

LEGAL DESCRIPTION

TRACT Y, "DIGBY HEIGHTS, PHASE I" AS PER PLAT RECORDED APRIL 15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, RECORDS OF SKAGIT COUNTY, WASHINGTON. 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, WASHINGTON FEDERAL SAVINGS AND LOAN, AND ENGLAND FAMILY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS, AVENUES, AND STORM POND TRACT AS SHOWN ON THE PLAT OF DIGBY HEIGHTS PHASE I RECORDED UNDER AUDITOR'S FILE NO. 200904150063, 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 HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 9th DAY OF Sept, 2011

BY: Joseph Woodmansee
JOSEPH WOODMANSEE, MANAGER
WASHINGTON FEDERAL SAVINGS AND LOAN

BY: John J. Wilk
TITLE: Vice President
ENGLAND FAMILY LLC
A WASHINGTON LIMITED LIABILITY COMPANY
BY: David Johnson
TITLE: Member

ACKNOWLEDGEMENTS

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: 9/8/11

STATE OF WASHINGTON
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-12
My Commission Expires 7-14-2012
BRUCE G. LISSER
NOTARY PUBLIC
RESIDING AT Mount Vernon

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/SHE/IT) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER, VP OF WASHINGTON FEDERAL SAVINGS AND LOAN, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9/8/11

STATE OF WASHINGTON
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 04/29/14
RESIDING AT Burlington

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT B. Johnson SIGNED THIS INSTRUMENT, ON OATH STATED that THAT (HE/SHE/IT) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE man, VP OF ENGLAND FAMILY, 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 9-8-11

STATE OF WASHINGTON
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-12
My Commission Expires 7-14-2012
BRUCE G. LISSER
NOTARY PUBLIC
RESIDING AT Mount Vernon

AUDITOR'S CERTIFICATE

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



D. Yonquist
COUNTY AUDITOR
DEPUTY Morgan Johnson

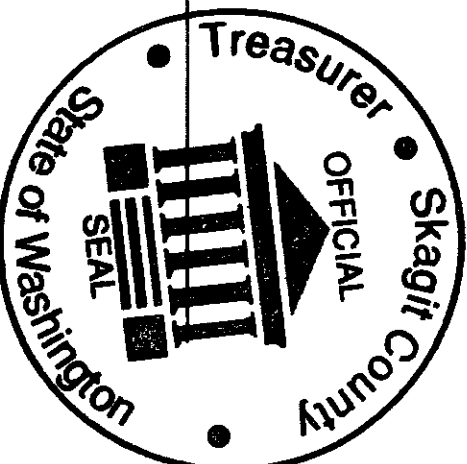
TREASURER'S CERTIFICATE

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 2012.

THIS 19th DAY OF September 2011

David Johnson
SKAGIT COUNTY TREASURER

DEPUTY



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 19th DAY OF Sep, 2011

David Johnson
CITY TREASURER

APPROVALS
EXAMINED AND APPROVED THIS 15th DAY OF SEPT, 2011.

David Johnson
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 14th DAY OF September 2011.

MAYOR David Johnson

ATTEST: CITY CLERK David Johnson

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 15th DAY OF September 2011.

