

**PINE CREEK ESTATES
PHASE 2**

A PORTION OF N1/4 NE1/4 SECTION 16,
TOWNSHIP 34 NORTH, RANGE 04 EAST, 11N1,
CITY OF MOUNT VERNON, STATE OF WASHINGTON

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT PINE CREEK ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HERETO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 24th DAY OF August, 2017.

PINE CREEK ESTATES, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature] TITLE: President

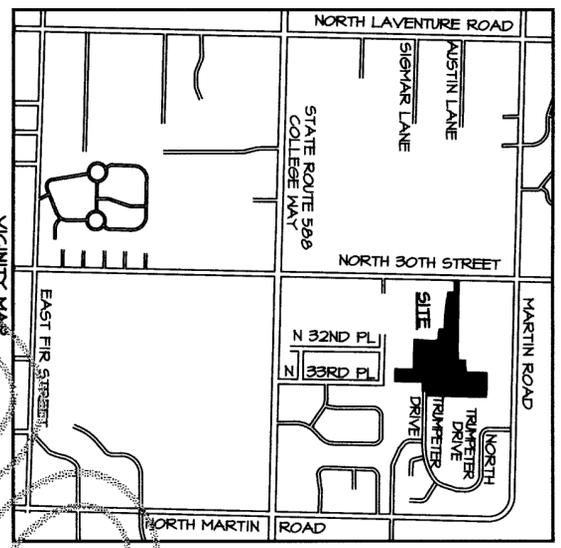
ACKNOWLEDGEMENT
STATE OF WASHINGTON,
COUNTY OF SKAGIT.

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF August, 2017, PERSONALLY APPEARED Michael Mueller, KNOWN TO ME TO BE THE President OF PINE CREEK ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY WHICH 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 (SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT (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.



Mark P. Ferndale
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: FERNDALE WA
MY COMMISSION EXPIRES: MAY 30, 2021



LEGAL DESCRIPTION
LOTS 1 AND 2 AS DELINEATED ON BOUNDARY LINE ADJUTMENT B.L.A. NO. LU 10-024 AS APPROVED ON JUNE 9, 2010 AND RECORDED JUNE 9, 2010 UNDER AUDITOR'S FILE NO. 201006040035, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 820029926 DATED JANUARY 6, 2017)

IMPACT FEE NOTICE
ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

APPLICANT
PINE CREEK ESTATES, LLC
6810 SALASHAN PARKWAY
FERNDALE, WA 98248

RESTRICTIVE COVENANTS
DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR PINE CREEK ARE RECORDED UNDER AUDITOR'S FILE NUMBER 201708220048 RECORDS OF SKAGIT COUNTY, WASHINGTON.

- SHEET INDEX**
- SHEET 1 DECLARATION, ACKNOWLEDGEMENTS, APPROVALS, CERTIFICATES, VICINITY MAP, LEGAL DESCRIPTION
 - SHEET 2 NOTES, EASEMENTS, LOT ADDRESS TABLE, DETAILS
 - SHEET 3 FINAL PLAT MAP BOUNDARY SOLUTION, VACATION OF EASEMENTS
 - SHEET 4 FINAL PLAT MAP LOTS 1-12, 44, 45
 - SHEET 5 FINAL PLAT MAP LOTS 13-43 & TRACT A

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF PINE CREEK ESTATES, LLC,
2017092000083
Skagit County Auditor \$178.00
9/20/2017 Page 1 of 5 5:12:34PM

[Signature]
SKAGIT COUNTY AUDITOR
DEPUTY

CITY FINANCE DIRECTOR 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 20th DAY OF September, 2017.
UP TO AND INCLUDING THE YEAR OF 20...
[Signature]
CITY FINANCE DIRECTOR

COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2017.

THIS 20th DAY OF September, 2017.
[Signature]
SKAGIT COUNTY TREASURER
DEPUTY



APPROVALS
EXAMINED AND APPROVED THIS 19th DAY OF September, 2017.
[Signature]
PUBLIC WORKS DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON,
THIS 20th DAY OF September, 2017.

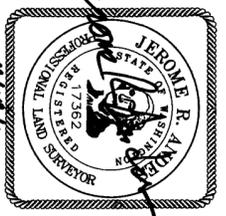
MAYOR [Signature]

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED
THIS 20th DAY OF September, 2017.
[Signature]
DEVELOPMENT SERVICES DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF PINE CREEK ESTATES, PHASE 2nd IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 04 EAST, 11N1, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 17362



CITY OF MOUNT VERNON LAND USE NUMBER: LU07-018 & LU08-056 REV. 01 JSM 6/29/17

ANDES
LAND SURVEYING, P.S.

