

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUMMERSUN ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND PEOPLES BANK 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 AND AVENUES, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC, HIGHWAY AND PEDESTRIAN ACCESS 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 2nd DAY OF October, 2015.

SUMMERSUN ESTATES, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]

TITLE: Member

BY: Dennis Boe

TITLE: VP

PEOPLES BANK

BY: _____

TITLE: _____

ZAR, LLC

BY: Taki St Rappi

TITLE: Member

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUMMERSUN ESTATES, PHASE I, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT VERNON.

BRUCE L. LIGSER, PLS. CERTIFICATE NO. 22960 DATE Sept. 28, 2015

BRUCE L. LIGSER & ASSOCIATES, PLLC
300 N. LAKEVIEW PO BOX 1104
MOUNT VERNON, WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL: BRUCE@LIGSER.COM

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dennis Boe SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT WAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Member OF SUMMERSUN ESTATES, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/2/2015

SIGNATURE [Signature]

NOTARY PUBLIC
MY APPOINTMENT EXPIRES 5/31/2017
RESIDING AT Everett, WA

STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dennis Boe SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT WAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE VP OF PEOPLES BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/2/2015

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MY APPOINTMENT EXPIRES 5/31/2017
RESIDING AT Everett, WA

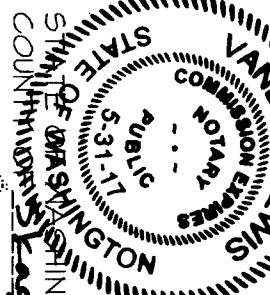
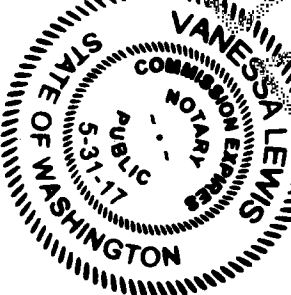
STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Zakir H. Rabbia SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT WAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Member OF ZAR, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/2/2015

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RESIDING AT Everett, WA



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LEGAL DESCRIPTION

PARCEL "A"

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM;

EXCEPT STATE ROAD NO. 1-G RUNNING ALONG THE SOUTH LINE THEREOF AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 6, 1936, IN VOLUME 115 OF DEEDS, PAGE 303, RECORDS OF SKAGIT COUNTY, WASHINGTON,

ALSO EXCEPT FROM THE ABOVE DESCRIBED TRACT THE SOUTH 626 FEET THEREOF;

ALSO EXCEPT THE NORTH 30 FEET THEREOF, AS DEEDED TO THE CITY OF MOUNT VERNON IN DEED DATED OCTOBER 24, 1984 AND RECORDED UNDER AUDITOR'S FILE NO. 8412210016.

PARCEL "A-1"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES OVER AND ACROSS THE WEST 30 FEET OF TRACTS "A" AND "B" OF SHORT PLAT NO. MW-5-82, APPROVED AUGUST 23, 1982 AND RECORDED AUGUST 24, 1982 UNDER AUDITOR'S FILE NO. 8208240024, IN VOLUME 6 OF SHORT PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS CONVEYED AND SET FORTH IN THAT CERTAIN "EASEMENT AND DEVELOPMENT AGREEMENT" RECORDED NOVEMBER 30, 1982, UNDER AUDITOR'S FILE NO. 8213000047.

PARCEL "B"

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON,

EXCEPT THE SOUTH 511 FEET THEREOF,

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY QUIT CLAIM DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 8412210017 AND 9207280047, RECORDS OF SKAGIT COUNTY, WASHINGTON,

ALSO EXCEPT COUNTY ROADS,

AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THE WEST 1700 FEET (AS MEASURED FROM THE EAST RIGHT-OF-WAY MARGIN OF MARTIN ROAD AS CONVEYED TO THE CITY OF MOUNT VERNON BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 9207280047) OF THE SOUTH 185.00 FEET THEREOF.

TOGETHER WITH A 20.00 FOOT WIDE EASEMENT FOR UTILITIES OVER, UNDER AND ACROSS THE SOUTH 20.00 FEET OF THE LAST DESCRIBED EXCEPTION.

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

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

PUD 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 ASSIGNS) PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

PRIVATE SEWER EASEMENT

EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL SANITARY SEWER SERVICE IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE SANITARY SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREON 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.

