

LEGAL DESCRIPTION

LOT 2 OF MOUNT VERNON SHORT PLAT NO. 12-94, APPROVED NOVEMBER 1, 1994, RECORDED NOVEMBER 1, 1994, IN BOOK 11 OF SHORT PLATS, PAGES 137 AND 139, UNDER AUDITOR'S FILE NO. 4410053, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES, AND OTHER INSTRUMENTS OF RECORD.

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

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CEDAR HEIGHTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HORIZON BANK, AND D. B. JOHNSON CONSTRUCTION, INC., A WASHINGTON CORPORATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY AND STORM WATER PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS 14 DAY OF April, 2009.

BY: Joseph Woodmansee
JOSEPH WOODMANSEE, MANAGER
HORIZON BANK

BY: David Johnson
D. B. JOHNSON CONSTRUCTION, INC.
A WASHINGTON CORPORATION

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH WOODMANSEE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER OF CEDAR HEIGHTS, LLC, 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: 4-1-09

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2012

SIGNATURE Bruce G. Lisser
NOTARY PUBLIC
RESIDING AT Abuquerque, NM

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT David B. Johnson SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE President OF HORIZON BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4-1-09

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2012

SIGNATURE Bruce G. Lisser
NOTARY PUBLIC
RESIDING AT Abuquerque, NM

STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT David B. Johnson SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE President OF D. B. JOHNSON CONSTRUCTION, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/1/09

MARIE K. ENGLISH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 3, 2011

SIGNATURE Marie K. English
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/3/11
RESIDING AT Abington

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

4/15/2009 Page 1 of 9 9:10:42AM

200904150063
Skagit County Auditor

J. Youngquist
COUNTY AUDITOR
DEPUTY

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2009.

THIS 14th DAY OF April, 2009

By: John D. Youngquist
SKAGIT COUNTY TREASURER

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 14th DAY OF April, 2009.

By: David Johnson
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 9th DAY OF April, 2009.

By: John D. Youngquist
CITY ENGINEER

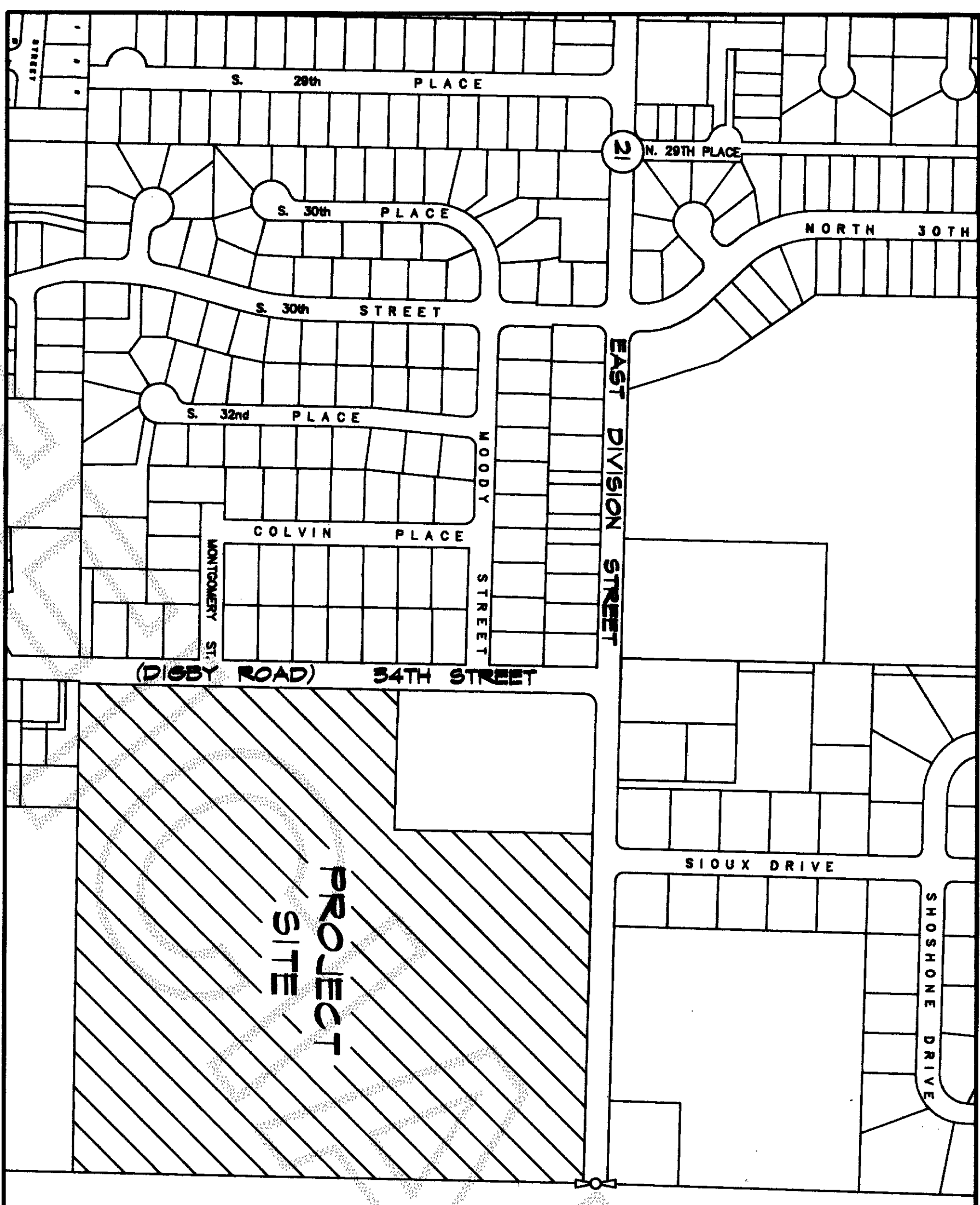
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 14th DAY OF April, 2009.

MAYOR John D. Youngquist

ATTEST: CITY CLERK Christine Hestel

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 13 DAY OF April, 2009.

By: John D. Youngquist
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR



PUD UTILITY EASEMENT

EASEMENTS TO PUBLIC UTILITY DISTRICT NO. 1 AS SHOWN HEREON, 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 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 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 AREAS WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTORS (OR ASSIGNED) PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS 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.

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS 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.

UTILITIES AND SIDEWALK EASEMENTS

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 CORP., AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS, AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES, TWELVE FEET (12.0') OR AS OTHERWISE SHOWN, OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT AND OTHER EASEMENTS, IF ANY SHOWN ON THE FACE OF THIS PLAT FOR UTILITIES AND SIDEWALKS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES AND PEDESTRIAN ACCESS TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

NATIVE GROWTH PROTECTION AREA (NGPA)

A NATIVE GROWTH PROTECTION AREA IS CREATED FOR THE PURPOSE OF PRESERVING CRITICAL AREAS, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, AND PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION AND MAINTAINING SLOPE STABILITY. THE NGPA ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE NGPA, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THIS AREA, EXCEPT FOR THE REMOVAL OF NON-NATIVE, OR DISEASED OR DYING VEGETATION THAT PRESENTS A HAZARD, OR THE IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED AND/OR APPROVED BY THE CITY. ANY WORK IN THE NGPA, INCLUDING REMOVAL OF DEAD, DISEASED OR DYING VEGETATION, IS SUBJECT TO PRIOR WRITTEN APPROVAL BY THE CITY. THE COST ASSOCIATED WITH THE EVALUATION, REMOVAL, AND REPLANTING OF ANY VEGETATION SHALL BE BORNE BY THE EXISTING PROPERTY OWNER.