1523 TENTH ST,
MARYSVILLE, WA 98270
PHONE: 360-659-6639

DRAWN BY: JSM
CHECKED: JRA
DATE: 9/23/15

JOB DATA:
3404-16-07
201514 (PINE164)
FBI FILE
PINE CREEK 2 8-11-17.pdf

PINE CREEK ESTATES
PHASE 2
FOR
PINE CREEK ESTATES, LLC
A WASHINGTON LIMITED LIABILITY COMPANY
A PORTION OF N1/4 NE1/4 SECTION 16,
TOWNSHIP 34 NORTH, RANGE 04 EAST, 11N1,
CITY OF MOUNT VERNON, STATE OF WASHINGTON

SHEET 1 OF 5

**PINE CREEK ESTATES
PHASE 2**

A PORTION OF NW1/4 NE1/4 SECTION 16,
TOWNSHIP 34 NORTH, RANGE 04 EAST, 14th E.M.,
CITY OF MOUNT VERNON, STATE OF WASHINGTON

201709250063
Sagit County Auditor
9/20/2017 Page 2 of 2 8:12:35PM \$178.00

NOTES:

- SUBJECT TO TERMS, CONDITIONS AND EXCEPTION INFORMATION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 620029826 DATED JANUARY 6, 2017.
- SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO WEST TRUMPETER AND THE CITY OF MOUNT VERNON FOR INSTALLING AND MAINTAINING A STORM DRAINAGE SYSTEM RECORDED OCTOBER 16, 1989 UNDER AUDITORS' FILE NUMBER 841061094.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTION, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-41 RECORDED UNDER AUDITORS' FILE NUMBER 910570082.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTION, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SHORT PLAT NO. LU08-022 RECORDED UNDER AUDITORS' FILE NUMBER 20020925100.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTION, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SHORT PLAT NO. LU10-024 RECORDED UNDER AUDITORS' FILE NUMBER 201006040035.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTION, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PINE CREEK DIVISION I RECORDED UNDER AUDITORS' FILE NUMBER 201112200081.
- SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT(S) GRANTED TO PUGET SOUND ENERGY, INC. FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES RECORDED APRIL 11, 2016 RECORDED UNDER AUDITORS' FILE NUMBER 20160410121.
- ZONING CLASSIFICATION: R-1, 4.0.
- A TEN (10) FOOT BUILDING SETBACK SHALL BE OBSERVED FROM THE EDGE OF ALL NEPA'S.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALK, LANDSCAPING STRIP, STREET TREES AND STREET LIGHTS ALONG TRUMPETER DRIVE, 32ND PLACE AND 32ND COURT AS WELL AS ALL OF TRACT A AND THE ADJACENT FENCE. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE FENCING AND NEPA SIGNAGE ALONG THE SOUTH SIDE OF LOTS 1, 12 AND ALL COMMON AREAS OF THE SUBDIVISION.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING FIRE LANE ACCESS, STRIPING, AND SIGNAGE FOR TRACT
- LOTS 18, 19, AND 20 ARE SUBJECT TO REQUIREMENTS FOR RESIDENTIAL SPRINKLERS NFPA 13D AT TIME OF BUILDING PERMIT.

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 LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 LOT 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.

PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT

THE CITY OF MOUNT VERNON IS HEREBY GRANTED UNTO THE CITY OF MOUNT VERNON IN THE AREAS DESIGNATED AS PUBLIC SEWER EASEMENT OR PUBLIC DRAINAGE EASEMENT, WITH RIGHT, PRIVILEGE AND AUTHORITY, TO SAID CITY TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT AND REMOVE REMOVABLE SANITARY SEWER AND STORM DRAINAGE WITH ALL APPURTENANCES INCIDENT THERETO, OR NECESSARY THEREWITH, IN AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES OR OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE USE OF SUCH FACILITIES OR APPURTENANCES IN THE EASEMENT, AND THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSES OF DOING ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE EMPLOYMENT OF THE EASEMENT HEREBY GRANTED, AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND PRIVILEGE.

THERE IS RESERVED TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED EASEMENT AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED. THE GRANTEE'S RESPONSIBILITY FOR OPERATING AND MAINTAINING THE ABOVE DESCRIBED WORKS OF IMPROVEMENT.

