

PLAT OF PINE CREEK

DIVISION I

A PORTION OF NW1/4 NE1/4 SECTION 16,
TOWNSHIP 34 NORTH, RANGE 04 EAST, WM,
CITY OF MOUNT VERNON, STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ANDES LAND SURVEYING, P.S.,



201112200087

Skagit County Auditor

12/20/2011 Page 1 of 3 3:10:53AM

J. Yonaguchi
SKAGIT COUNTY AUDITOR
Matthew R. Riedel
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 14th DAY OF Nov, 2011.

UP TO AND INCLUDING THE YEAR OF 2011.

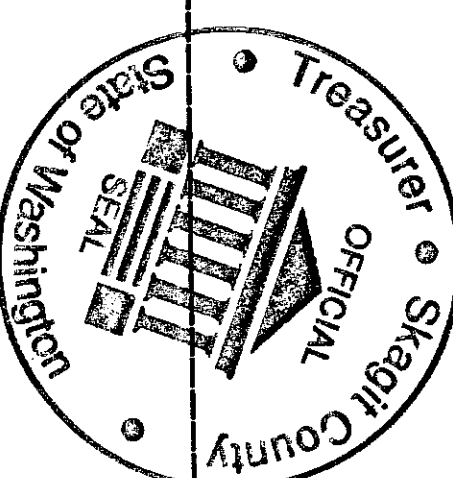
Wendy Shulman
CITY FINANCE DIRECTOR

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 2012.

THIS 20th DAY OF December, 2011.

John Quast
SKAGIT COUNTY TREASURER
DEPUTY



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

[Signature]
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 16th DAY OF December, 2011.

MAYOR

CITY CLERK

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

[Signature]
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PINE CREEK ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES 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.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREIN SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS 8 DAY OF December, 2011.

PINE CREEK ESTATES, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

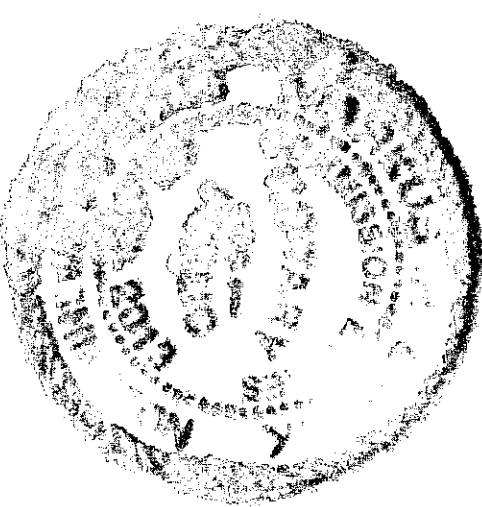
BY: *[Signature]* TITLE: member

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF December, 2011, PERSONALLY APPEARED S. E. Mulder, KNOWN TO ME

TO BE THE Member OF PINE CREEK ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY WHICH HAS EXECUTED THE FOREGOING INSTRUMENT, AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH (HE) (SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT (HE) (SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.



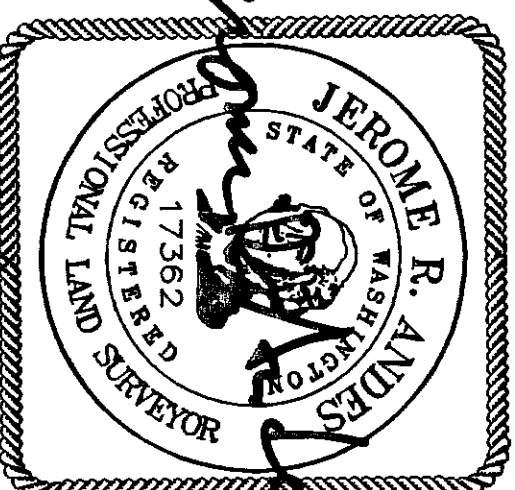
Mark P. Paul
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Ferndale WA
MY COMMISSION EXPIRES: May 30, 2013