SIDEWALK EASEMENT

A SIDEWALK EASEMENT IS HEREBY GRANTED OVER THE FRONT 6 FEET OF THE FRONT 10 FEET OF LOTS 43 AND 44) OR OTHER DIMENSION AS NOTED OF ALL LOTS THAT ABUT AUTUMN WAY AND SUMMERSUN STREET. ALL MEMBERS OF THE PUBLIC, SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE EASEMENT AND GENERALLY USE THE EASEMENT AS A PUBLIC RIGHT-OF-WAY. GRANTOR OR ASSIGNS, SHALL NOT INTERFERE IN ANY MANNER WITH THE EASEMENT RIGHTS GRANTED TO THE PUBLIC. GRANTOR OR ASSIGNS, SHALL NOT DISTURB THE LATERAL AND SUBJACENT SUPPORT OF THE SIDEWALKS OR UNDERTAKE FORM OF CONSTRUCTION OR OTHER ACTIVITY THAT MAY DISTURB OR DAMAGE THE SIDEWALKS, OR PLANT TREES, SHRUBS, OR VEGETATION HAVING DEEP ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF SIDEWALK. THE EASEMENT AND COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR AND ANY HEIRS, SUCCESSORS AND ASSIGNS.

MAILBOX EASEMENT

A MAILBOX EASEMENT IS HEREBY GRANTED OVER THE FRONT 12 FEET OF LOTS 20, 21, 23, 34, 53 AND 64 AS SHOWN HEREON FOR THE USE OF A MAILBOX TOGETHER WITH ACCESS THERETO BY THE RESIDENTS OF THE PLAT OF SUMMERSUN ESTATES PHASE I.

THE EASEMENT HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR AND ANY HEIRS, SUCCESSORS AND ASSIGNS.

STORM WATER MAINTENANCE/OFFSITE ON PARCEL P-24856)

STORMWATER FACILITY SERVING THIS PLAT, LOCATED OFF-PLAT ON PARCEL P-24856) 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 4B, NO. DETENTION POND AND NO. 11 - MET PONDS. MAINTENANCE ACTIVITIES SHALL BE PERFORMED TO CORRECT DEFECTS AS OUTLINED IN TABLE 4.5. STORMWATER FACILITY INCLUDES DETENTION/MET POND AREA, OUTLET STRUCTURE AND PIPING, AND EMERGENCY OVERFLOW PATH. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY FACILITY OWNER/OR CONTRACTOR.

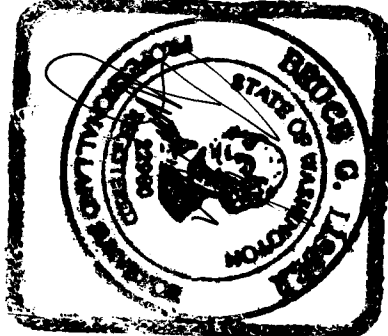
EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUEBET 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 OF OTHER DIMENSION AS NOTED, 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 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 CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREQUENCIES AND THRESHOLD PER THE ATTACHED FACILITY MAINTENANCE STANDARDS AS SPECIFIED.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR AND ASSIGNS FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.



9-28-15

SHEET 2 OF 7

DATE: 8/27/15

PLAT OF SUMMERSUN ESTATES PHASE I LU-07-023

SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, T. 34 N., R. 4 E., WM, MOUNT VERNON, WASHINGTON FOR: SUMMERSUN ESTATES, LLC			
FB:	Pg:	LISGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	360-415-1442
		DWG: 04-033	

NATIVE GROWTH PROTECTION AREAS (NGPA)

NATIVE GROWTH PROTECTION AREAS (NGPA) ARE 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. AN NGPA ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE NGPA AREAS, 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 AREAS DESIGNATED AS AN 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 SHOWN HEREON. 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 NGPAS ARE MET IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

PUBLIC TRAIL EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC AND THE CITY OF MOUNT VERNON OVER, UNDER AND ACROSS PATH TRACTS A AND B, SHOWN ON THE FACE OF THIS PLAT FOR PEDESTRIAN TRAIL PURPOSES.

