

PLAT OF BIG FIR NORTH P.U.D. - PHASE 2
SW 1/4 OF NW 1/4 OF SEC. 28, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

200707250053
Skagit County Auditor

7/25/2007 Page 1 of 7 7:11:50AM

County Auditor
Deputy

UTILITY EASEMENT PROVISIONS

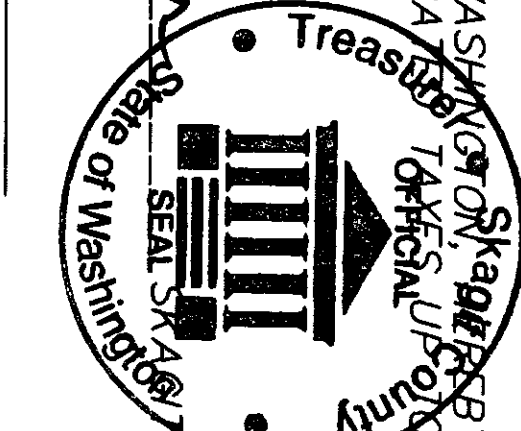
A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERNON NORTHWEST, AND COMCAST CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE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

COUNTY TREASURER'S CERTIFICATE

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

I, Michelle Gentry, TREASURER OF SKAGIT COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES FOR THE YEAR OF 2007.

THIS 25th DAY OF July, 2007.
COUNTY TREASURER
DEPUTY
Seal of Skagit County



CITY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 26th DAY OF July, 2007.

Christine Stadel
CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 12 DAY OF July, 2007.

CITY ENGINEER
DEVELOPMENT SERVICES DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 23rd DAY OF July, 2007.

MAYOR
Paul J. Bly

ATTEST: FINANCE DIRECTOR
Christine Stadel

SURVEYOR'S CERTIFICATE

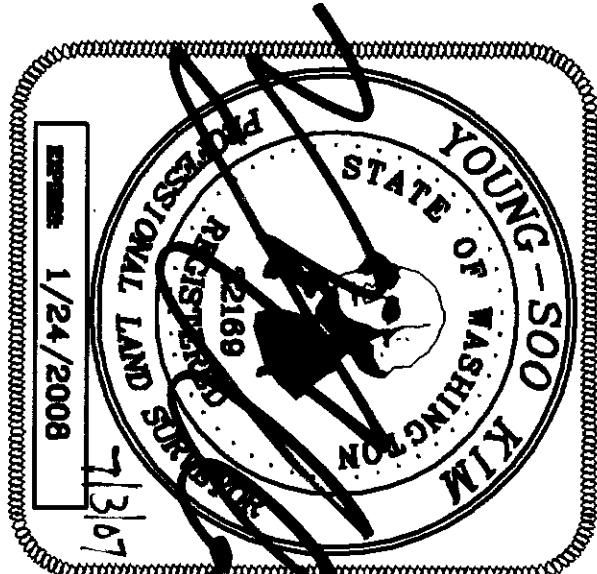
I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "PLAT OF BIG FIR NORTH P.U.D. - PHASE 2" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 34N, RANGE 4E, WM., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

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

NOTES

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

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FREE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS BIG FIR NORTH P.U.D. PHASE 2, AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5th DAY OF July, 2007.

James M. Vander Kew
BIG FIR NORTH, INC., A WASHINGTON CORPORATION (OWNER)

James M. Vander Kew SVP
PEOPLES BANK (MORTGAGE HOLDER)

Paul D. Maddox
BIG FIR AT MADDOX CREEK, LLC, (BENEFICIARY)

PEDESTRIAN ACCESS TRACT 994

TRACT 994 IS A TRACT TO BE USED FOR PEDESTRIAN INGRESS AND EGRESS TO THE NATIVE GROWTH PROTECTION AREA (NGPA) TRACT 996, AS PER PHASE 1 PLAT OF BIG FIR NORTH P.U.D., A.P. NO. 200703230073, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON. SAID TRACT 994 IS FOR VISUAL OBSERVATION OF THE NGPA AND IS TO BE USED AS AN AMENITY FOR ENJOYMENT OF THE HOMEOWNERS, THEIR GUESTS, HEIRS, AND ASSIGNS, AS DEFINED IN THE CONDITIONS, COVENANTS, AND RESTRICTIONS, GOVERNING THE HOMEOWNER'S ASSOCIATION OF THIS PLAT. THIS TRACT SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE OF THE ACCESS WALKWAY AND LANDSCAPING WITHIN THIS TRACT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, AS WELL AS THE COSTS ASSOCIATED THEREWITH. THE CITY OF MOUNT VERNON MAY ENTER SAID TRACT FOR INSPECTION AND SECURITY PURPOSES AT ITS OWN DISCRETION.

ROOF & FOOTING DRAIN NOTE

ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE ON-SITE PROVIDED STORM DRAIN PIPE STUB, EXCEPT FOR LOTS 7 THROUGH 9, INCLUSIVE, WHICH SHALL HAVE SAID DRAINS OUTLET TO TRACT 995 OF THE PLAT OF BIG FIR NORTH P.U.D. PHASE 1, FOR THE PURPOSE OF HYDRATING THE WETLAND AREA WITHIN SAID TRACT.

TYPICAL BUILDING SETBACKS

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

SURVEY EQUIPMENT & PROCEDURE

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

DEVELOPER

LANDED GENTRY DEVELOPMENT, INC.
504 E. FAIRHAVEN AVE.
BURLINGTON, WA 98233
(360) 755-9021

IMPACT FEE NOTICE

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

BASIS OF BEARING

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

FIRST AMENDMENT TO DECLARATION OF COVENANTS FOR BIG FIR: AP 200707250054

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



PLAT OF BIG FIR NORTH P.U.D. - PHASE 2
SW 1/4 OF NW 1/4 OF SEC. 28, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

LU04-092

JOB NO. 02104
DRAWING NO. S02104-PUD
DRAWN BY: sgb
CHECKED BY: ysk
SHEET 1 OF 3

AUDITOR'S CERTIFICATE

PLAT OF BIG FIR NORTH P.U.D. - PHASE 2
SW 1/4 OF NW 1/4 OF SEC. 28,
TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON
SKAGIT COUNTY WASHINGTON

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200707250055
Skagit County Auditor
7/25/2007 Page 2 of 7 11:50AM

DEPUTY

EAST SECTION STREET

FOUND MONUMENT IN CASE.
ACCEPTED AS THE NW
CORNER OF SEC. 28, T 34N,
R 4E, W.M., NOVEMBER, 2009

THE NORTH LINE OF THE NORTHWEST
QUARTER OF SECTION 28, TOWNSHIP
34 NORTH, RANGE 4 EAST, W.M.,
ESTABLISHED BETWEEN FOUND
MONUMENT.

FOUND MONUMENT IN CASE.
ACCEPTED AS THE NORTH
QUARTER CORNER OF SECTION
28, T 34N, R 4E, W.M.
NOVEMBER, 2005

NW 1/4
NW 1/4

NE 1/4
NW 1/4

0°44'42"E
VENTURE

FOWLER STREET

MOUNT VERNON
SCHOOL DISTRICT

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

TRACT "A", PHASE 1, PLAT
OF BIG FIR NORTH P.U.D.,
A.F. NO. 200703230073,
RECORDS OF SKAGIT COUNTY,
STATE OF WASHINGTON.

SE 1/4
NW 1/4

[illegible]

FOUND MONUMENT IN CASE WITH
BRASS DISK, ACCEPTED AS THE
WEST QUARER CORNER, SECTION
28, T 34N, R 4E, W.M., AS PER
PLAT OF BIG FIR NORTH P.U.D.,
A/E# 20020323230073

OFFICE OF THE
SOUTH PLANT
RIB

THE SOUTH LINE OF THE NORTHWEST
QUARTER OF SECTION 28, TOWNSHIP
34 NORTH, RANGE 4 EAST, W.M.,
ESTABLISHED BETWEEN FOUND
MONUMENT.