(CONTINUED)

CONTINUED NGPA

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE NGPA FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NGPA DESCRIBED HEREIN. THE CITY OF MOUNT VERNON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THIS RESTRICTION BY ANY METHOD AVAILABLE UNDER LAW. THE OBLIGATION TO ENSURE ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTES

- 1. ☐ - INDICATES EXISTING MONUMENT IN CASE.
- ☒ - INDICATES MONUMENT IN CASE SET WITH CAP INSCRIBED LISSER 22460.
- ☐ - INDICATES EXISTING PIPE OR REBAR FOUND.
- ☐ - INDICATES NAIL OR REBAR SET WITH CAP INSCRIBED LISSER 22460.

- 2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 132546-5, DATED FEBRUARY 12, 2004.

- 3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE MOUNT VERNON SHORT PLAT NO. 12-44 RECORDED UNDER AUDITORS' FILE NO. 941010053, SHORT PLAT NO. MV-B-43 RECORDED UNDER AUDITORS' FILE NO.9312040030, AND SHORT PLAT MV-2-47 RECORDED UNDER AUDITORS' FILE NO. 4801240010, PLAT OF PARK RIDGE DIVISION II RECORDED IN VOLUME 15 OF PLATS, PAGES 187-189, AND PLAT OF EVERMORE, RECORDED IN VOLUME 16 OF PLATS, PAGES 62-64, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

- 4. ZONING CLASSIFICATION: R-1, 40

- 5. SEWAGE DISPOSAL: CITY OF MOUNT VERNON

- 6. STORM DRAINAGE: CITY OF MOUNT VERNON

- 7. STREET STANDARD: CITY OF MOUNT VERNON

- 8. WATER: SKAGIT COUNTY PUD, NO. 1

- 9. POWER: PUGET SOUND ENERGY

- 10. TELEPHONE: VERIZON NORTHWEST

- 11. GAS: CASCADE NATURAL GAS

- 12. TELEVISION CABLE: COMCAST CORPORATION

- 13. GARBAGE COLLECTION: CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.

- 14. MERIDIAN: ASSUMED

- 15. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. BEARING = SOUTH 88°39'21" EAST

- 16. INSTRUMENTATION: LEICA T0305A THEODOLITE DISTANCE METER

- 17. SURVEY PROCEDURE: FIELD TRAVERSE

- 18. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.

- 19. ALL HOMES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.

- 20. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR DETAILS.

- 21. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 200710403018, 200401050122, 200707020182, 200401050123, 200401300126, 4411240004, 4803050022, 4410700053, 200812010104, 200402230143 (THIS EASEMENT IS SUPERSEDED BY EASEMENTS SHOWN ON THE FACE OF THE PLAT) AND DOCUMENT RECORDED IN VOLUME 44 OF DEEDS, PAGE 449.

- 22. OWNER/DEVELOPER: CEDAR HEIGHTS, LLC

1146 BRITT ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-4886

(CONTINUED)

CONTINUED NOTES

- 23. A HOMEOWNERS' ASSOCIATION HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE AND OTHER LANDSCAPING AREAS. SEE DOCUMENT RECORDED UNDER AUDITORS' FILE NO. 200607150064

- 24. THE LOTS IN THIS PLAT HAVE AN AVERAGE LOT SIZE BELOW 1600 SQUARE FEET. NEW BUILDINGS ON LOTS WITHIN THIS PLAT ARE SUBJECT TO THE DESIGN REVIEW REQUIREMENTS CHAPTER 17.10 NMC. DESIGN REVIEW STANDARDS HAVE SPECIFIC REQUIREMENTS WITH RESPECT TO ARCHITECTURAL FEATURES, LANDSCAPING AND SITE IMPROVEMENTS. SEE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH BUILDING PERMIT APPLICATION REQUIREMENTS.

- 25. LOTS WITHIN THIS PLAT THAT ARE LESS THAN 4600 SQUARE FEET IN AREA AND LESS THAN 95 FEET IN WIDTH THAT ABUT EXISTING NEIGHBORHOODS WHERE LOT AREAS ARE GREATER THAN 4600 SQUARE FEET AND HAVE LOT WIDTHS GREATER THAN 95 FEET SHALL CREATE AND MAINTAIN A 20-FOOT WIDE FORESTED BUFFER BETWEEN THE NEWLY CREATED LOTS AND THE EXISTING LOTS. "FORESTED BUFFER" MEANS A DOUBLE ROW OF EVERGREEN TREES WITH OFFSET ROWS PLANTED AT A MAXIMUM SPACING OF 15 FEET TRIANGULATED ON CENTER WITH MEDIUM-SIZED SHRUBS (3 TO 5 FEET MATURE HEIGHT) AND GROUND COVER PLANTS ADDED AT A DENSITY TO FORM AN EFFECTIVE BARRIER TO COVER 85% SURFACE COVERAGE WITHIN 2 YEARS. MINIMUM TREE SIZE SHALL BE 2-INCH CALIPER, MINIMUM SHRUB SIZE SHALL BE 2-6GALLON, AND MINIMUM GROUND COVER SIZE SHALL BE 1 GALLON (OR EQUIVALENT); HOWEVER, THESE SIZES ARE MINIMUMS, AND IT IS LIKELY THAT LARGER TREES, SHRUBS AND PLANTS MAY BE INITIALLY PLANTED TO ACHIEVE THE REQUIRE 85% SURFACE COVERAGE WITHIN 2 YEARS. MAINTENANCE OF THE FORESTED BUFFER SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DOCUMENT REFERENCED IN NOTE NO. 23.

- 26. INDIVIDUAL GEOTECHNICAL REPORTS SHALL BE REQUIRED FOR ALL BUILDING PERMITS ON LOTS HAVING SLOPES IN EXCESS OF 15%.

- 27. CRITICAL AREA AND BUFFER TRACTS "A" AND "B" ARE SEPARATE TRACTS AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL THE DIGBY HEIGHTS HOMEOWNERS' ASSOCIATION IS ESTABLISHED. AT SUCH TIME THE SAID TRACTS SHALL BE CONVERTED TO THE DIGBY HEIGHTS HOMEOWNERS' ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DOCUMENT REFERENCED IN NOTE NUMBER 23.

- 28. NO VEGETATION REMOVAL, CLEARING OR DUMPING IS ALLOWED WITHIN THE DESIGNATED WETLAND BUFFERS THAT ARE DESIGNATED AS 'NATIVE GROWTH PROTECTION AREAS', EXCEPT FOR PURPOSES OF HABITAT ENHANCEMENT UNDER THE CONDITIONS DESCRIBED IN NMC 15.40.050.

- 29. A BUILDING SETBACK OF 10 FEET FROM THE EDGE OF THE WETLAND AND FORESTED BUFFERS IS REQUIRED TO PREVENT ENCROACHMENT INTO THE BUFFER AREA DURING AND AFTER CONSTRUCTION.

- 30. NO VEGETATION REMOVAL, CLEARING OR DUMPING IS ALLOWED WITHIN THE DESIGNATED FORESTED BUFFERS.

- 31. NO DIRECT ACCESS TO DIGBY ROAD OR EAST DIVISION STREET SHALL BE ALLOWED FROM ANY LOT.

- 32. THE TEMPORARY TURN-AROUND EASEMENT SHOWN HEREON SHALL BE EXTINGUISHED UPON THE RECORDING OF THE FINAL PLAT OF DIGBY HEIGHTS (PHASE III).

- 33. LOT 28 MAY REQUIRE A SPECIAL DESIGN DUE TO THE BUILDABLE WIDTH LIMITATIONS CREATED BY SETBACKS.

