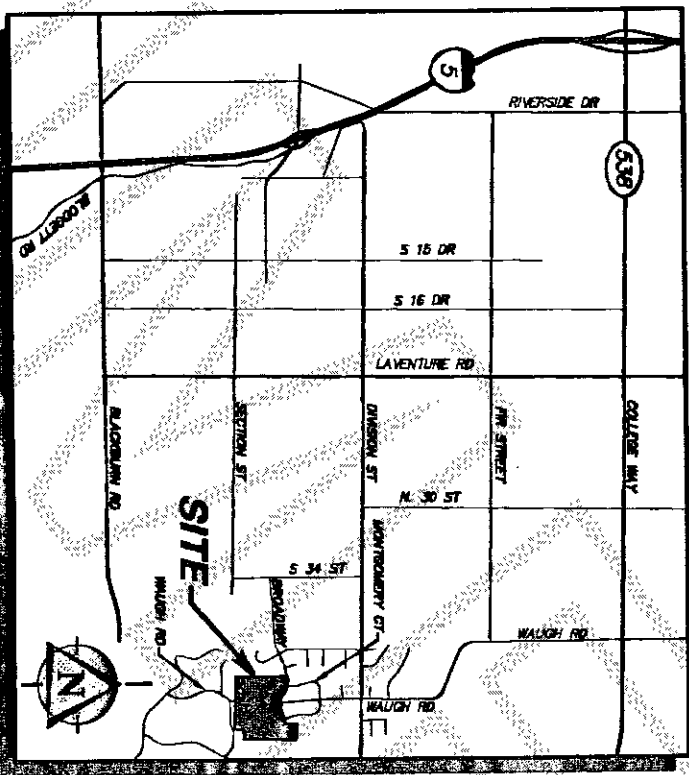
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POR SW 1/4 SEC. 22, TWP. 34 N., RGE 4 EAST, WM
MONTREAUX
FINAL LANDSCAPE PLAN PHASE I



- SHEET INDEX**
- L1 LANDSCAPE PLAN COVER SHEET
 - L2 LAYOUT PLAN TRACTS 909, 908 & 911
 - L3 SITE DETAILS
 - L4 STREET TREE PLANTING PLAN
 - L5-L9 OPEN SPACE & RECREATION TRACTS PLANTING PLAN
 - L10 PLANT LIST
 - L11 PLANTING NOTES AND DETAILS

LOCATION OF EXISTING UTILITIES SHOWN AS APPROXIMATE. CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH ANY EXCAVATION. BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UTILITIES ARE LOCATED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.



OWNER/DEVELOPER/CONSULTANTS
OWNER / DEVELOPER:
QUARTER HORSES, INC.
1711 11th Avenue NE
Seattle, WA 98103
(206) 832-5881 (OFFICE)
(206) 832-5881 (CELL)
COWLEY, JEFFREY
1711 11th Avenue NE
Seattle, WA 98103
(206) 832-5881 (OFFICE)
(206) 832-5881 (CELL)

PROJECT MANAGER / ENGINEER / PLANNER / ARCHITECT:
TRAD ASSOCIATES
1711 11th Avenue NE
Seattle, WA 98103
(206) 832-5881 (OFFICE)
(206) 832-5881 (CELL)

GEOTECHNICAL ENGINEER:
MATERIALS TESTING AND CONSULTING, INC. (MTC)
777 Commercial Drive
Burien, WA 98148
(206) 255-1800 (OFFICE)
CONTACT: RANDY ROSS

WETLAND BIOLOGIST:
SKAGIT WETLANDS & LAKES, INC.
770 Shelter Bay Drive
Lynden, WA 98949
(360) 835-1111 (OFFICE)
CONTACT: BOB WHITEFIELD

TRANSPORTATION ENGINEER:
GEALIN GEHART, PE
1319 Decker Ave NW
Vernon, WA 98058
(206) 285-6345 (OFFICE)
(206) 285-6345 (CELL)
CONTACT: BOB REINHART

LANDSCAPE PLAN COVER SHEET

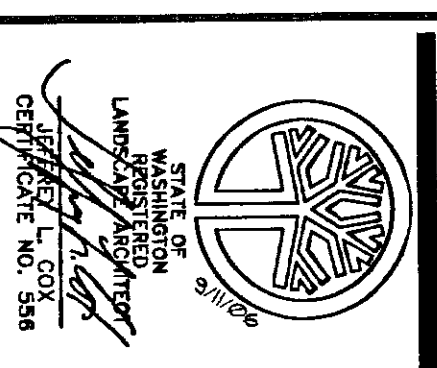
MONTREAUX
PHASE I

CITY OF MT. VERNON, WASHINGTON

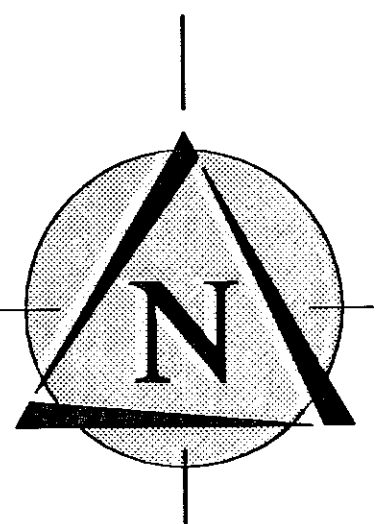
WASHINGTON



| DATE | REVISION | BY | CHKD |
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| 05-21-11 | 63 | JEH | JEH |
| 05-21-11 | 64 | JEH | JEH |
| 05-21-11 | 65 | JEH | JEH |
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DATE: 05-21-11
TIME: 11:11 AM
SHEET NUMBER: 171-11