PARKING RESTRICTED ROADS

THE DEVELOPER OF THIS PLAT HAS CONSTRUCTED ROADS THAT ARE BEING DEDICATED TO THE CITY WITH PARKING RESTRICTIONS DUE TO THE NARROW WIDTH OF THESE ROADS. PARKING SHALL NOT BE ALLOWED ON THE FOLLOWING STREET SEGMENTS: ALL INTERSECTIONS WITHIN THE PLAT FROM CURB RETURN PC, TO PT, NORTH SIDE OF SUMMERSUN ST BEGINNING AT MARTIN ROAD AND SAME SIDE OF STREET CONTINUING TO MCLAUGHLIN ROAD, SOUTH SIDE OF AUTUMN WAY AND ENTIRETY OF TURNAROUNDS AT BOTH ENDS. THE NO PARKING AREAS DESCRIBED HEREIN SHALL REMAIN IN PERPETUITY UNLESS THE CITY'S PUBLIC WORKS DIRECTOR REMOVES OR RELOCATES THESE AREAS USING HIS/HER AUTHORITY PROVIDED IN MMC 10.20.140 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.

EASEMENT A

A 20.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 25, TOGETHER WITH A 20.00 FOOT WIDE EASEMENT FOR UTILITIES PER EASEMENT NOTE HEREON UNDER AND UPON THAT PORTION OF LOT 24 SHOWN HEREON. THE EASEMENT AREA IS TO BE KEPT CLEAR OF VEHICLES AT ALL TIMES TO INSURE ACCESS TO BOTH LOTS 24 AND 25 IS MAINTAINED. COSTS ASSOCIATED WITH MAINTENANCE OF THE DRIVEWAY IS TO BE SHARED EQUALLY BY THE OWNERS OF LOTS 24 AND 25.

EASEMENT B

A 20.00 FOOT WIDE EASEMENT FOR UTILITIES AND PRIVATE SANITARY SEWER, PER EASEMENT NOTES HEREON UNDER AND UPON THOSE PORTIONS OF LOTS 25, 26 AND 27 SHOWN HEREON.

EASEMENT C

A 20.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND PRIVATE SEWER SERVICE TOGETHER WITH THE MAINTENANCE THEREOF, OVER UNDER AND ACROSS A PORTION OF LOT 74 FOR THE BENEFIT OF LOT 75.

THE EASEMENT AREA IS TO BE KEPT CLEAR OF VEHICLES AT ALL TIMES TO INSURE ACCESS TO BOTH LOTS 74 AND 75 IS MAINTAINED.

COSTS ASSOCIATED WITH MAINTENANCE OF THE DRIVEWAY IS TO BE SHARED EQUALLY BY THE OWNERS OF LOTS 74 AND 75.



NOTES

1. ☐ INDICATES EXISTING MONUMENT IN CASE
 ☒ INDICATES MONUMENT IN CASE SET WITH CAP INSCRIBED LISSER 22960.
 ☐ INDICATES EXISTING PIPE OR REBAR FOUND.
 ☒ INDICATES REBAR WITH CAP INSCRIBED LISSER 22960 OR NAIL SET IN CONCRETE WITH WASHER INSCRIBED LISSER 22960
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 151985-Q, DATED MARCH 26, 2015, DATE DOWN NO. 1 DATED JULY 16, 2015 AND DATE DOWN NO. 2 DATED SEPT. 11, 2015.
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT NO. MV-5-82 RECORDED UNDER AUDITOR'S FILE NO. 8208240024 AND SHORT PLAT NO. MV-7-86 RECORDED UNDER AUDITOR'S FILE NO. 8610020018, ALL IN RECORDS OF SKAGIT 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: SKAGIT COUNTY P.U.D. 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 WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11N, BEARING = NORTH 0°44'25" EAST
16. INSTRUMENTATION: LEICA TCR105A 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 201407010034, 201407010040, 8501070014, 8707160037, 8808220011, 201506140088 AND 201506150131 AND ALSO DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 201508250017, 201508270126, 201509280161 AND 201509280162.

22. OWNER/DEVELOPER: SUMMERSUN ESTATES, LLC
1003 CLEVELAND AVENUE
MOUNT VERNON WA 98273
- SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-24851
23. A HOMEOWNER'S ASSOCIATION HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES PATH TRACTS A AND B, NEPA TRACTS A, B, AND C, AND LANDSCAPING ALONG MARTIN ROAD, AND OTHER LANDSCAPING AREAS.
- SEE DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBERS 201810150045