- 34. ALL LOTS ABUTTING EAST DIVISION STREET AND DIGBY ROAD ARE SUBJECT TO BUILDING SETBACKS FROM ARTERIAL STREETS AS REQUIRED IN NVM/C 17.24.060.



33409

SHEET 2 OF 4		DATE: 3/30/04
DIGBY HEIGHTS PHASE I		LU-07-013
SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MOUNT VERNON, WASHINGTON FOR: CEDAR HEIGHTS, LLC.		
FB: N/A	LISSEY & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	DRAWING: 05-026PL

LOT ADDRESS AND AREA INFORMATION

1	101	LEANN STREET	1,221 SQ FT
2	104	LEANN STREET	1,513 SQ FT
3	117	LEANN STREET	6,615 SQ FT
4	125	LEANN STREET	6,618 SQ FT
5	203	LEANN STREET	6,638 SQ FT
6	211	LEANN STREET	6,616 SQ FT
7	219	LEANN STREET	7,851 SQ FT
8	3447	BARBY PLACE	6,610 SQ FT
9	3441	BARBY PLACE	6,604 SQ FT
10	3435	BARBY PLACE	6,604 SQ FT
11	3429	BARBY PLACE	6,604 SQ FT
12	3423	BARBY PLACE	6,604 SQ FT
13	3417	BARBY PLACE	6,604 SQ FT
14	3411	BARBY PLACE	6,604 SQ FT
15	3405	BARBY PLACE	7,858 SQ FT
16	3420	BARBY PLACE	6,644 SQ FT
17	3426	BARBY PLACE	6,644 SQ FT
18	3432	BARBY PLACE	6,644 SQ FT
19	3438	BARBY PLACE	6,644 SQ FT
20	3444	BARBY PLACE	8,143 SQ FT
21	3443	LEANN STREET	6,904 SQ FT
22	3437	LEANN STREET	6,663 SQ FT
23	3431	LEANN STREET	6,663 SQ FT
24	3425	LEANN STREET	6,871 SQ FT
25	3419	LEANN STREET	7,160 SQ FT
26	3413	LEANN STREET	6,633 SQ FT
27	3407	LEANN STREET	6,620 SQ FT
28	3401	LEANN STREET	6,710 SQ FT
29	3416	LEANN STREET	6,964 SQ FT
30	3422	LEANN STREET	6,644 SQ FT
31	3428	LEANN STREET	6,841 SQ FT
32	3434	LEANN STREET	6,822 SQ FT
33	3440	LEANN STREET	6,716 SQ FT
34	3446	LEANN STREET	7,357 SQ FT
35	354	LEANN STREET	6,630 SQ FT
36	326	LEANN STREET	6,610 SQ FT
37	318	LEANN STREET	6,608 SQ FT
38	310	LEANN STREET	6,608 SQ FT
39	301	BARBY LOOP	7,314 SQ FT
40	305	BARBY LOOP	6,663 SQ FT
41	321	BARBY LOOP	6,784 SQ FT
42	325	BARBY LOOP	6,600 SQ FT
43	329	BARBY LOOP	6,600 SQ FT
44	333	BARBY LOOP	6,601 SQ FT
45	337	BARBY LOOP	7,431 SQ FT
46	341	BARBY LOOP	6,601 SQ FT
56	3400	BARBY LOOP	6,454 SQ FT
72	416	BARBY LOOP	7,246 SQ FT
73	412	BARBY LOOP	10,746 SQ FT
74	408	BARBY LOOP	8,948 SQ FT
75	404	BARBY LOOP	6,707 SQ FT
76	400	BARBY LOOP	6,681 SQ FT
77	337	BARBY LOOP	6,641 SQ FT
78	332	BARBY LOOP	6,648 SQ FT
79	328	BARBY LOOP	6,664 SQ FT
80	324	BARBY LOOP	6,664 SQ FT
81	320	BARBY LOOP	10,714 SQ FT
82	316	BARBY LOOP	6,767 SQ FT
83	312	BARBY LOOP	6,450 SQ FT
84	308	BARBY LOOP	10,603 SQ FT
85	304	BARBY LOOP	7,034 SQ FT
86	300	BARBY LOOP	7,445 SQ FT
87	220	BECKY STREET	6,881 SQ FT
88	3512	BECKY STREET	6,937 SQ FT
89	3522	BECKY STREET	6,894 SQ FT
90	3532	BECKY STREET	6,904 SQ FT
91	3600	BECKY STREET	6,846 SQ FT
92	3608	BECKY STREET	7,880 SQ FT
93	3604	BECKY STREET	6,604 SQ FT
94	3601	BECKY STREET	6,864 SQ FT
95	3541	BECKY STREET	6,643 SQ FT
96	3531	BECKY STREET	6,651 SQ FT
97	3521	BECKY STREET	6,654 SQ FT
98	3511	BECKY STREET	9,005 SQ FT
140	124	LEANN STREET	8,275 SQ FT
141	116	LEANN STREET	6,805 SQ FT
142	118	LEANN STREET	6,823 SQ FT
143	143	LEANN STREET	7,465 SQ FT
144	144	LEANN STREET	7,465 SQ FT

TRACT M, FUTURE PHASE II = 60,456 SQ FT

TRACT X, FUTURE PHASE II = 102,620 SQ FT

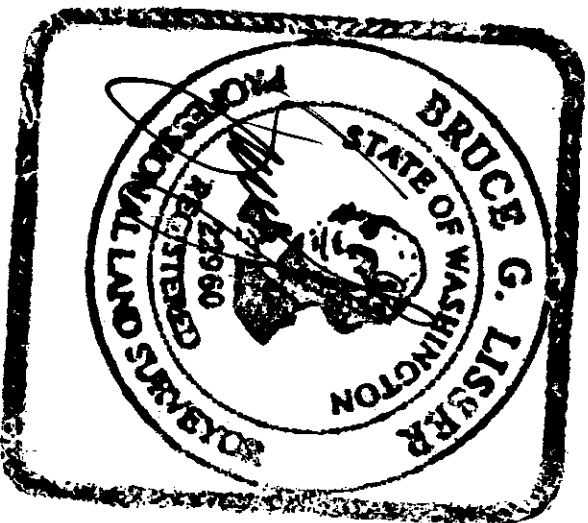
TRACT Y, FUTURE PHASE III = 386,553 SQ FT

OPEN SPACE TRACTS (TO BE CONVERTED TO HOMEOWNERS' ASSOCIATION)

