

PLAT OF HILLCREST LANDING
N 1/2, SE 1/4 OF SEC. 29, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

DEDICATION

Know All Men by these Presents that the
ADRIANEST PROPERTIES ARLINGTON, LLC, a Washington State
Corporation, owner in the fee simple or contract purchaser
and mortgage holder of the land hereby platted, 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. Tract 999 (Detention
Pond) as shown on the face of this plat is hereby dedicated
to the City of Mount Vernon.

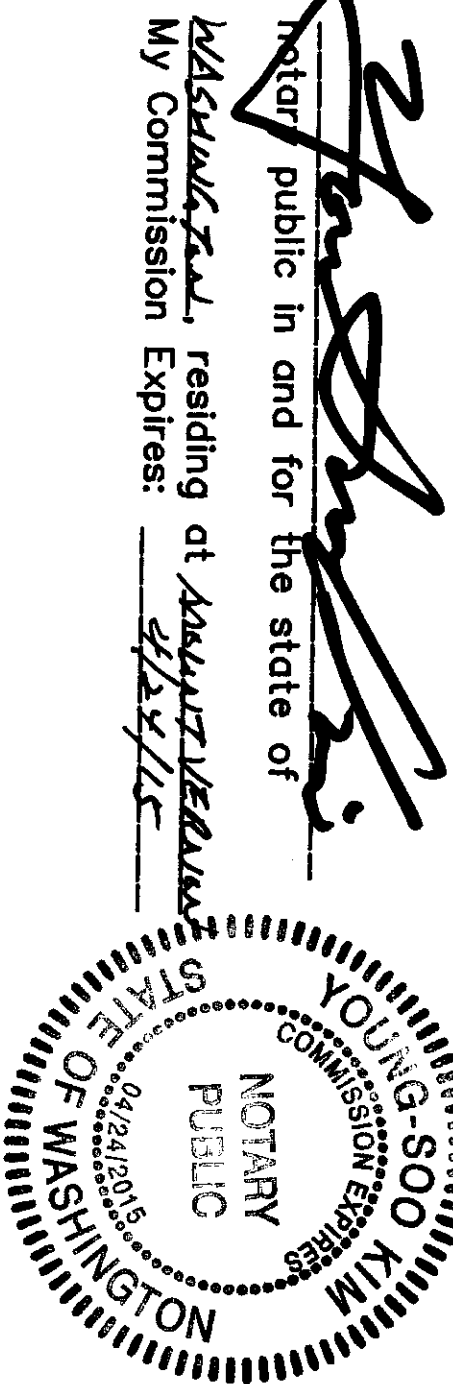
IN WITNESS WHEREOF, the said corporation has caused its
corporate name to be hereunto subscribed and its corporate
seal to be hereunto affixed this 14th day of
MARCH, 2013

Corporation Name
By: Mike Riedel
Title: Vice President

ACKNOWLEDGEMENT

State of WASHINGTON
County of SKAGIT

This is to certify that on this 14 day of MARCH,
2013, before me, the undersigned, a notary public, have
personally appeared ROBBIE KERNERSON, Vice Pres. of
ADRIANEST PROPERTIES ARLINGTON, LLC, a WASHINGTON
corporation, to me known to be the representatives of said
corporation who executed the within and foregoing dedication
and acknowledged the said instrument to be the free and
voluntary act and deed of said corporation for the uses and
purposes therein mentioned, and on oath stated that they were
the individuals authorized to execute the said instrument and
that the seal affixed is the corporate seal of said corporation,
witness my hand and official seal the day and year first
mentioned above.



IMPACT FEE NOTICE

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.

SURVEY EQUIPMENT & PROCEDURE

This survey was completed and accomplished by field
traverse using a Nikon DTM-520 total station on
February, 2013.

BASIS OF BEARING

Assumed bearing of N 00°26'11" E of the West line of
the Southeast 1/4 of the Northeast 1/4 of Section
29, Township 34 North, Range 4 East, W.M. as
established between found monuments.

