

RE-PLAT OF LOT 131 OF EAGLEMONT PHASE 1B, DIV. 3
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 27,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

ORIGINAL TRACT ASSESSOR'S PARCEL NO(S)
4844-000-131-0000 (P122233) - LOT 131
4863-000-999-0200

APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF December 2007 BY THE CITY ENGINEER OF MOUNT VERNON, WASHINGTON.
CITY ENGINEER

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND LAND USE CONTROLS AND APPROVED THIS 10 DAY OF December 2007.
DEVELOPMENT SERVICES DIRECTOR

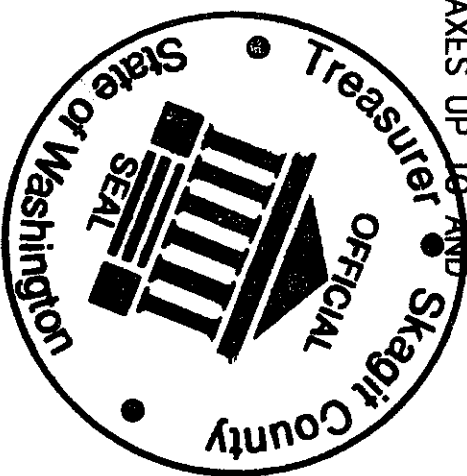
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 12th DAY OF Dec 2007.
MAYOR
CITY CLERK

CITY TREASURER

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 Dec 07.
TREASURER, CITY OF MOUNT VERNON DATE 12/12/07

COUNTY TREASURER

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.
Katie Jungquist, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2008.
Skagit County Treasurer DATE 12-5-07



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID EVANS AND ASSOCIATES, INC.

200712180117
Skagit County Auditor
12/18/2007 Page 1 of 3 4:15PM

J. Jungquist
Skagit County Auditor
DEPUTY

UTILITY SOURCES

TELEPHONE VERIZON
POWER PUGET SOUND ENERGY
TELEVISION COMCAST
STORM DRAINAGE CITY OF MOUNT VERNON
SANITARY SEWER CITY OF MOUNT VERNON
WATER PUD. NO. 1 OF SKAGIT COUNTY
GAS CASCADE NATURAL GAS

OWNER/DEVELOPER

SEA-VAN INVESTMENTS ASSOCIATES
4127 EAGLEMONT DRIVE
MOUNT VERNON, WASHINGTON 98274
(360) 428-2788

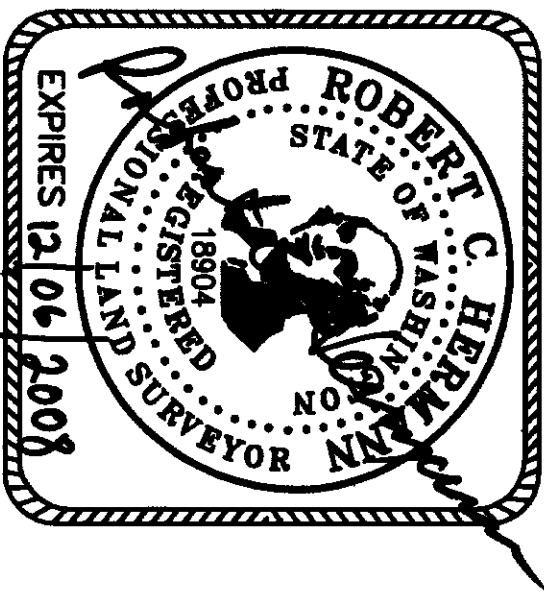
EASEMENT PROVISIONS

AN 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., AND THEIR CASCADE NATURAL GAS CORP., AND T.C.I. CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE RE-PLAT OF EAGLEMONT PHASE 1B, DIVISION 3 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, 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 THE LOT, BLOCK AND TRACT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND. THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