TRACT A 31,306 SQ FT

TRACT B 14,428 SQ FT

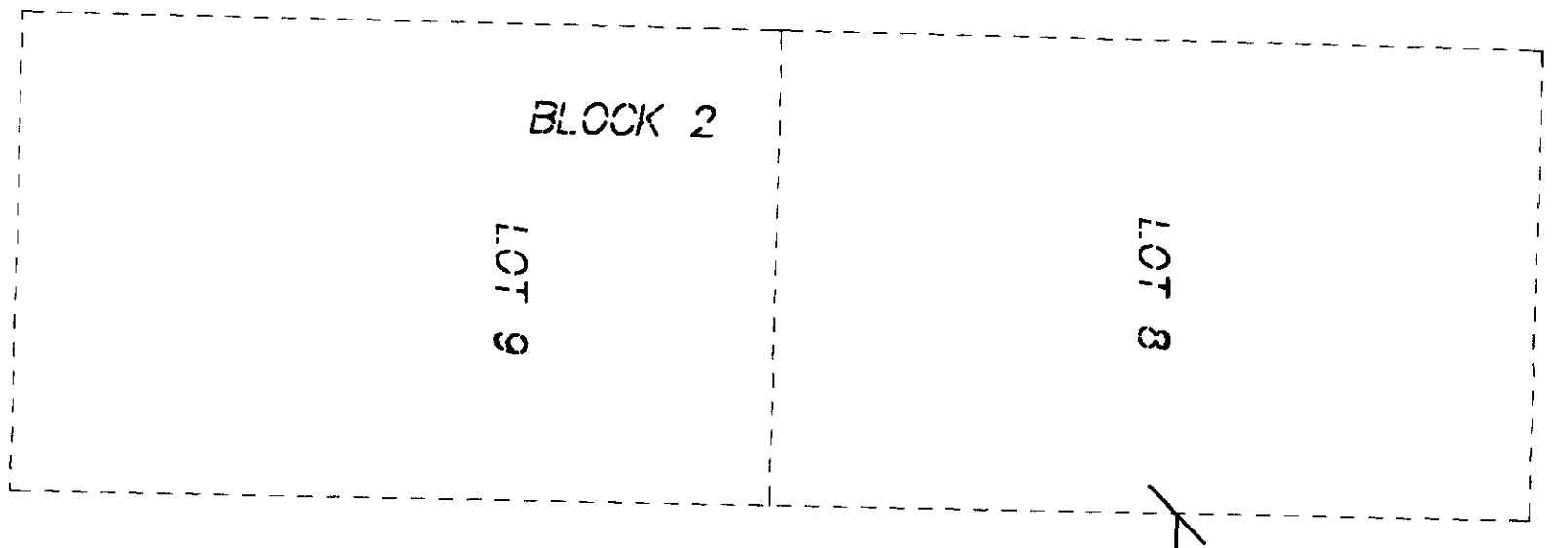
STORM POND TRACT (TO BE CONVERTED TO THE CITY OF MOUNT VERNON UPON COMPLETION OF DIGBY HEIGHTS PHASE III) 27,432 SQ FT



4/15/09

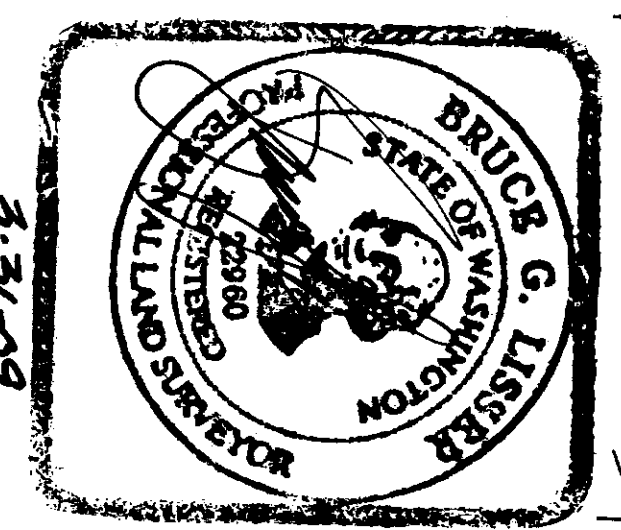
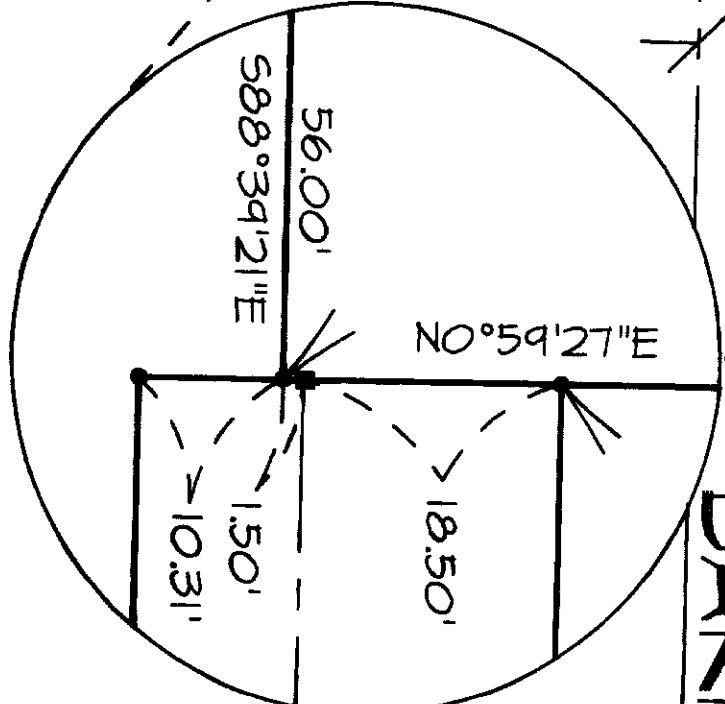
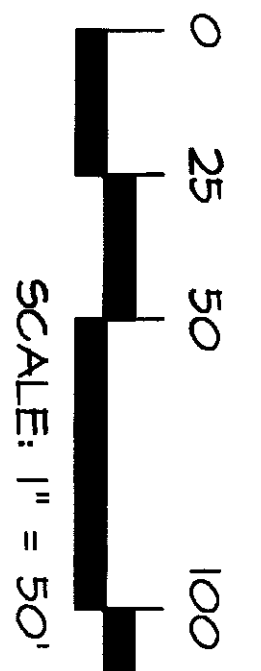
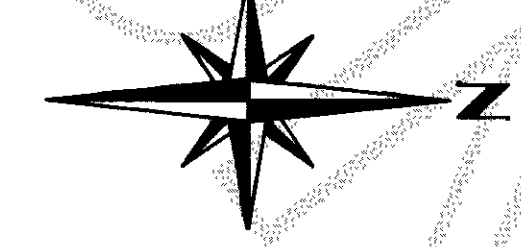
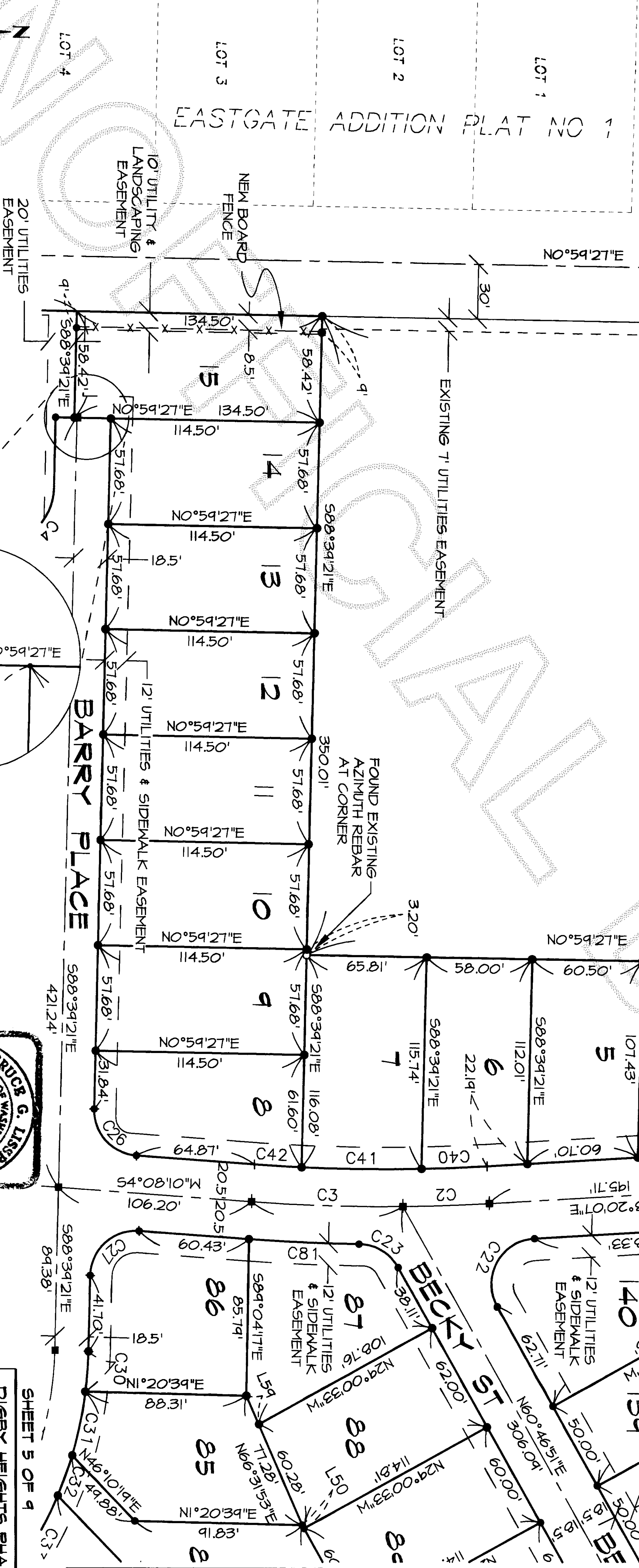
SHEET 3 OF 4		DATE: 3/30/04
DIGBY HEIGHTS PHASE I LU-07-013		
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MOUNT VERNON, WASHINGTON FOR: CEDAR HEIGHTS, LLC.		
FB N/A	LISSENER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98278	SCALE: N/A
MERIDIAN: ASSIGNED		DRAWING: 05-026PL