FOUND MONUMENT IN CASE.
ACCEPTED AS THE CENTER OF

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SUMMIT ENGINEERS & SURVEYORS, INC.

PLAT OF BIG FIR NORTH P.U.D. - PHASE 2

PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITTES.COM



SUMMIT

CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

LU04-092

JOB NO.	02104
DRAWING NO.	S02104-PUR
DRAWN BY:	sqb
CHECKED BY:	ysk

SHEET 2 OF 3

PLAT OF BIG FIR NORTH P.U.D. - PHASE 2

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

COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
DEPUTY

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH TANGENT
C4	8°17'31"	260.00	67.53
C42	3°34'41"	285.00	67.54
C43	16°28'03"	285.00	81.91
C44	2°53'21"	285.00	14.37
C45	16°28'03"	260.00	74.73
C46	16°28'03"	235.00	67.54
C47	88°32'42"	25.00	38.64
C48	88°32'42"	50.00	77.27
C49	88°32'42"	75.00	115.91
C50	26°03'56"	75.00	34.12
C51	11°36'09"	75.00	15.19
C52	29°58'55"	75.00	39.25
C53	20°53'42"	75.00	27.35
C54	88°32'42"	17.00	26.27
C55	91°24'04"	17.00	27.12

BALSAM LANE ADDRESS & AREA TABLE	
LOT ADDRESS	AREA (S.F.)
9	2225
10	2229
11	2233
12	2237
13	2241
14	2245

GRAND AVENUE ADDRESS & AREA TABLE	
LOT ADDRESS	AREA (S.F.)
7	1774
8	1778
15	1779
16	1775
17	1771
18	1767
19	1765
20	1763
21	1759

TRACT AREA TABLE	
TRACT	AREA (S.F.)
"A"	122,265
994	1,399



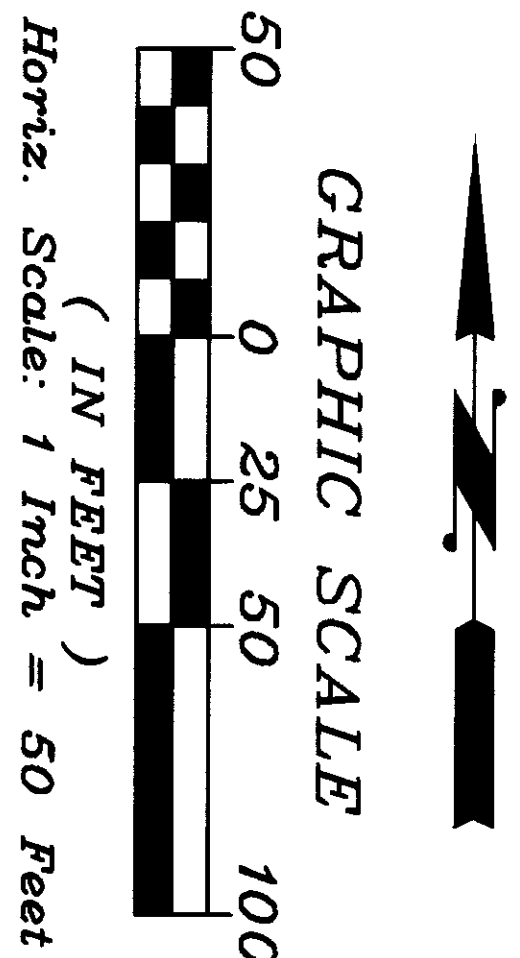
FOUND MONUMENT IN CASE AT
SOUTHWEST CORNER OF THE PLAT
OF BIG FIR NORTH P.U.D., PHASE 1,
WEST QUARTER
CORNER, SECTION 28

FOUND MONUMENT IN CASE AT
THE NORTHWEST CORNER OF THE
ESTABLISHED BY SUBDIVISION PER
PLAT OF BIG FIR NORTH P.U.D.,
PHASE 1.

FOUND MONUMENT IN CASE AT
THE NORTHWEST CORNER OF THE
ESTABLISHED BY SUBDIVISION
MONUMENTS.

FOUND MONUMENT IN CASE AT
THE NORTHWEST CORNER OF THE
ESTABLISHED BY SUBDIVISION PER
PLAT OF BIG FIR NORTH P.U.D.,
PHASE 1.

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



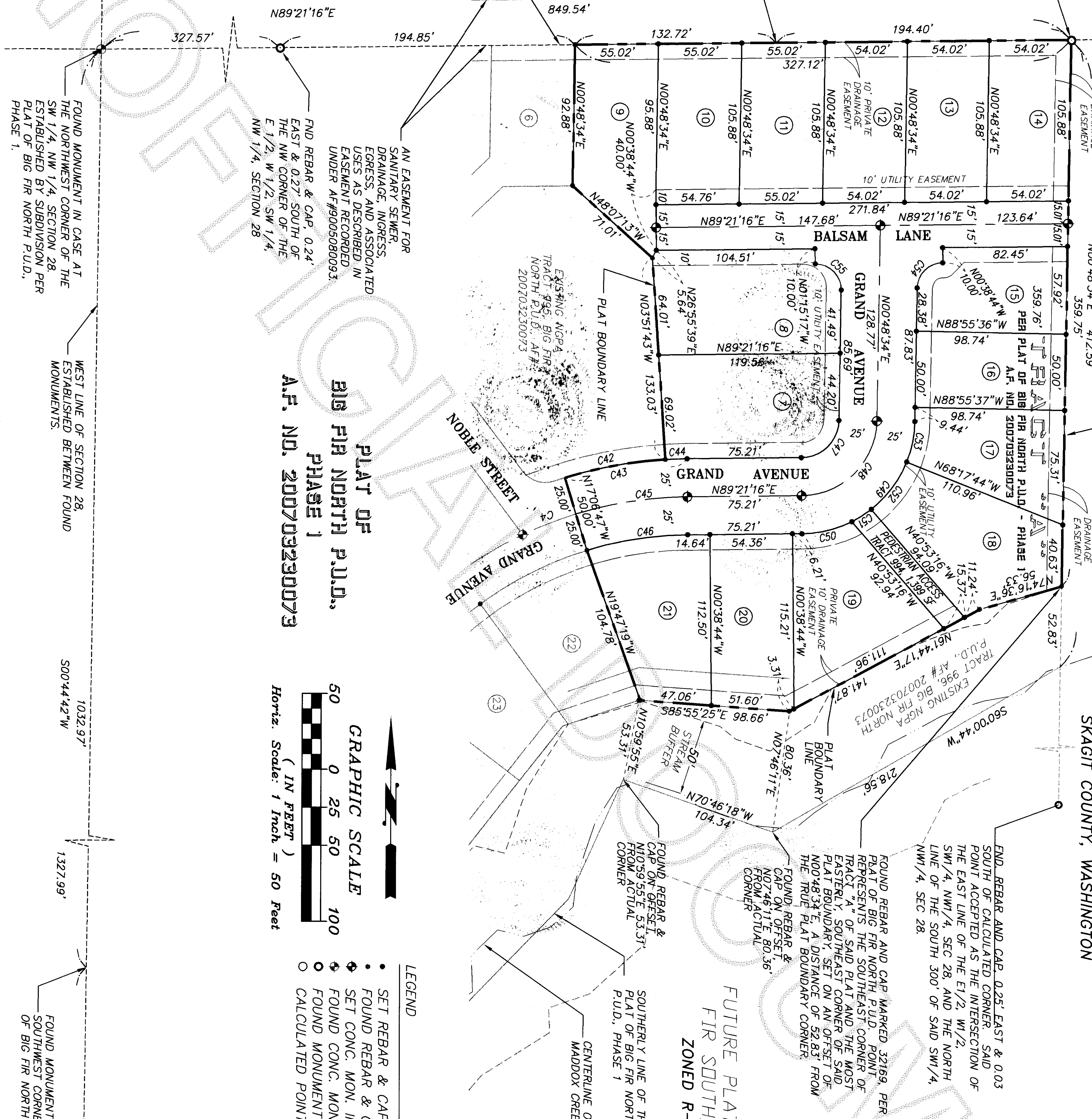
PLAT OF
BIG FIR NORTH P.U.D.,
PHASE 1
A.F. NO. 200703230073