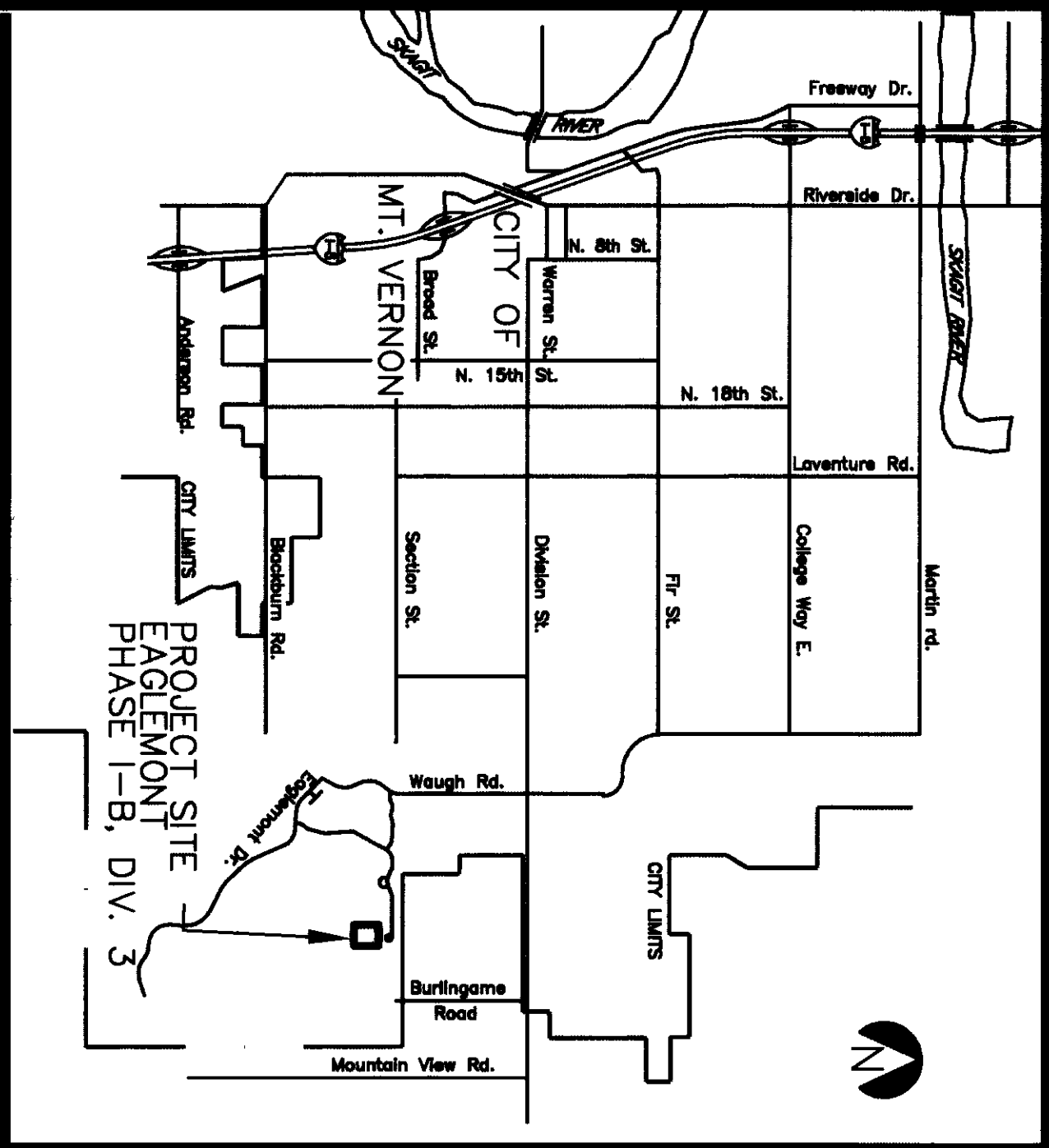
Robert C. Herlann
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 11-16-2007



DAVID EVANS
AND ASSOCIATES INC.
1620 W. Marlene View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

SW 1/4 OF THE NE 1/4, OF
SEC. 27, T 34N, R 4E, W.M.

CITY OF MOUNT VERNON LAND USE NO. LU06-037



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL ROADS AND EASEMENTS SHOWN HEREON FOR THE USES AND PURPOSES INDICATED AS PUBLIC HIGHWAYS AND EASEMENTS, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AS REQUIRED IN THE REASONABLE GRADING OF THE ROADS SHOWN HEREON.