24. HOMES CONSTRUCTED WITHIN THIS PLAT ARE SUBJECT TO THE CITY OF MOUNT VERNON DESIGN REVIEW STANDARDS CODIFIED WITHIN THE CITY OF MOUNT VERNON MUNICIPAL CODE CHAPTER 17.07. THESE DESIGN REVIEW STANDARDS REQUIRE A NUMBER OF AMENITIES BE INCLUDED AS PART OF THE LOTS CREATED WITHIN THIS PLAT AND THAT THE HOMES THAT ARE CONSTRUCTED ALSO INSTALL AMENITIES THAT WOULD OTHERWISE NOT BE REQUIRED. WHILE THE CITY'S DESIGN REVIEW STANDARDS REQUIRE ADDITIONAL AMENITIES, THEY ALSO ALLOW REDUCED SETBACKS AS FOLLOWS:

- A. FRONT YARD: NOT LESS THAN 10 FEET FROM PROPERTY LINE, EXCEPT COVERED FRONT PORCHES MAY HAVE A SETBACK OF NOT LESS THAN 5 FEET. THE FRONT GARAGES SHALL MAINTAIN AT LEAST 20 FEET MEASURED FROM THE BACK OF SIDEWALK OR PROPERTY LINE OR FROM THE EDGE OF PAVEMENT ON PRIVATE STREETS. GARAGES SHALL ALSO BE SETBACK AT LEAST 4 FEET FROM THE PRIMARY STRUCTURE.
- B. SIDE YARD: FIVE FEET. NOT LESS THAN 5 FEET, ALLOWING, HOWEVER, THAT THE EAVES OF A DWELLING OR ASSESSORY STRUCTURE MAY PROJECT 18 INCHES FROM THE LINE OF THE SETBACK TOWARD A PROPERTY LINE IN ORDER TO PROTECT PRIVACY, WINDOWS FACING THE SIDE YARD SHALL BE OFF-SET FROM THE ADJACENT RESIDENCE. THE INSTALLATION OF FENCES, WALLS AND HEDGES WILL BE REQUIRED. GARAGES MAY BE BUILT WITH ZERO LOT LINE FROM SIDE PROPERTY LINES SUBJECT TO PROVISIONS OF IRC.
- C. REAR YARD: NOT LESS THAN 10 FEET

25. NO DIRECT ACCESS TO MARTIN ROAD SHALL BE ALLOWED FROM ANY LOT
26. LOTS 119, 42, 43, 44, 45 AND 73 SHALL HAVE AN ARTERIAL STREET SETBACK FROM THE EAST EDGE OF THE MARTIN ROAD RIGHT-OF-WAY CONSISTENT WITH MVMC 17.15.07(C).
27. PATH TRACTS A AND B AND NEPA TRACTS A, B, AND C SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.

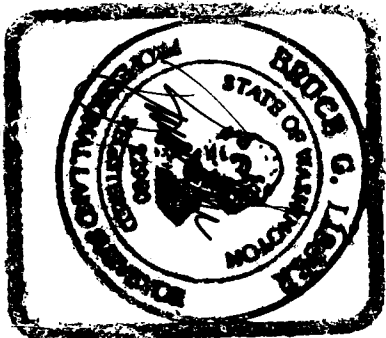
28. REGULAR MAINTENANCE OF THE STORMWATER DETENTION FACILITIES CONSTRUCTED TO SERVE THIS PLAT, LOCATED ON PARCEL P-24856 TO THE EAST, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER FOR A PERIOD OF NO LESS THAN ONE YEAR FROM THE DATE OF PLAT RECORDING. THE CITY OF MOUNT VERNON WILL ONLY ACCEPT MAINTENANCE RESPONSIBILITIES OF THE STORMWATER POND ONCE FINAL INSPECTION HAS BEEN SUCCESSFULLY PERFORMED AND WRITTEN NOTICE IS PROVIDED TO THE DEVELOPER. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM AND MAINTENANCE FREQUENCIES AND THRESHOLD PER DEPARTMENT OF ECOLOGY AND THE OPERATIONS AND MAINTNANCE MANUAL.

29. THE FRONT YARD SETBACKS ALONG SUMMERSUN STREET AND AUTUMN WAY SHALL BE MEASURED FROM THE BACK OF THE EXISTING SIDEWALK.