MOUNT VERNON SCHOOL DISTRICT ZONED P-P

NORTH LINE OF THE SW 1/4,
NW 1/4, SECTION 28,
ESTABLISHED BY SUBDIVISION

NW CORNER OF THE E 1/2,
SW 1/4, NW 1/4, SECTION 28
ESTABLISHED BY SUBDIVISION

FND REBAR & CAP, 0.30' EAST &
0.35' SOUTH OF THE CALCULATED
CORNER OF THE NE CORNER OF
PROPERTY DESCRIBED IN QUIT CLAIM
DEED, AF#200601260115,
ESTABLISHED BY RECORD DISTANCE.



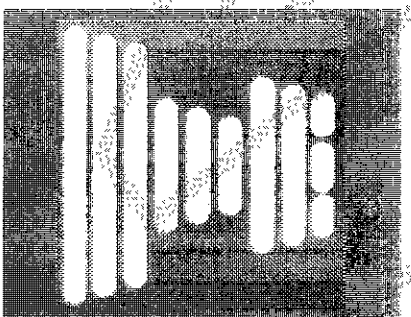
SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4899 FAX: (360) 416-4949
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SW 1/4 OF NW 1/4 OF SEC. 28, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

LU04-092

JOB NO. 02104
DRAWING NO. S02104-PUD
DRAWN BY: sgb
CHECKED BY: ysk
SHEET 3 OF 3



LANDED GENTRY

HOMES AND COMMUNITIES

GARAGE FACADE STANDARDS:

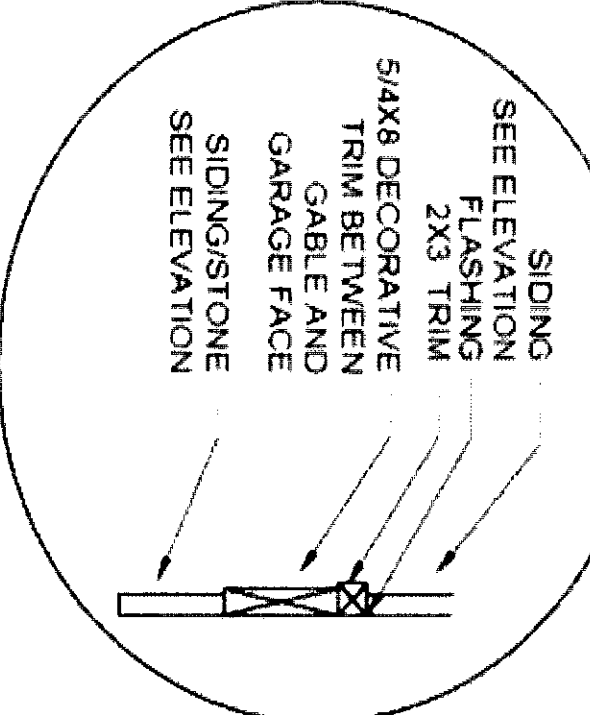
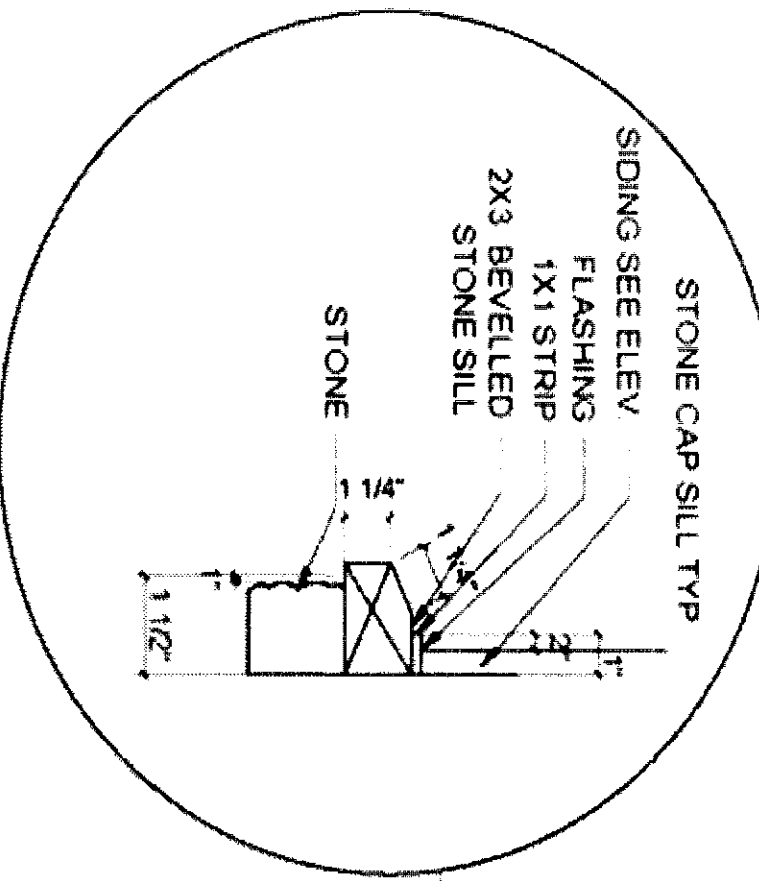
MANDATORY ELEMENTS-

1. WINDOWS SHALL BE INSTALLED ON GARAGE DOOR
2. LIGHTING SHALL BE PROVIDED ON THE FACE
3. GARAGE DOOR FACE SHALL BE DECORATIVE
4. VARYING, BUT COMPLEMENTARY COLORS

MIN (4) OPTIONAL ELEMENTS-

2. CULTURED STONE ON THE FACE OF THE GARAGE W/ STONE CAP SILL
3. 3 TYPES OF SIDING MATERIALS ON GARAGE
4. DECORATIVE TRIM AROUND GARAGE DOOR BETWEEN GABLE AND REST OF THE GARAGE FACADE
10. DECORATIVE CORBEL ON GARAGE FACADE

LARRABEE FRONT ELEVATION



- RIDGE**
12x2 1/8" COMPOSITION SHINGLES
2X6 CEDAR WINDOW HEADER TRIM
BOTTOM OF HEADER SET @ 7'-4" A.F.F.
5/4X8 CEDAR RAKE
5/4X3 CEDAR RAKE
SHUTTERS
CEILING (CENTER AREA)
118'-2 1/4"
NOTE: DIMENSION FROM UPPER FLOOR MAY VARY DEPENDING ON THE TRUSSES
TOP OF PLATE (STAIRS)
113'-10 3/8"

