

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE HOME TRUST OF SKAGIT, INC., A WASHINGTON NON-PROFIT CORPORATION AND COMMUNITY FRAMEWORKS, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OR LIEN HOLDER, 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 PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS IN FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON, AND ALSO THE STORMWATER DETENTION TRACT "A" AND THE HEREBY CERTIFY THAT THE ATTACHED PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREON AFFIXED THIS 16<sup>th</sup> DAY OF OCTOBER 2015.

HOME TRUST OF SKAGIT, A WASHINGTON CORPORATION,

By: Jodi Anna Mennel  
Executive Director

COMMUNITY FRAMEWORKS

BY: J.

TITLE: 16 Leaning & Capacity Building

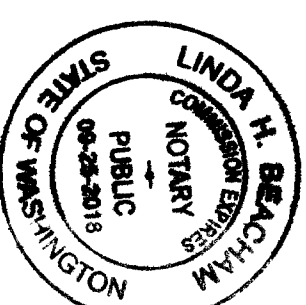
ACKNOWLEDGEMENT

STATE OF Washington  
COUNTY OF Skagit

ON THIS 16th DAY OF October 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Linda H. Baedam TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE.  
DATED: October 6 2015

Linda H. Baedam  
NOTARY PUBLIC  
IN AND FOR THE STATE OF WASHINGTON,  
MY APPOINTMENT EXPIRES  
4-25-2018  
RESIDING AT Mount Vernon



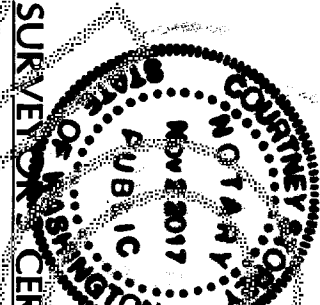
ACKNOWLEDGEMENT

STATE OF Washington  
COUNTY OF Skagit

ON THIS 14th DAY OF October 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Michael E. Ware TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE.  
DATED: October 14 2015

Michael E. Ware  
NOTARY PUBLIC  
IN AND FOR THE STATE OF WASHINGTON,  
MY APPOINTMENT EXPIRES  
NOV 1 2017  
RESIDING AT 1001 BELL



SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAT, TITLED "PLAT OF SUMMERLYND", IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 34N, RANGE 4E, W.M., 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 OF THE CITY OF MOUNT VERNON, WASHINGTON.

DATE: 9.24.2015  
MICHAEL E. WARE, PLS CERTIFICATE No. 30428  
SOUND DEVELOPMENT GROUP, LLC

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST OF THE CENTER LINE OF WEST STREET, EXTENDED SOUTH FROM THE SOUTHERN ADDITION TO MT. VERNON, AND SOUTH OF VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 110 RECORDS OF SKAGIT COUNTY, WASHINGTON, AND EAST OF DIKE OR COUNTY ROAD,

EXCEPT THE FOLLOWING TRACTS:

- (1) BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 187 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE SAID SOUTH LINE A DISTANCE OF 187 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SUELVON A DISTANCE 141 FEET, MORE OR LESS TO THE SOUTH LINE OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE SOUTH LINE A DISTANCE OF 151 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.
- (2) BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 24, SOUTHERN ADDITION TO MT. VERNON, ACCORDING TO PLAT 110 RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH ALONG THE WEST LINE OF WEST STREET OF SAID ADDITION, IF EXTENDED A DISTANCE OF 90 FEET; THENCE WEST A DISTANCE OF 200 FEET; THENCE NORTH TO THE SOUTH LINE OF COUNTY ROAD; THENCE FOLLOWING THE SOUTH LINE OF THE COUNTY ROAD TO THE POINT OF ITS INTERSECTION WITH THE SOUTH LINE OF LOT 10, BLOCK 24, THENCE EAST ALONG THE SOUTH LINE OF BLOCK 24, TO THE POINT OF BEGINNING.
- (3) THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY OF THE SOUTHERLY EXTENSION, IF ANY, OF SAID WEST STREET.

PARCEL "B"

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS 187 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE SAID SOUTH LINE A DISTANCE OF 187 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH ALONG THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF THE COUNTY ROAD 153 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OWNED BY DINING DISTRICT NO. 3.

EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF AS FOLLOWS:

- A) AFN 426-05, ASPHALT PROVIDES FOR TRANSMISSION AND DISTRIBUTION LINES IN A PORTION OF THE SUBJECT PROPERTY, [1948] CURRENT DISTRIBUTION LINES FALL WITHIN WEST STREET RIGHT-OF-WAY AND EAST OF PARENT PARCEL.]
- B) AFN 44-3910, PUD No 1 - PROVIDES FOR PIPE OR PIPES FOR THE TRANSPORTATION OF WATER THROUGH A TRACT OF LAND IN THE WESTERLY 6 FEET OF PARCEL "A".
- C) AFN 200702200225, PUGET SOUND ENERGY, INC - A UTILITY SYSTEM FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, PORTION OF THE SUBJECT, BEING ALL STREET AND ROAD RIGHT-OF-WAYS, UPON ROAD DEDICATION, ALSO A STRIP OF LAND 10 IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE/ PUBLIC STREET AND ROAD RIGHTS-OF-WAY.
- D) AFN 200708270132, PUGET SOUND ENERGY, INC - FOR ONE OR MORE UTILITY SYSTEM, ELECTRICITY, ALL AREAS LOCATED WITHIN A 5 FEET PERIMETER OF THE EXTERIOR SURFACE OF ALL GROUND MOUNTED VALVES AND TRANSFORMERS.

TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2015.

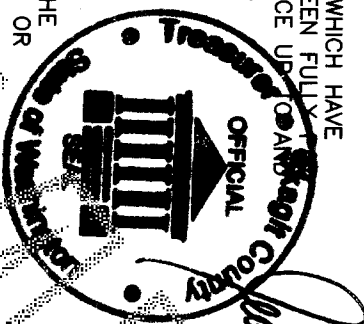
DATE: 11-5-2015  
SKAGIT COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 16th DAY OF Oct 2015.