UTILITIES
SEWAGE DISPOSAL: CITY OF MOUNT VERNON
STORM DRAINAGE: CITY OF MOUNT VERNON
STREET STANDARD: CITY OF MOUNT VERNON
WATER: SKAGIT COUNTY P.U.D. NO. 1
POWER: PUGET SOUND ENERGY
TELEPHONE: FRONTIER COMMUNICATION
GAS: CASCADE NATURAL GAS
TELEVISION CABLE: COMCAST CORPORATION
GARBAGE COLLECTION: CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "PINE CREEK DIVISION I" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 04 EAST, WM, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

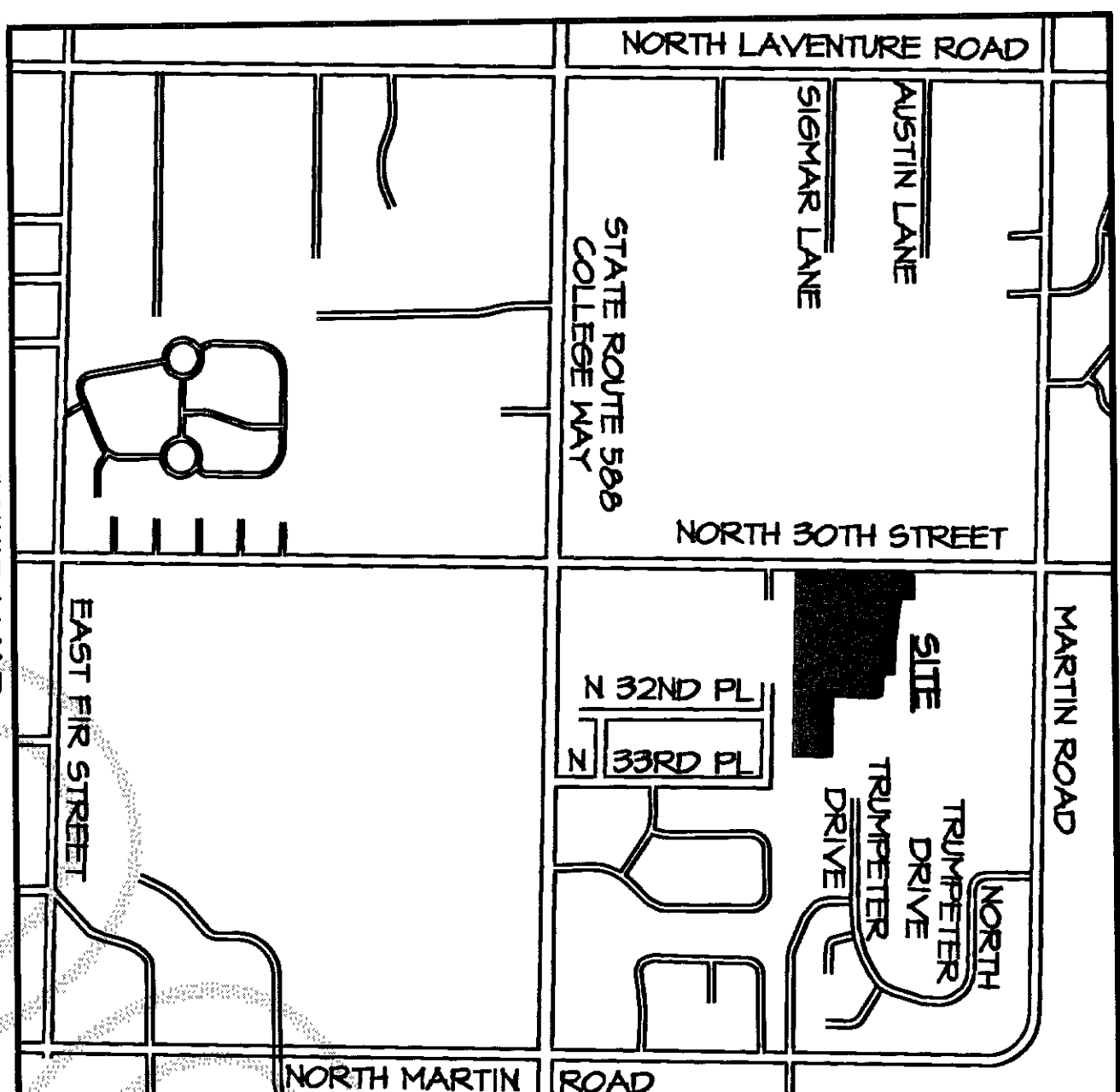
[Signature]
JEROME R. ANDES
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 17362



RESTRICTIVE COVENANTS
DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR PINE CREEK ARE RECORDED UNDER AUDITOR'S FILE NUMBER 201122000812 RECORDS OF SKAGIT COUNTY, WASHINGTON.