30. THE SIDEWALKS ALONG SUMMERSUN STREET AND MARTIN WAY ARE LOCATED IN AN EASEMENT ON EACH OF THE LOTS SHOWN HEREON.

31. NO HOME SHALL BE CONSTRUCTED WITHIN THE PLAT OF SUMMERSUN ESTATES PHASE 1 WITH A FINISHED FLOOR ELEVATION LESS THAN 44.1 FEET (NGVD 29 DATUM). HOMES SHOULD BE CONSTRUCTED SO THAT FLOODING DRAINS ARE HIGHER THAN 41.5 FEET, OR THEY WILL HAVE RESTRICTED DRAINAGE CAPACITY DURING SOME FLOODING EVENTS AND MAY NEED SUMP PUMPS OR OTHER PROVISIONS TO DRAIN IF IT IS DETERMINED NECESSARY TO PROTECT FOOTING OR HOME STRUCTURE FROM PERIODIC STANDING FLOOD WATERS.
- FOR APPROXIMATE REQUIRED LOT FILL AND FOOTING DEPTHS, SEE SUMMERSUN PLAT C/D CONSTRUCTION AS-BUILT DRAININGS ON FILE WITH THE CITY OF MOUNT VERNON COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

32. HOME CONSTRUCTION ON LOT 75 SHALL REQUIRE INSTALLATION OF A RESIDENTIAL SPRINKLER SYSTEM PER NEPA 13D AS REQUIRED BY THE CITY OF MOUNT VERNON FIRE DEPARTMENT.



SHEET 4 OF 7

DATE: 9/28/15

PLAT OF SUMMERSUN ESTATES PHASE 1 LU-07-023

SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, T. 34 N., R. 4 E., 11N, MOUNT VERNON, WASHINGTON FOR: SUMMERSUN ESTATES, LLC			
FB:	P6:	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: DWG: 04-033
MERIDIAN: ASSUMED		360-419-7442	