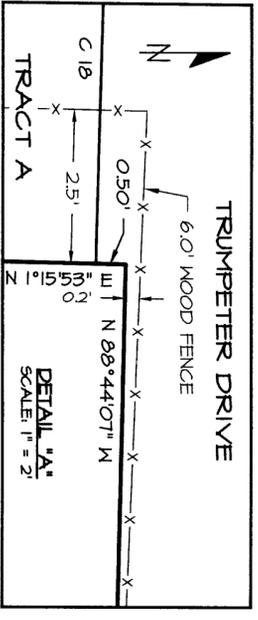
THE GRANTEE SHALL BE RESPONSIBLE FOR CONSTRUCTING OR PLACING ANY BUILDINGS OR IMPROVEMENTS UPON THE ABOVE DESCRIBED PREMISES. THE CITY SHALL RESTORE THE EASEMENT SITE, IF SAID IMPROVEMENTS ARE IN ANY WAY DISTURBED DURING THE EXERCISE OF THE ABOVE DESCRIBED EASEMENT PRIVILEGES.

PRIVATE DRAINAGE EASEMENT & MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVERTING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING 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 ADJUTING 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 GRANTEE AND ASSIGNS FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTEE, 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.

LOT NUMBER	STREET NUMBER	STREET NAME
1	3102	TRUMPETER DRIVE
2	3103	TRUMPETER DRIVE
3	3104	TRUMPETER DRIVE
4	3120	TRUMPETER DRIVE
5	3134	TRUMPETER DRIVE
6	3140	TRUMPETER DRIVE
7	3150	TRUMPETER DRIVE
8	3200	TRUMPETER DRIVE
9	2167	32ND PLACE
10	2159	32ND PLACE
11	2151	32ND PLACE
12	2154	32ND PLACE
13	2154	32ND PLACE
14	3280	TRUMPETER DRIVE
15	3300	TRUMPETER DRIVE
16	3304	TRUMPETER DRIVE
17	3306	TRUMPETER DRIVE
18	3308	TRUMPETER DRIVE
19	3310	TRUMPETER DRIVE
20	3312	TRUMPETER DRIVE
21	3315	TRUMPETER DRIVE
22	3304	TRUMPETER DRIVE
23	3305	TRUMPETER DRIVE
24	3301	TRUMPETER DRIVE
25	2204	33RD COURT
26	2212	33RD COURT
27	2220	33RD COURT
28	2228	33RD COURT
29	2236	33RD COURT
30	2244	33RD COURT
31	2252	33RD COURT
32	2300	33RD COURT
33	2308	33RD COURT
34	2316	33RD COURT
35	2324	33RD COURT
36	2323	33RD COURT
37	2317	33RD COURT
38	2304	33RD COURT
39	2237	33RD COURT
40	2229	33RD COURT
41	2221	33RD COURT
42	2213	33RD COURT
43	3204	TRUMPETER DRIVE
44	3201	TRUMPETER DRIVE
45	3149	TRUMPETER DRIVE



CITY OF MOUNT VERNON LAND USE NUMBER: LU07-018 & LU08-056 REV. 02 JSM 8/11/17

**PINE CREEK ESTATES
PHASE 2**

FOR
PINE CREEK ESTATES, LLC
A WASHINGTON LIMITED LIABILITY COMPANY
A PORTION OF NW1/4 NE1/4 SECTION 16,
TOWNSHIP 34 NORTH, RANGE 04 EAST, 14th E.M.,
CITY OF MOUNT VERNON, STATE OF WASHINGTON

SHEET INDEX

- SHEET 1 DECLARATION, ACKNOWLEDGEMENTS, APPROVALS, CERTIFICATES, VICINITY MAP, LEGAL DESCRIPTION
- SHEET 2 NOTES, EASEMENTS, LOT ADDRESS TABLE, DETAILS
- SHEET 3 FINAL PLAT MAP BOUNDARY SOLUTION, VACATION OF EASEMENTS
- SHEET 4 FINAL PLAT MAP LOTS 1-12, 44, 45
- SHEET 5 FINAL PLAT MAP LOTS 13-43 & TRACT A



ANDES
LAND SURVEYING, P.S.

