

## Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,  
NE 1/4 OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



200801170047  
Skagit County Auditor

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### DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

THIS SUBDIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

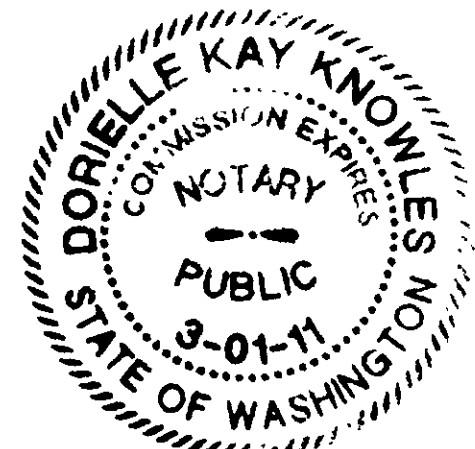
THE QUADRANT CORPORATION, A WASHINGTON CORPORATION

BY Mary F. Hanning  
DATE December 21, 2007

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF Yakima ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GENE F. STEWART, JR. SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VP of Land Development OF THE QUADRANT CORPORATION, A WASHINGTON CORPORATION, AND STATED THIS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED: December 21, 2007  
Dorelle Kay Knowles  
SIGNATURE OF NOTARY PUBLIC  
Dorelle K. Knowles  
PRINTED NAME  
TITLE Notary Public  
RESIDING AT Benton  
MY APPOINTMENT EXPIRES 3/1/11

### LEGAL DESCRIPTION

(BASED ON STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE NO. 127149-S, DATED AUGUST 6, 2007, UPDATED OCTOBER 8, 2007)

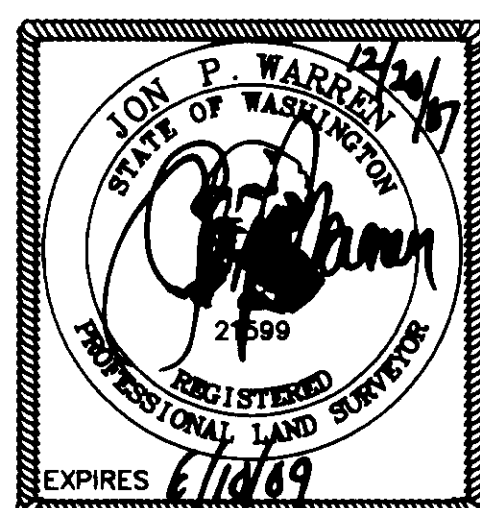
TRACTS Z-1, Z-2 AND Z-3, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210087, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SKAGIT HIGHLANDS DIVISION 5 (PHASE 2) IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 14, 15, 22 AND 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE PARCELS, TRACTS AND LOT CORNERS (OR OFFSETS THERETO) WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Jon P. Warren  
PROFESSIONAL LAND SURVEYOR,  
CERTIFICATION NO. 21599



### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF W&H PACIFIC.

J. Youngquist  
SKAGIT COUNTY AUDITOR

Mary We  
DEPUTY

### APPROVALS:

EXAMINED AND APPROVED THIS 8th DAY OF JANUARY 2008  
[Signature]  
CITY ENGINEER

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 8 DAY OF January 2008  
[Signature]  
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 14th DAY OF January 2008

ATTEST: MAYOR [Signature] CLERK [Signature]

### 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 11th DAY OF Jan 2008

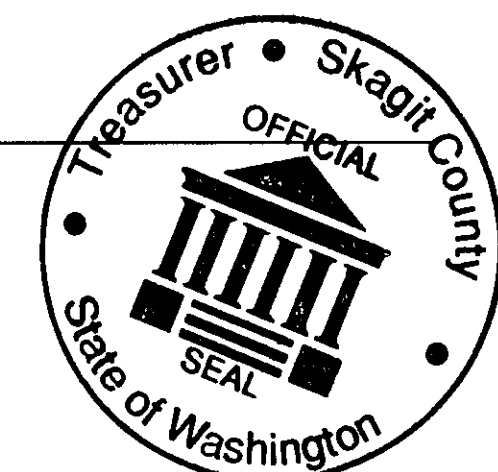
[Signature]  
CITY FINANCE DIRECTOR

### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFOR 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 2008.

[Signature]  
SKAGIT COUNTY TREASURER

1-3-08  
DATE



### 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 EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, AND AS OTHERWISE SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE TV SERVICE AND OTHER UTILITIES. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

2. EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF ARE 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 LOT OWNERS OF THE BENEFITTING PRIVATE LOTS 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.

ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND A MINIMUM OF 5.0 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE STORM DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THE PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS DERIVING BENEFITS FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

3. THE OWNERS OF LOTS 3, 4, 32, 38, 47, 49, 84, 87, 94, 107, 113, 119, 133, 137-139 AND 160 SHALL BE SUBJECT TO A 2.5 FOOT WALL/FENCE EASEMENT (AS SHOWN ON SHEETS 5-10, DESIGNATED 'E3'). WALLS ARE INTENDED TO BE CONSTRUCTED SO THE WALL SUPPORTING THE HIGHER OF ANY TWO LOTS IS LOCATED ON THE LOWER LOT. BUT IF FOR ANY REASON ANY PORTION OF A WALL ENCLOSES UPON AN UPPER LOT, THIS EASEMENT PERMITS THAT ENCROACHMENT, AND ALLOWS THE OWNER OF THE LOWER LOT TO CONSTRUCT AND MAINTAIN A FENCE AT THE TOP OF THE WALL. THE FENCE MUST BE CONSTRUCTED WITHIN 8 INCHES FROM THE BACK OF THE WALL.

4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 4, 5 AND 6 FOR THE PURPOSE OF RETAINING WALLS. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALLS. THE LOCATION OF THIS EASEMENT IS GRAPHICALLY SHOWN ON SHEET 5, DESIGNATED AS 'E4'.

5. THE OWNERS OF LOTS 146-152 SHALL BE SUBJECT TO A 2.5 FOOT ROCKERY EASEMENT (AS SHOWN ON SHEET 10, DESIGNATED 'E5'). THE EXISTING ROCKERIES ARE INTENDED TO BE CONSTRUCTED ON THE LOWER OF THE ADJACENT LOTS. IF FOR SOME REASON A PORTION OF THE ROCKERY ENCLOSES UPON THE UPPER LOT, THIS EASEMENT ALLOWS THE ENCROACHMENT.

6. EASEMENTS ARE 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 & SANITARY SEWER EASEMENTS TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE STORM DRAINAGE AND SANITARY SEWER SYSTEMS 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.



# Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,  
NE 1/4 OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



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## RECORD EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS

NOTE: EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE NO. 127149-S, DATED AUGUST 6, 2007, UPDATED OCTOBER 8, 2007. IN PREPARING THIS PLAT, W&H PACIFIC HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS W&H PACIFIC AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. W&H PACIFIC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID SUBDIVISION GUARANTEE IN REGARDS TO TITLE ISSUES TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

A. SUBJECT TO RESERVATION OF MINERALS AND MINERAL RIGHTS CONTAINED IN DEED RECORDED MARCH 30, 1903, IN VOLUME 49 OF DEEDS, PAGE 532.

B. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN CITY OF MOUNT VERNON ORDINANCE NUMBERS 2483, 2532, 2546 AND 2550, AS RECORDED MARCH 27, 1992, MARCH 11, 1993, AUGUST 6, 1993 AND SEPT. 21, 1993, RESPECTIVELY UNDER AUDITOR'S FILE NOS. 9203270092, 9303110069, 9308060022 AND 9309210028, RESPECTIVELY.

C. SUBJECT TO RESTRICTION CONTAINED IN INSTRUMENT RECORDED DECEMBER 14, 1912, UNDER AUDITOR'S FILE NO. 94380, AS FOLLOWS: "...THAT NO SALOON SHALL EVER BE LOCATED OR ESTABLISHED UPON THE LANDS HEREIN DESCRIBED..."

D. SUBJECT TO POWER EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, AS SURVEYED, STAKED AND AGREED UPON, OVER A PORTION OF SW 1/4 OF SW 1/4 SECT 14-34-4, RECORDING NO. 599210, RECORDED SEPTEMBER 27, 1960.

E. SUBJECT TO POWER EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, OVER A PORTION OF SOUTH 1/2 OF SW 1/4 OF SW 1/4 SECT 14-34-4 (NOT IN SUBJECT PROPERTY), RECORDING NO. 8009230001, RECORDED SEPTEMBER 23, 1980.

F. SUBJECT TO DRAINAGE EASEMENT IN FAVOR OF STATE OF WASHINGTON, RECORDED JUNE 8, 1988, UNDER RECORDING NO. 8806080008, (3 TRACTS WHICH LIE IN 40 FOOT STRIP TO BE DEDICATED FOR ROADWAY PURPOSES UPON THE RECORDING OF THIS PLAT - S SIDE COLLEGE WAY.)

G. SUBJECT TO DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN M.V.A., INC. AND THE CITY OF MOUNT VERNON, RECORDED AUGUST 22, 2001 UNDER RECORDING NO. 200108220046. THIS AGREEMENT WAS AMENDED BY INSTRUMENT RECORDED JULY 1, 2005 UNDER RECORDING NO. 200507010181.

H. SUBJECT TO STORM DRAINAGE RELEASE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED JULY 27, 2001 UNDER RECORDING NO. 200107270065.

I. SUBJECT TO MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN SEDRO-WOOLEY SCHOOL DISTRICT NO. 101 AND M.V.A., INC., RECORDED JULY 27, 2001 UNDER RECORDING NO. 200107270077.

J. SUBJECT TO DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MOUNT VERNON AND M.V.A., INC., RECORDED JUNE 21, 2001 UNDER RECORDING NO. 200106210002.

K. SUBJECT TO SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT NO. PLO1-0560 AND THE TERMS AND CONDITIONS THEREOF, AS RECORDED MAY 23, 2002 UNDER RECORDING NO. 200205230079, AND AS AMENDED BY INSTRUMENT RECORDED JUNE 3, 2002 UNDER RECORDING NO. 200206030153.

L. SUBJECT TO POWER EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, RECORDED MARCH 1, 2005 UNDER RECORDING NO. 200503010068, (10' STRIP OF LAND PARALLEL TO AND COINCIDENT WITH ALL PRIVATE AND PUBLIC STREET RIGHT OF WAYS, AFFECTS LOT 10 OF BOUNDARY LINE ADJUSTMENT FOR SKAGIT HIGHLANDS, L.L.C., RECORDING NO. 200308180300.)

M. SUBJECT TO MATTERS DISCLOSED BY RECORD OF SURVEY RECORDED JUNE 8, 2005 UNDER RECORDING NO. 200506080122 (AMENDED BOUNDARY LINE ADJUSTMENT FOR SKAGIT HIGHLANDS, L.L.C.).

N. SUBJECT TO TERMS AND CONDITIONS OF THE MASTER PLAN BETWEEN THE CITY OF MOUNT VERNON AND SKAGIT HIGHLANDS L.L.C., RECORDED JULY 1, 2005 UNDER RECORDING NO. 200507010182.

O. SUBJECT TO WATER SERVICE CONTRACT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY AND SKAGIT HIGHLANDS, L.L.C., RECORDED OCTOBER 7, 2005 UNDER RECORDING NO. 200510070093.

P. SUBJECT TO DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS, EXECUTED BY SKAGIT HIGHLANDS, LLC, RECORDING NO. 200508170113. SAID DOCUMENT WAS AMENDED BY DOCUMENTS RECORDED UNDER RECORDING NOS. 200604060049, 200605250083, 200605260150 AND 200607250099.

Q. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, EXECUTED BY SKAGIT HIGHLANDS, L.L.C., RECORDING NO. 200508170114.

PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS RECORDED UNDER RECORDING NOS. 200511020084, 200605230087, 200605260149 AND 200608100126.

AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 200604060049, 200605250083, 200605260150, 200608250117 AND 200612210068.

R. SUBJECT TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD, EXECUTED BY SKAGIT HIGHLANDS, LLC, RECORDING NO. 200508170115.

S. SUBJECT TO SANITARY SEWER AND STORM DRAINAGE EASEMENT IN FAVOR OF THE CITY OF MOUNT VERNON, RECORDING NO. 200609200081.

T, U, W, X, AA, BB, CC. SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE FACE OF THE PLAT OF SKAGIT HIGHLANDS DIVISION 5, PHASE 1, REC. NO. 200612210067.

Y. SUBJECT TO POWER EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., RECORDED MARCH 19, 2007 UNDER RECORDING NO. 200703190207. (10' STRIP OF LAND CENTERED ON GRANTEE'S EXISTING AND FUTURE FACILITIES LYING WITHIN LOTS 6, 7 AND 9 OF AMENDED BOUNDARY LINE ADJUSTMENT FOR SKAGIT HIGHLANDS, L.L.C., RECORDING NO. 200506080122.)

Z. SUBJECT TO WATER EASEMENT IN FAVOR OF PUGET UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, RECORDED MARCH 29, 2007 UNDER RECORDING NO. 200703290063 (NOT IN SUBJECT PROPERTY).

## NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS N88°29'24"W (NAD 1983/1991) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TWP. 34 NORTH, RGE. 4 EAST, W.M., AS SHOWN ON CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 200308180300, AND AS AMENDED BY DOCUMENT RECORDED UNDER RECORDING NO. 200506080122. SEE SAID SURVEYS FOR ADDITIONAL SUBDIVISIONAL INFORMATION.

2. THIS SURVEY WAS ACCOMPLISHED USING GLOBAL POSITIONING SYSTEM (GPS) USING TRIMBLE 5700 AND R8 RECEIVERS, AND BY FIELD TRAVERSE METHOD, USING LEICA ELECTRONIC TOTAL STATIONS. SURVEY ACCURACY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.

3. 5/8" X 24" REBAR WITH CAP IMPRINTED WITH "WHP LS NO. 21599" WILL BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED. ALL FRONT CORNERS WILL ALSO BE MARKED BY LEAD AND TACK IN CONCRETE CURB ON THE PROPERTY LINE EXTENDED.

4. OWNER/DEVELOPER: THE QUADRANT CORPORATION  
14725 SE 36TH ST.  
SUITE 200, PO BOX 130  
BELLEVUE, WASHINGTON 98009  
(425) 455-2900

5. UTILITY PURVEYORS:

SANITARY SEWER CITY OF MOUNT VERNON  
STORM DRAIN CITY OF MOUNT VERNON  
WATER P.U.D. NO. 1 OF SKAGIT CO.  
GARBAGE COLLECTION CITY OF MOUNT VERNON

TELEPHONE  
TELEVISION  
POWER  
GAS

VERIZON NORTHWEST  
COMCAST CORPORATION  
PUGET SOUND ENERGY  
CASCADE NATURAL GAS

6. ZONING DESIGNATION: R-1, 13.5 SKAGIT HIGHLANDS P.U.D.

## NOTES CONTINUED:

7. BUILDING SETBACKS: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE DEVELOPMENT STANDARDS AND ADDITIONAL SETBACK AND BUFFER REQUIREMENTS AS SET FORTH IN THE MASTER PLAN CONDITIONS CONTAINED IN CITY OF MOUNT VERNON "RESOLUTION 574, EXHIBIT D." SETBACKS ARE AS FOLLOWS:

LOTS 2,700 - 3,599 SQUARE FEET: (LOTS 335-341 AND 346-348)

FRONT - 15 FEET, 10 FEET FOR A PORCH  
SIDE - 5 FEET, 10 FEET TOTAL  
REAR - 15 FEET NO ALLEY, 8 FEET WITH ALLEY

LOTS 3,600 - 8,399 SQUARE FEET: (ALL LOTS IN PHASE 2 EXCEPT 80, 335-341 & 346-348)

FRONT - 15 FEET, 20 FEET FOR THE GARAGE  
SIDE - 5 FEET, 10 FEET TOTAL  
REAR - 15 FEET NO ALLEY, 8 FEET WITH ALLEY, 20 FEET FOR LOTS 11-42 & 71-79 (SEE NOTE BELOW)

LOTS 8,400 SQUARE FEET AND LARGER: (LOT 80)

FRONT - 20 FEET, 15 FEET FOR A PORCH  
SIDE - 5 FEET, 10 FEET TOTAL  
REAR - 20 FEET

THE REAR BUILDING SETBACK LINES AS SHOWN ON LOTS 42 AND 67 THROUGH 70 ARE ADJACENT TO A LOCALLY ESTABLISHED GEOLOGIC HAZARD ZONE 4. THE SETBACK LINES SHOWN ON THE PLANS ARE IN CONFORMANCE WITH THE GEOTECHNICAL REQUIREMENTS AND RESULTS IN NO ADDITIONAL IMPACT TO THE LOTS, AS BASED ON A GEOTECHNICAL ENGINEERING REPORT PREPARED BY ASSOCIATED EARTH SCIENCES INC., SEPT. 28, 2005.

8. LOTS IN THIS SUBDIVISION ARE LOCATED EITHER IN THE MOUNT VERNON SCHOOL DISTRICT OR THE SEDRO WOOLLEY SCHOOL DISTRICT. THE OVERALL MAP OF THE DEVELOPMENT (SHOWN ON SHEET 4) SHOWS THE LOCATION OF THE BOUNDARY BETWEEN THE TWO SCHOOL DISTRICTS. THE ADDRESS TABLE ON SHEET 3 LISTS THE SPECIFIC SCHOOL DISTRICT IN WHICH EACH LOT IS LOCATED. EACH LOT SHALL BE REQUIRED TO PAY SCHOOL IMPACT FEES FOR THE APPLICABLE DISTRICT AT TIME OF BUILDING PERMIT ISSUANCE. FEES FOR LOTS WITHIN THE MOUNT VERNON SCHOOL DISTRICT SHALL BE THE CURRENT FEE IN EFFECT AT THE TIME OF PERMIT ISSUANCE. FEES FOR LOTS WITHIN SEDRO WOOLLEY SCHOOL DISTRICT SHALL BE AS OUTLINED IN THE MITIGATION AGREEMENT BETWEEN MVA, INC. AND SEDRO WOOLLEY SCHOOL DISTRICT NO. 1, RECORDED UNDER AUDITOR'S FILE NO. 200107270077.

FOR THOSE LOTS LOCATED WITHIN THE SEDRO WOOLLEY SCHOOL DISTRICT, THE AMOUNT OF \$1,418.00 SHALL BE PAID TO THE DISTRICT AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT.

9. TRACT T-2 IS A TRAIL AND UTILITY TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, EXCEPT FOR THE MAINTENANCE OF SANITARY SEWER AND STORM DRAINAGE FACILITIES. THE CITY OF MOUNT VERNON MAY ENTER SAID TRACT FOR EMERGENCY OR INSPECTION PURPOSES. A PUBLIC PEDESTRIAN EASEMENT IS HEREBY GRANTED OVER THE TRAILS LOCATED WITHIN THIS TRACT.

10. TRACTS P-3, P-4 AND P-5 ARE PARK TRACTS. TRACTS P-3 AND P-4 ARE HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS. TRACT P-5 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF MOUNT VERNON, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

11. TRACT SL-1 IS A SLOPE TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF MOUNT VERNON, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

12. TRACTS OS-3 THROUGH OS-7 ARE OPEN SPACE TRACTS AND ARE HEREBY GRANTED AND CONVEYED TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID OPEN SPACE TRACTS. TRACTS OS-4, OS-7 AND PORTIONS OF OS-3 (WETLANDS, BUFFER AREAS AND AN EASTERLY PORTION AS SHOWN ON SHEETS 9 AND 12) ARE DESIGNATED AS NATIVE GROWTH PROTECTION AREAS, SUBJECT TO EXISTING TRAILS. SEE NOTE ON THIS SHEET REGARDING NGPA'S. A PUBLIC PEDESTRIAN EASEMENT IS HEREBY GRANTED OVER THE TRAILS LOCATED WITHIN TRACTS OS-3 AND OS-4.

A PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED ON THESE TRACTS IN FAVOR OF ALL ABUTTING LOT OWNERS. THE MAINTENANCE OF PRIVATE DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OF THE BENEFITTING PRIVATE LOTS AND THEIR HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

13. TRACT RD-1 IS A STORM WATER DETENTION POND TRACT AND SHALL BE CONVEYED TO THE CITY OF MOUNT VERNON UPON THE RECORDING OF THIS PLAT.

14. TRACTS Z-2 AND Z-3 ARE TO REMAIN IN PRIVATE OWNERSHIP FOR FUTURE DEVELOPMENT. A PUBLIC PEDESTRIAN EASEMENT IS HEREBY GRANTED OVER THE TRAILS LOCATED WITHIN THESE TRACTS.

15. OPEN SPACE AREAS:	USEABLE:	UNUSEABLE:
TRACT L-1	1,116 SQ. FT.	
TRACT OS-3	242,370 SQ. FT.	443,812 SQ. FT.
TRACT OS-4	48,867 SQ. FT.	243,297 SQ. FT.
TRACT OS-5	31,269 SQ. FT.	
TRACT OS-6	2,078 SQ. FT.	
TRACT OS-7	11,944 SQ. FT.	1,491 SQ. FT.
TRACT SL-1	23,865 SQ. FT.	259,088 SQ. FT.
TRACT P-3	34,733 SQ. FT.	
TRACT P-4	11,460 SQ. FT.	
TRACT P-5	22,330 SQ. FT.	

16. IN ORDER TO ENSURE ADEQUATE FALL FOR SIDE SEWERS. MINIMUM FINISHED FLOOR ELEVATIONS HAVE BEEN DETERMINED FOR EACH LOT. ADDITIONALLY, SOME LOTS WILL BE REQUIRED TO INSTALL A BACK FLOW PREVENTER ON THE SEWER STUB. PLEASE SEE SANITARY SEWER RECORD DRAWINGS SUBMITTED TO THE CITY IN NOVEMBER 2006 BY W&H PACIFIC.

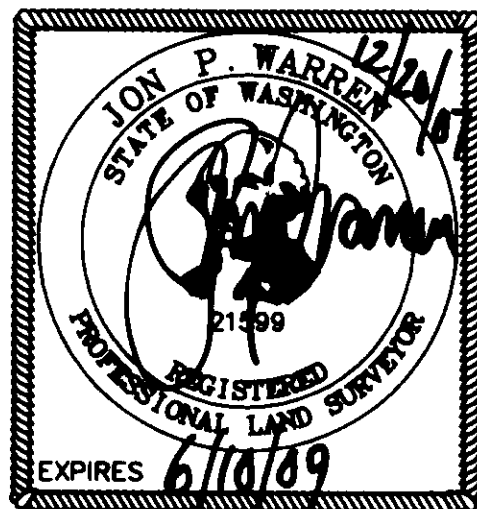
17. TRACT L-1 IS A LANDSCAPE TRACT, AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

18. SOFT SURFACE TRAILS WITHIN TRACTS SL-1 AND RD-1 SHALL BE MAINTAINED BY THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION, AS WELL AS THE HARD SURFACE TRAIL WITHIN TRACT SL-1 SOUTHEASTERLY OF TRACT P-5.

## 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 OR THE CITY OF MOUNT VERNON, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT THE 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.