LOT AREA AND ADDRESS INFORMATION

LOT 1	3800 SUMMERSUN STREET	6,643 SQ FT	LOT 71	3820 MCLAUGHLIN ROAD	7,028 SQ FT
LOT 2	3836 SUMMERSUN STREET	6,619 SQ FT	LOT 72	3812 MCLAUGHLIN ROAD	7,006 SQ FT
LOT 3	3848 SUMMERSUN STREET	6,603 SQ FT	LOT 73	3804 MCLAUGHLIN ROAD	6,883 SQ FT
LOT 4	3860 SUMMERSUN STREET	6,667 SQ FT	LOT 74	4024 SUMMERSUN STREET	9,637 SQ FT
LOT 5	3872 SUMMERSUN STREET	7,198 SQ FT	LOT 75	4032 SUMMERSUN STREET	6,675 SQ FT
LOT 6	3884 SUMMERSUN STREET	8,627 SQ FT	LOT 76	4108 AUTUMN WAY	7,634 SQ FT
LOT 7	3896 SUMMERSUN STREET	8,637 SQ FT	OPEN SPACE A		
LOT 8	3908 SUMMERSUN STREET	8,564 SQ FT			
LOT 9	3908 SUMMERSUN STREET	6,127 SQ FT	7,257 SQ FT		
LOT 10	3916 SUMMERSUN STREET	6,630 SQ FT	OPEN SPACE B		
LOT 11	3924 SUMMERSUN STREET	6,666 SQ FT	2,405 SQ FT		
LOT 12	4000 SUMMERSUN STREET	7,268 SQ FT	OPEN SPACE C		
LOT 13	4008 SUMMERSUN STREET	6,601 SQ FT	30,612 SQ FT		
LOT 14	4016 SUMMERSUN STREET	6,600 SQ FT	PATH TRACT "A"		
LOT 15	3909 SUMMERSUN STREET	6,647 SQ FT	17,741 SQ FT		
LOT 16	3901 SUMMERSUN STREET	6,635 SQ FT	PATH TRACT "B"		
LOT 17	3885 SUMMERSUN STREET	6,635 SQ FT			
LOT 18	3873 SUMMERSUN STREET	6,876 SQ FT			
LOT 19	3801 SUMMERSUN STREET	6,668 SQ FT	726 SQ FT		
LOT 20	3813 SUMMERSUN STREET	6,600 SQ FT			
LOT 21	3825 SUMMERSUN STREET	6,600 SQ FT			
LOT 22	3837 SUMMERSUN STREET	6,600 SQ FT			
LOT 23	3849 SUMMERSUN STREET	6,620 SQ FT			
LOT 24	3861 SUMMERSUN STREET	8,387 SQ FT			
LOT 25	3867 SUMMERSUN STREET	8,170 SQ FT			
LOT 26	3925 SUMMERSUN STREET	8,030 SQ FT			
LOT 27	3933 SUMMERSUN STREET	6,957 SQ FT			
LOT 28	3941 SUMMERSUN STREET	6,688 SQ FT			
LOT 29	4100 AUTUMN WAY	6,600 SQ FT			
LOT 30	4064 AUTUMN WAY	6,600 SQ FT			
LOT 31	4056 AUTUMN WAY	6,600 SQ FT			
LOT 32	4048 AUTUMN WAY	6,600 SQ FT			
LOT 33	4040 AUTUMN WAY	6,686 SQ FT			
LOT 34	3938 AUTUMN WAY	6,686 SQ FT			
LOT 35	3930 AUTUMN WAY	6,710 SQ FT			
LOT 36	3922 AUTUMN WAY	6,710 SQ FT			
LOT 37	3914 AUTUMN WAY	6,710 SQ FT			
LOT 38	3842 AUTUMN WAY	6,710 SQ FT			
LOT 39	3834 AUTUMN WAY	6,710 SQ FT			
LOT 40	3826 AUTUMN WAY	6,655 SQ FT			
LOT 41	3818 AUTUMN WAY	6,631 SQ FT			
LOT 42	3810 AUTUMN WAY	6,896 SQ FT			
LOT 43	3802 AUTUMN WAY	7,264 SQ FT			
LOT 44	3803 AUTUMN WAY	7,245 SQ FT			
LOT 45	3811 AUTUMN WAY	7,587 SQ FT			
LOT 46	3819 AUTUMN WAY	6,942 SQ FT			
LOT 47	3827 AUTUMN WAY	7,076 SQ FT			
LOT 48	3835 AUTUMN WAY	7,076 SQ FT			
LOT 49	3843 AUTUMN WAY	7,076 SQ FT			
LOT 50	3915 AUTUMN WAY	7,076 SQ FT			
LOT 51	3923 AUTUMN WAY	7,076 SQ FT			
LOT 52	3931 AUTUMN WAY	7,058 SQ FT			
LOT 53	3939 AUTUMN WAY	7,058 SQ FT			
LOT 54	4039 AUTUMN WAY	7,718 SQ FT			
LOT 55	4047 AUTUMN WAY	7,424 SQ FT			
LOT 56	4055 AUTUMN WAY	7,424 SQ FT			
LOT 57	4063 AUTUMN WAY	7,424 SQ FT			
LOT 58	410 AUTUMN WAY	7,405 SQ FT			
LOT 59	4102 MCLAUGHLIN ROAD	7,405 SQ FT			
LOT 60	4102 MCLAUGHLIN ROAD	7,678 SQ FT			
LOT 61	4108 MCLAUGHLIN ROAD	7,634 SQ FT			
LOT 62	4110 MCLAUGHLIN ROAD	7,611 SQ FT			
LOT 63	4002 MCLAUGHLIN ROAD	7,588 SQ FT			
LOT 64	3928 MCLAUGHLIN ROAD	7,861 SQ FT			
LOT 65	3926 MCLAUGHLIN ROAD	7,229 SQ FT			
LOT 66	3918 MCLAUGHLIN ROAD	7,153 SQ FT			
LOT 67	3910 MCLAUGHLIN ROAD	7,133 SQ FT			
LOT 68	3844 MCLAUGHLIN ROAD	7,111 SQ FT			
LOT 69	3836 MCLAUGHLIN ROAD	7,090 SQ FT			
LOT 70	3828 MCLAUGHLIN ROAD	7,069 SQ FT			
		7,048 SQ FT			

