

RE-PLAT OF TRACT Q OF EAGLEMONT PHASE 1B, DIV. 4
A PORTION OF THE NORTHWEST 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)

4866-000-999-0500 (P123118) - "Q"
4821-000-067-0006

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 OTHER 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 DECEMBER 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 DEPOSITED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 12th DAY OF DECEMBER 2007.

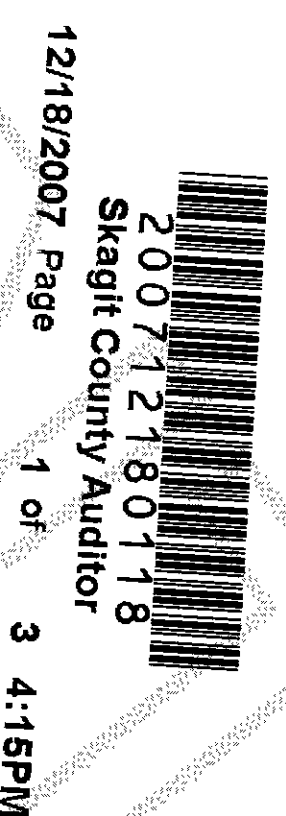
CITY OF MOUNT VERNON

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.

SKAGIT COUNTY TREASURER

12-5-07



AUDITOR'S CERTIFICATE

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

SKAGIT COUNTY AUDITOR

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

EASEMENT PROVISIONS

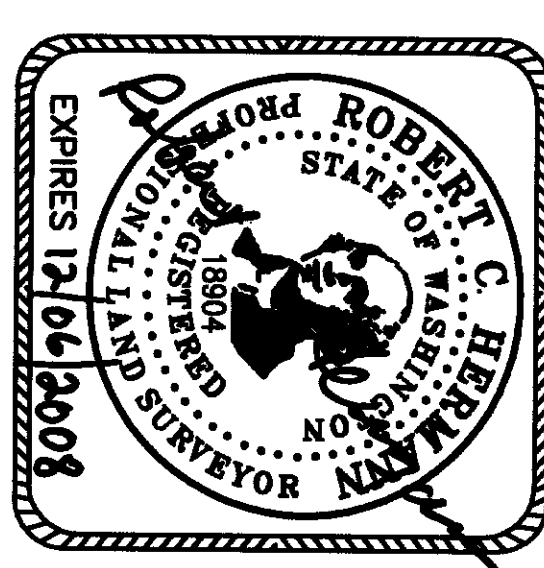
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND T.C.I. CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTENSION FRONT BOUNDARY LINES OF THE LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE PLAT AND TRACTS IN WHICH TO LAY, INSTALL, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND RELOCATE, SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED. NO EASEMENT 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 PLAT OF EAGLEMONT PHASE 1B, DIVISION 4 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