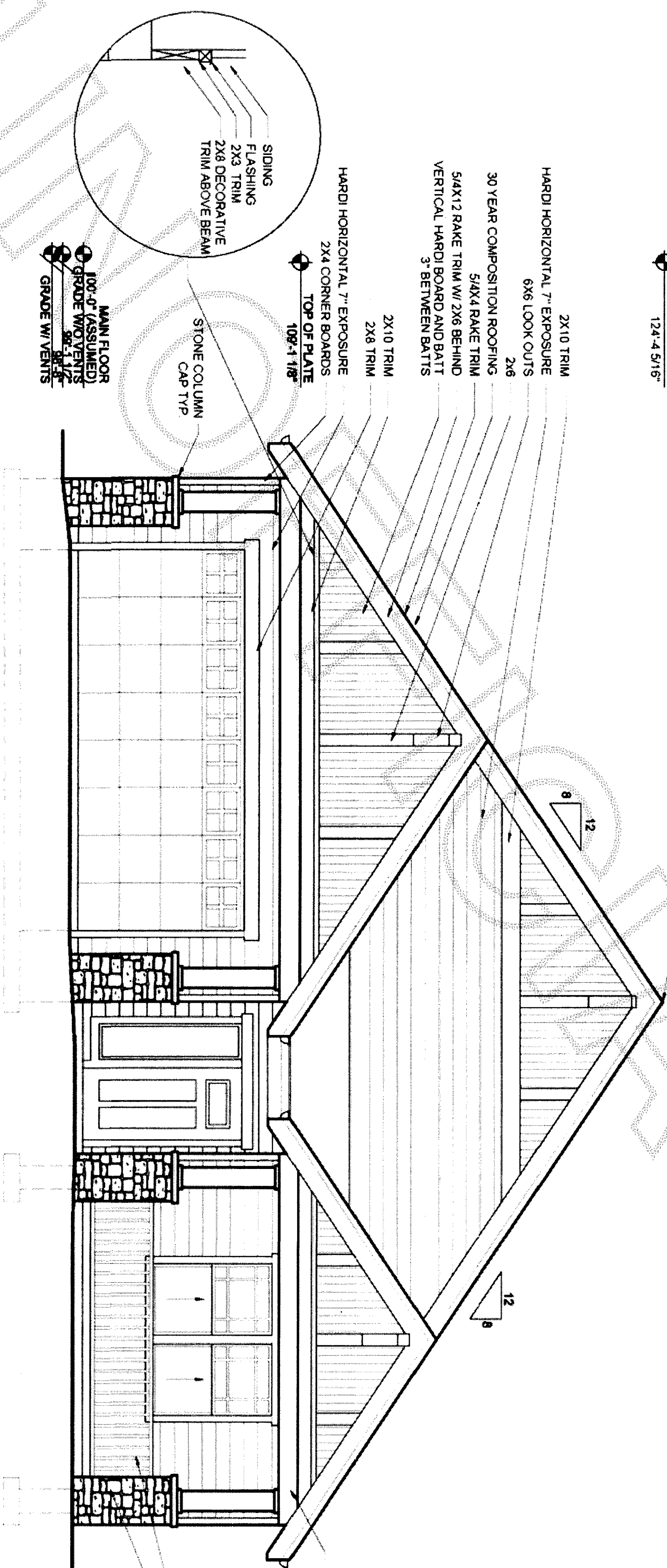
- UPPER FLOOR
110'-1 1/8"
TOP OF PLATE
109'-1 1/8"

- BOARD AND BATTENS SIDING
CULTURED VENEER STONE

- MAIN FLOOR
100'-0" (ASSUMED)
AVERAGE GRADE
TWO VENTS 99'-1 1/2"
W/ VENTS 98'-5"

RIDGE
12'-4 5/16"

RIDGE VENT



CAP SANTE FRONT ELEVATION

- MAIN FLOOR
100'-0" (ASSUMED)
AVERAGE GRADE
TWO VENTS 99'-1 1/2"
W/ VENTS 98'-5"

- RAILING HEIGHT MIN. 35" A.F.F.
CULTURED STONE VENEER

WRAPPED 5 1/2"x3 1/2" PSL

REPRESENTATIVE ELEVATIONS

JOB NO.:	
DESIGNED:	LG
DRAWN/CHANGES:	E.L.A.
DATE:	04/18/2007
SHEET	

A1

Elevations shown are approved design plans. Alternative plans that comply with City of Mount Vernon Design Standards may be submitted to the City for review and approval.

REVISION	DATE
RECORD SET	-

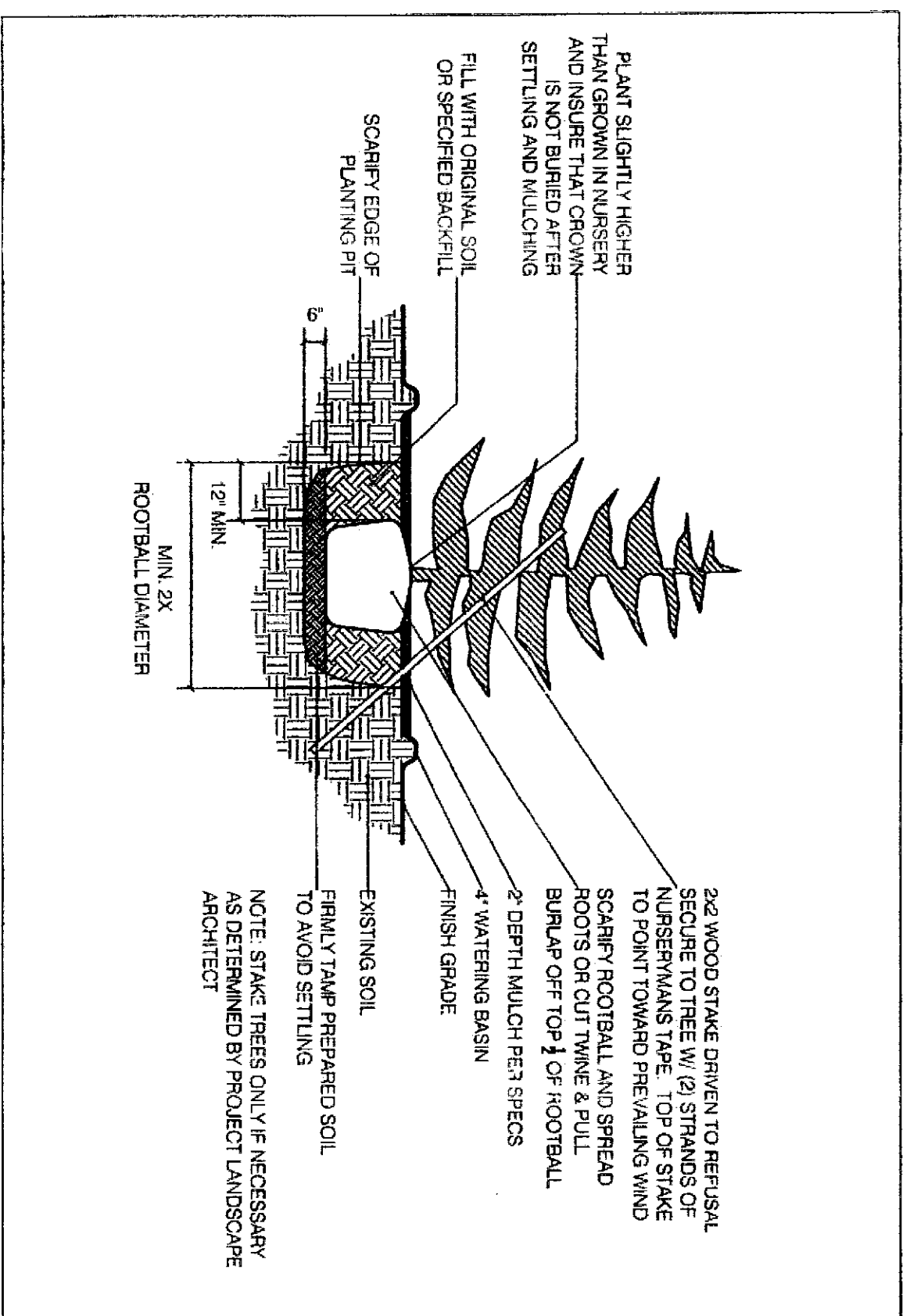
504 E. Fairhaven
Burlington, WA 98233
360-755-9021