APPLICANT
PINE CREEK ESTATES, LLC
6410 SALASHAN PARKWAY
FERNDALE, WA 98248

IMPACT FEE NOTICE
ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.



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SHEET 3 FINAL PLAT MAP

CITY OF MOUNT VERNON LAND USE NUMBER: LU-07-018

REV. 04.15M 12/2/11

PLAT OF PINE CREEK DIVISION I

FOR
PINE CREEK ESTATES, LLC

A WASHINGTON LIMITED LIABILITY COMPANY
A PORTION OF NW1/4 NE1/4 SECTION 16,
TOWNSHIP 34 NORTH, RANGE 04 EAST, WM,
CITY OF MOUNT VERNON, STATE OF WASHINGTON

SHEET 1 OF 3

ANDES
LAND SURVEYING, P.S.
1523 TENTH ST,
MARYSVILLE, WA 98270
PHONE: 360-659-6639
FAX: 360-659-7718
DRAWN BY: JSM
CHECKED: JRA
DATE: 5/11/10
JOB DATA:
3404-16-02
201012
[PINE1009]
FBI FILE

PLAT OF PINE CREEK

DIVISION I

A PORTION OF NW1/4 NE1/4 SECTION 16,
TOWNSHIP 34 NORTH, RANGE 04 EAST, WM,
CITY OF MOUNT VERNON, STATE OF WASHINGTON

20112200087
Shagit County Auditor
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LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2, SHORT PLAT NO. LU-08-022, APPROVED SEPTEMBER 16, 2009, RECORDED SEPTEMBER 25, 2009 UNDER AUDITORS' FILE NO. 20090420100, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF TRACTS B AND C OF SHORT PLAT NO. MV-7-41, APPROVED APRIL 10, 1991, RECORDED MAY 1, 1991 UNDER AUDITORS' FILE NO. 9105070092, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT B, THENCE NORTH 1°15'01" EAST, ALONG THE WEST LINE OF SAID TRACT B AND SAID LOT 2, A DISTANCE OF 640.52 FEET TO THE SOUTH LINE OF THE NORTH 50.00 FEET, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, THENCE SOUTH 89°50'04" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 130.00 FEET; THENCE SOUTH 1°04'51" WEST, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 68.00 FEET; THENCE SOUTH 74°51'04" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 83°16'23" EAST A DISTANCE OF 185.06 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 2 THAT IS 943.15 FEET EASTERLY, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 89°50'04" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 145.50 FEET; THENCE SOUTH 1°04'51" WEST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 56.45 FEET; THENCE SOUTH 75°06'55" EAST A DISTANCE OF 28.42 FEET; THENCE SOUTH 85°23'54" EAST A DISTANCE OF 83.14 FEET; THENCE SOUTH 23°02'23" EAST A DISTANCE OF 41.24 FEET; THENCE SOUTH 3°45'15" EAST A DISTANCE OF 230.22 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT C THAT IS 65.00 FEET EASTERLY, AS MEASURED ALONG SAID NORTH LINE, FROM THE NORTHWEST CORNER OF SAID TRACT C, THENCE SOUTH 89°44'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 328.22 FEET TO THE WEST LINE OF THE EAST LINE OF SAID TRACT C, THENCE SOUTH 1°55'53" WEST, ALONG SAID WEST LINE, A DISTANCE OF 205.00 FEET TO THE SOUTH LINE OF SAID TRACT C, THENCE NORTH 88°44'01" WEST, ALONG THE SOUTH LINE OF SAID TRACTS B AND C, A DISTANCE OF 488.93 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
(ALSO SHOWN AS ADJUSTED LOT 3, BOUNDARY LINE ADJUSTMENT B/LA NO. LU-10-024, RECORDED JUNE 4, 2010 UNDER AUDITORS' FILE NO. 201006040035.)
LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO.102526 DATED SEPTEMBER 15, 2011)

NOTES:

- SUBJECT TO TERMS, CONDITIONS AND EXCEPTION INFORMATION PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO.102526 DATED SEPTEMBER 15, 20__.
- NO DIRECT ACCESS TO NORTH 30TH STREET SHALL BE ALLOWED FROM ANY LOT.
- ZONING CLASSIFICATION: R-1, 4.0.
- LOTS 1, 12, 13, AND 30 SHALL HAVE AN ARTERIAL STREET SETBACK FROM THE EAST EDGE OF 30TH STREET RIGHT-OF-WAY, AS REQUIRED IN MMC 11.15.010.
- THE SIDEWALK ALONG PINE CREEK DRIVE IS LOCATED IN AN EASEMENT ON EACH SIDE OF THE STREET. THE FRONT YARD SETBACKS ALONG PINE CREEK DRIVE SHALL BE MEASURED FROM THE BACK OF THE EXISTING SIDEWALK.
- A TEN (10) FOOT BUILDING SETBACK SHALL BE OBSERVED FROM THE EDGE OF ALL NEPAs.
- STORM DRAINAGE TRACT 102 SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS PINE CREEK DIVISIONS 2 & 3 ARE RECORDED AND THE POND IS ACCEPTED BY THE CITY OF MOUNT VERNON. AT SUCH TIME, TRACT 102 SHALL BE CONVERTED TO THE CITY OF MOUNT VERNON, AND THE PINE CREEK HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE FENCE AND LANDSCAPING IN TRACT 102.
- AN EASEMENT IS HEREBY GRANTED TO THE PINE CREEK HOMEOWNERS ASSOCIATION OVER TRACT 102 FOR PURPOSES OF LANDSCAPING AND FENCING MAINTENANCE.
- AN ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED, GRANTED, AND CONVERTED TO THE CITY OF MOUNT VERNON OVER, UNDER, AND ACROSS TRACT 102.
- NEPA AND LANDSCAPE TRACTS 100, 101, 103, 104, AND 105 ARE SEPARATE TRACTS AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL THE PINE CREEK HOMEOWNERS ASSOCIATION IS ESTABLISHED. AT SUCH TIME SAID TRACTS SHALL BE CONVERTED TO THE PINE CREEK HOMEOWNERS ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 20112200087. DEVELOPER AND HOMEOWNERS ASSOCIATION RESPONSIBILITIES SHALL INCLUDE MAINTENANCE OF FENCING ALONG TRACTS 103, 104, AND 105, AND ALL STREET TREES.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, FRONTIER COMMUNICATIONS, INC., AND COMCAST CABLEVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TWELVE (12) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE 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.

P.U.D. UTILITY 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 GRANTEE, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTEE WHICH, IN THE OPINION OF THE DISTRICT CONSTITUTES A MENACE OR DANGER TO SAID LINES) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES), THE GRANTEE 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. GRANTEE SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTEE'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE UTILITY 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 EASEMENTS

