

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

THIS 18th DAY OF December 2017

Deputy Treasurer

CITY FINANCE DIRECTOR'S CERTIFICATE

James F. Jones
COUNTY CLERK

Quinn Zander
DEPUTY

THIS 20th DAY OF DECEMBER 20 17

EXAMINED AND APPROVED THIS 20th DAY OF DECEMBER, 2017

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON,
WASHINGTON, THIS 20 DAY OF DECEMBER, 2017

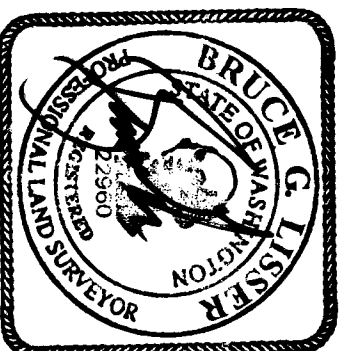
ATTEST: CITY CLERK Betsy Jensen

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS DAY OF DECEMBER, 2017 20th

DEVELOPMENT SERVICES DIRECTOR

SURVEYORS CURRICATE

Dec 14, 2017

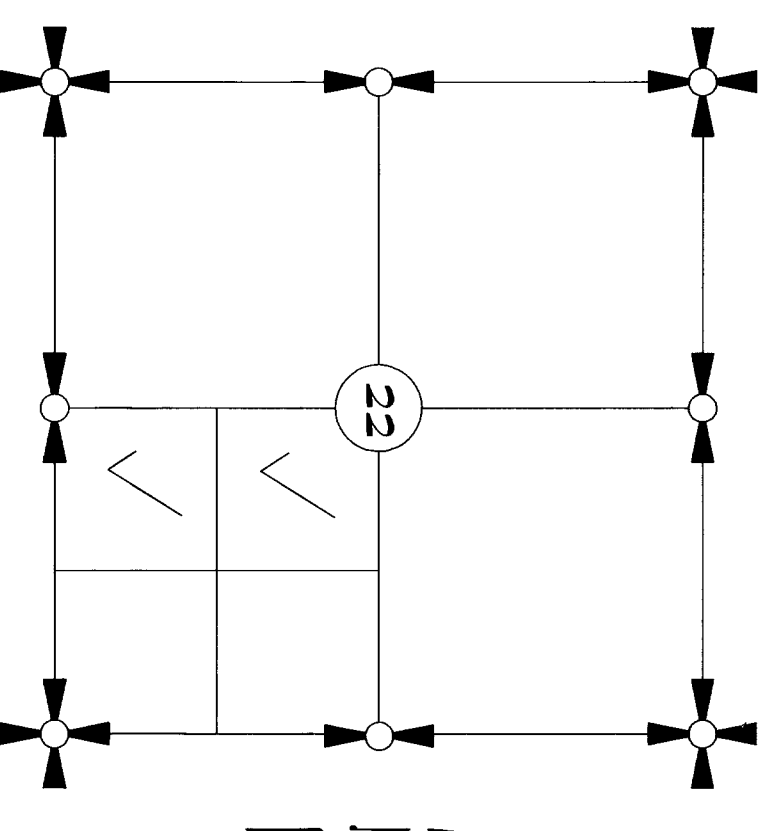


AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



Skaneateles County Auditor \$199.00
12/21/2017 Page 1 of 9 1:42PM



SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
VICINITY MAP

LU-07-009

SHEET 1 OF 2

DATE: 11/29/17

**SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., W.M.,
MOUNT VERNON, WASHINGTON
FOR: WOODSIDE 3, 4 & 5 LLC**

FB:	P6:	LISER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON, WA 98273	04-032LG 3/4, 5 FP
		360-419-7442	

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WOODSIDE 3, 4 & 5, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND COLUMBIA STATE BANK, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS AND AVENUES, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES, CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY AND PEDESTRIAN ACCESS PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HERETO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 15TH DAY OF December, 2017.

WOODSIDE 3/4 & 5, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Stefan D. Gentry
TITLE: Manager

COLUMBIA STATE BANK

BY: Josh Holmes
TITLE: AVP Branch Manager

ACKNOWLEDGEMENTS
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian D. Gentry SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT WAS/WAS ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Manager OF WOODSIDE 3, 4 & 5, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12/15/2017

STEVEN G. BAUGHN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
01-29-18

SIGNATURE Steven G. Baughn
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 01/29/2018
RESIDING AT 1111 Kinnear, WA

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Josh Holmes SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT WAS/WAS ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE AVP Branch Manager OF COLUMBIA STATE BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12/15/2017

STEVEN G. BAUGHN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
01-29-18

SIGNATURE Steven G. Baughn
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 01/29/2018
RESIDING AT 1111 Kinnear, WA

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 PLACE, EAST SIDE OF 48TH PLACE AND SOUTH SIDE OF SHELBY PLACE, ADDITIONALLY, NO PARKING IS ALLOWED WITHIN SINCLAIR ALLEY. THE NO PARKING AREAS DESCRIBED HEREIN SHALL REMAIN IN PERPETUITY UNLESS THE CITY'S PUBLIC WORKS DIRECTOR REMOVES OR RELOCATES THESE AREAS USING HIS/HER AUTHORITY PROVIDED IN MMC 10.20.190 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 FRONTING 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 ABUTTING EACH SIDE YARD.