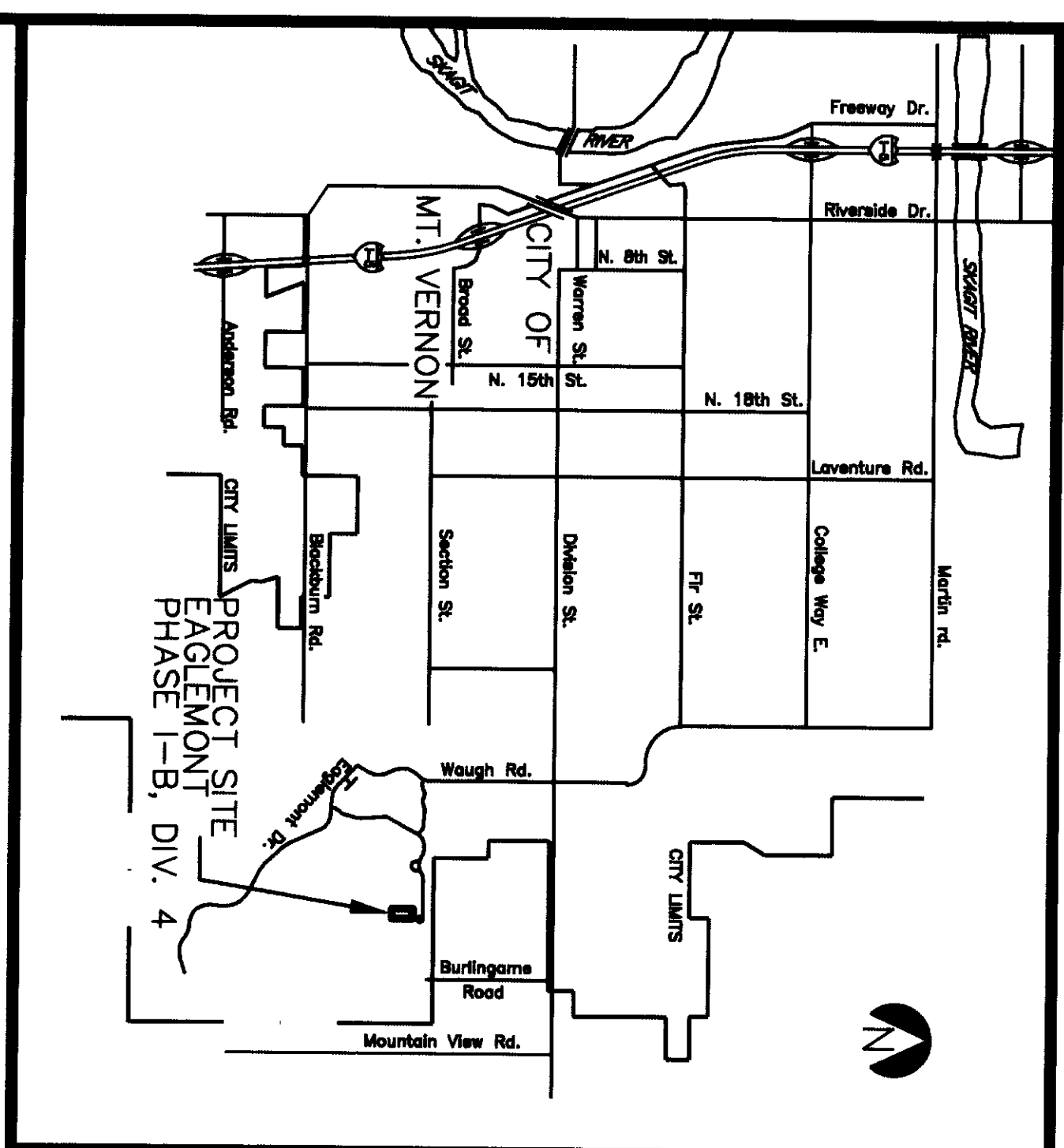
11-16-2007



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

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

SHEET	1	OF	3
SCALE:	NA	DATE:	09-27-07
JOB NO:	SEA\VD00000006	DRAWN:	MJC
ACAD:	SEA\VD00000009	CHECKED:	SMD
FLAT	1B DIV 4.DWG		



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

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES HUNG 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 ALLEGED INSTRUMENT AND ACKNOWLEDGED IT AS THE PERSON'S OWN ACT AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11/16/07



NOTARY PUBLIC, IN AND FOR THE
STATE OF WASHINGTON, RESIDING
AT: 1600 Marine View Dr., M.V.
MY COMMISSION EXPIRES: 11/17/2011

RE-PLAT OF TRACT Q OF EAGLEMONT PHASE 1B, DIV. 4
A PORTION OF THE NORTHWEST 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, THE WEST ONE-QUARTER CORNER, THE EAST ONE-QUARTER CORNER, AND THE NORTHWEST CORNER OF SECTION 27 (THE NORTHEAST SECTION CORNER WAS CALCULATED BY DISTANCE/DISTANCE INTERSECTION) AND WAS USED TO ESTABLISH BOUNDARY LINES FOR THIS SUBDIVISION. THE SHOWN SECTION SUBDIVISION (NORTH AND EAST LINES OF SECTION) SHOW 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. 332-1-30-090. A LEICA TCA1800 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 87637, 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 ABUTS 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 ABUTS THE GOLF COURSE.
NO BUILDING SETBACKS MAY ENCROACH INTO UTILITY EASEMENTS.

RESTRICTIONS

1. THIS PLAT IS SUBJECT TO RESERVATIONS CONTAINED IN DEEDS, AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NUMBERS 348986, 128138 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 PUGET SOUND POWER & LIGHT COMPANY AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NUMBER 9308250085, 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 9310110127, FOR THE PURPOSE OF NATURAL GAS PIPELINE.
5. THIS PLAT IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO BENEFIT PUGET SOUND POWER & LIGHT COMPANY AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NUMBER 9311020145 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 9401250030, 8912110030, 9603180110 AND 2000020710099.
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. 9401250030.
8. THIS PLAT IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO BENEFIT GTE NORTHWEST AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NUMBER 9402280074 FOR THE PURPOSE OF TELEPHONE LINES, ETC.
9. THIS PLAT IS SUBJECT TO MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION, EAGLEMONT PHASE 1B, DIVISION 4 FILED UNDER RECORDING NUMBER 200508080162.
10. 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 9401250031.

BASIS OF BEARINGS

THE BEARING N 20° 27' 24" E AS SHOWN ON SHEET 5 OF 5, THE PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4, APN. 200508080162, FOR THE CENTERLINE OF OLYMPIC LANE BETWEEN FOUND MONUMENTS AS SHOWN HEREIN.

ADDRESSES

LOT 184 - 1311 OLYMPIC LANE
LOT 185 - 1309 OLYMPIC LANE