1523 TENTH ST,
MARYSVILLE, WA 98270
PHONE: 360-659-6639

3404-16-07
201514 [PINE1514]
FB, FILE
PINE CREEK 2 8-11-17.pdf

DRAWN BY: JSM
CHECKED: JRA
DATE: 9/23/15

JOB DATA:

SHEET INDEX
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2017092000063
 Skagit County Auditor
 9/20/2017 Page 5 of 5 12:38PM
 \$178.00

PINE CREEK ESTATES
PHASE 2
 A PORTION OF NW1/4 NE1/4 SECTION 16,
 TOWNSHIP 34 NORTH, RANGE 04 EAST, WM,
 CITY OF MOUNT VERNON, STATE OF WASHINGTON

LEGEND
 ● SET 1/2" X 24" REBAR & YELLOW CAP STAMPED "ANDES 17362" (6/2016)
 ▲ SET 1/2" X 24" REBAR & YELLOW CAP STAMPED "ANDES 17362" ON
 PROPERTY LINE (1.00' FROM LOT CORNER OR RADIAL IF NOT A PROPERTY
 LINE (6/2016)
 ◆ SET 4 X 4 CONCRETE MONUMENT WITH BRASS CAP AND PINCH,
 LABELED 17362" (6/2016)
 ○ 1/2" X 24" REBAR & YELLOW CAP STAMPED "ANDES 17362" SET 10/2011
 ○ FOUND PROPERTY CORNER AS NOTED (SEE SHEET 3)
 ○ FOUND SURVEY MONUMENT AS NOTED (SEE SHEET 3)
 ○ PRIVATE DRAINAGE EASEMENT (SEE SHEET 2 OF 5)
 ○ BEARING (R)
 ○ M-O
 ○ FOUND PROPERTY CORNER AS NOTED (SEE SHEET 3)
 ○ FOUND SURVEY MONUMENT AS NOTED (SEE SHEET 3)
 ○ PRIVATE DRAINAGE EASEMENT (SEE SHEET 2 OF 5)



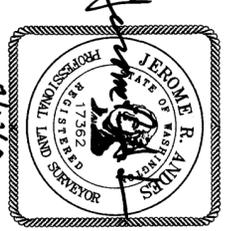
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C10	42.12	25.00	96°31'45"
C11	63.38	376.50	9°38'43"
C12	71.28	376.50	11°45'31"
C13	48.42	21.00	102°45'05"
C14	63.21	370.71	9°46'09"
C15	52.00	370.71	8°02'13"
C16	60.00	107.11	9°16'21"
C17	58.00	370.71	8°57'51"
C18	30.03	370.71	4°38'50"
C19	35.76	347.71	5°21'38"
C20	84.44	347.71	15°21'27"
C21	55.00	347.71	9°51'24"
C22	40.24	28.00	91°46'22"
C23	18.82	376.50	2°51'53"
C24	37.40	25.00	131°32'24"
C25	43.64	54.50	45°52'44"
C26	55.53	54.50	58°22'33"
C27	35.15	54.50	36°57'16"
C28	36.50	54.50	39°22'08"

CURVE TABLE

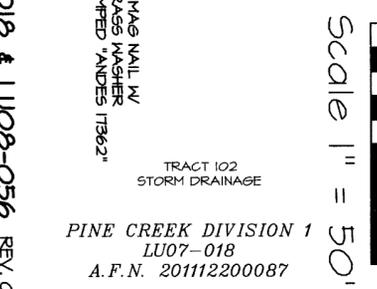
CURVE	LENGTH	RADIUS	DELTA
C29	34.36	54.50	36°20'16"
C30	38.98	54.50	40°54'00"
C31	52.37	25.00	120°00'43"
C32	66.12	25.00	153°39'21"
C33	45.00	243.50	10°35'19"
C34	14.78	25.00	45°19'52"
C35	84.40	54.50	88°43'30"
C36	34.78	54.50	36°34'08"
C37	34.13	54.50	41°08'24"
C38	24.08	54.50	30°34'25"
C39	25.73	54.50	27°03'00"
C40	56.90	54.50	59°44'16"
C41	21.19	25.00	62°19'04"
C42	31.40	146.50	9°18'05"
C43	43.78	146.50	27°20'44"
C44	61.40	423.50	8°18'26"
C45	24.61	423.50	4°00'21"
C46	38.50	25.00	88°13'38"

LOT 1
 MOUNT VERNON SCHOOLS
 SHORT PLAT S/P LU-08-022
 A.F.N. 200809250100
 ZONING: PUBLIC
 P24473



ANDES
 LAND SURVEYING, P.S.
 1523 TENTH ST,
 MARYSVILLE, WA 98270
 PHONE: 360-659-6639

PINE CREEK ESTATES
PHASE 2
 FOR
PINE CREEK ESTATES, LLC
 A WASHINGTON STATE LIMITED LIABILITY COMPANY
 A PORTION OF NW1/4 NE1/4 SECTION 16,
 TOWNSHIP 34 NORTH, RANGE 04 EAST, WM,
 CITY OF MOUNT VERNON, STATE OF WASHINGTON



TRACT 102
 STORM DRAINAGE
 PINE CREEK DIVISION 1
 LU07-018
 A.F.N. 201112200087