CITY TREASURER'S CERTIFICATE



CITY APPROVALS

EXAMINED AND APPROVED THIS 20th DAY OF OCTOBER 2015.

By: [Signature]  
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON.

THIS 16th DAY OF Oct 2015.

CITY CLERK

By: [Signature]

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 20th DAY OF OCTOBER 2015.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

COVENANTS, CONDITIONS AND RESTRICTIONS

THE HOME TRUST OF SKAGIT, A NOT-FOR-PROFIT COMMUNITY LAND TRUST ORGANIZATION, WILL RETAIN TITLE TO THE LOTS WITHIN THIS PLAT TO ENSURE THAT THESE LOTS REMAIN AFFORDABLE HOUSING FOR NO LESS THAN THIRTY YEARS FOLLOWING THE RECORDING OF THIS PLAT. DUE TO THIS OWNERSHIP SCHEME THE HOME TRUST OF SKAGIT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AMENITIES WITHIN THIS PLAT INSTEAD OF A HOMEOWNER'S ASSOCIATION HAVING THIS RESPONSIBILITY THROUGH COVENANTS, CONDITIONS AND RESTRICTIONS. THE HOME TRUST OF SKAGIT HEREBY AGREES TO MAINTAIN, REPAIR AND FIX WHEN NECESSARY THE FOLLOWING COMMON PLAT AMENITIES: THE FENCES LOCATED ALONG THE PERIMETER OF THE PLAT AND AROUND THE ON-SITE DETENTION POND, THE LANDSCAPING LOCATED BETWEEN THE EDGE OF PAVEMENT OF WEST STREET AND LOT 1 AND TRACT A, AND THE STREET TREES THAT ADJUT THE SIDEWALK BORDERING THE INTERIOR PLAT ROAD "SUMMERLYND LANE".

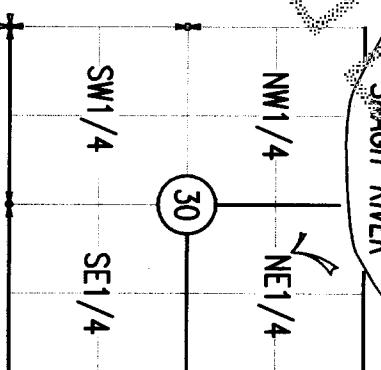
EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON; PUGET SOUND ENERGY, DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY, INC.; CASCADE NATURAL GAS CORPORATION; FRONTIER, AND COMCAST OF WASHINGTON, INC.; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS ADJUTING PUBLIC RIGHT-OF-WAY, 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 TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

577.00  
11/20/2015 Page 1 of 5 3:50PM

INDEX MAP

DEPUTY



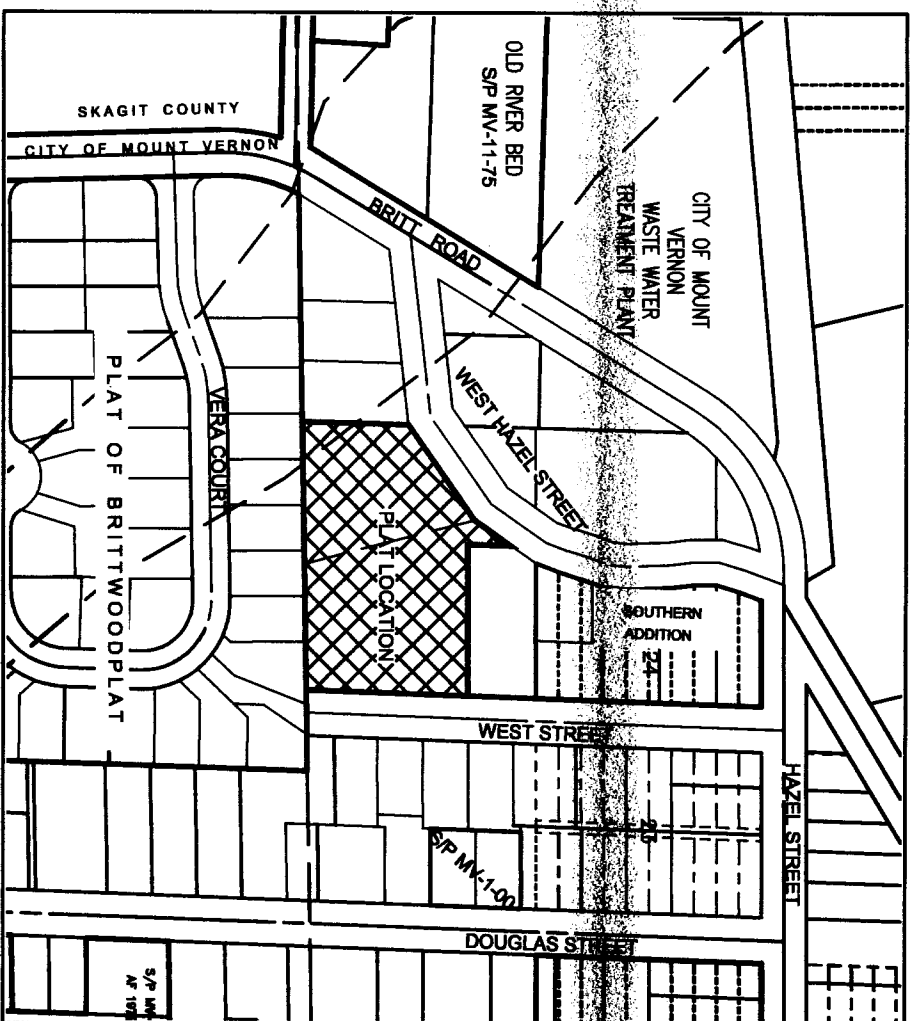
NW/4 OF THE NE/4 OF SECTION 30, TWP. 34 N., RGE. 4 E., W.M.

STORMWATER DETENTION TRACT "A"

STORMWATER DETENTION TRACT "A" IS HEREBY DEDICATED TO THE CITY OF MOUNT VERNON. REGULAR MAINTENANCE OF THE STORMWATER POND AND DRAINAGE FACILITIES WITHIN WILL 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 FINAL 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 STORM WATER DRAINAGE SYSTEM AND MAINTENANCE FREQUENCIES AND THRESHOLD PER DOE AND THE OPERATIONS AND MAINTENANCE MANUAL.

SIDEWALK EASEMENT

A SIDEWALK EASEMENT IS HEREBY GRANTED OVER THE FRONT 10' OF ALL LOTS ADJUTING SUMMERLYND LANE. 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 SHALL NOT INTERFERE IN ANY MANNER WITH THE EASEMENT RIGHTS GRANTED TO THE PUBLIC. GRANTOR SHALL NOT DISTURB THE LATERAL AND SUBJACENT SUPPORT OF THE SIDEWALK, OR PLANT TREES, SHRUBS, OR VEGETATION HAVING DEEP ROOTS 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.



VICINITY MAP  
1" = 250'

PLAT OF SUMMERLYND

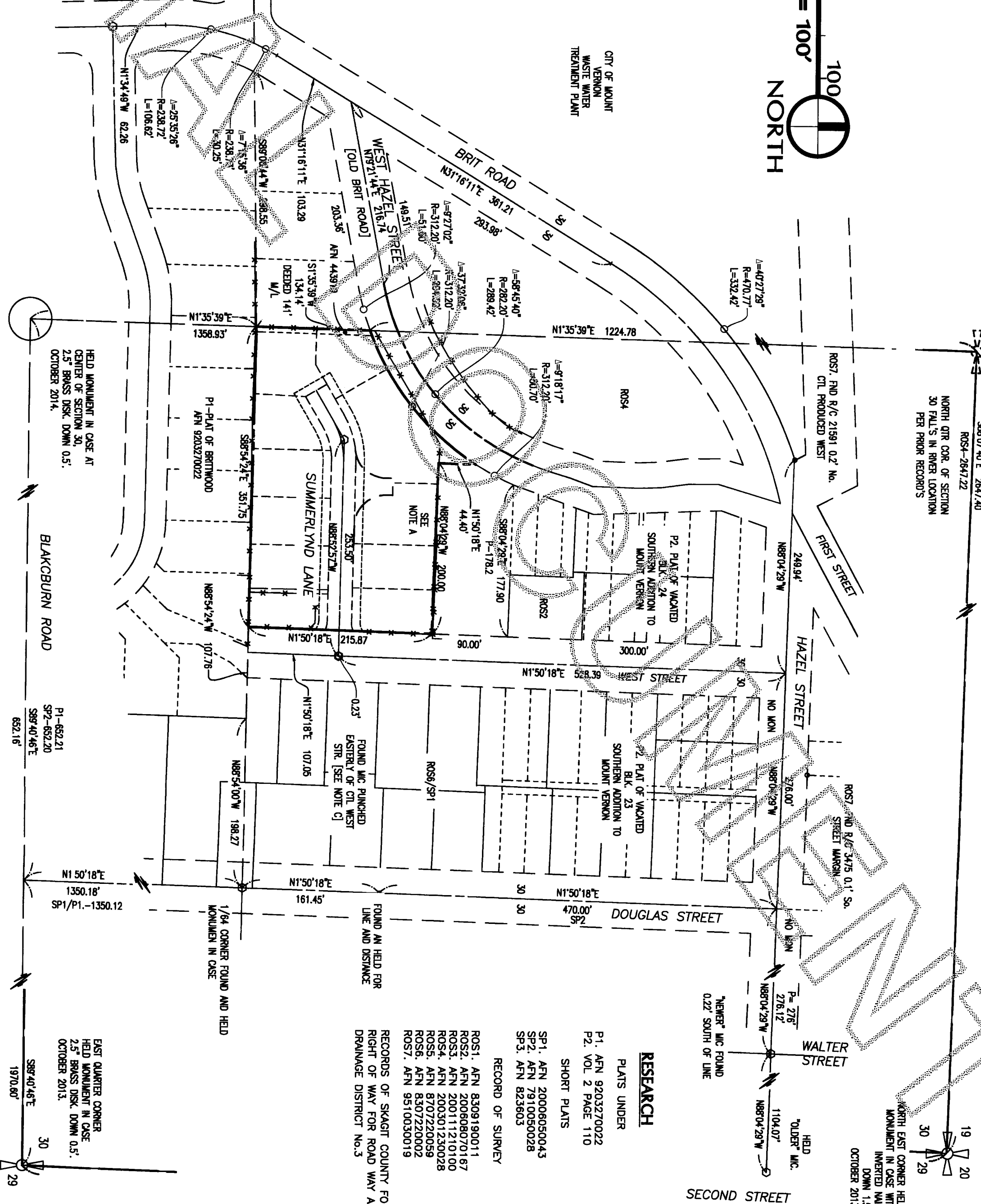
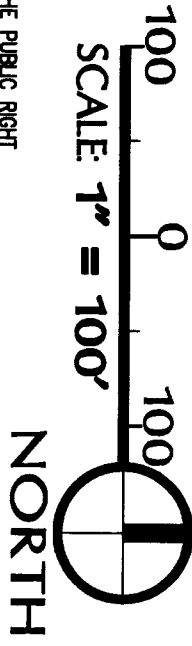
LU06-020

Sound Development Group  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202  
Mount Vernon, WA 98223  
Tel: 360-404-2010 Fax: 360-404-2013

DATE: 12.31.2014 BY: MWARE SCALE: AS NOTED  
PROJECT NO. 14029 F.B.

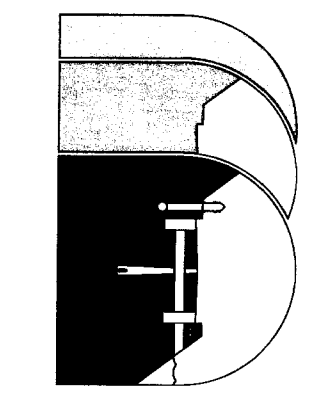
NOTES

- DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY REVISED SUBDIVISION GUARANTEE ORDER No 1-232322, DATED NOVEMBER 10, 2014 AND FURTHER UPDATED ON MAY 20, 2015.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- OWNERS/DEVELOPER: HOME TRUST OF SKAGIT, INC.  
C/O JODI MONROE  
320 E. FAIRHAVEN  
BURLINGTON, WA 98233  
PHONE: 360-428-2014
- ZONING: 43-1, 7/0 SINGLE FAMILY DETACHED RESIDENTIAL
- OWNER: CITY OF MOUNT VERNON
- OWNER: PLAT No. 1 OF SKAGIT COUNTY
- OWNER: PLAT No. 2 OF SKAGIT COUNTY
- OWNER: PLAT No. 3 OF SKAGIT COUNTY
- OWNER: PLAT No. 4 OF SKAGIT COUNTY
- OWNER: PLAT No. 5 OF SKAGIT COUNTY
- OWNER: PLAT No. 6 OF SKAGIT COUNTY
- OWNER: PLAT No. 7 OF SKAGIT COUNTY
- OWNER: PLAT No. 8 OF SKAGIT COUNTY
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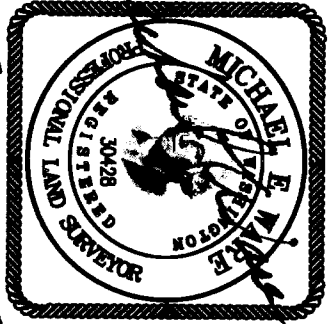


NOTE

- REAR TO PLATING, LOCATION OF AN EXISTING GRAVEL DRIVEWAY TO THE EXISTING HOUSE, NOW REMOVED, ON THE PARENT PARCEL.
- DURING DISTANCE NO. 2, THERE WAS NO EVIDENCE OF A DIKE OR A DIKE SYSTEM LOCATED ON OR ABOUT THE PARENT PARCEL, IN THE TIME OF PLATING. RESEARCH PROVIDED FROM SKAGIT COUNTY RECORDS OF OLDER MAPS/NOTES/PLATES OF THE TIME PERIOD WOULD PLACE THE DIKE WEST OF THE PLAT OF THE "SOUTHERN ADDITION TO MOUNT VERNON" WHICH IS IN OR NEAR THE "OLD BRIT ROAD" A THEN COUNTY ROAD, NOW KNOWN AS WEST HAZEL STREET.
- THE OWNERS ACQUIRED THE LANDS OF A PLATING ACTION, IN DOING SO, INHERITED THE PROJECT AND PLANS IN PROGRESS AT THE TIME OF PURCHASE. THE DUAL LICENSED ENGINEER/SURVEYOR OF RECORD AT THE INITIAL ACTION RETIRED HIS LICENSES AND NO LONGER PRACTICES ENGINEERING AND SURVEYING.
- AS FOR THE MONUMENTED SUMMERLYND LANE SET BY "PLS No 32169".
- THE WESTERLY P.I. MONUMENT WAS FOUND AND HELD FOR POSITION TO DEVELOP "SUMMERLYND LANE".
- THE INTERSECTION MONUMENT AT "WEST STREET" WAS FOUND TO BE S 88° 52' 57" E 0.23' FROM THE INTERSECTION OF SUMMERLYND LANE AND THE CENTERLINE OF WEST STREET. WEST STREET'S SOLUTION IS BASED UPON THE EXISTING NEAR MONUMENTS TO RESOLVE ITS LOCATION AND THIS MONUMENT IS CONSIDERED AN OFFSET TO THE INTERSECTION OF THE CENTERLINES OF SAID STREET AND LANE.



**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013



9.24.2015

LEGEND

- DENOTES EXISTING IRON PIPE OR REBAR FOUND
- DENOTES A REBAR SET AND CAPPED WITH ORANGE CAP IMPRINTED S.O.G. 30428
- ⊗ DENOTES SET MAGNETIC NAIL WITH WASHER
- DENOTES FOUND MONUMENT IN CASE STAMPED "32169"
- DENOTES FOUND CONCRETE MONUMENT PER PLAT
- M= DENOTES MEASURED DISTANCE
- P= DENOTES PLATTED DISTANCE OR BEARING

PLAT OF SUMMERLYND

LU06-020  
SURVEY IN A PORTION  
OF THE NW 1/4 OF THE NE 1/4 OF  
SECTION 30, TWP 34 N, RGE 4 E, WMA,  
MOUNT VERNON, WASHINGTON  
OWNERS: HOME TRUST OF SKAGIT, INC.  
320 E FAIRHAVEN, BURLINGTON, WA 98233

DATE: 12.31.2014 BY: M. WARE SCALE: AS NOTED  
PROJECT NO. 14029



# HORIZONTAL CONTROL PLAN OF THE PLATTED LANDS AND STREET PLAN

## NOTES

25. 20' WATERLINE EASEMENT TO PUD NO.1 OF SKAGIT COUNTY. GRANTED HEREON, SUBJECT TO EASEMENT PROVISIONS ON SHEET 1.
26. 20' WIDE EMERGENCY VEHICLE TURNAROUND AND ACCESS TO LOTS 3 AND 4. SEE NOTES 20 AND 29 FOR PARKING RESTRICTIONS AND USE.
27. A 5'-FOOT LANDSCAPE EASEMENT SHALL BE LANDSCAPED WITH 2-INCH CALIPER DECIDUOUS TREES OR MINIMUM 7'-FOOT TALL EVERGREEN TREES 10 FEET ON CENTER WITH 2-GALLON SHRUBS AND 1-GALLON GROUND COVER INSTALLED SUCH THAT THE SHRUBS AND GROUND COVER WILL COVER 80% OF THE 5'-FOOT STRIP IN 2-YEARS AFTER THEY ARE PLANTED. THIS LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY OF THE SINGLE-FAMILY RESIDENTIAL HOME ON THIS LOT.

## LOT LINE AND CURVE DATA

CURVE TABLE				LINE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA	LINE NO.	LENGTH	DIRECTION	
C1	9.44	24,500	22°04'35"	L1	28.59	S89°35'52"W	
C2	10.06	24,500	23°31'35"	L2	29.00	N00°18'31"W	
C3	12.88	78,500	9°23'36"				
C4	30.18	78,500	22°01'37"				
C5	51.01	93,000	31°25'35"				
C6	42.38	107,500	22°35'22"				
C7	16.58	107,500	8°50'11"				
C8	84.97	312,200	1°53'37"				
C9	70.14	312,200	1°52'27"				
C10	48.41	312,200	9°04'07"				

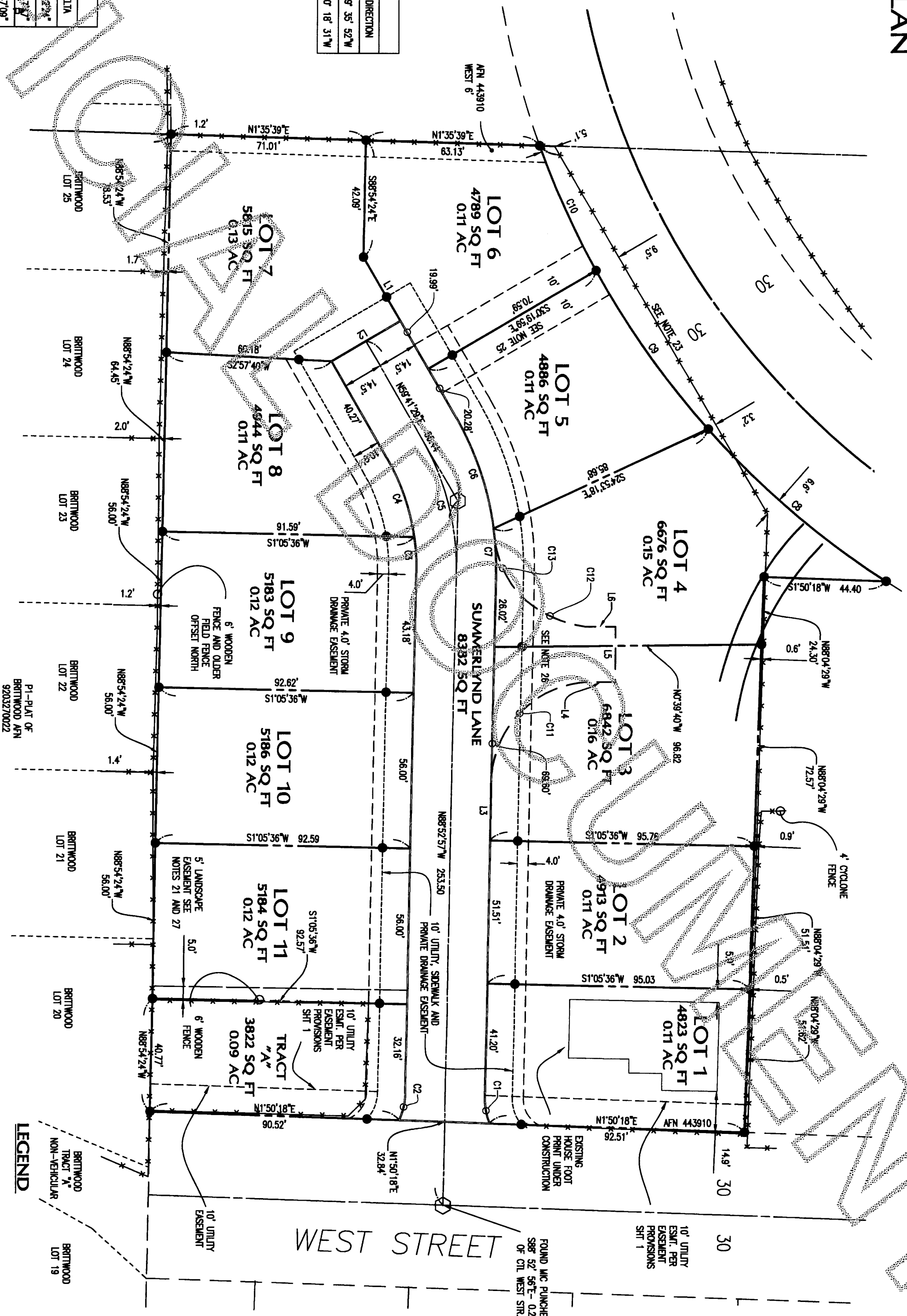
## 20' EMERGENCY TURN AROUND ESMT LINE AND CURVE DATA

LINE TABLE				CURVE TABLE			
LINE NO.	LENGTH	DIRECTION		CURVE NO.	LENGTH	RADIUS	DELTA
L3	21.35	N88°52'57"W		C11	54.13	38,157	84°22'24"
L4	10.79	N07°00'00"E		C12	26.81	44,434	35°43'17"
L5	20.00	N89°00'00"W		C13	23.11	36,000	36°47'08"
L6	11.10	S07°00'00"E					

## LOT ADDRESS INFORMATION

ALL ADDRESSES ARE ON SUMMERLYND LANE.

LOT 1: 901	LOT 5: 933	LOT 9: 924
LOT 2: 909	LOT 6: 941	LOT 10: 916
LOT 3: 917	LOT 7: 940	LOT 11: 900
LOT 4: 925	LOT 8: 932	



## PARKING RESTRICTED ROADS

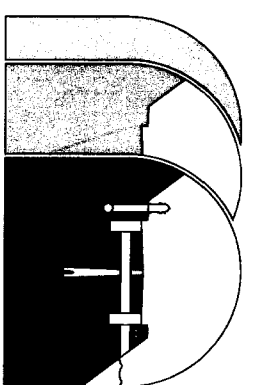
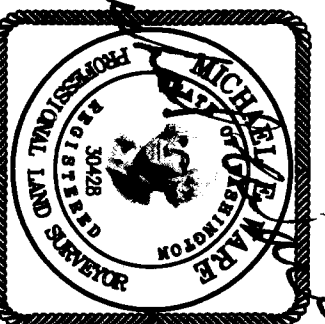
THE DEVELOPER OF THIS PLAT HAS CONSTRUCTED ROADS THAT ARE BEING DEDICATED TO THE CITY WITH PARKING RESTRICTIONS DUE TO THE NARROW WIDTH OF THESE ROADS. PARKING SHALL NOT BE ALLOWED IN THE NORTH SIDE OF SUMMERLYND LANE OR THE EMERGENCY VEHICLE TURNAROUND LOCATED WITHIN LOTS 3 AND 4. THE NO PARKING AREAS DESCRIBED HEREIN SHALL REMAIN IN PERPETUITY UNLESS THE CITY'S PUBLIC WORKS DIRECTOR REMOVES OR RELOCATES THESE AREAS USING HIS/HER AUTHORITY PROVIDED IN WAC 10.20.190 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.



NORTH

## LEGEND

- DENOTES EXISTING IRON PIPE OR REBAR FOUND
- DENOTES A REBAR SET AND CAPPED WITH ORANGE CAP IMPRINTED S.D.G. 30428. THE 10' OFFSET EASEMENT ALONG SUMMERLYND LANE WAS USED FOR A CONSISTENT LOT FRONTAGE BOUNDARY LIMITS AND WHITNESS TO FRONTAGE LOT CORNER AND BOUNDARY LINE
- ⌵ DENOTES SET MAGNETIC NAIL WITH WASHER
- ◇ DENOTES FOUND MONUMENT IN CASE SET BY "YOUNG-SOO KIM 327169"
- NO LONGER DOING BUSINESS.
- DENOTES FOUND CONCRETE MONUMENT PER PLAT
- M= DENOTES MEASURED DISTANCE
- P= DENOTES PLATTED DISTANCE OR BEARING
- \* DENOTES 6' CEDAR FENCE.



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## PLAT OF SUMMERLYND

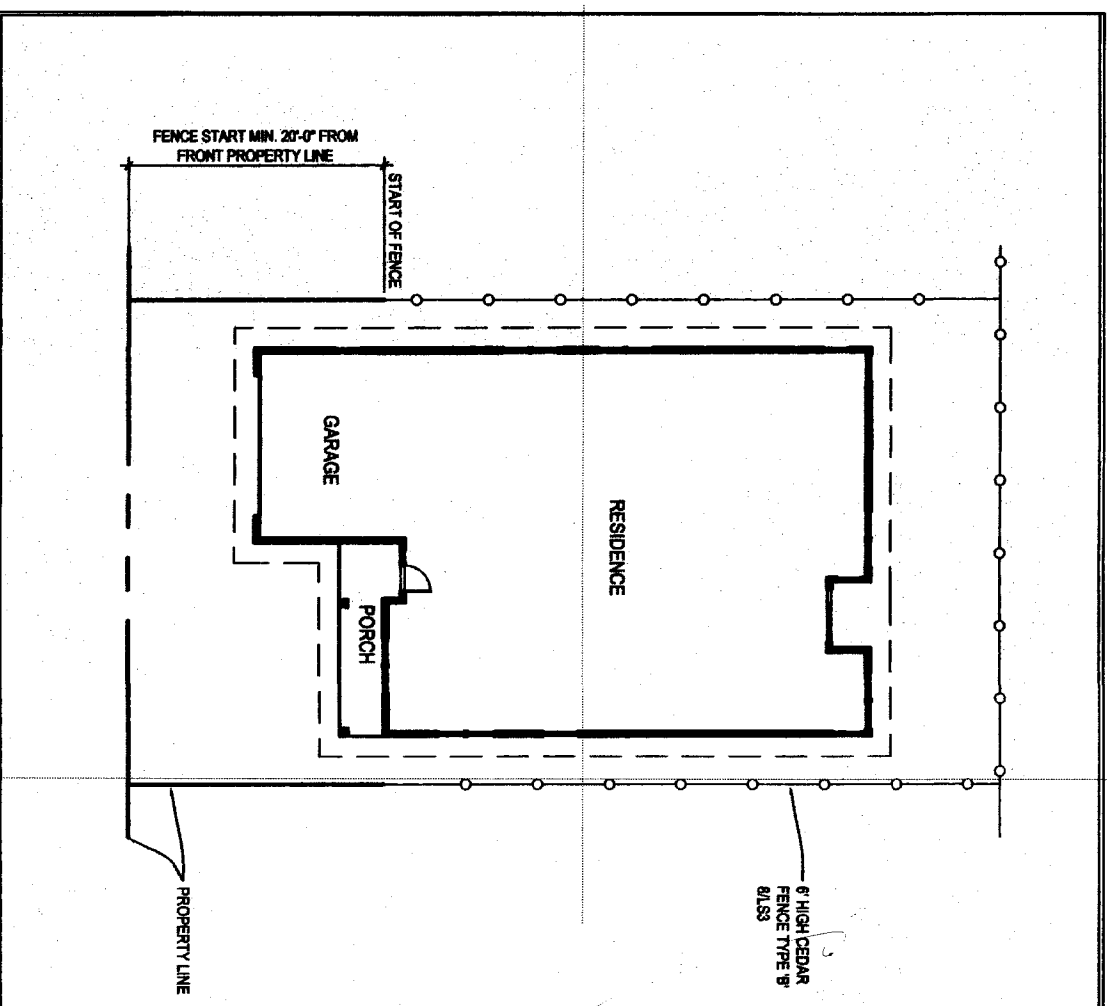
LU06-020

SURVEY IN A PORTION  
OF THE NW¼ OF THE NE¼ OF  
SECTION 30, TWP 24 N, RGE 4 E, WMA  
MOUNT VERNON, WASHINGTON  
OWNERS: HOME TRUST OF SKAGIT, INC.  
320 E FAIRHAVEN, BURLINGTON, WA 98233

DATE: 12.31.2014 BY: M.WARE SCALE: AS NOTED  
PROJECT NO. 14029 F.B.







5 TYPICAL LOT FENCING

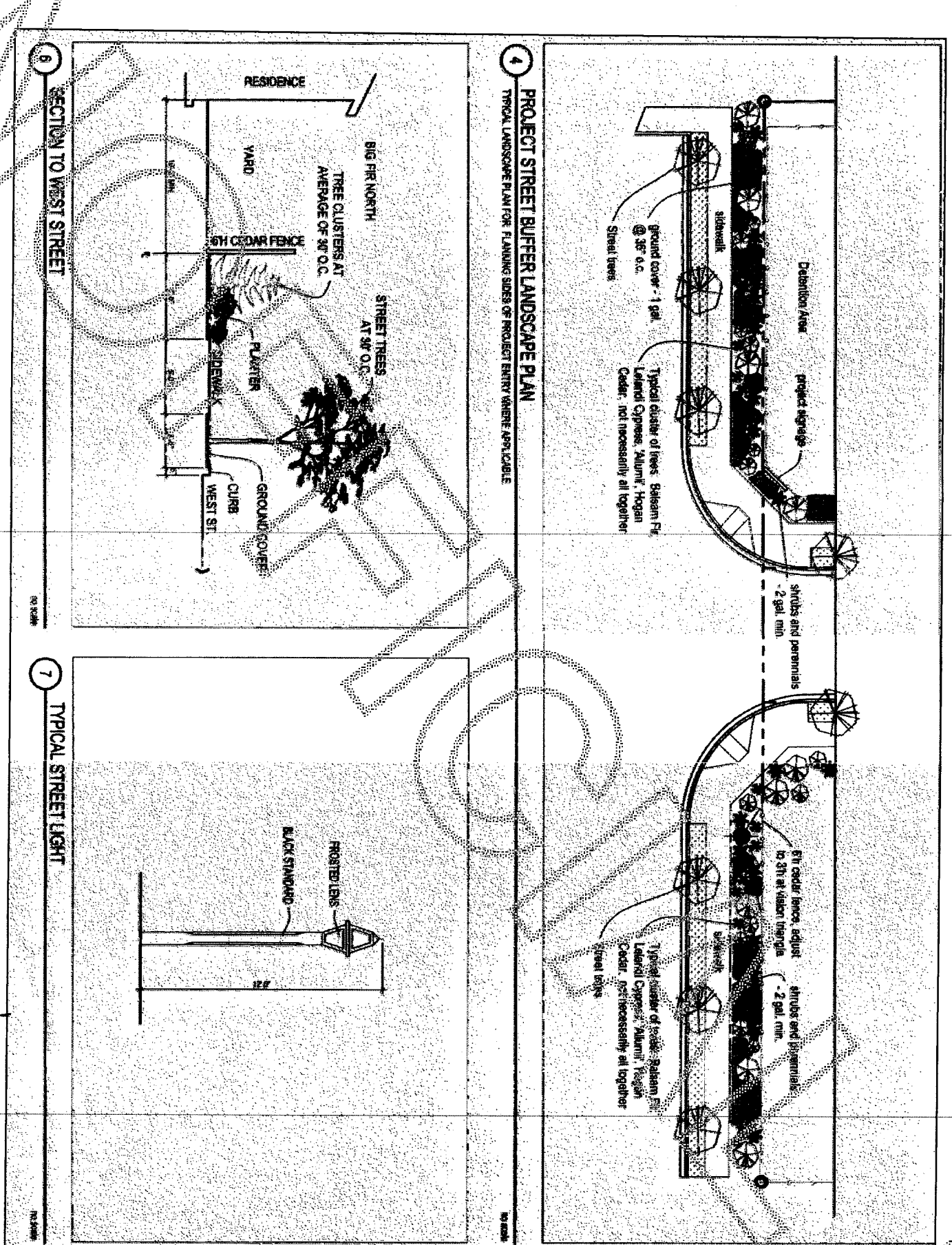
TYPICAL LOT FENCE

2 TYPICAL LANDSCAPE MATERIAL

NO SCALE

SHRUBS/ORNAMENTAL GRASSES - 2 GAL. MIN.		TREES - 2" CALIPER MIN.	
ABUTILON UNEDO	STRAWBERRY TREE	ACER ORIGINATUM	VINE MAPLE
BLECHNUM SPICAT	DEER FERN	CHAMAECYPARIS NORTONATENSIS PENICULA	WEeping ALASKA CEDAR
CORNUS STOLONIFERA VELBET	REDTONG DOGWOOD	CORNUS EDOES WHITE WONDER	DOGWOOD
CORNUS STOLONIFERA VAMT	REDTONG DOGWOOD	CORNUS KOLUA MILKY WAY	KOLUA DOGWOOD
DRACOPHYTES BRITHOSOMA	AUTUMN FERN	X CURSODOPHYTES LETLANDI EXEMALD BILE	LETLANDI CYPRESS
EPHEMERUM X RUBRUM SNOW QUEEN	EPHEDRA	MAGNOLIA BIEDOLA	OYAMA MAGNOLIA
FOSTERELLA GARDENI	DRYAD FOSTERELLA	MAGNOLIA STELLATA ROVAL STAR	STAR MAGNOLIA
GARVIA	CONTRACT OREGON GRAPE	PNUS CONTOITA CONTORATA	DOUGLAS FIR
IMMOHIA ACIFOLIUM COMACTA	LONGLEAF IMMOHIA	PELDOCTOLIA HERBER	WESTERN LAR. ASH
IMMOHIA NERVOSA	SILVER GRASS	SCORUS SCOPULUM	WESTERN RED CEDAR
MISCANTHUS SWEISS MORNING LIGHT	PACIFIC WAY MYRTLE	THALIA FLUCATA	HOGAN CEDAR
MYRICA CALIFORNICA	LYN-OF-THE-VALLEY	THALIA FLUCATA PARIGATAVY OR SPRING GROVE	BALSAM FIR
PHENIS JAPONICA VAMT	SHOED FERN	CHAMAECYPARIS LAMSONIA VILLAR	FALSE CYPRESS
POLYTOPHUM MUNITUM	YEDDO VAMTORN	THALIA FLUCATA PARIGATAVY	HOGAN CEDAR
RHODODENDRON VAMT YAK HYBRID	RHODODENDRON	ACER CAMPESTRE	REDWOOD MAPLE
RIBES SAMOJINELUM	RED FLOWERING CURRANT	ACER RUBRUM RED SUNSET	SCARLET MAPLE
ROSA RUSSICA	RUDOLPH ROSE	PRINUS CULERYVNA	CLEVELAND SELECT
SARCOCOCOA RUISCIFOLIA	SWEET BOX - SHADE ONLY		
STYPHNOCARPUS ALBIS	SNOWBERRY		
VACCINIUM OVATUM THUNDERBRO	EVERGREEN HUCKBERRY		
VIBURNUM DAVID	DANON VIBURNUM		
VIBURNUM P. T. VITAMAE	DOUBLE LEAF VIBURNUM		
VIBURNUM RHOTOPHYLLUM	LEATHERLEAF VIBURNUM		

LIST OF TYPICAL LANDSCAPE MATERIALS



TYPICAL RESIDENTIAL LANDSCAPE PLAN

# NOTES

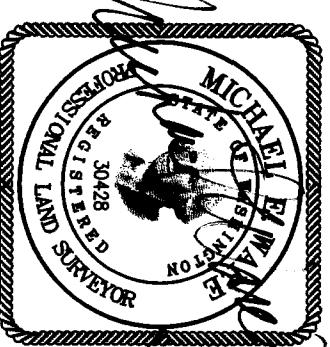
- A TYPICAL LOT LANDSCAPE SHALL CONTAIN THE FOLLOWING:
  - NO LESS THAN 2 (2-INCH CALIPER) TREES, 20 (2- GALLON) SHRUBS, AND 10 (1-GALLON) GROUND COVER PLANTS SHALL BE INSTALLED ON EACH OF THE PROPOSED RESIDENTIAL LOTS. THE TREES, SHRUBS AND GROUND COVER SHALL BE INCORPORATED BETWEEN THE FRONT, SIDE AND REAR YARDS OF EACH LOT. THE AREAS WHERE THE TREES, SHRUBS AND GROUND COVER ARE PLANTED SHALL BE LANDSCAPE BEDS WITH A MINIMUM OF 3-INCHES OF FINE FIR BARK SURROUNDING THE PLANTS WITHIN THE LANDSCAPE BED.
  - ALL PLANTING AREAS ARE TO BE CLEARED OF ALL CONSTRUCTION MATERIAL, ROCKS AND STICKS LARGER THAN 2-INCHES IN DIAMETER.
  - LANDSCAPE BEDS AND LAWN AREAS SHALL RECEIVE A MINIMUM OF 2-INCH DEPTH "3-WAY" TOPSOIL. THEN ROTOTILLED TO A DEPTH OF 6-INCHES, THEN AN ADDITIONAL 4-INCHES MINIMUM OF TOPSOIL IN ALL NEW BED AREAS AND 2-INCHES IN LAWN AREAS.
  - ALL LANDSCAPE BEDS SHALL BE FERTILIZED WITH ARGO TRANSPLANT FERTILIZER 4-2-2 PER THE MANUFACTURER'S RECOMMENDATIONS. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIALS SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE FULL, WELL-BRANCHED, WELL-PROPORTIONED, AND HAVE A VIGOROUS, WELL-DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREE, SHRUBS AND GROUNDCOVERS ARE TO BE HEALTHY, VIGOROUS WELL-FOLIATED WHEN IN LEAF AND FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL NEEDS AREAS SHALL HAVE ADEQUATE DRAINAGE, EITHER THROUGH NATURAL SLOPE, DRAINAGE BEDS OR AN INSTALLED DRAINAGE SYSTEM.
  - LANDSCAPING INSTALLED ON THE LOTS SHALL SCREEN ALL UTILITY BOXES.

Shaght County Auditor  
11/20/2016 Page 5 of 5 3:50PM

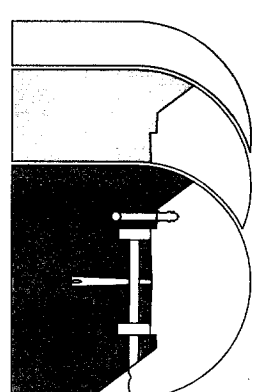


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SHEET 5 OF 5



9.24.2015



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