

SURVEY DESCRIPTION

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, NM.

EXCEPT THE NORTH 20 FEET THEREOF;

ALSO EXCEPT THAT PORTION CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED DATED MAY 24, 1986, AND RECORDED UNDER AUDITOR'S FILE NO. 8610010020, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO EXCEPT FROM ALL THE ABOVE, THE SOUTH 616 FEET THEREOF.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, EASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUMMERSEN ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND HEREIN CONTAINED TO BE A TRUE AND CORRECT STATEMENT OF THE FACTS AND BELIEFS OF THE UNDERSIGNED AND THE UNDERSIGNED HEREBY AND BY THESE PRESENTS HEREOF 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 SEAL TO BE HEREIN AFFIXED THIS 22ND DAY OF MAY 2018.

A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
TITLE: Member

BY: _____
TITLE: _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

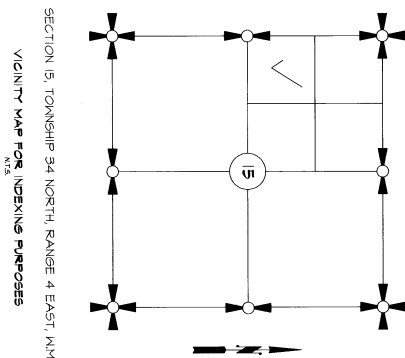
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Paul Wadman, Esq. SIGNED THIS INSTRUMENT ON BEHALF OF THE UNDERSIGNED AND THAT HE/SHE/IT HAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Member OF SUMMERSEN ESTATES, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 4/23/2018

SIGNATURE: [Signature]
NOTARY PUBLIC Vanessa Lewis
MY APPOINTMENT EXPIRES 5.31.2021
RESIDING AT Everett, WA

VANESSA LEWIS
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 05-31-2021

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF SUMMERSEN ESTATES NO. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, NM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT VERNON.

BRUCE G. LUSSEY, P.L.S. CERTIFICATE NO. 22960 DATE May 23, 2018
LUSSEY & ASSOCIATES, PLLC
3720 HILANDER AVE. SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX: (360) 419-0561
E-MAIL BRUCE@LUSSEY.COM



VICINITY MAP FOR INDEXING PURPOSES

AUDITOR'S CERTIFICATE

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

201805220059
05/22/2018 12:46 PM Pages: 1 of 5 Fees: \$178.00
Skagit County Auditor

BY: [Signature]
SKAGIT COUNTY AUDITOR

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 LAST DAY OF 2018.
THIS DAY OF May 2018.

BY: [Signature]
SKAGIT COUNTY TREASURER

FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PARCELS SHOWN HEREON HAVE BEEN PAID IN FULL, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
THIS DAY OF MAY 2018.

BY: [Signature]
FINANCE DIRECTOR



APPROVED AND APPROVED THIS 16TH DAY OF MAY 2018.
EXAMINED AND APPROVED THIS 16TH DAY OF MAY 2018.
CITY ENGINEER
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 16TH DAY OF MAY 2018.
CITY COUNCIL MEMBER

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 12TH DAY OF MAY 2018.
DEVELOPMENT SERVICES DIRECTOR

SHEET 1 OF 5

PL-18-049

DATE: 4/22/18

PLAT OF SUMMERSEN ESTATES NO. 2

SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, NM.

FOR: SUMMERSEN ESTATES, LLC

BRUCE G. LUSSEY, P.L.S. SCALE: _____
LUSSEY & ASSOCIATES, PLLC
3720 HILANDER AVE. SUITE 104
MOUNT VERNON, WA 98273 360-419-1442 DWS 1/4-094 F.P.

EASEMENT TO SKAGIT COUNTY RFD NO. 1

EASEMENTS TO PUBLIC UTILITY DISTRICT NO. 1 AS SHOWN HEREON, ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, FOR THE PURPOSE OF CONVEYING 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 PRESENT AND FUTURE OWNERS OF THE FACILITIES 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.

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 THE WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT THE EASEMENT AREAS WITHOUT 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.

STORMWATER FACILITY MAINTENANCE (OFFSITE PARCEL P-24956)

STORMWATER FACILITY SHALL BE INSPECTED ONCE PER YEAR FOR DEFECTS OUTLINED IN VOLUME V OF DOES 2005 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, CHAPTER 4.6 TABLE 4.6 DETENTION POND AND NO. 1.5 MET POND. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PRESENT AND FUTURE OWNERS OF THE FACILITIES 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.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, WASHINGTON, FOR THE PURPOSE OF CONVEYING 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 PRESENT AND FUTURE OWNERS OF THE FACILITIES 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.

PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVEYING 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 PRESENT AND FUTURE OWNERS OF THE FACILITIES 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.

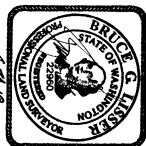
THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR AND ASSIGNS FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY REPAIRS. THE GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS, AND ANY PERSON HAVING AN INTEREST IN THE PROPERTIES, AND THEIR SUCCESSIONS 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 BY THE CITY OF MOUNT VERNON IN THE COURSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

PARKING RESTRICTIONS

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 SOUTH SIDE OF AULTON WAY AND WITHIN THE FIRE ALARM ZONE. PARKING SHALL BE LIMITED TO THE NORTH SIDE OF AULTON WAY. NO PARKING AREAS DESCRIBED HEREIN SHALL BE RELOCATED OR UNLESS THE CITY'S PUBLIC WORKS DIRECTOR REMOVES OR RELOCATES THESE AREAS USING HIGHER AUTHORITY PROVIDED IN WAC 10.20190 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.

PUBLIC TRAIL EASEMENT

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE PUBLIC AND THE CITY OF MOUNT VERNON, WASHINGTON, FOR THE PURPOSE OF CONVEYING 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 PRESENT AND FUTURE OWNERS OF THE FACILITIES 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.



4-24-18

SHEET 2 OF 5

P-18-044

DATE: 4/22/18

PLAT OF SUMMERSON ESTATES NO. 2

SECTION 15, T. 34 N., R. 4 E., AM.
MOUNT VERNON, WASHINGTON
FOR: SUMMERSON ESTATES, LLC

FB:	RS:	LS:	ASSOCIATES, PLLC	SCALE:
HEROLDIAN, ASSIGNED	MOUNT VERNON, WA 98275	360-441-1442	DWG: 14-034 F.P.	

LOT AREA AND ADDRESS INFORMATION

- | | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| TOTAL CUMULATIVE AREA = | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT | 7634 SQ FT |
| RIGHT OF WAY TO CITY OF MOUNT VERNON
MCLAUGHLIN ROAD AND AUTUMN WAY, 14,560 SQ FT 0.33 ACRES | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC | 0.18 AC |
| TRACT B CRITICAL AREAS, INCLUSIVE OF BUFFERS 94,201 SQ FT
2.18 ACRES | 4120 | 4136 | 4156 | 4172 | 4188 | 4204 | 4220 | 4236 | 4252 | 4268 | 4284 | 4300 | 4316 |
| TRACT A PATHWAY AREA = 5,110 SQ FT 0.12 ACRES | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD | MCLAUGHLIN ROAD |
| | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY | AUTUMN WAY |
| | 4120 | 4136 | 4156 | 4172 | 4188 | 4204 | 4220 | 4236 | 4252 | 4268 | 4284 | 4300 | 4316 |