LOT 186 - 1307 OLYMPIC LANE

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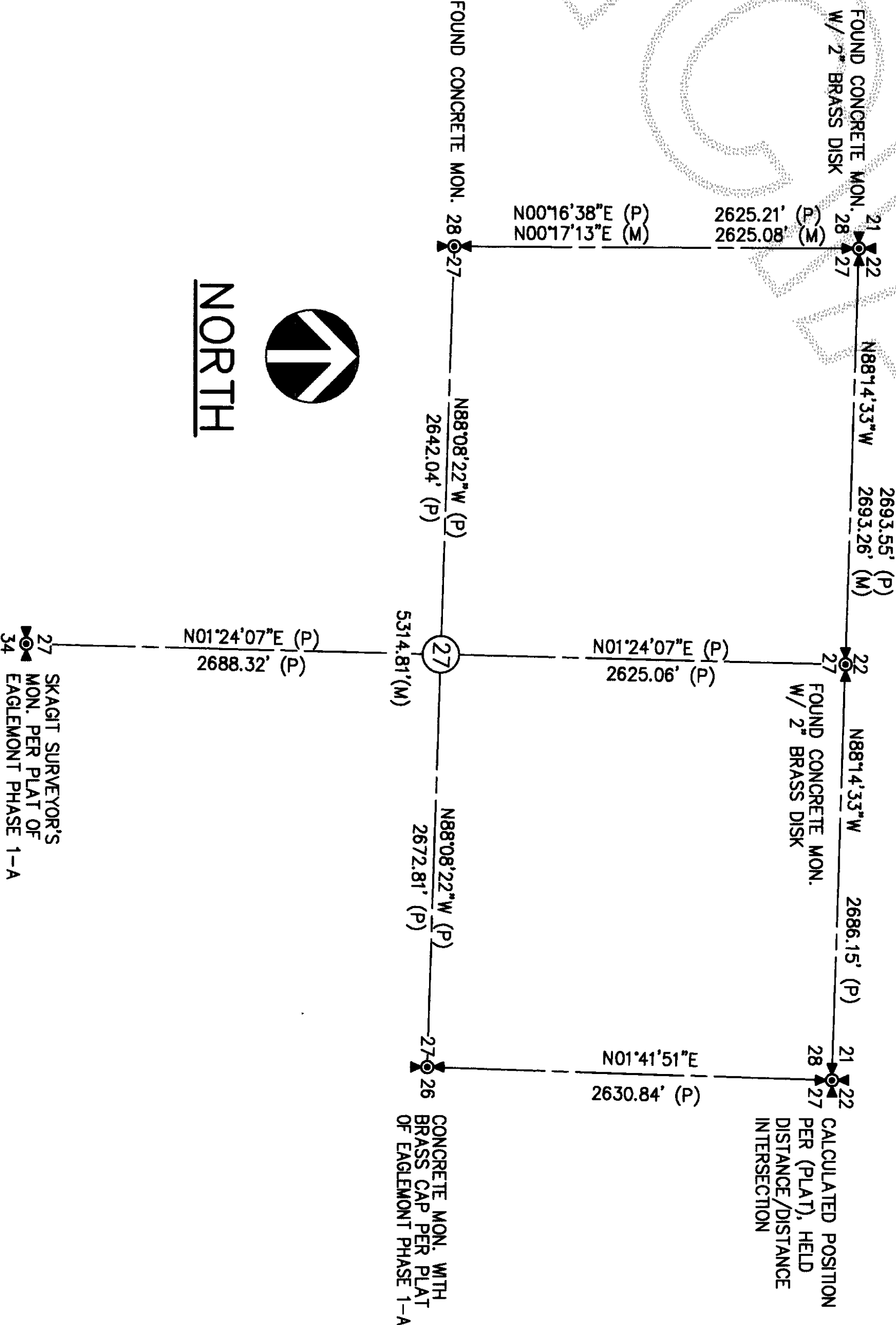
LAND DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY SECOND SUBDIVISION GUARANTEE ORDER NUMBER 87637, 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:
TRACT Q, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4", AS PER THE PLAT RECORDED AUGUST 8, 2005, UNDER AUDITOR'S FILE NO. 200508080162, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF LOT 67, "PLAT OF EAGLEMONT, PHASE 1A", AS RECORDED UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LING SOUTHERLY, EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF TRACT Q, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4", AS RECORDED UNDER AUDITOR'S FILE NO. 200508080162, RECORDS OF SKAGIT COUNTY AND STATE:
THENCE NORTH 78°17'14" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT Q, 80.00 FEET;
THENCE SOUTH 11°42'46" WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT Q, 237.65 FEET TO THE NORTHERLY EDGE OF A WETLAND BUFFER AS SHOWN ON SHEET 5 OF SAID PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4;
THENCE SOUTH 73°32'43" EAST ALONG SAID NORTHERLY EDGE, 32.25 FEET TO AN ANGLE POINT THEREON;
THENCE SOUTH 49°37'47" EAST, CONTINUING ALONG SAID NORTHERLY EDGE, 34.60 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT Q;
THENCE NORTH 85°58'54" EAST ALONG SAID WESTERLY EXTENSION 17.90 FEET TO THE SOUTHWEST CORNER OF SAID TRACT Q AND THE END OF SAID DESCRIBED LINE.