Big Fir North

MOUNT VERNON, WASHINGTON

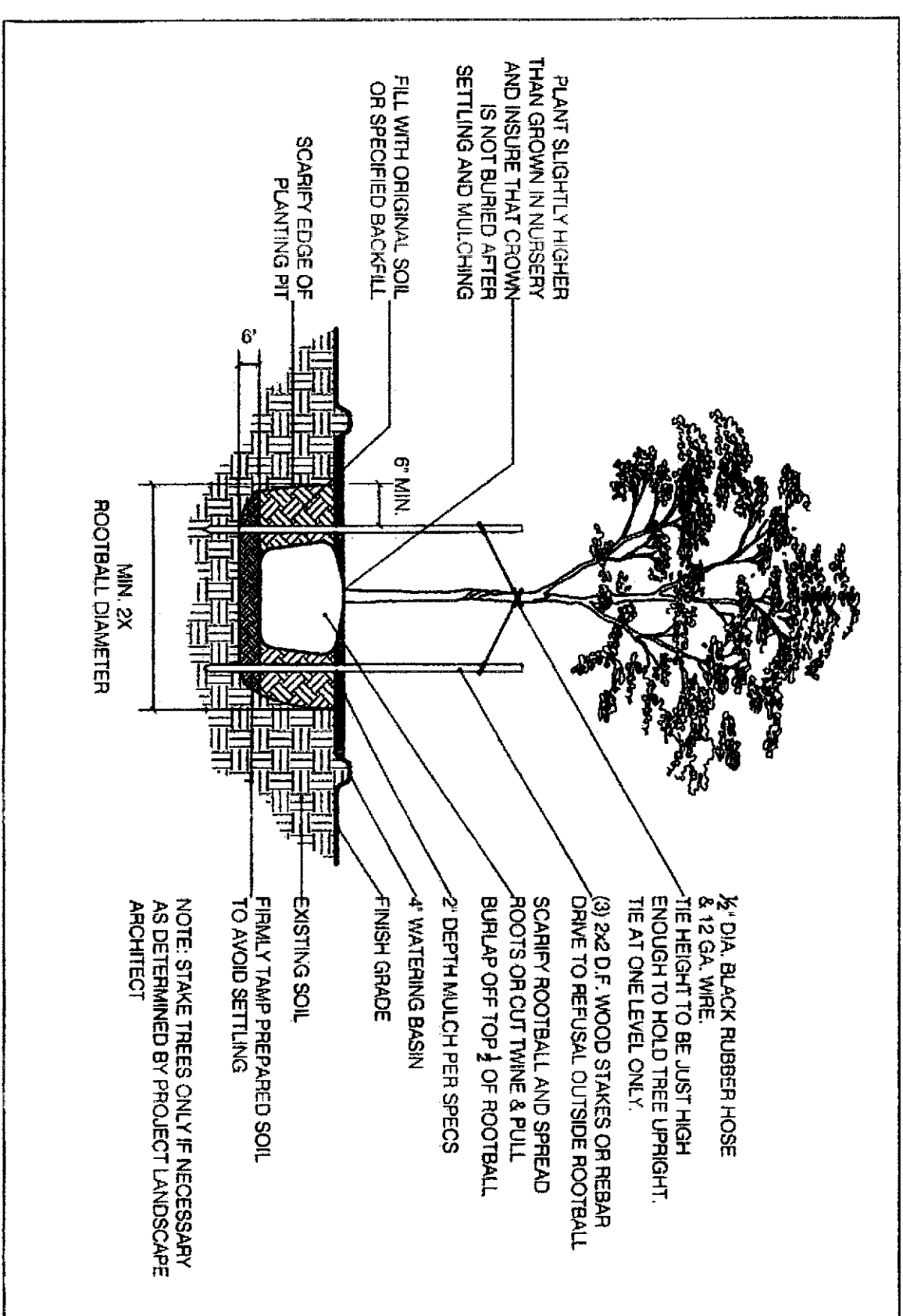
05-ATTN(2)-LSS LANDSCAPE DETAILS.DWG
PROJ: 05-ATTN(2)
DWN: Mike Underwood
DATE: 3-Jan-07
SHEET