SCALE: 1" = 200'
0 100 200 400

FINAL P.U.D. LANDSCAPE PLAN

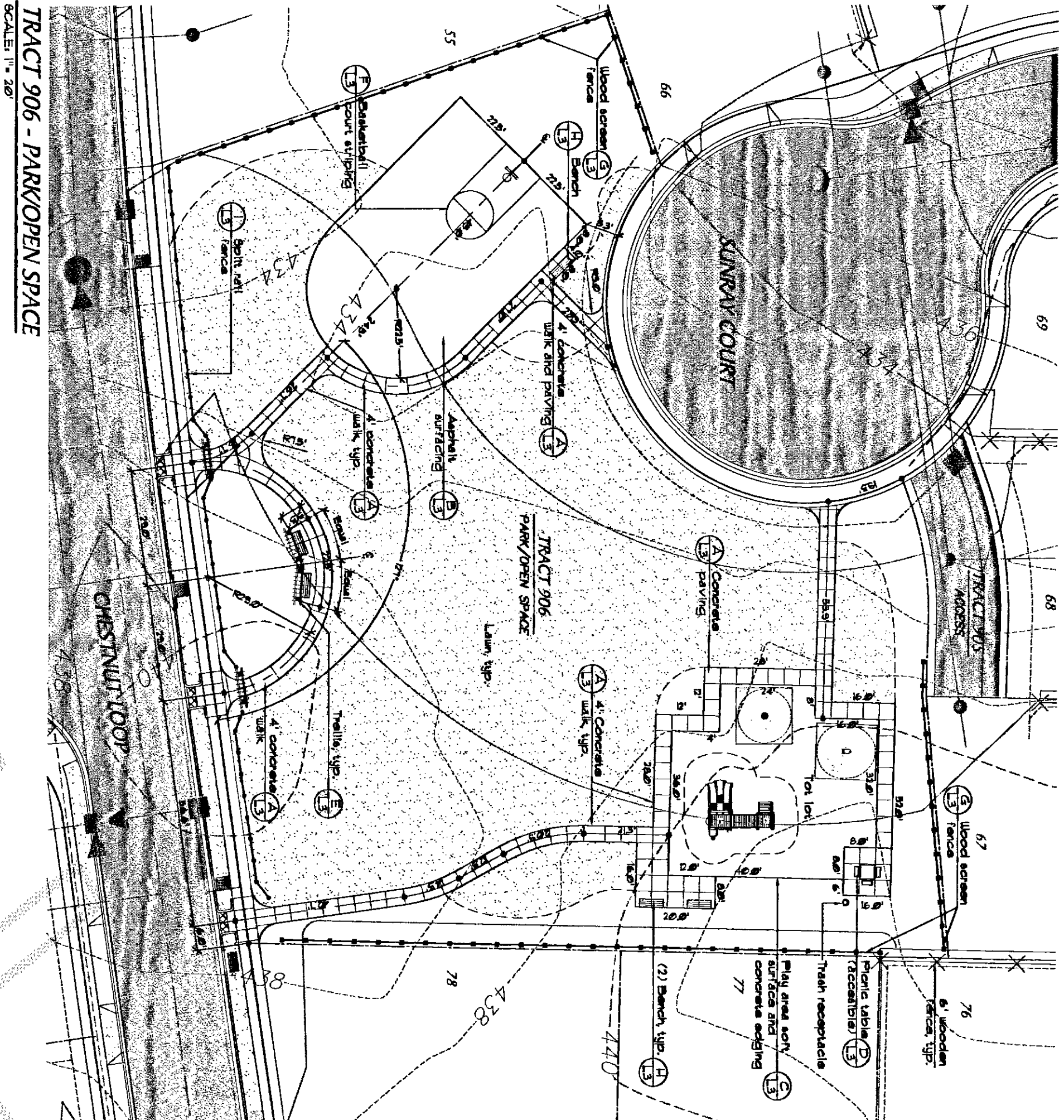


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Skagit County Auditor

7/23/2007 Page 9 of 21 12:37PM

CITY OF MOUNT VERNON FILE NO. LU05-085

POR SW 1/4 SEC. 22, TWP. 34 N., RGE 4 EAST, WM

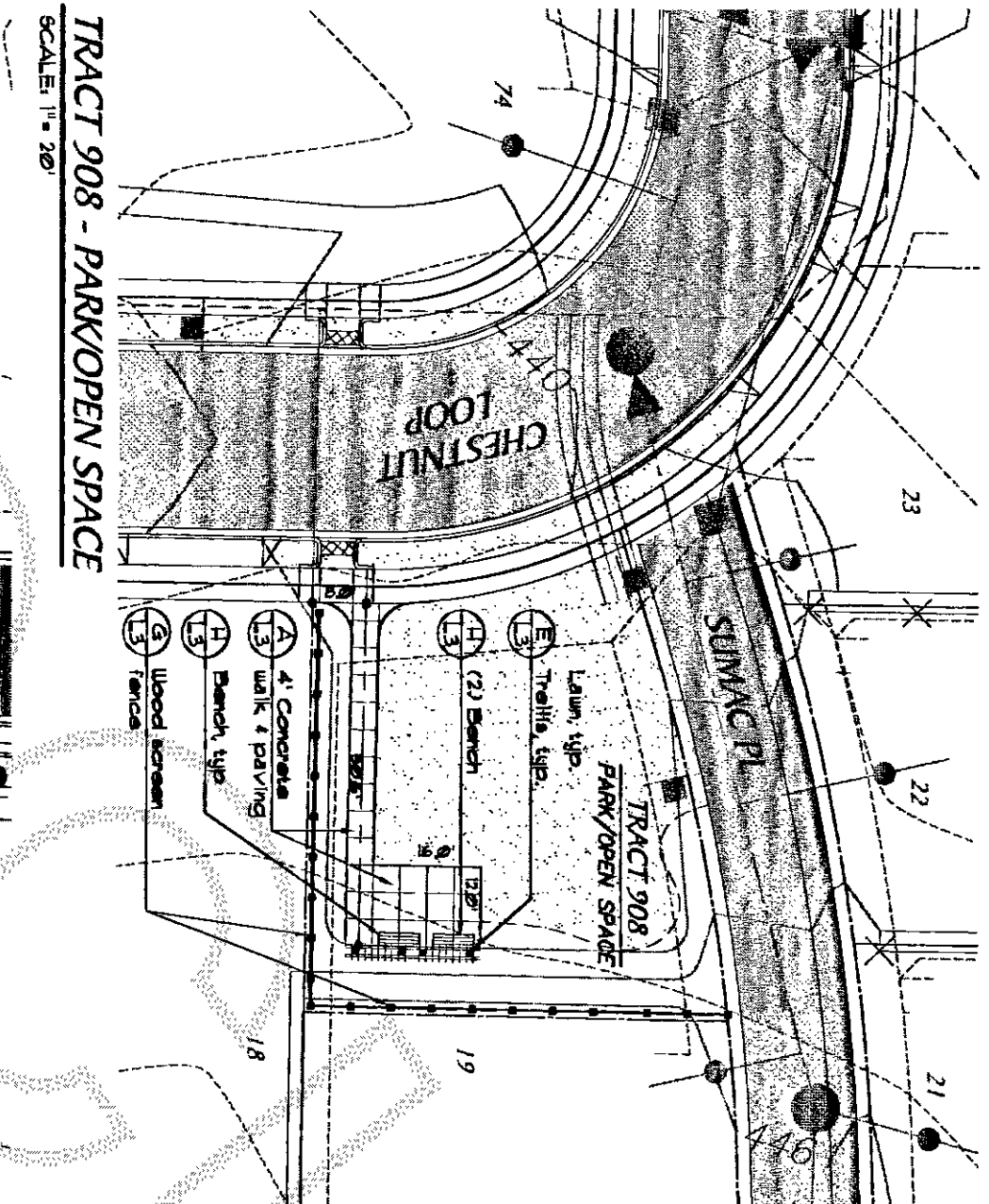


TRACT 906 - PARK/OPEN SPACE
SCALE: 1" = 20'

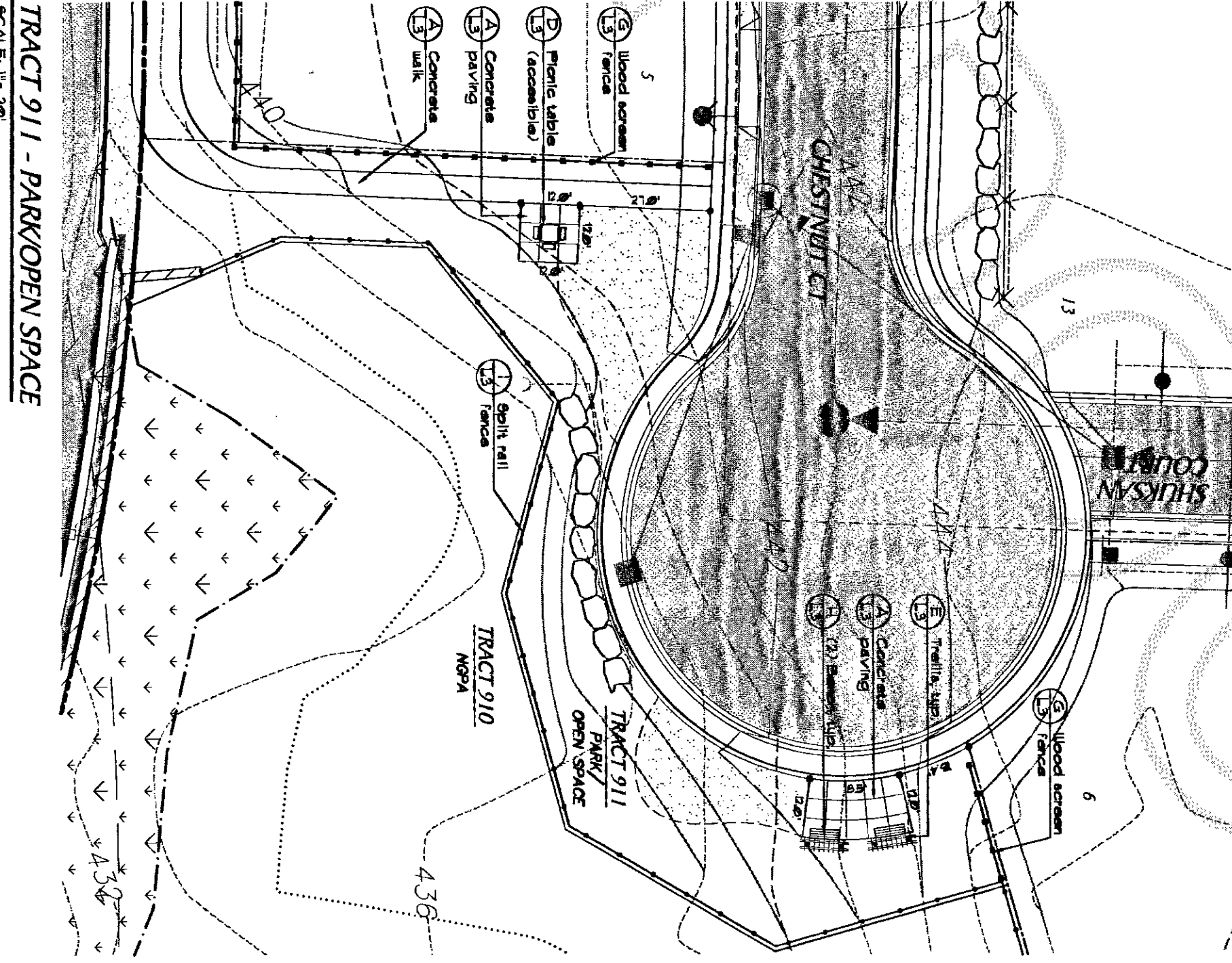
SITE FURNISHING LEGEND

| ITEM | MANUFACTURER/MODEL |
|--------------------|--|
| TRUCK TABLE | BLACK HILLS 12' X 12' X 12' W/ 1000 ELEMENTS |
| BENCHES | BLACK HILLS 12' X 12' X 12' W/ 1000 ELEMENTS |
| TRUCK RECEPTACLE | BLACK HILLS 12' X 12' X 12' W/ 1000 ELEMENTS |
| PLAY EQUIPMENT | BLACK HILLS 12' X 12' X 12' W/ 1000 ELEMENTS |
| SPRING TONS | BLACK HILLS 12' X 12' X 12' W/ 1000 ELEMENTS |
| BASEBALL EQUIPMENT | BLACK HILLS 12' X 12' X 12' W/ 1000 ELEMENTS |

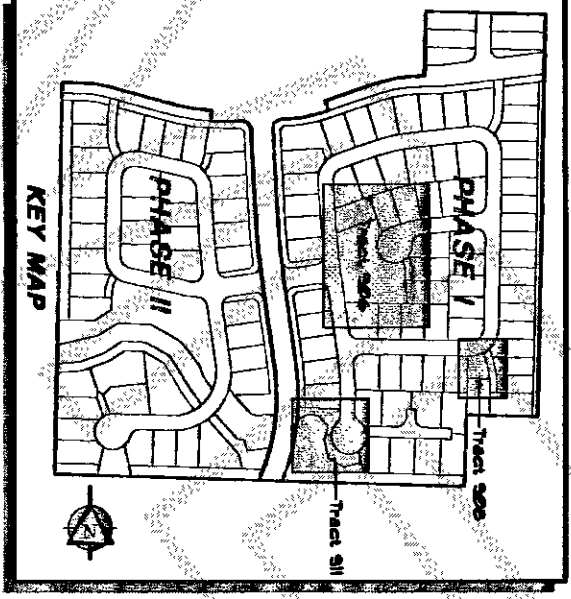
NOTES: OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CITY OF MOUNT VERNON WILL BE RESPONSIBLE FOR THE COSTS OF ANY UTILITIES NOT SHOWN ON THIS PLAN. THE CITY OF MOUNT VERNON WILL BE RESPONSIBLE FOR THE COSTS OF ANY UTILITIES NOT SHOWN ON THIS PLAN.



TRACT 908 - PARK/OPEN SPACE
SCALE: 1" = 20'



TRACT 911 - PARK/OPEN SPACE
SCALE: 1" = 20'



SITE FURNISHING & SITE LAYOUT NOTES

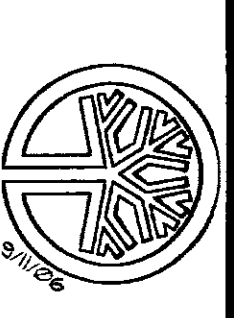
TRACT 906 & 908: KORMAN PLAY EQUIPMENT AVAILABLE AT KORMAN (PHONE: 800/857580).
TRACT 911: KORMAN PLAY EQUIPMENT AVAILABLE AT KORMAN (PHONE: 800/857580).
TRACT 906 & 908: KORMAN PLAY EQUIPMENT AVAILABLE AT KORMAN (PHONE: 800/857580).
TRACT 911: KORMAN PLAY EQUIPMENT AVAILABLE AT KORMAN (PHONE: 800/857580).

TRACTS 906, 908 & 911 LAYOUT PLAN

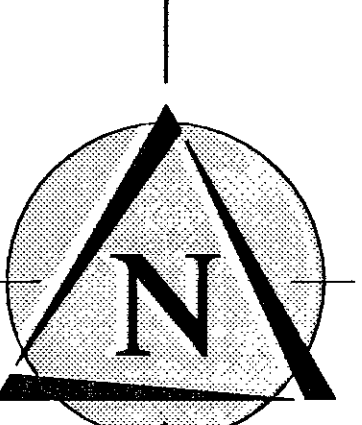
MONTREAUX
PHASE I

CITY OF MT. VERNON, WASHINGTON

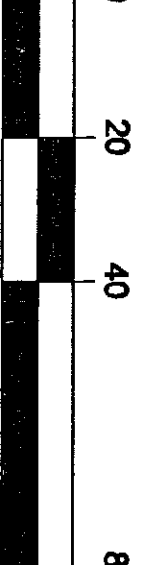
WASHINGTON



DATE: 05-21-11
DRAWN BY: L2-11
CHECKED BY: L2-11
APPROVED BY: L2-11
PROJECT: MONTREAUX PHASE I
SHEET: 9 OF 21



SCALE: 1" = 40'