ZONING

ZONING: R-1, 5.0

DEVELOPERS/OWNERS

NORTHWEST PROPERTIES ARLINGTON NO. 3, LLC
C/O WHIDBEY ISLAND BANK
P.O. BOX 700
OKA HARBOR, WA 98277

UTILITIES

SEWAGE: CITY OF MOUNT VERNON
STORM: CITY OF MOUNT VERNON
WATER: SKAGIT P.U.D. #1
POWER: PUGET SOUND ENERGY
PHONE: VERIZON/FRONTIER
GAS: CASCADE NATURAL GAS
GARBAGE COLLECTION: CITY OF MOUNT VERNON

PRIVATE DRAINAGE EASEMENT

An easement for the purpose of conveying local stormwater runoff is
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 cost thereof shall be borne equally by,
the present and future owners of the abutting 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 ensure all terms
of the NGPA are met is the responsibility of the property owner.

DETENTION POND TRACT 999

Detention Pond Tract 999 shall be owned by the city. The detention pond and
drainage systems located within this tract shall be maintained by the city. The
Homeowners Association shall be responsible for the maintenance and upkeep of
the landscaped areas within this tract.

NOTES

1. The sidewalk along Hillcrest Loop is located within an easement on each side of the
street. The front yard setbacks along Hillcrest Loop shall be measured from the back of
the existing sidewalk.
2. Lots 1, 19, and 31 shall have an arterial street setback from the East edge of 18th
St. ROW, as required in MMC 17.15.070. These lots may require special building designs
due to the buildable width limitation created by setbacks.
3. The Hillcrest Landing Homeowner's Association has been created as outlined in the
covenants recorded under Skagit County Auditor's File No. 201304150202.
The Hillcrest Landing Homeowners Association shall own and maintain NGPA and
Landscape Tracts 998 and 997 A, B, C in accordance with the aforementioned
document, including maintenance of the fencing along Tracts 997 A,B,C and Tract 998,
and all street trees.
4. The lots in this plat have an average lot size below 7,600 square feet. New buildings
on lots within this plat are subject to the design review requirements, Chapter 17.70
MMC. 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.
5. All roof and footing drains shall be connected to the on-site provided storm drain
pipe stub.

LOT ADDRESS	LOT 11	LOT 12	LOT 21	LOT 22	LOT 23
LOT 1 — 1781 Hillcrest Loop	LOT 11 — 1737 Hillcrest Loop	LOT 12 — 1733 Hillcrest Loop	LOT 21 — 1708 Hillcrest Loop	LOT 22 — 1712 Hillcrest Loop	LOT 23 — 1716 Hillcrest Loop
LOT 2 — 1777 Hillcrest Loop	LOT 13 — 1729 Hillcrest Loop	LOT 14 — 1725 Hillcrest Loop	LOT 24 — 1720 Hillcrest Loop	LOT 25 — 1728 Hillcrest Loop	LOT 26 — 1762 Hillcrest Loop
LOT 3 — 1773 Hillcrest Loop	LOT 15 — 1721 Hillcrest Loop	LOT 16 — 1717 Hillcrest Loop	LOT 27 — 1766 Hillcrest Loop	LOT 28 — 1770 Hillcrest Loop	LOT 29 — 1774 Hillcrest Loop
LOT 4 — 1769 Hillcrest Loop	LOT 17 — 1713 Hillcrest Loop	LOT 18 — 1709 Hillcrest Loop	LOT 30 — 1778 Hillcrest Loop	LOT 31 — 1782 Hillcrest Loop	Detention Pond — 1753 Hillcrest Loop
LOT 5 — 1765 Hillcrest Loop	LOT 19 — 1705 Hillcrest Loop	LOT 20 — 1704 Hillcrest Loop			
LOT 6 — 1761 Hillcrest Loop					
LOT 7 — 1757 Hillcrest Loop					
LOT 8 — 1749 Hillcrest Loop					
LOT 9 — 1745 Hillcrest Loop					
LOT 10 — 1741 Hillcrest Loop					