**W&H PACIFIC**

3350 MONTE VILLA PARKWAY  
BOTHELL, WASHINGTON 98021  
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TEL: (425)951-4800 FAX: (425)951-4808  
Planning • Engineering • Surveying • Landscape Architecture



# Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,  
NE 1/4 OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



200801170047  
Skagit County Auditor

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## ADDRESS TABLE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	8.66	1039.50	0°28'38"
C2	22.94	15.00	87°36'31"
C3	28.85	294.00	5°37'24"
C4	9.52	538.00	1°00'49"
C5	20.04	176.00	6°31'22"
C6	39.43	25.00	90°21'29"
C7	38.06	25.00	87°13'15"
C8	80.09	621.00	7°23'23"
C9	73.14	826.00	5°04'24"
C10	78.28	874.00	5°07'55"
C11	41.53	25.00	95°11'13"
C12	73.99	524.00	8°05'26"
C13	44.83	25.00	102°44'37"
C14	35.70	25.00	81°49'00"
C15	37.66	25.00	86°18'34"
C16	39.53	124.00	18°16'00"
C17	21.73	76.00	16°22'59"
C18	26.01	265.00	5°37'24"
C19	103.36	567.00	10°26'41"
C20	22.77	200.00	6°31'22"
C21	34.81	50.00	39°53'01"
C22	47.75	50.00	54°43'11"
C23	41.13	442.50	5°19'33"
C24	30.99	200.00	8°52'45"
C25	28.94	100.00	16°34'53"
C26	12.92	800.00	0°55'30"
C27	65.44	500.00	7°29'55"
C28	77.17	100.00	44°13'00"
C29	16.32	500.00	1°52'13"
C30	33.60	100.00	19°15'05"
C31	34.56	100.00	19°48'00"
C32	82.45	50.00	94°28'47"
C33	77.41	50.00	88°42'06"
C34	38.30	50.00	43°53'09"
C35	39.11	50.00	44°48'57"
C36	14.02	84.00	9°33'37"
C37	22.24	84.00	15°10'03"
C38	21.48	84.00	14°39'01"
C39	25.19	84.00	17°11'00"
C40	20.67	84.00	14°06'01"
C41	26.52	84.00	18°05'32"
C42	30.08	84.00	20°31'02"
C43	29.81	84.00	20°19'57"
C44	18.77	1976.00	0°32'39"
C45	17.77	1871.00	0°32'39"
C46	18.44	1976.00	0°32'05"
C47	17.46	1871.00	0°32'05"
C48	29.93	324.00	5°17'33"
C49	47.13	324.00	8°20'07"
C50	33.75	324.00	5°58'07"
C51	8.80	25.00	20°10'34"
C52	7.10	25.00	16°16'00"
C53	46.06	50.00	52°47'10"
C54	22.40	50.00	25°40'23"
C55	30.47	50.00	34°54'55"
C56	33.83	50.00	38°46'12"
C57	6.96	25.00	15°59'47"
C58	1.96	25.00	4°29'13"
C59	9.06	1240.00	0°25'06"
C60	27.28	1240.00	1°15'37"
C61	28.07	524.00	3°04'08"
C62	40.51	524.00	4°25'47"
C63	4.84	224.00	1°14'20"
C64	12.67	324.00	2°14'23"
C65	13.47	324.00	2°22'53"
C66	13.24	124.00	6°07'03"
C67	36.74	25.00	84°12'15"
C68	27.85	176.00	9°04'02"
C69	27.43	975.00	1°36'43"
C70	1.51	476.00	0°10'54"
C71	9.08	476.00	1°05'33"
C72	7.96	476.00	0°57'30"
C73	6.45	439.00	0°50'29"
C74	80.92	439.00	10°33'41"
C75	25.01	874.00	1°38'22"
C76	46.05	25.00	105°32'15"
C77	36.27	76.00	27°20'39"
C78	26.60	975.00	1°33'47"
C79	39.27	25.00	90°00'00"
C80	17.10	524.00	1°52'13"
C81	23.95	30.00	45°44'50"
C82	11.82	50.00	13°32'44"
C83	33.68	50.00	38°35'45"
C84	20.87	50.00	23°55'11"
C85	20.36	50.00	23°19'50"
C86	18.58	50.00	21°17'22"
C87	52.60	50.00	60°16'51"
C88	5.97	30.00	11°23'33"
C89	18.39	30.00	35°07'14"
C90	32.66	25.00	74°50'28"
C91	10.58	122.00	4°58'10"
C92	46.17	28.00	94°28'47"
C93	39.78	25.00	91°10'20"
C94	40.25	26.00	88°42'06"
C95	48.05	25.00	110°07'42"
C96	25.00	72.00	19°53'32"
C97	14.58	725.00	1°09'08"
C98	38.23	72.00	30°25'26"
C99	35.98	72.00	28°38'01"
C100	19.52	72.00	15°31'48"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C102	32.29	372.00	4°58'25"
C103	43.17	372.00	6°38'57"
C104	26.96	372.00	4°09'07"
C105	38.76	25.00	88°49'40"
C106	15.54	476.00	1°52'13"
C107	39.86	25.00	91°20'28"
C108	44.71	725.00	3°32'01"
C109	34.74	826.00	2°24'34"
C110	20.18	471.50	2°27'09"
C111	59.51	573.00	5°57'02"
C112	21.96	551.50	2°16'53"
C113	32.92	471.50	4°00'01"
C114	32.92	471.50	4°00'01"
C115	32.92	471.50	4°00'01"
C116	32.92	471.50	4°00'01"
C117	32.92	471.50	4°00'01"
C118	34.30	471.50	4°10'05"
C119	30.30	551.50	3°08'53"
C120	5.81	180.00	1°50'55"
C121	32.14	180.00	10°13'54"
C122	13.93	472.50	1°41'23"
C123	25.50	224.00	6°31'22"
C124	21.38	180.00	6°48'22"
C125	21.68	180.00	6°54'02"
C126	32.16	180.00	10°14'15"
C127	81.43	36.00	129°36'13"
C128	29.99	25.00	68°44'34"
C129	15.50	80.00	11°06'06"
C130	33.38	80.00	23°54'19"
C131	28.46	80.00	20°23'02"
C132	30.55	80.00	21°52'43"
C133	43.04	80.00	30°49'27"
C134	22.89	160.00	8°11'45"
C135	17.74	571.50	1°46'44"
C136	19.23	25.00	44°04'31"
C137	10.41	25.00	23°51'54"
C138	29.82	2024.00	0°50'39"
C139	26.90	573.00	2°41'25"
C140	38.23	25.00	87°37'16"
C141	42.99	30.00	82°06'40"
C142	30.47	621.00	2°48'42"
C143	39.05	25.00	89°29'05"
C144	14.10	826.00	0°58'40"
C145	21.99	76.00	16°34'53"
C146	39.00	25.00	89°23'28"
C147	34.89	25.00	79°57'04"
C148	35.89	124.00	16°34'53"
C149	39.27	25.00	90°00'00"
C150	13.42	276.00	2°47'12"
C151	42.93	26.00	94°36'12"
C152	42.09	25.00	96°27'19"
C153	26.13	1390.00	1°04'38"
C154	33.33	3981.00	0°28'47"
C155	42.64	25.00	97°43'56"
C156	1.95	4029.00	0°01'40"
C157	34.79	25.00	79°44'21"
C158	22.74	1390.00	0°56'15"
C159	7.17	1390.00	0°17'44"
C160	53.24	30.00	101°40'43"
C161	7.12	400.00	1°01'13"
C162	30.87	400.00	4°25'19"

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.82	N05°50'29"E
L2	30.70	N12°21'51"E
L3	48.03	N79°33'35"W
L4	48.22	N27°08'47"W
L5	49.09	N18°24'36"W
L6	48.12	N44°52'31"W
L7	51.38	N77°09'05"W
L8	48.15	N52°46'42"W
L9	48.11	N19°32'03"W
L10	10.93	N45°26'42"E
L11	10.93	N45°26'42"E
L12	23.11	N60°10'07"E
L13	18.01	N61°58'04"E
L14	16.90	N39°28'01"E
L15	48.85	N72°27'26"E
L16	11.13	N01°22'49"E
L17	11.34	N40°42'28"E
L18	50.66	N01°08'12"E
L19	11.77	N35°33'12"W
L20	20.15	N66°54'05"W
L21	20.82	N41°26'37"W
L22	21.69	N53°27'44"W
L23	28.34	N53°27'44"W
L24	30.65	N59°59'23"W
L25	7.59	N88°29'13"W
L26	12.99	N01°30'47"E

Lot #	Street #	Street Name	School District
3	1048	Panorama Ridge	Mount Vernon
4	1040	Panorama Ridge	Mount Vernon
5	1032	Panorama Ridge	Mount Vernon
6	1024	Panorama Ridge	Mount Vernon
7	1016	Panorama Ridge	Mount Vernon
8	1008	Panorama Ridge	Mount Vernon
9	1000	Panorama Ridge	Mount Vernon
10	990	Panorama Ridge	Mount Vernon
11	982	Panorama Ridge	Mount Vernon
12	974	Panorama Ridge	Mount Vernon
13	966	Panorama Ridge	Mount Vernon
14	958	Panorama Ridge	Mount Vernon
15	950	Panorama Ridge	Mount Vernon
16	942	Panorama Ridge	Mount Vernon
17	934	Panorama Ridge	Mount Vernon
18	926	Panorama Ridge	Mount Vernon
19	918	Panorama Ridge	Mount Vernon
20	910	Panorama Ridge	Mount Vernon
21	902	Panorama Ridge	Mount Vernon
22	890	Panorama Ridge	Mount Vernon
23	882	Panorama Ridge	Mount Vernon
24	874	Panorama Ridge	Mount Vernon
25	866	Panorama Ridge	Mount Vernon
26	858	Panorama Ridge	Mount Vernon
27	850	Panorama Ridge	Mount Vernon
28	842	Panorama Ridge	Mount Vernon
29	834	Panorama Ridge	Mount Vernon
30	826	Panorama Ridge	Mount Vernon
31	818	Panorama Ridge	Mount Vernon
32	810	Panorama Ridge	Mount Vernon
33	802	Panorama Ridge	Mount Vernon
34	794	Panorama Ridge	Mount Vernon
35	786	Panorama Ridge	Mount Vernon
36	778	Panorama Ridge	Mount Vernon
37	770	Panorama Ridge	Mount Vernon
38	762	Panorama Ridge	Mount Vernon
39	754	Panorama Ridge	Mount Vernon
40	746	Panorama Ridge	Mount Vernon
41	738	Panorama Ridge	Mount Vernon
42	730	Panorama Ridge	Mount Vernon
43	722	Panorama Ridge	Mount Vernon
44	714	Panorama Ridge	Mount Vernon
45	706	Panorama Ridge	Mount Vernon
46	698	Panorama Ridge	Mount Vernon
47	690	Panorama Ridge	Mount Vernon
48	682	Panorama Ridge	Mount Vernon
49	674	Panorama Ridge	Mount Vernon
50	666	Panorama Ridge	Mount Vernon
51	658	Panorama Ridge	Mount Vernon
52	650	Panorama Ridge	Mount Vernon
53	642	Panorama Ridge	Mount Vernon
54	634	Panorama Ridge	Mount Vernon
55	626	Panorama Ridge	Mount Vernon
56	618	Panorama Ridge	Mount Vernon
57	610	Panorama Ridge	Mount Vernon
58	602	Panorama Ridge	Mount Vernon
59	594	Panorama Ridge	Mount Vernon
60	586	Panorama Ridge	Mount Vernon
61	578	Panorama Ridge	Mount Vernon
62	570	Panorama Ridge	Mount Vernon
63	562	Panorama Ridge	Mount Vernon
64	554	Panorama Ridge	Mount Vernon
65	546	Panorama Ridge	Mount Vernon
66	538	Panorama Ridge	Mount Vernon
67	530	Panorama Ridge	Mount Vernon
68	522	Panorama Ridge	Mount Vernon
69	514	Panorama Ridge	Mount Vernon
70	506	Panorama Ridge	Mount Vernon
71	498	Panorama Ridge	Mount Vernon
72	490	Panorama Ridge	Mount Vernon
73	482	Panorama Ridge	Mount Vernon
74	474	Panorama Ridge	Mount Vernon
75	466	Panorama Ridge	Mount Vernon
76	458	Panorama Ridge	Mount Vernon
77	450	Panorama Ridge	Mount Vernon
78	442	Panorama Ridge	Mount Vernon
79	434	Panorama Ridge	Mount Vernon
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81	418	Panorama Ridge	Mount Vernon
82	410	Panorama Ridge	Mount Vernon
83	402	Panorama Ridge	Mount Vernon
84	394	Panorama Ridge	Mount Vernon
85	386	Panorama Ridge	Mount Vernon
86	378	Panorama Ridge	Mount Vernon
87	370	Panorama Ridge	Mount Vernon
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89	354	Panorama Ridge	Mount Vernon
90	346	Panorama Ridge	Mount Vernon
91	338	Panorama Ridge	Mount Vernon
92	330	Panorama Ridge	Mount Vernon
93	322	Panorama Ridge	Mount Vernon
94	314	Panorama Ridge	Mount Vernon
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103	242	Panorama Ridge	Mount Vernon
104	234	Panorama Ridge	Mount Vernon
105	226	Panorama Ridge	Mount Vernon
106	218	Panorama Ridge	Mount Vernon
107	210	Panorama Ridge	Mount Vernon
108	202	Panorama Ridge	Mount Vernon
109	194	Panorama Ridge	Mount Vernon
110	186	Panorama Ridge	Mount Vernon
111	178	Panorama Ridge	Mount Vernon
112	170	Panorama Ridge	Mount Vernon
113	162	Panorama Ridge	Mount Vernon
114	154	Panorama Ridge	Mount Vernon
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129	34	Panorama Ridge	Mount Vernon
130	26	Panorama Ridge	Mount Vernon
131	18	Panorama Ridge	Mount Vernon
132	10	Panorama Ridge	Mount Vernon
133	2	Panorama Ridge	Mount Vernon
134	1048	Panorama Ridge	Mount Vernon
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137	1024	Panorama Ridge	Mount Vernon
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139	1008	Panorama Ridge	Mount Vernon
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141	990	Panorama Ridge	Mount Vernon
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195	554	Panorama Ridge	Mount Vernon
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199	522	Panorama Ridge	Mount Vernon
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243	170	Panorama Ridge	Mount Vernon
244	162	Panorama Ridge	Mount Vernon
245	154	Panorama Ridge	Mount Vernon
246	146	Panorama Ridge	Mount Vernon
247	138	Panorama Ridge	Mount Vernon
248	130	Panorama Ridge	Mount Vernon
249	122	Panorama Ridge	Mount Vernon
250	114	Panorama Ridge	Mount Vernon
251	106	Panorama Ridge	Mount Vernon
252	98	Panorama Ridge	Mount Vernon
253	90	Panorama Ridge	Mount Vernon
254	82	Panorama Ridge	Mount Vernon
255	74	Panorama Ridge	Mount Vernon
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258	50	Panorama Ridge	Mount Vernon
259	42	Panorama Ridge	Mount Vernon
260	34	Panorama Ridge	Mount Vernon
261	26	Panorama Ridge	Mount Vernon
262	18	Panorama Ridge	Mount Vernon
263	10	Panorama Ridge	Mount Vernon
264	2	Panorama Ridge	Mount Vernon
265	1048	Panorama Ridge	Mount Vernon
266	1040	Panorama Ridge	Mount Vernon
267	1032	Panorama Ridge	Mount Vernon
268	1024	Panorama Ridge	Mount Vernon
269	1016	Panorama Ridge	Mount Vernon
270	1008	Panorama Ridge	Mount Vernon
271	1000	Panorama Ridge	Mount Vernon
272	990	Panorama Ridge	Mount Vernon
273	982	Panorama Ridge	Mount Vernon
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275	966	Panorama Ridge	Mount Vernon
276	958	Panorama Ridge	Mount Vernon
277	950	Panorama Ridge	Mount Vernon
278	942	Panorama Ridge	Mount Vernon
279	934	Panorama Ridge	Mount Vernon
280	926	Panorama Ridge	Mount Vernon
281	918	Panorama Ridge	Mount Vernon
282	910	Panorama Ridge	Mount Vernon
283	902	Panorama Ridge	Mount Vernon
284	890	Panorama Ridge	Mount Vernon
285	882	Panorama Ridge	Mount Vernon
286	874	Panorama Ridge	Mount Vernon
287	866	Panorama Ridge	Mount Vernon
288	858	Panorama Ridge	Mount Vernon
289	850	Panorama Ridge	Mount Vernon
290	842	Panorama Ridge	Mount Vernon
291	834	Panorama Ridge	Mount Vernon
292	826	Panorama Ridge	Mount Vernon
293	818	Panorama Ridge	Mount Vernon
294	810	Panorama Ridge	Mount Vernon
295	802	Panorama Ridge	Mount Vernon
296	794	Panorama Ridge	Mount Vernon
297	786	Panorama Ridge	Mount Vernon
298	778	Panorama Ridge	Mount Vernon
299	770	Panorama Ridge	Mount Vernon
300	762	Panorama Ridge	Mount Vernon
301	754	Panorama Ridge	Mount Vernon
302	746	Panorama Ridge	Mount Vernon
303	738	Panorama Ridge	Mount Vernon
304	730	Panorama Ridge	Mount Vernon
305	722	Panorama Ridge	Mount Vernon
306	714	Panorama Ridge	Mount Vernon
307	706	Panorama Ridge	Mount Vernon
308	698	Panorama Ridge	Mount Vernon
309	690	Panorama Ridge	Mount Vernon
310	682	Panorama Ridge	Mount Vernon
311	674	Panorama Ridge	Mount Vernon
312	666	Panorama Ridge	Mount Vernon
313	658	Panorama Ridge	Mount Vernon
314	650	Panorama Ridge	Mount Vernon
315	642	Panorama Ridge	Mount Vernon
316	634	Panorama Ridge	Mount Vernon
317	626	Panorama Ridge	Mount Vernon
318	618	Panorama Ridge	Mount Vernon
319	610	Panorama Ridge	Mount Vernon
320	602	Panorama Ridge	Mount Vernon
321	594	Panorama Ridge	Mount Vernon
322	586	Panorama Ridge	Mount Vernon
323	578	Panorama Ridge	Mount Vernon
324	570	Panorama Ridge	Mount Vernon
325	562	Panorama Ridge	Mount Vernon
326	554	Panorama Ridge	Mount Vernon
327	546	Panorama Ridge	Mount Vernon
328	538	Panorama Ridge	Mount Vernon
329	530	Panorama Ridge	Mount Vernon
330	522	Panorama Ridge	Mount Vernon
331	514	Panorama Ridge	Mount Vernon
332	506	Panorama Ridge	Mount Vernon
333	498	Panorama Ridge	Mount Vernon
334	490	Panorama Ridge	Mount Vernon
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336	474	Panorama Ridge	Mount Vernon
337	466	Panorama Ridge	Mount Vernon
338	458	Panorama Ridge	Mount Vernon
339	450	Panorama Ridge	Mount Vernon
340	442	Panorama Ridge	Mount Vernon
341	434	Panorama Ridge	Mount Vernon
342	426	Panorama Ridge	Mount Vernon
343	418	Panorama Ridge	Mount Vernon
344	410	Panorama Ridge	Mount Vernon
345	402	Panorama Ridge	Mount Vernon
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349	370	Panorama Ridge	Mount Vernon
350	362	Panorama Ridge	Mount Vernon
351	354	Panorama Ridge	Mount Vernon
352	346	Panorama Ridge	Mount Vernon
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354	330	Panorama Ridge	Mount Vernon
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357	306	Panorama Ridge	Mount Vernon
358	298	Panorama Ridge	Mount Vernon



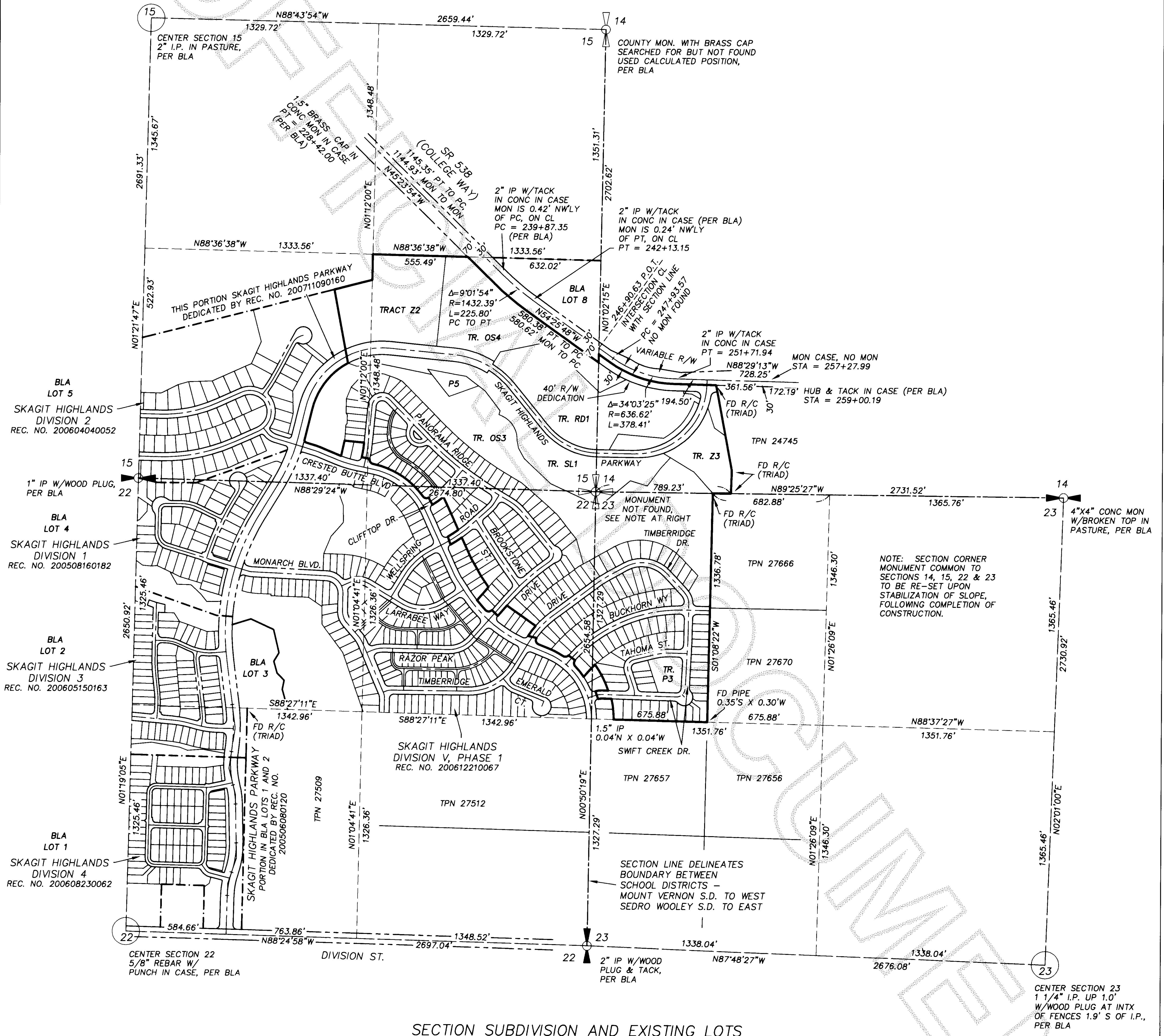
# Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,  
NE 1/4 OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



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## SECTION SUBDIVISION AND EXISTING LOTS

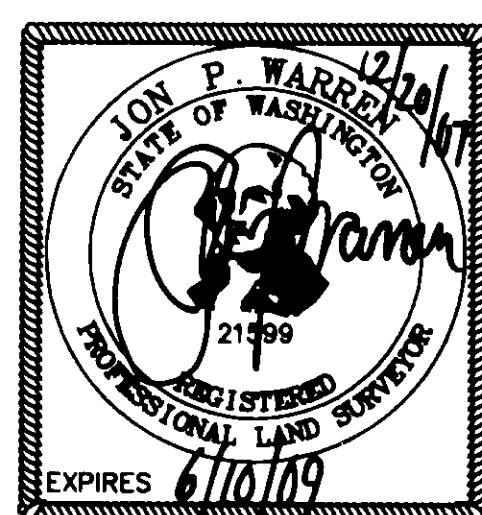
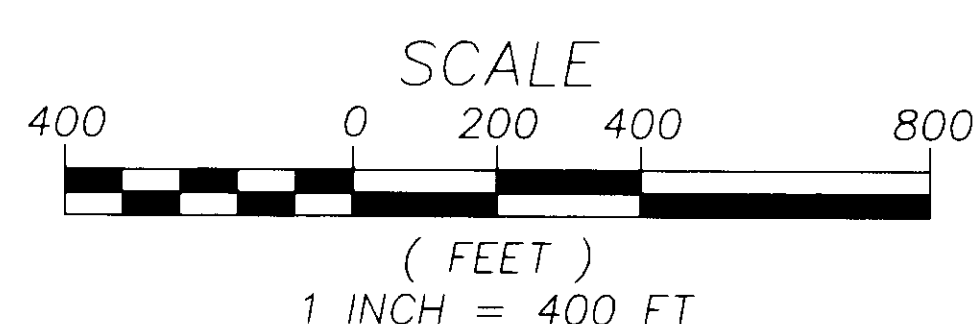
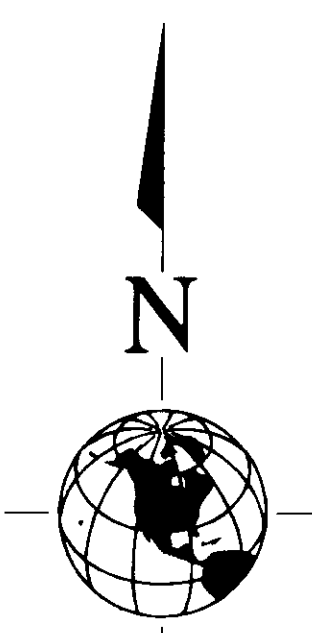
### LEGEND:

- (R) RADIAL BEARING
- ⊙ EXISTING MONUMENT
- ⊙ CENTERLINE MONUMENT
- TPN TAX PARCEL NUMBER

BLA - BOUNDARY LINE ADJUSTMENT  
RECORD OF SURVEY, REC. NO.  
200506080122, BEING AN  
AMENDMENT OF SURVEY FILED  
UNDER REC. NO. 200308180300

### TRACTS:

- L - LANDSCAPE
- OS - OPEN SPACE
- P - PARK
- RD - STORM DETENTION POND
- SL - SLOPE
- T - TRAIL, UTILITY
- Z - FUTURE DEVELOPMENT



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# Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

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NE 1/4 OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

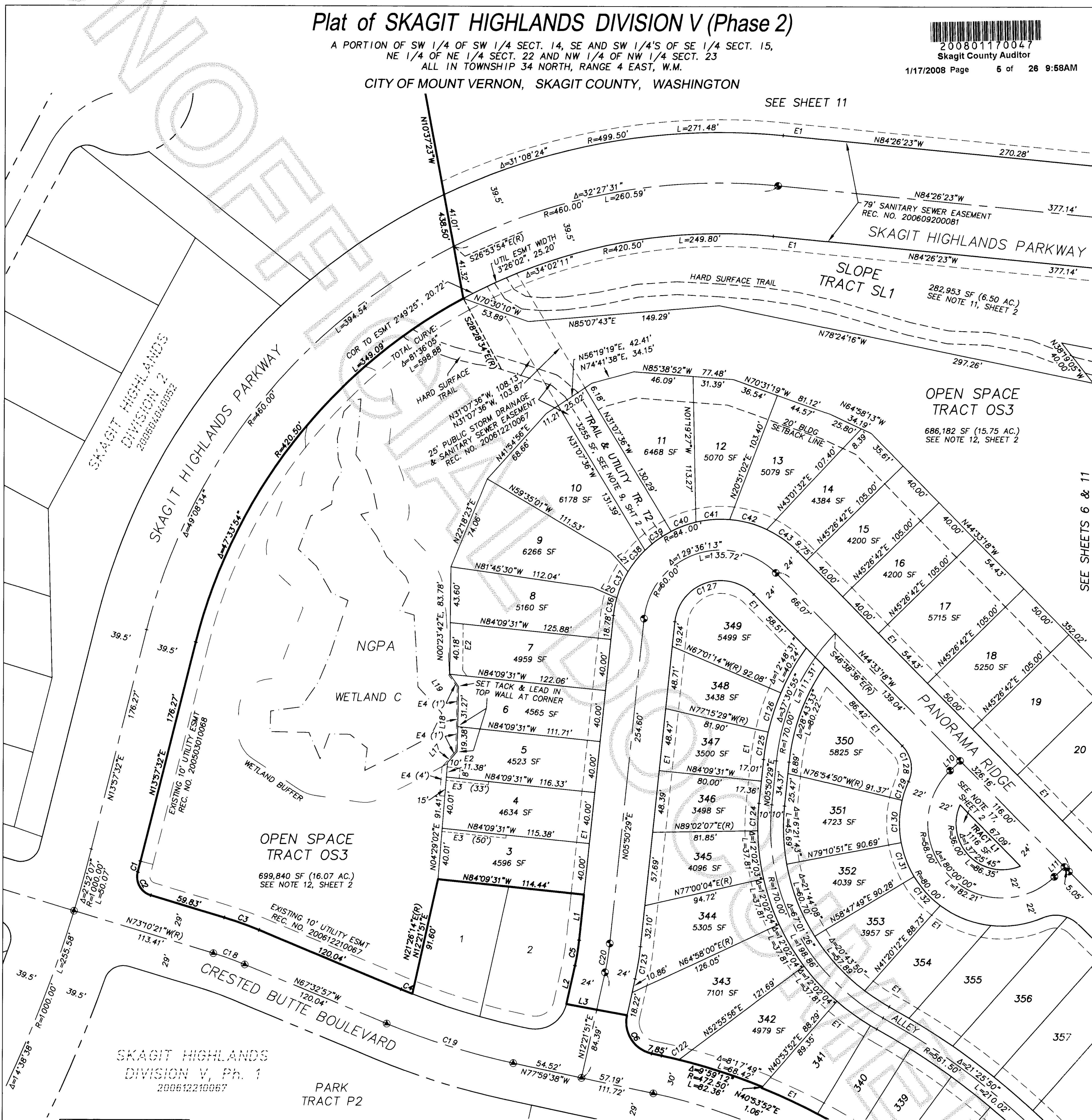
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



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Skagit County Auditor

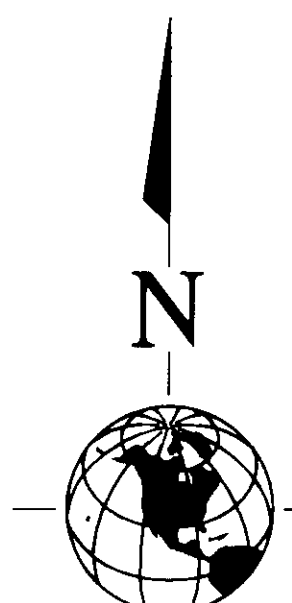
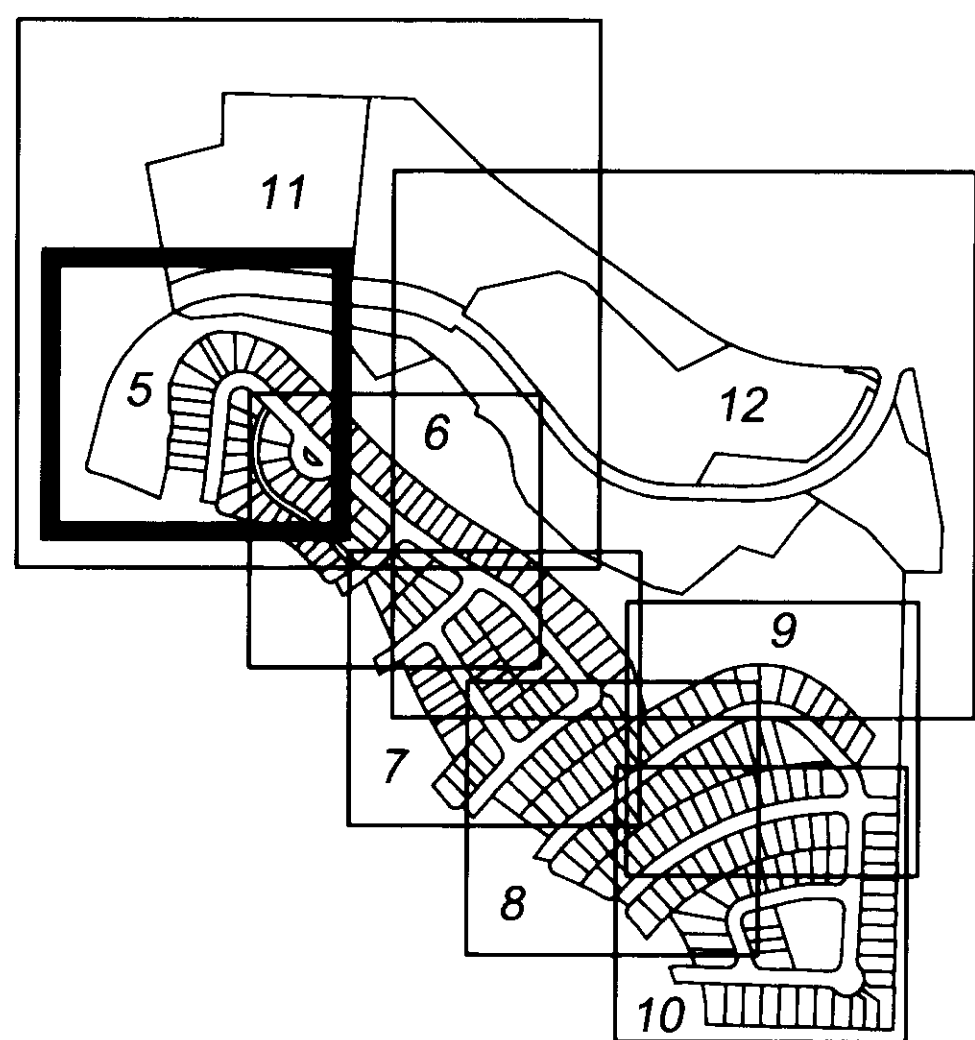
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SEE SHEET 11



SEE SHEETS 6 & 11

SEE SHEET 6

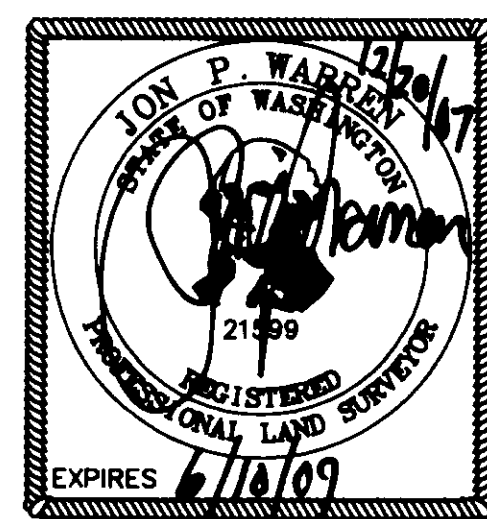


## LEGEND:

- (R) RADIAL BEARING
- ⊙ EXISTING MONUMENT
- ⊙ CENTERLINE MONUMENT
- E1 10' UTILITY EASEMENT  
SEE EASEMENT PROVISION 1, SHEET 1
- E2 10' PRIVATE STORM DRAINAGE EASEMENT,  
UNLESS OTHERWISE NOTED; SEE EASEMENT  
PROVISION 2, SHEET 1
- E3 2.5' WALL/FENCE EASEMENT, SEE  
EASEMENT PROVISION 3, SHEET 1
- E4 RETAINING WALL EASEMENT, SEE EASEMENT  
PROVISION 4, SHEET 1
- NGPA NATIVE GROWTH PROTECTION AREA  
SEE NOTE ON SHEET 2

## TRACTS:

- L - LANDSCAPE
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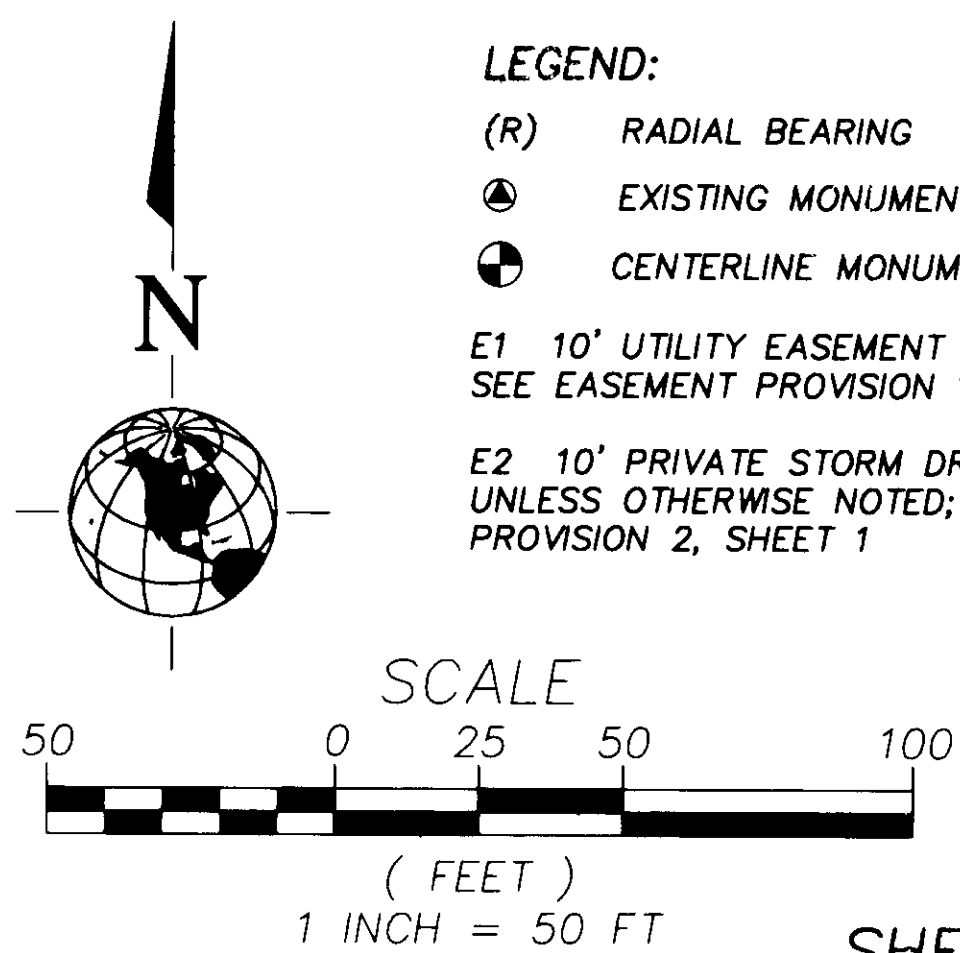
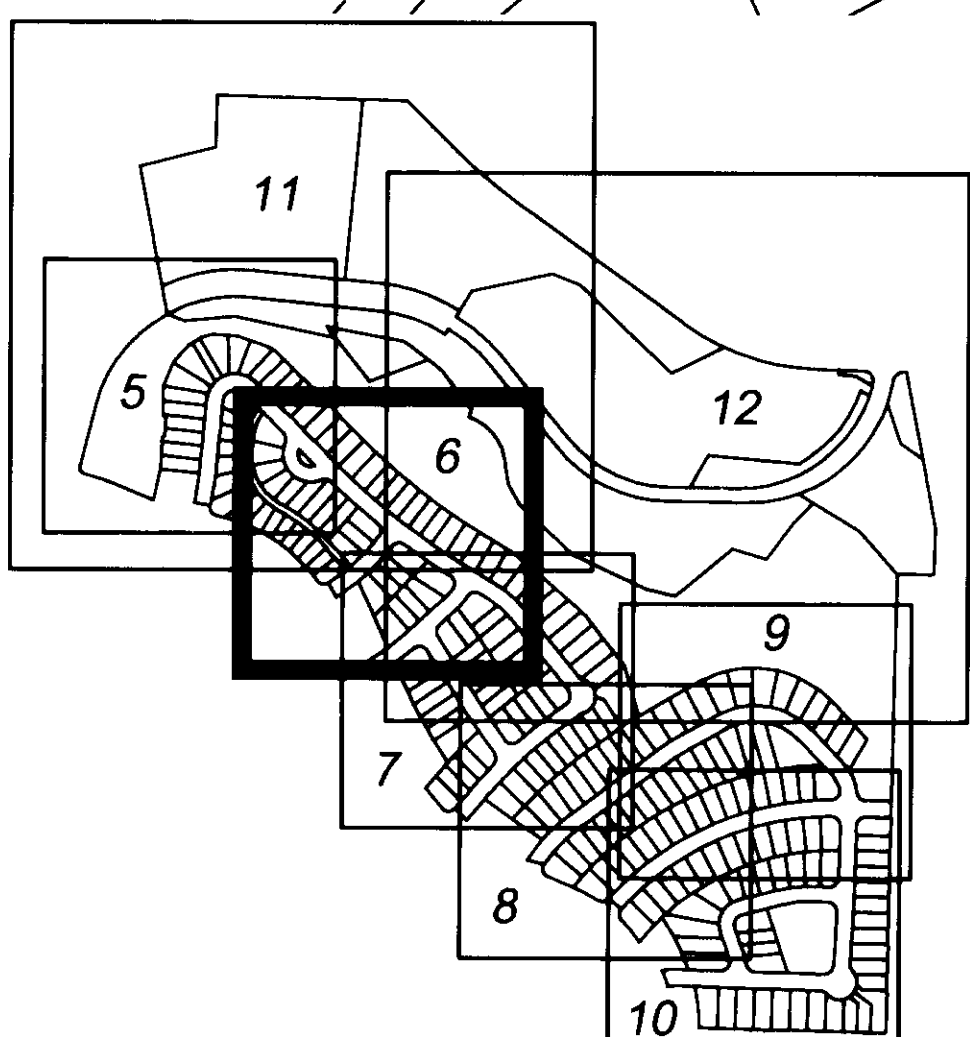
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



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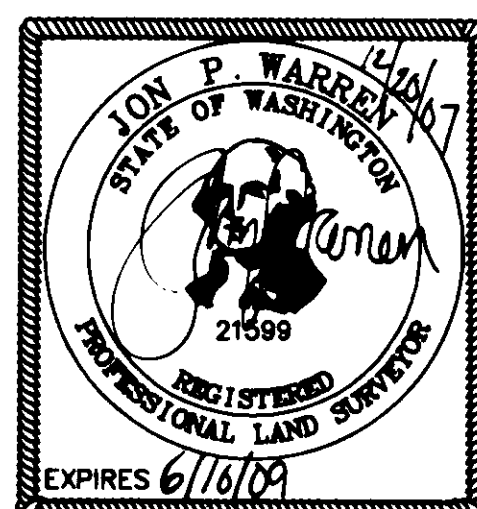
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SEE SHEET 12



## LEGEND:

- (R) RADIAL BEARING
- ⊙ EXISTING MONUMENT
- ⊙ CENTERLINE MONUMENT
- E1 10' UTILITY EASEMENT  
SEE EASEMENT PROVISION 1, SHEET 1
- E2 10' PRIVATE STORM DRAINAGE EASEMENT,  
UNLESS OTHERWISE NOTED; SEE EASEMENT  
PROVISION 2, SHEET 1
- E3 2.5' WALL/FENCE EASEMENT, SEE  
EASEMENT PROVISION 3, SHEET 1
- NGPA NATIVE GROWTH PROTECTION AREA  
SEE NOTE ON SHEET 2



## TRACTS:

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SEE SHEETS 6 & 12

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# Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,  
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CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



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SEE SHEET 12





# Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,  
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SEE SHEET 12



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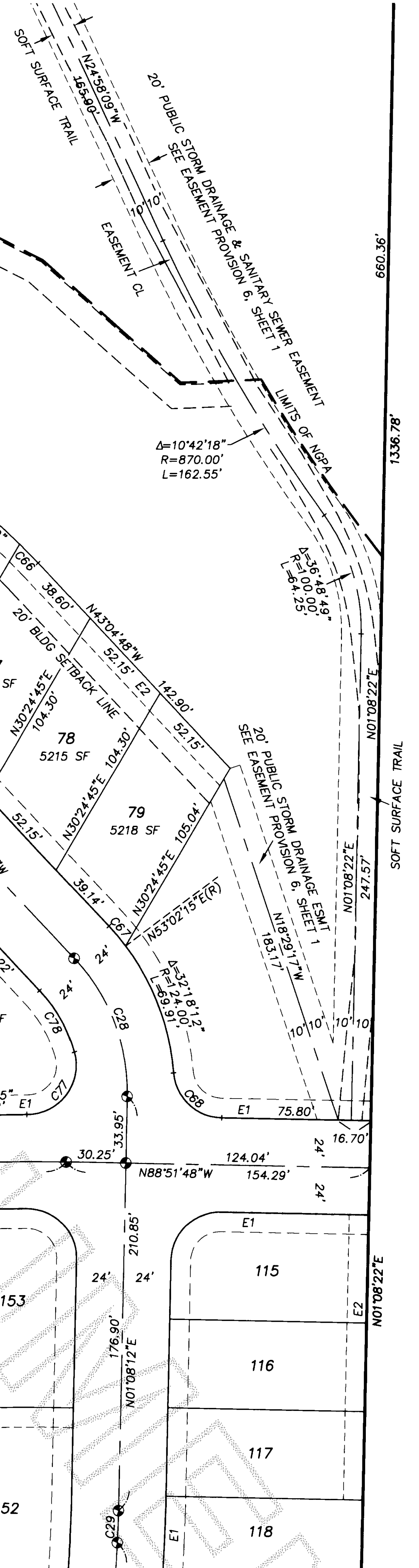
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## OPEN SPACE TRACT OS3

686,182 SF (15.75 AC.)  
SEE NOTE 12, SHEET 2

NGPA

SOFT SURFACE TRAIL

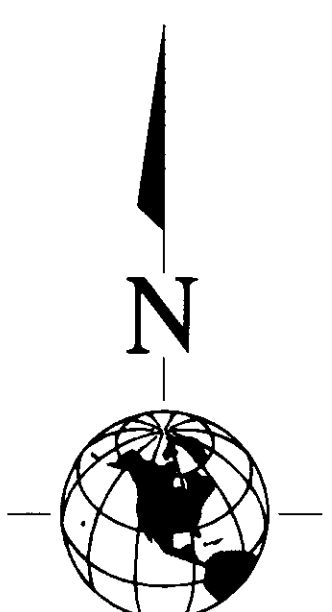
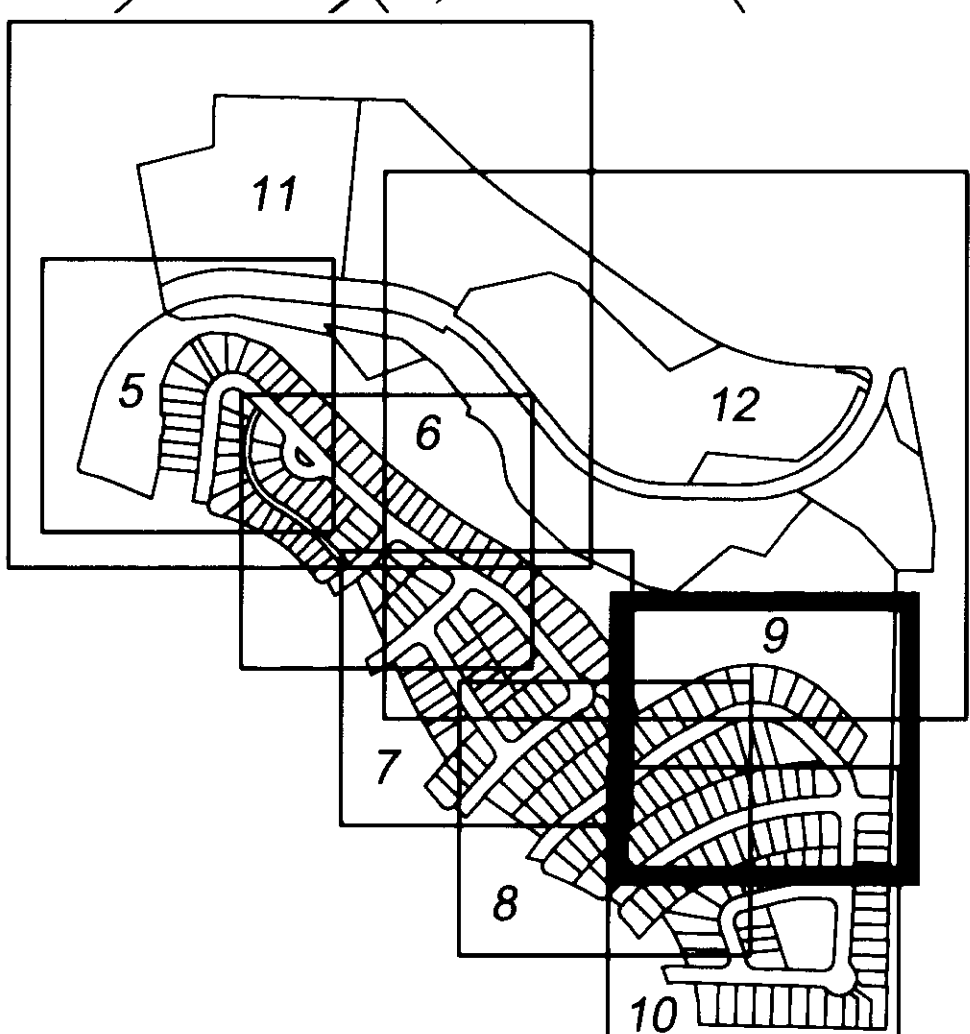