MOODY ST

EASTGATE ADDITION PLAT NO 1



NUM	BEARING	DISTANCE
L1	N6°05'56.57\"E	11.00'
L2	S12°26'26\"E	36.04'
L3	S1°18'10\"W	24.84'
L4	N20°42'30\"E	24.44'
L5	N0°54'27\"E	40.00'
L6	S0°54'27\"W	33.44'
L7	S20°40'22\"E	31.18'
L8	S20°40'22\"E	29.61'
L9	N0°04'10\"W	27.41'
L10	S41°23'13\"E	32.62'
L11	N6°05'14\"E	30.00'
L12	S24°02'14\"E	36.52'
L13	S24°02'14\"E	20.10'
L14	S60°56'57\"W	2.00'
L15	S66°31'53\"W	17.00'

LINE TABLE

NUM	DELTA	ARC	RADIUS
C1	5°19'14\"	18.57'	200.00'
C2	2°42'43\"	47.33'	1000.00'
C3	4°45'34\"	83.07'	1000.00'
C4	8°1'2'24\"	121.77'	80.00'
C5	18°54'19\"	44.49'	150.00'
C6	2°54'52\"	8.82'	168.50'
C7	15°10'05\"	44.61'	168.50'
C8	15°33'15\"	27.15'	100.00'
C9	40°23'57\"	126.22'	80.00'
C10	40°34'40\"	74.12'	50.00'
C11	42°51'37\"	74.81'	100.00'
C12	45°43'33\"	154.61'	200.00'
C13			
C14			
C15	32°32'24\"	67.30'	118.50'
C16	17°05'53\"	24.32'	81.50'
C17	44°28'29\"	70.38'	81.50'
C18			
C19			
C20			
C21			
C22	115°53'02\"	50.56'	25.00'
C23	60°02'21\"	26.20'	25.00'
C24	100°00'00\"	61.04'	35.00'
C25	80°00'00\"	48.87'	35.00'
C26	81°12'24\"	38.05'	25.00'
C27	82°47'31\"	40.49'	25.00'
C28	92°47'31\"	40.49'	25.00'
C29	87°12'24\"	38.05'	25.00'
C30	5°47'36\"	22.04'	218.50'
C31	9°20'20\"	35.62'	218.50'
C32	6°04'44\"	23.50'	218.50'
C33	13°43'07\"	52.32'	218.50'
C34	2°01'07\"	6.39'	181.50'
C35	37°08'12\"	117.65'	181.50'
C36	6°34'05\"	20.81'	181.50'
C37	1°52'10\"	7.19'	220.50'
C38	3°21'04\"	13.28'	220.50'
C39	5°19'14\"	16.67'	174.50'
C40	2°06'12\"	35.96'	974.50'
C41	3°51'01\"	65.82'	974.50'
C42	1°31'04\"	25.94'	974.50'
C43	90°06'15\"	47.18'	30.00'
C44	87°12'24\"	40.56'	54.50'
C45	8°10'46\"	14.35'	100.50'
C46	21°14'07\"	37.25'	100.50'
C47	11°28'48\"	20.14'	100.50'
C48	11°28'48\"	20.14'	100.50'
C49	20°18'20\"	35.62'	100.50'
C50	3°23'40\"	60.46'	1020.50'

SHEET 5 OF 4

DIGBY HEIGHTS PHASE I LU-07-013

DATE: 3/30/04

SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MOUNT VERNON, WASHINGTON FOR: CEDAR HEIGHTS, LLC. LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 FB 306 MERIDIAN: ASSUMED SCALE: 1\" = 50' DRAWING: 05-026PL

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C4	87°12'24"	121.77'	80.00'
C5	18°54'19"	49.44'	150.00'
C6	2°54'52"	8.82'	168.50'
C7	15°10'05"	44.61'	168.50'
C8	15°33'15"	21.15'	100.00'
C9	40°23'57"	126.22'	80.00'
C10	40°34'40"	74.12'	50.00'
C28	42°41'31"	40.44'	25.00'
C29	87°12'24"	38.05'	25.00'
C30	5°47'36"	22.04'	218.50'
C31	47°20'22"	35.62'	218.50'
C32	6°04'44"	23.50'	218.50'
C33	13°43'07"	52.32'	218.50'
C34	2°01'07"	6.34'	181.50'
C35	37°08'21"	117.65'	181.50'
C36	6°34'05"	20.81'	181.50'
C37	1°52'10"	7.14'	220.50'
C38	3°27'04"	13.28'	220.50'
C39	5°14'14"	16.67'	174.50'
C40	2°06'12"	35.46'	974.50'
C41	3°51'01"	65.82'	974.50'
C42	1°31'04"	25.44'	974.50'
C43	40°06'15"	47.18'	30.00'
C44	87°12'24"	40.56'	54.50'
C45	8°10'46"	14.35'	100.50'
C46	21°14'07"	31.25'	100.50'
C47	11°28'48"	20.14'	100.50'
C48	11°28'48"	20.14'	100.50'
C49	20°18'20"	35.62'	100.50'
C50	14°31'40"	25.45'	100.50'
C51	18°54'19"	42.13'	124.50'
C52	17°04'32"	50.81'	170.50'
C53	1°44'17"	5.44'	170.50'
C54	14°50'53"	38.35'	148.00'
C55	3°19'04"	8.57'	148.00'
C56	3°23'14"	11.17'	184.00'
C57	82°56'24"	36.19'	25.00'
C58	10°50'00"	15.41'	81.50'
C59	84°08'00"	36.71'	25.00'
C60	12°41'07"	26.24'	118.50'
C61	40°23'10"	55.21'	35.00'
C62	84°36'50"	54.74'	35.00'
C63	15°44'40"	27.21'	98.50'
C64	14°16'26"	33.13'	98.50'
C65	14°51'15"	25.54'	98.50'
C66	11°34'28"	20.04'	98.50'
C67	11°02'35"	18.48'	98.50'
C68	17°44'33"	30.50'	98.50'
C69	40°23'57"	97.03'	61.50'
C70	14°02'54"	22.77'	68.50'
C71	22°32'20"	26.45'	68.50'
C72	16°51'52"	20.16'	68.50'
C73	17°00'53"	20.34'	68.50'
C74	15°11'40"	18.17'	68.50'
C75	40°34'40"	44.84'	31.50'
C76	42°51'37"	60.47'	81.50'
C77	45°43'33"	154.61'	200.06'
C78	42°51'38"	74.81'	100.06'
C79	7°15'34"	15.01'	118.50'
C80	31°24'34"	65.13'	118.50'
C81	10°42'44"	40.85'	218.50'