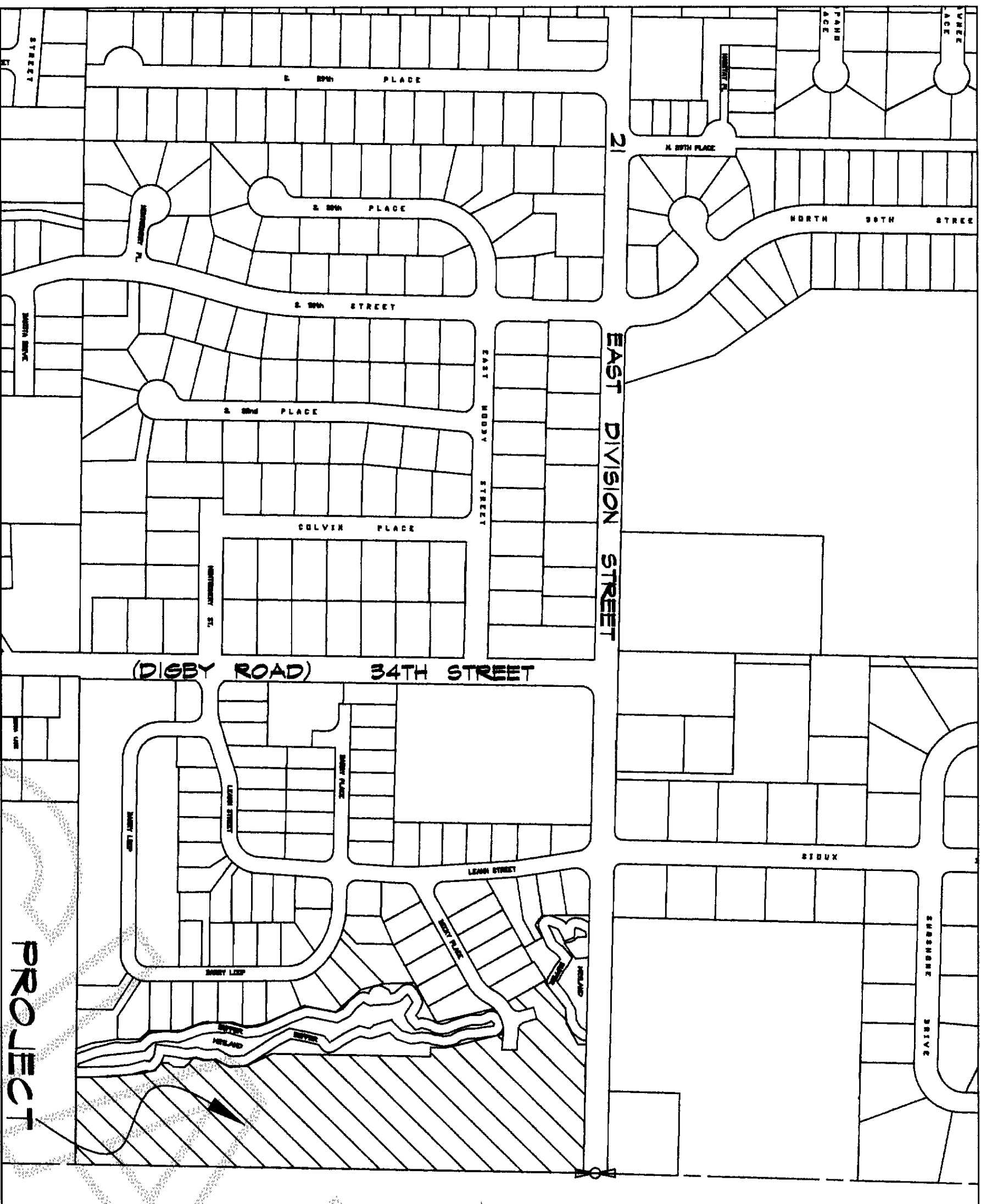
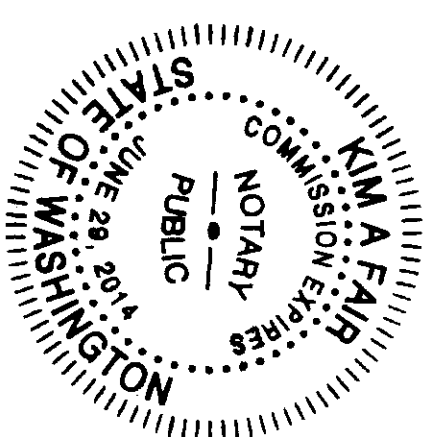
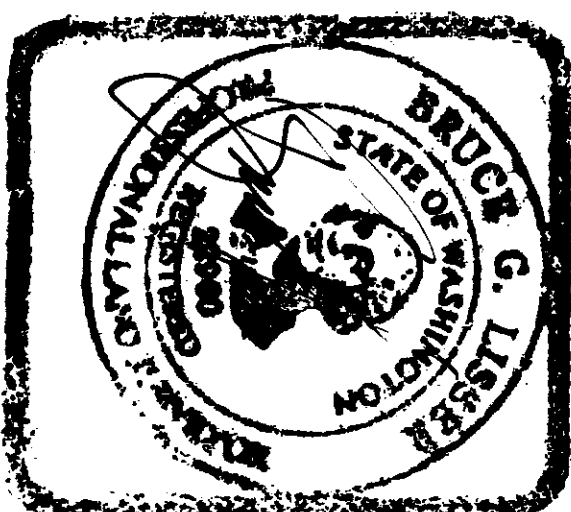
David Johnson
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF DIGBY HEIGHTS, PHASE 3, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, AND THAT THE COURSES, AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT VERNON.

BRUCE G. LISSER, PLS. CERTIFICATE NO. 22460 DATE 9/8/2011

LISSER & ASSOCIATES, PLLC
320 MILWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL BRUCE@LISSER.COM



VICINITY MAP
(NOT TO SCALE)

PROJECT SITE

SHEET 1 OF 5

DIGBY HEIGHTS PHASE III LU-07-013

DATE: 8/19/2011

SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, MOUNT VERNON WASHINGTON FOR: CEDAR HEIGHTS, LLC.

FB N/A
LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273
SCALE: N/A
DWT: 05-026P1.3

NOTES CONTINUED

25. LOTS 114 THROUGH 121 HAVE A 20-FOOT WIDE FORESTED BUFFER ON THE EASTERN PORTION OF THE LOTS. THE FORESTED BUFFER AND THE SPLIT RAIL FENCE THAT DELINEATES IT FROM THESE LOTS SHALL REMAIN IN PERPETUITY. TREES AND SHRUBS WITHIN THE FORESTED BUFFER CAN BE TRIMMED AND MAINTAINED, BUT CAN ONLY BE REMOVED WITH THE PERMISSION OF THE CITY OF MOUNT VERNON. THE CITY WILL AUTHORIZE THE REMOVAL OF TREES AND SHRUBS WITHIN THE FORESTED BUFFER ONLY IF A PROFESSIONAL ARBORIST (OR OTHER SIMILARLY QUALIFIED PROFESSIONAL) DEMONSTRATES TO THE CITY THAT THE TREES/SHRUBBERY POSES A DANGER AND/OR THE VEGETATION IS DEAD OR DYING. IF THE CITY AUTHORIZES THE REMOVAL OF TREES OR SHRUBS WITHIN THE FORESTED BUFFER, NEW TREES/SHRUBBERY SHALL BE REPLANTED WITHIN A TIMEFRAME ESTABLISHED BY THE CITY. REPLANTED DECIDUOUS TREES SHALL BE A MINIMUM OF 2-INCH CALIPER, EVERGREEN TREES SHALL BE A MINIMUM OF 7 FEET IN HEIGHT AND SHALL BE FULL AND BUSHY, AND SHRUBS SHALL BE A MINIMUM OF 2-GALLON. THE OWNERS OF LOTS 114 THROUGH 121 SHALL NOT DISTURB THE FORESTED BUFFER AREA UNLESS IT IS FOR MAINTENANCE SUCH AS MINOR TRIMMING OF VEGETATION OR THE REMOVAL OF BLACKBERRIES OR OTHER NOXIOUS WEEDS, AND THEY TOGETHER WITH THE HOMEOWNERS ASSOCIATION ARE RESPONSIBLE FOR THIS AREA ON THE LOT. NO DUMPING OF DEBRIS (I.E. YARD WASTE, GRASS CLIPPINGS ETC.) SHALL BE ALLOWED WITHIN THE FORESTED BUFFER AREA. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID FORESTED BUFFER AREA AT ITS OWN DISCRETION TO MONITOR THE CONDITION OF THE BUFFER AREA.