DESIGN STANDARD NOTES

THE HOMES CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE CITY OF MOUNT VERNON DESIGN REVIEW STANDARDS WHICH ARE CODIFIED WITHIN MOUNT VERNON MUNICIPAL CODE CHAPTER 17.10. THESE DESIGN REVIEW STANDARDS REQUIRE A NUMBER OF AVENUES TO BE INCLUDED AS A PART OF THE LOTS CREATED WITHIN THIS PLAT AND THAT THE HOMES THAT ARE CONSTRUCTED ALSO INSTALL AVENUES THAT WOULD OTHERWISE NOT BE REQUIRED. THE APPROVED HOME DESIGNS INCLUDED IN THE FINAL WOODSIDE PUD CONSTITUTE AN INNOVATIVE RESIDENTIAL DEVELOPMENT AND MUST BE CONSIDERED SUBSTANTIALLY THE SAME AS SHOWN ON THE DOCUMENTS INCLUDED IN THE APPROVED FINAL PUD REFERENCED UNDER PLAT NOTE NO. 28, SHEET 3. MODIFICATION TO THE ARCHITECTURAL DESIGN 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 AVENUES, 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. COVERED PORCHES AND STAIRS MAY NOT PROJECT INTO THE FRONT YARD SETBACK AREA.

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.

SEE WOODSIDE PUD LU-07-004 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607210024 FOR APPROVED BUILDING ELEVATION INFORMATION.

PUD UTILITY EASEMENT

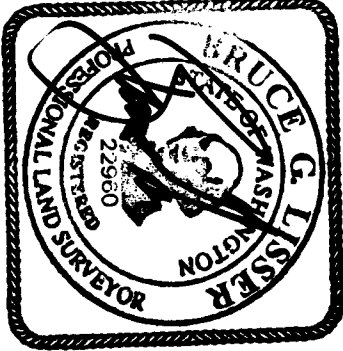
EASEMENTS TO PUBLIC UTILITY DISTRICT NO. 1, AS SHOWN HEREON, ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY PRELIMINANCES 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 BRUSH OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINES) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES), THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREAS WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S (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.

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 10 (TEN) FEET OR 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.



12-4-17

LU-07-004

SHEET 2 OF 4

DATE: 11/29/17

PLAT OF WOODSIDE PUD DIVISIONS 3, 4 & 5 PL-17-124

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., N.M.
MOUNT VERNON, WASHINGTON
FOR: WOODSIDE 3, 4 & 5 LLC

FB:	Pg:	LISSE & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	04-03216 345 FP
		MOUNT VERNON, WA 98273	360-419-7442

NOTES

- INDICATES EXISTING MONUMENT IN CASE.
 - INDICATES MONUMENT IN CASE SET WITH CAP INSCRIBED L15SER 22960.
 - INDICATES EXISTING PIPE OR REBAR FOUND.
 - INDICATES REBAR WITH CAP INSCRIBED L15SER 22960 OR NAIL SET IN CONCRETE WITH WASHER INSCRIBED L15SER 22960
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 01-164263-F, DATED AUGUST 3, 2017, UPDATED OCTOBER 20, 2017.
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, RECORDED UNDER AUDITORS' FILE NO. 201607210025, 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: FRONTIER 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, WM, BEARING = SOUTH 84°13'31" EAST
- INSTRUMENTATION: LEICA 1103 TCRA PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: FIELD TRAVERSE
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- ALL HOMES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.
- 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, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE, SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 201706050114, 5144350, 840810030, 8503140025, 2000050300063, 200104180045, 200202010016, 200612110207, 201501400051, 201607180112, 201602110007, 201603210161, 201604190058, 961040047, 200612110207, 8503140004, 200512090118, 200410300412, 201607210024, 201607210025, 201607210026, 201708150012 ALSO SEE AF. NO. 201710310143.
- OWNER/DEVELOPER: WOODSIDE 3, 4 AND 5, LLC
BRUCE FAIRHAVEN
BURLINGTON WA 98233
- SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-133335, P-133336, AND P-133337
- A HOMEOWNER'S ASSOCIATION (HOA) HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES AND OTHER LANDSCAPING AREAS. SEE DOCUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 201712210049. 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.

25. TRACTS 402, 501, 502, AND 503 SHALL BE BE CONVEYED TO THE WOODSIDE HOMEOWNERS ASSOCIATION AND ARE TO BE MAINTAINED FOR THE PURPOSES AS DESCRIBED IN THE CC & RS REFERENCED IN PLAT NOTE NO. 24.

