

HIGHLAND GREENS TOWNHOMES

DIVISION IV

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE E 1/2 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM.

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

200810080003
Skagit County Auditor
10/8/2008 Page 1 of 3 9:38AM

PUD EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE UTILITY OR USER OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

NOTES / RESTRICTIONS

1. DIVISION 4 OF THE HIGHLAND GREENS PUD HAS BEEN APPROVED FOR 27 SINGLE-FAMILY TOWNHOMES TO BE CONSTRUCTED IN 9, 3 UNIT BUILDINGS. A SEPARATE CONDOMINIUM PLAT THAT IDENTIFIES THE PHYSICAL LOCATION OF EACH DWELLING UNIT WILL BE RECORDED AFTER THE CONSTRUCTION OF THE BUILDINGS. THE CONDOMINIUM PLAT WILL DESIGNATE THOSE AREAS THAT ARE AVAILABLE FOR SEPARATE OWNERSHIP.
2. THE PROPOSED BUILDING FOOTPRINTS SHOWN ON SHEET 2 ARE FOR ILLUSTRATIVE PURPOSES ONLY. NO STRUCTURES HAVE BEEN CONSTRUCTED ON THE PROPERTY.
3. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR HIGHLAND GREENS RECORDED UNDER AUDITOR'S FILE NO. 200612190084. A DIVISION SPECIFIC OWNERS ASSOCIATION IS TO BE ESTABLISHED FOR THIS PROPERTY. COVENANTS SHALL BE RECORDED WITH THE CONDOMINIUM PLAT. THE ASSOCIATION WILL HAVE THE RESPONSIBILITY OF MAINTAINING THE PRIVATE ROADWAY AND PRIVATE STORM DRAIN FACILITIES AND ESTABLISHING COVENANTS FOR THE USE OF THE PROPERTY.
4. THE STORM DRAIN SYSTEM WITHIN THE BOUNDARY OF THIS PLAT SHALL BE PRIVATELY OWNED. THE MAINTENANCE OF THE PRIVATE DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF BORE BY THE PRESENT AND FUTURE OWNERS OF THE PROPERTY. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT OF ACCESS TO SAID DRAINAGE SYSTEM FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.
5. THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET (VILLAGE STREET) WITHIN AND PROVIDING ACCESS TO THIS PROPERTY. THE PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR PROPERTY OWNERS WITHIN THIS DIVISION. NO PRIVATE STREET WILL BE ACCEPTED BY THE CITY UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER AND/OR FIRE CHIEF.
6. PARKING WITHIN THE ACCESS AND UTILITY EASEMENT SHALL ONLY BE ALLOWED IN DESIGNATED PARKING STALLS.
7. ALL UNITS WITHIN THIS DIVISION SHALL TAKE VEHICULAR ACCESS FROM THE INTERNAL PRIVATE STREET.
8. AN EASEMENT IS HEREBY GRANTED AND CONVERTED TO THE CITY OF MOUNT VERNON IN THE AREA DESIGNATED AS AN ACCESS AND UTILITY EASEMENT IN WHICH TO CONSTRUCT, MAINTAIN, REPLACE OR RECONSTRUCT SANITARY SEWER FACILITIES, FOR THE PURPOSE OF PROVIDING SANITARY SEWER TO THIS PLAT AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED. THERE IS HEREBY RESERVED FOR THE GRANTORS, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED AND OF THE GRANTOR, AT ANY TIME, IN ANY MANNER, AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTEE, ITS SUCCESSOR AND ASSIGNS OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED.
9. ALL SEWER LINES AND CONNECTIONS BEYOND THE 8-INCH MAIN LINE LOCATED IN THE ACCESS AND UTILITY EASEMENT ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION OR PROPERTY OWNER CURRENTLY NAMED AS SALEM VILLAGE LLC. IN THE ABSENCE OF A HOMEOWNERS ASSOCIATION THOSE SEWER LINES AND CONNECTIONS ARE TO BE MAINTAINED BY THE OWNERS OF THE INDIVIDUAL TOWNHOUSE UNITS. THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY FOR MAINTENANCE OF THE SIDE SEWERS.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THENCE NORTH 0° 20' 52" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 9, THENCE NORTH 89° 39' 08" WEST 73.11 FEET, THENCE NORTH 0° 20' 52" EAST, 490.00 FEET, THENCE NORTH 89° 39' 08" WEST 175.00 FEET THROUGH A CENTRAL ANGLE OF 41° 22' 21" AN ARC DISTANCE OF 126.37 FEET, THENCE SOUTH 72° 40' 12" WEST 26.18 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 80° 42' 50" AN ARC DISTANCE OF 35.22 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET THROUGH A CENTRAL ANGLE OF 8° 23' 52" AN ARC DISTANCE OF 41.77 FEET, THENCE SOUTH 0° 21' 19" WEST 373.14 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 89° 39' 08" WEST FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 89° 39' 08" EAST 270.69 FEET TO THE TRUE POINT OF BEGINNING.