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

27. NO DIRECT ACCESS TO EAST DIVISION STREET SHALL BE ALLOWED FROM ANY LOT.

28. LOTS 121, 128 AND 131 SHALL HAVE AN ARTERIAL STREET SETBACK FROM THE SOUTH EDGE OF THE DIVISION STREET RIGHT-OF-WAY CONSISTENT WITH NVMC 17.15.07(A).

29. THE FRONT YARD SETBACKS ALONG BECKY STREET AND JEFF STREET SHALL BE MEASURED FROM THE BACK OF THE EXISTING SIDEWALK.

30. THE SIDEWALK ALONG BECKY STREET AND JEFF STREET IS LOCATED IN AN EASEMENT ON EACH OF THE LOTS SHOWN HEREON.

31. THERE SHALL BE AT LEAST A 10 FOOT BUILDING SETBACK FROM THE SPLIT RAIL FENCE ALONG THE FORESTED BUFFER AS SHOWN ALONG LOTS 114 THROUGH 121 TO PREVENT ENCROACHMENT INTO THE BUFFER AREA DURING AND AFTER CONSTRUCTION.

32. ACCESS TO DIVISION STREET FROM THE NORTH END OF JEFF STREET IS FOR EMERGENCY VEHICLE PURPOSES ONLY.

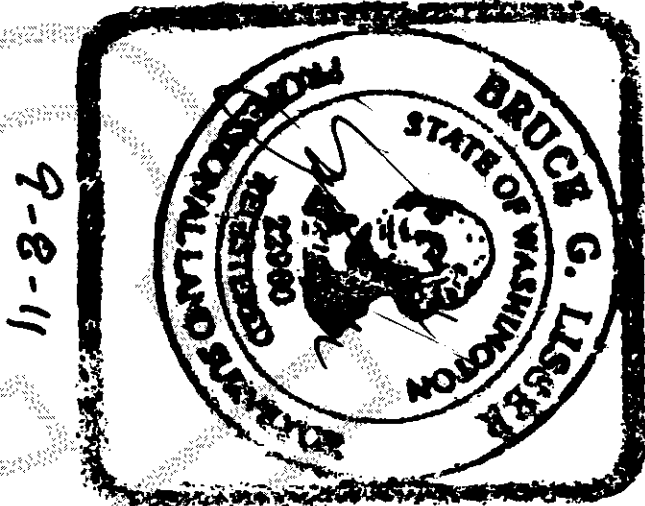
33. THE TEMPORARY CUL-DE-SAC EASEMENT SHOWN HEREON SHALL BE EXTINGUISHED AT SUCH TIME AS JEFF STREET IS EXTENDED TO THE SOUTH. NO CONSTRUCTION SHALL BE ALLOWED ON LOT 113 UNTIL SUCH TIME THE EASEMENT IS EXTINGUISHED.

34. A 6 FOOT TALL CEDAR FENCE SHALL BE REQUIRED TO BE CONSTRUCTED ALONG THE WESTERN PORTION OF LOTS 98 TO 105. THE FENCE SHALL BE LOCATED EASTERLY OF THE EASTERN EDGE OF THE STORM DRAINAGE EASEMENT. THE FENCE SHALL BE CONSTRUCTED PRIOR TO THE BUILDING PERMITS BEING FINALIZED FOR THESE LOTS.

35. TRACTS A AND B SHOWN HEREON ARE ENTIRELY COMPOSED OF WETLANDS AND WETLAND BUFFERS, WITH THE EXCEPTION OF THOSE AREAS ENCUMBERED BY EASEMENTS.

STORM WATER FACILITY MAINTENANCE

STORMWATER FACILITY SHALL BE INSPECTED ONCE PER YEAR FOR DEFECTS OUTLINED IN VOLUME V OF DOES 2005 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, CHAPTER 4.6 TABLE 4.5. NO 1 - DETENTION PONDS AND NO 11 - WET PONDS. MAINTENANCE ACTIVITIES SHALL BE PERFORMED TO CORRECT DEFECTS AS OUTLINED IN TABLE 4.5. STORMWATER FACILITY INCLUDES DETENTION/WET POND AREA, OUTLET STRUCTURE AND PIPING, AND EMERGENCY OVERTFLOW PATH. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY FACILITY OWNER/CONTRACTOR.