26. TRACTS 402 AND 503 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 7 FEET IN HEIGHT AND SHALL BE FULL AND BUSHY AND SHRUBS SHALL BE A MINIMUM OF 2-GALLON. THE OWNERS OF THE LOTS THAT ABOUT 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.

THE HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MONITORING AND MAINTENANCE OF THE FORESTED BUFFER AREA AND REMOVAL OF TREES DEEMED BY A CERTIFIED ARBORIST TO BE HAZARDOUS. UNTIL SUCH TIME AS THE HOA IS FORMED, THE DEVELOPER IS RESPONSIBILITY FOR THESE DUTIES

NOTE TRACT 503 SHOWN HEREIN IS A COMBINATION OF TRACTS 401 AND 503 SHOWN ON THE RECORDED MAP OF WOODSIDE PUD LU-07-004 RECORDED UNDER A.F. NO. 201607210024

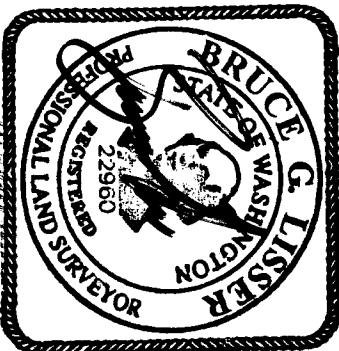
27. THE LOTS CREATED WITH THIS PLAT ARE PART OF A PLANNED UNIT DEVELOPMENT (PUD). THE HOMES, OPEN SPACES, LANDSCAPING, AND NATIVE GRASSLAND PROTECTION AREAS (NGPA) WERE CREATED THROUGH THE PUD PROCESS THAT REQUIRES INNOVATIVE RESIDENTIAL DEVELOPMENT. THROUGH THE PUD PROCESS THE CITY WAS ABLE TO DEVIATE FROM STANDARD RESIDENTIAL PLAT REQUIREMENTS AND ALLOW A DEVELOPMENT THAT HAS ADDITIONAL SMALLER LOTS, REDUCED SETBACKS, BUFFER TRACT ETC. IN EXCHANGE FOR THE PLAT AMENITIES SUCH AS THE SHELTER 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, RESOLUTION 144 AND 901, AND OTHER APPLICABLE CHAPTERS OF THE MOUNT VERNON MUNICIPAL CODE.

28. FINAL PUD DOCUMENTS FOR THE WOODSIDE PUD HAVE BEEN APPROVED BY THE CITY OF MOUNT VERNON AND RECORDED UNDER AUDITORS' FILE NO. 201607210024. 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.

29. 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 AUDITORS' FILE NO. 201607210021.

30. PURSUANT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF MOUNT VERNON RECORDED UNDER AUDITORS' 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.

31. LOT 133 OF THE APPROVED AND RECORDED PUD FOR WOODSIDE, A.F. NO. 20160721024, HAS BEEN ELIMINATED AND IS COMBINED WITHIN LOT 132 AS SHOWN HEREIN. THIS MINOR MODIFICATION WAS APPROVED BY THE CITY OF MOUNT VERNON.



12-4-17

LU-07-004

SHEET 3 OF 4

DATE: 11/29/17

PLAT OF WOODSIDE PUD DIVISIONS 3, 4 & 5 PL-17-124

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., WM. MOUNT VERNON, WASHINGTON FOR: WOODSIDE 3, 4 & 5 LLC			
FB:	Pg:	L15SER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	SCALE: 04-032.6 3.45 FP
MERIDIAN: ASSUMED		360-419-7442	

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 SANITARY SEWER EASEMENT

EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL SANITARY SEWER SERVICE IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE SANITARY SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREON SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS, PERSONAL REPRESENTATIVES AND ASSIGNS.

SIDEMALK EASEMENT

A SIDEMALK 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 SUBGRADE SUPPORT OF THE SIDEMALKS OR UNDERTAKE ANY FORM OF CONSTRUCTION OR OTHER ACTIVITY THAT MAY DISTURB OR DAMAGE THE SIDEMALKS OR PLANT TREES, SHRUBS, OR VEGETATION HAVING DEEP ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF SIDEMALKS. THE EASEMENT AND COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE GRANTOR HIS HEIRS, SUCCESSORS, AND/OR ASSIGNS.

MAILBOX EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE USPS AND WOODSIDE PUD HOMEOWNERS ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES, TWELVE FEET (12') EASEMENT OF AS SHOWN FOR MAILBOXES IN WHICH TO INSTALL LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE MAILBOXES OR APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING MAIL SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE AREA 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 EASEMENTS

SANITARY SEWER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED INTO 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, OR CAUSE TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND REMOVE SANITARY SEWER AND STORM DRAINAGE FACILITIES, 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 ENJOYMENT OF THE EASEMENT HEREBY GRANTED; AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND PRIVILEGE.