200904150063
Skeight County Auditor
4/15/2009 Page 6 of 910:42AM

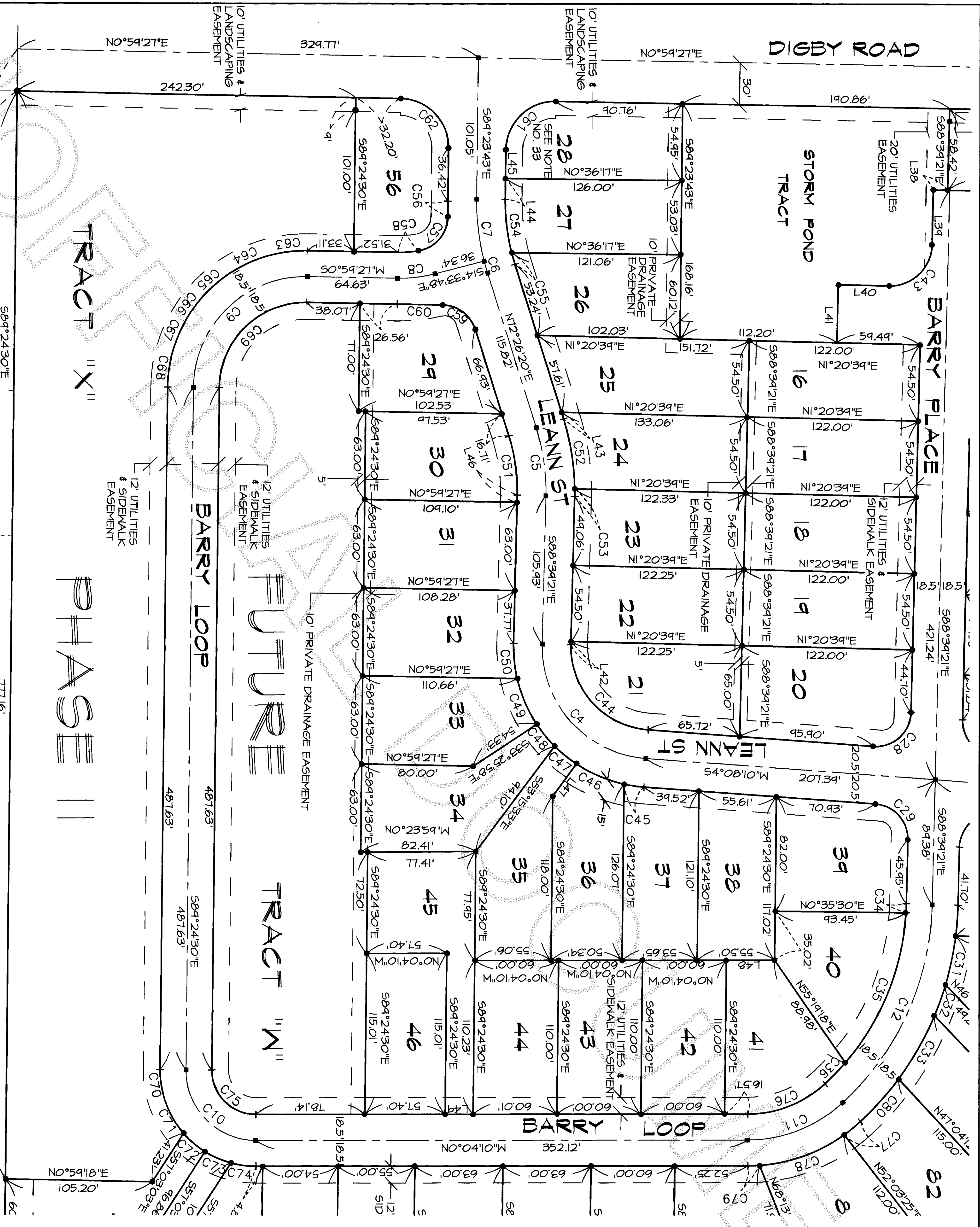
SHEET 6 OF 4

DIGBY HEIGHTS PHASE I LU-07-013

DATE: 3/30/04

SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. FOR CEDAR HEIGHTS, LLC.

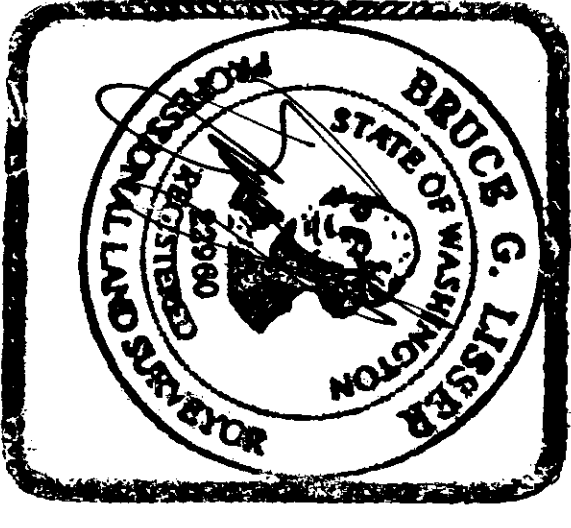
FB 306 MERIDIAN ASSUMED LIGSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-418-7442 SCALE: 1" = 50' DRAWING: 05-0267L



LINE TABLE

NUM	BEARING	DISTANCE
L38	S0°54'21"W	10.31'
L39	S88°45'36"E	34.14'
L40	S1°20'34"W	36.25'
L41	S88°34'21"E	41.54'
L42	S88°34'21"E	2.37'
L43	S12°26'20"W	4.97'

L44	S84°23'43"E	15.11'
L45	S84°23'43"E	20.56'
L46	S88°34'21"E	5.16'
L47	S5°02'04"E	27.87'
L48	N0°04'10"W	34.60'
L49	N0°04'10"W	20.00'



CURVE TABLE			
NUM	DELTA	ARC	RADIUS
C10	40°34'40"	74.12'	50.00'
C11	42°51'37"	74.81'	100.00'
C12	45°43'33"	154.61'	200.00'
C30	5°47'36"	22.04'	218.50'
C31	4°20'22"	35.62'	218.50'
C32	6°04'44"	23.50'	218.50'
C33	13°43'07"	52.32'	218.50'
C34	2°01'06"	6.34'	181.50'
C35	37°08'21"	117.65'	181.50'
C36	6°34'05"	20.81'	181.50'
C10	14°02'54"	22.77'	68.50'
C11	22°32'20"	26.45'	68.50'
C12	16°51'53"	20.16'	68.50'
C13	17°00'53"	20.34'	68.50'
C14	15°11'40"	18.17'	68.50'
C15	40°34'34"	44.84'	31.50'
C16	42°51'37"	60.47'	81.50'
C17	7°15'34"	15.01'	118.50'
C18	31°24'34"	65.13'	118.50'
C19	4°06'29"	8.50'	118.50'
C80	10°42'44"	40.85'	218.50'