PRIVATE DRAINAGE EASEMENTS

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING 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 ABUTTING 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.



NORTH

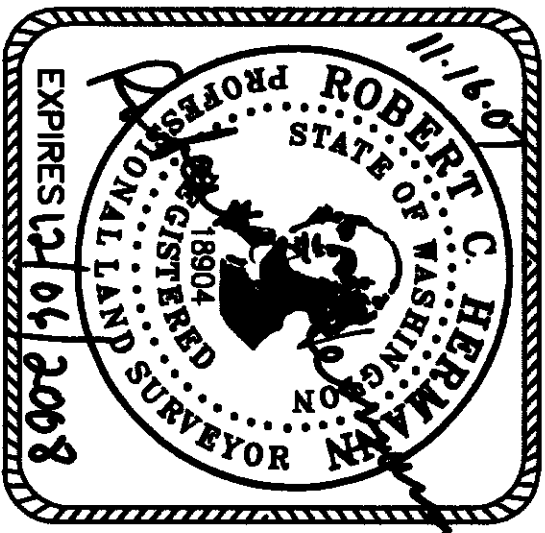
SECTION SUBDIVISION

N.T.S.



DAVID EVANS
AND ASSOCIATES INC.

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Everett Washington 98201
Phone: 425.259.4099



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

SHEET	2	OF	3
SCALE:	NA	DATE:	09-27-07
JOB NO.:	SEA\000000006	DRAWN:	MJC
ACAD:	SEA\000000009	CHECKED:	SMD
	FLATB DIV 4.DWG		

RE-PLAT OF TRACT Q OF EAGLEMONT PHASE 1B, DIV. 4
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 27,
TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

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NEW WOODS PL.
(PRIVATE)

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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	30°32'32"	80.00'	31.98'
C2	44°02'24"	50.00'	36.43'
C3	19°28'22"	165.00'	56.08'
C4	17°39'00"	215.00'	66.23'
C5	0°55'21"	262.00'	4.22'
C6	0°21'20"	250.00'	1.55'
C8	19°44'39"	185.00'	63.75'
C9	19°28'22"	150.00'	50.98'
C10	24°10'40"	65.00'	27.43'
C11	15°12'56"	226.00'	59.75'

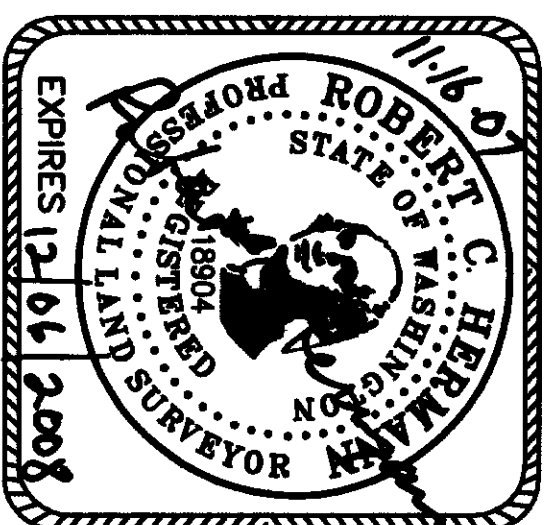
LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°54'22"W	15.56'
L2	S1°09'56"E	19.24'
L3	S30°29'51"W	123.89'
L4	N88°44'08"W	78.56'
L5	S11°42'46"W	262.43'
L6	S2°07'24"W	14.35'
L7	S00°59'02"W	10.20'
L8	S00°59'02"W	13.31'
L9	S16°34'51"E	26.48'
L10	S16°34'51"E	26.48'
L11	S16°34'51"E	24.02'
L12	N13°25'44"W	21.66'

LEGEND

- QUARTER CORNER FOUND (AS NOTED)
- FND ENCASED BRASS DISK IN CONCRETE
- SET 1/2" REBAR AND CAP DECA 19804
- CALCULATED
- MEASURED
- PER THE PLATS REFERENCED
- EASEMENT LINE (AS NOTED)
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE

REFERENCES

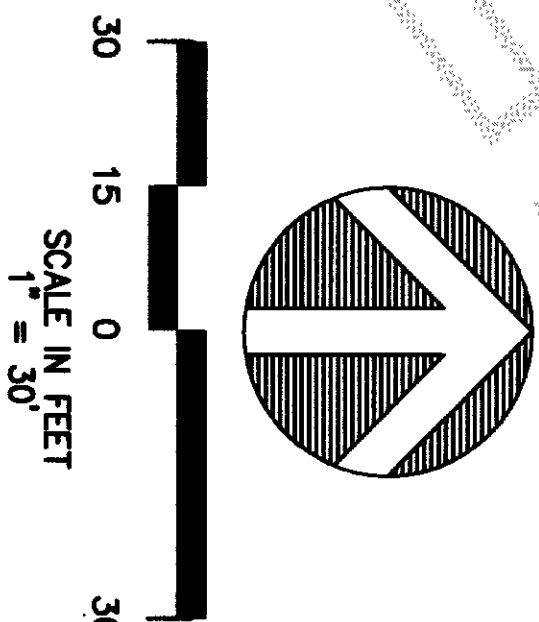
PLAT OF EAGLEMONT PHASE 1A
RECORDING NO. 9401250031
PLAT OF EAGLEMONT PHASE 1B, DIV. 4
RECORDING NO. 200508080162



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

CITY OF MOUNT VERNON LAND USE NO. LU06-037

SEE DETAIL
RIGHT



CALCULATED POSITION
PER (PLAT), HELD
DISTANCE/DISTANCE
INTERSECTION

SHEET 3 OF 3
SCALE: 1" = 30'
JOB NO. SEA00000006
ACAD: SEA00000006-PLAT
DATE: 09-27-07
DRAWN: MJC
CHECKED: SMD