SEA-VAN INVESTMENTS ASSOCIATES
A WASHINGTON GENERAL PARTNERSHIP
Jenna Henry

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JENNA HENRY 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 ACT OF (HE/SHE) OF SEA-VAN INVESTMENTS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11/16/07



Marlene Wegner
(PRINT OR TYPE NAME)
NOTARY PUBLIC, IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT:
1700 BELLVIEW DR. N.W.,
MY COMMISSION EXPIRES: 11/18/2011

RE-PLAT OF LOT 131 OF EAGLEMONT PHASE 1B, DIV. 3
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 27,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

OWNER/DEVELOPER

SEA-VAN INVESTMENTS ASSOCIATES
4127 EAGLEMONT DRIVE
MOUNT VERNON, WASHINGTON 98274
(360) 428-2788

SURVEY NOTES

- 1) THE SUBDIVISION OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SHOWN ON THE FACE OF THIS PLAT WAS TAKEN FROM THE PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, RECORDS OF SKAGIT COUNTY, WASHINGTON. A FIELD TRAVERSE WAS PERFORMED TO LOCATE THE NORTH ONE-QUARTER CORNER, AND THE ONE-QUARTER CORNER OF SECTION 27 AND WAS USED TO ESTABLISH BOUNDARY LINES FOR THIS SUBDIVISION. THE SHOWN SECTION SUBDIVISION (EAST/WEST CENTER OF SECTION LINE) SHOWS BOTH THE MEASURED AND PLAT DISTANCES.
- 2) THIS SURVEY EXCEEDS THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSE - CITY, CENTRAL, AND LOCAL BUSINESS, AS SET FORTH PER W.A.C. 332-130-090. A LEICA TC41800 ELECTRONIC TOTAL STATION WAS USED FOR THE TERRESTRIAL PORTION OF THIS SURVEY.
- 3) FIELD WORK PERFORMED AND MONUMENTS VISITED IN JULY, 2007.
- 4) FIRST AMERICAN TITLE INSURANCE COMPANY SECOND SUBDIVISION GUARANTEE ORDER NUMBER 87636, DATED SEPTEMBER 10, 2007, USED FOR LAND DESCRIPTION AND EASEMENTS OF RECORD. NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED.

BUILDING SETBACKS

FRONT YARD - 20 FEET
SIDE YARD - 5 FEET
REAR YARD - ONE OF THE FOLLOWING SHALL APPLY:
10 FEET WHERE THE REAR YARD ADJUTS WETLANDS OR OPEN SPACE AREAS.
WETLAND BUFFER - 10 FEET, EXCEPT WHERE AS NOTED ON THE PLANS OR COVERED UNDER THE REAR YARD SETBACK PROVISIONS.
25 FEET WHERE THE REAR YARD ADJUTS THE GOLF COURSE.
NO BUILDING SETBACKS MAY ENCRACH INTO UTILITY EASEMENTS.

RESTRICTIONS

1. THIS PLAT IS SUBJECT TO RESERVATIONS CONTAINED IN DEEDS, AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NUMBERS 346986, 126138 AND 102029, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. THIS PLAT IS SUBJECT TO AN EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027, FOR THE PURPOSE OF SANITARY SEWER, ACCESS AND UTILITY.
3. THIS PLAT IS SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF TO BENEFIT RIGBT SOUND & LIGHT COMPANY AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NUMBER 9308250065, FOR THE PURPOSE OF MAINTAINING AND REPAIRING UNDERGROUND ELECTRIC TRANSMISSION LINES.
4. THIS PLAT IS SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF TO BENEFIT CASCADE NATURAL GAS CORPORATION AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NUMBER 9310101027, FOR THE PURPOSE OF NATURAL GAS PIPELINE.
5. THIS PLAT IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF TO BENEFIT RIGBT SOUND & LIGHT COMPANY AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NUMBER 931020145 FOR THE PURPOSE OF MAINTAINING AND REPAIRING UNDERGROUND ELECTRIC TRANSMISSION LINES.
6. THIS PLAT IS SUBJECT TO PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NUMBERS 9401260030, 9612110030, 9603180110 AND 200002010099.
7. THIS PLAT IS SUBJECT TO AN EASEMENT AND SET-BACK REQUIREMENTS AS SET FORTH IN THE COVENANTS TO EAGLEMONT, RECORDED UNDER AUDITOR'S FILE NO. 9401260030.
8. THIS PLAT IS SUBJECT TO AN AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSE OF A PROPOSED ROAD, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NUMBER 200003050065, BETWEEN SEA-VAN INVESTMENTS ASSOC. AND JOHN AND SANDRA THOMAS.
9. THIS PLAT IS SUBJECT TO MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION: EAGLEMONT PHASE 1B, DIVISION 1 FILED UNDER RECORDING NUMBER 20020160127.
10. THIS PLAT IS SUBJECT TO REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NUMBERS 200303280230, 200303280231, 200303280232 AND 200303280233.
NOTE: ALL SAID NOTICES PERTAIN TO BOUNDARY LINE ADJUSTMENTS.
11. THIS PLAT IS SUBJECT TO MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION: EAGLEMONT PHASE 1B, DIVISION 3 FILED UNDER RECORDING NUMBER 200410250250.
12. THIS PLAT IS SUBJECT TO MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION: EAGLEMONT PHASE 1A FILED UNDER RECORDING NUMBER 9401250037.

BASIS OF BEARINGS

THE BEARING N47°28'52"E AS SHOWN ON SHEET 4 OF 4, THE PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3, APN# 200410250250, FOR THE CENTERLINE OF PARKVIEW LANE BETWEEN FOUND MONUMENTS AS SHOWN HEREIN.

LAND DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY SECOND SUBDIVISION GUARANTEE ORDER NUMBER 87636, DATED SEPTEMBER 10, 2007, USED FOR LAND DESCRIPTION.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

LOT 131, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3," RECORDED OCTOBER 25, 2004, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200410250250, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 68, "PLAT OF EAGLEMONT, PHASE 1A," AS RECORDED UNDER AUDITOR'S FILE NO. 9401260037, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 131, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3," AS RECORDED UNDER AUDITOR'S FILE NO. 200410250250, RECORDS OF SAID COUNTY AND STATE;
THENCE SOUTH 61°07'47" EAST ALONG THE SOUTHWESTERLY LINE OF PARKVIEW LANE (PRIVATE) TRACT 1, SAID "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3," 10.00 FEET TO AN ANGLE THEREON;
THENCE NORTH 28°52'13" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARKVIEW LANE (PRIVATE) TRACT 1, 21.17 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THEREON, SAID CURVE HAVING A RADIUS OF 35.00 FEET;
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°36'39", AN ARC DISTANCE OF 11.37 FEET TO THE END OF SAID CURVE;
THENCE NORTH 47°28'52" EAST, CONTINUING ALONG SAID SOUTHEASTERLY LINE, 41.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THEREON, SAID CURVE HAVING A RADIUS OF 10.00 FEET;
THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86°14'43" AN ARC DISTANCE OF 15.05 FEET TO THE END OF SAID CURVE;
THENCE SOUTH 46°18'25" EAST 36.37 FEET TO THE MOST WESTERLY CORNER OF LOT 181, SAID "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3";
THENCE SOUTH 64°11'25" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 181, 64.29 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 181;
THENCE SOUTH 51°00'22" WEST, 136.39 FEET;
THENCE NORTH 33°11'52" WEST, 42.35 FEET;
THENCE NORTH 00°26'01" EAST, 57.13 FEET;
THENCE SOUTH 28°52'13" WEST PARALLEL WITH THE SOUTHEASTERLY LINE OF THAT CERTAIN 20 FOOT UTILITY EASEMENT ADJUTING THE SOUTHEASTERLY LINE OF SAID LOT 131, 26.20 FEET;
THENCE NORTH 61°07'47" WEST AT RIGHT ANGLES, 10.52 FEET;
THENCE SOUTH 28°52'13" WEST PARALLEL WITH SAID EASEMENT LINE, 84.34 FEET TO THE EASTERLY LINE OF SAID LOT 131;
THENCE NORTH 28°17'17" WEST, ALONG THE EASTERLY LINE OF SAID LOT 131, 11.90 FEET TO AN ANGLE POINT THEREON;
THENCE NORTH 28°52'13 EAST ALONG SAID EASTERLY LINE, 87.88 FEET TO THE POINT OF BEGINNING.