THERE IS RESERVED TO THE GRANTOR, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANTOR, 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 IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE DESCRIBED WORKS OF IMPROVEMENT.

THE GRANTOR SHALL REFRAIN FROM 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.



12-4-17

LU-07-004

SHEET 4 OF 4		DATE: 11/29/17	
PLAT OF WOODSIDE PUD DIVISIONS 3, 4 & 5 PL-17-124			
SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., WM. MOUNT VERNON, WASHINGTON FOR: WOODSIDE 3, 4 & 5 LLC			
FB:	PG:	LISGER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98215 360-416-1442	SCALE: 04-09216 3/4.5 FP
MERIDIAN: ASSUMED			

LOT ADDRESS AND AREA INFORMATION

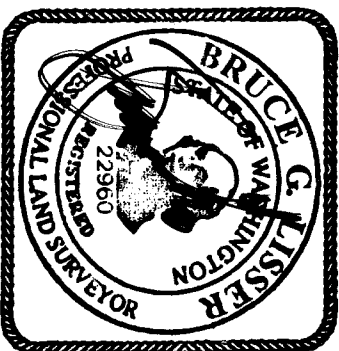
LOT 7	184	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 8	196	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 9	208	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 10	220	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 11	232	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 12	246	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 13	256	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 14	300	5, 48TH PLACE	4,510 SQ FT	0.10 AC.
LOT 15	332	5, 48TH PLACE	4,510 SQ FT	0.10 AC.
LOT 16	346	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 17	358	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 18	370	5, 48TH PLACE	4,648 SQ FT	0.11 AC.
LOT 19	404	5, 48TH PLACE	5,141 SQ FT	0.12 AC.
LOT 20	4848	SHELBY PLACE	4,207 SQ FT	0.10 AC.
LOT 21	4848	SHELBY PLACE	4,206 SQ FT	0.10 AC.
LOT 22	4836	SHELBY PLACE	5,303 SQ FT	0.12 AC.
LOT 23	4824	5, 48TH PLACE	4,615 SQ FT	0.11 AC.
LOT 24	4812	5, 48TH PLACE	4,181 SQ FT	0.11 AC.
LOT 25	4800	5, 48TH PLACE	6,226 SQ FT	0.14 AC.
LOT 26	4716	5, 48TH STREET	5,236 SQ FT	0.12 AC.
LOT 25	225	5, 48TH STREET	4,684 SQ FT	0.11 AC.
LOT 126	237	5, 48TH STREET	4,704 SQ FT	0.11 AC.
LOT 127	249	5, 48TH STREET	4,704 SQ FT	0.11 AC.
LOT 128	261	5, 48TH STREET	4,700 SQ FT	0.11 AC.
LOT 129	343	5, 48TH STREET	4,700 SQ FT	0.11 AC.
LOT 130	355	5, 48TH STREET	4,700 SQ FT	0.11 AC.
LOT 131	373	5, 48TH STREET	8,078 SQ FT	0.20 AC.
LOT 132	4119	5, 48TH PLACE	5,174 SQ FT	0.12 AC.
LOT 135	4815	5, 48TH PLACE	4,700 SQ FT	0.11 AC.
LOT 136	405	5, 48TH PLACE	4,700 SQ FT	0.11 AC.
LOT 137	371	5, 48TH PLACE	4,700 SQ FT	0.11 AC.
LOT 138	353	5, 48TH PLACE	4,700 SQ FT	0.11 AC.
LOT 139	341	5, 48TH PLACE	4,700 SQ FT	0.11 AC.
LOT 140	331	5, 48TH PLACE	4,700 SQ FT	0.11 AC.
LOT 141	301	5, 48TH PLACE	4,512 SQ FT	0.10 AC.
LOT 142	259	5, 48TH PLACE	4,512 SQ FT	0.10 AC.
LOT 143	247	5, 48TH PLACE	4,512 SQ FT	0.10 AC.
LOT 144	235	5, 48TH PLACE	4,512 SQ FT	0.10 AC.
LOT 145	223	5, 48TH PLACE	4,564 SQ FT	0.10 AC.
LOT 146	211	5, 48TH PLACE	5,387 SQ FT	0.12 AC.
LOT 147	199	5, 48TH PLACE	4,603 SQ FT	0.11 AC.
LOT 148	183	5, 48TH PLACE		
OPEN SPACE TRACTS				
TRACT 501			1,880 SQ FT	0.04 AC.
TRACT 502			1,878 SQ FT	0.04 AC.
TRACT 503			18,446 SQ FT	0.33 AC.
TRACT 402			8,008 SQ FT	0.19 AC.