FINAL P.U.D. LANDSCAPE PLAN

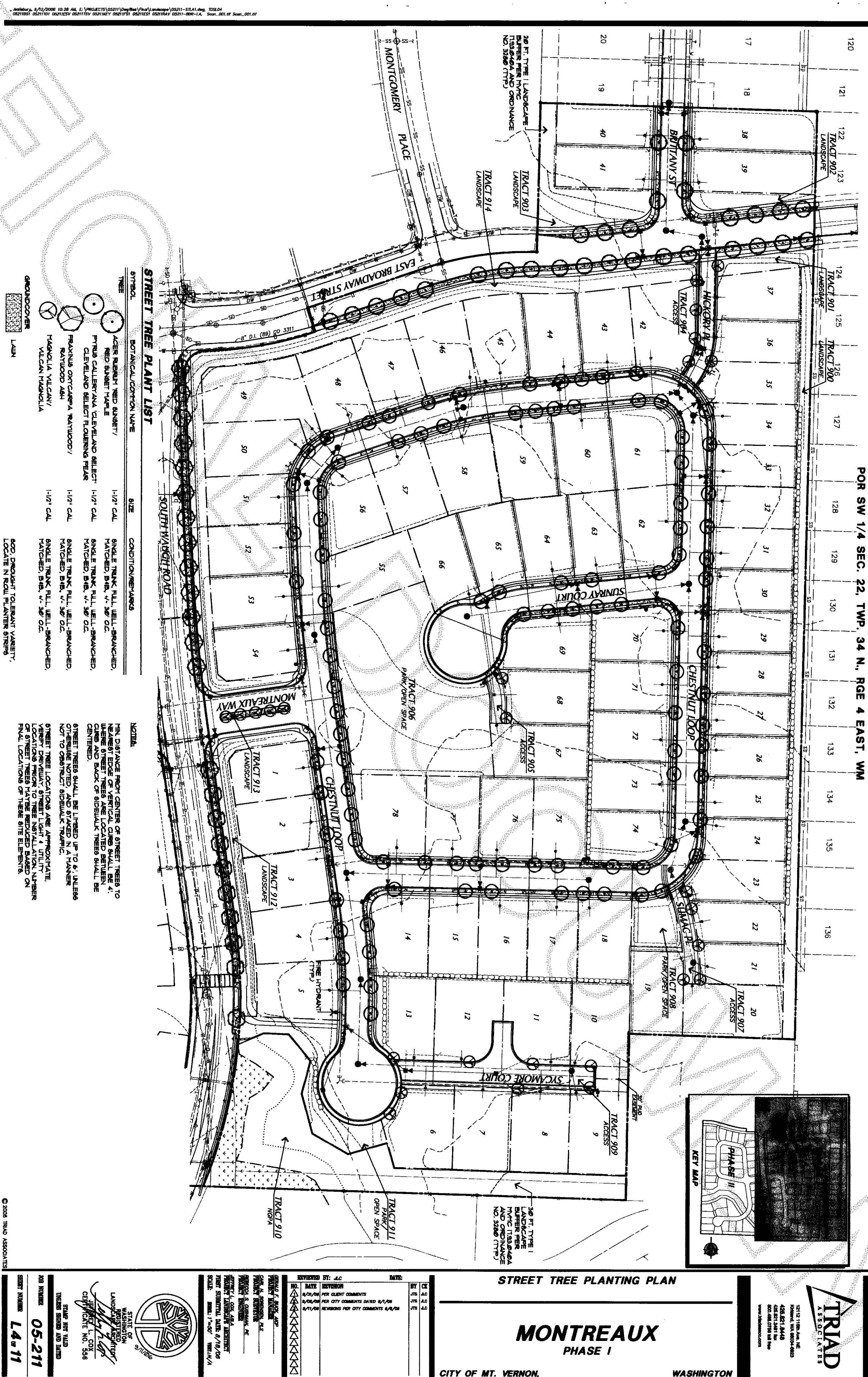
JOB NO. 05-211

SHEET 9 OF 21



7/23/2007 Page 11 of 21 12:37PM

CITY OF MOUNT VERNON FILE NO. LU05-085



FINAL P.U.D. LANDSCAPE PLAN

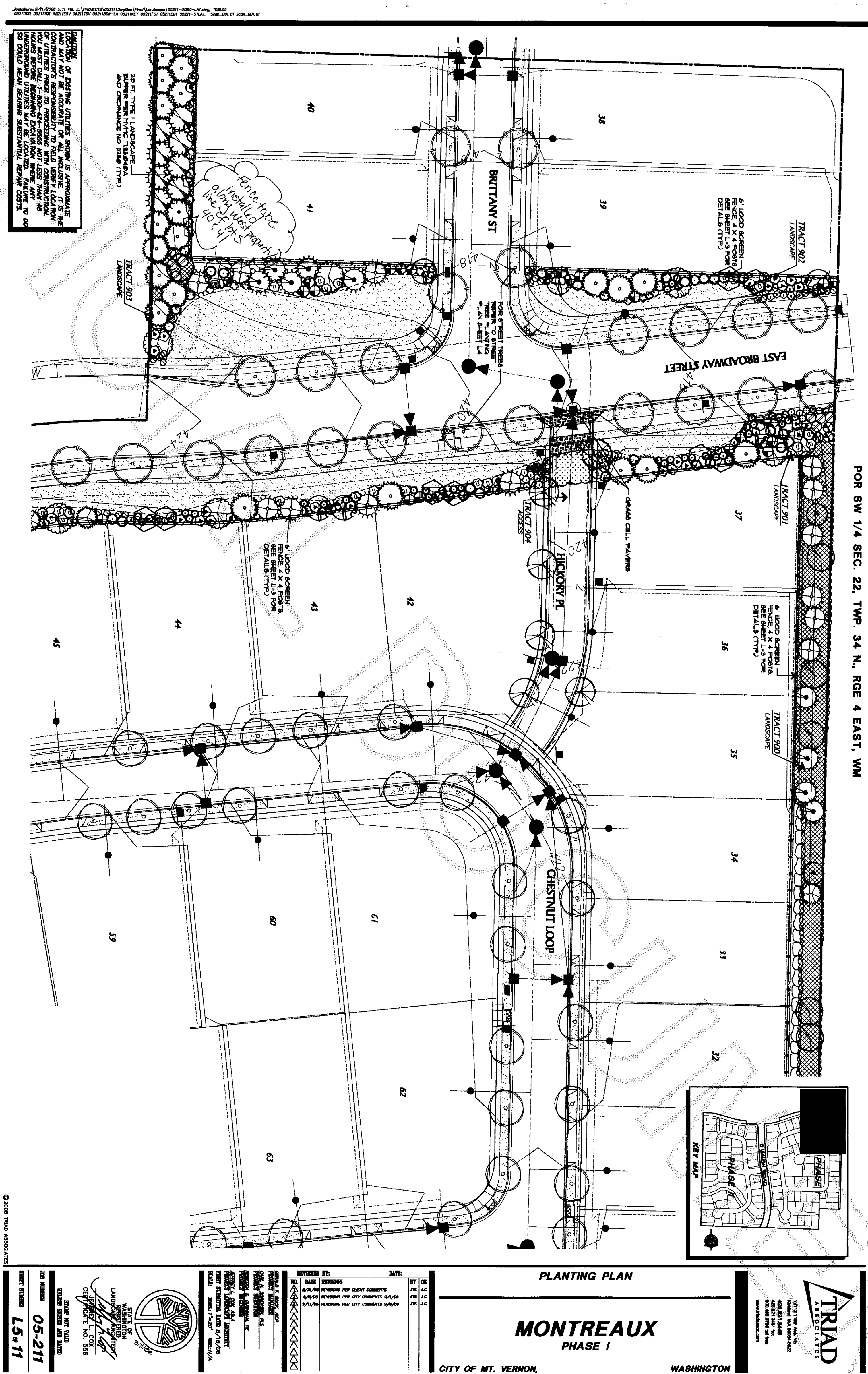
JOB NO. 05-211

SHEET 11 OF 21

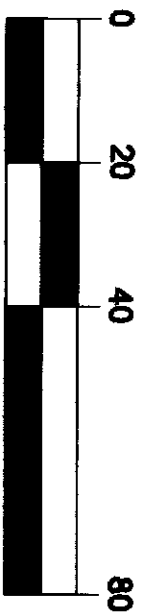


Skagit County Auditor

7/23/2007 Page 12 of 21 12:37PM

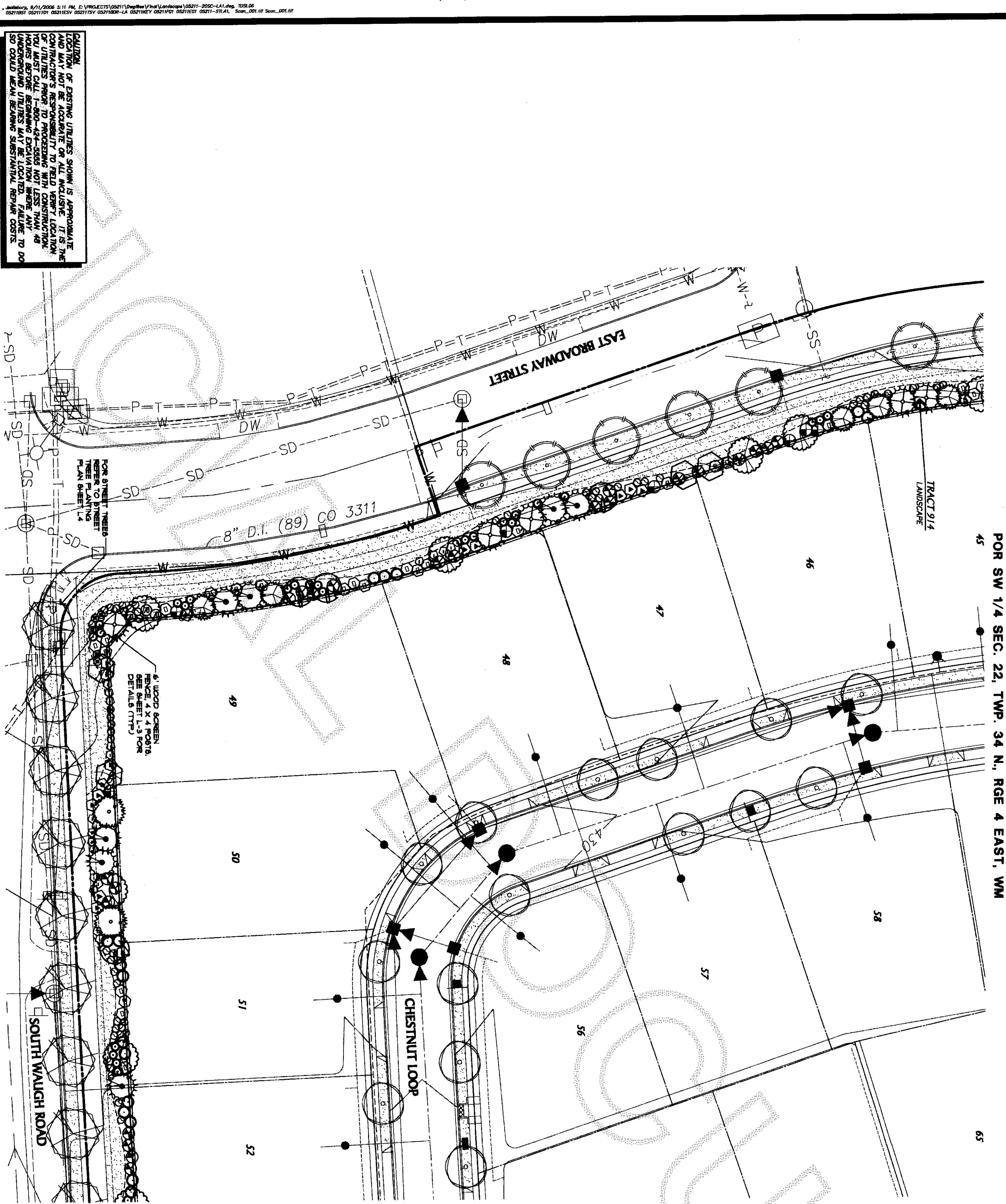


SCALE: 1" = 40'



FINAL P.U.D. LANDSCAPE PLAN

CITY OF MOUNT VERNON FILE NO. LU05-085



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PLANTING PLAN

MONTREUX
PHASE I

CITY OF MT. VERNON, WASHINGTON

TRIA
ASSOCIATES

1111 10th Ave. SE
PO Box 1000
Everett, WA 98201-1000
425.251.1448
www.triadassociates.com