LINE TABLE

NUM	BEARING	DISTANCE
L2	S12°26'26"E	36.04'
L3	S1°18'10"W	24.84'
L4	N20°42'30"E	24.44'
L5	N0°54'27"E	40.00'
L6	S0°54'27"W	33.94'
L7	S20°40'22"E	31.18'
L8	S20°40'22"E	24.61'
L9	N0°04'10"W	27.41'
L10	S41°23'13"E	32.62'
L11	N0°04'10"W	55.88'
L14	N11°16'54"W	42.30'
L15	S50°31'20"E	24.72'
L16	S0°35'30"W	17.61'
L17	N36°42'22"E	17.44'
L18	N0°35'30"E	26.48'
L19	S38°04'21"E	15.94'
L20	S54°41'01"E	13.92'
L21	S7°38'48"E	4.83'
L22	N17°34'17"E	20.48'
L23	N3°54'27"W	28.74'
L24	N26°42'15"E	40.80'
L25	S3°36'20"E	42.46'
L26	S30°17'17"E	15.41'
L27	S84°24'30"E	22.55'
L28	S0°35'30"W	38.68'
L38	S0°54'27"W	10.31'
L34	S88°45'36"E	34.14'
L48	N0°04'10"W	34.60'
L49	N0°04'10"W	20.00'

4/15/2009 Page 7 of 9 9:10:42AM
Skagit County Auditor

SHEET 7 OF 9

LU-07-013

DATE: 3/30/04

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.

FOR: CEDAR HEIGHTS, LLC.

BRUCE G. LISSEB
REGISTERED
SURVEYOR
WASHINGTON
NO. 14542

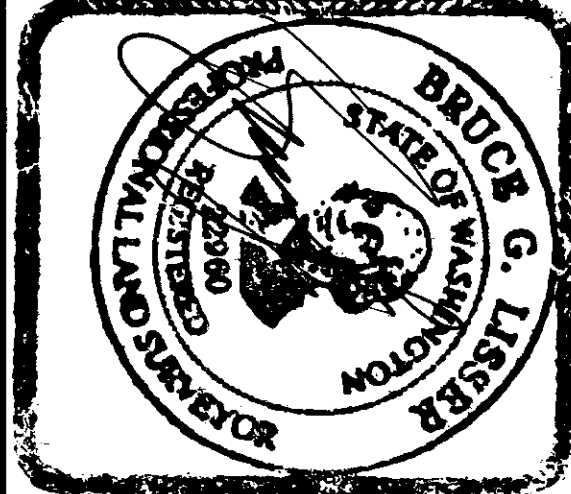
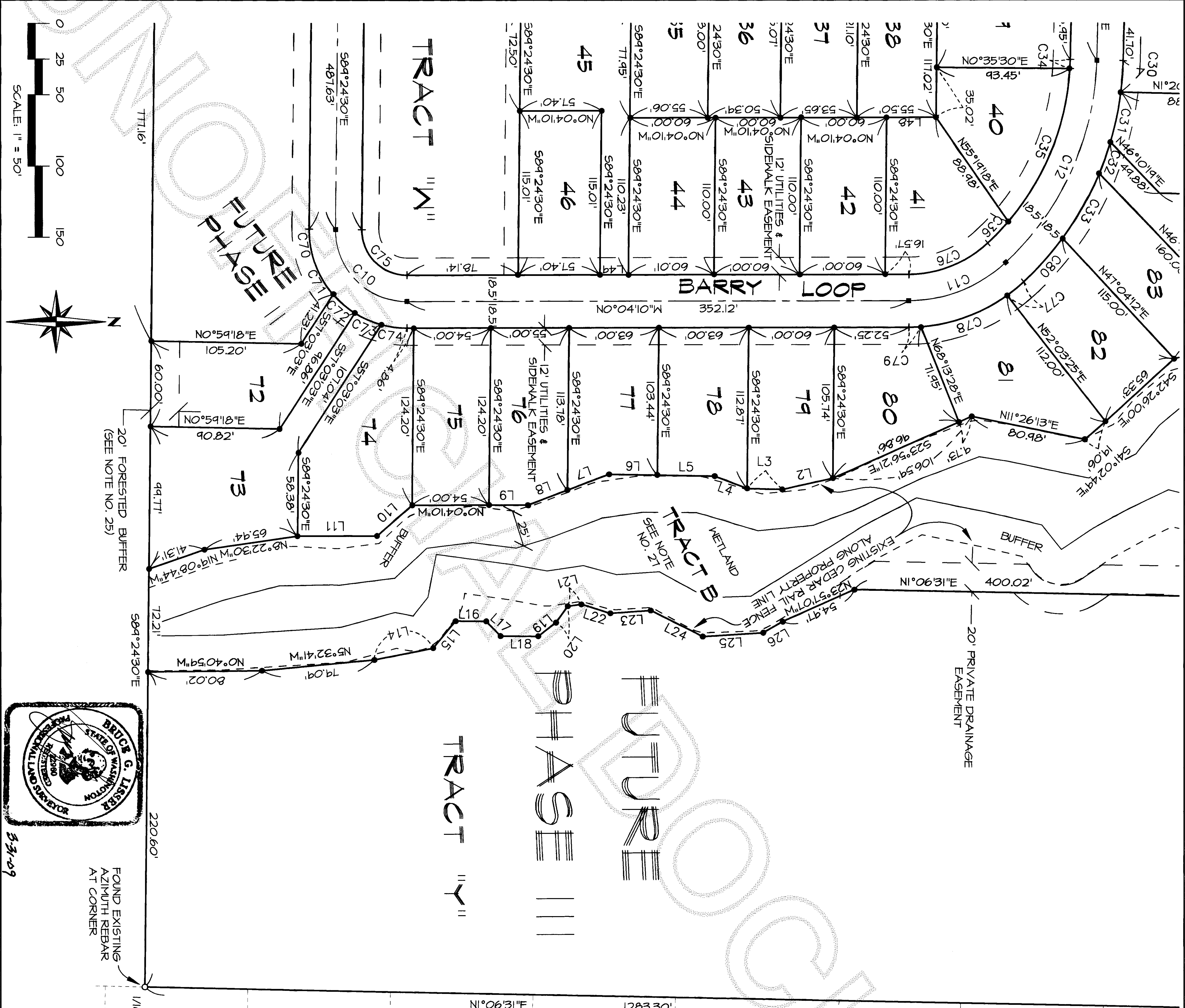
DATE: 3/30/04