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C3	8°53'40"	155.23'	1000.00'
C4	45°0'115"	235.73'	300.00'
C5	16°24'01"	85.87'	300.00'
C6	55°30'07"	290.61'	300.00'
C10	55°14'30"	144.62'	100.00'
C11	64°03'18"	43.04'	38.50'
C26	16°15'08"	164.17'	571.00'
C27	15°44'04"	52.89'	200.00'
C28	2°56'22"	52.89'	1025.00'
C29	3°52'21"	164.27'	1025.00'
C31	8°32'53"	48.41'	325.00'
C32	82°08'52"	43.80'	30.00'
C33	82°08'52"	43.80'	30.00'
C34	10°44'57"	68.64'	35.00'
C72	10°44'57"	53.64'	30.00'
C73	14°20'03"	44.37'	131.50'
C117	45°11'28"	38.05'	15.00'
C118	45°11'28"	25.23'	15.00'
C119	42°25'10"	24.20'	15.00'
C120	44°10'58"	82.84'	46.50'
C121	38°43'46"	21.11'	31.50'
C122	38°43'46"	39.17'	25.00'
C123	38°43'46"	7.22'	118.50'
C124	22°55'59"	47.43'	118.50'
C125	34°10'40"	17.09'	25.00'
C126	14°32'15"	45.52'	133.50'
C127	24°20'41"	56.72'	50.00'
C128	38°23'46"	33.51'	50.00'
C129	24°01'05"	50.65'	100.00'
C130	57°58'21"	116.36'	115.00'
C131	55°16'55"	26.53'	27.50'
C132	25°05'18"	10.45'	25.00'
C133	34°41'33"	24.22'	40.00'
C134	16°55'06"	11.81'	40.00'
C135	86°36'00"	22.67'	15.00'
C300	5°23'30"	25.88'	275.00'

LINE TABLE

NUM	BEARING	DISTANCE
L34	N84°10'48"W	20.00'
L106	N8°35'53"E	21.54'
L112	N35°31'25"E	2.38'
L113	S51°04'35"E	3.27'
L114	S35°31'25"W	8.63'
L115	S84°27'56"E	14.00'
L116	N84°13'31"W	14.00'
L117	S0°32'00"W	30.00'
L118	S0°32'00"W	14.94'
L119	S0°32'04"W	20.00'
L120	S0°32'00"W	20.00'
L121	S83°05'50"E	11.37'
L122	S84°27'56"E	43.96'
L123	S84°27'56"E	94.00'
L124	S54°28'35"E	34.87'
L125	S64°03'18"E	43.85'
L126	N35°31'25"E	20.78'
L127	S60°13'00"E	25.94'
L128	S84°14'06"E	72.50'
L129	N0°32'04"E	31.04'
L130	N0°32'04"E	11.46'
L131	S84°10'41"E	9.00'
L132	S84°27'56"E	20.00'
L300	N14°58'25"W	28.74'
L301	S54°47'22"E	44.60'
L302	S80°30'04"W	77.22'
L303	S4°29'52"E	115.97'
L304	S82°15'44"W	56.43'