REVIEWED BY:

| DATE | REVISION |
|----------|---------------------------|
| 05/21/07 | REVISED PER CITY COMMENTS |
| 05/21/07 | REVISED PER CITY COMMENTS |
| 05/21/07 | REVISED PER CITY COMMENTS |

DATE: 05-21-07

JOB NUMBER: 05-211

SHEET NUMBER: LG-11

WASHINGTON
LANDSCAPE ARCHITECT
CELESTE L. COX
CELESTE L. COX
CELESTE L. COX

SCALE: 1" = 40'

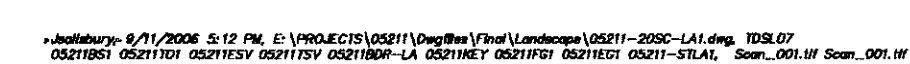
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FINAL P.U.D. LANDSCAPE PLAN

JOB NO. 05-211

SHEET 13 OF 21



MONTREAUX
PHASE I

WASHINGTON

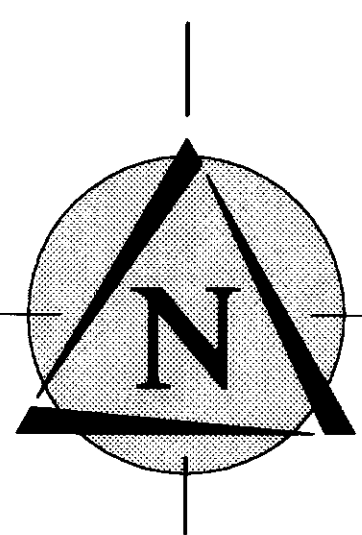
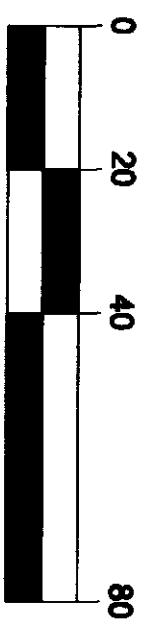
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|--------------|---------|------------------------------------|
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| 2 | 9/8/08 | REVISIONS PER CITY COMMENTS 8/1/08 |
| 3 | 9/11/08 | REVISIONS PER CITY COMMENTS 8/8/08 |
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UNLESS SIGNED AND DATED

JOB NUMBER 05-211

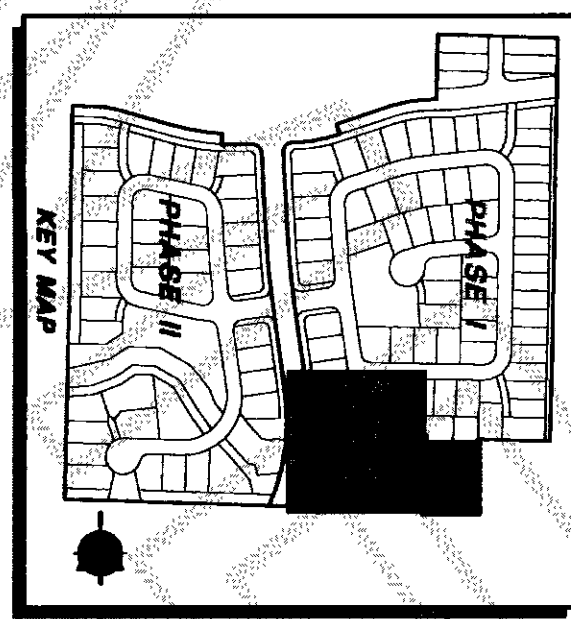
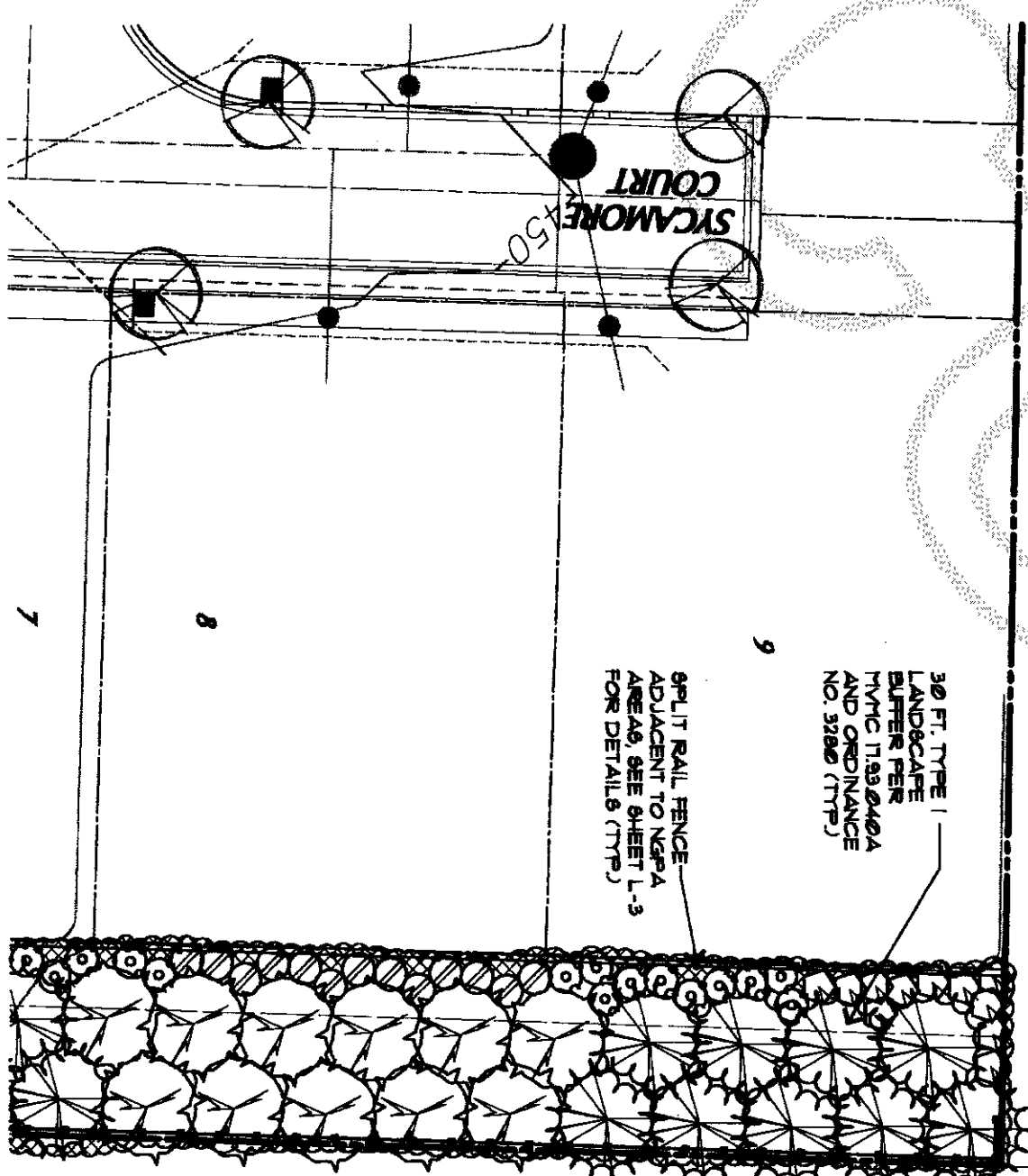
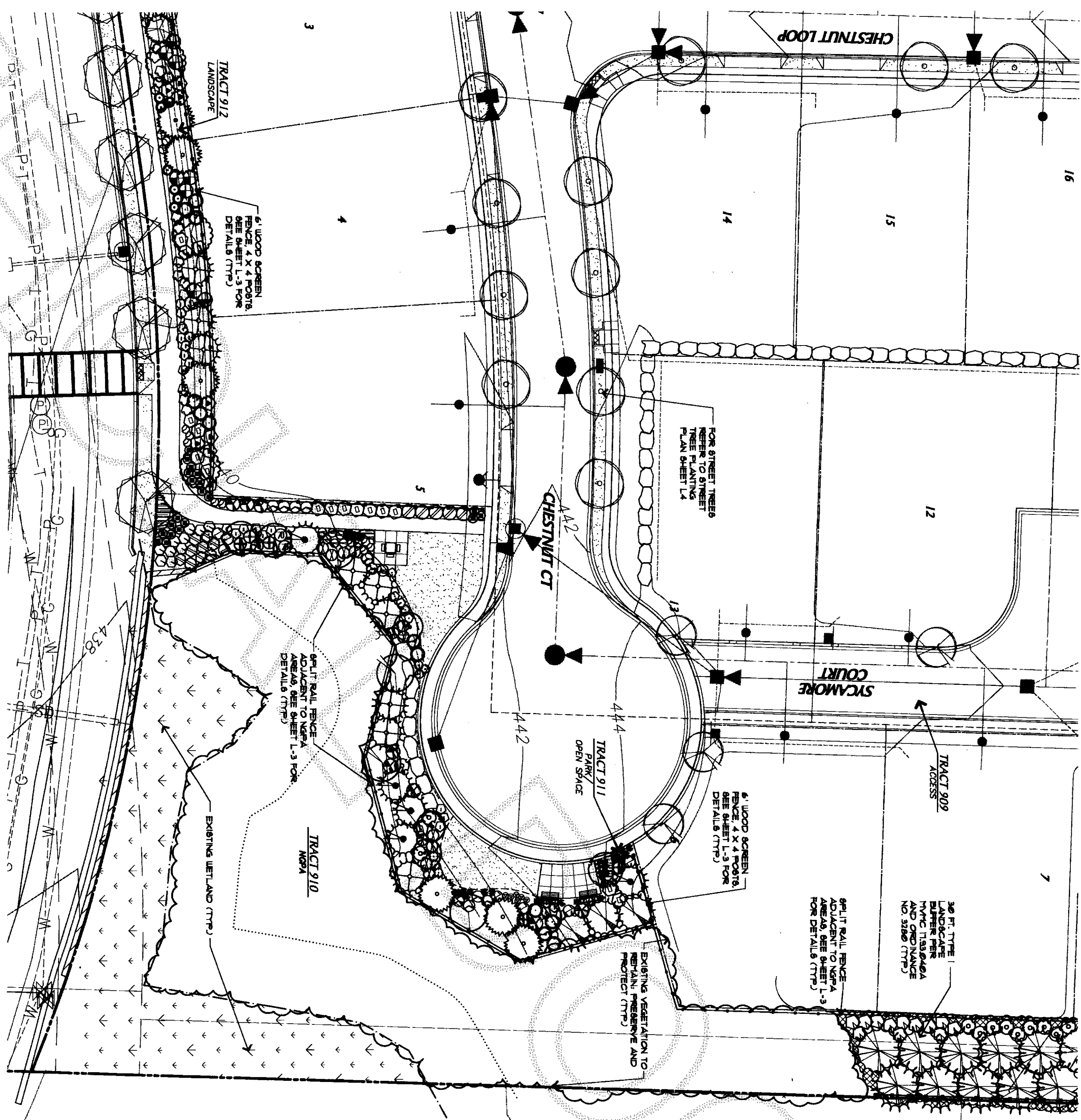
SHEET NUMBER L7 OF 11

SCALE: 1" = 40'



POR SW 1/4 SEC. 22, TWP. 34 N., RGE 4 EAST, WM

SEE RIGHT



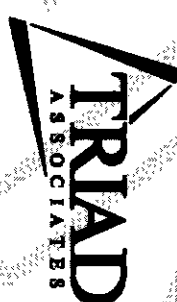
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LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-4-A-5555 NOT LESS THAN 48 HOURS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