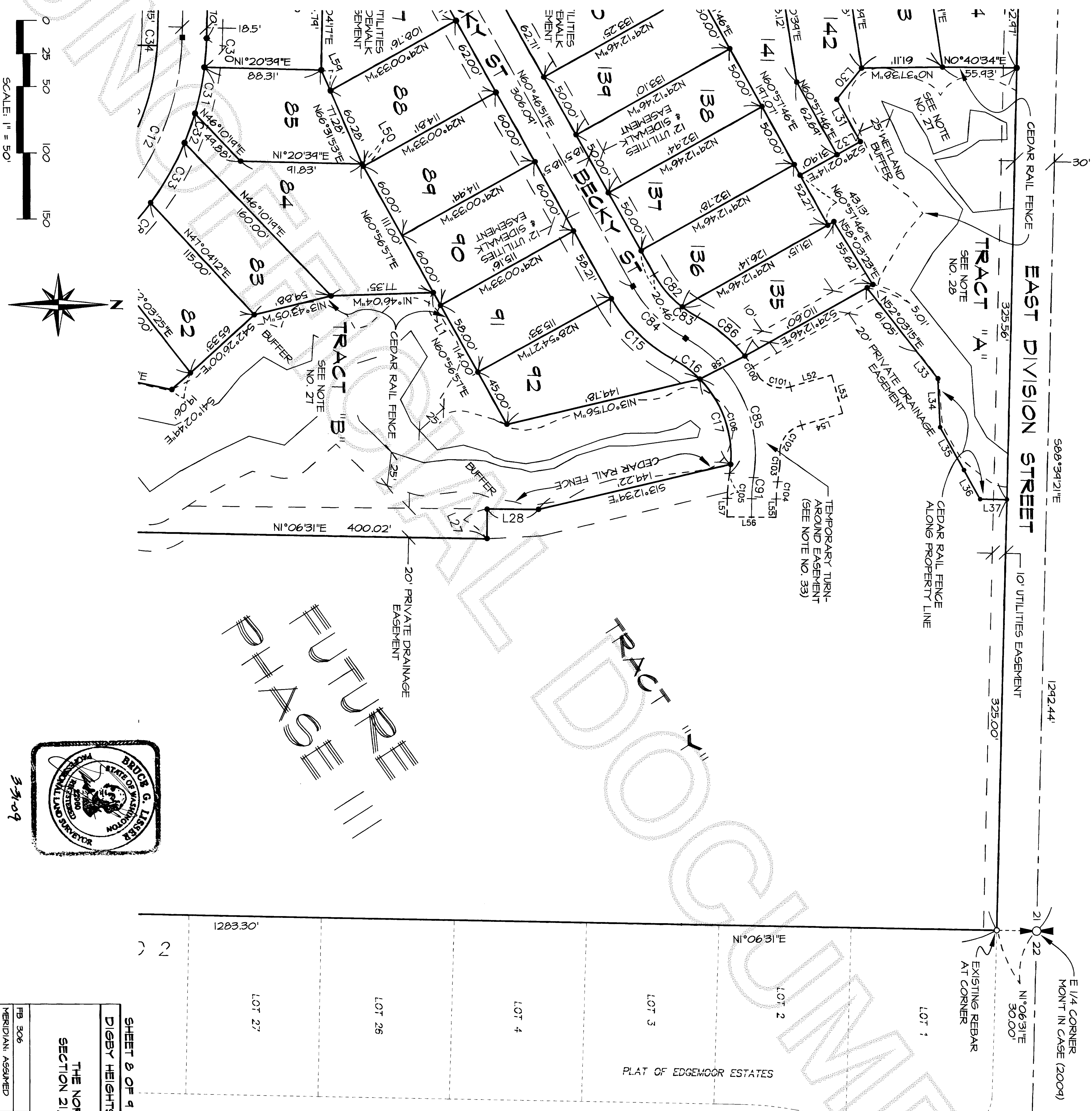
FB 306

MERIDIAN: ASSUMED

LISSEB & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-418-7442

SCALE: 1" = 50'
DRAWING: 05-0267L





NUM	DELTA	ARC	RADIUS
C12	45°43'33"	154.61'	200.00'
C15	32°32'24"	61.30'	118.50'
C16	17°05'53"	24.32'	81.50'
C17	44°28'29"	10.38'	81.50'
C30	5°47'36"	22.04'	218.50'
C31	9°20'22"	35.62'	218.50'
C32	6°04'44"	23.50'	218.50'
C35	13°43'07"	52.32'	218.50'
C34	2°01'06"	6.34'	181.50'
C82	22°58'51"	32.64'	81.50'
C83	9°33'33"	13.60'	81.50'
C84	32°32'24"	56.74'	100.00'
C85	71°31'55"	124.85'	100.00'
C86	22°43'34"	47.00'	118.50'
C91	9°10'52"	16.02'	100.00'
C92	2°18'15"	4.77'	118.50'
C100	9°41'46"	20.05'	118.50'
C101	63°24'129"	25.45'	23.00'
C102	63°24'28"	25.45'	23.00'
C103	12°04'07"	24.46'	118.50'
C104	9°10'52"	13.06'	81.50'
C105	9°10'52"	18.94'	118.50'
C106	54°26'02"	77.43'	81.50'

NUM	BEARING	DISTANCE
L1	N60°56'57"E	11.00'
L27	S64°25'30"E	22.55'
L28	S0°35'20"W	38.68'
L30	N51°21'44"W	30.00'
L31	N60°57'14"E	36.52'
L32	N24°02'14"W	20.10'
L33	N52°03'15"E	26.06'
L34	N67°24'35"E	36.66'
L35	N60°57'44"E	36.96'
L36	N60°57'14"E	25.12'
L37	N1°06'31"E	20.16'
L38	S0°54'27"W	10.31'
L39	S68°45'36"E	34.14'
L40	S1°20'34"W	36.25'
L41	S68°34'21"E	41.54'
L42	S70°36'21"E	2.37'
L43	S72°36'20"W	4.97'
L44	S64°23'43"E	15.11'
L45	S64°23'43"E	20.56'
L46	S68°32'21"E	5.16'
L47	S54°02'04"E	21.87'
L48	N0°04'10"W	34.60'
L49	N0°04'10"W	2.00'
L50	N60°56'57"E	2.00'
L51	N26°58'03"W	38.24'
L52	N15°48'54"W	32.22'
L53	N74°11'01"E	30.00'
L54	S15°48'54"E	32.22'
L55	S64°24'30"E	13.85'
L56	S0°35'35"W	37.00'
L57	N64°52'03"W	13.85'
L58	N26°58'03"W	38.24'
L59	S66°31'53"W	17.00'

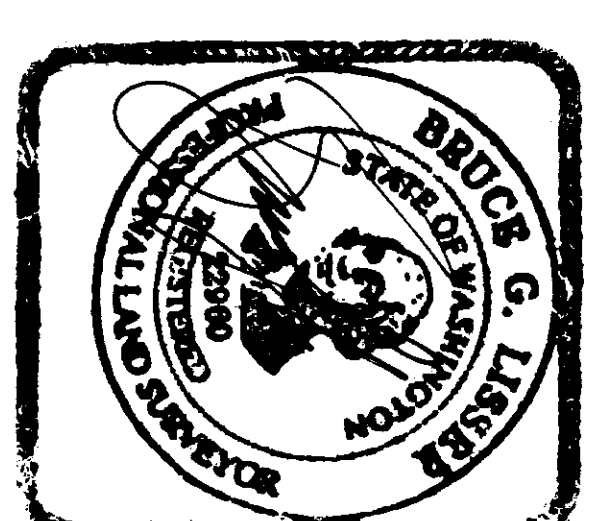
200904150063
Skagit County Auditor

SHEET 8 OF 9

DIEBY HEIGHTS PHASE | LU-07-013

DATE: 3/30/09

<p> SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. MOUNT VERNON, WASHINGTON FOR: CEDAR HEIGHTS, LLC. </p>	
<p> FB 306 HERIDIAN: ASSIGNED </p>	<p> LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 </p>
<p> SCALE: 1" = 50' DRAINING: 05-020 </p>	



SHEET 4 OF 4

DATE: 3/30/09

DIGBY HEIGHTS PHASE I LU-07-013

SURVEY IN A PORTION OF
SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
MOUNT VERNON, WASHINGTON
FOR: CEDAR HEIGHTS, LLC.

FB 306 LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273
SCALE: 1" = 60'
DRAWING: 05-026PL