12-14-17

LU-07-004

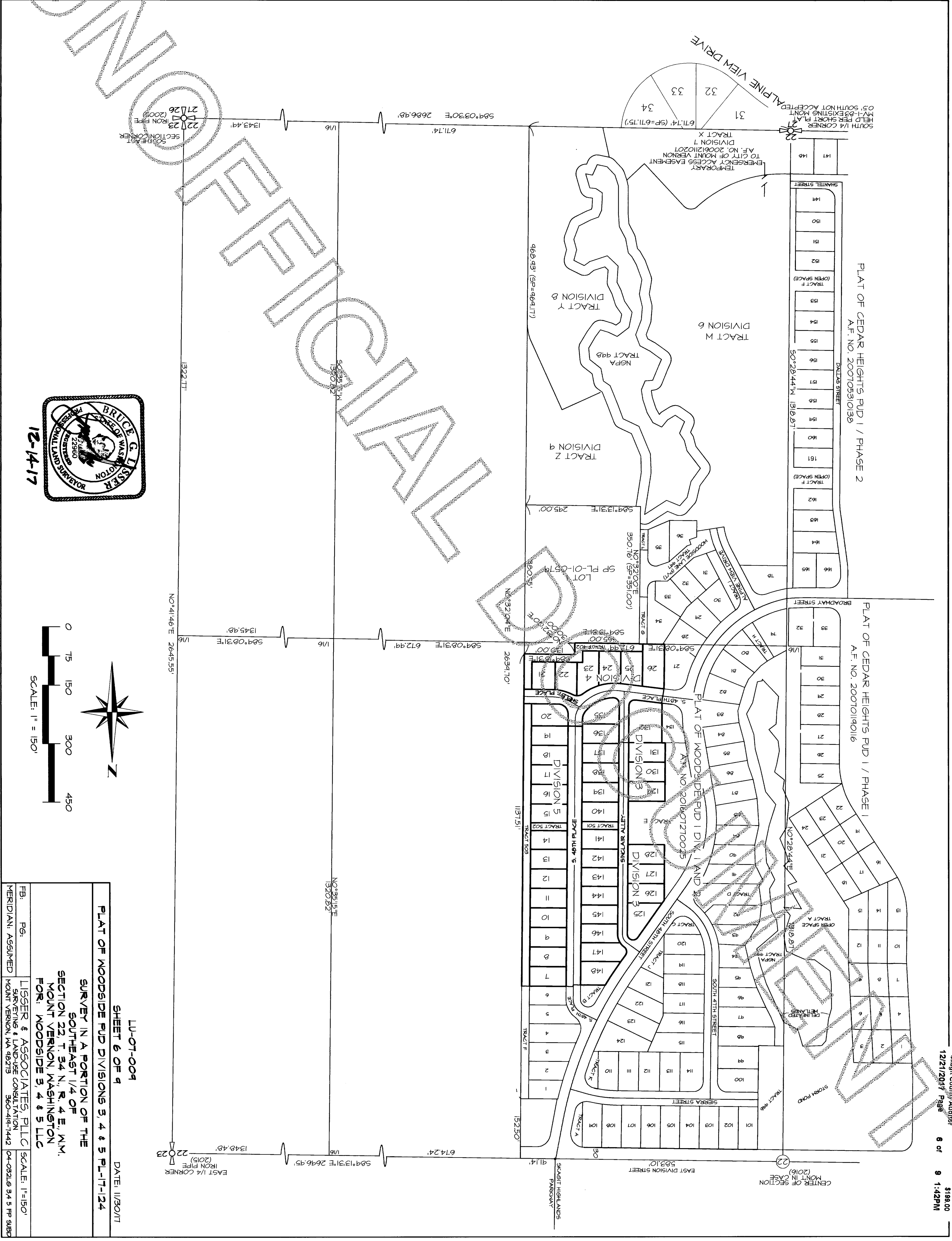
SHEET 5 OF 4

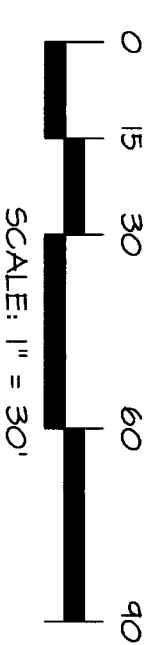
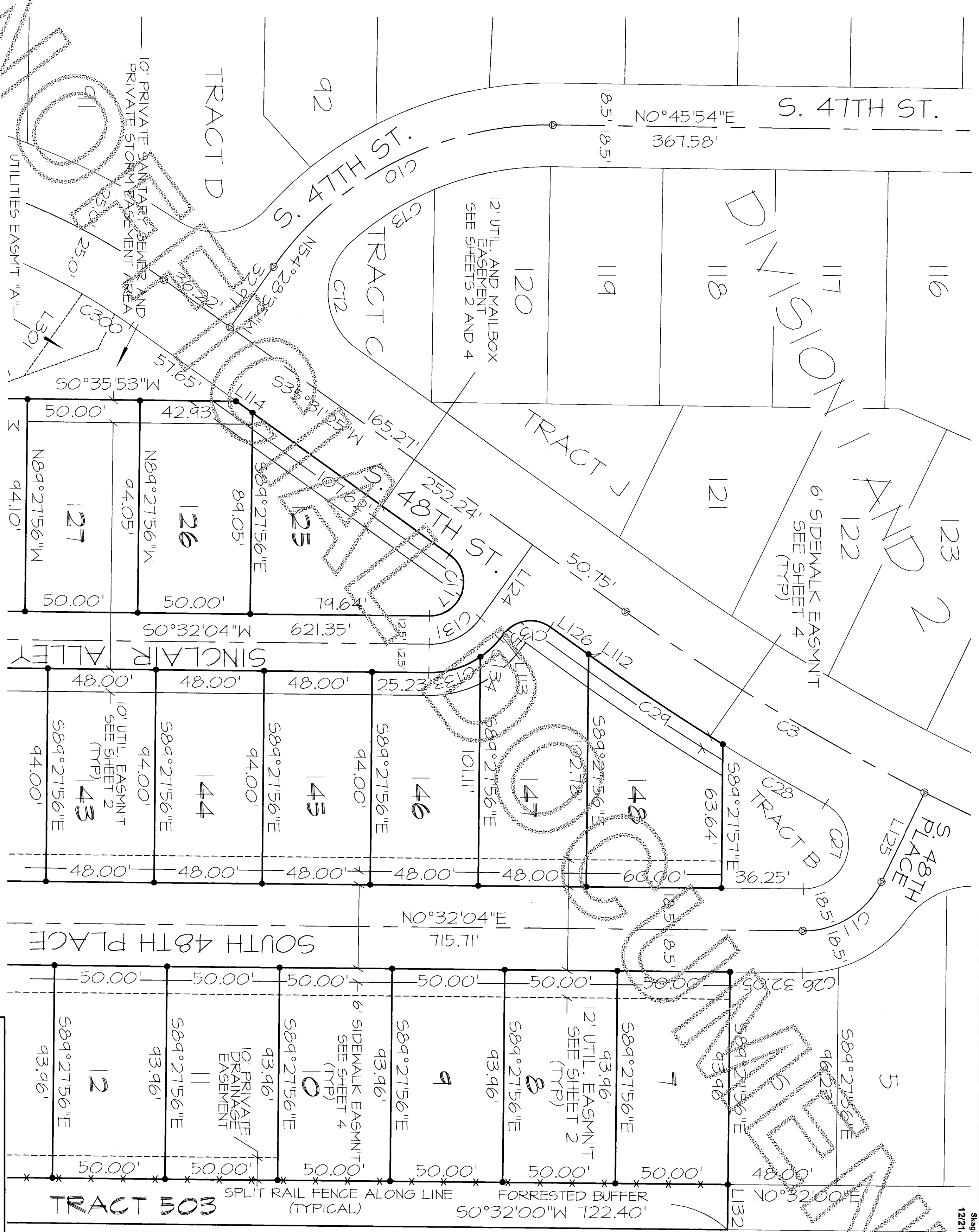
DATE: 12/01/17