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

201304150001
Skagit County Auditor
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COUNTY AUDITOR

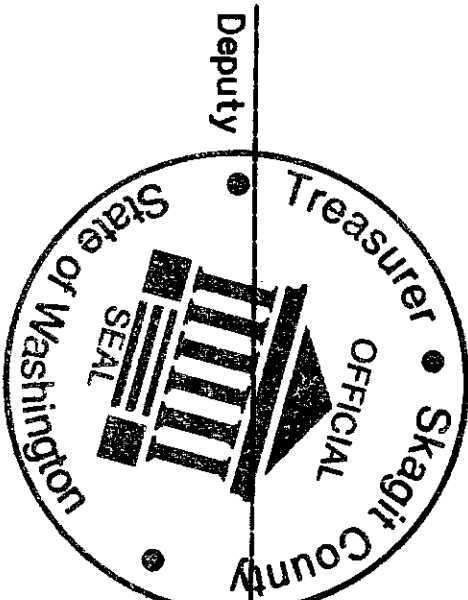
Jonnyquist
Deputy

COUNTY TREASURER'S CERTIFICATE

This is 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 2013.

Treasurer of Skagit County, Washington, hereby certify that
a deposit has been paid to cover anticipated taxes up to and including the year of
2013.
This 14th day of April, 2013.

Deputy
Skagit County Treasurer



CITY FINANCE DIRECTORS 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, 2013.

Mike Riedel
City Finance Director

APPROVALS

Examined and approved this 20th day of MARCH, 2013.

Robbie Kernerson
City Engineer

Approved by the Council of the City of Mount Vernon, Washington, this
15 day of MARCH, 2013.

Mayor Jim Menden

Attest: Finance Director Alison Schmitt

Examined and found to be in conformity with applicable zoning and other land
use controls and approved this 14th day of April, 2013.

Mike Riedel
Community and Economic Development Director

SURVEYORS CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "PLAT OF HILLCREST
LANDING" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29,
TOWNSHIP 34N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN
CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS
STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH
THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

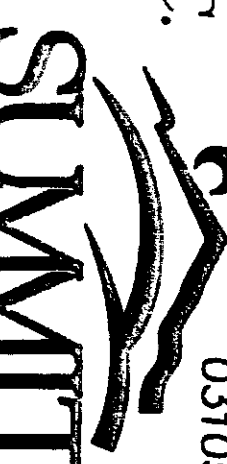
Young-Soo Kim
YOUNG-SOO KIM P.L.S. #32169

LU06-088



SUMMIT ENGINEERS & SURVEYORS, INC.

2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



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N 1/2, SE 1/4 OF NE 1/4 OF SEC. 29, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
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COUNTY AUDITOR
DEPUTY

LEGAL DESCRIPTION:

Parcel "A":

That portion of the North ½ of the Southeast ¼ of the Northeast ¼ of Section 29, Township 34 North, Range 4 East., W.M., described as follows:

Beginning at a point of the East line of 18th Street, formerly Birch Road, 130 feet South of the North line of said subdivision; thence East along the South line of tracts conveyed to Robert K. Moys and Frieda Moys, his wife, by deeds recorded under Auditor's File Nos. 536745 and 533038, 125 feet to the Southeast corner of said tracts and the true point of beginning of this description; thence East 400 feet; thence South 130 feet, more or less, to the North line of that certain tract conveyed to Wesley E. Hinton, et ux, by deed recorded under Auditor's File No. 548759; thence West along the North line of said Hinton tract to a point South of the true point of beginning; thence North to the true point of beginning.

EXCEPT that portion thereof lying West of the following described line:

Begin at the Northwest corner of the above described premises; thence South 89°36'24" East, along the North line thereof, a distance of 104.50 feet to the True Point of Beginning of this line description; thence South 00°25'22" West to the South line of the above described premises, the terminus of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the East 20 feet of the property adjoining and abutting the West line of the above described property,
EXCEPT the North 54.84 feet of said East 20 feet.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the East 20 feet of the property EXCEPTED from Parcel C as described below.

Parcel "B" is omitted from this subdivision.