PRIVATE DRAINAGE EASEMENTS

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF. THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

NOTES

1. LOTS 131 AND 131A CANNOT GRAVITY FLOW TO THE SEWER MAIN IN PARKVIEW LANE. THESE LOTS WILL BE REQUIRED TO INSTALL A PUMP SYSTEM FOR SANITARY SEWER SERVICE.
2. A MINIMUM FINISHED FLOOR ELEVATION HAS BEEN DETERMINED FOR LOT 183 TO ENSURE ADEQUATE FAL FOR SEWER. PLEASE SEE CONSTRUCTION RECORD DRAWINGS SUBMITTED OCTOBER 2007 BY DAVID EVANS AND ASSOCIATES, INC.
3. THE OWNERS OF LOTS 131 AND 131A SHALL JOINTLY SHAPE THE MAINTENANCE RESPONSIBILITIES OF THE BRIDGE LOCATED ON LOT 131.

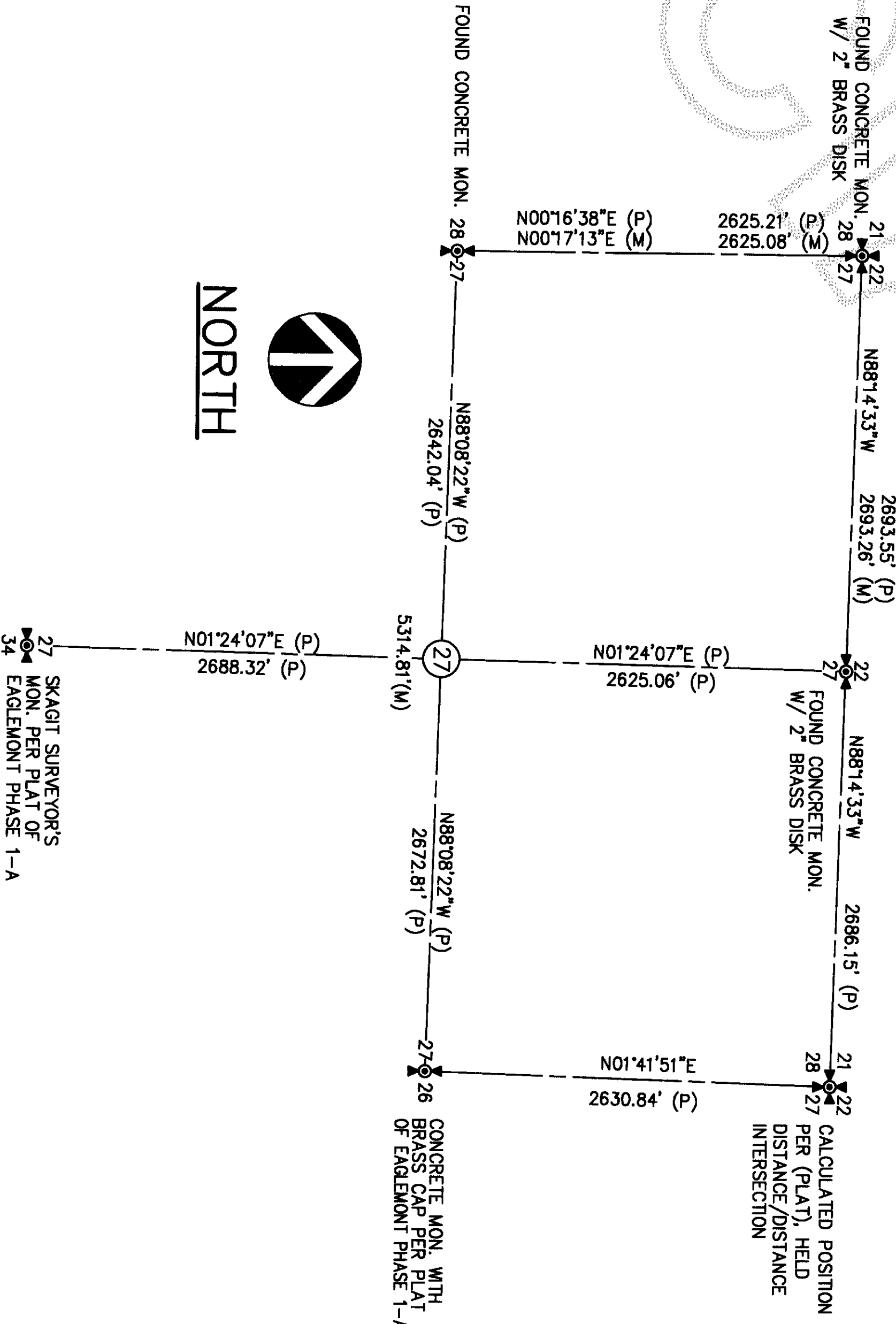
ADDRESSES

LOT 131 - 4624 PARKVIEW LANE
LOT 131A - 4620 PARKVIEW LANE
LOT 183 - 4628 PARKVIEW LANE

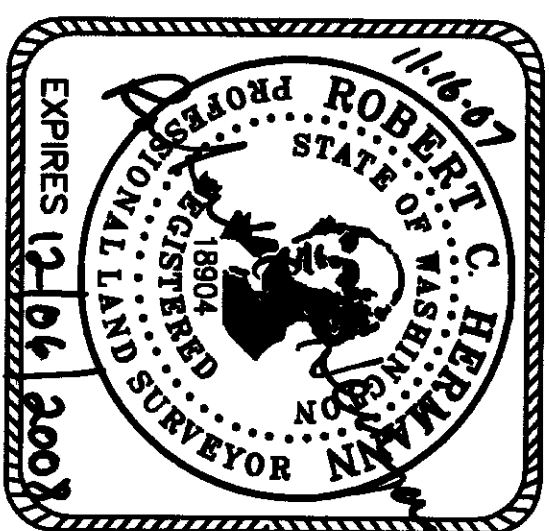
CITY OF MOUNT VERNON LAND USE NO. LU06-037

SECTION SUBDIVISION

N.T.S.



12/18/2007 Page 2 of 3 4:15PM
Skagit County Auditor
200712180117



SW 1/4 OF THE NE 1/4, OF
SEC. 27, T 34N, R 4E, W.M.

DAVID EVANS
AND ASSOCIATES INC.
1620 W. Marne View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

SHEET	2	OF	3
SCALE:	NA	DATE:	08-27-07
JOB NO.	SEAVID0000008	DRAWN:	MJC