9-8-11

NOTES

1. ☐ INDICATES EXISTING MONUMENT IN CASE. ☒ INDICATES MONUMENT IN CASE OR CAPPED SURFACE MONUMENT SET WITH CAP INSCRIBED L15SER 22460.

- INDICATES EXISTING PIPE OR REBAR FOUND.
- INDICATES CAPPED REPAIR OR SURFACE NAIL IN CONCRETE WITH CAP INSCRIBED L15SER 22460.

2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 140117-0, DATED AUGUST 10, 2011.

3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF DIGBY HEIGHTS, PHASE I, LU-07-013 RECORDED UNDER SHAGIT COUNTY AUDITOR'S FILE NUMBER 200904150063, IN RECORDS OF SHAGIT COUNTY, WASHINGTON.

4. ZONING CLASSIFICATION: R-1, 4.0

5. SEWAGE DISPOSAL: CITY OF MOUNT VERNON

6. STORM DRAINAGE: CITY OF MOUNT VERNON

7. STREET STANDARD: CITY OF MOUNT VERNON

8. WATER: SHAGIT COUNTY PUD, NO. 1

9. POWER: PUGET SOUND ENERGY

10. TELEPHONE: FRONTIER COMMUNICATION

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, 11M BEARING = SOUTH 88°39'21" EAST

16. INSTRUMENTATION: LEICA TCRT05A 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 AUDITOR'S FILE NUMBERS 200704030118, 2009041050122, 200707020182, 200901050123, 201002160016, 201003040087, 201101010038, 200906250096, 201004270072, 201002050086, 200904150063, 9411290004, 9803050022, 200812010104, 200902230143 (THIS EASEMENT IS SUPERSEDED BY EASEMENTS SHOWN ON THE FACE OF THE PLAT), 200904150064 AND 201102040092.

22. OWNER/DEVELOPER: CEDAR HEIGHTS, LLC
17146 BRITT ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-4886

23. A HOMEOWNER'S ASSOCIATION HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE, FORESTED BUFFER AND OTHER LANDSCAPING AREAS. SEE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200904150063 AND 200904150064.

24. SOME LOTS IN THIS PLAT HAVE AN AVERAGE LOT SIZE BELOW 1600 SQUARE FEET. NEW BUILDINGS ON THESE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE DESIGN REVIEW REQUIREMENTS CHAPTER 17.10 NVMC. 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.

PUD UTILITY EASEMENT

EASEMENTS TO PUBLIC UTILITY DISTRICT NO. 1 AS SHOWN HEREON, ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SHAGIT 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, 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 ASSIGNS) 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 CONVEYING 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, STORM DRAINAGE, MAILBOX AND SIDEWALK EASEMENTS

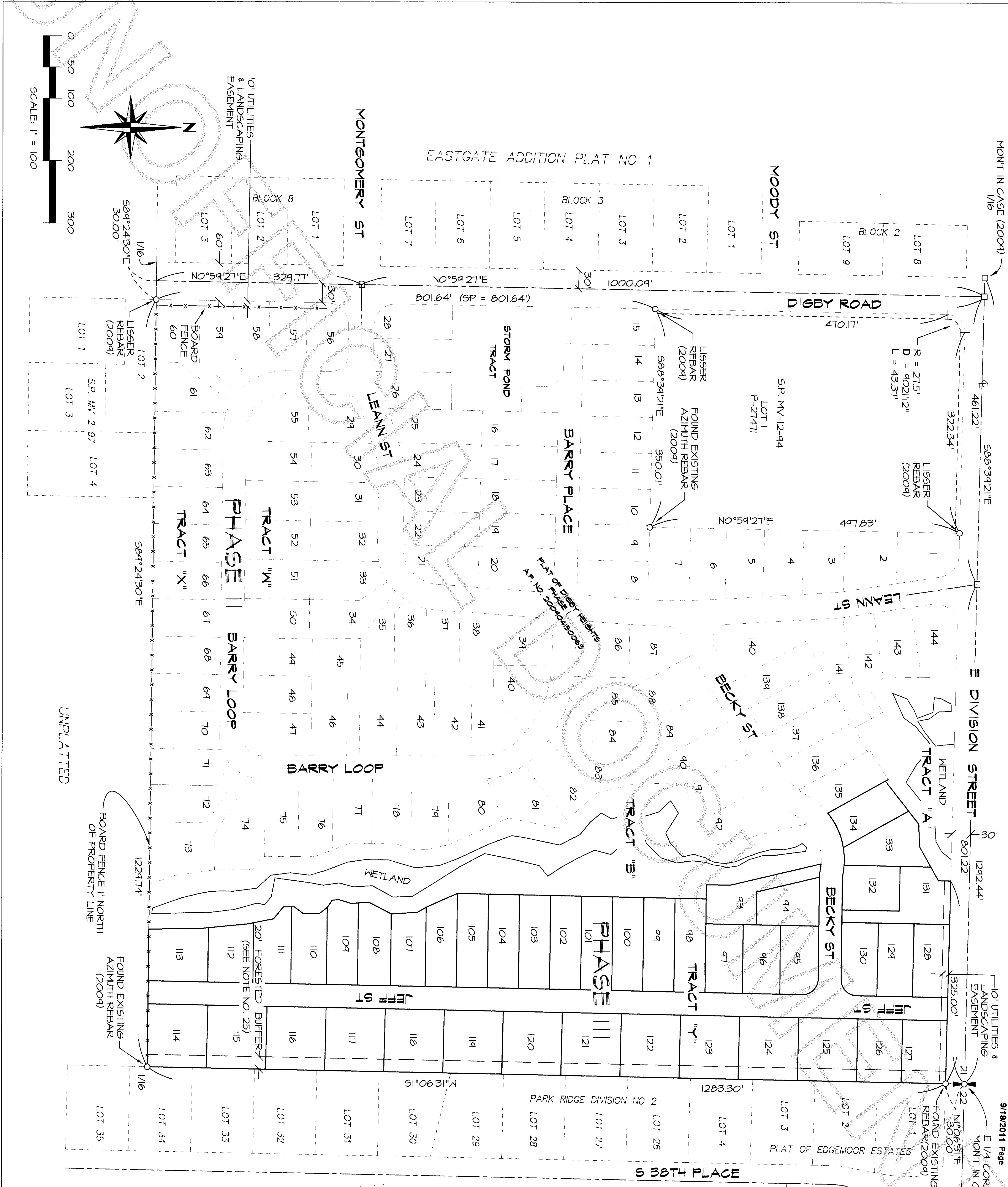
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE DIGBY HEIGHTS HOMEOWNERS ASSOCIATION, CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORP., AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE 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, FOR UTILITIES, SIDEWALKS, STORM DRAINS AND MAILBOXES 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.