Parcel "C":

That portion of the Southeast ¼ of the Northeast ¼ of Section 29, Township 34 North, Range 4 East., W.M., described as follows:

Beginning on a point on the East line of Birch Road, 830 feet North of the North line of the County road running along the South line of said subdivision; thence Birch Road along the East line of the Birch Road, 200 feet; thence East parallel with the South line of said subdivision, 691.43 feet; thence South 200 feet to the Northeast corner of a tract conveyed to George W. Gearhart by Deed dated October 1, 1953, filed October 2, 1953, under Auditor's File No. 493557; thence West along the North line of said Gearhart tract to the point of beginning.

EXCEPT that portion thereof describe as follows:

Beginning on a point on the East line of Birch Road, 830 feet North of the North line of the County road running along the South line of said subdivision; thence Birch Road along the East line of the Birch Road, 200 feet; thence East parallel with the South line of said subdivision, 125.03 feet to the point of beginning; thence South 89°13'47" East, along the North line of said premises, a distance of 104.50 feet; thence South 00°25'22" West, a distance of 7.17 feet to a point on a curve concave to the North with a radius of 580.00 feet bearing North 11°41'38" East; thence Westerly along said curve through a delta of 00°21'22" an arc distance of 3.60 feet to a point on a curve concave to the South with a radius of 240.00 feet bearing South 12°03'00" West; thence Westerly along said curve through a delta of 24°17'12" an arc distance of 101.73 feet to a point bearing South 00°25'22" West from the Point of Beginning; thence North 00°25'22" East, a distance of 8.00 feet to the Point of Beginning.

Parcel "D":

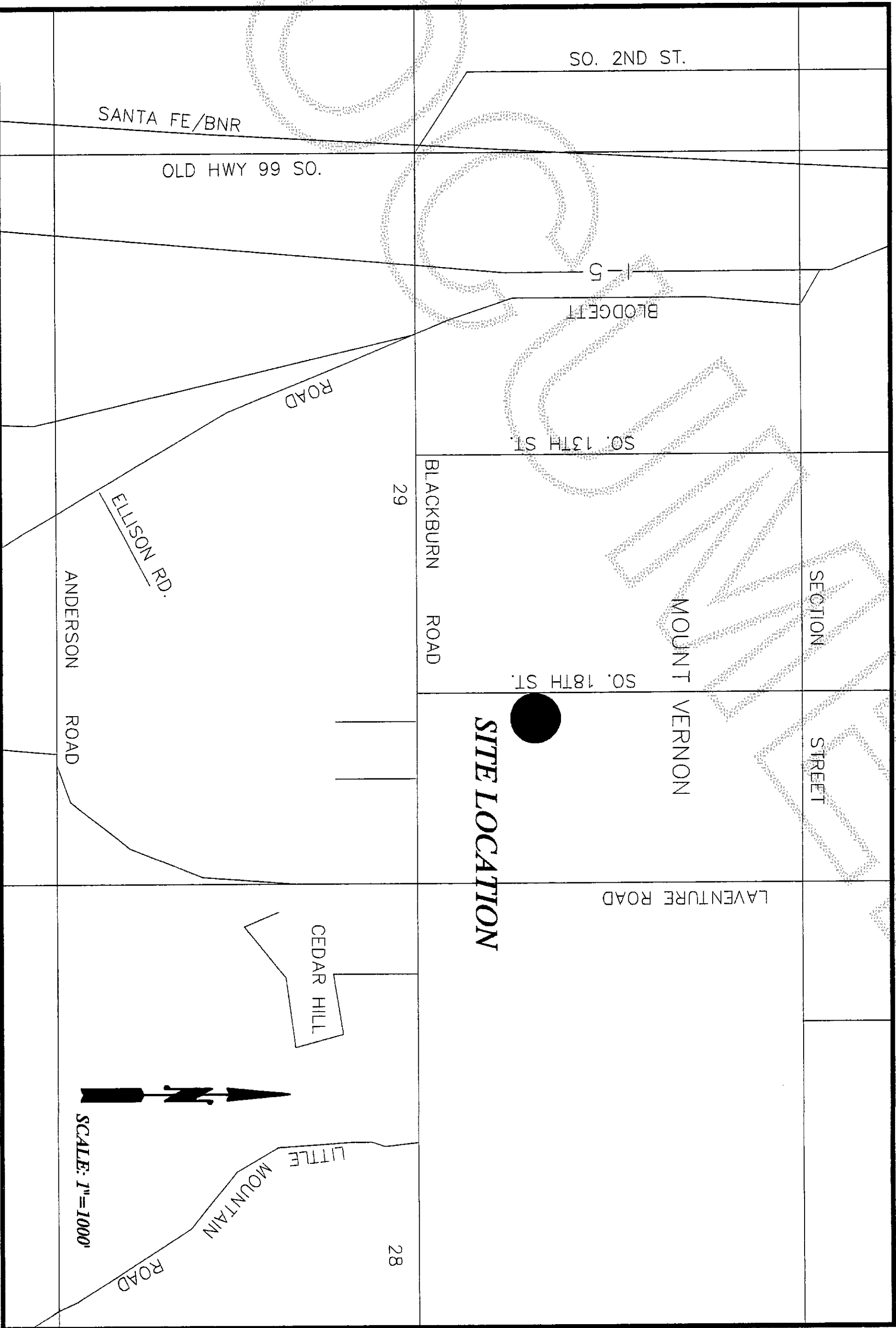
That portion of the North ½ of the Southeast ¼ of the Northeast ¼ of Section 29, Township 34 North, Range 4 East., W.M., described as follows:

Beginning at a point of the East line of Birch Road, 630 feet North of the North line of the County Road, running along the South line of said Southeast 1/4 of the Northeast 1/4, said point also being the Northwest corner of a tract conveyed to Mount Vernon School District No. 320, by Deed recorded under Auditor's File No. 481709; thence North along the East line of the Birch Road 200 feet; thence East parallel to the South line of said North 1/2 of the Southeast 1/4 of the Northeast 1/4 691.43 feet; thence South 200 feet to the Northeast corner of Tract conveyed to Mount Vernon School District No. 320; thence Westerly along the North line of said School Tract 691.43 feet to the point of beginning.

(Legal Description and Exception Information from First American Title Company Subdivision Guarantee order No 104980, dated January 17, 2013)

UTILITY AND SIDEWALK EASEMENTS

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 ten (10) feet of front boundary line of all lots and tracts as 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 and 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.



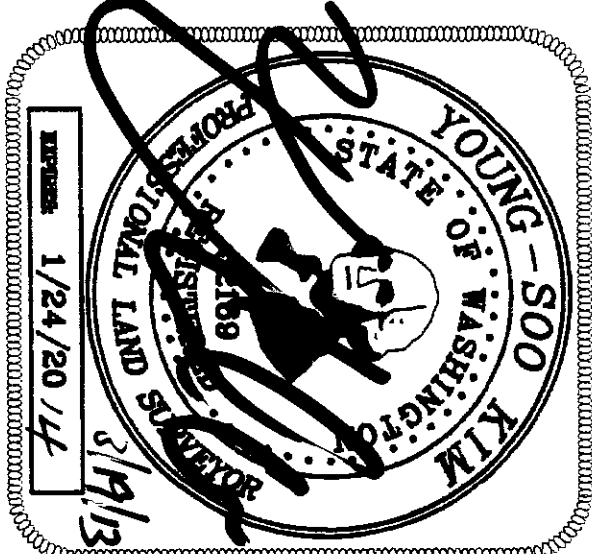
VICINITY MAP

PUD 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, sewer, electrical, and communication lines and/or other similar public service related facilities. This includes the right to construct, operate, maintain, inspect, improve, remove, alter, replace, change the size of, relocate, connect to and locate at any time pipe(s), line(s) or related facilities, along with necessary appurtenances for the transportation and control of water, sewer, electrical and electronic information on facilities over, across, along, in and under the lands as shown on this plat together with the right of ingress and egress from said lands of the Grantor(s). The Grantor(s) also gives the District permission to cut, trim and/or remove all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) in the described easement for the purposes of the activities listed above, as well as the right to cut, trim and/or remove vegetation which, in the opinion of the District, constitutes a menace or danger to said pipe(s), line(s) or related facilities, and/or to persons or property by reason of proximity to the line(s). The Grantor(s) agrees that title to all timber, brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor(s), 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(s) shall conduct its activities and all other activities on Grantor's 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.