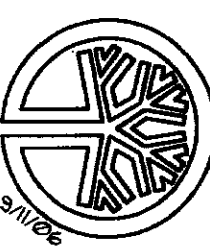
PLANTING PLAN

MONTREAUX
PHASE I

CITY OF MT. VERNON,

WASHINGTON

12112 116th Ave. NE
Kirkland, WA 98034-8923
425.821.8448
425.821.8461 fax
900.468.0756 toll free
www.3phaseoc.com

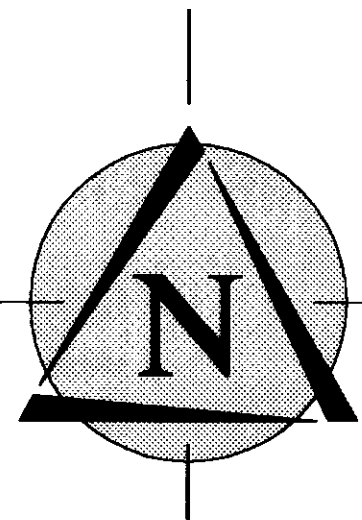
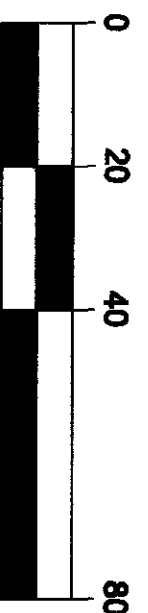


STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Jeffrey L. Cox
JEFFREY L. COX
CERTIFICATE NO. 5566

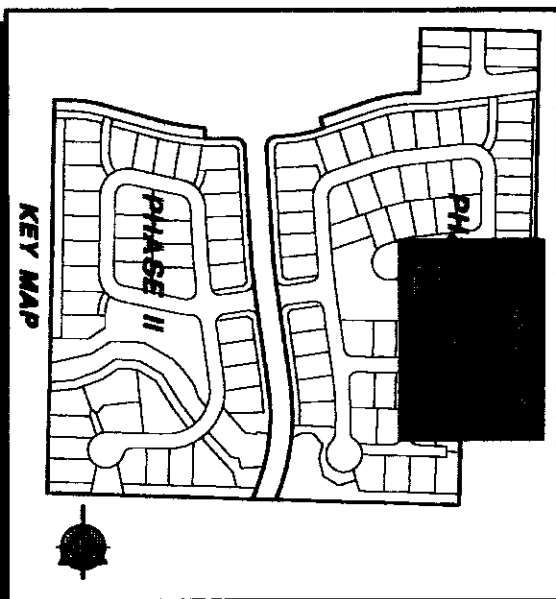
JOS NUMBER
05-211

SHEET NUMBER
L8 OF 11

SCALE: 1" = 40'



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MONTREAU
PHASE I

WASHINGTON

12132 116th Ave. NE
Redmond, WA 98074-6223
425.821.8448
425.821.3481 fax
800.468.0758 toll free
www.thelabco.com

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| JTS | J.C. |
| JTS | J.C. |

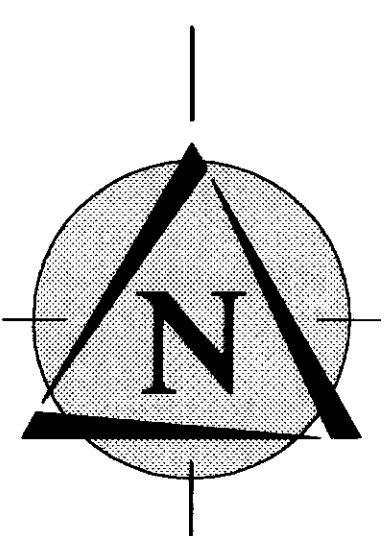
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ETHEL COW ASA
 PROJECT LANSING ARCHITECT
 FIRST SUBMITTAL DATE: 8/18/06
 SCALE: 1"=20' VER: N/A

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
James L. Cox
JAMES L. COX
CERTIFICATE NO. 556

JOB NUMBER 05-211

SELECT NUMBER L9 OF 11



POR SW 1/4 SEC. 22, TWP. 34 N., RGE 4 EAST, WM

| SYMBOL | | PLANT NAME | SIZE | COND./CONTENTS | SYMBOL | PLANT NAME | SIZE | COND./CONTENTS | SYMBOL | PLANT NAME | SIZE | COND./CONTENTS |
|------------------|---|-------------|------------------------|----------------|--|---------------------|--|----------------|--|------------|--|----------------|
| DECIDUOUS TREE | | | | | | | | | | | | |
| ● | ACER CIRCULATY/ VINE MAPLE | 8' HGT. HT | B + B, 1/2" THICK | ① | ABELIA X GRANDIFLORA/ GLOOMY ABELIA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ② | CAREX BICOLOR/ LEATHER LEAF SEDGE | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | ACER SERRAT. NEG. SERRAT/ RED SAKER MAPLE | 1 1/2" CAL. | B + B | ② | AZALEA INDO-CHINA/ INDO-CHINA AZALEA | B + B HT/ SPREAD | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | ATRIPLAX LANCEOLATA/ PACIFIC SANDERBERRY | 1 1/2" CAL. | B + B, GREEN TREE HOPE | ③ | BRECKENRIDGE JAPANESE ROSE GARDEN JAPANESE ROSE | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | CORNUS KOCA CHINENSIS/ KOKA DOGWOOD | 1 1/2" CAL. | B + B | ④ | CELANOTUS X DAKOTA STAR/ DAKOTA STAR CALIFORNIA LILAC | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | FRAXINUS DORTCHIANA KATWOOD/ KATWOOD ASH | 1 1/2" CAL. | B + B | ⑤ | CHERRY TRENTAL/ TRENTAL ORANGE | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | JAPANESE JAPANESE JAPANESE/ JAPANESE BUTCH HAZEL | 1 1/2" CAL. | B + B | ⑥ | CITRUS TELLURIC/ TELLURIC CITRUS | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | MAGNOLIA GRANDIFLORA TERTH BOGE/ TERTH BOGE MAGNOLIA | 1 1/2" CAL. | B + B | ⑦ | ELAEAGNUS X BERNARDI GALT EDGE/ BERNARDI GALT EDGE | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | EDITH BOGE MAGNOLIA | 1 1/2" CAL. | B + B | ⑧ | ESCALONIA CORPUSCULA/ CORPUSCULA ESCALONIA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | MAGNOLIA VILLOSA/ VILLOSA MAGNOLIA | 1 1/2" CAL. | B + B | ⑨ | ELONOTUS TONINENSIS TONINENSIS/ TONINENSIS TONINENSIS | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PRUNUS SPERDENSIS CHERRY/ SPERDENSIS CHERRY | 1 1/2" CAL. | B + B | * | HYDRANGEA MACROPHYLLA JAPANESE/ JAPANESE HYDRANGEA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PRUNUS CALIFORNICA CALIFORNICA/ CALIFORNICA SELECT | 1 1/2" CAL. | B + B | ⑩ | HYDRANGEA MACROPHYLLA JAPANESE/ JAPANESE HYDRANGEA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | STYRAX JAPONICA/ JAPANESE NOVELL | 1 1/2" CAL. | B + B | ⑪ | HYDRANGEA MACROPHYLLA JAPANESE/ JAPANESE HYDRANGEA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| CONIFEROUS TREES | | | | | | | | | | | | |
| ● | CALOCEDRUS DECURRENS/ INCENSE CEDAR | 6' HT. | B + B, SPECIEN QUALITY | ① | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | CEDRUS DEODARA/ DEODARA CEDAR | 6' HT. | B + B, SPECIEN QUALITY | ② | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | CIPRESSUS OCCIDENTALIS LIFT AND/ LIFT AND CIPRESS | 6' HT. | B + B, SPECIEN QUALITY | ③ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA/ JAPANESE NOVELL | 6' HT. | B + B, SPECIEN QUALITY | ④ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑤ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑥ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑦ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑧ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑨ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑩ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑪ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑫ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑬ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑭ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑮ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑯ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑰ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑱ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑲ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑳ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉑ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉒ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉓ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉔ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉕ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉖ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉗ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉘ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉙ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉚ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉛ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉜ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉝ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉞ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㉟ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊱ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊲ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊳ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊴ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊵ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊶ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊷ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊸ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊹ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊺ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊻ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊼ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊽ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊾ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ㊿ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ① | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ② | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ③ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
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| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | B + B, SPECIEN QUALITY | ⑦ | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 3 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | ● | HELIOTROPICUS REFERTENSIS/ BLUE CAT GRASS | 1 GAL. | CONT. SPECIEN QUALITY, FILL AND BULKY | |
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| ● | PIRREA JAPONICA VALLEY ROSE/ VALLEY ROSE PIRREA | 6' HT. | | | | | | | | | | |

1. IRRIGATE ALL COTTON AREA LANDSCAPING WITH EXPOSURE OF FERTILIZER BUFFER INTRACTS 900, 903 AND 910.
2. NO IRRIGATION AT PLANTER STOPS ADVANCE TO ROLL ALONG CASCADE LOOP BRITANNY ST. AND SUNDAY CORNER.
3. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE CITY'S REPRESENTATIVE UPON COMPLETION OF ALL LANDSCAPE CONSTRUCTION AND PLANTING. LANDSCAPE CONTRACTOR SHALL BE COMPLETED WITH ALL WORK PRIOR TO CITY OFFICIALS ARRIVAL ON SITE TO INSPECT WORK.

| REVIEWED BY: | | DATE: | | |
|--------------|----------|------------------------------------|-----|-----|
| NO. | DATE | REVISION | BY | CHK |
| | 8/31/06 | REVISIONS PER CLIENT COMMENTS | JTS | JLC |
| | 8/8/06 | REVISIONS PER CITY COMMENTS 8/1/06 | JTS | JLC |
| | 8/11/06 | REVISIONS PER CITY COMMENTS 8/8/06 | JTS | JLC |
| | 10/11/06 | REVISED PER CITY COMMENTS | JTS | JLC |

PLANT LIST

MONTREAU
PHASE I


CITY OF MT. VERNON.