SEE SHEET 7

TR. P4

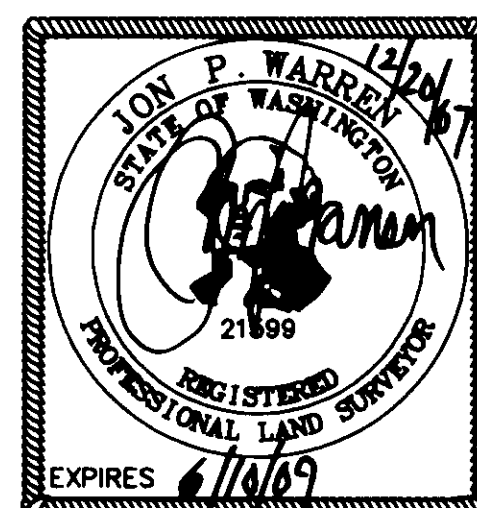
SEE SHEET 8

SEE SHEET 10



### LEGEND:

- (R) RADIAL BEARING
- ⊙ EXISTING MONUMENT
- ⊙ CENTERLINE MONUMENT
- E1 10' UTILITY EASEMENT  
SEE EASEMENT PROVISION 1, SHEET 1
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UNLESS OTHERWISE NOTED; SEE EASEMENT  
PROVISION 2, SHEET 1
- E3 2.5' WALL/FENCE EASEMENT, SEE  
EASEMENT PROVISION 3, SHEET 1
- NGPA NATIVE GROWTH PROTECTION AREA  
SEE NOTE ON SHEET 2



### TRACTS:

- L - LANDSCAPE
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- P - PARK
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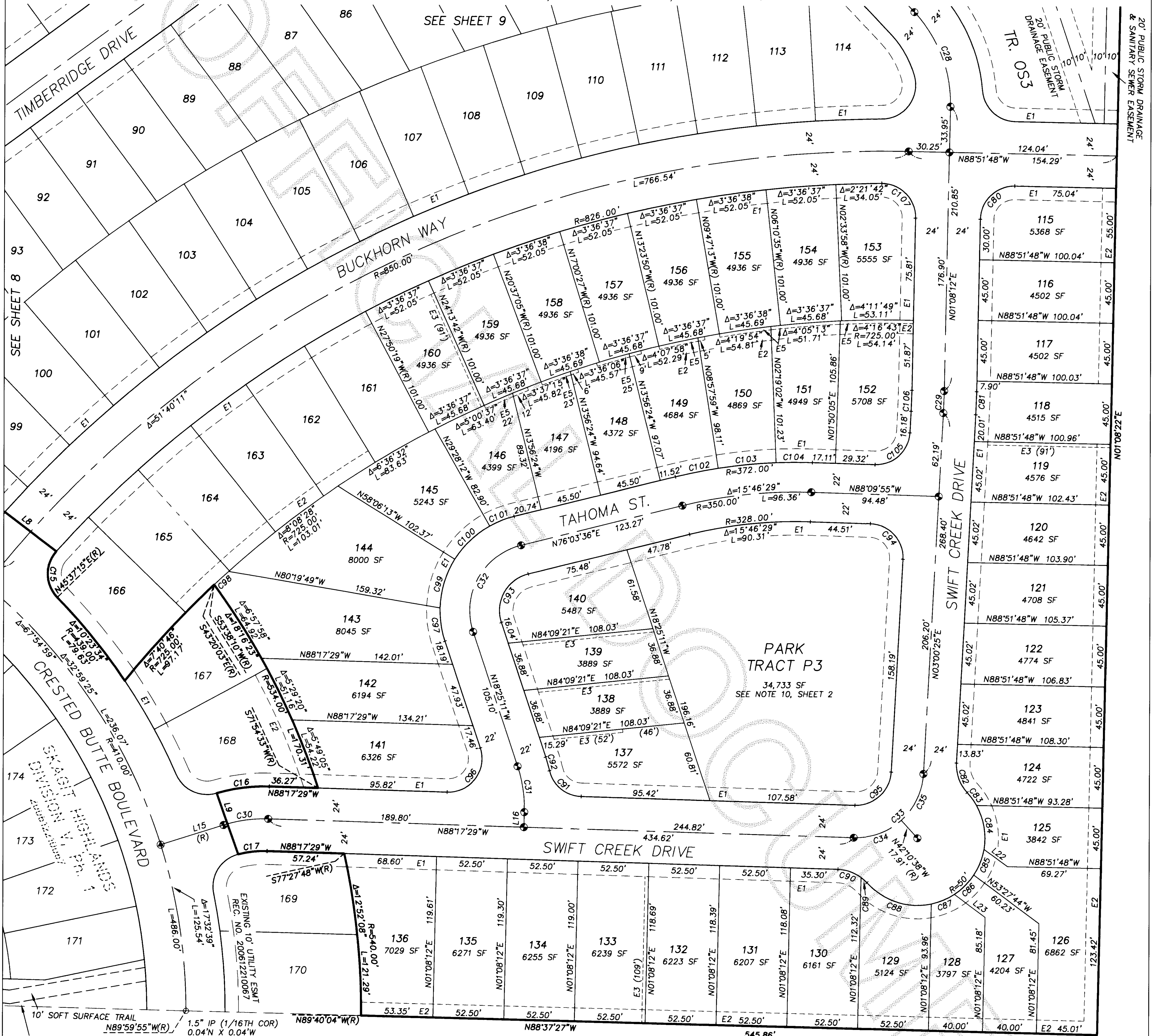
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CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

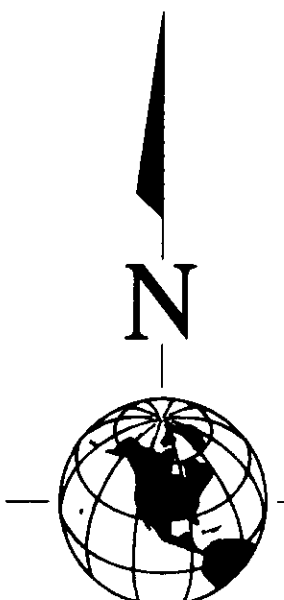
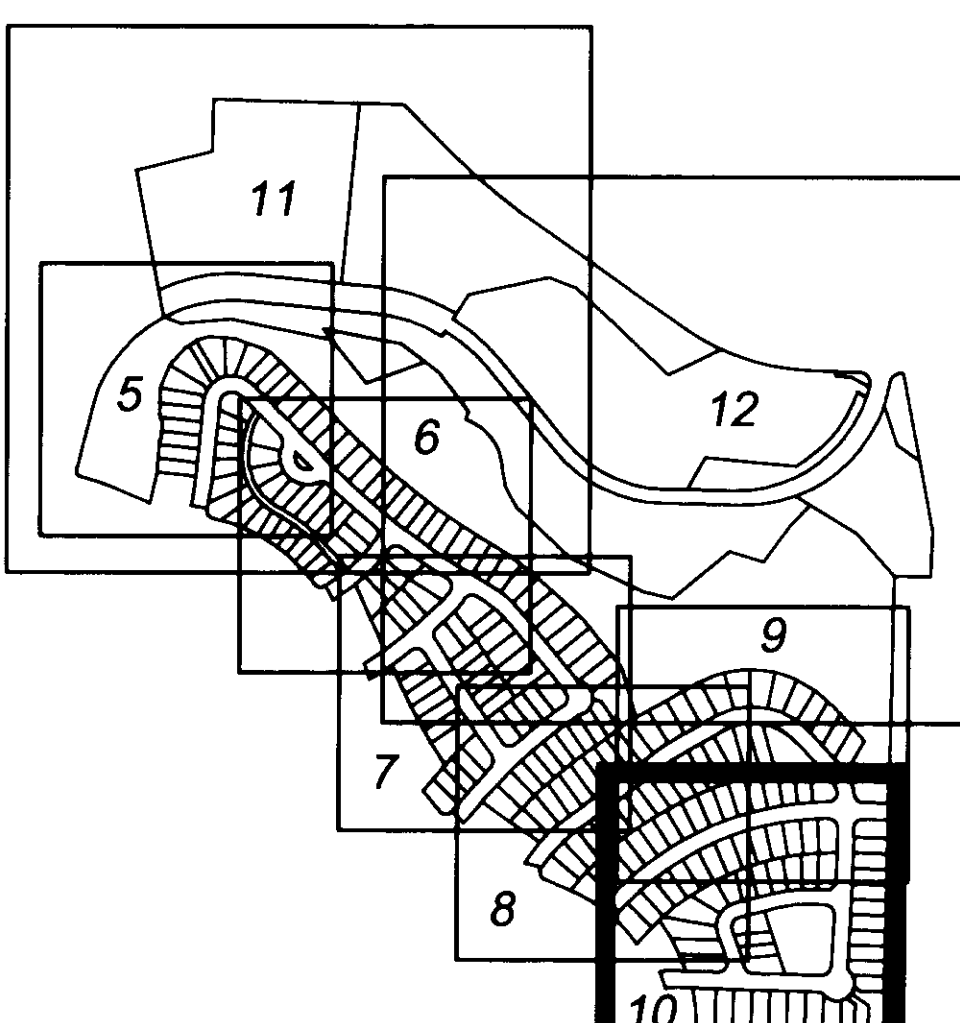


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ACCESS TR. AU1  
WATER EASEMENT, REC. NO. 200703290063  
(PUBLIC UTILITY DIST. NO. 1 OF SKAGIT CO.)



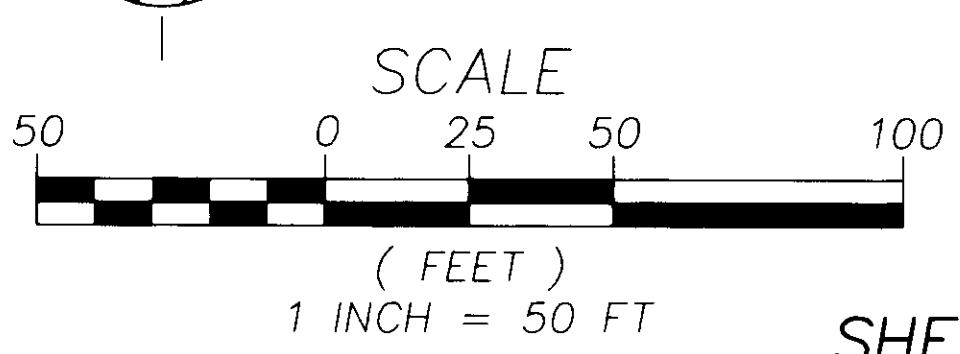
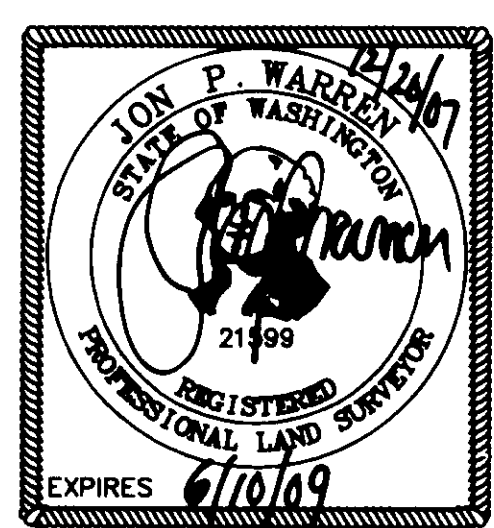
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- ⊙ CENTERLINE MONUMENT
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UNLESS OTHERWISE NOTED; SEE EASEMENT  
PROVISION 2, SHEET 1

- E3 2.5' WALL/FENCE EASEMENT, SEE  
EASEMENT PROVISION 3, SHEET 1
- E5 2.5' ROCKERY EASEMENT, SEE  
EASEMENT PROVISION 5, SHEET 1
- NGPA NATIVE GROWTH PROTECTION AREA  
SEE NOTE ON SHEET 2

## TRACTS:

- LS - LANDSCAPE
- OS - OPEN SPACE
- P - PARK
- RD - STORM DETENTION POND
- SL - SLOPE
- T - TRAIL, UTILITY
- Z - FUTURE DEVELOPMENT



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# Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

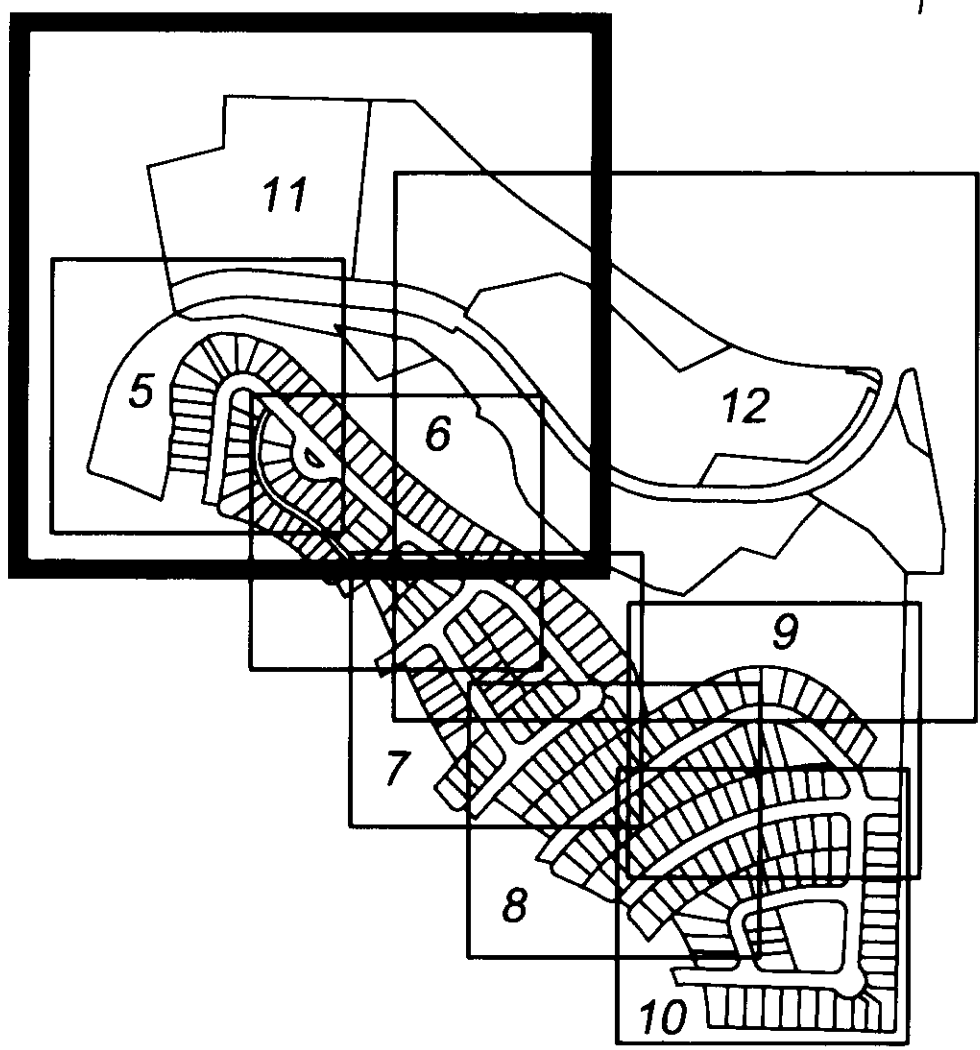
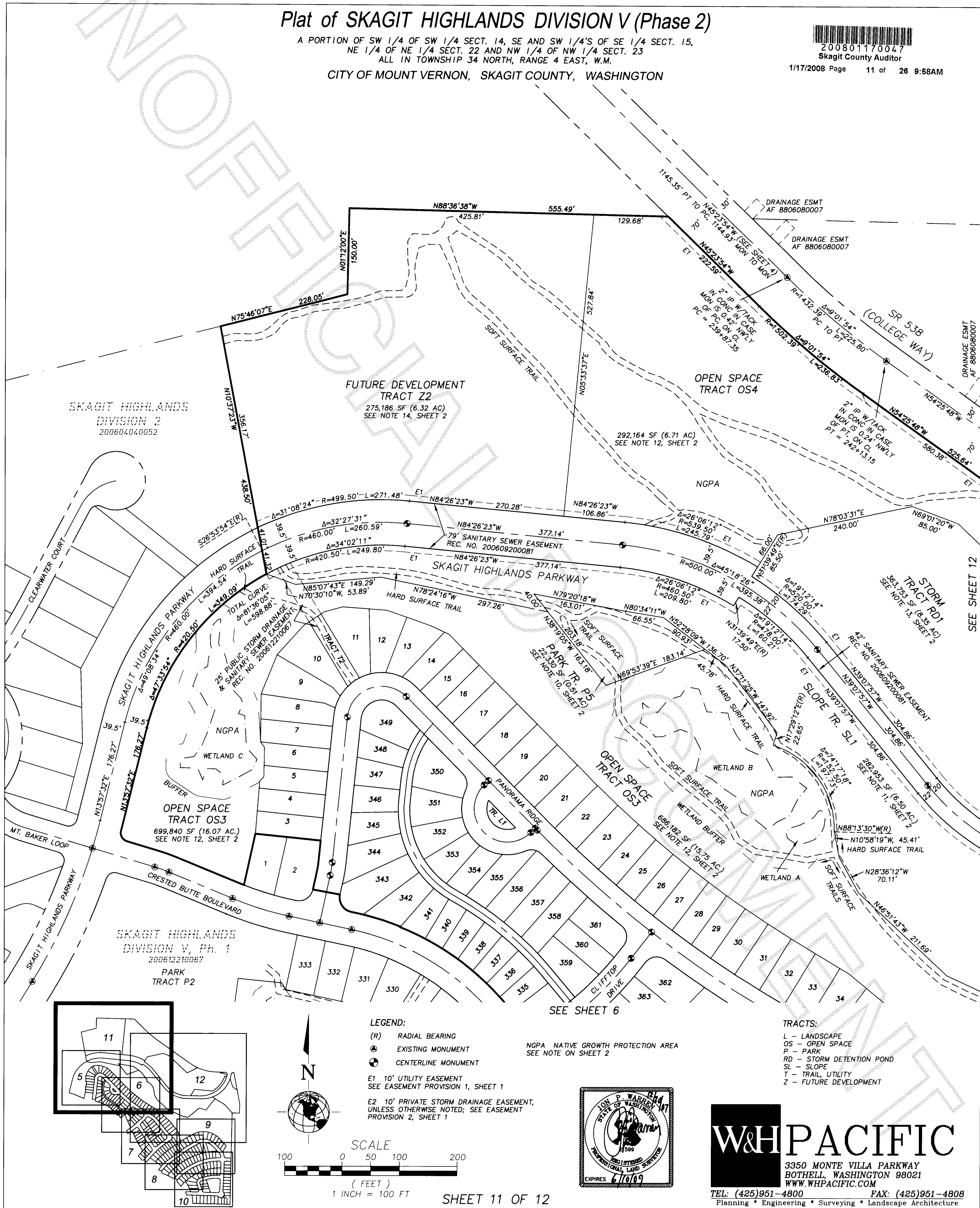
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CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



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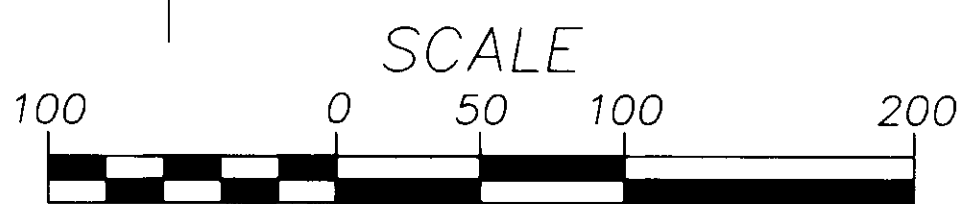
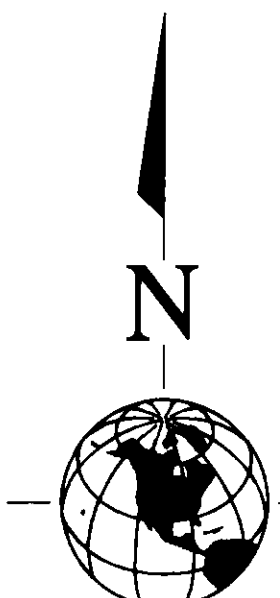
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PROVISION 2, SHEET 1

NGPA NATIVE GROWTH PROTECTION AREA  
SEE NOTE ON SHEET 2

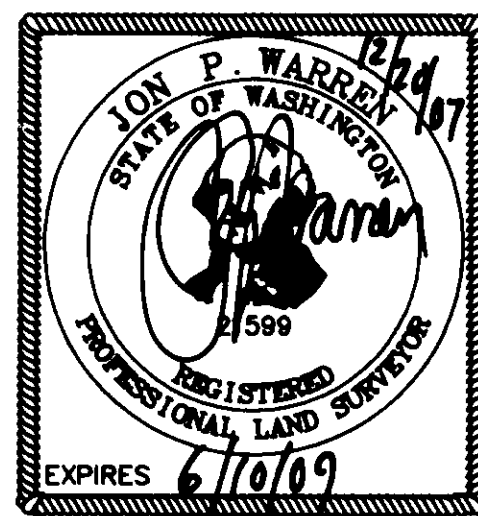
## TRACTS:

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( FEET )  
1 INCH = 100 FT

SHEET 11 OF 12



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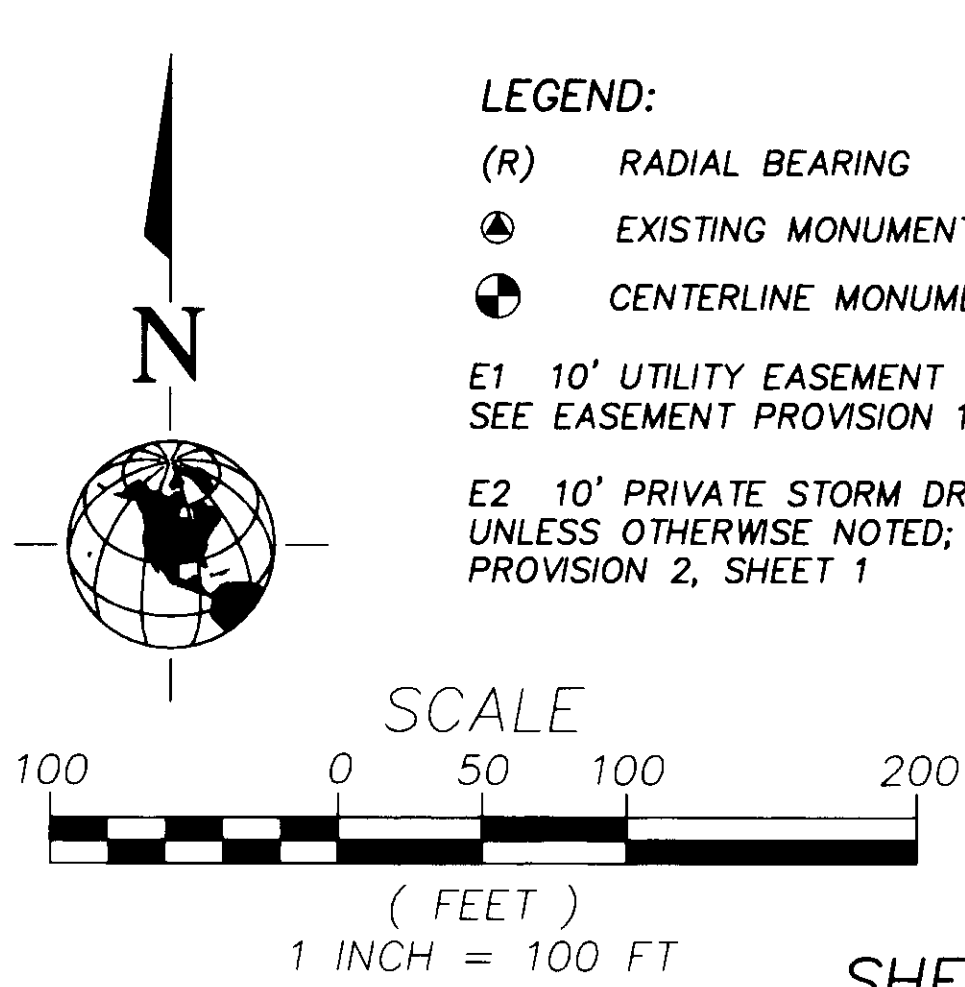
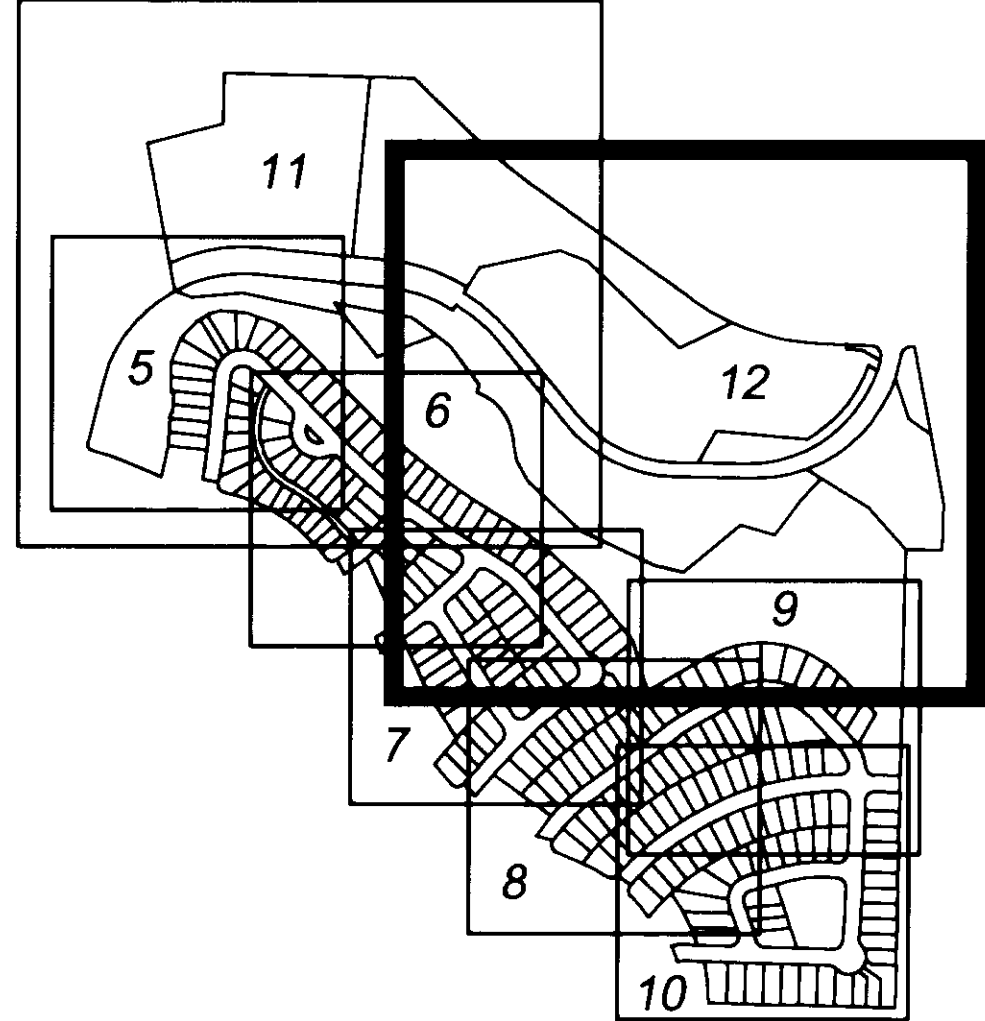
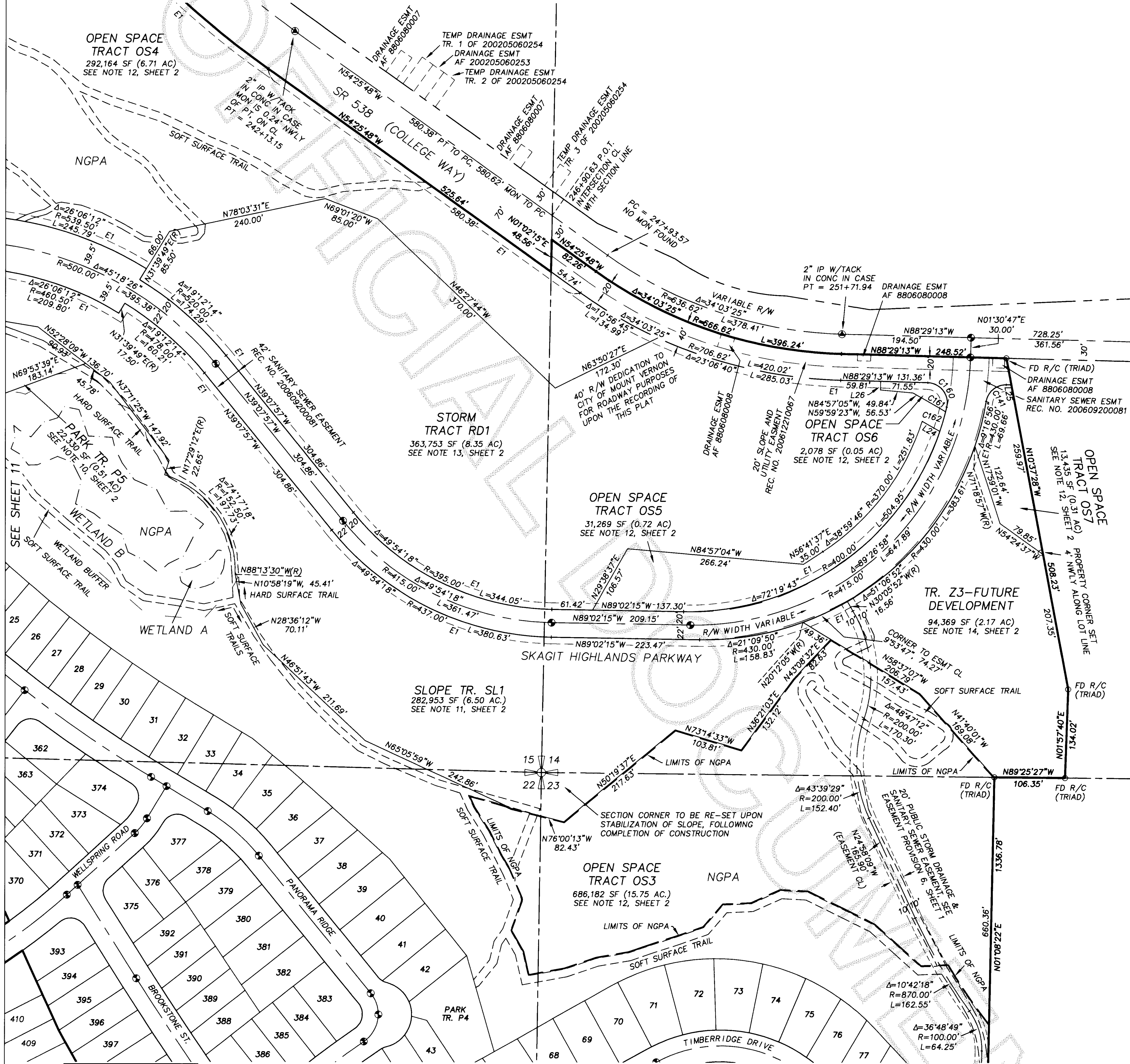
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CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



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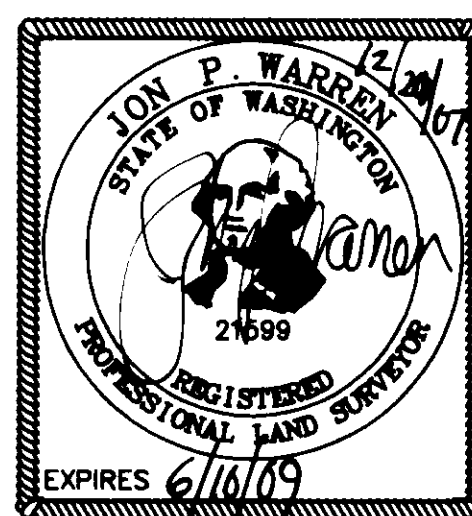
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## LEGEND:

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UNLESS OTHERWISE NOTED; SEE EASEMENT  
PROVISION 2, SHEET 1

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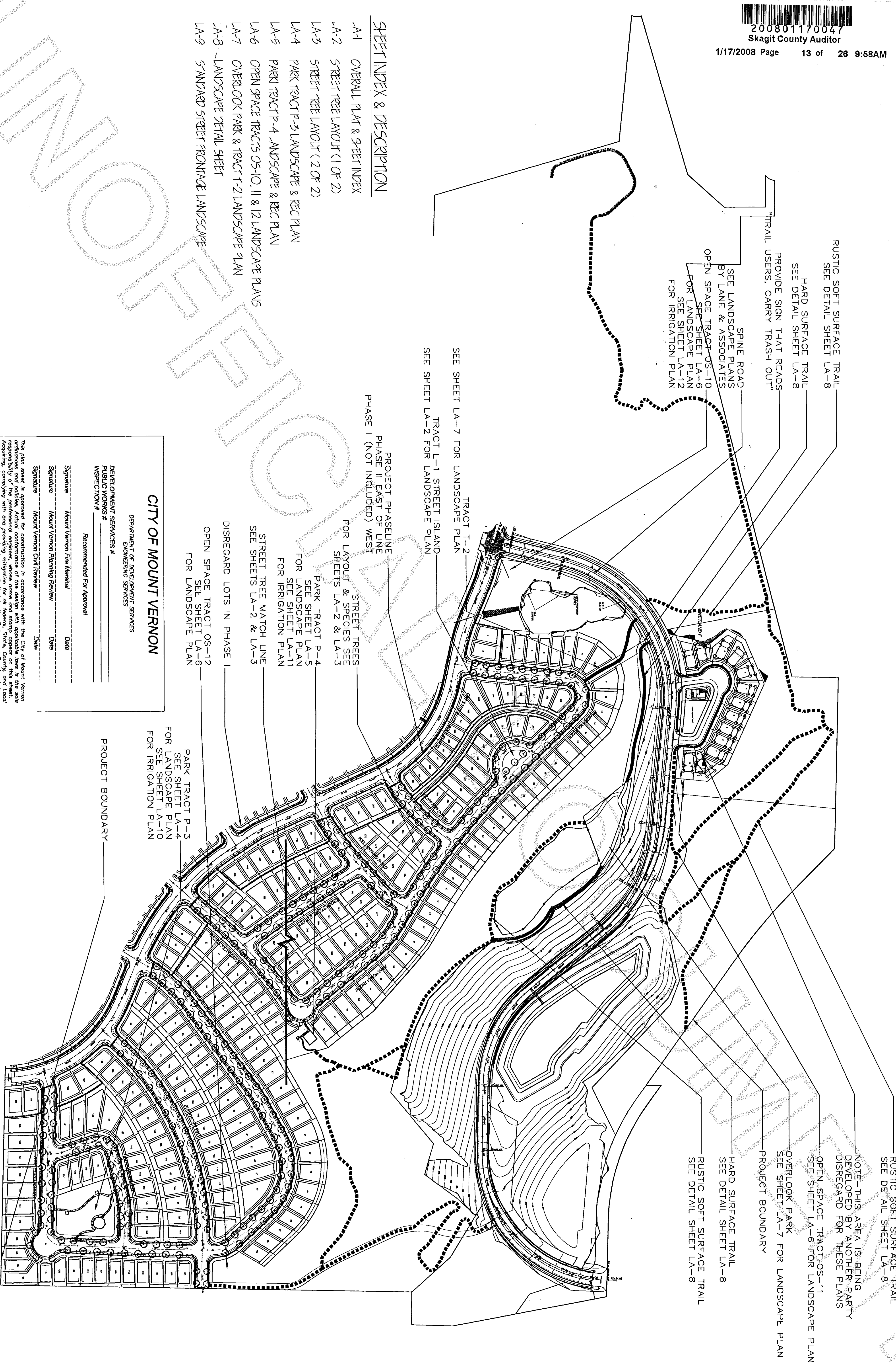
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ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

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SHEET INDEX & DESCRIPTION

LA-1 OVERALL PLAT & SHEET INDEX  
LA-2 STREET TREE LAYOUT (1 OF 2)  
LA-3 STREET TREE LAYOUT (2 OF 2)  
LA-4 PARK TRACT P-3 LANDSCAPE & REC PLAN  
LA-5 PARK TRACT P-4 LANDSCAPE & REC PLAN  
LA-6 OPEN SPACE TRACTS OS-10, 11 & 12 LANDSCAPE PLANS  
LA-7 OVERLOOK PARK & TRACT T-2 LANDSCAPE PLAN  
LA-8 LANDSCAPE DETAIL SHEET  
LA-9 STANDARD STREET FRONTAGE LANDSCAPE

## CITY OF MOUNT VERNON

DEPARTMENT OF DEVELOPMENT SERVICES  
ENGINEERING SERVICES

DEVELOPMENT SERVICES # \_\_\_\_\_  
PUBLIC WORKS # \_\_\_\_\_  
INSPECTION # \_\_\_\_\_

*Recommended For Approval*

Signature	Mount Vernon Fire Marshal	Date
Signature	Mount Vernon Planning Review	Date
Signature	Mount Vernon Civil Review	Date

This plan shall be approved for construction in accordance with the City of Mount Vernon ordinances and policies. Actual construction of the design with applicable law is the sole responsibility of the professional engineer, whose name and stamp appear on this sheet. According, complying with and providing mitigation for (or better, State, County, and Local laws, permits and ordinances, including but not limited to, the National Pollutant Discharge Elimination Act, Federal Clean Water Act, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Engineer, Landowner and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.


This approval will expire in one year from the date noted above

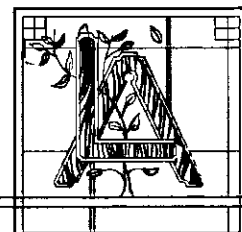
SKAGIT HIGHLANDS DIVISION V- PHASE II OVERALL PLAN

A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The top half is labeled 'AN' and the bottom half is labeled 'NORTH'.

Revisions By  
REVISED SHEETS ACCORDING  
TO 'AS BUILT' DRAWINGS BY  
W & H PACIFIC  
ZACH HEUPEL NOV 07



REVISIEND  
LANDSCAPE ARCHITECT  
  
BRUCE CAMERON LANE  
CERTIFICATE NO. 375



Lane & Associates  
Landscape Architecture

17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

# Plat of SKAGIT HIGHLANDS DIVISION V (Phase II) OPEN SPACE PLAN

## OVERALL PLAN

Date	DECEMBER 2007
Scale	AS NOTED
Drawn	NH
Job	53-06
Sheet	LA-1
of 9 Sheets	

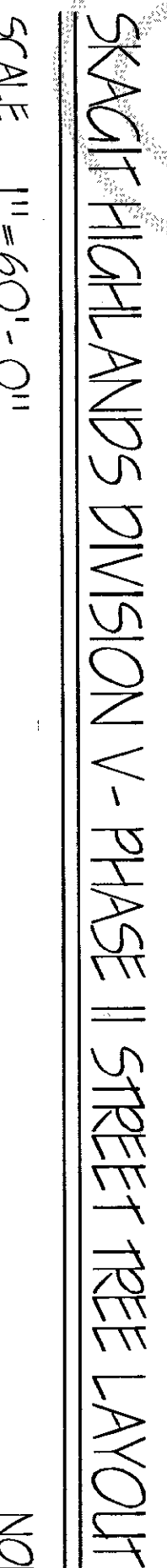


PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4'S OF SE 1/4 SECT. 15,  
NE AND NW 1/4'S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Date \_\_\_\_\_  
Notes noted above \_\_\_\_\_

17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

Date	December 2007
SSC#	AS NOTED
Drawn	ZNH
Job	53-06
Sheet	LA-2





A PORTION OF SW 1/4 OF SW 1/4 SECT. 14, SE AND SW 1/4S OF SE 1/4 SECT. 15,  
NE AND NW 1/4S OF NE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

**This approval will expire in one year from the date noted above**

Revisions	By
STREET TREE SPACING @ 30' O.C. WHERE POSSIBLE	
REVISED SHEETS ACCORDING TO 'AS BUILT' DRAWINGS BY W & H PACIFIC	
ZACH HEUPEL	NOV 07

17226 NE 134TH PLACE, REDMOND, WA 98052 (425) 885-2319

# STREET TREE PLAN

53-06  
Sheet  
LA-3  
Of 9 Sheets



A PORTION OF NW 1/4 OF SE 1/4 SEC. 22, SE AND NW 1/4S OF SE 1/4 SEC. 15,  
NE AND NW 1/4S OF NE 1/4 SEC. 22 AND NW 1/4 OF NW 1/4 SEC. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

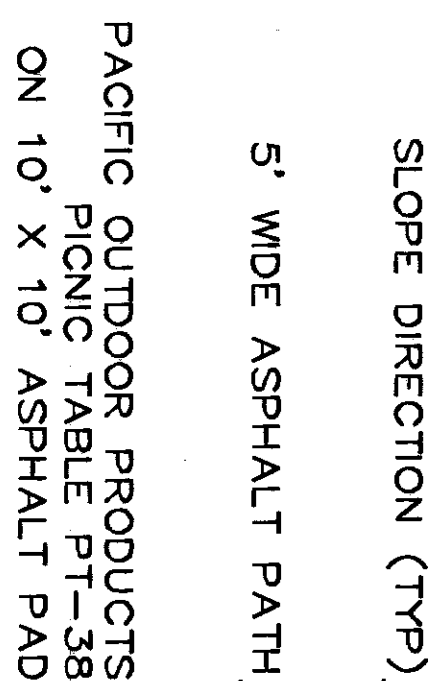
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17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319





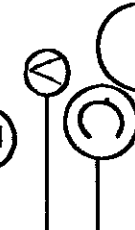
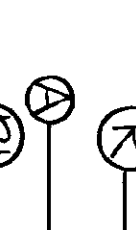



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ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

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BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>TREES</b>			

	Camera obscura	1 <sup>st</sup> ed	2 <sup>nd</sup> ed
	Simple microscope	6	2 <sup>nd</sup> ed
	Compound microscope	10	6-7 <sup>th</sup>
SKEPS			
	Galileo's telescope	7	2 <sup>nd</sup> ed
	Hooke's telescope	16	5 <sup>th</sup> ed / 2 <sup>nd</sup> ed
	Newton's telescope	9	2 <sup>nd</sup> ed
	Newton's telescope	28	2 <sup>nd</sup> ed / 3 <sup>rd</sup> ed / Complete
	Newton's telescope	7	1 <sup>st</sup> ed / Full Complete
	Newton's telescope	6	1 <sup>st</sup> ed / Full Complete
	Newton's telescope	7	1 <sup>st</sup> ed / Full Complete
	Newton's telescope	17	5 <sup>th</sup> ed / Full Complete
	Newton's telescope	52	2 <sup>nd</sup> ed / Full Complete

-SEE PLANT SCHEDULE THIS SHEET  
FOR PLANT SPECIES & QUANTITY  
PLACE ACCORDING TO PLAN

SEE ENGINEERING PLANS  
W & H PACIFIC

5' WIDE CRUSHED ROCK PATH  
NOTE-PITCH INTO SLOPE  
2% MINIMUM FOR DRAINAGE  
-TIGHTLINE FROM PLAY AREA TO  
PROPOSED CATCH BASIN

PACIFIC OUTDOOR PRODUCTS  
PLAY STRUCTURE  
MODEL # SC-1327  
STEEL COMPONENTS GREEN

NOTE - PLAY AREA SUBSURFACE TO DRAIN TOWARDS PERF PIPE

TRUSTIC SOFT SURFACE TRAIL  
SEE DETAIL SHEET LA-8

12" CONCRETE CURB EDGING  
SURROUNDING 35' X 30" PLAY AREA.  
EDGING TO BE LEVEL AT 348.25  
SEE DETAIL, LA-8

Year	Number of children and/or grandchildren	Number of children	Number of grandchildren
190	211	106	105
162	211	106	105

[illegible]

**Dot**

LA-5

# PARK PLAN


# Plat of SKAGIT HIGHLANDS DIVISION V (Phase II) OPEN SPACE PLAN



**Lane & Associates**  
Landscape Architecture

17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

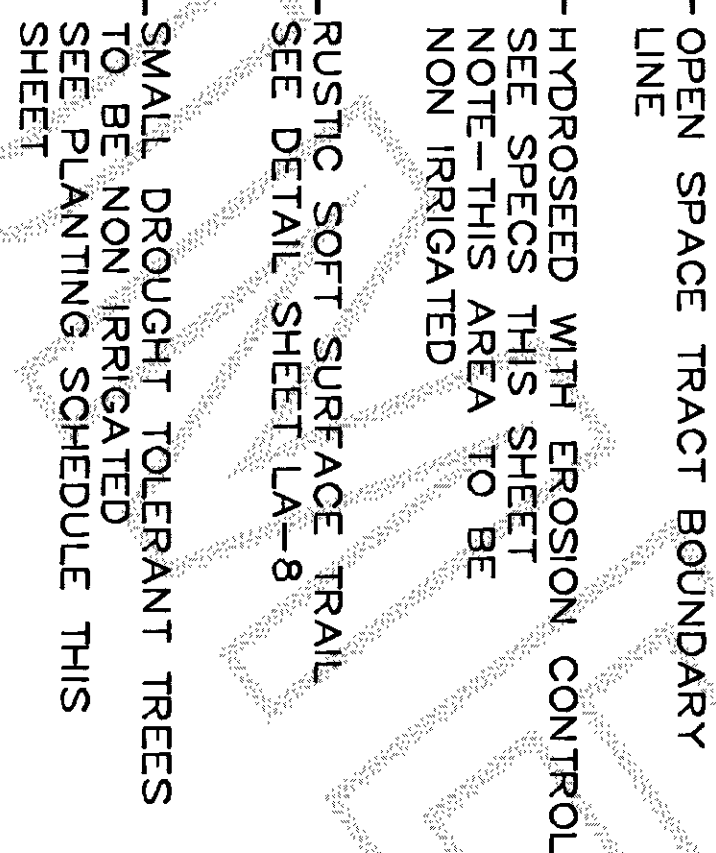


WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
  
BRUCE CAMERON LANE  
CERTIFICATE NO. 375

Revisions By  
REVISED SHEETS ACCORDING  
TO 'AS BUILT' DRAWINGS BY  
W & H PACIFIC  
ZACH HEUPEL NOV 07



A PORTION OF NW 1/4 OF SE 1/4 SECT. 14, SE AND SW 1/4S OF SE 1/4 SECT. 15,  
NE AND NW 1/4S OF SE 1/4 SECT. 22 AND NW 1/4 OF NW 1/4 SECT. 23  
ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



Date \_\_\_\_\_

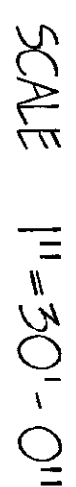
Revisions	By
REVISED SHEETS ACCORDING TO 'AS BUILT' DRAWINGS BY W & H PACIFIC	
ZACH HEUPEL	NOV 07



Tree	Radius Fr	8	4-5
<i>Pseudotsuga menziesii</i>			



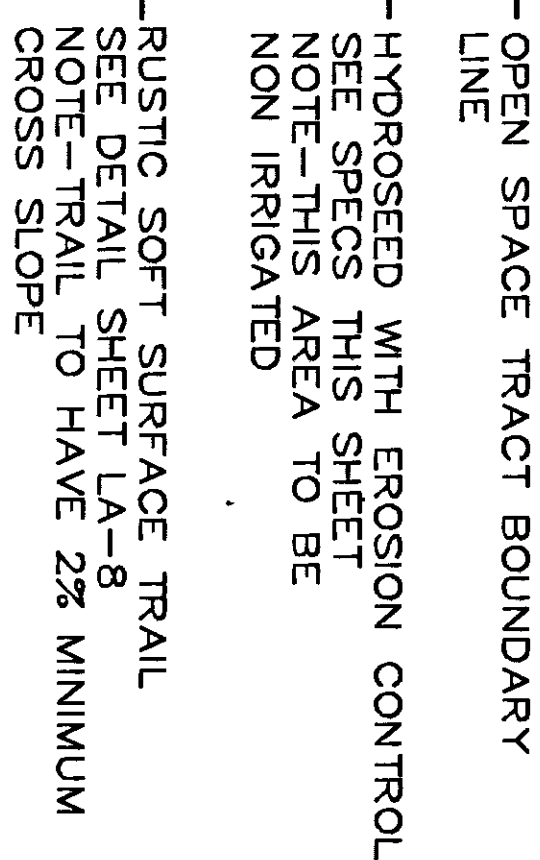

SCALE 1"=30'-0"



SCANDAL NAME	COMMON NAME	CH	SL
NEES			



A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The word "NORTH" is written vertically along the left side of the circle. A vertical line extends upwards from the top of the circle.