ACAD:	SEAVID0000009	CHECKED:	SMJ
PLATIN DIV	SDWG		

RE-PLAT OF LOT 131 OF EAGLEMONT PHASE 1B, DIV. 3

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 27,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

200712180117
Skagit County Auditor
12/18/2007 Page 3 of 3 4:15PM

PLAT OF EAGLEMONT
PHASE 1B DIV. 3
AF #200410250250
LOT 132

LOT 133

LOT 130

PLAT OF EAGLEMONT
PHASE 1B DIV. 3
AF #200410250250

LOT 181

PARKVIEW LANE (PRIVATE)
TRACT 1
N 47°28'52"E (BASIS OF BEARINGS)
71.31'
132.04'
60.73'
35'
35'
35'

20' WATER LINE
EASEMENT PER PLAT
OF EAGLEMONT PHASE 1A
REC. NO. 9401250031

30' SANITARY SEWER
EASEMENT PER PLAT
OF EAGLEMONT PHASE 1A
REC. NO. 9401250031

5' UTILITY EASEMENT
AF #200706120026

20' UTILITY EASEMENT
PER PLAT OF EAGLEMONT
PHASE 1B, DIV. 3
REC. NO. 200410250250

10' UTILITY EASEMENT
PER PLAT OF EAGLEMONT
PHASE 1B, DIV. 3
REC. NO. 200410250250

LOT 183
10.323 SQ. FT.
0.24 AC.

20' UTILITY EASEMENT
PER PLAT OF EAGLEMONT
PHASE 1B, DIV. 3
REC. NO. 200410250250

OPEN SPACE
TRACT K

PLAT OF EAGLEMONT
PHASE 1B, DIV. 6
AF #200601100170 (P124084)

GOLF COURSE
LOT 67
PLAT OF EAGLEMONT
PHASE 1A
AF #9401250031

LOT 131A
9.635 SQ. FT.
0.22 AC.

LOT 131
11.644 SQ. FT.
0.27 AC.