SAID PREMISES BEING ALSO KNOWN AS DIVISION IV OF THE SURVEY LABELED "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT," RECORDED DECEMBER 19, 2006 UNDER AUDITOR'S FILE NUMBER 200612190083, AND AS PARCELS D OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT SURVEY NO. LU05-095, RECORDED DECEMBER 14, 2005 UNDER AUDITOR'S FILE NUMBER 200512140111.

LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE, ORDER NO. 93268, DATED 7-15-08)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SALEM VILLAGE, A WASHINGTON NON-PROFIT CORPORATION, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

Gene W. Seuss
SALEM VILLAGE
A WASHINGTON NONPROFIT CORPORATION
BY: *Gene W. Seuss*

Alice Takehana
PEOPLES BANK
BY: *Alice Takehana* VP.

Don E. Mitzel
HANSELL MITZEL LLC
BY: *Don E. Mitzel*

APPROVAL
CITY ENGINEER
DEVELOPMENT SERVICES DIRECTOR
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON
THIS 2nd DAY OF OCT. 2008

ATTEST: CITY MAYOR
ATTEST: CLERK

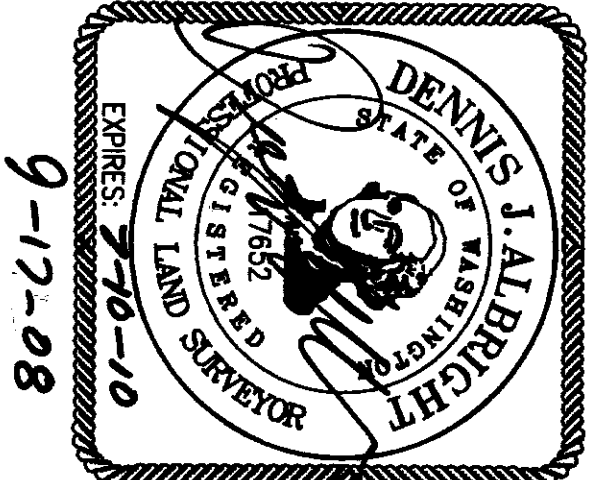
UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUEB SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, AND AT&T SOUND BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON, TO INCLUDE THE FUTURE ROAD, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. SAID EASEMENT IS ALSO FOR THE INSTALLATION AND MAINTENANCE OF A SIDEWALK.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PUD OF HIGHLAND GREENS DIVISION IV IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

Dennis J. Albright
DENNIS J. ALBRIGHT PLS
DATE 9-12-08



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.

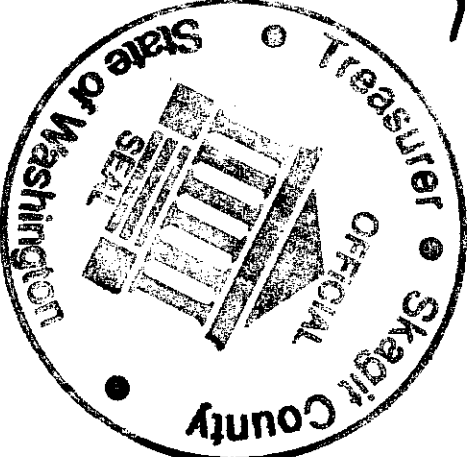
THIS 2nd DAY OF OCT. 2008
CITY TREASURER
Oliver K. Hinkel