GEOTECHNICAL CONDITIONS (APPENDIX J)

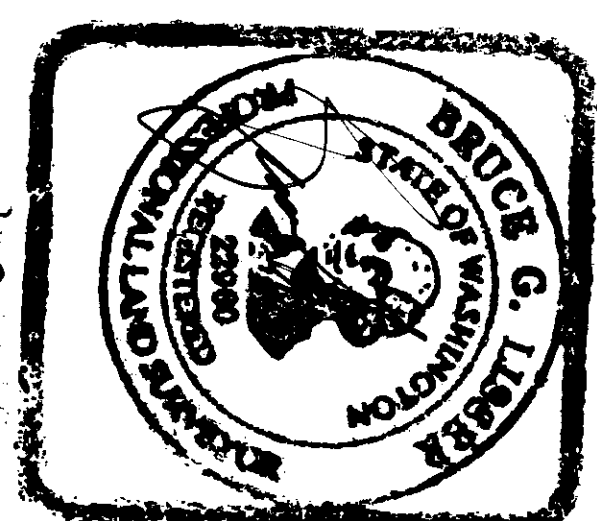
THE CITY OF MOUNT VERNON HAS REQUIRED THAT THE DEVELOPER OF DIGBY HEIGHTS COMPLY WITH APPENDIX J OF THE INTERNATIONAL BUILDING CODE. THE DEVELOPER HAS SUBMITTED A GEOTECHNICAL ENGINEERING REPORT PREPARED BY MATERIALS TESTING AND CONSULTING, INC., DATED SEPTEMBER 2, 2011. THE CITY FINDS THAT THE REPORT SATISFIES SAID APPENDIX J AND ADOPTS THE REPORT, INCLUDING ITS RECOMMENDATIONS AND CONDITIONS, AS PART OF THE DIGBY HEIGHTS PROJECT FILE AND FINAL PLAT APPROVAL PROCESS FOR PHASES II, AND III. THE APPLICANT(S) FOR ALL FUTURE BUILDING PERMITS FOR THE PLATTED LOTS WITHIN SAID PHASES II AND III SHALL COMPLY WITH THE RECOMMENDATIONS AND CONDITIONS WITHIN SAID REPORT PREPARED BY MATERIALS TESTING AND CONSULTING, INC., DATED SEPTEMBER 2, 2011 SAID REPORT IS AVAILABLE IN THE OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT.

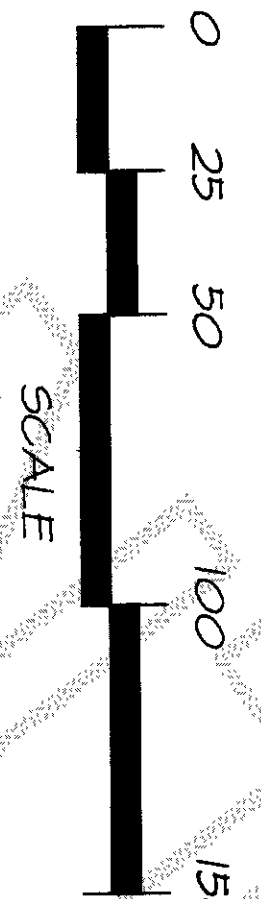
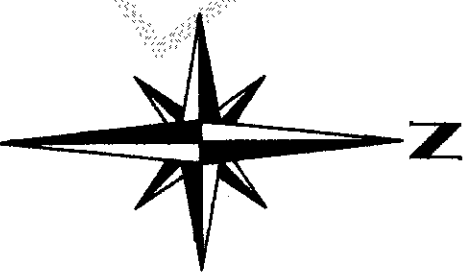
-(CONTINUED)-

SHEET 2 OF 5			DATE: 9/08/2011	
DIGBY HEIGHTS PHASE III 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, 11M, MOUNT VERNON, WASHINGTON FOR: CEDAR HEIGHTS, LLC.				
FB: N/A	L15SER & ASSOCIATES, PLLC	SCALE: N/A		
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	DWG: 05-026PL3		
			MOUNT VERNON, WA 98273	



SHEET 3 OF 5		DATE: 8/24/2011
DIGBY HEIGHTS PHASE III 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: 306 Pg: 210	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: 1" = 100' DW: 05-026PL3



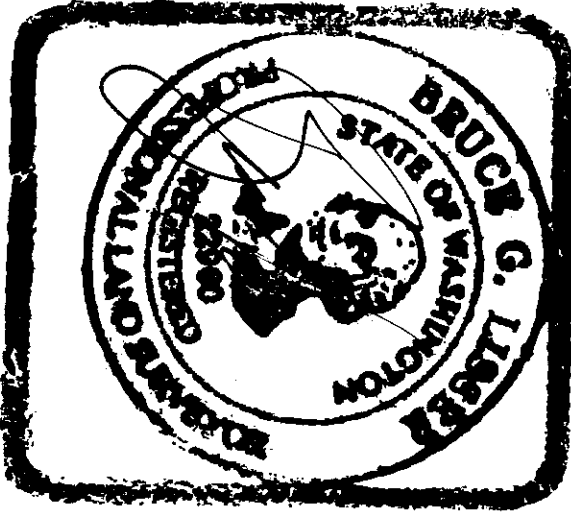


LEGEND

- REBAR OR NAIL SET WITH CAP INSCRIBED L155ER 22460
- EXISTING MONUMENT IN CASE WITH CAP INSCRIBED L155ER 22460
- INDICATES BOARD FENCE
- INDICATES 12' WIDE EASEMENT FOR UTILITIES, STORM DRAINAGE, MAILBOX AND SIDEWALK

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	71°31'55"	124.85'	100.00'
C2	24°36'44"	61.25'	118.50'
C3	13°38'47"	28.22'	118.50'
C4	5°32'44"	11.47'	118.50'
C5	4°10'52"	13.06'	81.50'
C6	4°10'52"	16.02'	100.00'
C7	4°57'32"	7.05'	81.50'
C8	6°52'36"	14.22'	118.50'
C9	2°18'16"	4.77'	118.50'
C10	84°28'54"	34.04'	25.00'
C11	40°31'01"	34.50'	25.00'



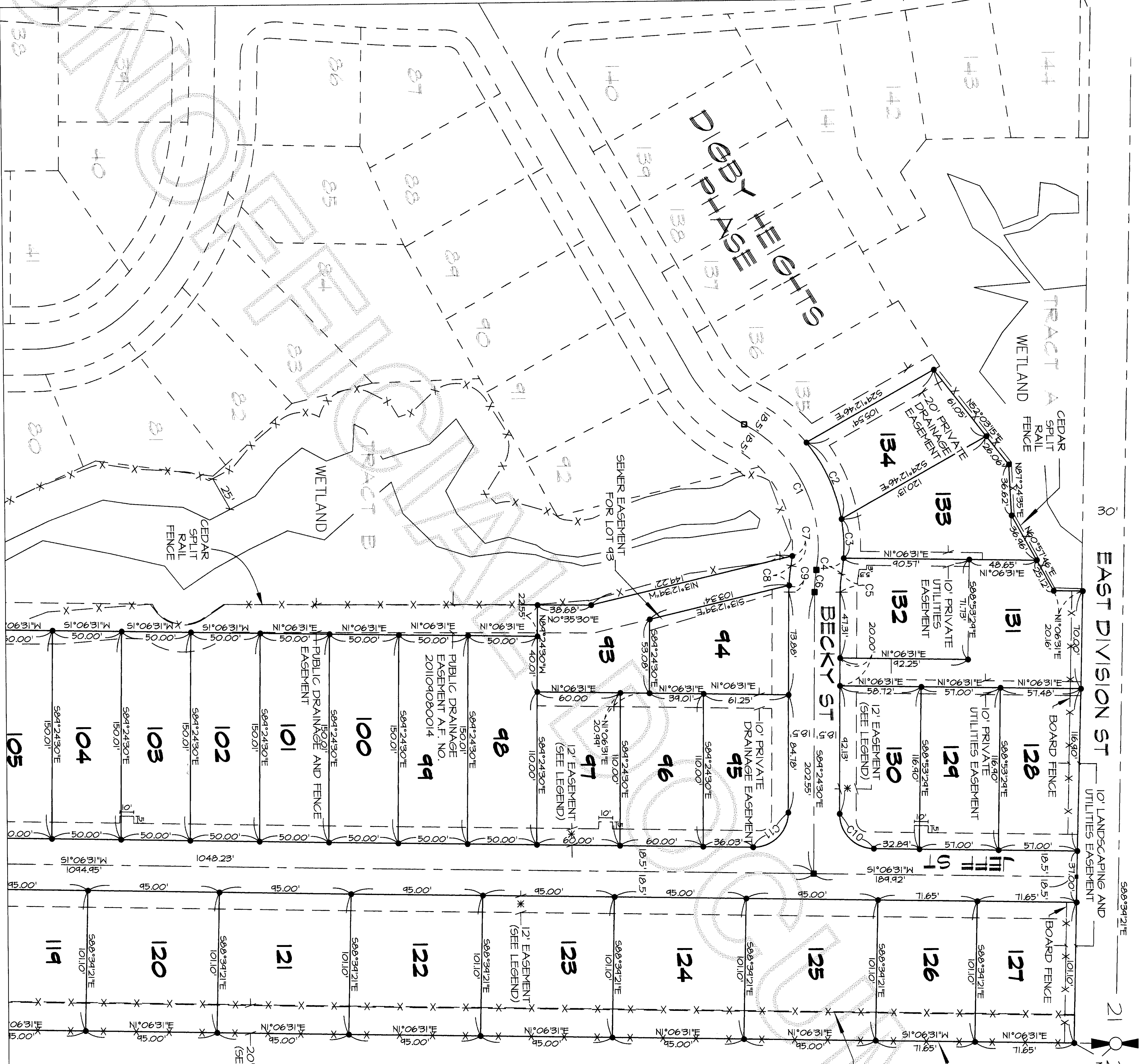
9-8-11

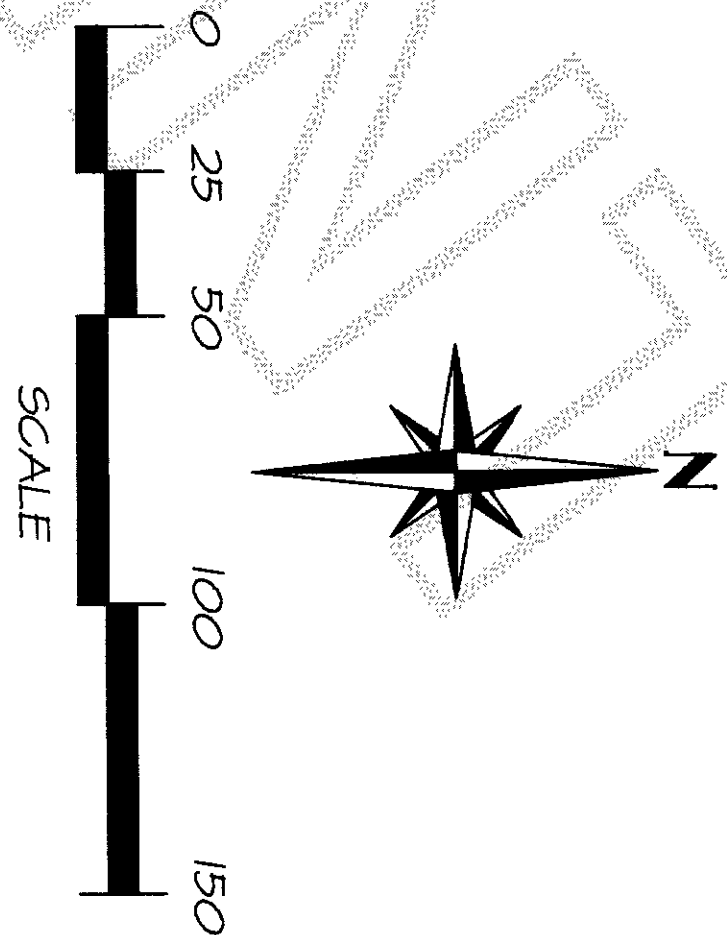
SHEET 4 OF 5

DATE: 4/08/2011

SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, MOUNT VERNON, WASHINGTON FOR: CEDAR HEIGHTS, LLC.

FB 306 Feb. 10 LINGER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MERIDIAN ASSURED MOUNT VERNON, WA 98273 360-418-1442 SCALE: 1" = 50' DWN: 05-026FL3



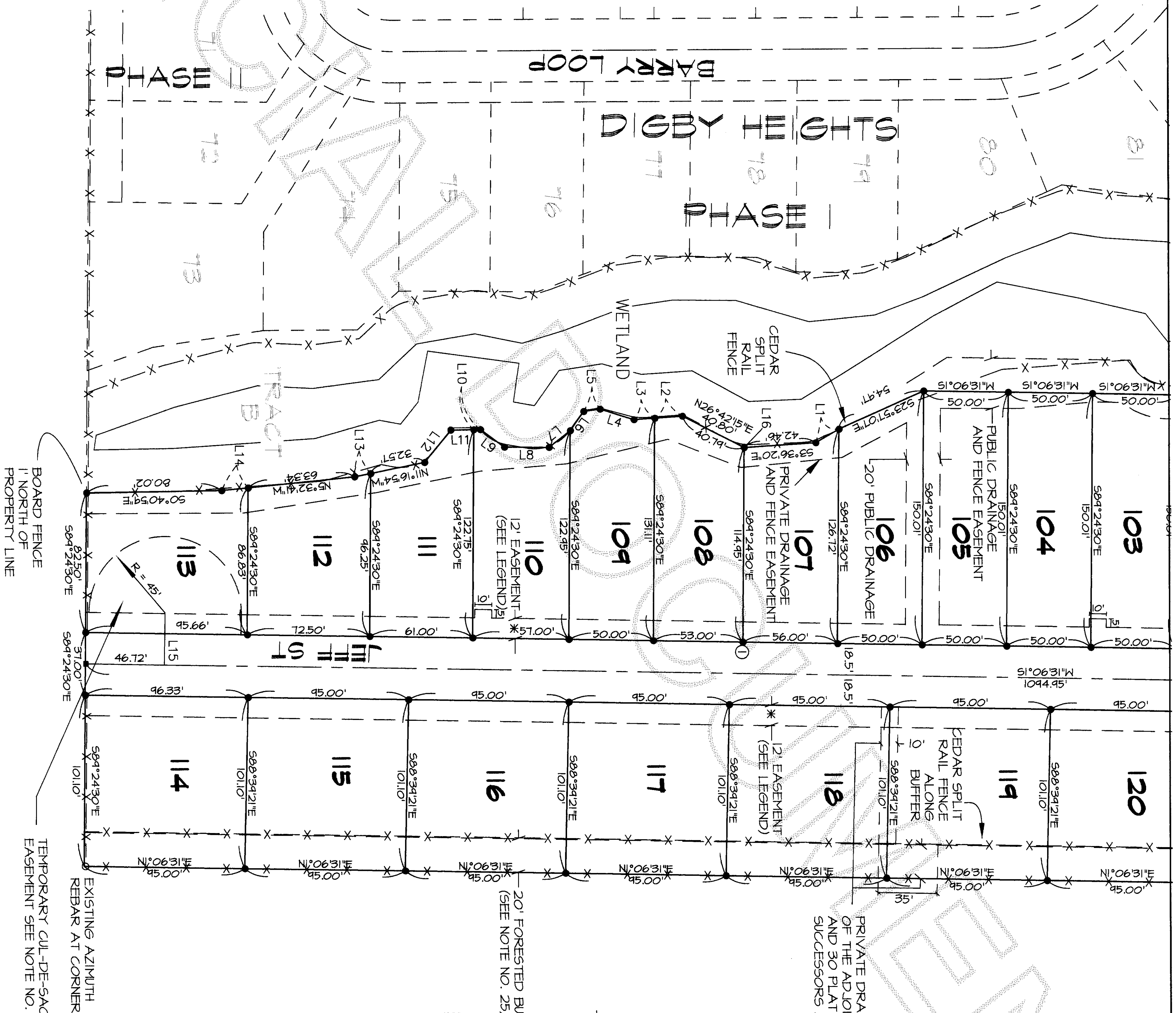


PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF THE ADJOINING OWNERS TO THE EAST, LOTS 24 AND 30 PLAT OF PARK RIDGE DIVISION NO. 2 AND THEIR SUCCESSORS AND ASSIGNS.

LEGEND

- REBAR OR NAIL SET WITH CAP INSCRIBED LISSER 22460
- EXISTING MONUMENT IN CASE WITH CAP INSCRIBED LISSER 22460
- INDICATES BOARD FENCE
- INDICATES 12' WIDE EASEMENT FOR UTILITIES, STORM DRAINAGE, MAILBOX AND SIDEWALK
- CORNER FALLS IN WATER VALVE SET LINE POINT IN WALK 0.5' WEST (SEE NOTE NO. 25)

LINE TABLE	
NUM	BEARING
L1	S30°17'17"E
L2	N3°54'27"14"
L3	S3°54'27"E
L4	S17°34'17"14"
L5	N7°38'48"14"
L6	N54°41'01"14"
L7	N38°04'21"14"
L8	N0°35'30"E
L9	N36°42'22"E
L10	N0°35'30"E
L11	N0°35'30"E
L12	N50°31'20"E
L13	N1°16'54"14"
L14	N5°32'41"14"
L15	N88°53'24"14"
L16	N26°42'15"E



LOT ADDRESS AND AREA INFORMATION		
43	3622 BECKY ST	7404 SQ FT
44	3630 BECKY ST	6602 SQ FT
45	205 JEFF ST	6601 SQ FT
46	204 JEFF ST	6600 SQ FT
47	213 JEFF ST	6600 SQ FT
48	217 JEFF ST	7500 SQ FT
49	221 JEFF ST	7500 SQ FT
100	225 JEFF ST	1500 SQ FT
101	301 JEFF ST	1500 SQ FT
102	307 JEFF ST	1500 SQ FT
103	311 JEFF ST	1500 SQ FT
104	315 JEFF ST	1500 SQ FT
105	319 JEFF ST	1500 SQ FT
106	323 JEFF ST	6918 SQ FT
107	327 JEFF ST	6615 SQ FT
108	403 JEFF ST	6641 SQ FT
109	404 JEFF ST	6607 SQ FT
110	413 JEFF ST	6601 SQ FT
111	421 JEFF ST	6601 SQ FT
112	425 JEFF ST	6606 SQ FT
113	433 JEFF ST	8045 SQ FT
114	428 JEFF ST	8045 SQ FT
115	422 JEFF ST	9604 SQ FT
116	418 JEFF ST	9604 SQ FT
117	404 JEFF ST	9604 SQ FT
118	326 JEFF ST	9604 SQ FT
119	314 JEFF ST	9604 SQ FT
120	310 JEFF ST	9604 SQ FT
121	302 JEFF ST	9604 SQ FT
122	224 JEFF ST	9604 SQ FT
123	218 JEFF ST	9604 SQ FT
124	206 JEFF ST	9604 SQ FT
125	112 JEFF ST	9604 SQ FT
126	108 JEFF ST	1244 SQ FT
127	104 JEFF ST	1244 SQ FT
128	103 JEFF ST	6641 SQ FT
129	107 JEFF ST	6663 SQ FT
130	111 JEFF ST	6671 SQ FT
131	3633 BECKY ST	8126 SQ FT
132	3627 BECKY ST	6615 SQ FT
133	3261 BECKY ST	7123 SQ FT
134	3615 BECKY ST	6651 SQ FT