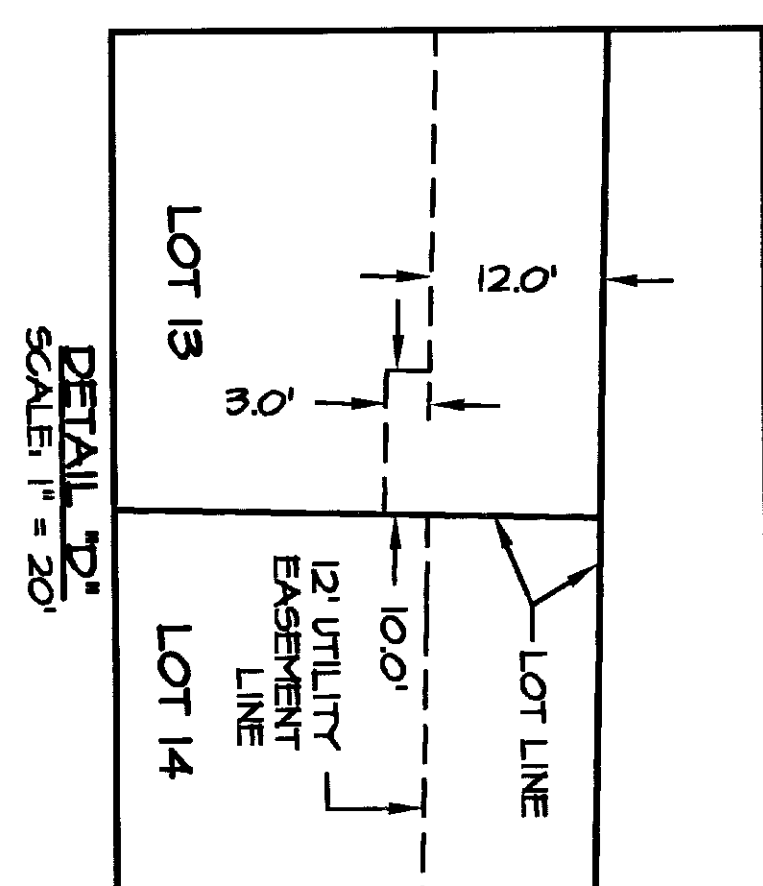
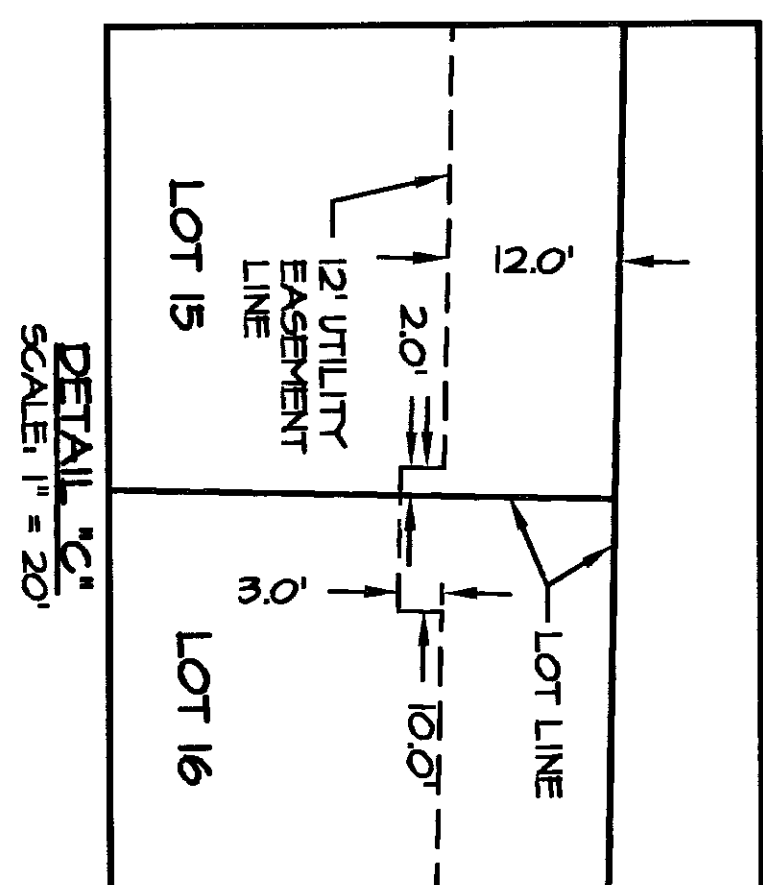
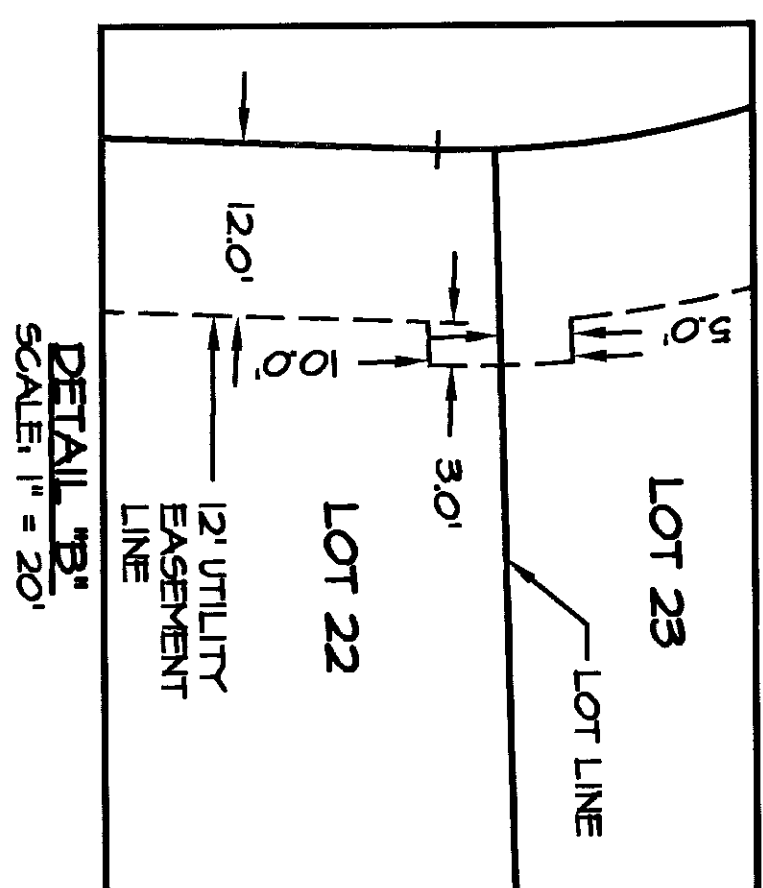
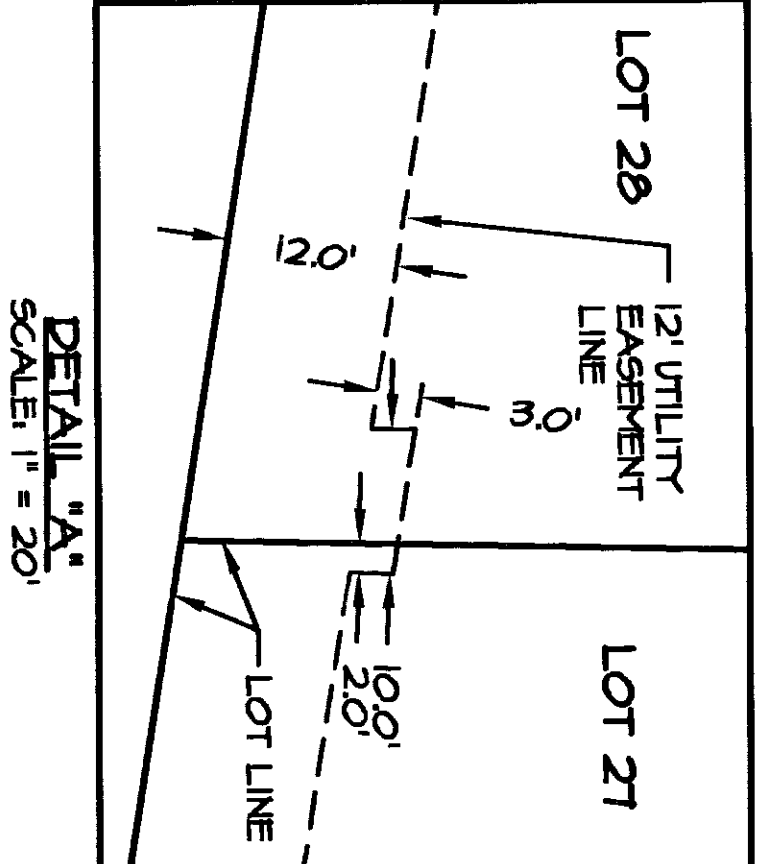
AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM-WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHING AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