OPEN SPACE
TRACT K
PLAT OF EAGLEMONT
PHASE 1B, DIV. 6
AF #200601100170 (P124084)

LINE	BEARING	LENGTH
L1	S61°07'47"E	40.00'
L2	N28°52'13"E	21.17'
L3	N63°31'1"E	18.58'
L4	S61°07'47"E	10.52'
L5	N28°52'13"E	26.20'

CURVE	DELTA	RADIUS	LENGTH
C1	18°36'39"	35.00'	11.37'
C2	86°14'43"	10.00'	15.05'
C3	9°50'56"	100.00'	17.19'

NOTES

- A. INGRESS, EGRESS AND UTILITY EASEMENT OVER
LOT 131 FOR THE BENEFIT OF LOT 131A.
B. PRIVATE STORM DRAINAGE EASEMENT.

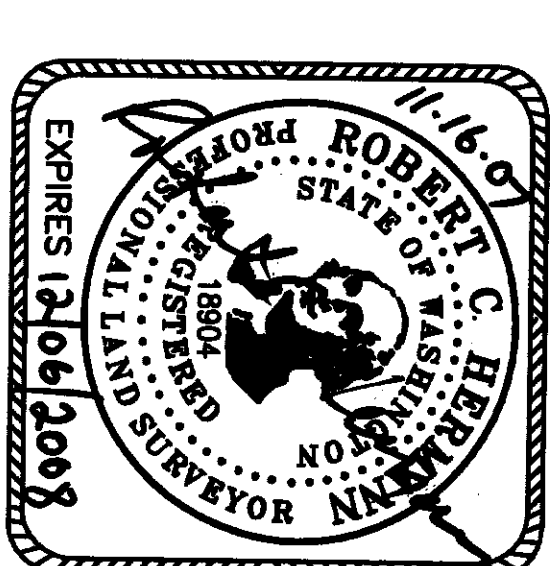
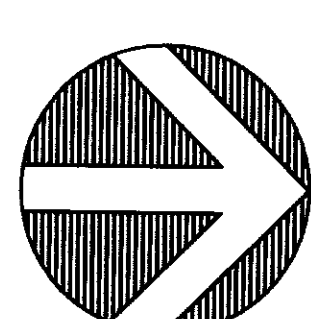
REFERENCES

PLAT OF EAGLEMONT PHASE 1A
RECORDING NO. 9401250031
PLAT OF EAGLEMONT PHASE 1B, DIV. 3
RECORDING NO. 200410250250

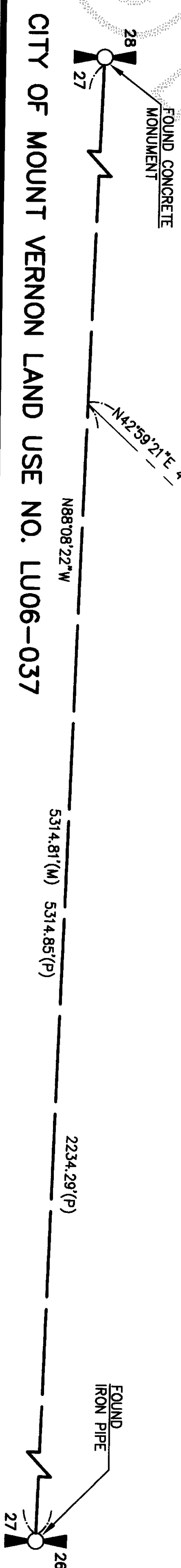
LEGEND

- QUARTER CORNER FOUND (AS NOTED)
FND ENCASED BRASS DISK IN CONCRETE
SET REBAR AND CAP LS 18904
MEASURED
FOUND 1/2" REBAR AND CAP "LS 19645"
PER THE PLATS REFERENCED
EASEMENT LINE (AS NOTED)
RIGHT-OF-WAY LINE
EXISTING LOT LINE

30 15 0 30
SCALE IN FEET
1" = 30'



CITY OF MOUNT VERNON LAND USE NO. LU06-037



**DAVID EVANS
AND ASSOCIATES INC.**
1620 W. Marthe View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

SW 1/4 OF THE NE 1/4, OF
SEC. 27, T 34N, R 4E, W.M.
SHEET 3 OF 3
SCALE: 1" = 30'
JOB NO.: SEAY00000006
ACAD: 1B DIV 3.DWG
DATE: 09-27-07
DRAWN: MJC
CHECKED: SMD