SEED MIX:  
40% RND CREEPING PEGGUE  
40% ELI F. PERENNIAL STRAWBERRY  
10% HIGHLAND BENTGRASS  
10% WHITE CLOVER

RATE:  
10-1.0-G FERTILIZER  
TACKLING  
WOOD TREES MULCH

50 LBS PER ACRE  
650 POUNDS PER 1,000 SQUARE FEET  
40 POUNDS PER ACRE  
1,500 POUNDS PER ACRE

SEED MIX:  
40% RND CREEPING PEGGUE  
40% ELI F. PERENNIAL STRAWBERRY  
10% HIGHLAND BENTGRASS  
10% WHITE CLOVER

RATE:  
10-1.0-G FERTILIZER  
TACKLING  
WOOD TREES MULCH

50 LBS PER ACRE  
650 POUNDS PER 1,000 SQUARE FEET  
40 POUNDS PER ACRE  
1,500 POUNDS PER ACRE

# Plat of SKAGIT HIGHLANDS DIVISION V (Phase II) OPEN SPACE PLAN



**Lane & Associates**  
Landscape Architecture

Date	December 30, 1961
Scale	AS NOTED
Drawn	ZNH
Job	53-06
Sheet	LA-6
Of 9 Sheets	





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PARK BENCH  
EEN WITH BLACK FRAME  
MODEL 3 B<sup>W</sup>BVILLAE<sup>EXP</sup>

IRACI BOUNDARY LINE  
NOTE-PARK IS OWNED & TO BE  
MAINTAINED BY CITY OF MT. VERNON

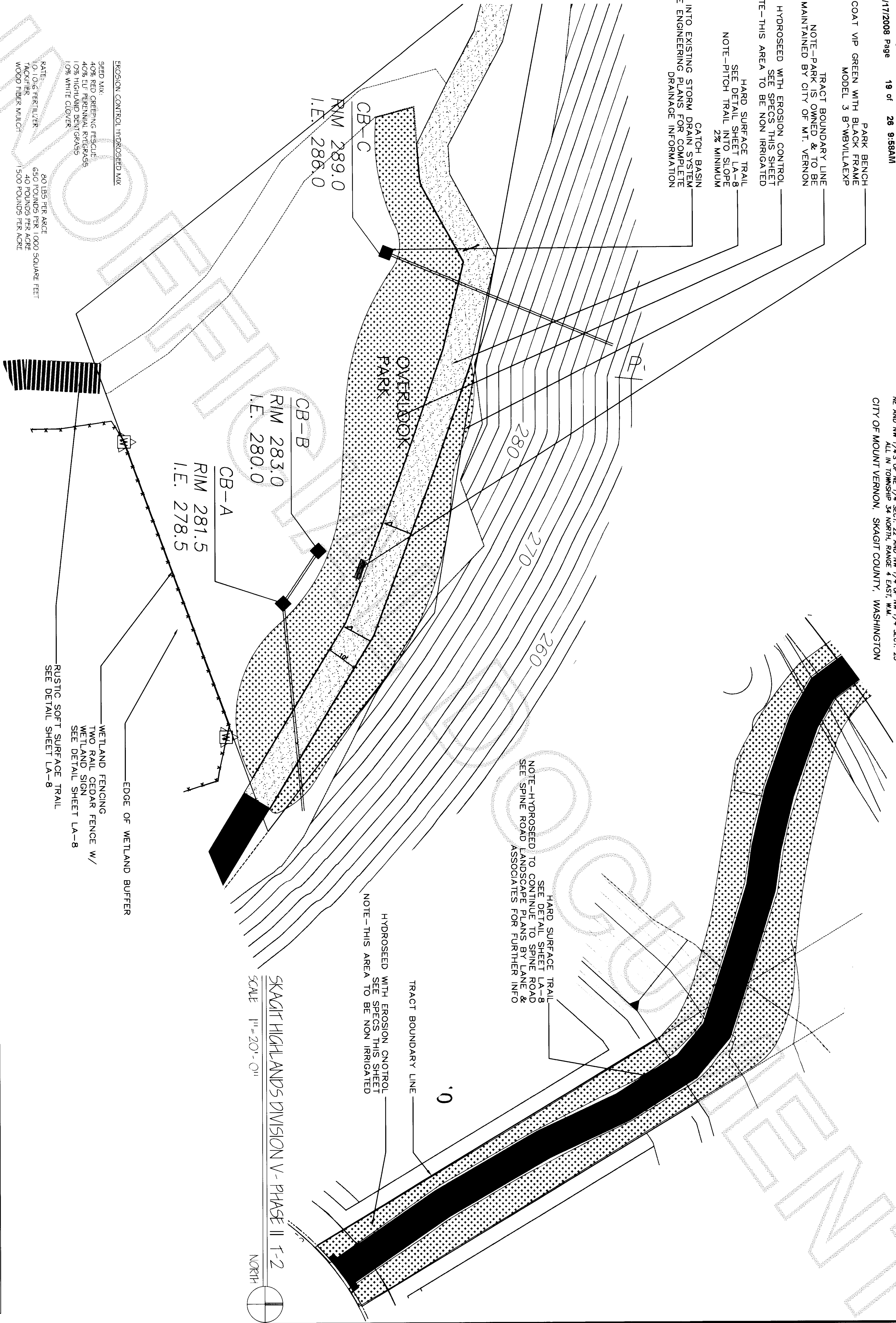
HYDROSEED WITH EROSION CONTROL  
SEE SPECS THIS SHEET  
TE-THIS AREA TO BE NON IRRIGATED

SEE DETAIL SHEET LA-8  
NOTE-PITCH TRAIL INTO SLOPE  
2% MINIMUM

CATCH BASIN  
 INTO EXISTING STORM DRAIN SYSTEM  
 SEE ENGINEERING PLANS FOR COMPLETE  
 DRAINAGE INFORMATION

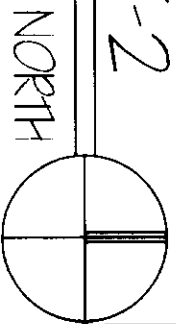
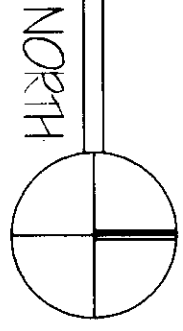
# Plat of SKAGIT HIGHLANDS DIVISION V (Phase 2)

ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



SKAGIT HIGHLANDS DIVISION V-PHASE II T-2

SCALE 1"=20'-0"

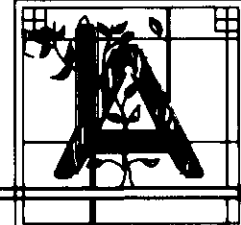

$$\text{SCALE}''' = 20' - 0''$$


SKAGIT HIGHLANDS DIVISION V - PHASE II OVERLOOK PARK

Revisions	By
REVISED SHEETS ACCORDING TO 'AS BUILT' DRAWINGS BY W & H PACIFIC	
ZACH HEUPEL	NOV 07



LANDSCAPE ARCHITECT  
BRUCE CAMERON LANE  
CERTIFICATE NO. 375



17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

**Lane & Associates**  
Landscape Architecture

# Plat of SKAGIT HIGHLANDS DIVISION V (Phase II) OPEN SPACE PLAN

# PARK PLAN

0016  
DECEMBER 2007

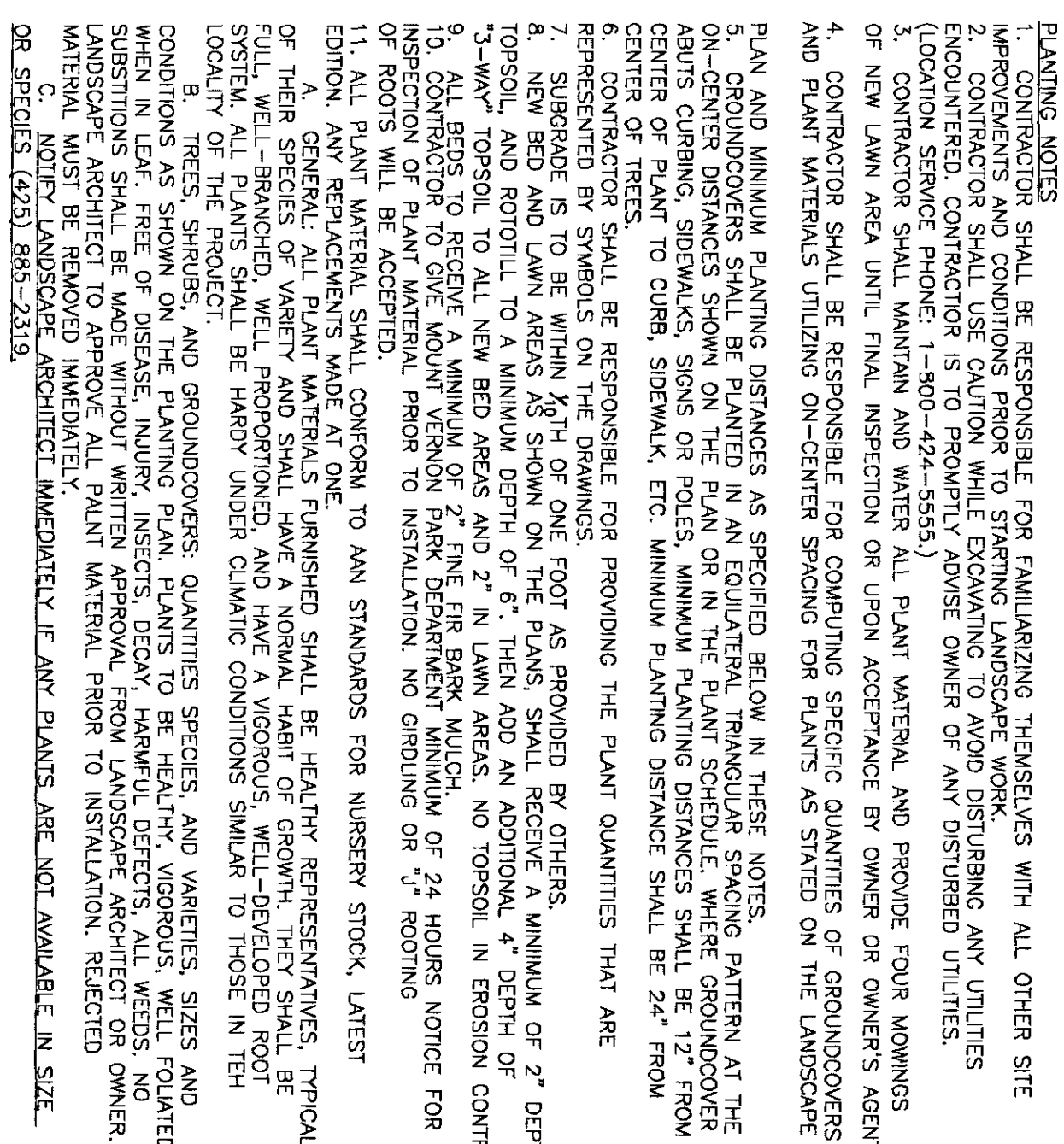
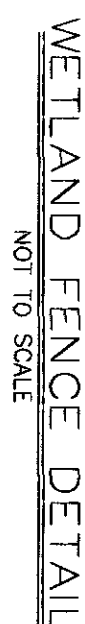
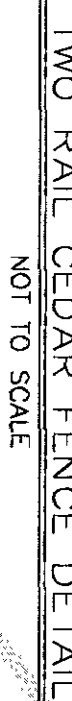
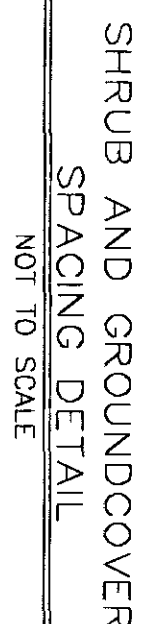
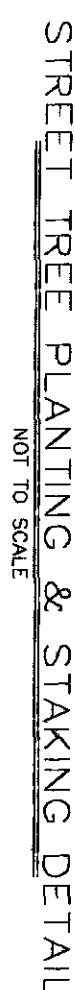
010011

Sheet

LA-7

Of 3 Sheet





Date-----









200801170047  
Skagit County Auditor

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# APPROVALS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

CITY ENGINEER \_\_\_\_\_

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

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

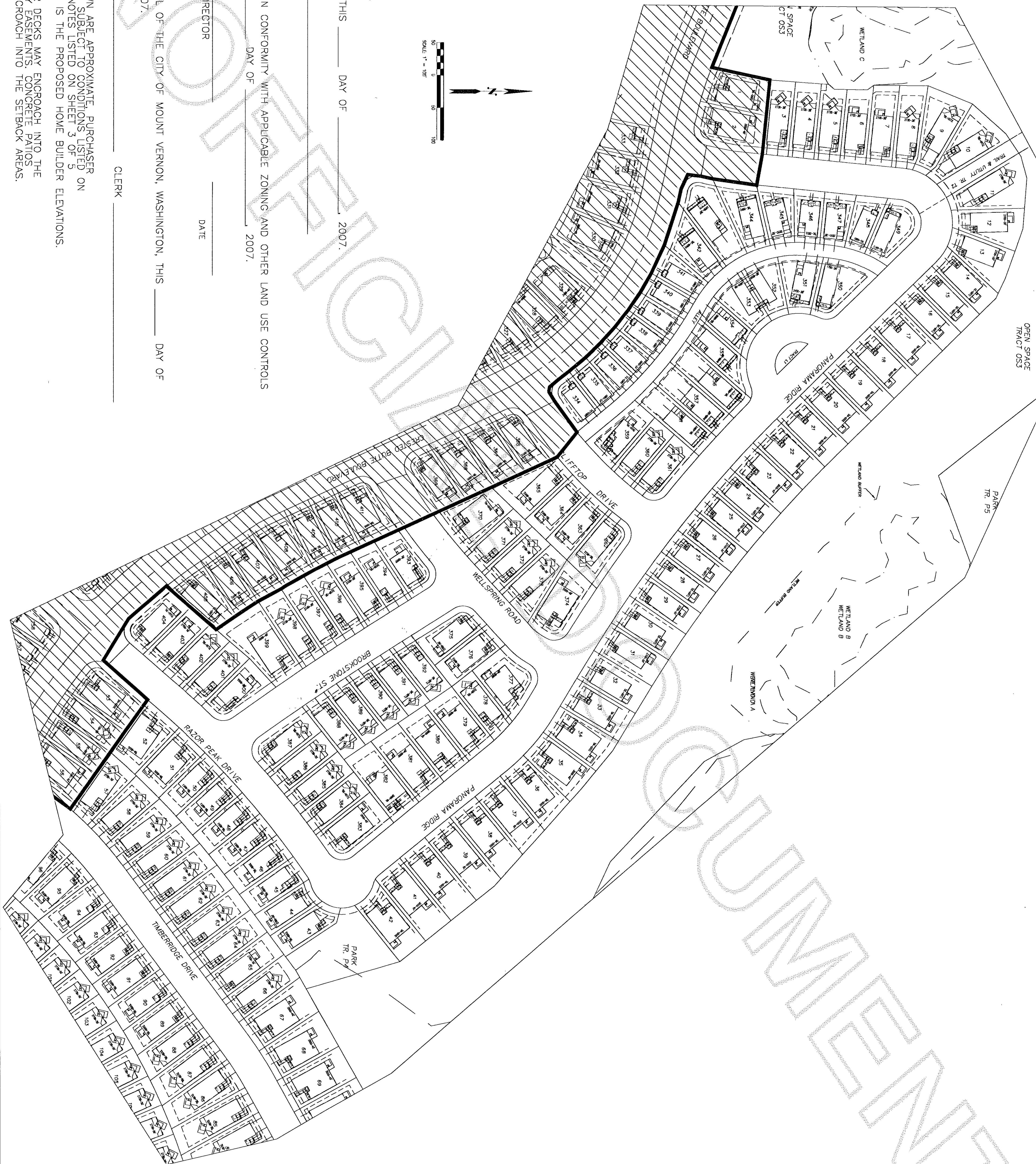
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

ATTEST: MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

NOTE: FLOOR PLANS SHOWN ARE APPROXIMATE. PURCHASER WILL CHOOSE FLOOR PLAN SUBJECT TO CONDITIONS LISTED ON PLAT PRE-PROGRAMMING NOTES LISTED ON SHEET 3 OF 5 OF THIS DOCUMENT WHICH IS THE PROPOSED HOME BUILDER ELEVATIONS.

NOTE: NO STRUCTURES OR DECKS MAY ENROACH INTO THE SETBACK AREAS OR UTILITY EASEMENTS. CONCRETE PATIOS (SLAB ON GRADE) MAY ENROACH INTO THE SETBACK AREAS.



QUADRANT HOMES

**SKAGIT HIGHLANDS  
DIVISION 5 PHASE 2**

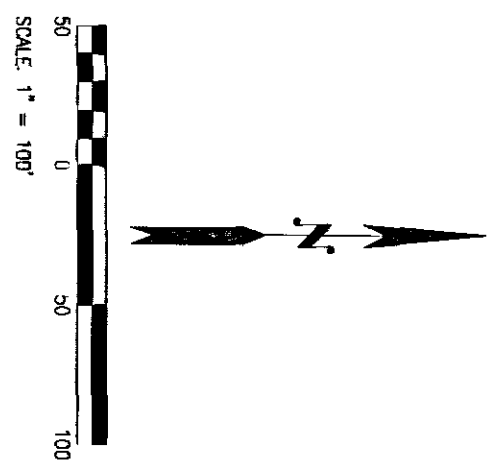
PUD EXHIBIT

**QUADRANT HOMES**  
**MORE HOUSE. LESS MONEY.**

14725 SE 36th Street  
Bellevue, Wa. 98006  
Ph: (425) 455-2900  
Fx: (425) 646-4133

DATE: 12/5/07  
SCALE: 1"=100'  
JURISDICTION: MOUNT VERNON  
SHEET 1 OF 5





APPROVALS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

CITY ENGINEER \_\_\_\_\_

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

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

ATTEST, MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

NOTE: FLOOR PLANS SHOWN ARE APPROXIMATE. PURCHASER WILL CHOOSE FLOOR PLAN SUBJECT TO CONDITIONS LISTED ON PLAT PRE-PROGRAMMING NOTES LISTED ON SHEET 3 OF 5 OF THIS DOCUMENT WHICH IS THE PROPOSED HOME BUILDER ELEVATIONS.  
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QUADRANT HOMES

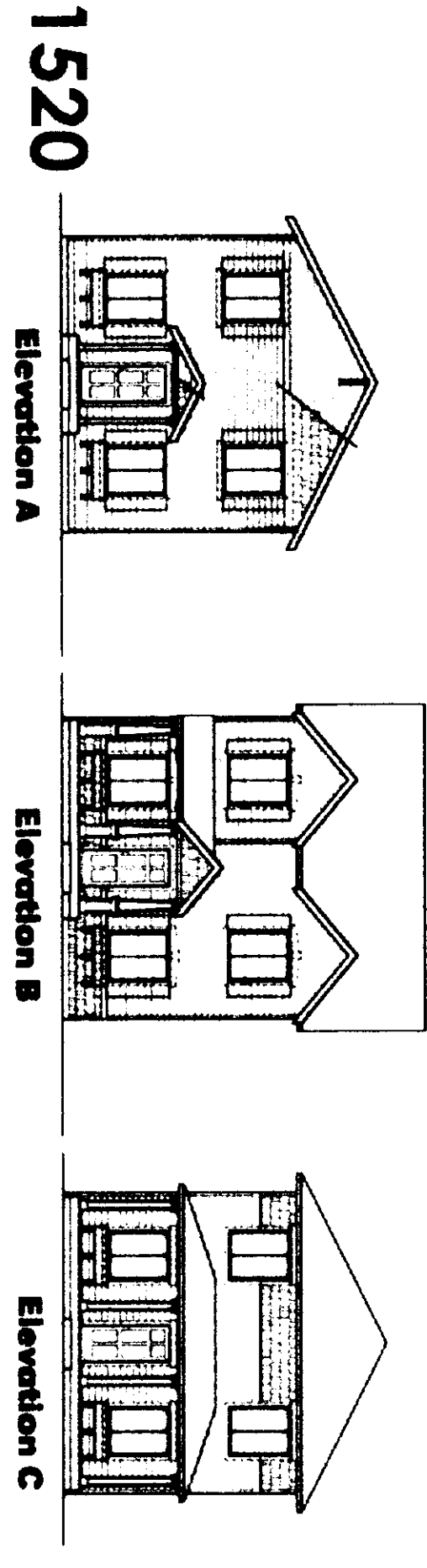
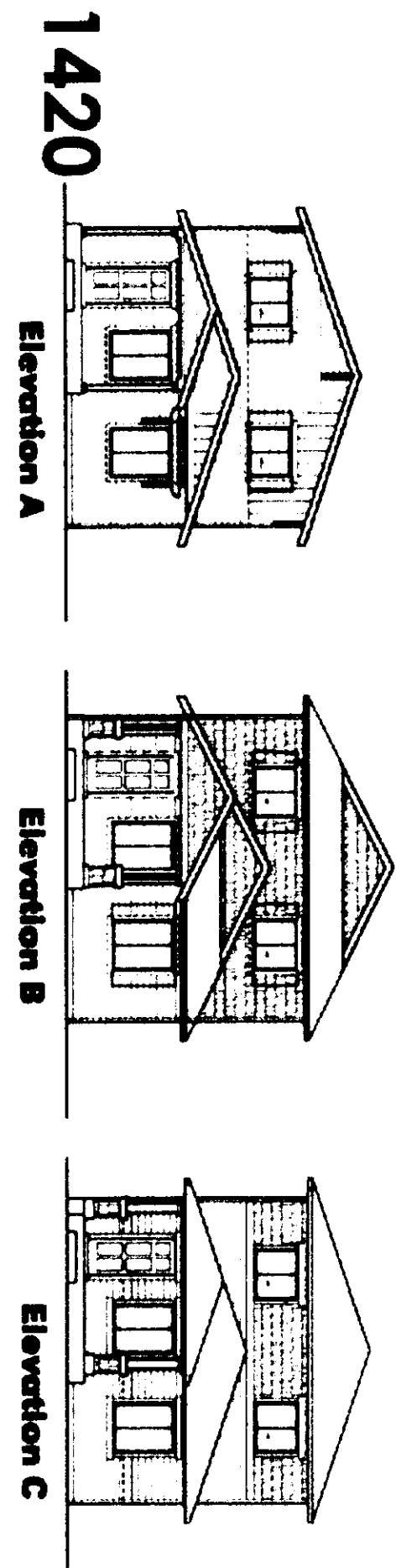
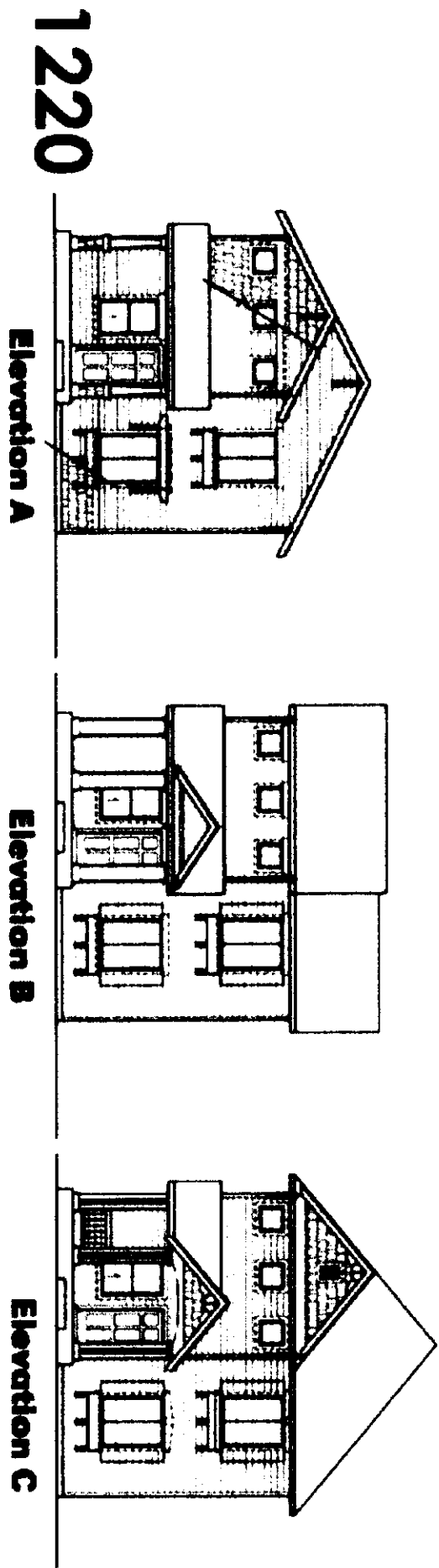
SKAGIT HIGHLANDS  
DIVISION 5 PHASE 2  
PUD EXHIBIT

QUADRANT HOMES  
MORE HOUSE. LESS MONEY.