PLAT OF WOODSIDE PUD DIVISIONS 3, 4 & 5 PL-17-124

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., AM.
MOUNT VERNON, WASHINGTON
FOR: WOODSIDE 3, 4 & 5 LLC

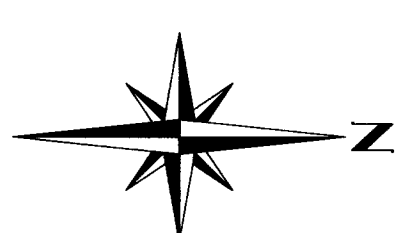
FB:	PG:	LISSNER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	04-03216 345 FP
		MOUNT VERNON, WA 98273	360-419-1442



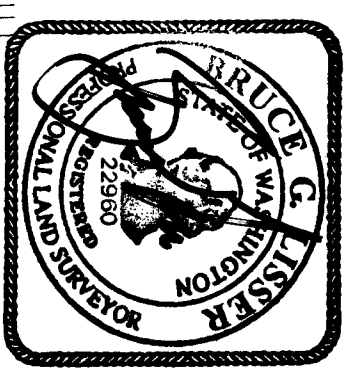
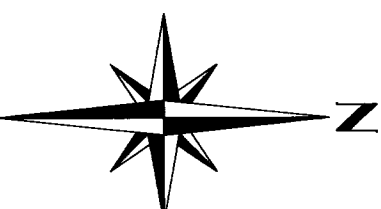
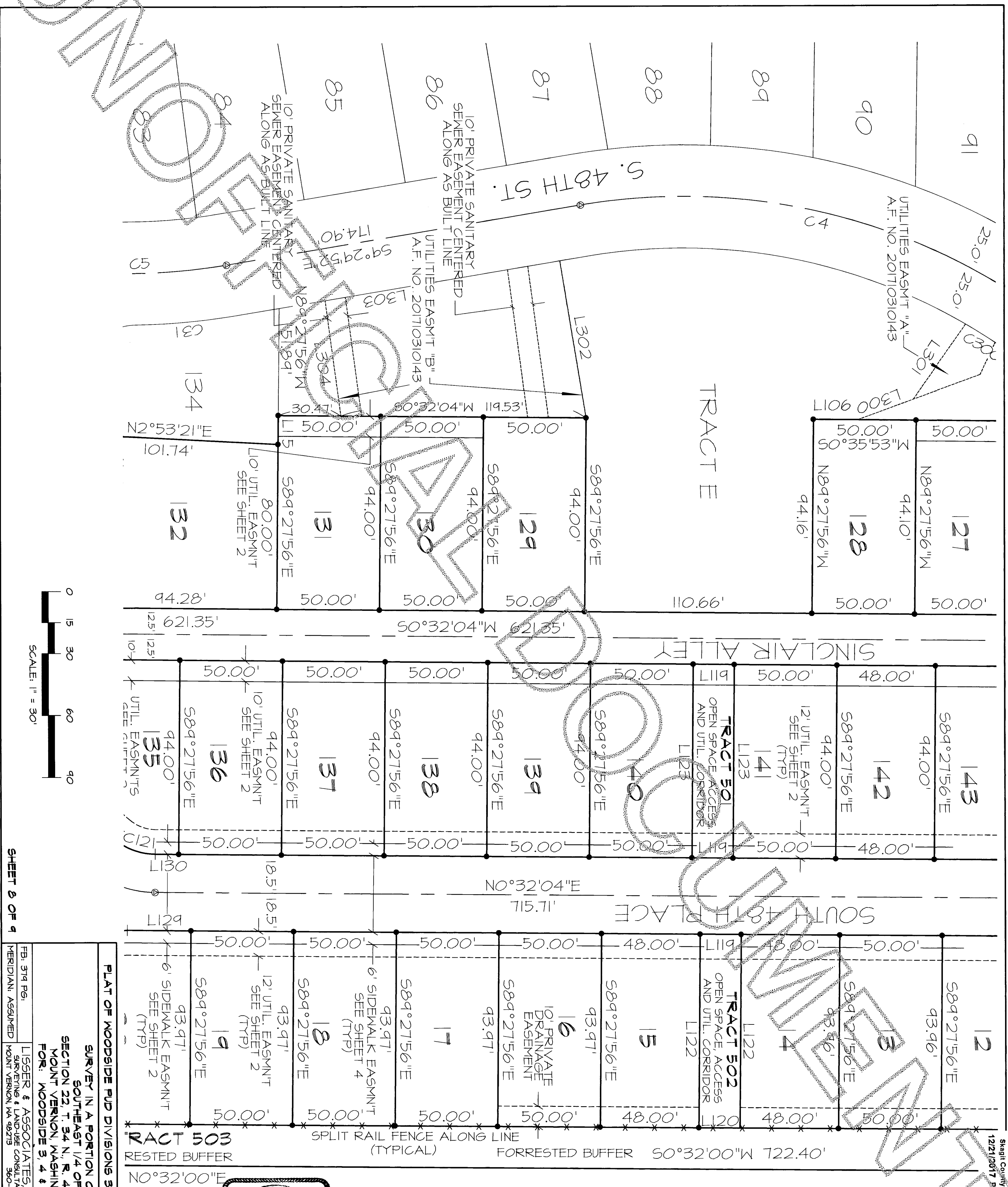


