



VOL/PG

SKAGIT HIGHLANDS DIVISION 2A

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE QUADRANT CORPORATION, A WASHINGTON CORPORATION, OWNER(S) IN FEE SIMPLE OR CONTRACT PURCHASER(S) AND MORTGAGE HOLDER(S) OR LIEN HOLDER(S) 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.

THE UNDERSIGNED HEREBY PRESENT AND COVENANT THAT THEY ARE OFFICERS OF THE QUADRANT CORPORATION, A WASHINGTON CORPORATION AND HAVE FULL AUTHORITY TO ACT FOR AND BIND SAID CORPORATION AND THE SUBJECT PROPERTY TO ALL OF THE TERMS OF THE AGREEMENT, AND THAT ALL CORPORATE ACTS NECESSARY TO ACCOMPLISH THESE ENDS HAVE BEEN COMPLETED.

IN WITNESS WHEREOF, SAID THE QUADRANT CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED AND ITS SEAL TO BE HEREUNTO AFFIXED THIS 7 DAY OF December, 2015.

THE QUADRANT CORPORATION,
A WASHINGTON CORPORATION

BY: [Signature]
ITS:

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRIAD ASSOCIATES, INC.

J. Youngquist COUNTY AUDITOR
[Signature] DEPUTY

APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF DECEMBER, 2015.

[Signature]
CITY ENGINEER

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 10th DAY OF DECEMBER, 2015.

[Signature]
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

10 DEC 2015
DATE

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS _____ DAY OF _____, 2015.

MAYOR [Signature]

ATTEST: CITY CLERK [Signature]

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 10th DAY OF Dec, 2015.

[Signature]
CITY FINANCE DIRECTOR

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFOR 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 2015.

[Signature]
SKAGIT COUNTY TREASURER

DEPUTY

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING }SS

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF DECEMBER, 2015, PERSONALLY APPEARED Bonnie Beards AND [Signature] KNOWN TO ME TO BE THE VICE PRESIDENT AND SECRETARY RESPECTIVELY OF QUADRANT CORPORATION, WHICH CORPORATION 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 PURPOSE 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.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Kirkland

MY COMMISSION EXPIRES: 9/15/19



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SKAGIT HIGHLANDS POD 2 DIVISION 2A IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



Mary H. McDowell
MARY H. MCDOWELL,
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 36805

December 4, 2015

DATE

MT. VERNON LAND USE NO.: LU10-003

triad

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p: 425.415.2000 f: 425.486.5059 w: triadassociates.net

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M. CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

JOB NO 15-039

SHEET 1 OF 5

VOL/PG

SKAGIT HIGHLANDS DIVISION 2A

A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

VOL/PG

LEGAL DESCRIPTION

TRACT 911, "SKAGIT HIGHLANDS, DIVISION II", A PLANNED UNIT DEVELOPMENT, APPROVED APRIL 3, 2006 AND RECORDED ON APRIL 4, 2006 UNDER AUDITOR'S FILE NO. 20060404052, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED FOR RIGHT-OF-WAY BY DEED RECORDED ON NOVEMBER 9, 2007, UNDER AUDITOR'S FILE NO. 200711090160, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

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 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 THE 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.

NATIVE GROWTH PROTECTION AREA

DEDICATION OF A NATIVE GROWTH PROTECTION AREA (NGPA) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT. THIS INTEREST INCLUDES THE PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPA IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE NGPA THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC OF THE CITY OF MOUNT VERNON, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION IN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF MOUNT VERNON, WHICH PERMISSION MUST BE OBTAINED IN WRITING. BEFORE, BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT OR DEVELOPMENT SITE SUBJECT TO THE NGPA, THE COMMON BOUNDARY BETWEEN THE NGPA AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MONUMENTED.

NOTES AND DETAILED EASEMENT PROVISIONS

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
2. EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE TITLE COMMITMENT BY CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 620023750, DATED APRIL 1, 2015, AT 8:00 A.M.
3. PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS AS OTHERWISE SHOWN PER THE LEGEND ON SHEET 4. SET 1/2" X 24" REBAR WITH CAP "LS NO. 36805" AT LOT CORNERS AND TRACT CORNERS.
4. GARBAGE COLLECTION: CITY OF MOUNT VERNON
COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
5. ZONING DESIGNATION: R-1, 13.5 DEVELOPED AS A P.U.D.
6. BUILDING SETBACKS: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE DEVELOPMENT STANDARDS AND ADDITIONAL SETBACK AND BUFFER REQUIREMENTS AS SET FORTH IN THE MASTER PLAN CONDITIONS CONTAINED IN CITY OF MOUNT VERNON "RESOLUTION 574, EXHIBIT D". SETBACKS ARE AS FOLLOWS: LOTS 4,500 TO 8,399 SQFT: FRONT - 15 FEET, 20 FEET FOR GARAGES, SIDE - 5 FEET, TOTAL OF 10 FEET, REAR - 15 FEET; LOTS 8,400 SQFT AND LARGER: FRONT - 20 FEET, 15 FEET FOR PORCHES, SIDE - 5 FEET, TOTAL OF 10 FEET, REAR - 20 FEET.
7. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS PAYABLE UPON THE ISSUANCE OF A BUILDING PERMIT, AS SET FORTH IN CITY OF MOUNT VERNON RESOLUTION NO. 574, EXHIBIT D, MASTER PLAN CONDITIONS.
8. HOMES SHALL BE BUILT ON SITE PER THE DESIGNS APPROVED IN THE SKAGIT HIGHLANDS P.U.D. OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON.
9. TRACT 900 IS A NATIVE GROWTH PROTECTION AREA AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. A PORTION OF TRACT 900 IS SUBJECT TO PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENTS AS SHOWN ON SHEETS 4 AND 5 OF THIS PLAT (SEE GENERAL EASEMENT PROVISIONS NOTES 2 AND 3). TRACT 900 IS ALSO SUBJECT TO INDIVIDUAL PRIVATE STORM DRAINAGE EASEMENTS FOR THE PURPOSE OF CONVEYING ROOF AND FOOTING DRAINAGE WATER TO AS-CONSTRUCTED LEVEL SPREADERS ALLOWING DRAINAGE DISPERSAL INTO THE SURROUNDING GROUND. THESE PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE ADJACENT LOTS. THE BENEFITING LOTS ARE LOTS 10 THROUGH 15. THE OWNER OF THE ADJOINING LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE CONVEYANCES AND THE LEVEL SPREADERS LOCATED WITHIN TRACT 900.
10. TRACT 901 IS A PARK AREA AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PARK IMPROVEMENTS EXCEPT PUBLIC DRAINAGE FACILITIES.
11. TRACT 902 IS AN ACCESS AND UTILITY TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF THE BENEFITING LOTS, LOTS 10 AND 11 AS AN UNDIVIDED OWNERSHIP INTEREST. TRACT 902 IS SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT. (SEE GENERAL EASEMENT PROVISIONS NOTE 2). THE OWNERS OF SAID LOTS 10 AND 11 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR MAINTENANCE OF PUBLIC STORM DRAINAGE FACILITIES. **No parking is allowed in Tract 902.**
12. TRACT 903 IS AN ACCESS AND UTILITY TRACT AND IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE OWNERS OF THE BENEFITING LOTS, LOTS 14 AND 15, AS AN UNDIVIDED OWNERSHIP INTEREST. TRACT 903 IS SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT. THE OWNERS OF SAID LOTS 14 AND 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. **No parking is allowed in Tract 903.**
13. THIS PLAT IS SUBJECT TO RESERVATION OF MINERALS AND MINERAL RIGHTS, ETC., CONTAINED IN DEED RECORDED MARCH 30, 1903 IN VOLUME 49 OF DEEDS, PAGE 532, RECORDS OF SKAGIT COUNTY, WASHINGTON.
14. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS CONTAINED IN CITY OF MOUNT VERNON ORDINANCE NOS. 2483, 2532, 2546 AND 2550 AS RECORDED MARCH 27, 1992, MARCH 11, 1993, AUGUST 6, 1993 AND SEPTEMBER 21, 1993, RESPECTIVELY, UNDER AUDITOR'S FILE NOS. 9203270092, 9303110069, 9308060022 AND 9309210028, RECORDS OF SKAGIT COUNTY, WASHINGTON.
15. THIS PLAT IS SUBJECT TO A MASTER PLAN AND THE TERMS AND CONDITIONS THEREOF AS RECORDED JULY 1, 2005 UNDER AUDITOR'S NO. 200507010182, RECORDS OF SKAGIT COUNTY, WASHINGTON.
16. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MOUNT VERNON AND MVA, INC., A WASHINGTON CORPORATION, AS RECORDED JUNE 21, 2001 UNDER AUDITOR'S FILE NO. 200106210002, AND MODIFIED BY INSTRUMENT RECORDED JULY 1, 2005, UNDER AUDITOR'S FILE NO. 200507010182, RECORDS OF SKAGIT COUNTY, WASHINGTON.
17. THIS PLAT IS SUBJECT TO A STORM DRAINAGE RELEASE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN GEORGIA SCHOPF, AS HER SEPARATE ESTATE, AND MVA, INC., A WASHINGTON CORPORATION, AS RECORDED JULY 27, 2001 UNDER AUDITOR'S NO. 200107270065, RECORDS OF SKAGIT COUNTY, WASHINGTON.
18. THIS PLAT IS SUBJECT TO A MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN SEDRO-WOLLEY SCHOOL DISTRICT NO. 101 AND MVA, INC. AS RECORDED JULY 5, 2001 UNDER AUDITOR'S NO. 200107270077, RECORDS OF SKAGIT COUNTY, WASHINGTON.
19. THIS PLAT IS SUBJECT TO A DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN MVA, INC. AND THE CITY OF MOUNT VERNON AS RECORDED AUGUST 22, 2001 UNDER AUDITOR'S NO. 200108220046 AND AMENDED PER INSTRUMENT RECORDED JULY 1, 2005 UNDER AUDITOR'S NO. 200507010181, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES AND DETAILED EASEMENT PROVISIONS CONT.

20. THIS PLAT IS SUBJECT TO A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT NO. PL01-0560 AND THE TERMS AND CONDITIONS THEREOF AS RECORDED MAY 23, 2002 UNDER AUDITOR'S FILE NO. 200205230079 AND AS AMENDED BY INSTRUMENT RECORDED JUNE 3, 2002 UNDER AUDITOR'S FILE NO. 200206030153, RECORDS OF SKAGIT COUNTY, WASHINGTON.
21. THIS PLAT IS SUBJECT TO A DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS RECORDED AUGUST 17, 2005 UNDER AUDITOR'S FILE NO. 200508170113 AND AMENDED BY INSTRUMENTS RECORDED JULY 25, 2006, JUNE 4, 2008 AND OCTOBER 16, 2008, RESPECTIVELY, UNDER AUDITOR'S FILE NOS. 200607250099, 200806040066 AND 200810160044, RESPECTIVELY, RECORDS OF SKAGIT COUNTY, WASHINGTON.
22. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION RECORDED AUGUST 17, 2005 UNDER AUDITOR'S FILE NO. 200508170114 AND AMENDED BY INSTRUMENTS RECORDED NOVEMBER 2, 2005, APRIL 6, 2006, MAY 25, 2006, MAY 26, 2006, JULY 25, 2006, AUGUST 25, 2006, DECEMBER 21, 2006, JUNE 4, 2008, OCTOBER 16, 2008 AND FEBRUARY 5, 2009, RESPECTIVELY, UNDER AUDITOR'S FILE NOS. 200511020084, 200604060049, 200605250083, 200605260150, 200607250100, 200608250117, 200612210068, 200806040066, 200810160044 AND 200902050087, RESPECTIVELY, RECORDS OF SKAGIT COUNTY, WASHINGTON.
23. THIS PLAT IS SUBJECT TO A SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD RECORDED AUGUST 17, 2005 UNDER AUDITOR'S FILE NO. 200508170115, RECORDS OF SKAGIT COUNTY, WASHINGTON.
24. THIS PLAT IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY DISCLOSED BY INSTRUMENT RECORDED JULY 11, 2005 UNDER AUDITOR'S FILE NO. 200507110156, RECORDS OF SKAGIT COUNTY, WASHINGTON.
25. THIS PLAT IS SUBJECT TO AN AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, BY PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY AND BETWEEN SKAGIT HIGHLANDS, LLC, OR ITS SUCCESSORS OR ASSIGNS, RECORDED OCTOBER 7, 2005 UNDER AUDITOR'S FILE NO. 200510070093, RECORDS OF SKAGIT COUNTY, WASHINGTON.
26. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, AS DISCLOSED BY THE PLAT OF SKAGIT HIGHLANDS DIVISION II RECORDED UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON.
27. A SIDEWALK ACCESS EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE PUBLIC AND TO THE CITY OF MOUNT VERNON OVER AND ACROSS THOSE IRREGULAR PORTIONS OF TRACT 903 AND LOT 13 DESCRIBED AND SHOWN HEREIN AS A "PUBLIC SIDEWALK EASEMENT".
28. THE PRIVATE STORM DRAINAGE EASEMENTS IN TRACT 900 AND ADJACENT TO THE SOUTHERLY LINE ADJOINING LOTS 10-15 AND ADJACENT TO THE WESTERLY LINE OF ADJOINING LOT 10 OF SAID TRACT ARE FOR THE BENEFIT OF THE LOTS ADJOINING THE EASEMENTS AND EACH EASEMENT IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE OWNER OF THE ADJOINING LOT.
29. ALL LOTS WITHIN THIS PLAT ARE EXEMPT FROM PAYING TRANSPORTATION, PARKS AND FIRE IMPACT FEES AS A RESULT OF FULLY MITIGATING ITS IMPACTS THROUGH THE CONSTRUCTION OF REGIONAL TRANSPORTATION IMPROVEMENTS, CONSTRUCTION AND DEDICATION OF REGIONAL PARKS IMPROVEMENTS, AND DEDICATION OF LAND FOR A FIRE STATION.
30. THERE ARE NO AFFORDABLE HOUSING LOTS IN THIS PLAT.
31. ALL LOTS MUST BE LANDSCAPED PER APPROVED LANDSCAPE PLANS DESIGNED BY LANE & ASSOCIATES.
32. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL AS RECORDED UNDER SKAGIT COUNTY AF# **201512160015**.
33. A 10 FOOT BUILDING SET BACK LINE (BSBL) IS SHOWN OVER AND ACROSS THAT PORTION OF LOT 15 AS SHOWN HEREON.
34. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF LOT 7 AND LOT 8 IS FOR THE BENEFIT OF LOTS 5 AND 6, SKAGIT HIGHLANDS DIVISION 2, REC NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON AND LOT 7 AND LOT 8 OF THIS PLAT. THE OWNERS OF LOTS 7 AND 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
35. THE PRIVATE STORM DRAIN EASEMENT ALONG THE WEST LINE OF TRACT 902 AND THE SOUTH LINE OF LOT 12 IS FOR THE BENEFIT OF LOT 12 AND LOT 13. THE OWNERS OF LOTS 12 AND 13 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON. THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES IN TRACT 902.
36. THE PRIVATE STORM DRAINAGE EASEMENT ALONG THE EASTERLY LINE OF LOT 9 IS FOR THE BENEFIT OF THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION. THE SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID STORM DRAINAGE FACILITIES.
37. OWNER/ DEVELOPER
THE QUADRANT CORPORATION
14725 SE 36TH, SUITE 200, BELLEVUE, WA 98006 (425) 455-2900 (OFFICE)
38. UTILITY SURVEYORS
STORM DRAIN... CITY OF MOUNT VERNON
SANITARY SEWER... CITY OF MOUNT VERNON
WATER... P.U.D NO. 1 OF SKAGIT COUNTY
POWER... PUGET SOUND ENERGY
TELEPHONE... FRONTIER COMMUNICATIONS
TELEVISION... COMCAST CORPORATION
GAS... CASCADE NATURAL GAS
39. MAINTENANCE OF STORMWATER LEVEL SPREADERS LOCATED IN TRACT 900 AND SKAGIT HIGHLANDS DIVISION 2 TRACT 904, IN THE AREAS SHOWN AND DESCRIBED ON SHEETS 4 AND 5 AS ITEMS (4) AND (8) PRIVATE STORM DRAIN EASEMENTS, MUST BE REGULARLY MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO ENSURE THE PROPER FUNCTION OF DRAINAGE FACILITIES WITHIN INDIVIDUAL LOTS. MAINTENANCE OF LEVEL SPREADERS SHOULD BE PERFORMED PER WASHINGTON STATE DEPARTMENT OF ECOLOGY OPERATIONS AND MAINTENANCE TABLE.

GENERAL EASEMENT PROVISIONS

1. 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, 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 CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.
2. LOTS 7 THROUGH 17 ARE SUBJECT TO A PRIVATE EASEMENT FOR WALLS AND DRAINAGE FACILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 2.5 FEET WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES WITHIN THIS PLANNED UNIT DEVELOPMENT. OWNERS OF SAID WALLS AND DRAINAGE FACILITIES ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE WALLS AND DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE WALLS AND DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

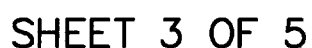
triad

20300 Woodinville Snohomish Rd NE • Woodinville, WA 98072
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POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15,
TOWNSHIP 34 N., RANGE 4 E., W.M. CITY OF MOUNT
VERNON, SKAGIT COUNTY, WASHINGTON



A PLANNED UNIT DEVELOPMENT
POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

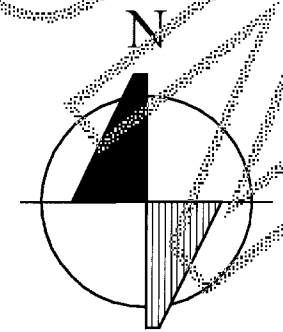


SKAGIT HIGHLANDS DIVISION 2A

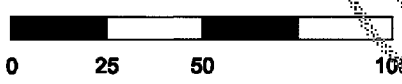
A PLANNED UNIT DEVELOPMENT

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

VOL/PG



SCALE: 1" = 50'



BASIS OF BEARINGS

CITY OF MOUNT VERNON SURVEY CONTROL
NAD 1983 / 91 GEOID99
POINT ID #46 TO ID #97
-RECORD BEARING AND DISTANCE:
S 21°14'53" W, 3605.16'
-OBSERVED BEARING AND DISTANCE:
S 21°14'53" W, 3605.31'

NOTE

FOR DETAILED EASEMENT
INFORMATION, SEE SHEET
5 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°52'36"W	23.19'

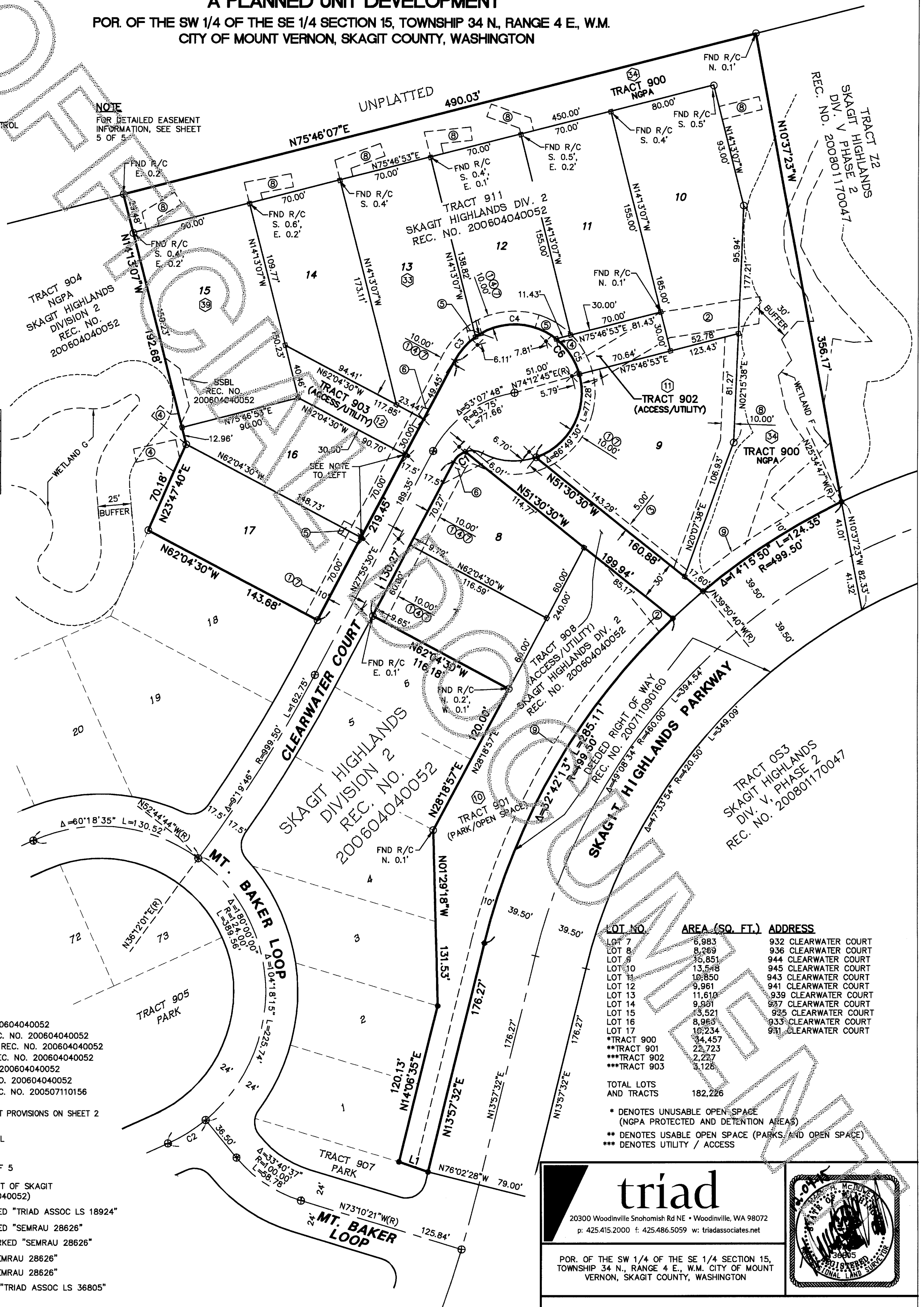
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=42°20'57"	16.00'	11.83'
C2	Δ=15°23'10"	124.00'	33.30'
C3	Δ=26°44'12"	51.00'	23.80'
C4	Δ=73°07'23"	51.00'	65.09'
C5	Δ=36°25'40"	51.00'	32.43'
C6	Δ=223°06'45"	51.00'	198.60'

NOTE

FOUND 1/2" REBAR AND CAP MARKED
"SEMRAU 28626" AT CORNER AND FOUND
NAIL AND TAG ON CURB MARKED
"SEMRAU 28626" 0.7' SOUTHEAST ON
PROPERTY LINE EXTENDED.

LEGEND

- NGPA NATIVE GROWTH PROTECTION AREA
- (R) RADIAL
- ① DRY UTILITY EASEMENT REC. NO. 200604040052
- ② PUBLIC STORM DRAIN EASEMENT REC. NO. 200604040052
- ③ PUBLIC SANITARY SEWER EASEMENT REC. NO. 200604040052
- ④ PRIVATE STORM DRAIN EASEMENT REC. NO. 200604040052
- ⑤ PUBLIC WATER EASEMENT REC. NO. 200604040052
- ⑥ PUBLIC SIDEWALK EASEMENT REC. NO. 200604040052
- ⑦ PUGET SOUND POWER EASEMENT REC. NO. 200507110156
- ⑧ PRIVATE STORM DRAIN EASEMENT
- ⑨ SEE NOTE #1 UNDER GENERAL EASEMENT PROVISIONS ON SHEET 2
- BSBL BUFFER SETBACK LINE
- R/C FOUND REBAR AND CAP PER SYMBOL
- #4701 PROPOSED HOUSE NUMBER
- # REFERENCES NOTE # ON SHEET 2 OF 5
- ⊕ FOUND STREET MONUMENT (PER PLAT OF SKAGIT HIGHLANDS DIV. II REC. NO. 200604040052)
- FOUND 1/2" REBAR AND CAP MARKED "TRIAD ASSOC LS 18924"
- FOUND 1/2" REBAR AND CAP MARKED "SEMRAU 28626"
- ✕ FOUND NAIL AND TAG ON CURB MARKED "SEMRAU 28626"
- ✕ FOUND LEAD AND TACK MARKED "SEMRAU 28626"
- SET 1/2" REBAR AND CAP MARKED "TRIAD ASSOC LS 36805"



LOT NO.	AREA (SQ. FT.)	ADDRESS
LOT 7	6,983	932 CLEARWATER COURT
LOT 8	8,369	936 CLEARWATER COURT
LOT 9	35,851	944 CLEARWATER COURT
LOT 10	13,548	945 CLEARWATER COURT
LOT 11	10,850	943 CLEARWATER COURT
LOT 12	9,961	941 CLEARWATER COURT
LOT 13	11,610	939 CLEARWATER COURT
LOT 14	9,951	937 CLEARWATER COURT
LOT 15	3,521	935 CLEARWATER COURT
LOT 16	8,965	933 CLEARWATER COURT
LOT 17	10,234	931 CLEARWATER COURT
*TRACT 900	34,457	
**TRACT 901	22,723	
***TRACT 902	2,227	
***TRACT 903	3,126	

TOTAL LOTS AND TRACTS 182,226

* DENOTES UNUSABLE OPEN SPACE (NGPA PROTECTED AND DETENTION AREAS)

** DENOTES USABLE OPEN SPACE (PARKS AND OPEN SPACE)

*** DENOTES UTILITY / ACCESS

20300 Woodinville Snohomish Rd NE • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059 w: triadassociates.net

POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15,
TOWNSHIP 34 N., RANGE 4 E., W.M. CITY OF MOUNT
VERNON, SKAGIT COUNTY, WASHINGTON

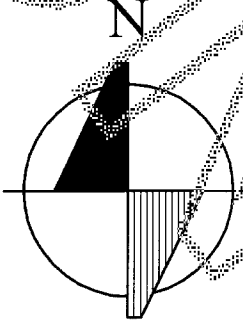
SKAGIT HIGHLANDS DIVISION 2A

A PLANNED UNIT DEVELOPMENT

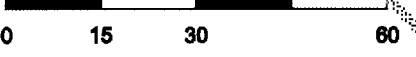
POR. OF THE SW 1/4 OF THE SE 1/4 SECTION 15, TOWNSHIP 34 N., RANGE 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

EASEMENT DETAIL SHEET

VOL/PG

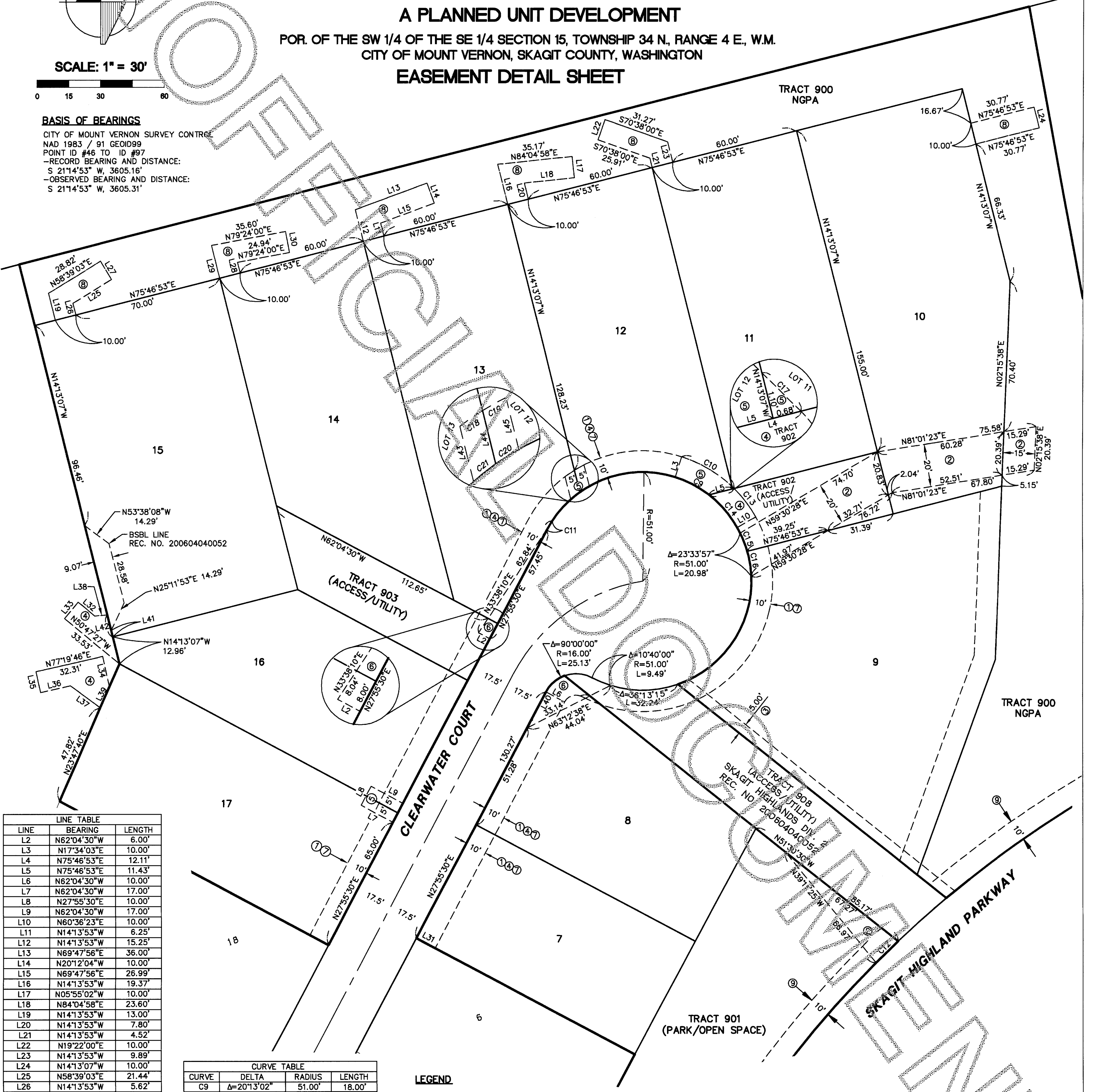


SCALE: 1" = 30'



BASIS OF BEARINGS

CITY OF MOUNT VERNON SURVEY CONTROL
NAD 1983 / 91 GEOID99
POINT ID #46 TO ID #97
-RECORD BEARING AND DISTANCE:
S 21°14'53" W, 3605.16'
-OBSERVED BEARING AND DISTANCE:
S 21°14'53" W, 3605.31'



LINE TABLE		
LINE	BEARING	LENGTH
L2	N62°04'30"W	6.00'
L3	N17°34'03"E	10.00'
L4	N75°46'53"E	12.11'
L5	N75°46'53"E	11.43'
L6	N62°04'30"W	10.00'
L7	N62°04'30"W	17.00'
L8	N27°55'30"E	10.00'
L9	N62°04'30"W	17.00'
L10	N60°36'23"E	10.00'
L11	N14°13'53"W	6.25'
L12	N14°13'53"W	15.25'
L13	N69°47'56"E	36.00'
L14	N20°12'04"W	10.00'
L15	N69°47'56"E	26.99'
L16	N14°13'53"W	19.37'
L17	N05°55'02"W	10.00'
L18	N84°04'58"E	23.60'
L19	N14°13'53"W	13.00'
L20	N14°13'53"W	7.80'
L21	N14°13'53"W	4.52'
L22	N19°22'00"E	10.00'
L23	N14°13'53"W	9.89'
L24	N14°13'07"W	10.00'
L25	N58°39'03"E	21.44'
L26	N14°13'53"W	5.62'
L27	N31°20'57"W	10.00'
L28	N14°13'53"W	5.10'
L29	N14°13'53"W	15.76'
L30	N10°36'00"W	10.00'
L31	N62°04'30"W	10.00'
L32	N50°47'27"W	10.29'
L33	N39°12'33"E	10.00'
L34	N12°40'14"W	14.52'
L35	N12°40'14"W	10.00'
L36	N77°19'46"E	14.41'
L37	N54°05'04"W	17.47'
L38	N86°05'22"E	5.91'
L39	N23°47'40"E	10.67'
L40	N27°55'30"E	19.07'
L41	N14°13'07"W	3.11'
L42	N14°13'07"W	10.60'
L43	N14°13'07"W	11.02'
L44	N14°13'07"W	10.59'
L45	N14°13'07"W	10.30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	Δ=20°13'02"	51.00'	18.00'
C10	Δ=27°14'13"	61.00'	29.00'
C11	Δ=05°42'40"	51.00'	5.08'
C12	Δ=01°39'09"	499.50'	14.41'
C13	Δ=15°48'07"	61.00'	16.82'
C14	Δ=22°49'18"	51.00'	20.31'
C15	Δ=10°16'12"	51.00'	9.14'
C16	Δ=13°17'45"	51.00'	11.84'
C17	Δ=01°12'45"	61.00'	1.29'
C18	Δ=05°00'01"	61.00'	5.32'
C19	Δ=04°51'57"	61.00'	5.18'
C20	Δ=05°54'52"	51.00'	5.26'
C21	Δ=06°09'41"	51.00'	5.48'

LEGEND

- NGPA NATIVE GROWTH PROTECTION AREA
- (R) RADIAL
- ① DRY UTILITY EASEMENT REC. NO. 200604040052
- ② PUBLIC STORM DRAIN EASEMENT REC. NO. 200604040052
- ③ PUBLIC SANITARY SEWER EASEMENT REC. NO. 200604040052
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- ⑧ PRIVATE STORM DRAIN EASEMENT
- ⑨ SEE NOTE #1 UNDER GENERAL EASEMENT PROVISIONS ON SHEET 2
- BSBL BUFFER SETBACK LINE

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SEAL OF SKAGIT COUNTY, WASHINGTON
JAN 18 1890

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VERNON, SKAGIT COUNTY, WASHINGTON

JOB NO. 15-039

SHEET 5 OF 5