

SURVEY DESCRIPTION
 SEE QUIT CLAIM DEEDS FOR BOUNDARY LINE ADJUSTMENT
 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE
 NUMBERS 201801020047
 SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT,
 STATE OF WASHINGTON.

CONSENT
 KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS
 OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE
 ADJUSTMENT PURSUANT TO TITLE 16.36 BOUNDARY LINE
 ADJUSTMENT OF THE MOUNT VERNON MUNICIPAL CODE, AND DECLARE THIS
 DOCUMENT TO BE THE GRAPHIC REPRESENTATIVE OF THE SAME, AND THAT
 SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE
 WITH THE DESIRE OF THE OWNERS.

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND
 RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES,
 FURTHER WE HAVE ALSO BEEN NOTIFIED TO EXECUTE AND RECORD DEEDS
 WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT
 WITH THIS BOUNDARY LINE ADJUSTMENT.
 IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

EVM DIEBLY, LLC,
 A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
 TITLE: James Johnson, Manager

ACKNOWLEDGEMENTS
 STATE OF WASHINGTON
 COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
James Johnson SIGNED THIS INSTRUMENT ON BEHALF OF
 (HE/SHE/IT) (NAME) AUTHORIZED TO EXECUTE THE INSTRUMENT
 AND ACKNOWLEDGED AS THE Manager OF EVM DIEBLY, 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 Dec. 22, 2017

BRUCE G. LISSEY
 STATE OF WASHINGTON
 NOTARY PUBLIC
 My Commission Expires 07-14-2021

SIGNATURE [Signature]
 NOTARY FOR Bruce G. Lisssey
 MY APPOINTMENT EXPIRES 7-14-20
 RESIDING AT Mount Vernon

AUDITORS CERTIFICATE
 FILED FOR RECORD THIS 22 DAY OF December 2017
 MINUTES PAST 9 O'CLOCK (A.M./P.M.) IN VOLUME 9149
 PLATS OF PAGE(S) 201801020047 OF
 NO. 201801020047 UNDER AUDITOR'S FILE
 RECORDS OF SKAGIT COUNTY, WASHINGTON.

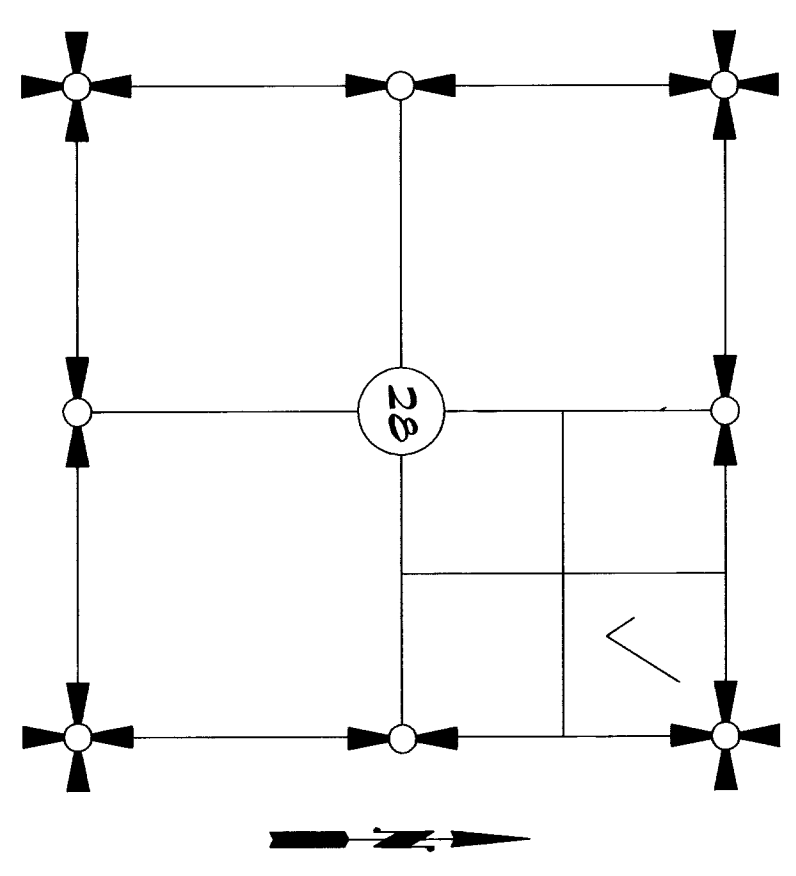
[Signature]
 COUNTY AUDITOR

[Signature]
 DEPUTY

APPROVALS
 THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED
 AND IS HEREBY APPROVED THIS 22 DAY OF
DECEMBER, 2017.

[Signature]
 PUBLIC WORKS DIRECTOR

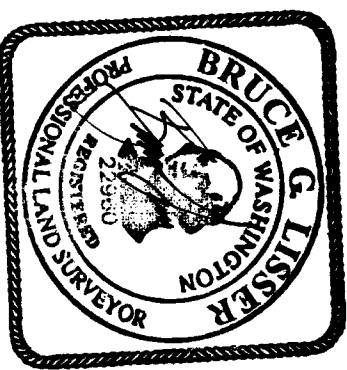
THIS BOUNDARY LINE ADJUSTMENT WAS AUTHORIZED PURSUANT TO
 MINOR MODIFICATION APPROVED BY THE CITY OF MOUNT VERNON
 PLANNING STAFF ON DECEMBER 19, 2014. SEE PERMIT FILE
 NO. PL-17-115 ON FILE AT THE CITY OF MOUNT VERNON DEVELOPMENT
 SERVICES DEPARTMENT FOR ADDITIONAL INFORMATION.



SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, M1M.
 VICINITY MAP

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT PROPERLY
 REFLECTS THE MINOR MODIFICATION OF LOTS D-21-A, D-21-B, D-21-C,
 D-21-R, D-22-A, D-22-B, D-22-C, D-22-D, D-22-E AND D-22-R AMENDED
 PUD, AND REPLAT OF MADDOX CREEK PUD, PHASE 3 RECORDED
 UNDER AUDITOR'S FILE NO. 200607270145, RECORDS OF SKAGIT COUNTY,
 WASHINGTON AND IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION
 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, M1M, AND THAT
 THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND.
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
 RECORDING ACT AT THE REQUEST OF EVM DIEBLY, LLC IN NOVEMBER 2017.

BRUCE G. LISSEY PL-5 CERTIFICATE NO. 22360 Dec. 22, 2017 DATE
 LISSEY & ASSOCIATES, PLLC
 320 MILLWAUKEE PO BOX 1104
 MOUNT VERNON WA 98273
 PHONE: (360) 419-1442
 FAX: (360) 419-0581
 E-MAIL: BRUCE@LISSEY.COM



SHEET | OF 3 DATE: 12/20/17

CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT PL-17-115
 MINOR MODIFICATION OF LOTS D-21-A, D-21-B, D-21-C, D-21-R
 AND D-22-A, D-22-B, D-22-C, D-22-D, D-22-E AND D-22-R
 PER AMENDED PUD AND REPLAT RECORDED
 UNDER A.F. NO. 200607270145

SURVEY IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 28, T. 34 N., R. 4 E., M1M.
SKAGIT COUNTY, WASHINGTON
FOR: EVM DIEBLY LLC

FB: LISSEY & ASSOCIATES, PLLC SCALE:
 PG: SURVEYING & LAND USE CONSULTATION
 MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-419-1442 DWG: IT-084 B1A

201801020047
 Skagit County Auditor
 1/2018 Page 1 of 3 8:49AM
 \$168.00

NOTES

1. INDICATES EXISTING MONUMENT IN CASE.
 - o INDICATES EXISTING PIPE OR REBAR FOUND.
 - o INDICATES CAPPED REBAR OR WASHER INSCRIBED LISSER 22460
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM CHICAGO TITLE POLICY NO. 620030052, DATED JUNE 7, 2017 AND DEED RECORDED UNDER SKAGIT COUNTY A.F. NO. 201801020047
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF MADDOX CREEK P.U.D., PHASE 3, RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200009140137 AND AMENDED P.U.D. AND REPLAT OF LOTS D-20, D-21, D-22, D-23, D-24 AND D-25 MADDOX CREEK P.U.D., PHASE 3, RECORDED UNDER AUDITORS' FILE NO. 200607210145, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. ZONING CLASSIFICATION: MADDOX CREEK P.U.D.
5. BUILDING SET BACKS: AS SHOWN HEREON
6. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
7. STORM DRAINAGE: CITY OF MOUNT VERNON
8. STREET STANDARD: CITY OF MOUNT VERNON
9. WATER: SKAGIT COUNTY P.U.D. NO. 1
10. POWER: PUGET SOUND ENERGY
11. TELEPHONE: FRONTIER
12. GAS: CASCADE NATURAL GAS
13. TELEVISION CABLE: COMCAST CORPORATION
14. GARBAGE COLLECTION: CITY OF MOUNT VERNON SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE ROADWAY (DIGBY PLACE) RIGHT OF WAY.
15. MERIDIAN: ASSUMED
16. BASIS OF BEARING: MONUMENTED CENTERLINE OF EAST SECTION STREET (NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28).
 BEARING = NORTH 88°27'57" EAST
17. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
18. SURVEY PROCEDURE: FIELD TRAVERSE
19. 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
20. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON ENGINEERING DEPARTMENT FOR DETAILS.
21. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, 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 4604040023, 4604200055, 4604200057, 200011030078, 200008140137, 4121170576, 200604040010, 200201220124, 200607210145, 200607210146, 200610300168, 200607210146, 200702140053, AND 201506070042
22. QUINERY DEVELOPER: EVM DIGBY, LLC
 20 BOX 31
 LINDEN WA 98264
 PHONE: (360) 201-7167
23. THE PLAT OF MADDOX CREEK P.U.D., PHASE 3 DEPICTS AREAS OF CRITICAL SLOPES ON LOTS D-24 AND D-25. A GEOTECHNICAL REPORT WAS PREPARED, AS REQUIRED BY THE PLAT, AND IS AVAILABLE AT THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT.

24. ROBERT BURKES, PREVIOUS CONTRACT PLANNER FOR THE CITY OF MOUNT VERNON, PREPARED CONDITION LETTERS FOR THE PLAT OF MADDOX CREEK P.U.D., PHASE 3, DATED JUNE 3, 1994, AND MAY 7, 1996, WHICH WERE PART OF THE BASIS CONDITIONS AND APPROVAL OF MADDOX CREEK P.U.D., PHASE 3. THE LETTERS REQUIRE HEIGHT RESTRICTION FOR NEW CONSTRUCTION BE PLACED ON LOTS D-21, D-22 AND D-23 AND INDICATE THE MAXIMUM HEIGHT RESTRICTION WOULD BE MEASURED FROM THE UPHILL SIDE TOWARD THE SINGLE FAMILY RESIDENTIAL AND COULD NOT EXCEED 25-FEET. THEY DO MAKE ALLOWANCE FOR A DAYLIGHT BASEMENT IF THE BUILDING AT THE UPPER LEVEL OF GRADE DOES NOT EXCEED 25- FEET IN HEIGHT. SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICE DEPARTMENT FOR ANY ADDITIONAL INFORMATION PERTAINING TO THIS SETBACK RESTRICTION.

25. THE FOLLOWING TABLE REPRESENTS THE MINOR ADMINISTRATIVE CHANGES TO MADDOX CREEK P.U.D., PHASE 3 BY RICK GISAR IN 2000 AND SUBSEQUENT AGREEMENT BETWEEN THE OWNER AND CURRENT CITY STAFF AND IS THE BASIS FOR DEVELOPING THE LOTS IN THIS AMENDED PLAT. THE TOTAL DENSITY IS THE SAME AS ORIGINALLY APPROVED WITH THE PLAT OF MADDOX CREEK P.U.D., PHASE 3:

LOT NO.	DWELLING UNITS	GARAGED PARKING	GARAGE	STREET PARKING	OFF-STREET PARKING	TOTAL
D-21	3	6	0	3	9	15
D-22	5	9	0	6	15	15
26. LOT AREA AND ADDRESS INFORMATION						
LOT D-21-A (REV)	1300 DIGBY PLACE	1166 SQ FT				
LOT D-21-B (REV)	1304 DIGBY PLACE	1128 SQ FT				
LOT D-21-C (REV)	1306 DIGBY PLACE	1165 SQ FT				
LOT D-21-R (REV)	REMAINDER	14,802,350 SQ FT				
	TOTAL =	14,529 SQ FT				
LOT D-22-A (REV)	1310 DIGBY PLACE	1,094 SQ FT				
LOT D-22-B (REV)	1312 DIGBY PLACE	1,212 SQ FT				
LOT D-22-C (REV)	1314 DIGBY PLACE	1,206 SQ FT				
LOT D-22-D (REV)	1316 DIGBY PLACE	1,201 SQ FT				
LOT D-22-E (REV)	1318 DIGBY PLACE	1,194 SQ FT				
LOT D-22-R (REV)	REMAINDER	9,717 SQ FT				
	TOTAL =	16,464 SQ FT				

27. THIS PROJECT WAS APPROVED FOR MODIFICATION PER CITY OF MOUNT VERNON MINOR MODIFICATION APPLICATION NUMBER PL-17-115, APPROVED BY THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT ON DECEMBER 19, 2017.