Joannaquist
SKAGIT COUNTY AUDITOR
DEPUTY

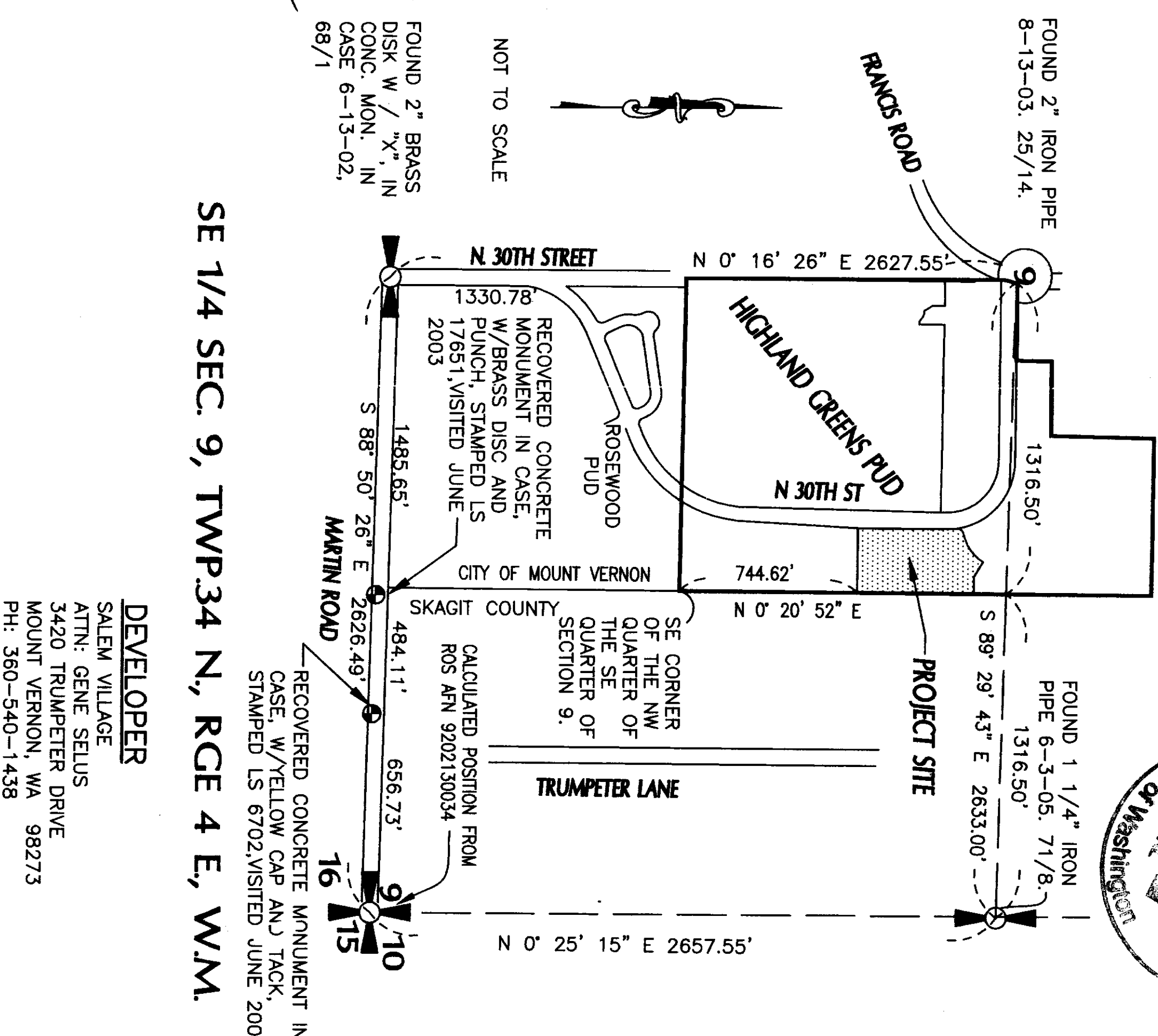
SKAGIT COUNTY TREASURER

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 2009.

THIS 2nd DAY OF SEPT. 2008
Katie Cunningham
SKAGIT COUNTY CLERK
DEPUTY



SE 1/4 SEC. 9, TWP.34 N, RGE 4 E, WM.



DEVELOPER

SALEM VILLAGE
ATTN: GENE SEUSS
3420 TRUMPETER DRIVE
MOUNT VERNON, WA 98273
PH: 360-540-1438

HIGHLAND GREENS TOWNHOMES

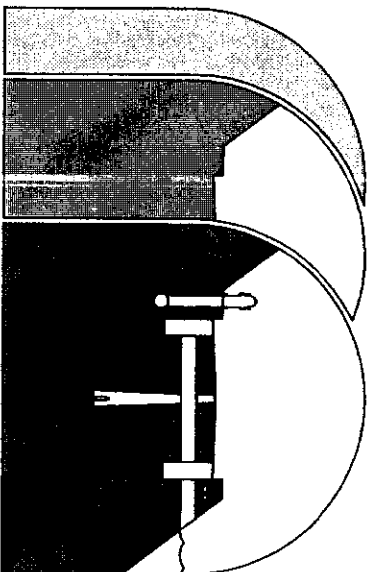
A PLANNED UNIT DEVELOPMENT

LU04-093

IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

OWNERS
SALEM VILLAGE

DATE: 07.14.08 SCALE: AS NOTED
PROJECT NO. 042-07



Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS TOWNHOMES

DIVISION IV

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE E 1/2 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM
LU04-093