WASHINGTON

425.821.8448
425.821.3481 fax
800.486.0766 toll free
www.blackandoc.com

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

1/11/06



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

1/11/06

STAMP NOT VALID
UNLESS SIGNED AND DATED

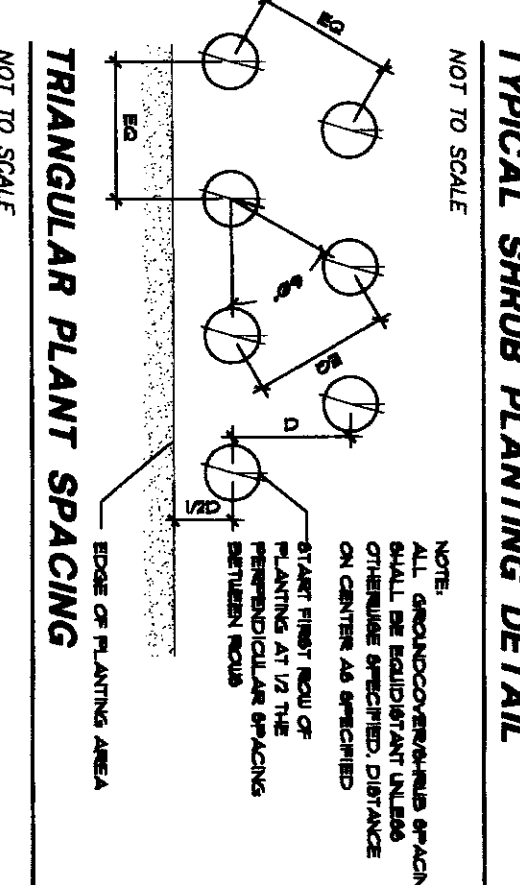
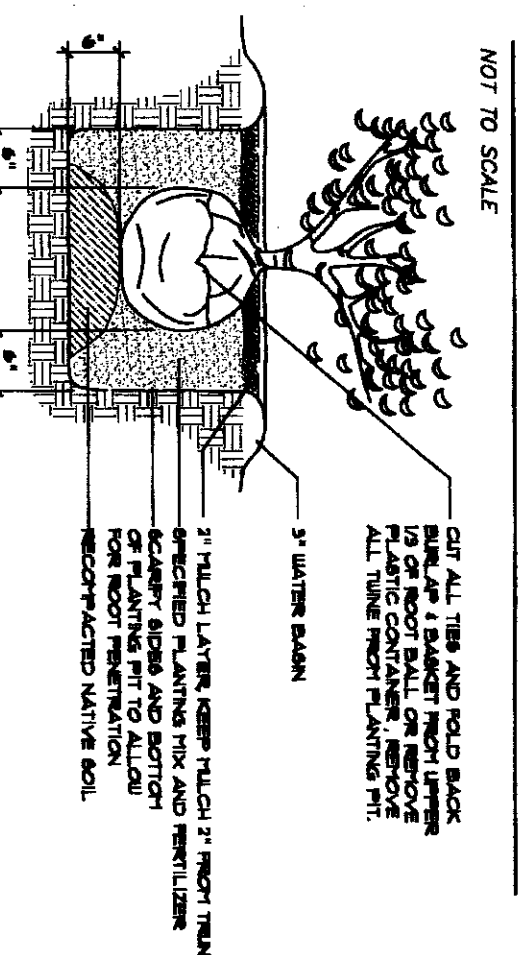
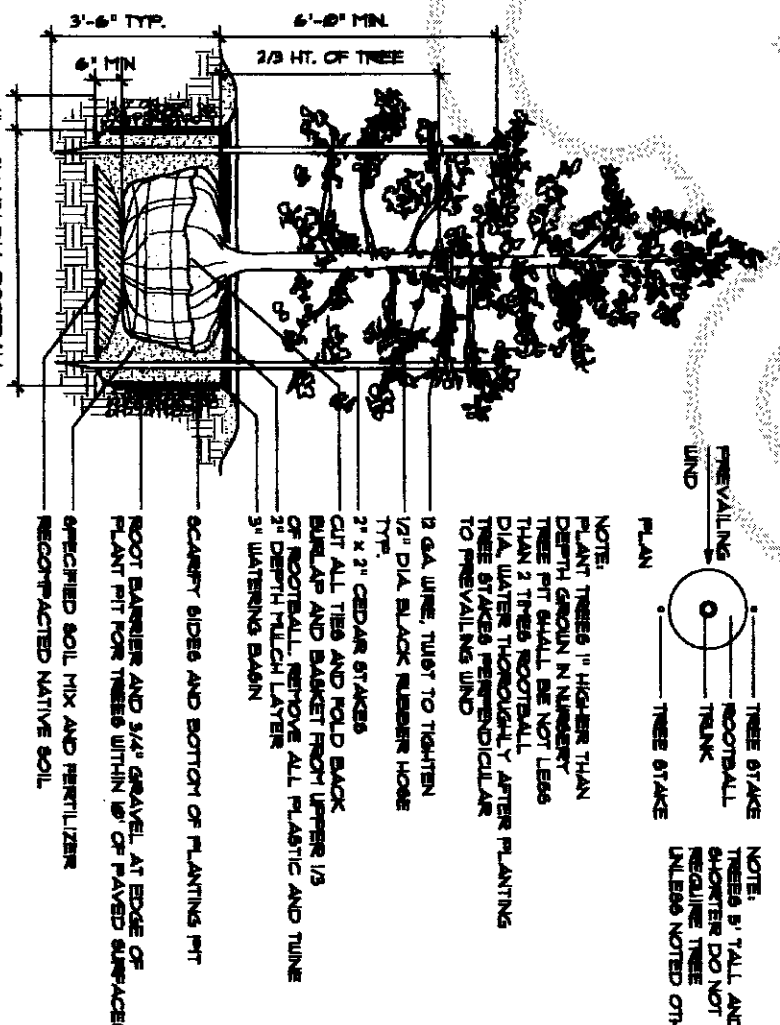
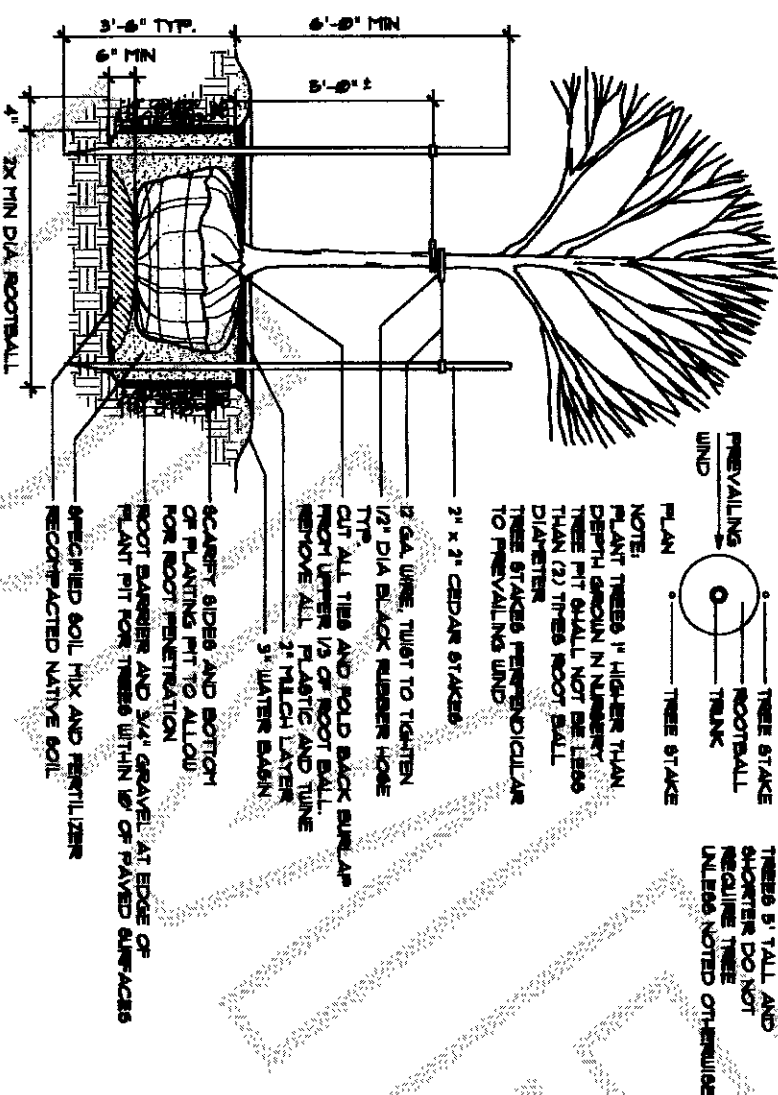
08 NOVEMBER 05-211

SHEET NUMBER L10 OF 11

POR SW 1/4 SEC. 22, TWP. 34 N., RGE 4 EAST, WM

GENERAL NOTES

- [illegible]



PLANTING NOTES AND DETAILS

MONTREAU
PHASE I

CITY OF MT. VERNON

WASHINGTON

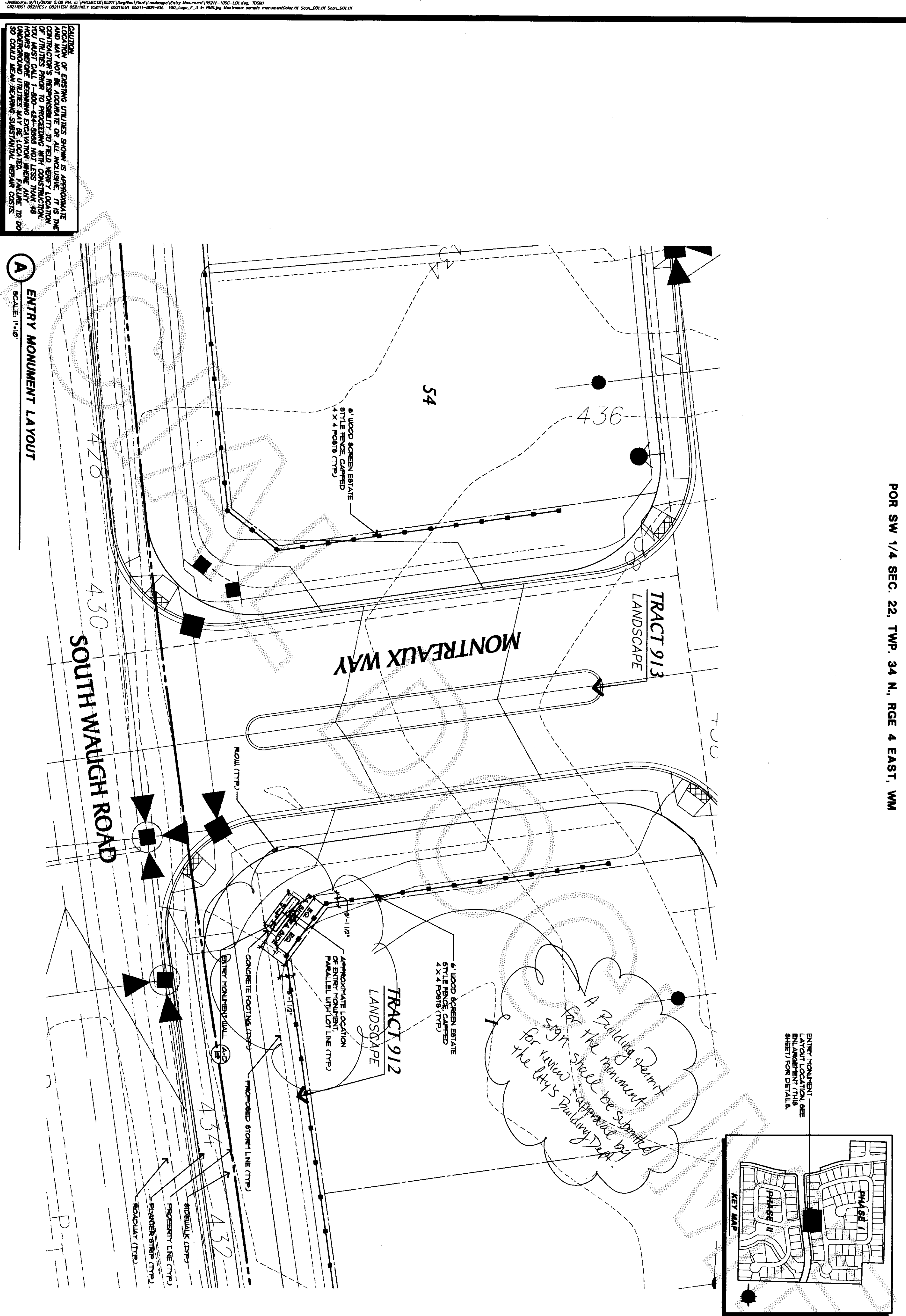
STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Jeffrey L. Cox
9/10/06

JOB NUMBER 05-211
SELECT NUMBER L11^{OF}11

19 of

21 12

POR SW 1/4 SEC. 22, TWP. 34 N., RGE 4 EAST, WM



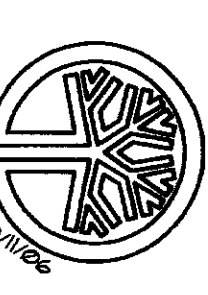
ENTRY MONUMENT LAYOUT PLAN

MONTREAUX
PHASE I

CITY OF MT. VERNON,

WASHINGTON

12112 118th Ave. NE
Kirkland, WA 98033-8223
425.821.8445
425.821.3491 fax
800.458.0738 toll free
www.friedmannco.com



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Jeffrey L. Cox
JEFFREY L. COX
CERTIFICATE NO. 556

[illegible]

SCALE: 1" = 20'

FINAL P.U.D. LANDSCAPE PLAN

CITY OF MOUNT VERNON FILE NO. LU05-085

JOB NO. 05-211

SHEET 19 OF 21

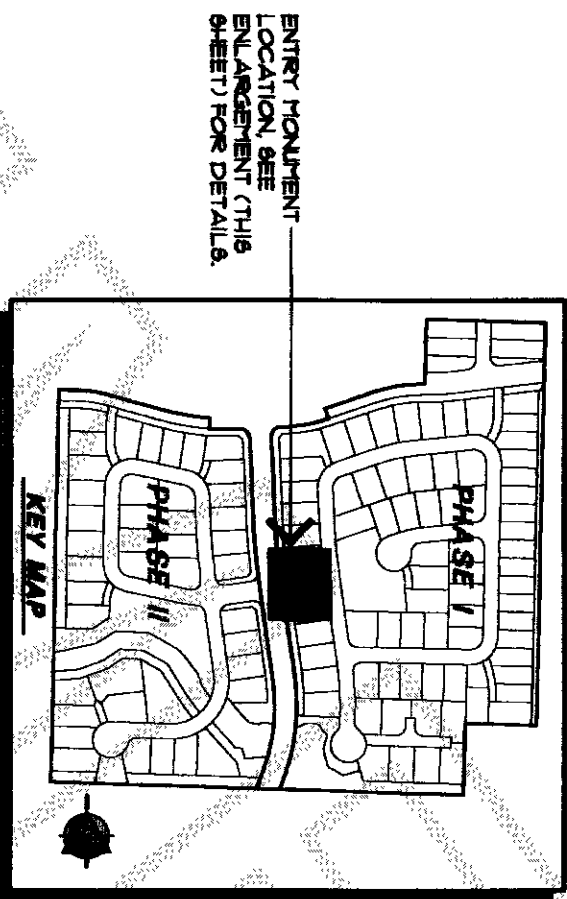
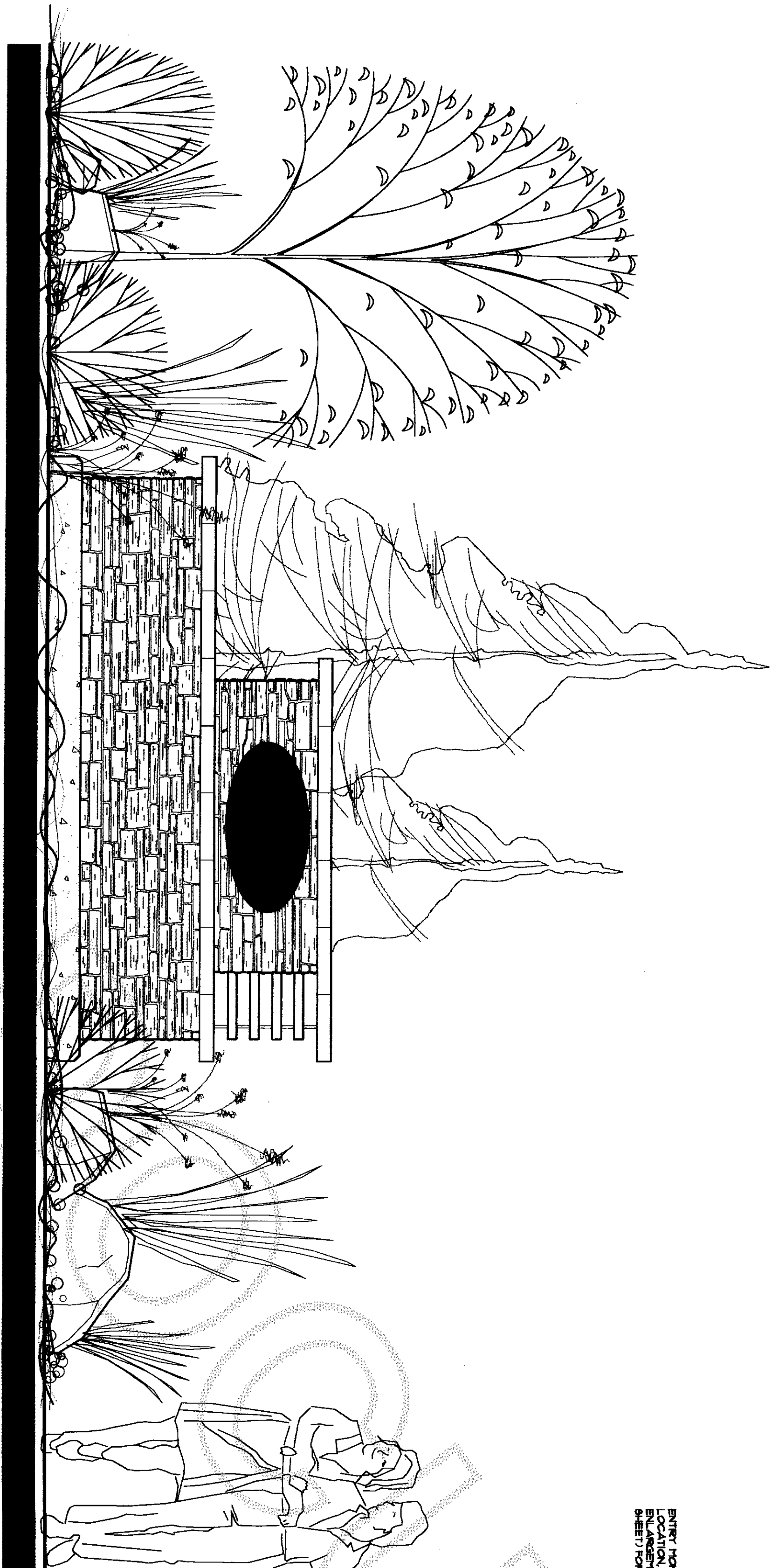


200707230124

Skagit County Auditor

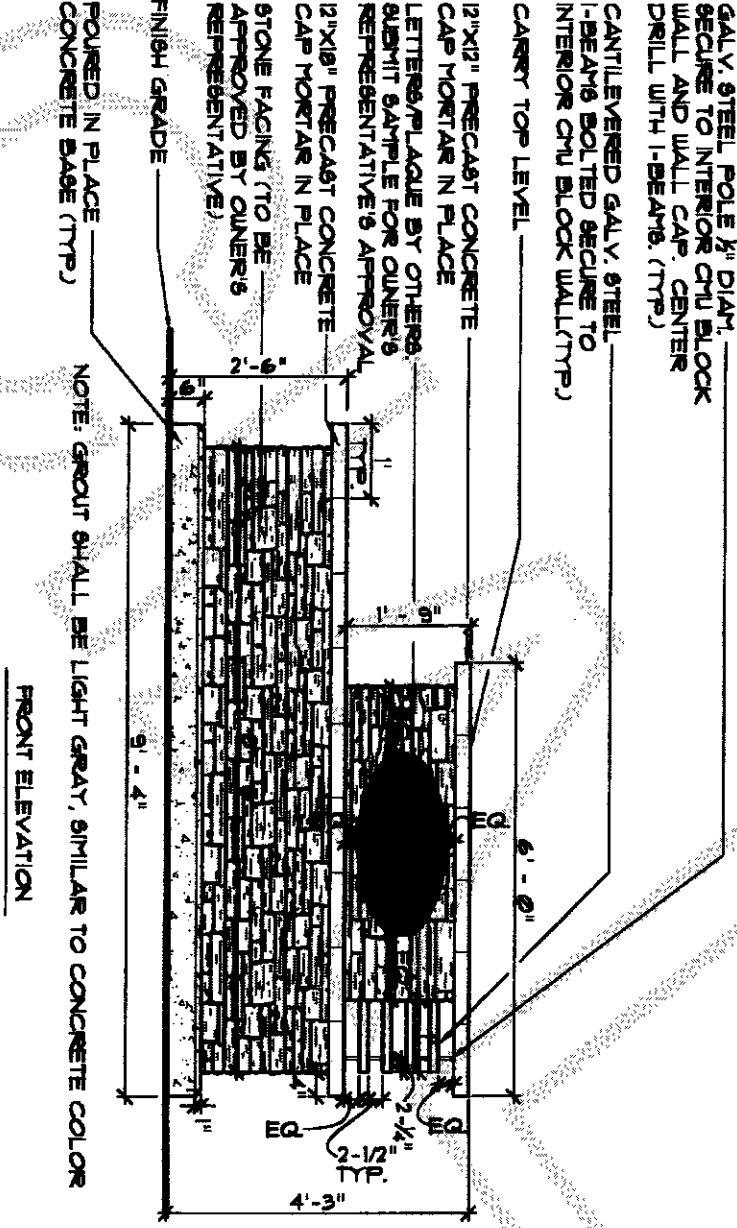
7/23/2007 Page 20 of 21 12:37PM

POR SW 1/4 SEC. 22, TWP. 34 N., RGE 4 EAST, WM

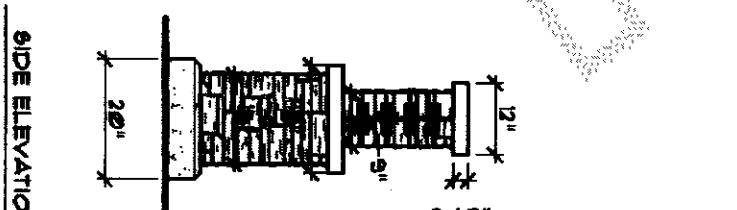


A PROPOSED ENTRY MONUMENT SIGN ELEVATION
SCALE: 1/4"=1'-0"

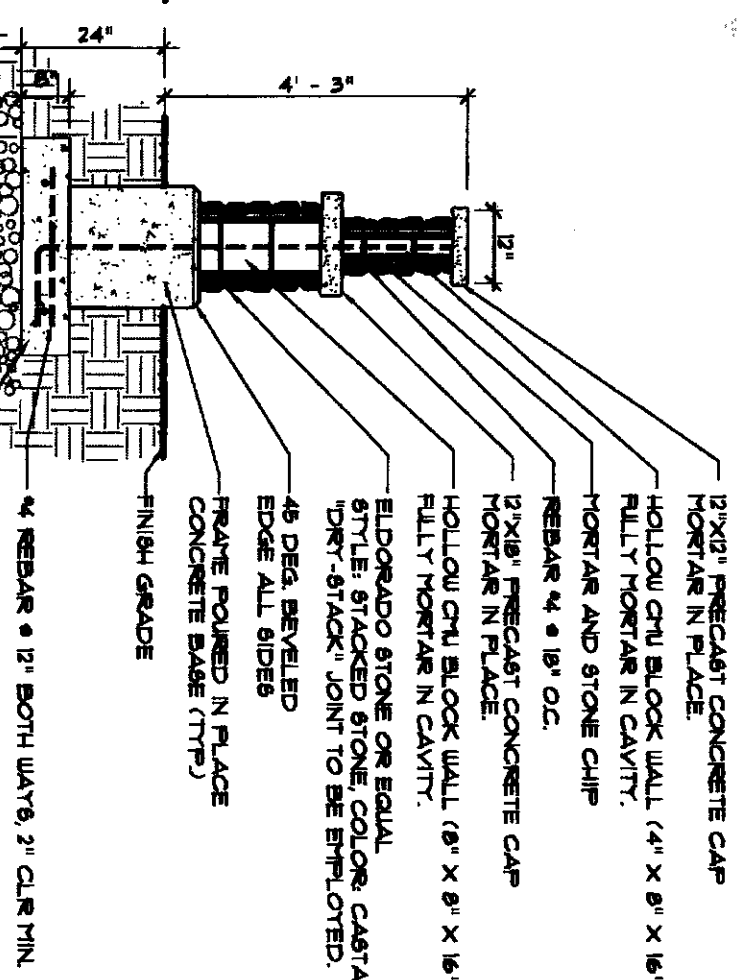
NOTES:
WALL SHALL BE POSITIONED PARALLEL TO NORTHEAST CORNER OF LOT 1.
CONNECTION TO VERTICAL UTILITY LOCATION PRIOR TO SIGN SHALL BE COMPLETED WITH OWNER'S REPRESENTATIVE PRIOR TO SIGN CONSTRUCTION.
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. UNKNOWN UTILITIES MAY BE LOCATED. FAILURE TO DO SO SHALL BE AT CONTRACTOR'S SOLE RISK AND RESPONSIBILITY.



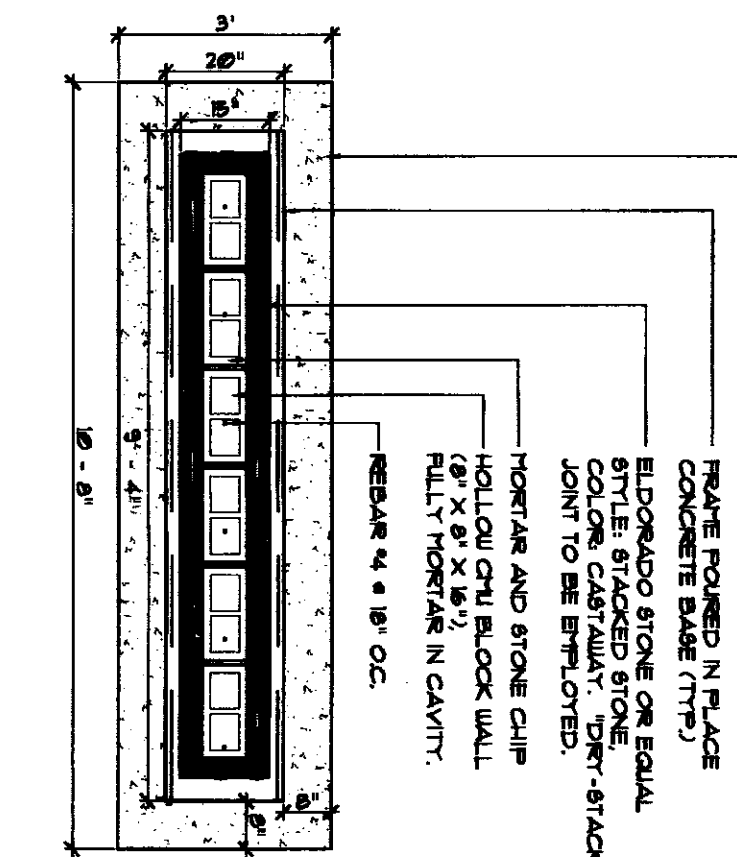
B ENTRY WALL ELEVATIONS
SCALE: 1/4"=1'-0"



C ENTRY WALL SECTION - VERTICAL
SCALE: 1/4"=1'-0"



D ENTRY WALL SECTION - HORIZONTAL
SCALE: 1/4"=1'-0"



ENTRY MONUMENT NOTES AND DETAILS

MONTREUX
PHASE I

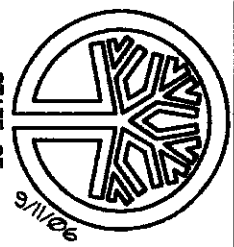
CITY OF MT. VERNON,

WASHINGTON



2011-12-15 10:00 AM, MT
4525212440
05-211
05-211
05-211
05-211

| DATE | REVISION |
|----------|-------------------------------------|
| 05/21/07 | REVISION PER CLIENT COMMENTS |
| 05/21/07 | REVISION PER CITY COMMENTS 05/21/07 |
| 05/21/07 | REVISION PER CITY COMMENTS 05/21/07 |



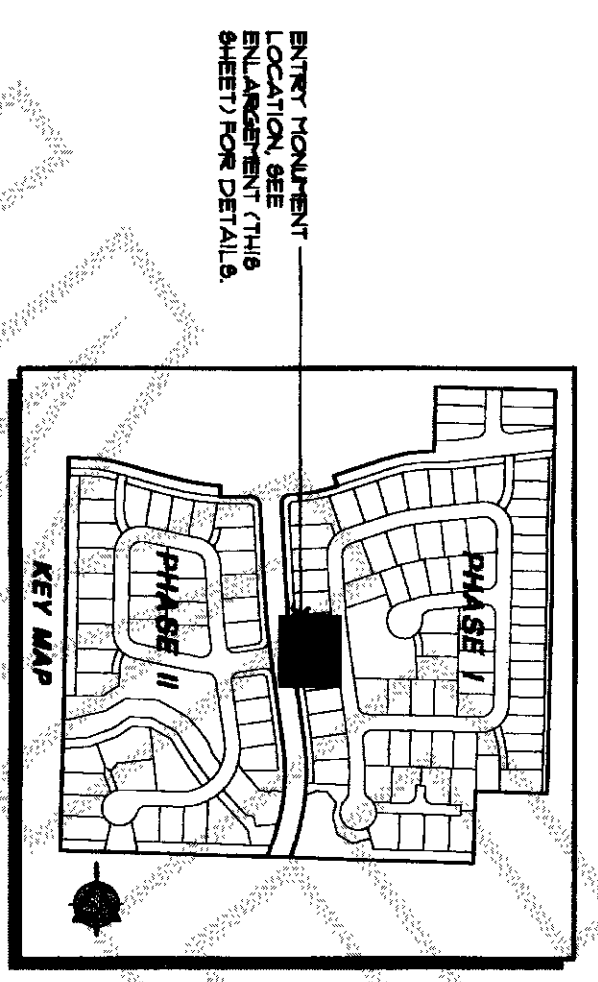
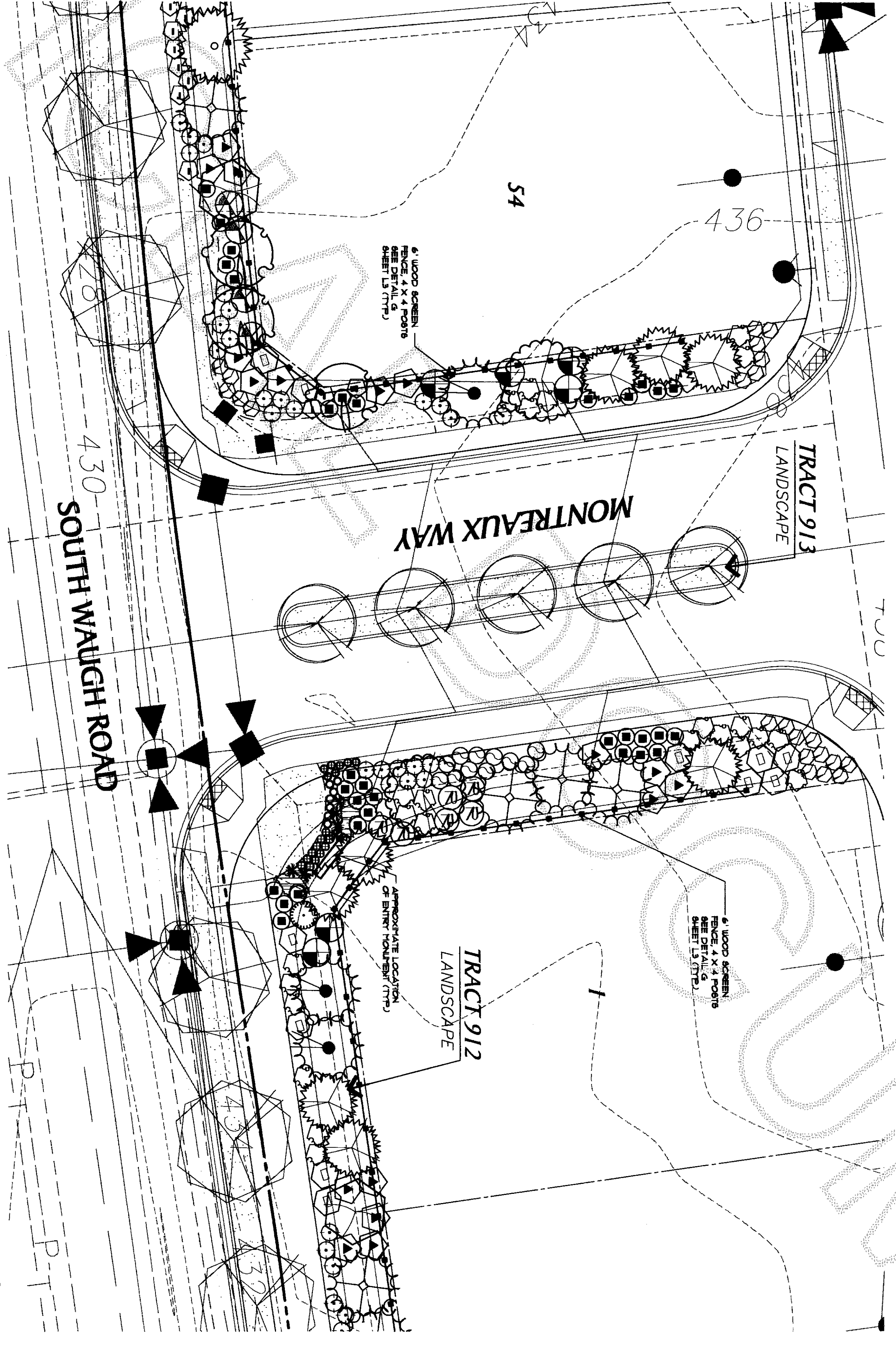
LANDSCAPE ARCHITECT
05-211
05-211
05-211
05-211

DATE: 05-21-07
JOB NO.: 05-211
SHEET: M2 OF 3



POR SW 1/4 SEC. 22, TWP. 34 N., RGE 4 EAST, WM

LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.



PLANTING PLAN

MONTREAUX
PHASE I

CITY OF MT. VERNON, WASHINGTON

TRAD ASSOCIATES

5215 19th Ave. NE
Seattle, WA 98105-4022
206.465.1144
206.465.1145
www.tradassociates.com

DATE:

| DATE | REVISION |
|----------|----------------------------------|
| 05/21/07 | REVISION FOR CITY COMMENTS 05/08 |
| 05/21/07 | REVISION FOR CITY COMMENTS 05/08 |
| 05/21/07 | REVISION FOR CITY COMMENTS 05/08 |

DESIGNED BY:

LANDSCAPE ARCHITECT

05-211

M3 of 3

SCALE:

1" = 20'

SCALE:

1" = 20'

SCALE:

1" = 20'