LS2



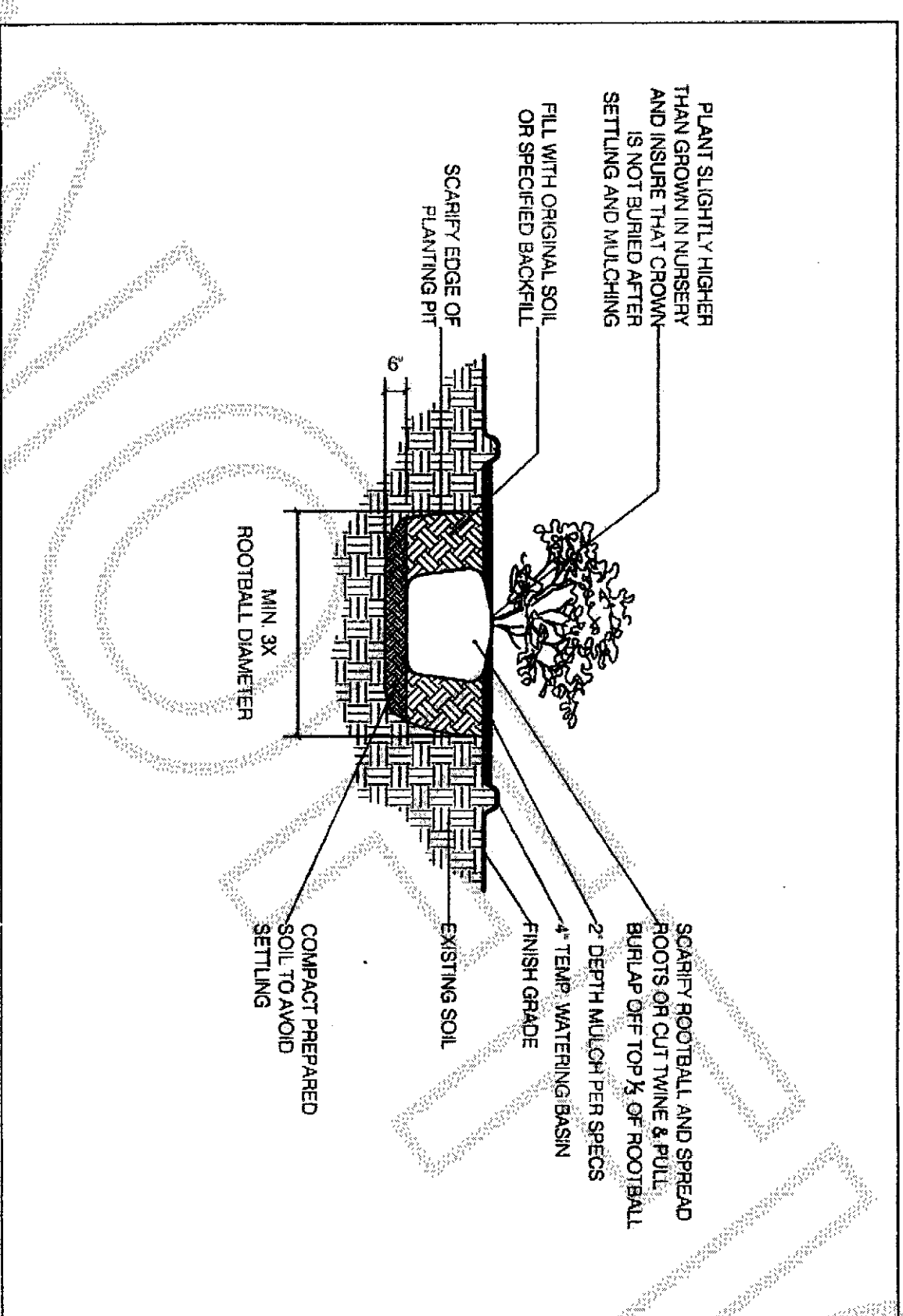
1 TYPICAL TREE GUYING

no scale



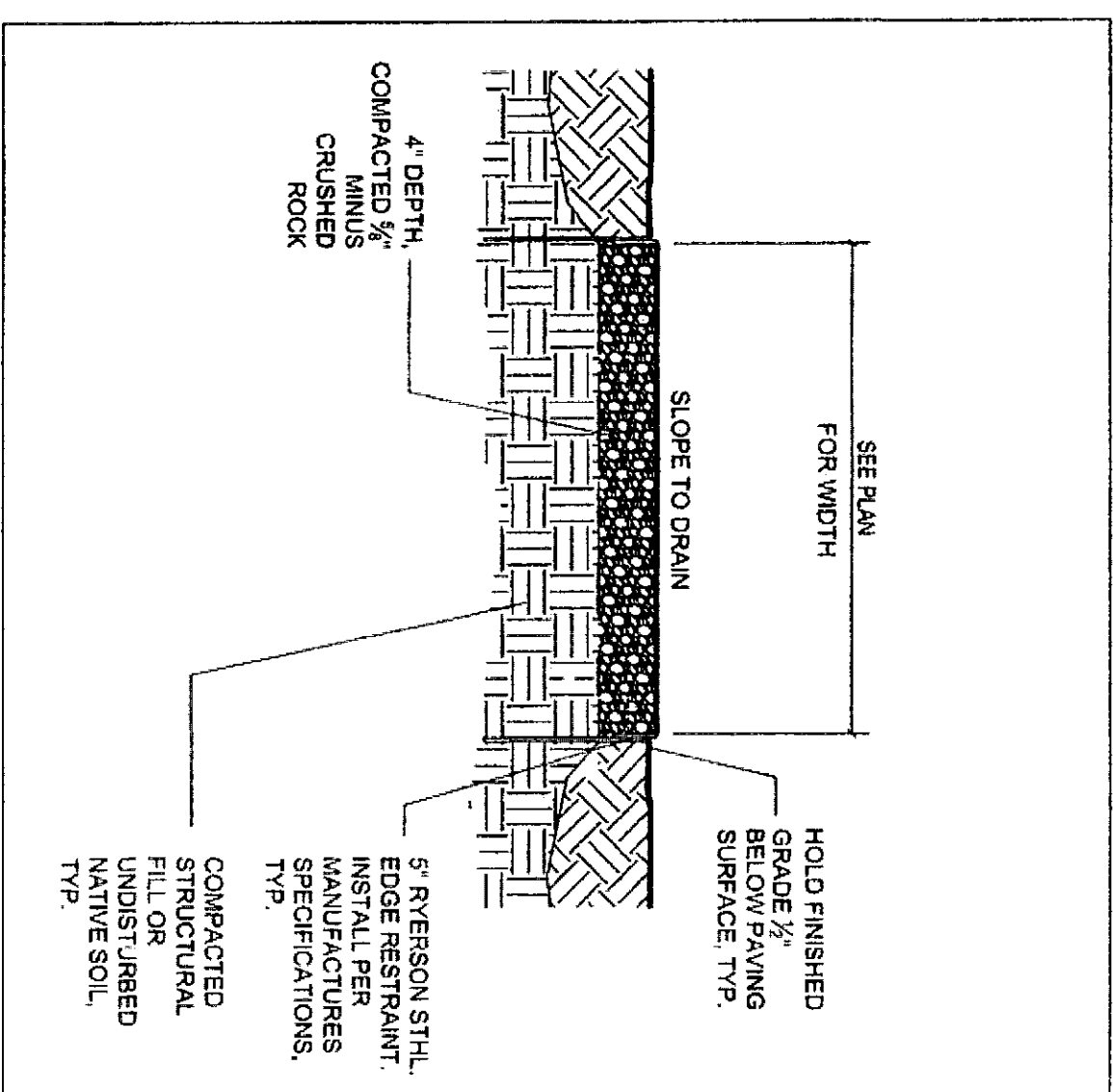
2 TYPICAL TREE STAKING

no scale



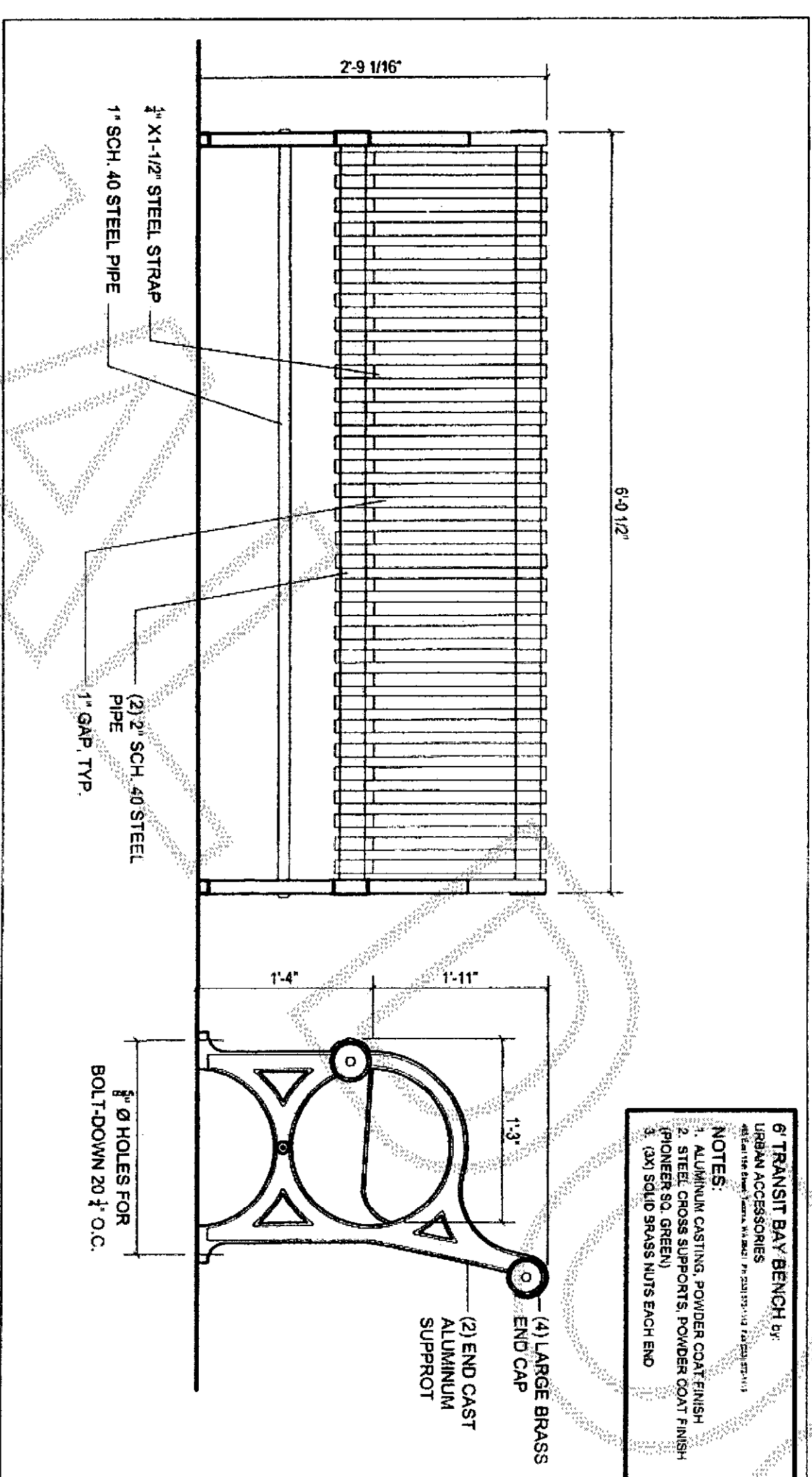
2 TYPICAL SHRUB AND GROUND COVER