SHEET 7 OF 9

PLAT OF WOODSIDE PUD DIVISIONS 3, 4 & 5 PL-T-124			
SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., M.M., MOUNT VERNON, WASHINGTON FOR: WOODSIDE 3, 4 & 5 LLC			
FB, 379 PG.	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 30'	DATE: 12/01/17
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-7442	04-0321.6 3.45 TP	



LU-07-004

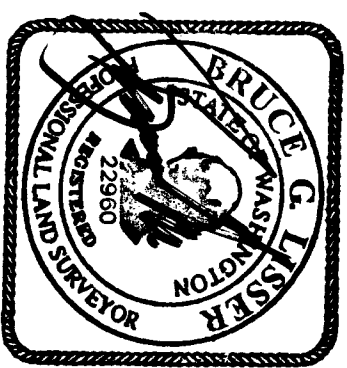
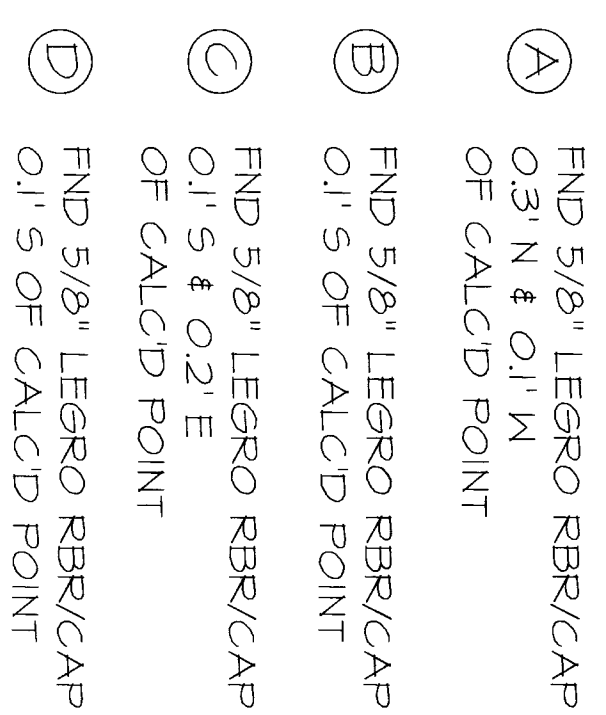


12-14-17

LU-07-009

DATE: 12/01/17
5 PL-17-124

<p align="center">PLAT OF MOODSIDE PUD DIVISIONS 3, 4 & 5 PL-17-124</p>	
<p align="center">SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., N.M., MOUNT VERNON WASHINGTON FOR: MOODSIDE 3, 4 & 5 LLC</p>	
<p>FB: 37d PG:</p>	<p>LISSEY & ASSOCIATES, PLLC</p>
<p>MERIDIAN: ASSUMED</p>	<p>SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-416-1442</p>
	<p>SCALE: 1" = 30'</p>
	<p>04-03216 3.45 FTH</p>



STEEL & OIL

PLAT OF WOODSIDE PUD DIVISIONS 3, 4 & 5 PL-17-124 SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., NM. MOUNT VERNON, WASHINGTON FOR: WOODSIDE 3, 4 & 5 LLC	
FB: 319 PG; MERIDIAN: ASSUMED	LUISER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-411-1742 04-03216 3/45 FP SCALE: 1" = 30'