CURVE TABLE

NUM	BEARING	DISTANCE
L1	S89°00'00"E	26.68'
L2	N31°00'00"E	40.00'
L3	S89°30'17"E	45.71'
L4	S66°45'54"E	54.67'
L5	S45°21'00"E	57.43'
L6	S0°29'43"W	25.00'
L7	S89°30'17"E	28.73'
L8	S66°45'54"E	65.51'
L9	S45°21'00"E	54.19'
L10	S89°30'17"E	24.20'
L11	N35°55'55"E	31.80'
L12	N35°55'55"E	81.77'
L13	N89°30'17"W	12.50'
L14	N19°00'00"E	110.64'
L15	N61°29'20"E	77.15'
L16	N68°48'35"E	131.55'
L17	N0°29'43"E	20.00'
L18	S89°30'17"E	35.00'
L19	N89°30'20"W	35.94'
L20	N89°30'20"W	23.51'
L21	N44°30'20"W	21.21'
L22	S52°02'53"E	35.50'
L23	S52°02'53"E	28.36'
L24	S53°02'19"W	24.10'
L25	S53°02'19"W	13.24'
L26	N0°29'43"E	10.00'
L27	S89°30'17"E	25.00'
L28	S89°30'17"E	15.00'
L29	S89°30'17"E	20.00'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	90°00'00"	68.33'	43.50'
C2	90°00'00"	68.33'	43.50'
C3	90°00'00"	68.33'	43.50'
C4	90°00'00"	68.33'	43.50'
C5	90°00'00"	68.33'	43.50'
C6	84°45'16"	39.16'	25.00'
C7	90°00'00"	39.27'	25.00'
C8	41°23'54"	44.80'	62.00'
C9	28°28'34"	30.81'	62.00'
C10	20°07'13"	21.78'	62.00'
C11	29°39'11"	32.09'	62.00'
C12	37°23'29"	40.46'	62.00'
C13	22°57'19"	24.84'	62.00'
C14	90°00'00"	39.27'	25.00'
C15	32°58'27"	35.68'	62.00'
C16	25°56'12"	28.07'	62.00'
C17	31°05'11"	33.64'	62.00'
C18	90°00'00"	39.27'	25.00'
C19	90°00'00"	39.27'	25.00'
C20	84°40'38"	39.13'	25.00'
C21	90°19'22"	39.41'	25.00'
C22	90°00'00"	39.27'	25.00'
C23	90°00'00"	39.27'	25.00'
C24	90°00'00"	39.27'	25.00'
C25	90°00'00"	39.27'	25.00'
C26	90°00'00"	39.27'	25.00'
C27	9°08'16"	9.84'	62.00'
C28	33°05'16"	35.80'	62.00'
C29	18°34'00"	20.09'	62.00'
C30	29°12'28"	31.61'	62.00'
C31	90°00'00"	39.27'	25.00'
C32	90°00'00"	39.27'	25.00'
C33	34°30'47"	42.76'	62.00'
C34	18°56'58"	20.51'	62.00'
C35	31°32'15"	34.13'	62.00'
C36	90°14'42"	39.38'	25.00'
C37	84°25'56"	39.02'	25.00'

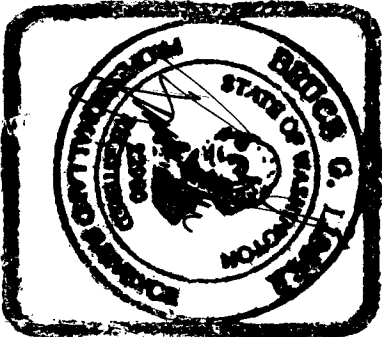
SHEET 5 OF 7

PLAT OF SUMMERSUN ESTATES PHASE I LU-07-023

DATE: 7/21/15

SURVEY IN A PORTION OF THE
SW 1/4 OF THE NW 1/4 OF
SECTION 15, T. 34 N., R. 4 E., M.M.
MOUNT VERNON, WASHINGTON
FOR: SUMMERSUN ESTATES, LLC

FB.	PG.	LISSEY & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	DWG: 04-033