no scale



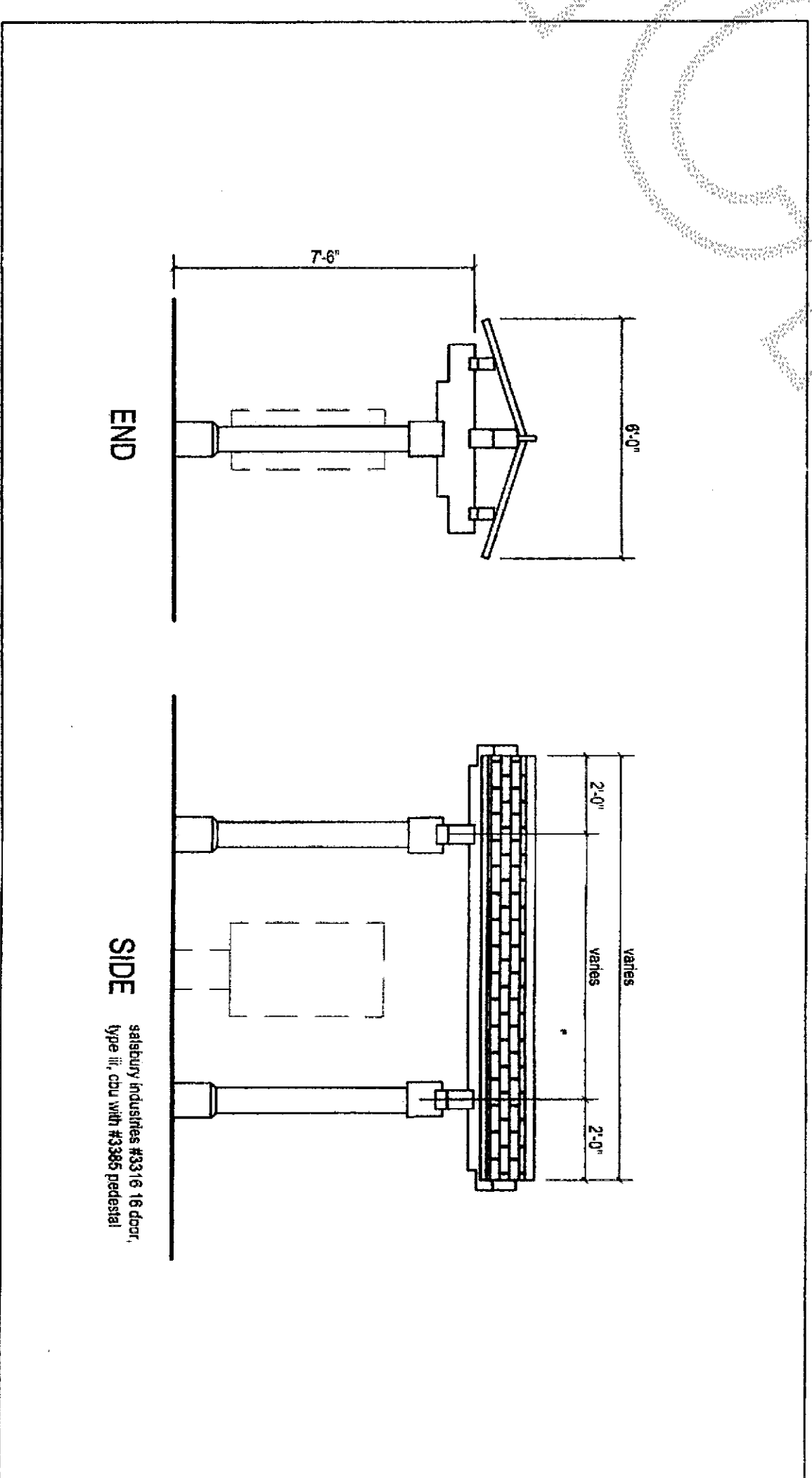
4 CRUSHED ROCK PATH

no scale



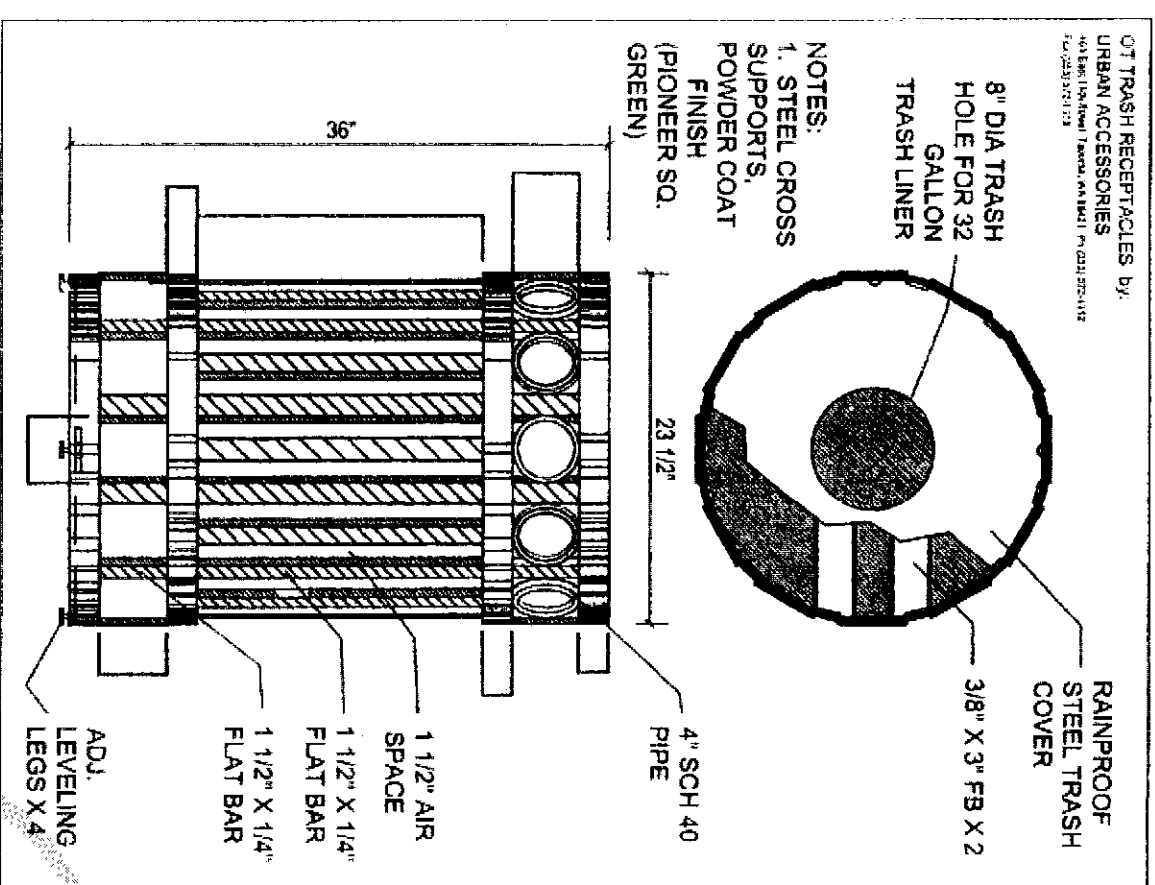
PARK BENCH

no scal



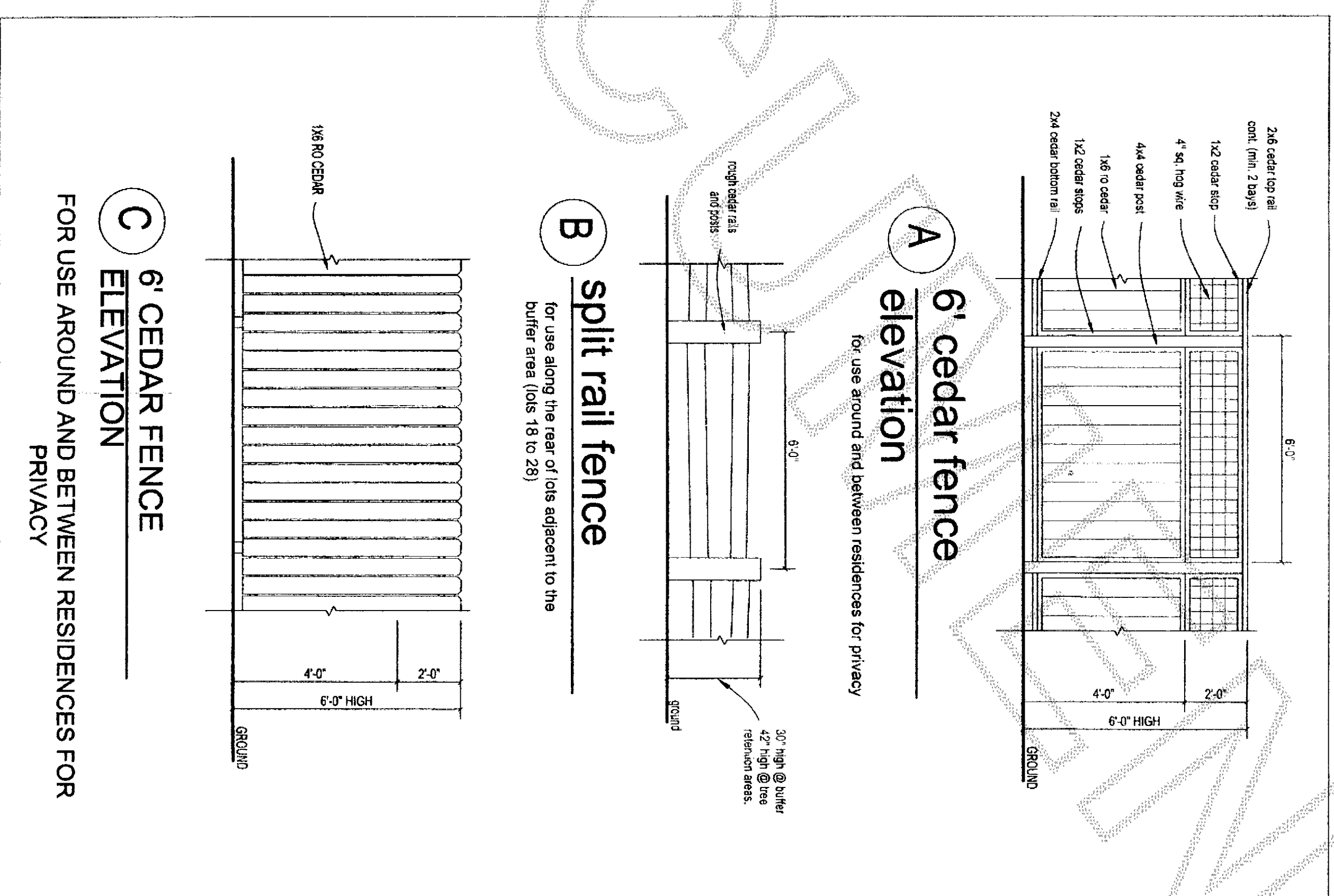
7 TYPICAL MAIL KIOSK