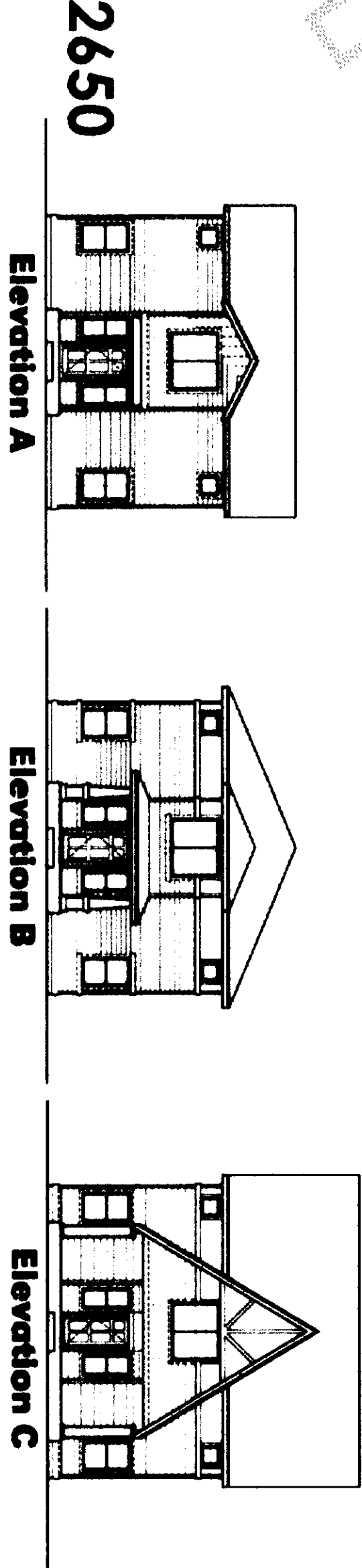
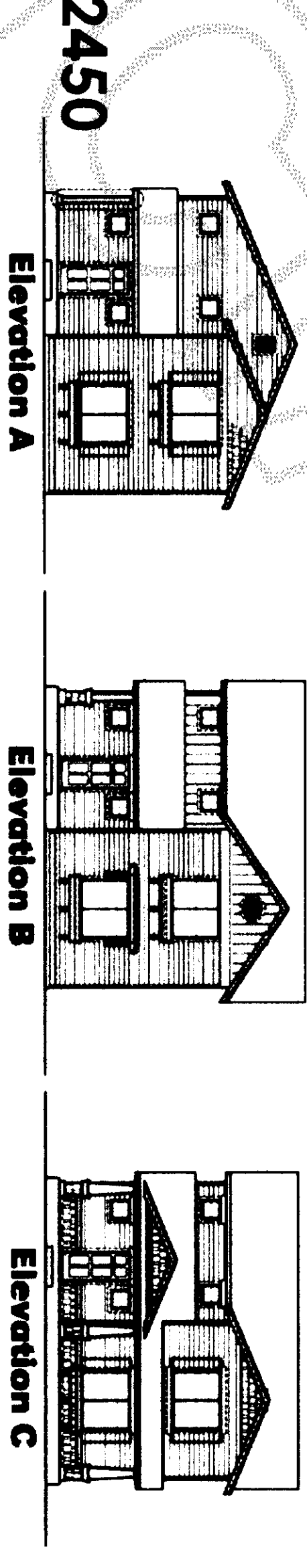
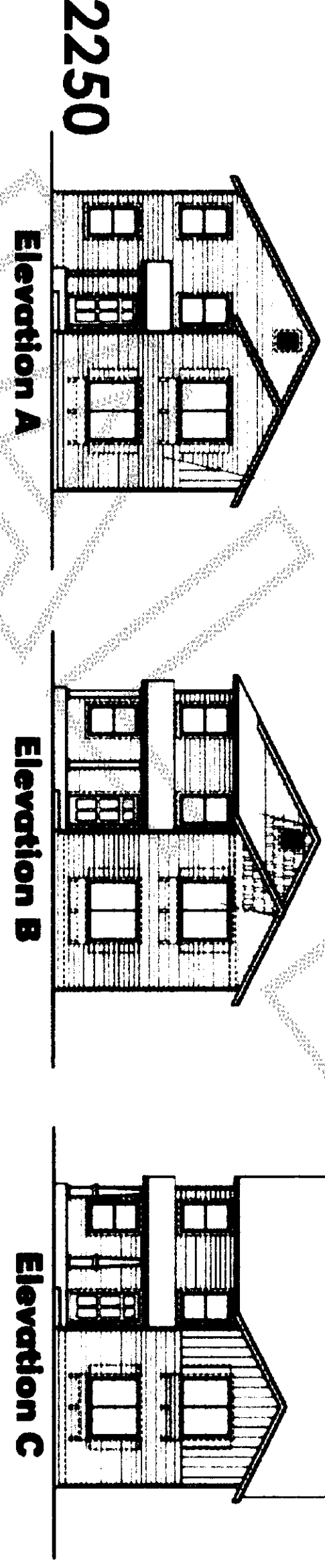
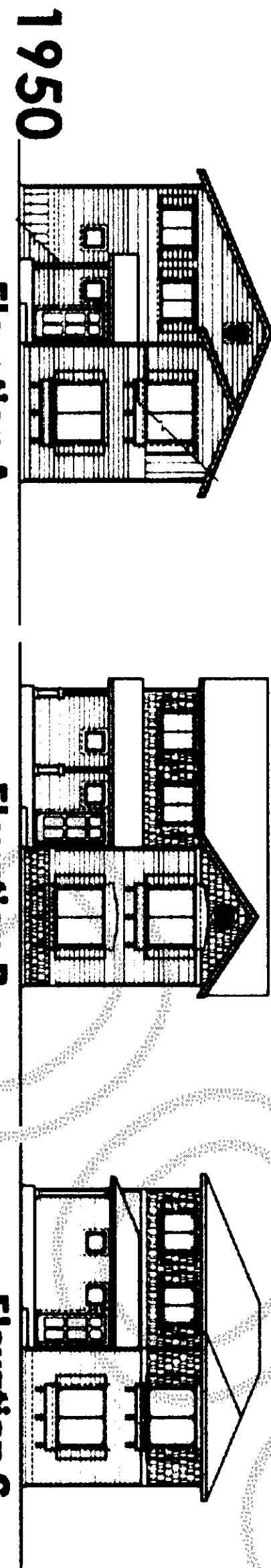
14725 SE 36th Street  
Bellevue, Wa. 98006  
Ph: (425) 455-2900  
Fx: (425) 646-4133

DATE: 12/5/07  
SCALE: 1"=100'  
JURISDICTION: MOUNT VERNON  
SHEET 2 OF 5





24' Alley loaded Baker Collection



30' Alley loaded Olympic Collection

Community Condition

Skagit Highlands  
Phase II  
Plat Pre-Programming

Adjacent homes to have different exterior body (lap siding) color.  
No adjacent homes to have same elevation.  
Front yard setbacks of adjacent homes to vary by approximately two (2) feet.  
Relationship of side yard windows of adjacent homes shall be managed to be offset, screened or lined.  
All 30' (Olympic Collection) front loaded garage homes to have optional garage lifts (windows) as standard. Also, Garage doors to be painted body (lap siding) color as standard.  
All front elevations to have all options shown (windows, window trim, grids, shutters, planter box, knee braces, siding options and porch railing where available) as standard.  
No garage face may be closer than 20' to street.  
Corner lots (with side elevation facing side streets) will have window trim (wrap).  
Shutters and additional landscaping standard per chart below.  
Rear elevations facing major roadway will have will have optional window trim (wrap) as standard.

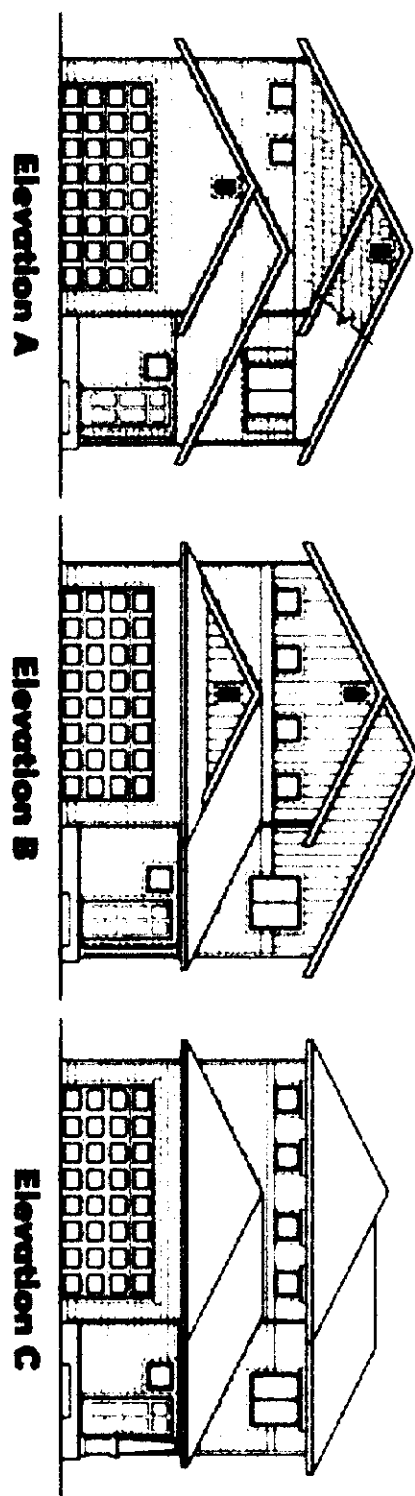




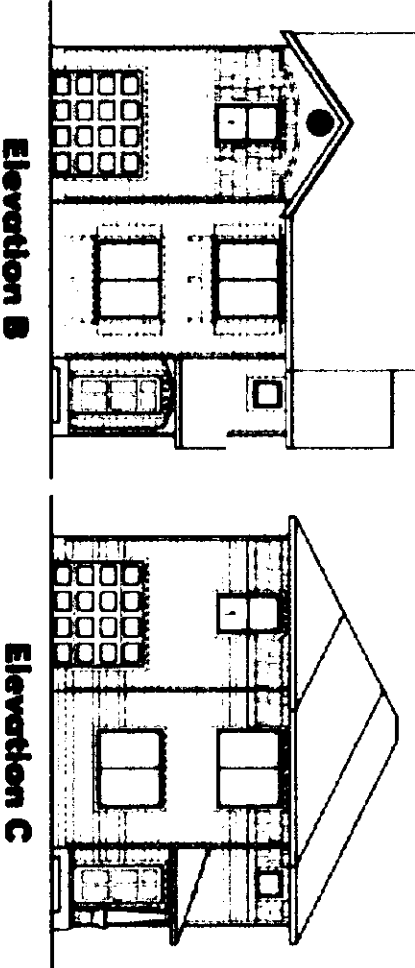
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Skagit County Auditor