PUD easement applies to the exterior ten (10) feet of front boundary line of all lots and tracts as shown on the face of this Plat.



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N 1/2, SE 1/4 OF NE 1/4 OF SEC. 29, TWP. 34 N. RING. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

LEGEND

- SET REBAR & CAP #32169
- FND MONUMENT AS NOTED (02/08/06)
- FND REBAR & CAP
- SET CONC. MONUMENT
- CALCULATED POINT
- FND IRON PIPE
- ALL LOT CORNERS & TRACT CORNERS ESTABLISHED WITH 1/2" Ø BY 30" LONG REBAR WITH CAP, "SUMMIT 32169".
- DUE TO ALL LOT CORNERS FALLING ON SIDEWALK FOR ALL LOTS FRONTING HILLCREST LOOP, THEY ARE SET 3.5' BACK FROM ACTUAL LOCATION.

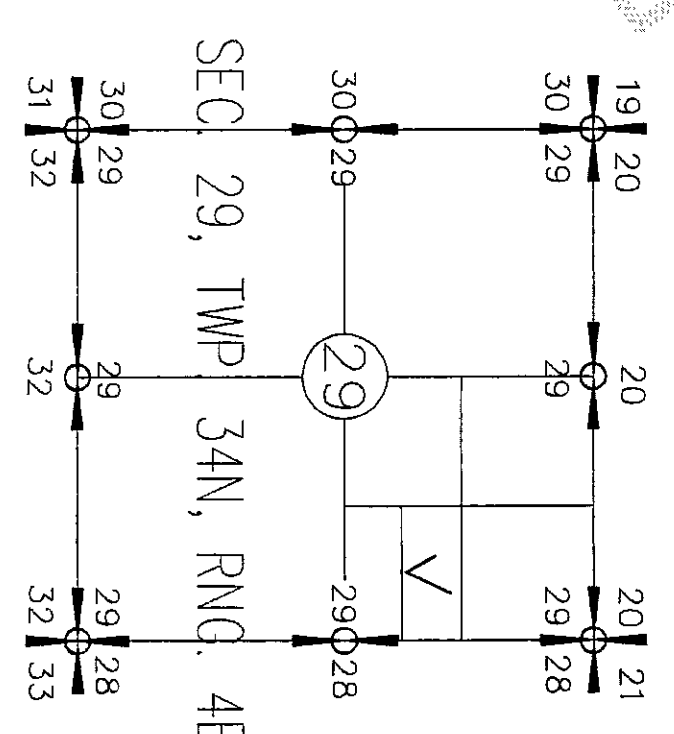
AUDITOR'S CERTIFICATE
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201304150001
Skagit County Auditor