NATIVE GROWTH PROTECTION AREA EASEMENT (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 DISEASED OR DYING VEGETATION THAT PRESENTS A HAZARD OR THE IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED 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 PROPERTY OWNER.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED AN EASEMENT OVER, ALONG AND ACROSS THE AREA DESIGNATED AS A NGPA, TOGETHER WITH 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 ENFORCE ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

| LOT NUMBER | LOT AREA | ADDRESS |
|------------|---------------|-----------------------|
| LOT 1 | 8,200 SQ. FT. | 3067 PINE CREEK DRIVE |
| LOT 2 | 7,627 SQ. FT. | 3063 PINE CREEK DRIVE |
| LOT 3 | 7,631 SQ. FT. | 3059 PINE CREEK DRIVE |
| LOT 4 | 7,643 SQ. FT. | 3055 PINE CREEK DRIVE |
| LOT 5 | 7,649 SQ. FT. | 3051 PINE CREEK DRIVE |
| LOT 6 | 7,761 SQ. FT. | 3047 PINE CREEK DRIVE |
| LOT 7 | 8,226 SQ. FT. | 3023 PINE CREEK DRIVE |
| LOT 8 | 7,649 SQ. FT. | 3019 PINE CREEK DRIVE |
| LOT 9 | 7,643 SQ. FT. | 3015 PINE CREEK DRIVE |
| LOT 10 | 7,631 SQ. FT. | 3011 PINE CREEK DRIVE |
| LOT 11 | 7,627 SQ. FT. | 3007 PINE CREEK DRIVE |
| LOT 12 | 8,219 SQ. FT. | 3003 PINE CREEK DRIVE |
| LOT 13 | 7,501 SQ. FT. | 3000 PINE CREEK DRIVE |
| LOT 14 | 7,500 SQ. FT. | 3004 PINE CREEK DRIVE |
| LOT 15 | 7,500 SQ. FT. | 3008 PINE CREEK DRIVE |
| LOT 16 | 7,500 SQ. FT. | 3012 PINE CREEK DRIVE |
| LOT 17 | 7,600 SQ. FT. | 3016 PINE CREEK DRIVE |
| LOT 18 | 7,773 SQ. FT. | 3020 PINE CREEK DRIVE |
| LOT 19 | 8,904 SQ. FT. | 3024 PINE CREEK DRIVE |
| LOT 20 | 8,945 SQ. FT. | 3028 PINE CREEK DRIVE |
| LOT 21 | 7,841 SQ. FT. | 3032 PINE CREEK DRIVE |
| LOT 22 | 7,928 SQ. FT. | 3036 PINE CREEK DRIVE |
| LOT 23 | 8,229 SQ. FT. | 3040 PINE CREEK DRIVE |
| LOT 24 | 8,067 SQ. FT. | 3044 PINE CREEK DRIVE |
| LOT 25 | 7,637 SQ. FT. | 3048 PINE CREEK DRIVE |
| LOT 26 | 7,533 SQ. FT. | 3052 PINE CREEK DRIVE |
| LOT 27 | 7,531 SQ. FT. | 3056 PINE CREEK DRIVE |
| LOT 28 | 7,533 SQ. FT. | 3060 PINE CREEK DRIVE |
| LOT 29 | 7,533 SQ. FT. | 3064 PINE CREEK DRIVE |
| LOT 30 | 7,542 SQ. FT. | 3068 PINE CREEK DRIVE |

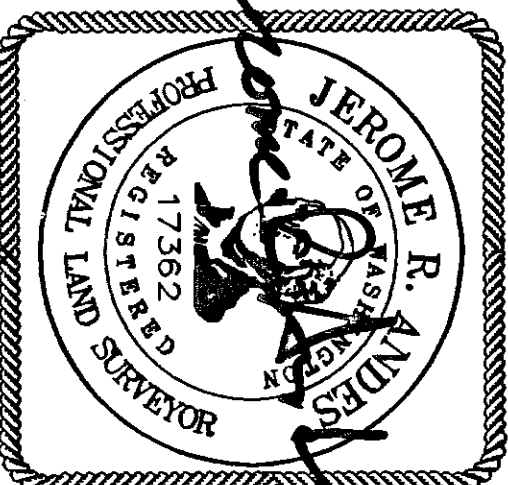


CITY OF MOUNT VERNON LAND USE NUMBER: LU-07-018

REV. 04 JSM 12/7/11

SHEET INDEX

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- SHEET 3 FINAL PLAT MAP



ANDES
LAND SURVEYING, P.S.
1523 TENTH ST,
MARYSVILLE, WA 98270
PHONE: 360-659-6639
FAX: 360-659-7718

DRAWN BY: JSM
CHECKED: JRA
DATE: 5/1/10

JOB DATA:
3404-16-02
201012
[PINE1001]
FB, FILE

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DIVISION I
FOR
PINE CREEK ESTATES, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

A PORTION OF NW1/4 NE1/4 SECTION 16,
TOWNSHIP 34 NORTH, RANGE 04 EAST, WM,
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