1/17/2008 Page 25 of 26 9:58AM

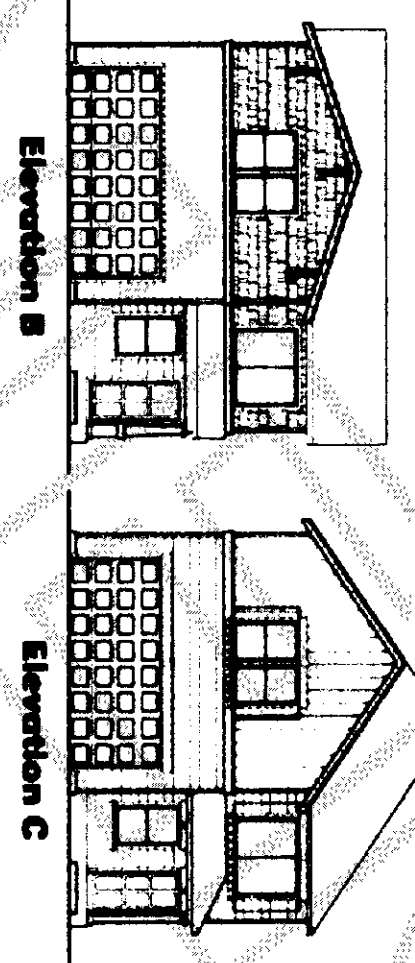
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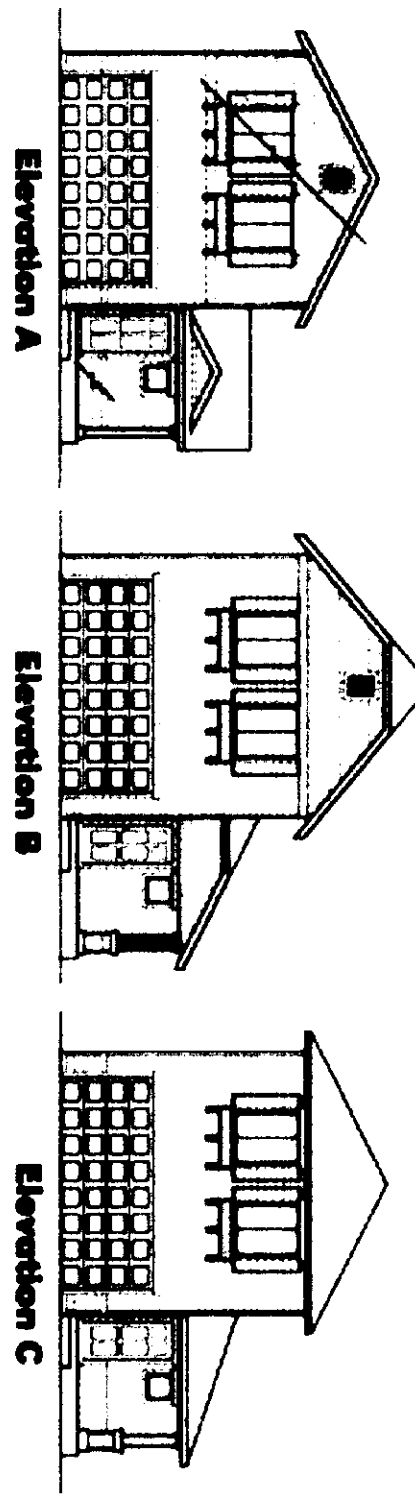
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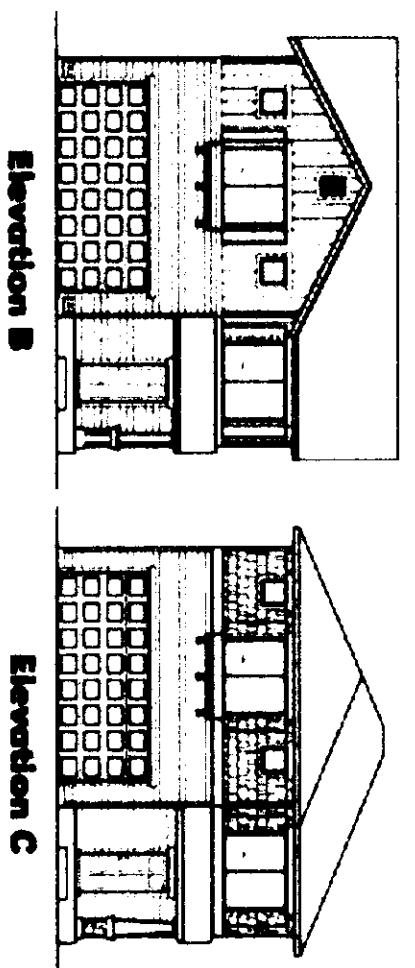
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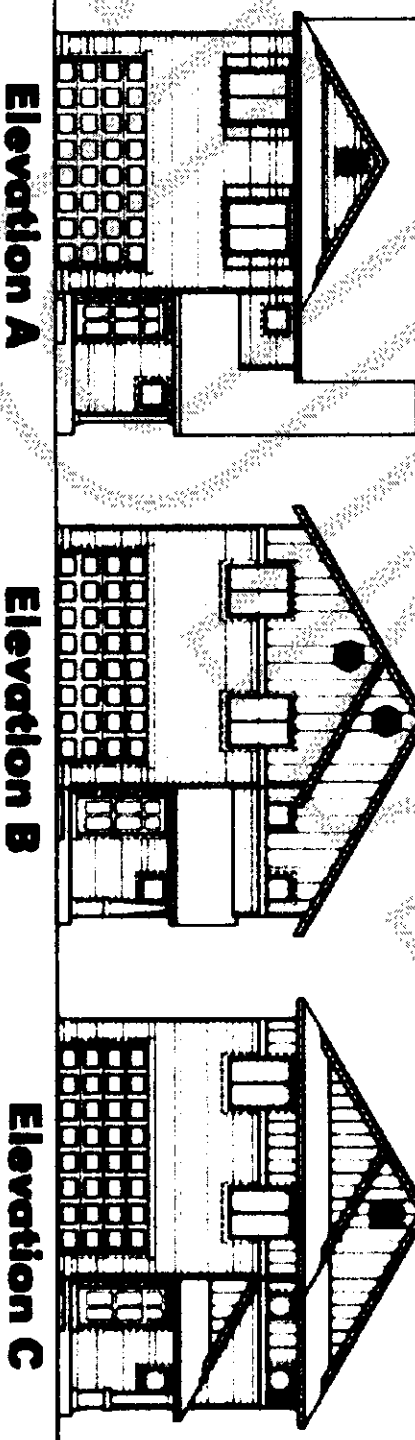
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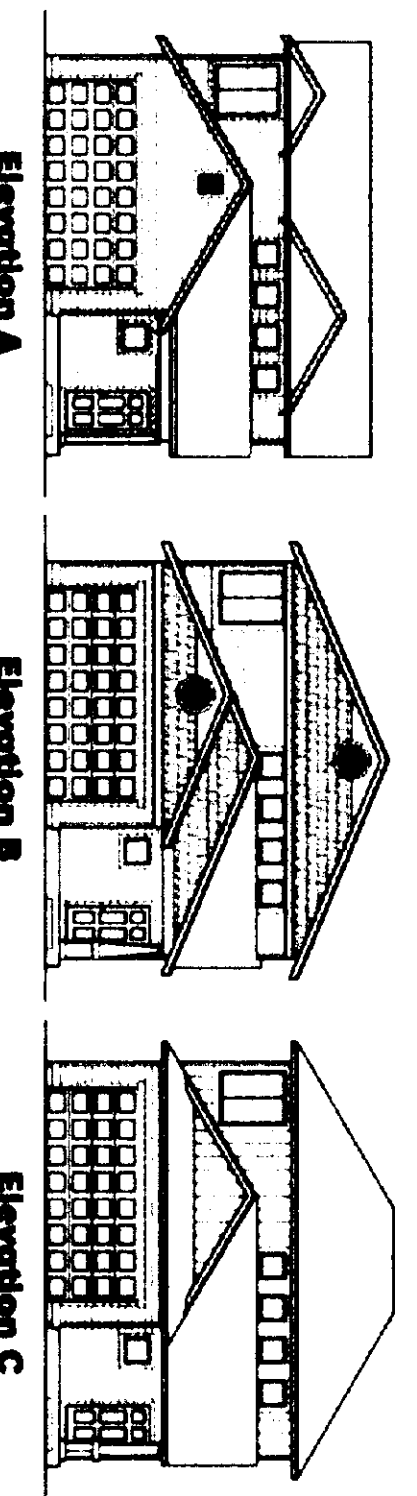
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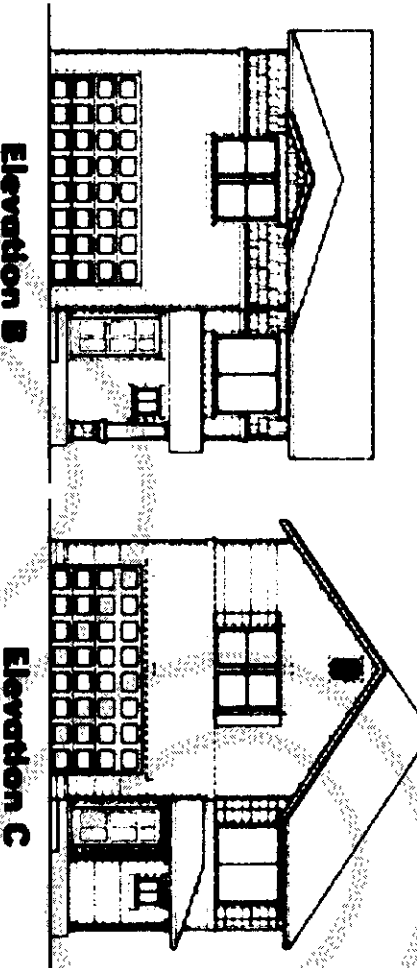
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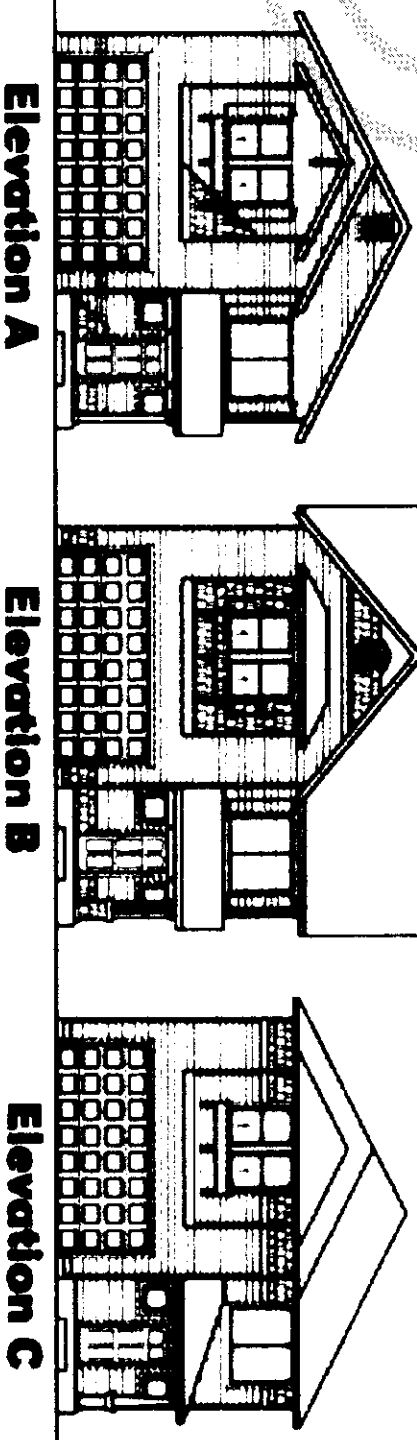
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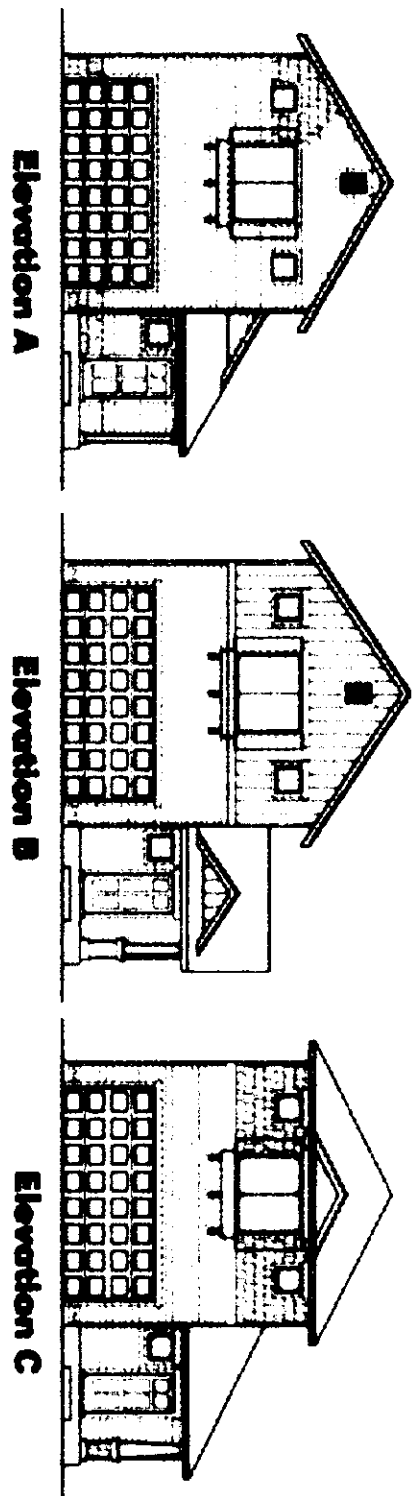
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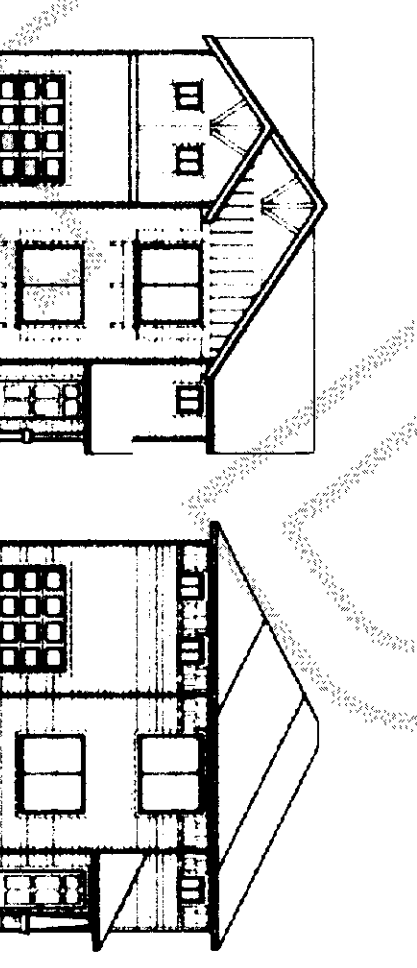
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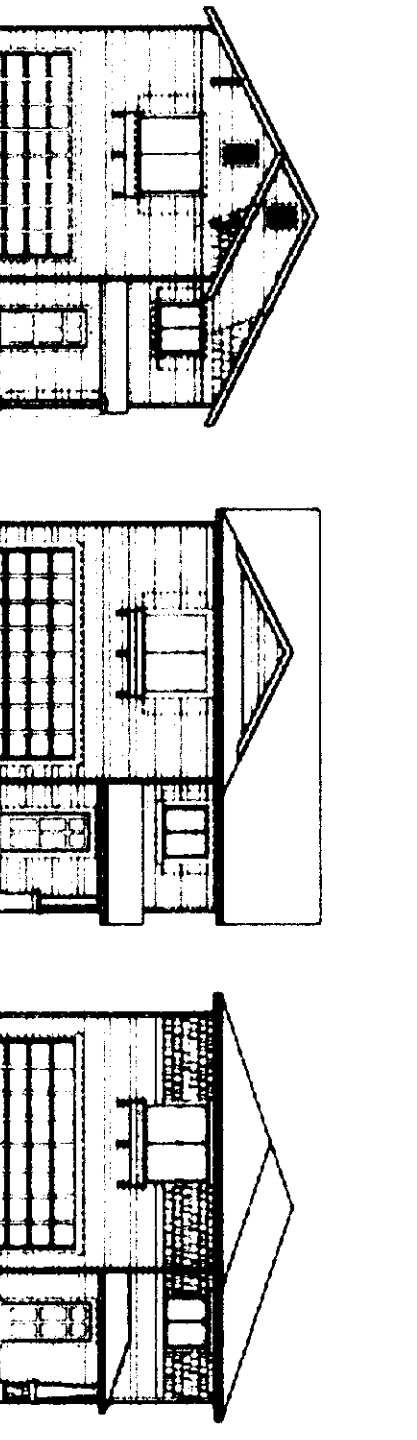
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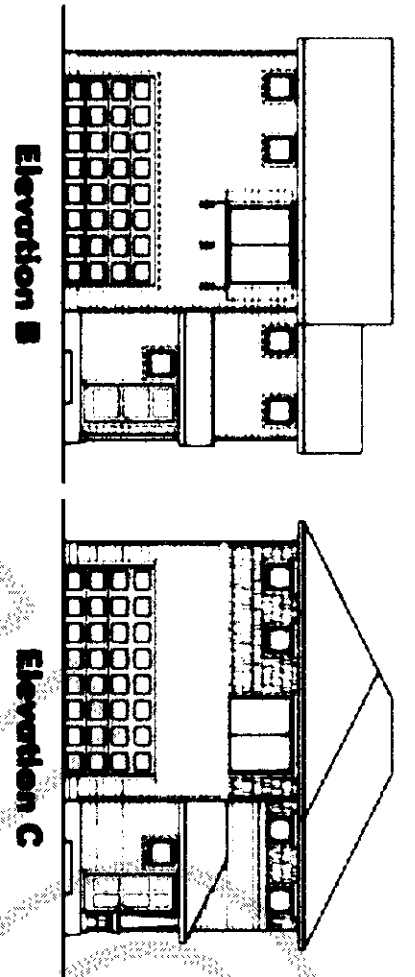
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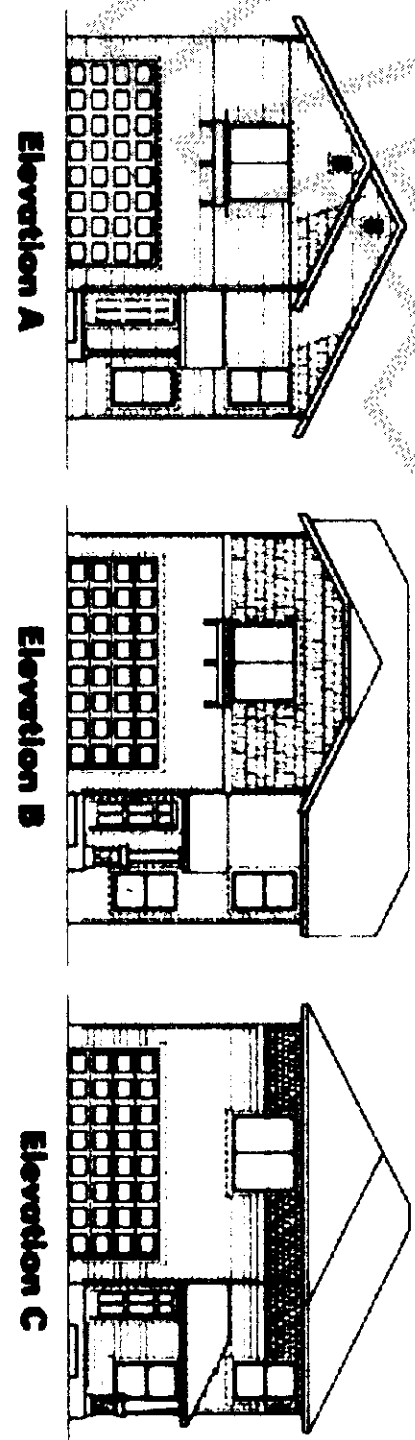
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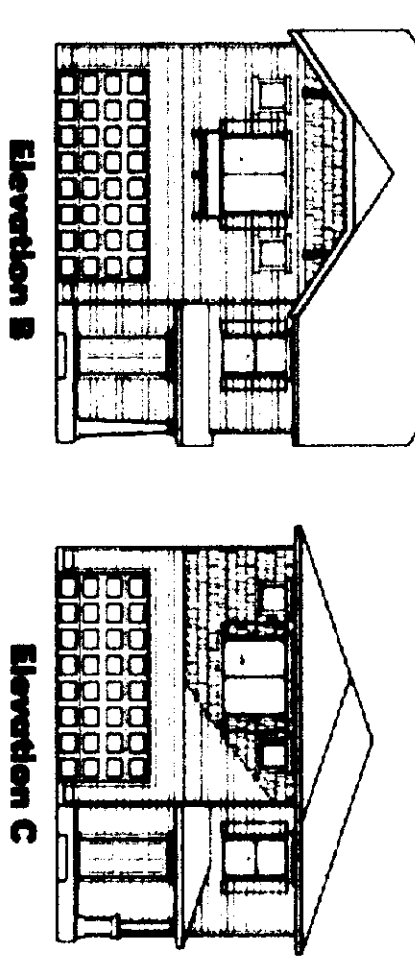
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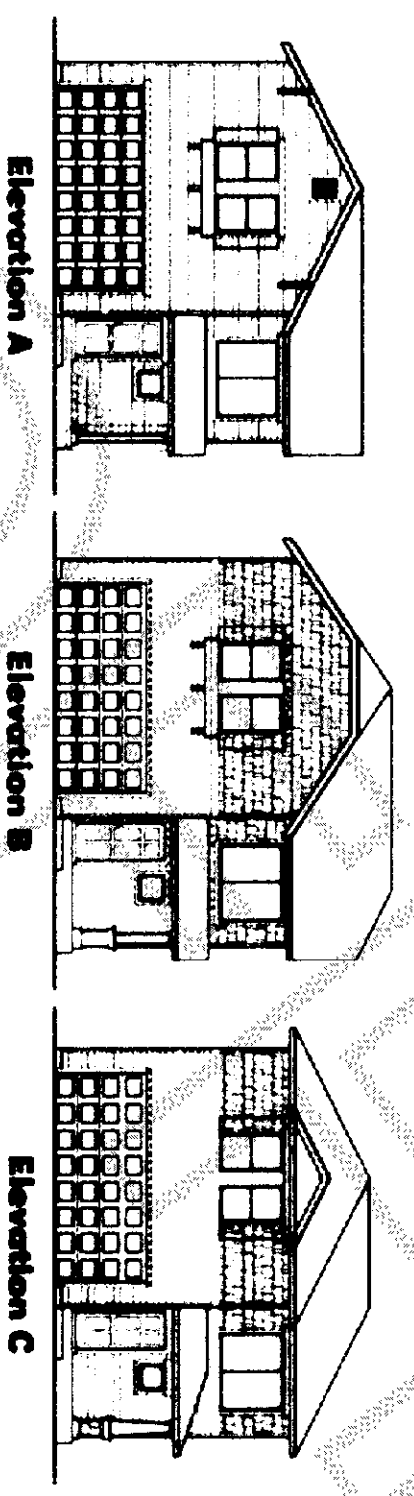
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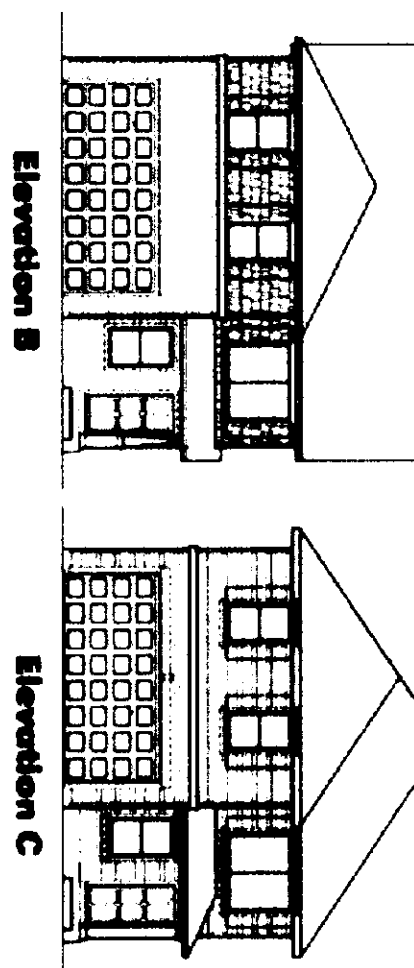
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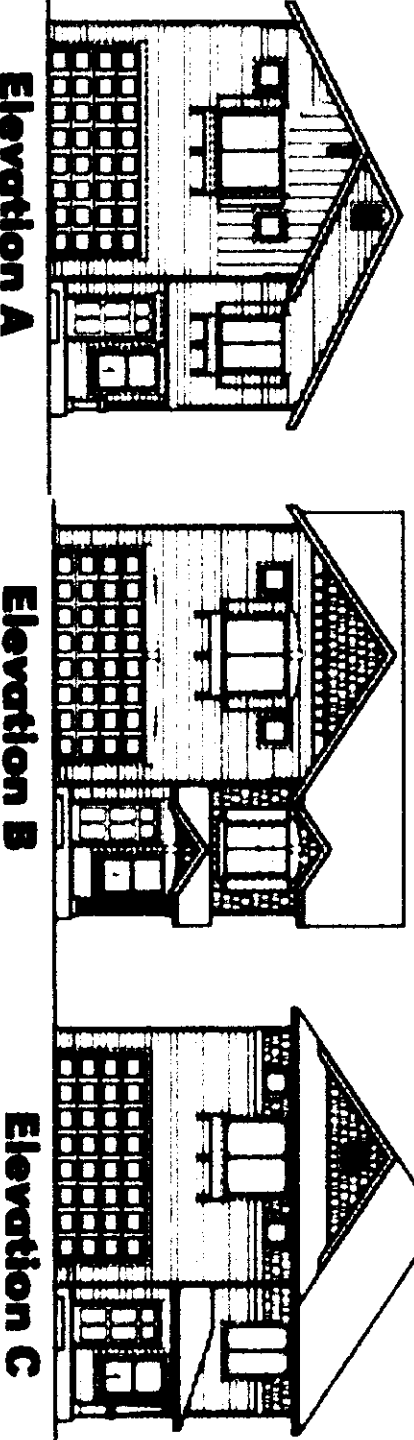
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2100



2730



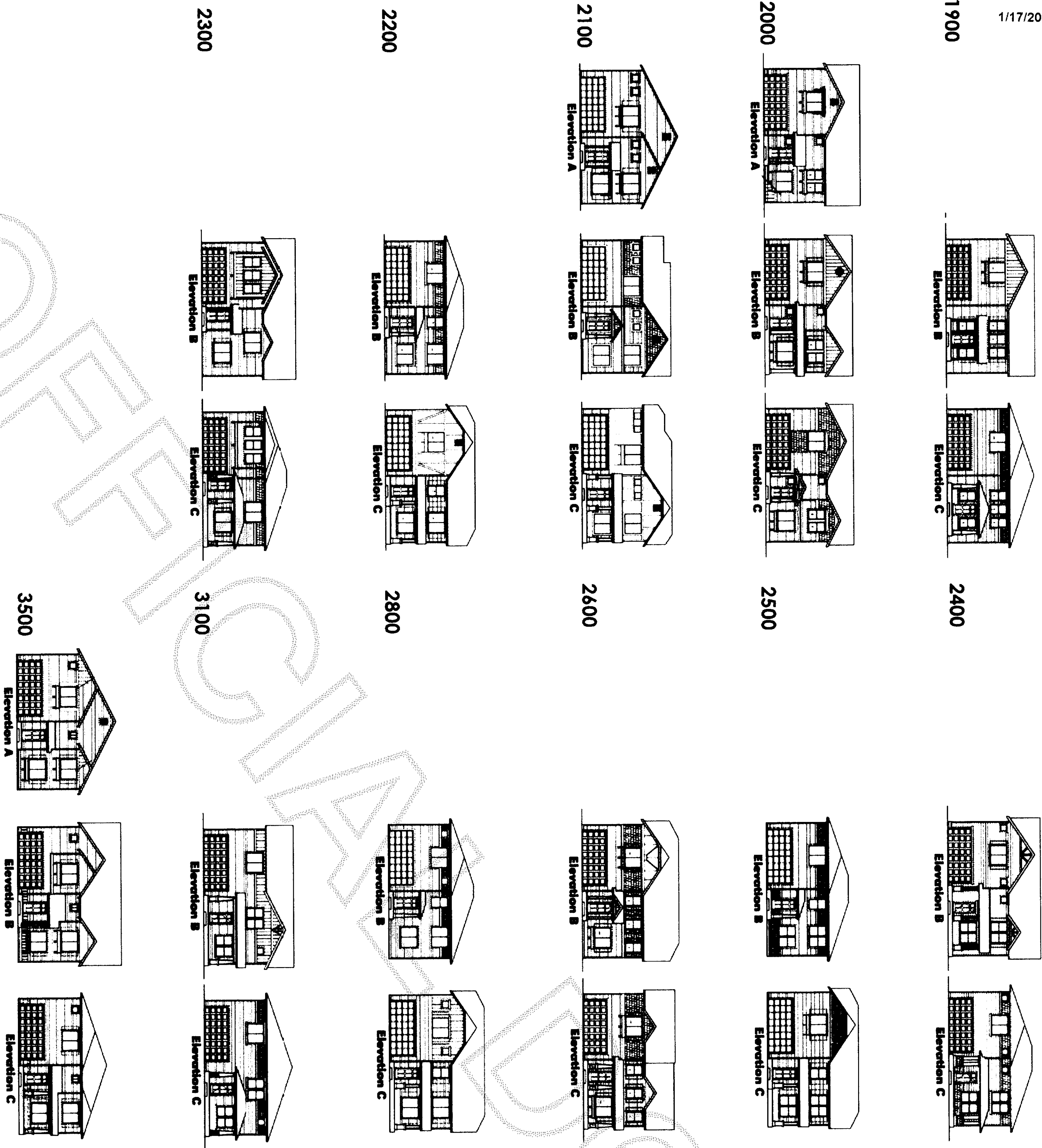
30' Front Load Olympic Collection

<b>Designer:</b> <b>Quadrant Homes</b> MORE HOUSE. LESS MONEY. P.O. Box 120 Kirkland, Washington 98033 (425) 882-2002 • Fax (425) 884-8363		<b>QUADRANT HOMES</b> MORE HOUSE. LESS MONEY.		<table border="1"><thead><tr><th>Date</th><th>By</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		Date	By	Description															
Date	By	Description																					
TITLE		NOTES		SHEET 1																			
THIS DRAWING IS © COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF THE QUADRANT CORPORATION																							

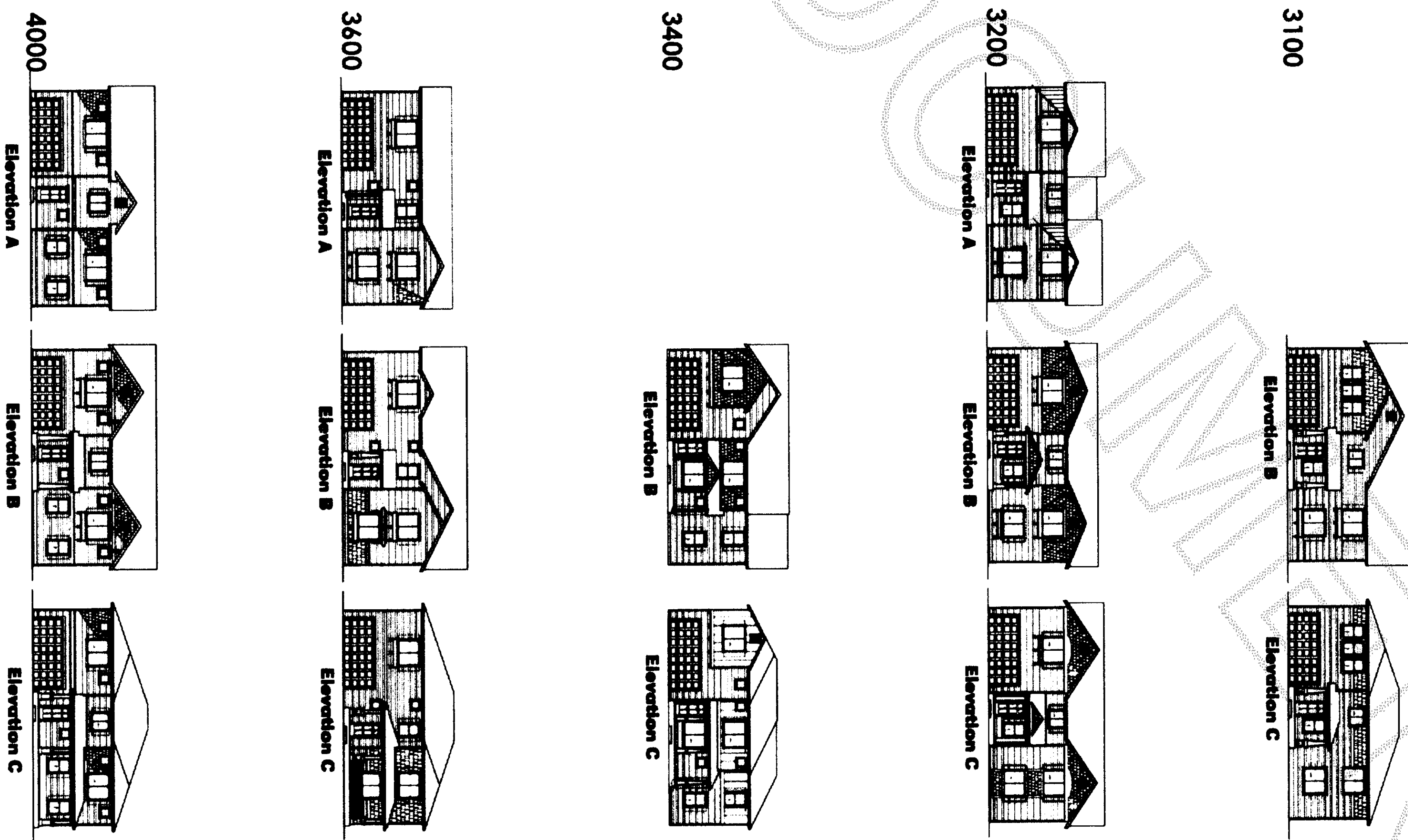




40' Front Load Cascade Lifestyle Collection



50' Front Load Rainier Lifestyle Collection



SHEET	NOTES	TITLE	Designer: <b>Quadrant Homes</b> MORE HOUSE. LESS MONEY. P.O. BOX 120 Bainbridge, Washington 98009 (360) 865-3502 • Fax (360) 646-6331	<b>QUADRANT HOMES</b> MORE HOUSE. LESS MONEY.	THIS DRAWING IS © COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF THE QUADRANT CORPORATION	Date	By	Description