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COUNTY AUDITOR

DEPUTY



CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	31.44	20.00	20.03	90°04'42"
C2	85.93	360.00	43.17	13°40'37"
C3	4.53	240.00	2.27	01°04'56"
C4	101.73	240.00	51.64	24°17'12"
C5	3.60	580.00	1.80	00°21'22"
C6	20.33	580.00	10.16	02°00'29"
C7	71.90	580.00	35.99	07°08'09"
C8	22.53	580.00	11.26	02°13'31"
C9	14.36	50.00	7.24	16°28'55"
C10	8.17	50.00	4.09	09°21'36"
C11	14.12	50.00	7.11	16°11'04"
C12	20.21	50.00	10.25	23°08'40"
C13	37.19	50.00	19.50	42°37'01"
C14	21.08	50.00	10.70	24°08'26"
C15	31.04	50.00	16.04	35°33'53"
C16	22.55	50.00	11.47	25°50'31"
C17	10.18	50.00	5.11	11°38'57"
C18	12.37	50.00	6.22	14°10'34"
C19	49.93	50.00	27.27	57°13'16"
C20	20.49	50.00	10.39	23°28'47"
C21	53.22	50.00	28.44	60°58'59"
C22	3.32	50.00	1.66	03°48'16"
C23	19.23	50.00	9.74	22°02'15"
C24	11.03	20.00	5.66	31°58'24"
C25	20.36	20.00	11.16	58°19'54"
C26	31.42	20.00	20.00	90°00'00"
C27	31.42	20.00	20.00	90°00'00"
C28	49.66	620.00	24.84	04°35'20"
C29	67.39	620.00	33.73	08°13'40"
C30	9.47	620.00	4.73	00°52'30"
C31	79.40	200.00	40.23	22°44'54"
C32	9.18	200.00	4.58	02°37'24"
C33	9.63	400.00	4.81	01°22'44"
C34	33.98	400.00	17.00	04°52'04"
C35	11.03	20.00	5.66	31°58'24"
C36	90.71	380.00	45.57	13°40'37"
C37	97.41	220.00	49.52	25°22'07"
C38	122.44	600.00	61.43	11°41'30"
C39	62.83	40.00	40.00	90°00'00"
C40	62.83	40.00	40.00	90°00'00"
C41	20.36	20.00	11.16	58°19'54"
C42	11.08	20.00	5.69	31°44'48"
C43	20.36	20.00	11.16	58°19'54"
C44	51.87	400.00	25.97	07°25'49"

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	31.44	20.00	20.03	90°04'42"
C2	85.93	360.00	43.17	13°40'37"
C3	4.53	240.00	2.27	01°04'56"
C4	101.73	240.00	51.64	24°17'12"
C5	3.60	580.00	1.80	00°21'22"
C6	20.33	580.00	10.16	02°00'29"
C7	71.90	580.00	35.99	07°08'09"
C8	22.53	580.00	11.26	02°13'31"
C9	14.36	50.00	7.24	16°28'55"
C10	8.17	50.00	4.09	09°21'36"
C11	14.12	50.00	7.11	16°11'04"
C12	20.21	50.00	10.25	23°08'40"
C13	37.19	50.00	19.50	42°37'01"
C14	21.08	50.00	10.70	24°08'26"
C15	31.04	50.00	16.04	35°33'53"
C16	22.55	50.00	11.47	25°50'31"
C17	10.18	50.00	5.11	11°38'57"
C18	12.37	50.00	6.22	14°10'34"
C19	49.93	50.00	27.27	57°13'16"
C20	20.49	50.00	10.39	23°28'47"
C21	53.22	50.00	28.44	60°58'59"
C22	3.32	50.00	1.66	03°48'16"
C23	19.23	50.00	9.74	22°02'15"
C24	11.03	20.00	5.66	31°58'24"
C25	20.36	20.00	11.16	58°19'54"
C26	31.42	20.00	20.00	90°00'00"
C27	31.42	20.00	20.00	90°00'00"
C28	49.66	620.00	24.84	04°35'20"
C29	67.39	620.00	33.73	08°13'40"
C30	9.47	620.00	4.73	00°52'30"
C31	79.40	200.00	40.23	22°44'54"
C32	9.18	200.00	4.58	02°37'24"
C33	9.63	400.00	4.81	01°22'44"
C34	33.98	400.00	17.00	04°52'04"
C35	11.03	20.00	5.66	31°58'24"
C36	90.71	380.00	45.57	13°40'37"
C37	97.41	220.00	49.52	25°22'07"
C38	122.44	600.00	61.43	11°41'30"
C39	62.83	40.00	40.00	90°00'00"
C40	62.83	40.00	40.00	90°00'00"
C41	20.36	20.00	11.16	58°19'54"
C42	11.08	20.00	5.69	31°44'48"
C43	20.36	20.00	11.16	58°19'54"
C44	51.87	400.00	25.97	07°25'49"

LU06-088



03105

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM