

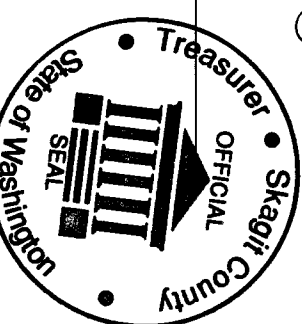
TREASURER'S CERTIFICATE

RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2012.

THIS 27 DAY OF July 2016

SKAGIT COUNTY	TREASURER	DEPUTY
---------------	-----------	--------

DEPUTY



CITY TREASURER'S CERTIFICATE

FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 1944 DAY OF July 20 1944

CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 19th DAY OF JULY, 2016

CITY ENGINEERS

WASHINGTON, THIS 13TH DAY OF JULY, 2016.

MAYOR

ATTES TA C I O N E

DAY OF JULY 2016

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

AUDITOR'S CERTIFICATE

PLLC.

Youngquist
COUNTY AUDITOR

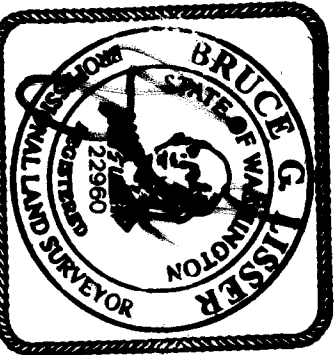
DEPUTY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE LAYOUT OF MOOSESIDE SUBDIVISIONS 1 AND 2, IS BASED UPON A ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 101N, AND THAT THE COORDINATES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

BRUCE T. JOSTER, PLS CERTIFICATE NO. 22960

DATE July 11, 2016



SHEET 1 OF 11

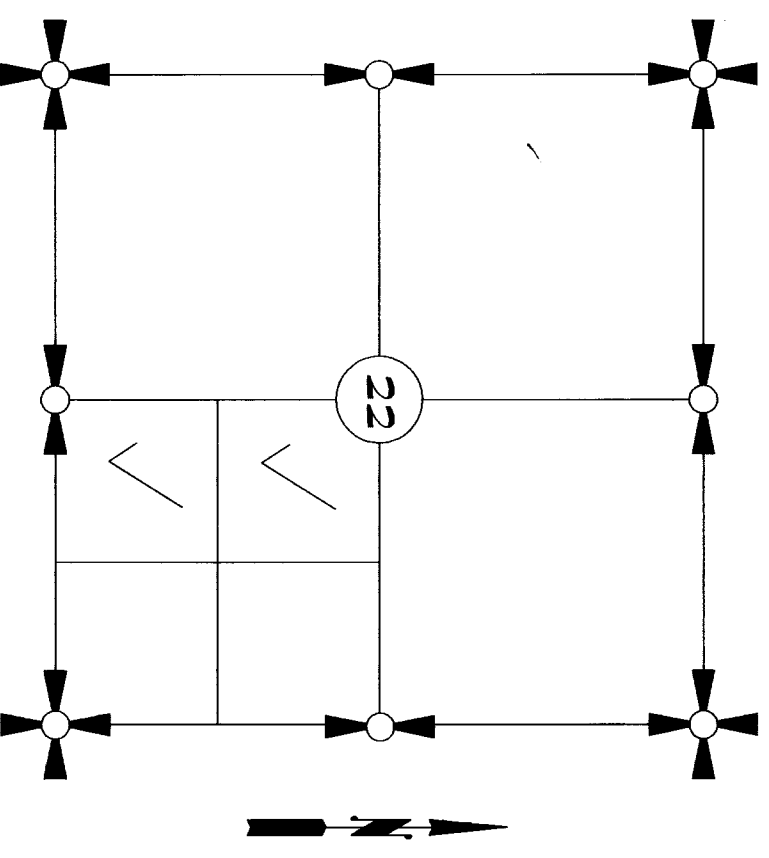
LU-07-009

DATE: 6/02/16

PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 23, T. 34 N., R. 4 E., N.M.
MOUNT VERNON, WASHINGTON
FOR: CH CREEK, LLC

FB:	P6:	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE:
MERIDIAN: ASSUMED			04-032LG FP



LEGAL DESCRIPTION

PARCEL "A"

LOT 2, SHORT PLAT NO. PLOI-0574, APPROVED JANUARY 31, 2002, AND RECORDED FEBRUARY 1, 2002, UNDER AUDITOR'S FILE NO. 200202010016, AND BEING A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.,

PARCEL "B"

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., EXCEPT COUNTY ROADS,

AND EXCEPT THE EAST 245 FEET THEREOF.

PARCEL "C"

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 130 FEET;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 1240 FEET;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, 130 FEET;
THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION, 1240 FEET TO THE POINT OF BEGINNING.

EXCEPT COUNTY ROAD ALONG THE NORTH LINE THEREOF,

AND ALSO EXCEPT THE FOLLOWING:

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.,
THENCE NORTH 84°13'31" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 2022.72 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4,
THENCE SOUTH 0°32'00" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY MARGIN OF DIVISION STREET AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 0°32'00" WEST ALONG THE EAST LINE FOR A DISTANCE OF 122.50 FEET;
THENCE NORTH 84°27'56" WEST FOR A DISTANCE OF 43.46 FEET;
THENCE NORTH 10°46'57" EAST FOR A DISTANCE OF 45.46 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONVEY TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 74°57'32", AN ARC DISTANCE OF 48.84 FEET, MORE OR LESS, TO A POINT OF TANGENCY ON SAID SOUTH RIGHT OF WAY MARGIN OF DIVISION STREET AT A POINT BEARING NORTH 84°13'31" WEST FROM THE TRUE POINT OF BEGINNING,
THENCE SOUTH 84°13'31" EAST ALONG SAID SOUTH RIGHT OF WAY MARGIN FOR A DISTANCE OF 41.84 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "D"

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 130 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 165 FEET;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 1240 FEET;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, 165 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 1320 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT COUNTY ROAD.

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.

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CH CREEK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, GREGG COOLEY, A MARRIED MAN AS HIS SEPARATE PROPERTY, AND ROBERT H. RUBY, A SINGLE MAN, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS, AVENUES, AND PATH TRACTS A AND B, 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 13TH DAY OF JULY, 2016.

CH CREEK, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

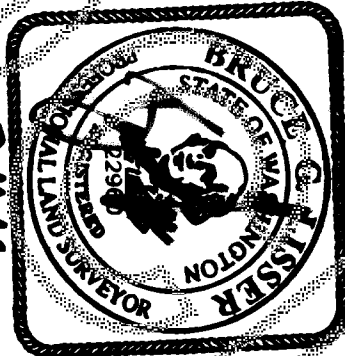
BY: [Signature]
TITLE: Manager

BY: [Signature]
TITLE: Manager

GREGG COOLEY, A MARRIED MAN AS HIS SEPARATE PROPERTY

ROBERT H. RUBY, A SINGLE MAN

[Signature]
LORETTAMAE H. SCHNEIDER



TRACT 447 WOODSIDE LANE A PRIVATE ROAD

TRACT 447, WHICH REPRESENTS WOODSIDE LANE, A PRIVATE ROAD, IS FOR THE PURPOSE OF EGRESS, EGRESS AND UTILITIES TO THE LOTS ADJOINING SAID TRACT 447. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODSIDE RUD HOMEOWNERS ASSOCIATION, CITY OF MOUNT VERNON, PUBLIC UTILITIES DISTRICT NO. 1, PUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS AND CONCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACT 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.

TRACT 447 IS ALSO SUBJECT TO A PRIVATE DRAINAGE EASEMENT.

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: SOUTH 48TH STREET NORTH OF SIERRA STREET, THE SOUTH SIDE OF SIERRA STREET, THE NORTH SIDE OF SIERRA STREET WEST OF LOT 105, THE EAST SIDE OF SOUTH 47TH STREET, THE EAST AND SOUTH SIDES OF SOUTH 48TH PLACE, THE EAST SIDE OF ALPINE VIEW DRIVE, BOTH SIDES OF WOODSIDE LANE INCLUDING THE EMERGENCY TURNAROUND AT THE EASTERN END. 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 MWC 10.20.140 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.

BUILDING DESIGN STANDARDS

FRONT ELEVATIONS: A MIX OF HOUSE ELEVATION DESIGNS ARE REQUIRED; NO FRONT ELEVATION CAN BE WITHIN 5 HOUSES FACING THE SAME SIDE OF THE FRONT STREET. WITH EACH BUILDING PERMIT APPLICATION, APPLICANT WILL INCLUDE A PERMIT EXHIBIT MAP THAT SHOWS THE ELEVATIONS THAT HAVE BEEN APPROVED FOR THE TWO LOTS ON EACH SIDE (TOTAL OF FOUR LOTS) OF THE HOUSE SEEKING PERMIT, A TOTAL OF 5 HOUSES SHALL BE SHOWN. FRONT SETBACK VARIATION: TO VARY THE STREETSCAPE, THE FACE OF EACH HOME CLOSEST TO THE FRONT YARD SETBACK LINE SHALL HAVE A 2 FOOT MINIMUM FRONT SETBACK MODULATION FROM THE HOMES ADJUTIN EACH SIDE YARD.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Diana K. Whitney & Loretta Mae H. Schneider SIGNED THIS INSTRUMENT, ON BEHALF OF CH CREEK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OF THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12th July 2016

DIANA K. WHITNEY SIGNATURE [Signature]
NOTARY PUBLIC MY APPOINTMENT EXPIRES 15th MAY 2017
RESIDING AT Bow

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, GREGG COOLEY, A MARRIED MAN AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 13th July 2016

DIANA K. WHITNEY SIGNATURE [Signature]
NOTARY PUBLIC MY APPOINTMENT EXPIRES 15th MAY 2017
RESIDING AT Bow

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, ROBERT H. RUBY, A SINGLE MAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12th July 2016

DIANA K. WHITNEY SIGNATURE [Signature]
NOTARY PUBLIC MY APPOINTMENT EXPIRES 15th MAY 2017
RESIDING AT Bow

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, LORETTAMAE H. SCHNEIDER, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12th July 2016

DIANA K. WHITNEY SIGNATURE [Signature]
NOTARY PUBLIC MY APPOINTMENT EXPIRES 15th MAY 2017
RESIDING AT Bow

SHEET 2 OF 11 LU-07-004 DATE: 7/11/16

PLAT OF WOODSIDE RUD DIVISIONS I AND 2

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., N.M., MOUNT VERNON, WASHINGTON FOR: CH CREEK, LLC

FB:	Fee:	LISSE & ASSOCIATES, PLLC	SCALE:
MERIDIAN:	ASSUMED	SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON, WA 98273	04-0321.0 FP

NOTES

- 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
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 15435-O, DATED DECEMBER 8, 2015, REVISED GUARANTEE DATED DEC. 8, 2015 AND SECOND REVISION DATED MARCH 25, 2016, AND 3RD REVISION DATED JUNE 10, 2016.
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1 RECORDED UNDER AUDITOR'S FILE NO. 2007019016, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2 RECORDED UNDER AUDITOR'S FILE NO. 20070530136, SKAGIT COUNTY SHORT PLAT NO. PL-01-0574 RECORDED UNDER AUDITOR'S FILE NO. 200202010016 AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 20150140068, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- ZONING CLASSIFICATION: R-1, 4.0 CEDAR HEIGHTS PUD NOM WOODSIDE PUD
- SEWAGE DISPOSAL: CITY OF MOUNT VERNON
- STORM DRAINAGE: CITY OF MOUNT VERNON
- STREET STANDARD: CITY OF MOUNT VERNON
- WATER: SKAGIT COUNTY PUD. NO. 1
- POWER: PUGET SOUND ENERGY
- TELEPHONE: COMCAST COMMUNICATION
- GAS: CASCADE NATURAL GAS
- TELEVISION CABLE: COMCAST CORPORATION
- GARBAGE COLLECTION: CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4". BEARING = SOUTH 84°13'31" EAST
- INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: FIELD TRAVERSE
- IMPACT FEE NOTICE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- ALL HOMES SHALL BE BUILT ON SITE.
- 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.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITS, 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 20142190028, 201502260142, 201502260143, 201502260144, 2008019003, 8503190025, 200005030063, 200104180045, 2006120201, 20150140051, 9611040047, 201503030442, 514238, 20050190018, 200202010016, 8807190004, 20160321016, 201602180001, 201601190058, 201606060183 AND ALSO 201608070056, 201606100147, 201003160045, 201606030024.
- OWNER/DEVELOPER: CH CREEK, LLC 504 E FAIRHAVEN BURLINGTON WA 98233
- SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-108235, P-27571 AND P-27502
- A HOMEOWNERS ASSOCIATION (HOA) HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES AND OTHER LANDSCAPING AREAS. SEE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 201602270024. EACH PURCHASE AND SALE AGREEMENT FOR EACH LOT SOLD SHALL INCLUDE A DISCLOSURE STATEMENT THAT THE HOA WILL BE IN EFFECT AND THE RESPONSIBILITY FOR PARTICIPATING IN THE HOA IS A REQUIREMENT OF PURCHASING THE LAND.

- TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L; TRACTS 946, 947, 948 AND 949 SHALL BE CONVERTED TO THE WOODSIDE HOMEOWNERS ASSOCIATION AND ARE TO BE MAINTAINED AS DESCRIBED IN THE CC & RS REFERENCED IN PLAT NOTE NO. 24.
- A LANDSCAPING EASEMENT IS PROVIDED TO THE WOODSIDE HOMEOWNERS ASSOCIATION OVER, UNDER AND ACROSS THE NORTH 8.0 FEET OF LOTS 101-104 AS SHOWN ON SHEET 7.
- NO DRIVEWAYS FOR VEHICULAR ACCESS SHALL BE ALLOWED FROM LOTS 101-104 (INCLUSIVE) ON EAST DIVISION STREET.

28. TRACTS F, G AND L WERE CREATED AS FORESTED BUFFERS FOR LANDSCAPE SCREENING. THE LANDSCAPING ALONG WITH THE SPLIT RAIL FENCE THAT ABUTS THE RESIDENTIAL LOTS AND THE SCREENING FENCE ON THE OPPOSITE SIDE OF THESE TRACTS FROM THE SPLIT RAIL FENCE SHALL REMAIN IN PERPETUITY. TREES AND SHRUBS WITHIN THESE TRACTS CAN BE TRIMMED AND MAINTAINED, BUT CAN ONLY BE REMOVED WITH PERMISSION OF THE CITY OF MOUNT VERNON. THE CITY WILL AUTHORIZE THE REMOVAL OF TREES AND SHRUBS WITHIN THESE TRACTS ONLY IF A PROFESSIONAL ARBORIST (OR OTHER SIMILARLY QUALIFIED PROFESSIONAL) DEMONSTRATES TO THE CITY THAT THE TREES/SHRUBS POSES A DANGER AND/OR ARE DEAD OR DYING. IF THE CITY AUTHORIZES THE REMOVAL OF TREES OR SHRUBS WITHIN THESE TRACTS, NEW TREES/SHRUBS SHALL BE REPLANTED WITHIN A TIMEFRAME AND DENSITY ESTABLISHED BY THE CITY. REPLANTED DECIDUOUS TREES SHALL BE A MINIMUM OF 2-INCH CALIPER, EVERGREEN TREES SHALL BE A MINIMUM OF 1 FEET IN HEIGHT AND SHALL BE FULL AND BUSHY, AND SHRUBS SHALL BE A MINIMUM OF 2-GALLON. THE OWNERS OF THE LOTS THAT ABUT THESE TRACTS AND THE HOA SHALL NOT DISTURB THE TREES/SHRUBS WITHIN THESE TRACTS UNLESS IT IS FOR MAINTENANCE, SUCH AS MINOR WEED REMOVAL. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID TRACTS AT ITS OWN DISCRETION TO MONITOR THE CONDITION OF THE BUFFER AREA; HOWEVER, THE CITY IS NOT RESPONSIBLE FOR MAINTENANCE OF THESE TRACTS.

29. THE LOTS CREATED WITH THIS PLAT ARE PART OF A PLANNED UNIT DEVELOPMENT (PUD). THE HOMES/OPEN SPACES, LANDSCAPING, AND NATIVE GROWTH PROTECTION AREAS (NGPA) WERE CREATED THROUGH THE PUD PROCESS THAT REQUIRES INNOVATIVE RESIDENTIAL DEVELOPMENT. THROUGH THE PUD PROCESS THE CITY WAS ABLE TO DEViate FROM STANDARD RESIDENTIAL PLAT REQUIREMENTS AND ALLOW A DEVELOPMENT THAT HAS ADDITIONAL SMALLER LOTS, REDUCED SETBACKS, DIFFER TRACT ETC. IN EXCHANGE FOR THE PLAT AMENITIES SUCH AS THE SHELTERS, TRAILS, LANDSCAPING AND OPEN SPACES. ALL FUTURE PERMITS FOR USES WITHIN THIS PUD ARE REQUIRED TO COMPLY WITH THE PUD REQUIREMENTS. THE CITY'S DESIGN STANDARDS, RESOLUTIONS 141 AND 401 AND OTHER APPLICABLE CHAPTERS OF THE MOUNT VERNON MUNICIPAL CODE.

30. FINAL PUD DOCUMENTS FOR THE WOODSIDE PUD HAVE BEEN APPROVED BY THE CITY OF MOUNT VERNON AND RECORDED UNDER AUDITOR'S FILE NO. 201607270024. SPECIFIC DESIGN GUIDELINE STANDARDS THAT APPLY TO EACH DIVISION OF THE WOODSIDE PUD ARE INCLUDED IN THE FINAL PUD DOCUMENTATION. REFER TO THE FINAL PUD DOCUMENTATION FOR SPECIFIC INFORMATION REGARDING APPROVED HOME DESIGNS AND OTHER DESIGN GUIDELINE AMENITIES.

31. AGREEMENT FOR MAINTENANCE OF STORMWATER POND DURING CONSTRUCTION PHASE: CH CREEK LLC CERTIFY THAT, AS THE DEVELOPER AND OWNER OF WOODSIDE PUD (AKA: CEDAR HEIGHTS PUD PHASE 2) WILL PERFORM THE MAINTENANCE ACTIVITIES AS OUTLINED IN MAINTENANCE AGREEMENT DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607270027

32. PURSUANT TO THE DEVELOPER/AGREEMENT WITH THE CITY OF MOUNT VERNON RECORDED UNDER AUDITOR'S FILE NO. 20160210007, TO MITIGATE THE REDUCED AMOUNT OF ON-STREET PARKING THAT THIS DEVELOPMENT WILL PROVIDE, THIS DEVELOPMENT SHALL BE CONDITIONED SUCH THAT THE FUTURE DWELLING UNITS ARE RESTRICTED TO THOSE THAT ARE 55 OF AGE OR OLDER.

PUD UTILITY EASEMENT

EASEMENTS TO PUBLIC UTILITY DISTRICT NO. 1 WITHIN TRACT A AND 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 ACCESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BUSH OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, COULD BE A NECESSARY 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 BUSH, 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 STRIC TURES 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 HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

DESIGN STANDARD NOTES

THE HOMES CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE CITY OF MOUNT VERNON'S DESIGN REVIEW STANDARDS WHICH ARE CODIFIED WITHIN MOUNT VERNON MUNICIPAL CODE CHAPTER 17.10. THESE DESIGN REVIEW STANDARDS REQUIRE A NUMBER OF AMENITIES TO BE INCLUDED AS A PART OF THE LOTS CREATED WITHIN THIS PLAT AND THAT THE HOMES THAT ARE CONSTRUCTED ALSO INSTALL AMENITIES THAT WOULD OTHERWISE NOT BE REQUIRED. THE APPROVED HOME DESIGNS INCLUDED IN THE FINAL WOODSIDE PUD CONSTITUTE AN INNOVATIVE RESIDENTIAL DEVELOPMENT AND MUST BE CONSTRUCTED SUBSTANTIALLY THE SAME AS SHOWN ON THE DOCUMENTS INCLUDED IN THE APPROVED FINAL PUD REFERENCED UNDER PLAT NOTE NO. 30. MODIFICATION TO THE ARCHITECTURAL DESIGNS SHALL ONLY REFLECT MINOR ADJUSTMENTS IN BUILDING DESIGN TO ACCOMMODATE SITE CONDITIONS, MINOR ADJUSTMENTS IN FLOOR PLANS AND/OR SIMILAR CIRCUMSTANCES. CHANGES SHALL NOT ALTER THE ARCHITECTURAL CHARACTER OR DETAILS OF THE DESIGN AS APPROVED IN THE FINAL PUD. SALES AGREEMENTS AND TITLES FOR LAND AND RESIDENCES SOLD IN INNOVATIVE DEVELOPMENTS SHALL NOTE THIS RESTRICTION. WHILE THE CITY'S DESIGN REVIEW STANDARDS REQUIRE ADDITIONAL AMENITIES, THEY ALSO ALLOW REDUCED SETBACKS AS FOLLOWS:

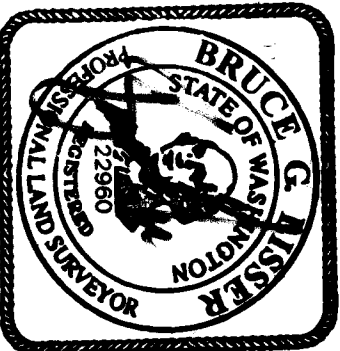
FRONT YARD. NOT LESS THAN 10 FEET FROM THE PROPERTY LINE, ACCESS EASEMENTS OR BACK OF SIDEWALK. THE FRONT OF PRIVATE GARAGES SHALL MAINTAIN AT LEAST 20 FEET FROM THE BACK OF SIDEWALK, PROPERTY LINE OR ACCESS EASEMENT.

REAR YARD. NOT LESS THAN 10 FEET. DRAINAGE EASEMENT NOTE: NO ADDITIONAL IMPROVEMENTS OTHER THAN LANDSCAPING MAY BE BUILT WITHIN THE DRAINAGE EASEMENT AREA, INCLUDING, BUT NOT LIMITED TO, SHEDS, STRUCTURES, PATIOS, PAVERS, ETC.

SIDE YARD. THE SIDE YARD SETBACK SHALL BE A MINIMUM OF 5 FEET.

ALLOWING HOWEVER THAT THE EAVES OF A DWELLING OR ACCESSORY STRUCTURE MAY PROJECT 18 INCHES FROM THE LINE OF THE SETBACK TOWARD A PROPERTY LINE.

TO PROTECT PRIVACY, WINDOWS FACING THE SIDE YARD SHALL BE OFF-SET FROM THE ADJACENT RESIDENCE, OR THE INSTALLATION OF FENCES AND/OR SCREENING HEDGES WILL BE REQUIRED.



7-11-16

SHEET 3 OF 11		LU-07-004		DATE: 7/07/16	
PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2					
SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., 1/4 M. MOUNT VERNON, WASHINGTON FOR: CH CREEK, LLC					
FB:	PG:	LISSER & ASSOCIATES, PLLC		SCALE:	
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION		360-414-7442	
		MOUNT VERNON, WA 98233		04-0321.6 FP	

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, FRONTIER COMMUNICATIONS, INC. AND COMCAST CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR, TWELVE (12) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, OR 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.

SAID AREA IS ALSO SUBJECT TO A PRIVATE STORMWATER EASEMENT.

PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVERTING 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.

PRIVATE STREET NOTE

THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY WITHIN THIS PLAT. ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS, AT THE REQUEST OF THE DEVELOPER OR ADJOINING LOT OWNERS, NO PRIVATE STREET WILL BE ADAPTED AS A CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER AND FIRE CHIEF.

PRIVATE SANITARY SEWER EASEMENT

EASEMENT FOR THE PURPOSE OF CONVERTING 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 ALL LOTS AND TRACTS ABUTTING INTERIOR STREETS, OR OTHER DIMENSIONS AS NOTED. 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 SUBSURFACE SUPPORT OF THE SIDEWALKS OR UNDERTAKE ANY 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 SIDEWALKS. THE EASEMENT AND COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE GRANTOR HIS HEIRS, SUCCESSORS, AND/OR ASSIGNS.

LOT ADDRESS AND AREA INFORMATION

LOT 1	114	5. 48TH STREET	3,944 SQ. FT.
LOT 2	126	5. 48TH STREET	4,563 SQ. FT.
LOT 3	138	5. 48TH STREET	5,356 SQ. FT.
LOT 4	150	5. 48TH STREET	6,188 SQ. FT.
LOT 5	162	5. 48TH PLACE	5,388 SQ. FT.
LOT 6	174	5. 48TH PLACE	4,522 SQ. FT.
LOT 7	186	5. 48TH STREET	7,160 SQ. FT.
LOT 8	198	5. 48TH STREET	5,230 SQ. FT.
LOT 9	210	5. 48TH STREET	5,491 SQ. FT.
LOT 10	222	5. 48TH STREET	5,331 SQ. FT.
LOT 11	234	5. 48TH STREET	4,365 SQ. FT.
LOT 12	246	5. 48TH STREET	4,150 SQ. FT.
LOT 13	258	5. 48TH STREET	5,208 SQ. FT.
LOT 14	270	5. 48TH STREET	7,520 SQ. FT.
LOT 15	282	5. 48TH STREET	5,491 SQ. FT.
LOT 16	294	5. 48TH STREET	5,331 SQ. FT.
LOT 17	306	5. 48TH STREET	5,132 SQ. FT.
LOT 18	318	5. 48TH STREET	6,991 SQ. FT.
LOT 19	330	5. 48TH STREET	6,403 SQ. FT.
LOT 20	342	5. 48TH STREET	5,666 SQ. FT.
LOT 21	354	5. 48TH STREET	5,663 SQ. FT.
LOT 22	366	5. 48TH STREET	5,498 SQ. FT.
LOT 23	378	5. 48TH STREET	4,943 SQ. FT.
LOT 24	390	5. 48TH STREET	4,943 SQ. FT.
LOT 25	402	5. 48TH STREET	5,445 SQ. FT.
LOT 26	414	5. 48TH STREET	5,328 SQ. FT.
LOT 27	426	5. 48TH STREET	5,328 SQ. FT.
LOT 28	438	5. 48TH STREET	5,312 SQ. FT.
LOT 29	450	5. 48TH STREET	5,565 SQ. FT.
LOT 30	462	5. 48TH STREET	6,002 SQ. FT.
LOT 31	474	5. 48TH STREET	6,127 SQ. FT.
LOT 32	486	5. 48TH STREET	5,449 SQ. FT.
LOT 33	498	5. 48TH STREET	5,449 SQ. FT.
LOT 34	510	5. 48TH STREET	5,445 SQ. FT.
LOT 35	522	5. 48TH STREET	5,445 SQ. FT.
LOT 36	534	5. 48TH STREET	5,445 SQ. FT.
LOT 37	546	5. 48TH STREET	5,445 SQ. FT.
LOT 38	558	5. 48TH STREET	5,445 SQ. FT.
LOT 39	570	5. 48TH STREET	5,445 SQ. FT.
LOT 40	582	5. 48TH STREET	5,445 SQ. FT.
LOT 41	594	5. 48TH STREET	5,445 SQ. FT.
LOT 42	606	5. 48TH STREET	5,445 SQ. FT.
LOT 43	618	5. 48TH STREET	5,445 SQ. FT.
LOT 44	630	5. 48TH STREET	5,445 SQ. FT.
LOT 45	642	5. 48TH STREET	5,445 SQ. FT.
LOT 46	654	5. 48TH STREET	5,445 SQ. FT.
LOT 47	666	5. 48TH STREET	5,445 SQ. FT.
LOT 48	678	5. 48TH STREET	5,445 SQ. FT.
LOT 49	690	5. 48TH STREET	5,445 SQ. FT.
LOT 50	702	5. 48TH STREET	5,445 SQ. FT.
LOT 51	714	5. 48TH STREET	5,445 SQ. FT.
LOT 52	726	5. 48TH STREET	5,445 SQ. FT.
LOT 53	738	5. 48TH STREET	5,445 SQ. FT.
LOT 54	750	5. 48TH STREET	5,445 SQ. FT.
LOT 55	762	5. 48TH STREET	5,445 SQ. FT.
LOT 56	774	5. 48TH STREET	5,445 SQ. FT.
LOT 57	786	5. 48TH STREET	5,445 SQ. FT.
LOT 58	798	5. 48TH STREET	5,445 SQ. FT.
LOT 59	810	5. 48TH STREET	5,445 SQ. FT.
LOT 60	822	5. 48TH STREET	5,445 SQ. FT.
LOT 61	834	5. 48TH STREET	5,445 SQ. FT.
LOT 62	846	5. 48TH STREET	5,445 SQ. FT.
LOT 63	858	5. 48TH STREET	5,445 SQ. FT.
LOT 64	870	5. 48TH STREET	5,445 SQ. FT.
LOT 65	882	5. 48TH STREET	5,445 SQ. FT.
LOT 66	894	5. 48TH STREET	5,445 SQ. FT.
LOT 67	906	5. 48TH STREET	5,445 SQ. FT.
LOT 68	918	5. 48TH STREET	5,445 SQ. FT.
LOT 69	930	5. 48TH STREET	5,445 SQ. FT.
LOT 70	942	5. 48TH STREET	5,445 SQ. FT.
LOT 71	954	5. 48TH STREET	5,445 SQ. FT.
LOT 72	966	5. 48TH STREET	5,445 SQ. FT.
LOT 73	978	5. 48TH STREET	5,445 SQ. FT.
LOT 74	990	5. 48TH STREET	5,445 SQ. FT.
LOT 75	1002	5. 48TH STREET	5,445 SQ. FT.
LOT 76	1014	5. 48TH STREET	5,445 SQ. FT.
LOT 77	1026	5. 48TH STREET	5,445 SQ. FT.
LOT 78	1038	5. 48TH STREET	5,445 SQ. FT.
LOT 79	1050	5. 48TH STREET	5,445 SQ. FT.
LOT 80	1062	5. 48TH STREET	5,445 SQ. FT.
LOT 81	1074	5. 48TH STREET	5,445 SQ. FT.
LOT 82	1086	5. 48TH STREET	5,445 SQ. FT.
LOT 83	1098	5. 48TH STREET	5,445 SQ. FT.
LOT 84	1110	5. 48TH STREET	5,445 SQ. FT.
LOT 85	1122	5. 48TH STREET	5,445 SQ. FT.
LOT 86	1134	5. 48TH STREET	5,445 SQ. FT.
LOT 87	1146	5. 48TH STREET	5,445 SQ. FT.
LOT 88	1158	5. 48TH STREET	5,445 SQ. FT.
LOT 89	1170	5. 48TH STREET	5,445 SQ. FT.
LOT 90	1182	5. 48TH STREET	5,445 SQ. FT.
LOT 91	1194	5. 48TH STREET	5,445 SQ. FT.
LOT 92	1206	5. 48TH STREET	5,445 SQ. FT.
LOT 93	1218	5. 48TH STREET	5,445 SQ. FT.
LOT 94	1230	5. 48TH STREET	5,445 SQ. FT.
LOT 95	1242	5. 48TH STREET	5,445 SQ. FT.
LOT 96	1254	5. 48TH STREET	5,445 SQ. FT.
LOT 97	1266	5. 48TH STREET	5,445 SQ. FT.
LOT 98	1278	5. 48TH STREET	5,445 SQ. FT.
LOT 99	1290	5. 48TH STREET	5,445 SQ. FT.
LOT 100	1302	5. 48TH STREET	5,445 SQ. FT.
LOT 101	1314	5. 48TH STREET	5,445 SQ. FT.
LOT 102	1326	5. 48TH STREET	5,445 SQ. FT.
LOT 103	1338	5. 48TH STREET	5,445 SQ. FT.
LOT 104	1350	5. 48TH STREET	5,445 SQ. FT.
LOT 105	1362	5. 48TH STREET	5,445 SQ. FT.
LOT 106	1374	5. 48TH STREET	5,445 SQ. FT.
LOT 107	1386	5. 48TH STREET	5,445 SQ. FT.
LOT 108	1398	5. 48TH STREET	5,445 SQ. FT.
LOT 109	1410	5. 48TH STREET	5,445 SQ. FT.
LOT 110	1422	5. 48TH STREET	5,445 SQ. FT.
LOT 111	1434	5. 48TH STREET	5,445 SQ. FT.
LOT 112	1446	5. 48TH STREET	5,445 SQ. FT.
LOT 113	1458	5. 48TH STREET	5,445 SQ. FT.
LOT 114	1470	5. 48TH STREET	5,445 SQ. FT.
LOT 115	1482	5. 48TH STREET	6,680 SQ. FT.
LOT 116	150	5. 47TH STREET	5,642 SQ. FT.
LOT 117	164	5. 47TH STREET	5,250 SQ. FT.
LOT 118	176	5. 47TH STREET	5,250 SQ. FT.
LOT 119	180	5. 47TH STREET	5,250 SQ. FT.
LOT 120	212	5. 47TH STREET	5,196 SQ. FT.
LOT 121	177	5. 48TH STREET	5,018 SQ. FT.
LOT 122	165	5. 48TH STREET	5,721 SQ. FT.
LOT 123	153	5. 48TH STREET	6,173 SQ. FT.
LOT 124	141	5. 48TH STREET	7,292 SQ. FT.
LOT 134	4707	548TH PLACE	5,533 SQ. FT.
OPEN SPACE TRACTS			
TRACT A	103	5. 48TH STREET	2,545 SQ. FT.
TRACT B	230	5. 47TH STREET	2,560 SQ. FT.
TRACT C	247	5. 48TH STREET	2,916 SQ. FT.
TRACT D	247	5. 48TH STREET	4,571 SQ. FT.
TRACT E	330	5. 48TH STREET	35,434 SQ. FT.
TRACT F			5,160 SQ. FT.
TRACT G			2,392 SQ. FT.
TRACT H	467	5. 48TH STREET	2,650 SQ. FT.
TRACT I			3,093 SQ. FT.
TRACT J	184	5. 48TH STREET	3,213 SQ. FT.
TRACT K	131	5. 48TH STREET	2,354 SQ. FT.
TRACT L			1,034 SQ. FT.
TRACT 997 (WOODSIDE LANE) 10,584 SQ. FT.			
STORM WATER POND TRACT 996 17,249 SQ. FT.			
CRITICAL AREA TRACTS			
NGPA TRACT 998			139,247 SQ. FT. 3.20 ACRES
NGPA TRACT 999			17,459 SQ. FT. 1.18 ACRES
TRACT T			46,792 SQ. FT.
TRACT U			75,777 SQ. FT.
TRACT V			163,571 SQ. FT.
TRACT W			296,331 SQ. FT.
TRACT X			64,444 SQ. FT.
TRACT Y			103,954 SQ. FT.
TRACT Z			78,979 SQ. FT.

CURVE TABLES

NUM	DELTA	ARC	RADIUS
C1	4°58'32"	86.84'	1000.00'
C2	10°50'16"	184.16'	1000.00'
C3	8°53'40"	155.23'	1000.00'
C4	45°01'15"	235.73'	300.00'
C5	16°24'01"	85.87'	300.00'
C6	55°30'07"	290.61'	300.00'
C7	16°44'33"	87.66'	300.00'
C8	20°54'44"	73.29'	200.00'
C9	15°01'35"	78.68'	300.00'
C10	55°14'30"	144.62'	150.00'
C11	64°03'18"	43.04'	35.50'
C12	91°36'36"	55.96'	35.00'
C13	58°21'33"	30.61'	30.00'
C14	32°12'30"	16.86'	30.00'
C15	6°05'46"	33.84'	318.50'
C16	6°40'20"	37.09'	318.50'
C17	74°51'32"	48.84'	35.00'
C18	2°46'31"	49.65'	1025.00'
C19	2°48'53"	50.36'	1025.00'
C20	2°51'48"	51.22'	1025.00'
C21	1°20'23"	23.97'	1025.00'
C22	42°01'39"	26.47'	36.00'
C23	35°28'55"	22.29'	36.00'
C24	38°04'56"	37.97'	57.00'
C25	16°15'08"	16.17'	57.00'
C26	15°49'09"	53.00'	20.00'
C27	2°56'22"	52.59'	1025.00'
C28	3°52'21"	69.27'	1025.00'
C29	45°01'16"	216.09'	275.00'
C30	8°32'53"	48.49'	325.00'
C31	82°08'52"	43.01'	30.00'
C32	82°08'52"	43.01'	30.00'
C33	82°08'52"	43.01'	30.00'
C34	11°44'57"	66.64'	325.00'
C35	9°51'21"	56.47'	325.00'
C36	9°35'24"	54.40'	325.00'
C37	8°30'09"	48.23'	325.00'
C38	82°08'52"	43.01'	30.00'
C39	3°51'34"	15.10'	218.50'
C40	14°34'56"	55.61'	218.50'
C41	18°29'57"	58.60'	18.50'
C42	82°08'52"	43.01'	30.00'
C43	9°46'19"	55.43'	325.00'
C44	19°56'58"	45.15'	275.00'
C45	6°31'26"	31.31'	275.00'
C46	14°43'54"	70.71'	275.00'
C47	14°43'54"	70.71'	275.00'
C48	14°43'54"	70.71'	275.00'
C49	14°43'54"	70.71'	275.00'
C50	2°11'55"	10.55'	275.00'
C51	3°06'26"	17.63'	325.00'
C52	8°49'24"	50.05'	325.00'
C53	8°52'26"	50.34'	325.00'
C54	9°08'25"	51.85'	325.00'
C55	9°42'04"	55.03'	325.00'
C56	3°35'14"	20.35'	327.00'
C57	81°53'23"	42.86'	318.00'
C58	9°18'22"	27.37'	168.50'
C59	11°48'36"	34.78'	168.50'
C60	18°01'58"	38.03'	168.50'
C61	9°46'12"	28.73'	168.50'
C62	90°00'00"	39.27'	25.00'
C63	90°00'00"	39.27'	25.00'
C64	9°53'21"	48.59'	281.50'
C65	5°54'53"	9.82'	281.50'
C66	16°08'07"	58.32'	30.00'
C67	3°27'18"	88.72'	975.00'
C68	5°05'47"	58.80'	975.00'
C69	2°38'33"	50.09'	975.00'
C70	2°53'15"	58.39'	975.00'
C71	2°53'15"	58.39'	975.00'
C72	02°52'13"	53.69'	30.00'
C73	14°20'13"	44.37'	13.50'
C74	22°58'13"	52.72'	13.50'
C75	0°24'00"	0.42'	13.50'
C76	43°23'49"	241.24'	318.50'
C77	84°24'41"	39.01'	25.00'
C88	24°08'45"	53.52'	127.00'
C82	86°36'00"	22.67'	15.00'
C85	51°36'39"	36.03'	40.00'
C84	58°26'55"	25.50'	25.00'

LINE TABLES

NUM	BEARING	DISTANCE
L1	S21°41'22"E	26.22'
L2	S26°41'22"E	24.07'
L3	S24°45'06"E	55.40'
L4	N8°09'15"W	52.86'
L5	S13°21'44"E	59.47'
L6	S32°31'11"W	61.61'
L7	S2°25'35"W	110.24'
L8	S5°42'40"W	40.28'
L9	S5°42'40"W	154'
L10	S7°28'05"E	47.18'
L11	S29°55'05"W	7.86'
L12	S29°55'05"W	11.85'
L13	S25°50'27"E	44.31'
L14	N1°08'14"W	50.03'
L15	N12°20'54"E	57.84'
L16	N23°42'11"W	58.42'
L17	N23°42'11"W	58.06'
L18	S19°30'12"E	30.55'
L19	N8°36'08"W	13.48'
L20	N8°36'08"W	50.00'
L21	S15°04'16"E	49.78'
L22	S5°38'22"E	30.52'
L23	N16°32'06"E	16.51'
L24	N16°32'06"E	45.83'
L25	S44°30'24"E	22.30'
L26	N42°32'42"E	23.55'
L27	N42°32'42"E	23.50'
L28	S54°39'38"W	21.20'
L29	S58°48'56"W	19.48'
L30	N61°33'34"E	36.55'
L31	N19°10'24"W	13.00'
L32	N70°44'59"E	19.83'
L33	N47°44'59"E	31.01'
L34	N84°10'41"W	20.00'
L35	S89°21'56"E	20.00'
L36	N57°33'14"E	54.32'
L37	S67°34'58"E	23.13'
L38	N41°39'15"E	28.62'
L39	N13°44'48"E	37.61'
L40	N35°51'17"E	36.29'
L41	N37°43'43"W	51.57'
L42	N14°55'32"W	25.40'
L43	N3°52'52"W	12.85'
L44	N23°28'31"E	18.76'
L45	N5°28'57"W	28.57'
L46	S58°55'04"W	27.51'
L47	S39°19'21"W	6.88'
L48	N30°19'34"W	17.10'
L49	N18°09'48"W	30.59'
L50	N4°14'46"W	16.20'
L51	N23°02'55"E	2.39'
L52	N85°58'01"E	4.58'
L53	N21°56'39"E	41.04'
L54	N54°18'26"W	37.42'
L55	N62°04'53"W	21.84'
L56	N21°05'41"W	11.40'
L57	N20°29'55"E	31.06'
L58	N4°58'58"E	33.33'
L59	N13°36'58"W	28.29'
L60	N4°44'34"E	32.75'
L61	N20°09'01"W	42.46'
L62	N29°57'17"W	28.07'
L63	N42°04'30"W	9.22'
L64	N10°36'15"W	24.50'
L65	N27°49'42"W	30.01'
L66	N8°50'30"W	27.78'
L67	N0°05'39"E	31.56'
L68	N18°06'53"W	24.44'
L69	N43°03'32"W	28.59'
L70	N78°07'35"W	26.64'
L71	S16°22'31"E	37.58'
L72	S83°36'28"E	9.51'
L73	S3°20'39"W	20.72'
L74	S24°43'28"W	4.07'
L75	S64°26'10"W	13.28'
L76	S63°48'08"W	34.40'
L77	S20°34'01"W	36.82'
L78	S14°54'35"E	24.11'
L79	S44°55'05"E	21.25'
L80	S63°33'05"E	30.38'
L81	N52°42'24"E	12.55'
L82	N71°46'52"E	28.87'
L83	S48°26'37"E	11.35'
L84	S4°06'02"W	29.46'
L85	S26°48'17"E	21.27'
L86	S11°58'00"E	27.53'
L87	S54°39'04"E	20.26'
L88	S48°57'48"W	12.77'
L89	S52°47'23"W	10.88'
L90	N64°39'12"W	24.18'
L91	N73°08'52"W	23.59'
L92	S37°02'08"W	23.59'
L93	S30°52'57"W	34.65'
L94	S5°26'04"E	29.46'
L95	S51°45'47"E	27.56'
L96	S11°04'47"E	23.39'
L97	S55°12'58"E	13.66'
L98	S11°36"W	4.46'
L99	N0°08'45"E	37.76'
L100	N23°39'22"E	16.50'
L102	S89°41'06"E	12.16'
L103	S00°32'00"W	16.26'
L104	S70°44'36"W	10.42'
L105	N19°58'25"W	63.54'
L106	N0°35'53"E	21.54'
L107	S82°15'44"W	74.06'
L108	N0°32'04"E	91.05'
L109	N0°32'04"E	40.58'
L110	N82°15'44"E	58.19'
L111	N64°35'30"W	17.25'

NUM	DELTA	ARC	RADIUS
C1	4°58'32"	86.84'	1000.00'
C2	10°50'16"	184.16'	1000.00'
C3	8°53'40"	155.23'	1000.00'
C4	45°01'15"	235.73'	300.00'
C5	16°24'01"	85.87'	300.00'
C6	55°30'07"	290.61'	300.00'
C7	16°44'33"	87.66'	300.00'
C8	20°54'44"	73.29'	200.00'
C9	15°01'35"	78.68'	300.00'
C10	55°14'30"	144.62'	150.00'
C11	64°03'18"	43.04'	35.50'
C12	91°36'36"	55.96'	35.00'
C13	58°21'33"	30.61'	30.00'
C14	32°12'30"	16.86'	30.00'
C15	6°05'46"	33.84'	318.50'
C16	6°40'20"	37.09'	318.50'
C17	74°51'32"	48.84'	35.00'
C18	2°46'31"	49.65'	1025.00'
C19	2°48'53"	50.36'	1025.00'
C20	2°51'48"	51.22'	1025.00'
C21	1°20'23"	23.97'	1025.00'
C22	42°01'39"	26.47'	36.00'
C23	35°28'55"	22.29'	36.00'
C24	38°04'56"	37.97'	57.00'
C25	16°15'08"	16.17'	57.00'
C26	15°49'09"	53.00'	20.00'
C27	2°56'22"	52.59'	1025.00'
C28	3°52'21"	69.27'	1025.00'
C29	45°01'16"	216.09'	275.00'
C30	8°32'53"	48.49'	325.00'
C31	82°08'52"	43.01'	30.00'
C32	82°08'52"	43.01'	30.00'
C33	82°08'52"	43.01'	30.00'
C34	11°44'57"	66.64'	325.00'
C35	9°51'21"	56.47'	325.00'
C36	9°35'24"	54.40'	325.00'
C37	8°30'09"	48.23'	325.00'
C38	82°08'52"	43.01'	30.00'
C39	3°51'34"	15.10'	218.50'
C40	14°34'56"	55.61'	218.50'
C41	18°29'57"	58.60'	18.50'
C42	82°08'52"	43.01'	30.00'
C43	9°46'19"	55.43'	325.00'
C44	19°56'58"	45.15'	275.00'
C45	6°31'26"	31.31'	275.00'
C46	14°43'54"	70.71'	275.00'
C47	14°43'54"	70.71'	275.00'
C48	14°43'54"	70.71'	275.00'
C49	14°43'54"	70.71'	275.00'
C50	2°11'55"	10.55'	275.00'
C51	3°06'26"	17.63'	325.00'
C52	8°49'24"	50.05'	325.00'
C53	8°52'26"	50.34'	325.00'
C54	9°08'25"	51.85'	325.00'
C55	9°42'04"	55.03'	325.00'
C56	3°35'14"	20.35'	327.00'
C57	81°53'23"	42.86'	318.00'
C58	9°18'22"	27.37'	168.50'
C59	11°48'36"	34.78'	168.50'
C60	18°01'58"	38.03'	168.50'
C61	9°46'12"	28.73'	168.50'
C62	90°00'00"	39.27'	25.00'
C63	90°00'00"	39.27'	25.00'
C64	9°53'21"	48.59'	281.50'
C65	5°54'53"	9.82'	281.50'
C66	16°08'07"	58.32'	30.00'
C67	3°27'18"	88.72'	975.00'
C68	5°05'47"	58.80'	975.00'
C69	2°38'33"	50.09'	975.00'
C70	2°53'15"	58.39'	975.00'
C71	2°53'15"	58.39'	975.00'
C72	02°52'13"	53.69'	30.00'
C73	14°20'13"	44.37'	13.50'
C74	22°58'13"	52.72'	13.50'
C75	0°24'00"	0.42'	13.50'
C76	43°23'49"	241.24'	318.50'
C77	84°24'41"	39.01'	25.00'
C88	24°08'45"	53.52'	127.00'
C82	86°36'00"	22.67'	15.00'
C85	51°36'39"	36.03'	40.00'
C84	58°26'55"	25.50'	25.00'

SHEET 5 OF 11 LU-07-004

DATE: 6/2/16

PLAT OF WOODSIDE PUD DIVISIONS I AND 2

SURVEY IN A PORTION OF THE

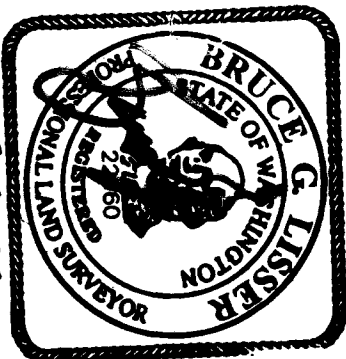
SOUTHEAST 1/4 OF

SECTION 22, T. 34 N., R. 4 E., N.M.

MOUNT VERNON, WASHINGTON

FOR: CH CREEK, LLC

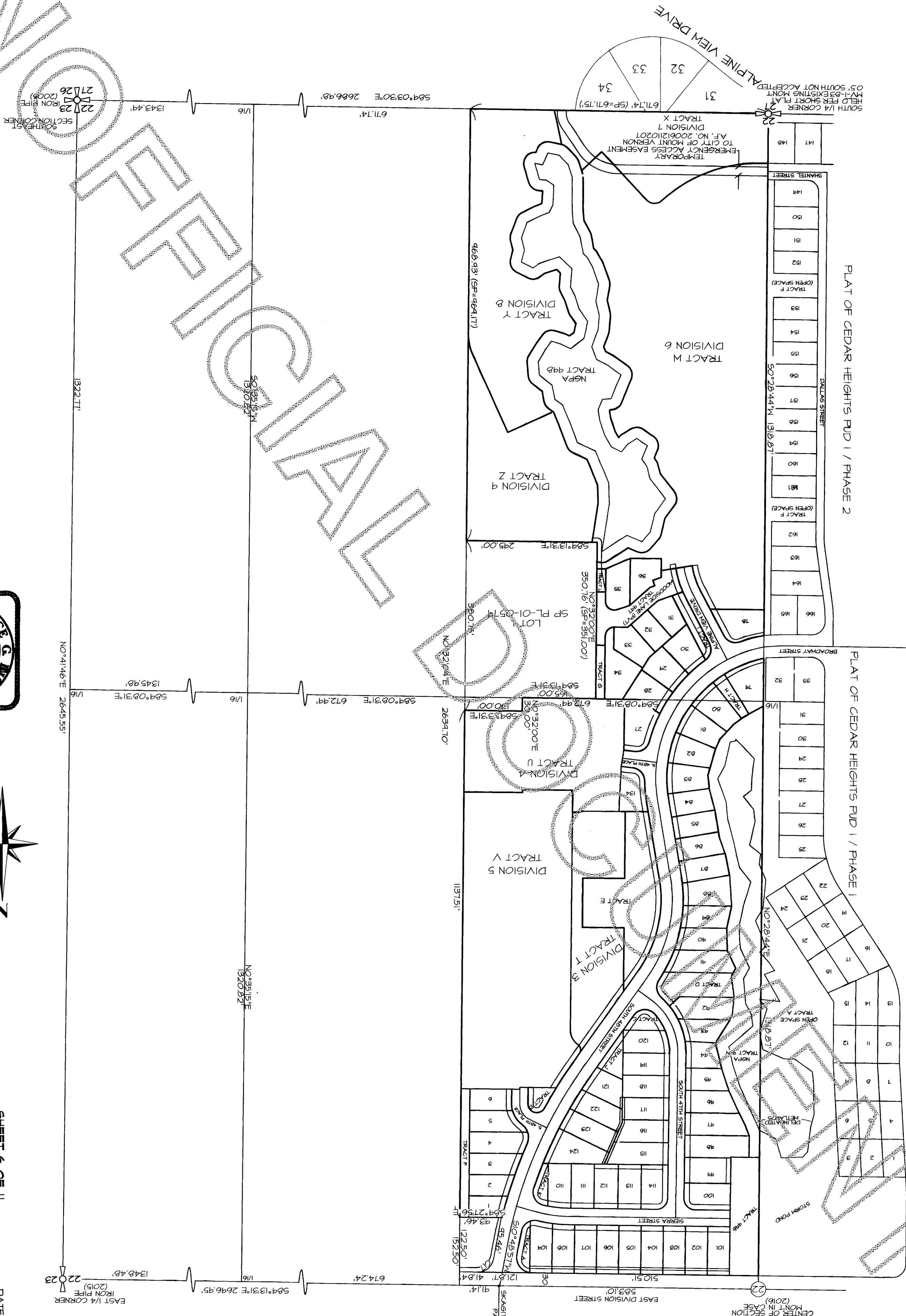
FB:	Pg:	LISGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON, WA 98275	04-03216 FP
		360-419-7442	



7-11-16

PLAT OF CEDAR HEIGHTS PUD I / PHASE 2

PLAT OF CEDAR HEIGHTS PUD I / PHASE 1

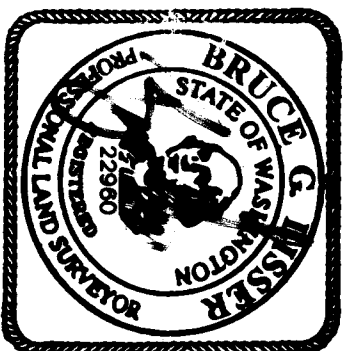


SHEET 6 OF 11 DATE: 6/2/16

PLAT OF WOODSIDE PUD DIVISIONS I AND 2

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., N.M.
MOUNT VERNON, WASHINGTON
FOR: CH CREEK, LLC

FB. PG. LISGER & ASSOCIATES, PLLC SCALE: 1"=150'
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
04-03216 FP SUBD



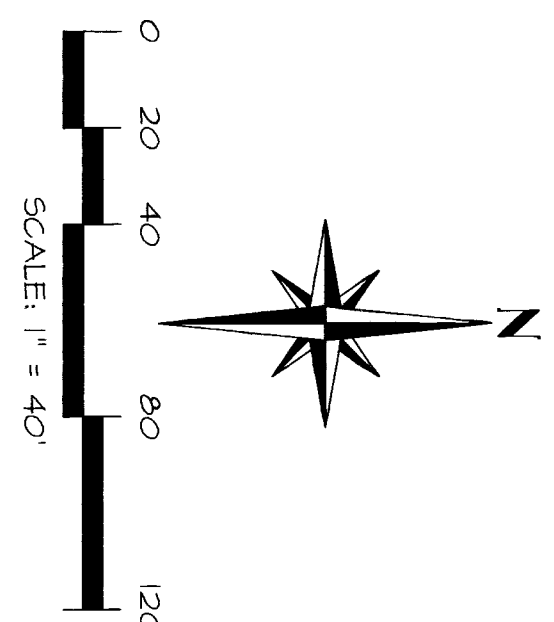
7-11-16

CENTER OF SECTION
MONT IN CASE
(2016)

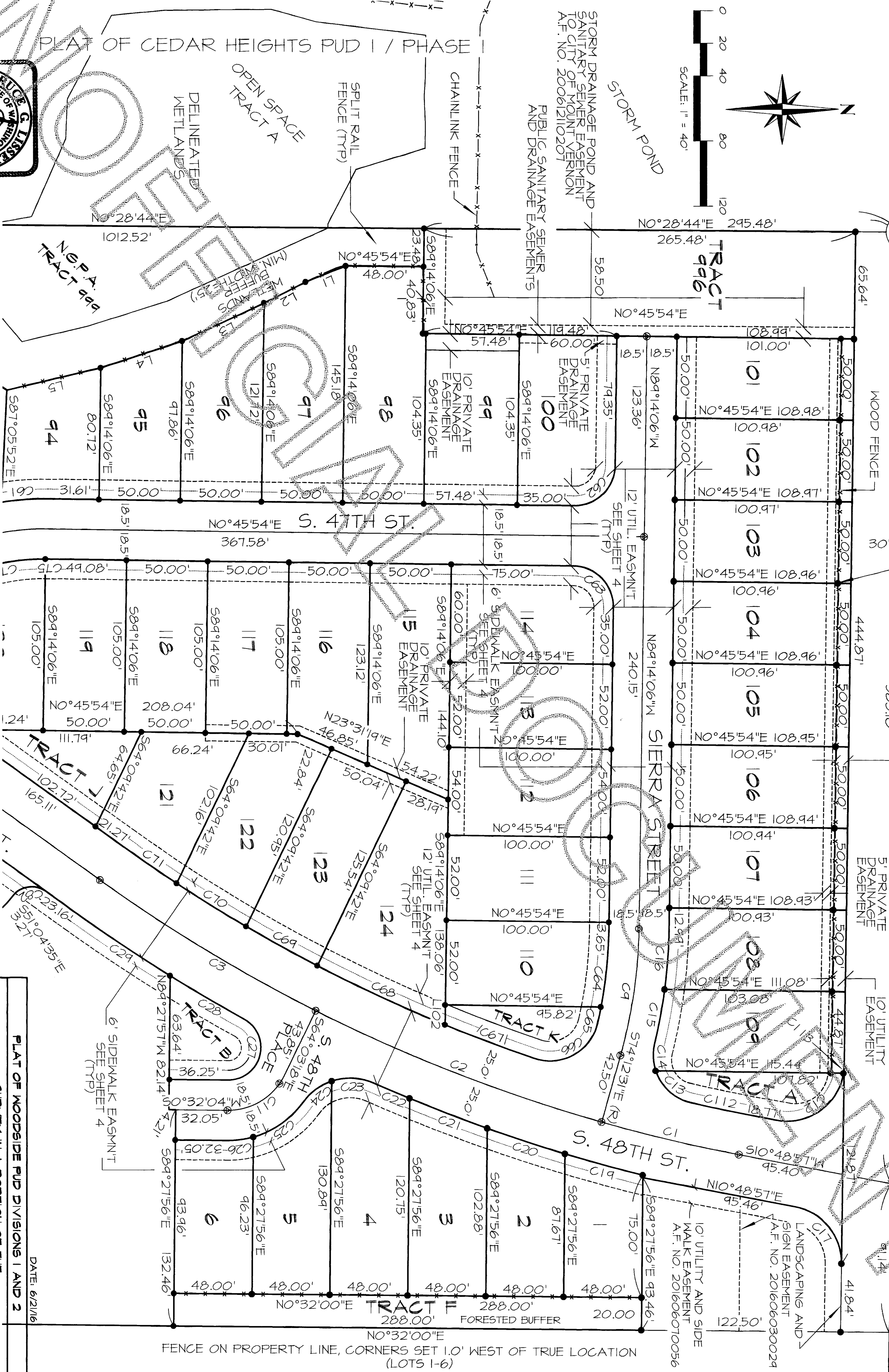
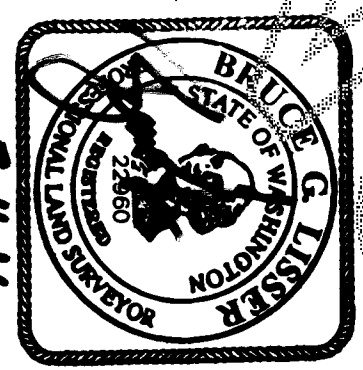
LOT CORNERS ALONG EAST DIVISION ST.
ARE SET 8.0' SOUTH OF TRUE LOCATION
AND ARE 0.5' SOUTH OF FENCE LINE

8' LANDSCAPING EASEMENT ACROSS LOTS 101-104
(SEE NOTE NO. 26)
EAST DIVISION STREET

MONT IN CASE
(2016)



PLAT OF CEDAR HEIGHTS PUD I / PHASE



DATE: 6/21/16

PLAT OF WOODSIDE PUD DIVISIONS I AND 2

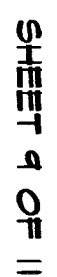
SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., N.M.
MOUNT VERNON, WASHINGTON
FOR: CH CREEK, LLC

LU-07-004
SHEET 7 OF 11

FB: 374 PG.	LISSENER & ASSOCIATES, PLLC	SCALE: 1" = 40'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	
	MOUNT VERNON, WA 98273	360-419-7442
		04-0321.6 FP



9 209.00
11 10:53AM



PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2

DATE: 6/21/16

SURVEY IN A PORTION OF THE

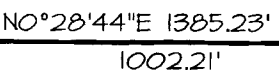
SECTION 22, T. 34 N., R. 4 E., N.M.

FOR: CUCKER, LLC

FB: 379 PG: LISSER & ASSOCIATES, PLLC
SCALE: 1" = 40'
SURVEYING & LAND-USE CONSULTATION

SURVETING & LAND-USE
MOUNT VERNON, WA 98273

04-032LG FP



DIVISION 6

SP PL-01-0579

TRACT

TRACT

⑤ END 5/8" LEGR0 RBR/CAP
02.5 & 03" W
OF CALCD POINT

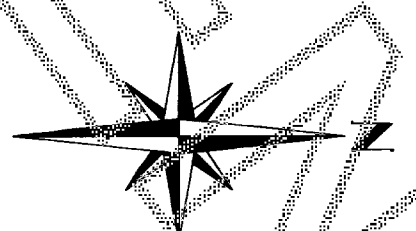
⑥ END 5/8" LEGR0 RBR/CAP
02.5 & 03" W
OF CALCD POINT

LU-07-009

PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2

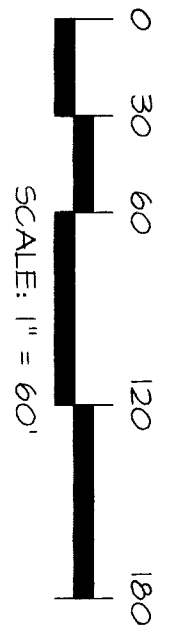
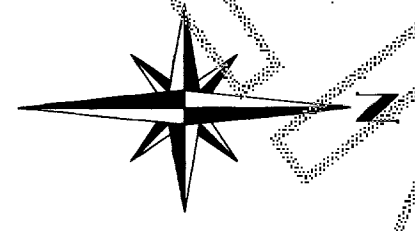
SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., WM.
MOUNT VERNON, WASHINGTON
FOR: CH CREEK, LLC

FB: 379 PG:	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1742	04-032LG FP



SCALE: 1" = 60'

201607270925
Skagit County Auditor
7/27/2016 Page 11 of 14 10:35AM
\$208.00



SOUTHEAST SECTION CORNER
22 23
27 26
FOUND
IRON PIPE
(2005)
2666.48'

SHEET 11 OF 11
LU-07-004
DATE: 6/17/16

PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., N.M.
MOUNT VERNON, WASHINGTON
FOR: CH CREEK, LLC

FB:	PG:	LISSE & ASSOCIATES, PLLC	SCALE: 1"=60'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	04-03216 FP
		MOUNT VERNON, WA 98275	360-419-7442