no scale



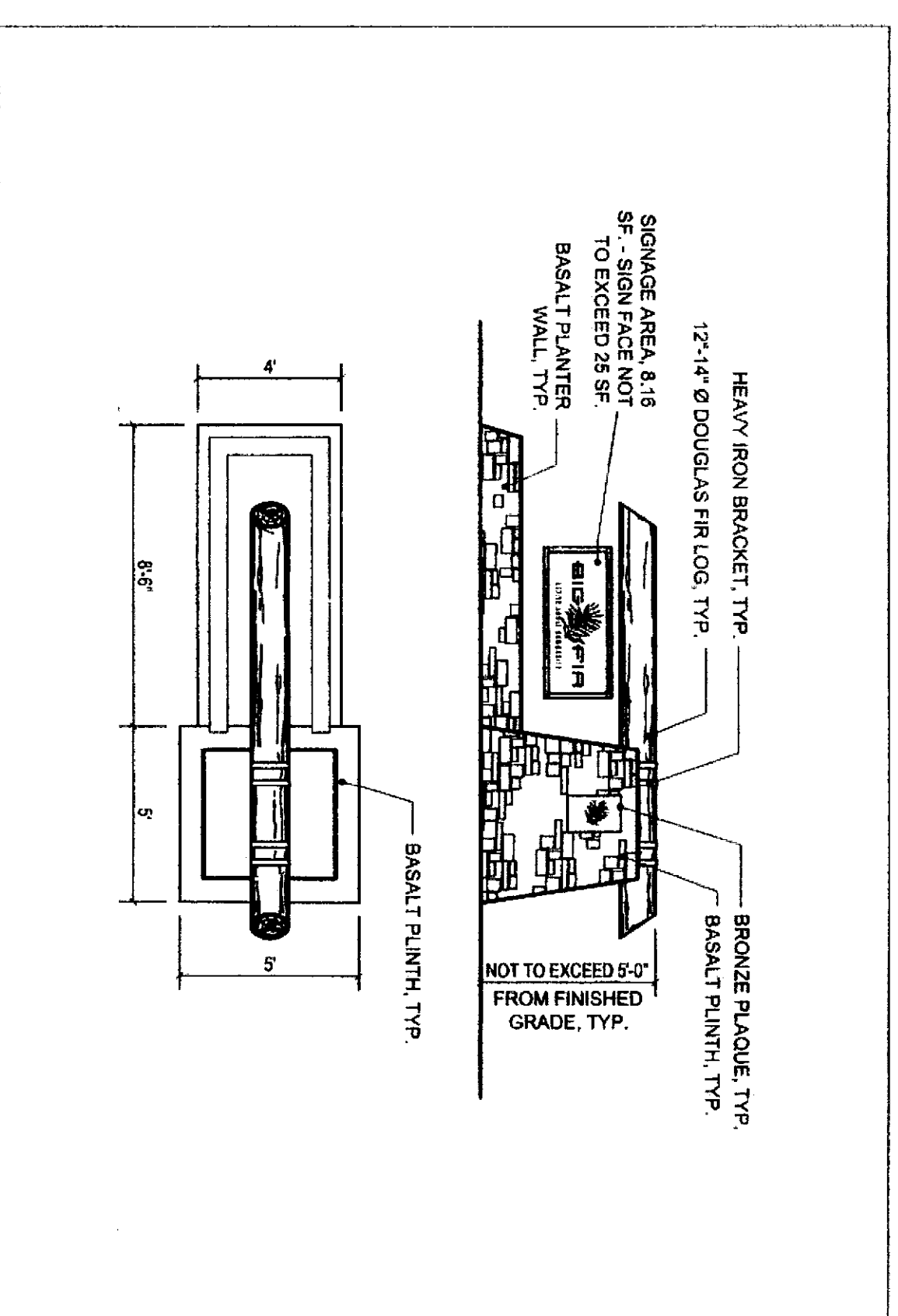
5 TRASH RECEPTACLE

no scaling



TYPICAL FENCE DETAILS

no scal



ENTRY MONUMENT DETAIL - UNDER SEPERATE PERMIT

no scale

Approved, City of Mount Vernon