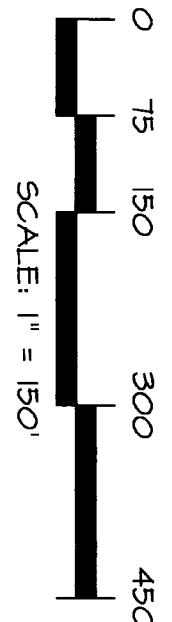
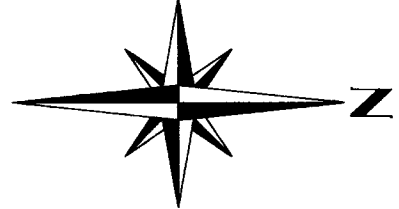
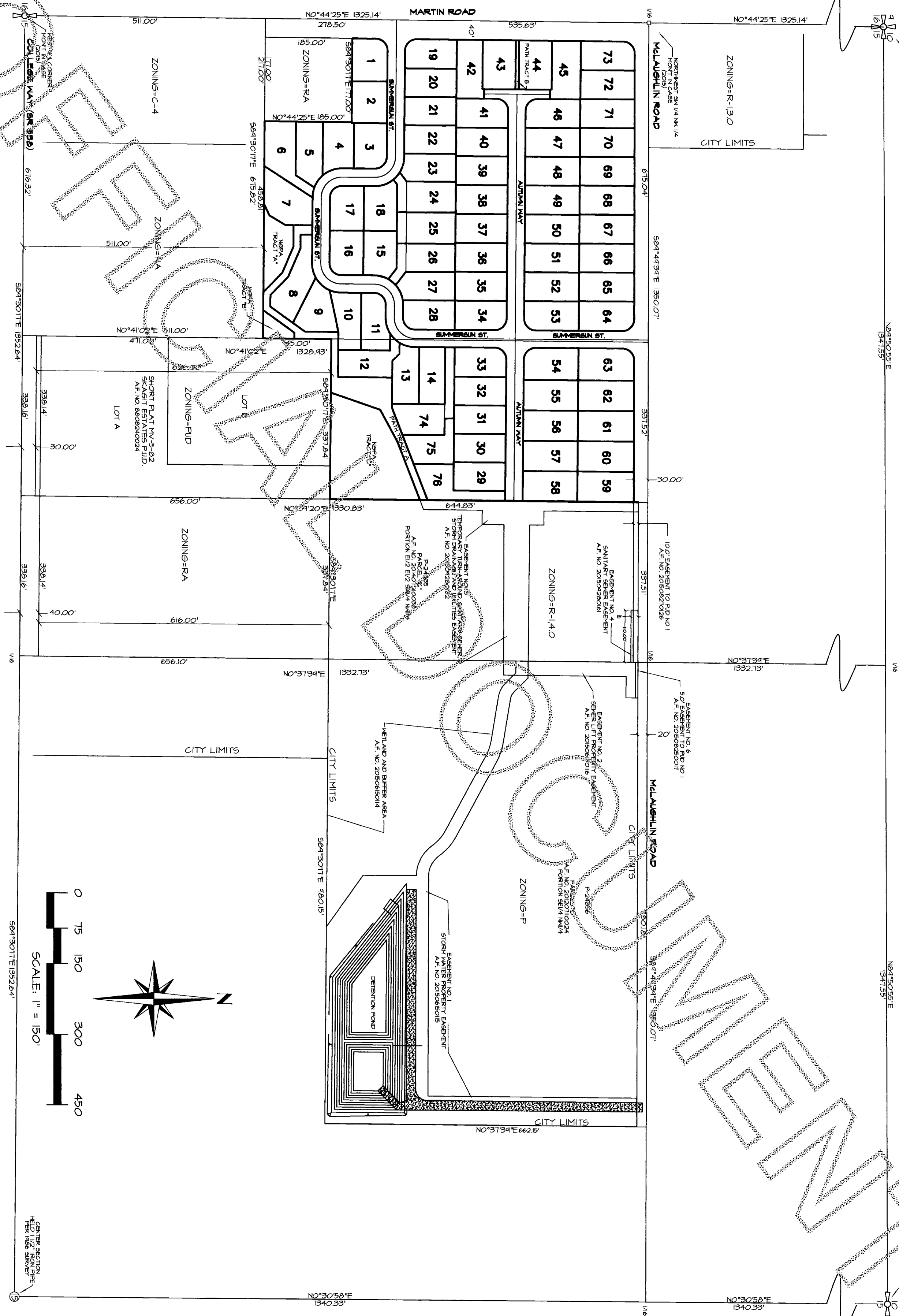


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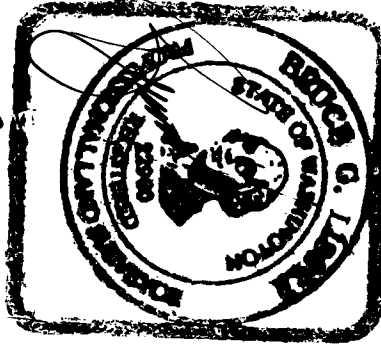
\$189.00

NORTH SECTION CORNER
2" DIA. IRON PIPE 1956

NORTH SECTION CORNER
1 1/2" IRON PIPE 1956



SCALE: 1" = 150'



SHEET 6 OF 7

PLAT OF SUMMERSUN ESTATES PHASE I LU-07-023

DATE: 9/29/15

SURVEY IN A PORTION OF THE
SW 1/4 OF THE NW 1/4 OF
SECTION 15, T. 34 N., R. 4 E., W.M.,
MOUNT VERNON, WASHINGTON
FOR: SUMMERSUN ESTATES, LLC

FB:	PG:	LISSE & ASSOCIATES, PLLC	SCALE: 1"=150'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98233 360-419-7442	DWG: 04-033