UTILITIES EASEMENTS

EASEMENTS WERE RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, STE (NOW VERIZON NORTHWEST), CASCADE NATURAL GAS CORP., AND TCI CABLEVISION (NOW COMCAST CORPORATION) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS SHOWN ON THE FACE OF THE PLAT OF MADDOX CREEK P.U.D., PHASE 3. ADDITIONAL EASEMENTS SHOWN HEREON ARE ALSO RESERVED AND GRANTED TO THE ABOVE-LISTED GRANTEEES IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITTINGS, APPLIANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE PLAT AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.
 PRIVATE DRAINAGE AND SEWER EASEMENTS

PRIVATE DRAINAGE AND SEWER EASEMENTS

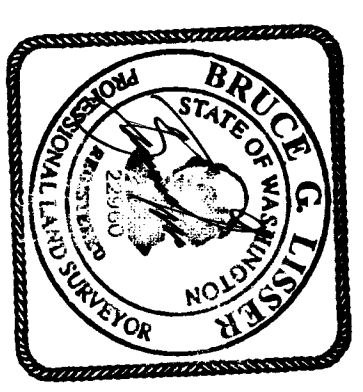
EASEMENTS FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ADJUTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.

SHEET 2 OF 3 DATE: 12/20/17

CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT PL-17-115
 MINOR MODIFICATION OF LOTS D-21-A, D-21-B, D-21-C, D-21-R AND D-22-A, D-22-B, D-22-C, D-22-D, D-22-E AND D-22-R PER AMENDED PUD AND REPLAT RECORDED UNDER A.F. NO. 200607210145

SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, T. 34 N., R. 4 E., N.M., SKAGIT COUNTY, WASHINGTON FOR: EVM DIGBY LLC

FB:	PG:	LISSE & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	DWG: IT-084 BJA

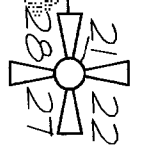


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1/2/2018 Page 3 of 3 9:49AM

NORTH EAST SEC COR
CALC PER PREVIOUS SURVEY
SEE NOTE NO. 3

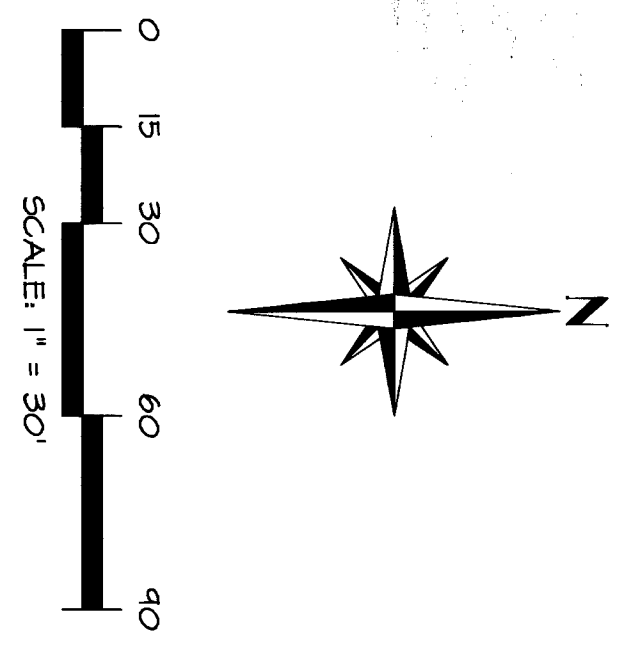
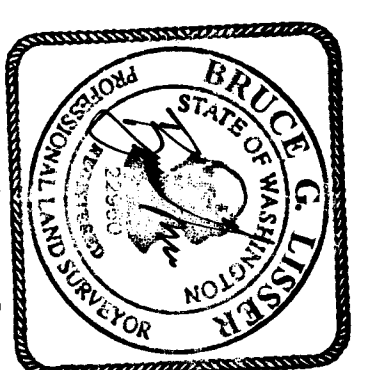


NORTH EAST SEC COR
CALC PER PREVIOUS SURVEY
SEE NOTE NO. 3



CURVE TABLE

POINT	LENGTH	ARC	RADIUS
C1	47.712'	82.48'	500.00'
C2	6.1820'	11.03'	100.00'
C3	22.7136'	34.03'	100.00'
C4	47.4615'	68.43'	100.00'
C5	28.5038'	50.34'	100.00'
C7	5.2056'	14.00'	100.00'



SHEET 3 OF 3 DATE: 12/20/17

CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT PL-17-115
MINOR MODIFICATION OF LOTS D-21-A, D-21-B, D-21-C, D-21-R
AND D-22-A, D-22-B, D-22-C, D-22-D, D-22-E AND D-22-R
PER AMENDED PUD AND REPLAT RECORDED
UNDER A.F. NO. 200607210145

SURVEY IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 28, T. 34 N., R. 4 E., M. 1.
SKAGIT COUNTY, WASHINGTON
FOR: EVM DISBY LLC

FB: PG: LISSE & ASSOCIATES, PLLC SCALE: 1"=30'
MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-441-1442 DWG: 17-084 BJA