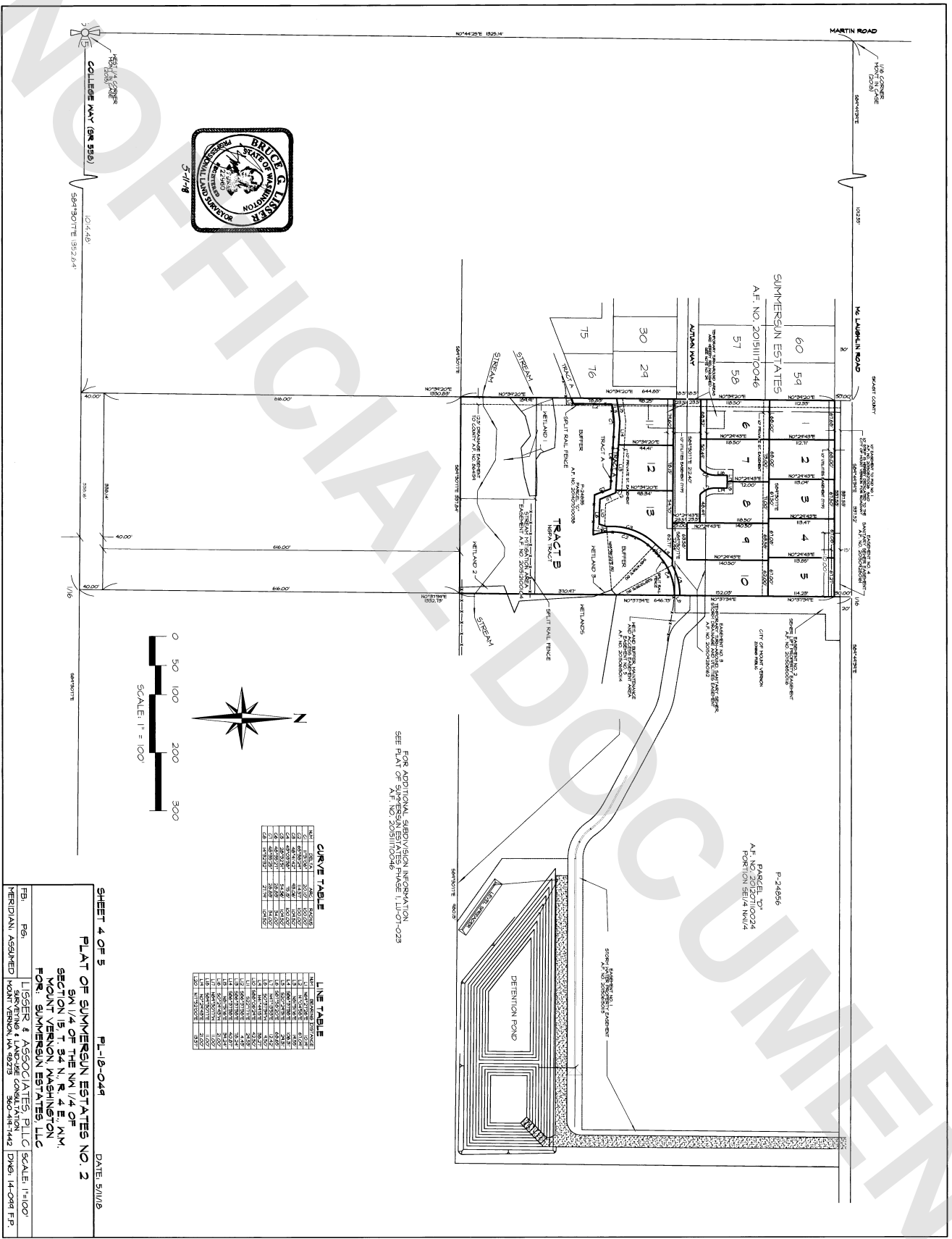


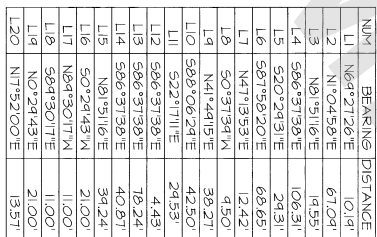
4-24-16

DATE: 4/11/18

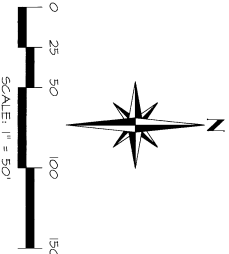
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FB:	Pg:	LIDGEN & ASSOCIATES, LLC	DATE: 14 MAR 2018
		SURVEYING & LAND-USE CONSULTATION	





CURVE TABLE			
N/M	DELTA	ARC	RADIUS
C1	11°31.06"	20.10	100.00'
C2	65°36.24"	14.57	100.00'
C3	48°41.14"	93.06	104.50'
C4	23°03.38"	75.15	100.00'
C5	42°32.51"	54.56	104.50'
C6	48°35.27"	26.83	34.00'
C7	48°35.23"	26.83	34.00'
C8	14°32.33"	21.74	104.50'



SHEET 5 OF 5 PL-18-049 DATE: 5/11/18

PLAT OF SUMMERS ESTATES NO. 2

SECTION 14 OF THE NINTH TOWNSHIP

SCALE: 1"=50'	P6:	FB:
DWG: 14-094 F.F.	SURVEY & LAND USE CONSULTING	SECTION 15, T. 34 N., R. 4 E., AM.
PHONE: 414-442-1442	MOUNT VERNON, WA 98275	MOUNT VERNON, WASHINGTON
		FOR: SUMMERBURN ESTATES, LLC
	WISSEY & ASSOCIATES, PLLC	