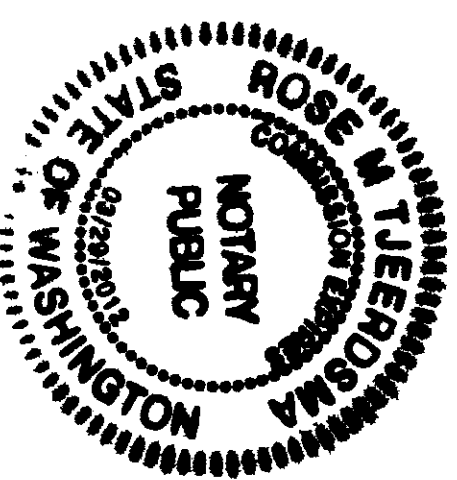
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Skegitt County Auditor
3 9:38AM
10/8/2008 Page 2 of

ACKNOWLEDGMENT

STATE OF WA)
COUNTY OF Skegitt)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Gene VanSledright IS THE PERSON WHO APPEARED BEFORE ME, AND
SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT
HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE
EXECUTIVE DIRECTOR OF SALEM VILLAGE, A WASHINGTON NON-PROFIT
CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND
PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Sept 17, 2008.



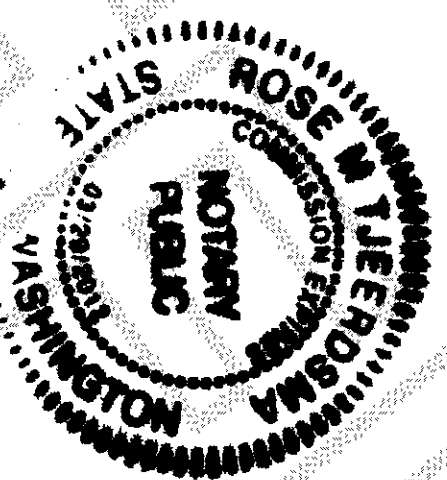
Rose M Tiedora
NOTARY PUBLIC
(NOTARY NAME TO BE PRINTED)
RESIDING AT Buckingham
MY APPOINTMENT EXPIRES 02/28/2011

ACKNOWLEDGMENT

STATE OF WA)
COUNTY OF Skegitt)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Dan Mitzel IS THE PERSON WHO APPEARED BEFORE ME, AND
SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT
HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE
CO Managing Member OF HANSELL / MITZEL LLC, DBA HANSELL MITZEL
HOMES, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT
OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Sept 16/17, 2008.



Rose M Tiedora
NOTARY PUBLIC
(NOTARY NAME TO BE PRINTED)
RESIDING AT Buckingham
MY APPOINTMENT EXPIRES 3/21/2011

ACKNOWLEDGMENT

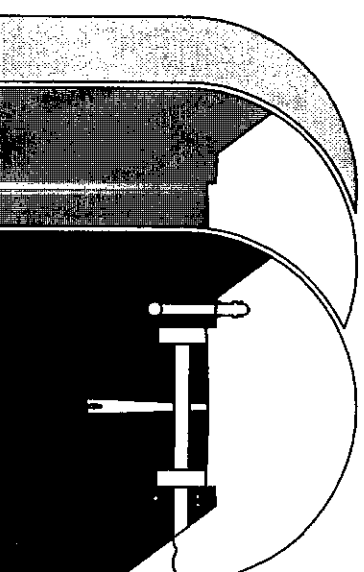
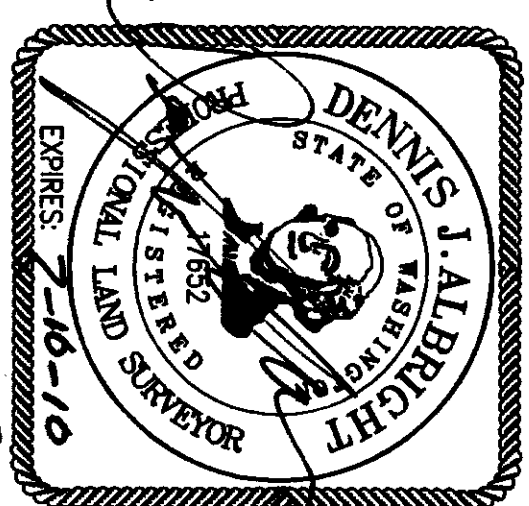
STATE OF Washington)
COUNTY OF Skegitt)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
PHILIP HANSEN IS THE PERSON WHO APPEARED BEFORE ME, AND
SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT
HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE
VP OF PEOPLES BANK, A WASHINGTON LIMITED LIABILITY
COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND
PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Sept 17, 2008.



Philip Hansen
NOTARY PUBLIC
(NOTARY NAME TO BE PRINTED)
RESIDING AT Sedro Woolley
MY APPOINTMENT EXPIRES 3/6/09



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ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
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HIGHLAND GREENS TOWNHOMES

A PLANNED UNIT DEVELOPMENT

LU04-093

IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKEGITT,
STATE OF WASHINGTON

OWNERS
SALEM VILLAGE

DATE: 07.14.08 SCALE: AS NOTED
PROJECT NO. 042-07 BY: TAZ F.B.:

