I HEREBY CERTIFY THAT THE PLAT OF SUMMERSIN ESTATES NO. 2, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION IS, TOWNSHIP 24 NORTH, RANGE 4 EAST, MIX AND THAT THE IS, TOWNSHIP 24 NORTH, RANGE 4 EAST, MIX AND THAT THE GORRESS AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT HAVE COMPULED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOINT VERNON.

SURVEYOR'S CERTIFICATE

BAGE 6. LISSER, PLS CERTIFICATE NO. 22960
LISSER 4 ASSOCIATES PILC
320 MILMAKEE PO BOX 1109
MOINT VERNON MA 48273
PHONE: (360) 419-1442

AMEK 24. Zale DATE

(360) 419-0581 BRUCE@LISSER.COM

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

SURVEY DESCRIPTION

EXCEPT THE NORTH 20 FEET THEREOF.

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

SUBLECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIEMS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. AND ALSO EXCEPT FROM ALL THE ABOVE, THE SOUTH 616 FEET THEREOF.

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

CONSENT AND DEDICATION

KNOW, ALL, VIEW BY THESE PRESENTS THAT SUMPLESSUM ESTATES, LLC.

A MASHINGTON, INVITED, LLGALLITY CORPANY ONWERS IN THE FIRE SMPLE OR CONTRACT PINC MASE FOR AND YOUR TOAKSE HOLDERS OR LEN HOLDERS OR THE LAND HERREY PLATTED DELLAGE THIS PLAT NO BEDIDIATE TO THE USE OF HOLDER OF AND BEDIDIATE TO THE USE OF HOLDER ON THE MASE OF THE WORLD HAVE ON THE USE THEREOF FOR HOLDER ON HAVE DELLAGE THE USE THEREOF FOR HOLDER ON HAVE AND BEDIDIATED AND THE USE THEREOF FOR HOLDER ON HAVE ON THE USE THEREOF FOR HOLDER ON THE LOTS AND BLOCKS SHOWN HEREON IN THE COURS HAVE DELLAGED TO THE WORLD HAVE ON THE WORLD TO WHAT ALL SUCH STREETS AND NOTICES AND BLOCKS SHOWN HEREON IN THE CRIGHMAN, EXCAPANABLE SRACHING OF ALL SUCH STREETS AND NOTICES AND BLOCKS SHOWN HEREON IN THE CRIGHMAN, EXCAPANABLE SRACHING OF ALL SUCH STREETS AND NOTICES.

IN WITHES MERBOT THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS $\frac{\partial V}{\partial x}$ DAY OF $\frac{1}{A}\frac{\partial V}{\partial x}$ 2018.

SHOWN HEREON.

SUMMERSUN ESTATES, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

Member

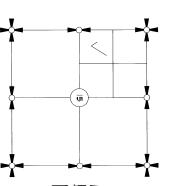
STATE OF WASHINGTON 40大202111111001121121

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TAKE WAS MEANING. SHOULD THIS INSTRUMENT, ON OATH STATED THAT HEISHEFTHEY MASARE AUTHORIZED TO SECOUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MASARE AUTHORIZED TO SECOUTE THE INSTRUMENT OF SUMMERS WE STATES, LLC. OF SET HE FREE AND VOLUNTARY ACT OF SUCH SARTY FOR THE USES AND PARPOSES MENTIONED IN THE INSTRUMENT.

DATED:

4 25 2018

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



SOMMTHE VECTOR INC. S. 100 MINES LOUIS

MY APPOINTMENT EXPIRES 5 3 1/2 J 2/1

RESIDING AT EXERCENT JA

SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M

VICINITY MAP FOR INDEXING PURPOSES

AUDITOR'S OFFITTION TO

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

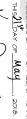
201805220059





COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LEW UPON THE LAYOS HEREIN DESCRIBED HAVE BEEN PLLY PAID AND DISCHAREED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2018



SKABIT COUNTY IREASINER

DEPUTY

FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SHOULD ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTINUED DEDICATED AS STREETS, ALLEYS, FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THISLIG DAY OF MAY 2018.

FINANCE DIRECTOR

SITY ENGINEER APPROVED THIS 16" DAY OF MAY, 2018

APPROVED BY THE WASHINGTON, THIS E COUNCIL OF THE CITY OF MOUNT VERNON, 2018.

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND GTHER LAND USE CONTROLS AND APPROVED THIS OF NA, 2018. 7

DAY

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PLAT OF SUMMERSUN ESTATES NO.
SW 1/4 OF THE NV 1/4 OF
SECTION 15, T. 54 N. R. 4 E., M.M.
NCONT VERNON, WASHINGTON
FOR: SUMMERSUN ESTATES, LLC

FB. PG. LISSER & ASSOCIATES PLLC SCALE.

SERVENIA & LAND-USE CONSULTION

VERIDIAN: ASSUMED HOAR ASSOCIATION DIMO: 14-041 FP.

easement to skagit county fud no. I

READMENTS TO PUBLIC UTILITY DISTRICT NO. I AS SHOWN HEREON ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. I OF SEASIT AND READ ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. I OF SEASIT OF AND READ ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. I OF SEASIT OR AREA SHOWN IT SUCCESSORS OR READMENT AND PUBLIC OF THE PROPERTY OF THE PUBLIC TO DO ALL THINGS RECESSARY OR PROPER IN THE CONSTRUCTION AND PANNITENANCE OF A MATTER LINE, LINES OR RELATED PACILITIES, NULLDINGS HE RIGHT TO CONSTRUCT OR AND PARTIC PUBLIC OF THE ROWN OF READMENT OF THE PACILITIES OF THE PUBLIC RESOLUTION OF A PIPE OR PIPES, LINES OR RELATED PACILITIES, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG MATTER OR OTHER SMILLAR PUBLIC SERVICES OVER, ACROSS, ALONG PUBLIC SERVICES OVER ACROSS, ALONG PUBLIC SERVICES OVER ACROSS ALONG PROPERTY BY REASON OF PROVINCY OF THE PUBLIC SERVICES OVER ACROSS OF PROPERTY BY REASON OF PROVINCY OF THE PUBLIC SERVICES OVER ACROSS OF PROPERTY BY REASON OF PROVINCY OF THE PUBLIC SERVICES OVER ACROSS OF PROPERTY BY REASON OF PROVINCY OF THE PUBLIC SERVICES OVER ACROSS OV

GRANTOR, ITS HERE, SUCCESSORE OR ASSIGNS HEREBY CONNEYS AND ARREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREAS WITHOUT SHAPPOWAL OF THE GENERAL MANAGER OF THE DISTRICT, GRANTOR SHALL COMDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTORS (OR ASSIGNS) PROPERTY SO AS NOT TO NITERFERE WITH, DESTRUCT OR EVANAGER THE USETALLIESS OF ANY MOPPOWENTS OR OTHER FACILITIES, NOW OR HEREAFTER WANNIAND UPON THE EASEMENT OR IN NAY MAY INTERFERE WITH OBSTRUCT OR ENDIAGRET AND ALL TREFFERE WITH GROUND THE EASEMENT OR IN NAY MAY INTERFERE WITH OBSTRUCT OR ENDIAGRET OF THE EASEMENT.

STORMWATER FACILITY MAINTENANCE (OFFSITE PARCEL P-24856)

STORMANTER FACILITY SHALL BE INSPECTED ONCE PER YEAR FOR DETECTS ONTLINED IN VOLUME V OF DOES 2005 STORMANTER MANAGENERI MANAUL FOR MESTERN MASHINGTON, CHAPTER 46 TABLE 45, NO 1- PETENTION PONDS AND NO. II - MET PONDS.

MAINTENANCE ACTIVITIES SHALL BE PERFORMED TO CORRECT DETECTS AS OUTLINED IN TABLE 45, STORMANTER FACILITY INCLIDES DETECTION/MET POND AREA OUTLIET STRUCTIRE AND PIPING, AND EMERGENCY OVERELOW PATH, INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY FACILITY OWNER/OR ONTRACTOR.

AN EASEMENT PROVISIONS

AN EASEMENT IS HERREY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT READON, BULL OT ILL ITY DISTRICT NO. LOF SKAGIT COUNTY, PUGET SOUND BURGEY, CASCADE NATURAL GAS CORPORATION, FRONTIER COMMUNICATIONS, INC., AND COMPAST CABLENGION. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR THE OF COMMON THE FACE OF THIS PLAT, OR OTHER DISTRICT STORES ON AS DOTAD. IN WILL TO REMOVE THE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, OR OTHER DISTRICT REMEM OPERATE, MAINTAIN AND REMOVE UTILITY SERVICE TO THE SUBDIVISION AS NOTE AND THE RESPECT TO THE REPORT OF THE REPORT OF THE SUBDIVISION AND THE PROVIDING UTILITY SERVICE TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE SUBDIVISION BY

PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PIRPOSE OF CONJETING ONSTITE STORMWATER RANGE IS HEREBY GRANIED IN FAVOR OF ALL ABITINGS LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANIED HEREIN SHALL BE THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND TUTURE OWNERS OF THE ABUTTING PROPERTY AND THERE HERE, PERSONAL REPRESENTATIVES, AND ASSIGNS. REGULAR WANTENANCE SHALL INCLIDE AT A MINIMAY, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREQUENCE AND THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREQUENCE AND THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREQUENCE AND THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREQUENCES AND THESPOLD FER THE ATTACHED FACILITY MAINTENANCE STANDARDS AS SPECIFIED.

THE OITY OF MOINT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF BINITY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR AND ASSIGNS FOR REPROSED OF ROUTINE WHITE THE PROPERTY OF SUBSECULT OF SUBSECULT

HE DEVILOPER OF THIS PLAT HAS CONSTRUCTED ROADS THAT ARE BEING DEDICATED TO THE CITY WITH PARKING RESTRUCTIONS DIF TO THE WARROW WITH OF THESE ROADS, PARKING SHALL NOT BE ALLOWED ON SOUTH SIDE OF AUTUNN WAY. AND WITHIN THE FIRE TRUCK. THEN ACQUED ON THE KORTH SIDE OF AUTUNN WAY. THE NO PARKING AREAS DESCRIBED HERBIN SHALL REYNAIN IN PERCENTLY WALTES THE CITY'S PLBLIC NORKS DIRECTOR REMOVED OR RELOCATES THESE AREAS USING HISHER AUTHORITY PROVIDED IN THE PUTIRE. PARKING RESTRICTIONS

PUBLIC TRAIL HASHMINT

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE PUBLIC AND THE CITY OF MOINT VERWON OVER, WIDER, AND ACROSS PAHT TRACT 14", AS SHOWN ON THE FACE OF THIS PLAT FOR PEDESTRIAN THALL DREPOSES. MAINTENANCE FOR THE PATH SHALL BE THE RESPONJEILTY OF THE SUMMERSUN ESTATES 2 HOPEOWARE'S ASSOCIATION AS REFERENCED IN DODUMENT RECORDED INDER SKAGIT COUNTY AUDITOR'S FILE



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PL-18-049

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N: ASSUMED MOUNT VERNON, WA 98213 360-419-7442	LISSER & ASSOCIATES, PLLC SCALE.	FOR: SUMMERSUN ESTATES, LLC	MOUNT VITANON, WASHINGTON	SECTION 15, T. 84 N. R. 4 H. M.M.	PLAT OF SUNMINSUN ESTATES NO. 2	
360-414-7442 DNG: 14-044 F.	SCALE:				n	

- I. INDICATES EXISTING MONMENT IN CASE.

 (a) INDICATES MONMENT IN CASE SET WITH CAP INSCRIBED LISER 22960.

 (b) INDICATES EXISTING PIPE OR REBAR FOUND.

 (c) INDICATES EXISTING PIPE OR REBAR FOUND.

 (d) INDICATES EXISTING PIPE OR REBAR FOUND.

 (e) INDICATES EXISTING PIPE OR REBAR FOUND.

 (e) INDICATES EXISTING PIPE OR REBAR FOUND.
- 2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM CHICAGO TITLE COMPANY OF WASHINGTON SUBDIVISION GUARANTEE, ORDER NO. 62000033462, DATED JANUARY 19, 2018.
- 3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF SUMMERSUN ESTATES, PHASE I, LU-07-023, AUDITORS FILE NO. 2015/1170046, IN RECORDS OF SKASIT COUNTY, MASHINSTON.
- 4. ZONING CLASSIFICATION: R-I, 4.0
- STORM DRAINAGE: SEWAGE DISPOSAL: CITY OF MOUNT VERNON CITY OF MOUNT VERNON
- 9. POWER: B. WATER: STREET STANDARD: PUGET SOUND ENERGY SKAGIT COUNTY P.J.D. NO. I CITY OF MOUNT VERNON
- 12. TELEVISION CABLE: CASCADE NATURAL GAS COMCAST CORPORATION

IO. TELEPHONE:

FRONTIER COMMUNICATION

- 13. GARBAGE COLLECTION: CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF MAY.
- MERIDIAN: ASSUMED
- IS. BASIS OF BEARING: MONIMENTED MEST LINE OF THE SOUTHWEST I/4 OF THE NORTHWEST I/4 OF SECTION IS, TONNEHIP 34 NORTH, RANCE 4 EAST, MARST BEARING = NORTH O*44'25" EAST
- 16. INSTRUMENTATION: LEICA TORTO5A THEODOLITE DISTANCE METER
- 17. SURVEY PROCEDURE: FIELD TRAVERSE
- IB. ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- IR. ALL HOMES WILL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PROPOSED.
- 20. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DIRING HOME CONSTRUCTION OR SUBBEAUENT SOLD BETTIERSAUES SEE CITY OF MOVIN VERSION DEPARTMENT OF DEVELOPMENT SEVICES FOR DETAILS.
- 2) THIS PROPERTY IS SUBJECT TO AND TOSETHER WITH LEVIS PLANTAUNTS ALBERVATIONS EXERTACTIONS COVENNINS LIEVS. IN AND LEAST OF THE COORD REFEREND TO IN AND THE COORD REFEREND TO IN AND LEVIS OF THE COORD REFEREND TO INCHES WITH 2 ABOVE. SAID THE COORD THE COORD WITH THE COORD AND THE COORD A
- 22 OWNER/DEVELOPER SUMMERSUN ESTATES, LLC PO BOX 3TO MOUNT VERNON WA 98273
- SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-24835

23

24. A HOMEOWER'S ASSOCIATION HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MANITENANCE OF THE OPEN SPACES AND OTHER LANGSCAPING AREAS, THE OWNEDWERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON LANDSCAPING AREAS SIDEMALES, AND STREET REES INSTALLED IN PUBLIC REGIFTS OF MAY ADJACKENT TO SIDEMALES. SEE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NAMBER 2018055220058.

- ABOVE 25. TRACTS A AND B. WILL BE CONVEYED TO THE SUPPRESUN ESTATES NO. 2 HOMEOWIERS ASSOCIATION AND WILL BE MAINTAINED IN ACCORDANCE WITH DOCUMENTS REFERENCED UNDER NOTE 24
- 26. THIS PROJECT IS LOCATED WITHIN THE FLOOD PLAIN OF THE SCAGIT RIVER, IDENTIFIED AS BEING WITHIN FLOOD ZONE A-T, BLEVATION 43, A6 SHOWN ON FIRM MAP 530/51/0250/C DATED JANUARY 3, 1985.
- 27. WETLANDS SHOWN HEREON WERE CONFIRMED BY WETLANDS TECHNOLOGY, SEE REPORT ON FILE WITH THE CITY OF MOUNT YERNON DATED JANUARY 14, 2015.
- 28. THE TEMPORARY TURNAROUND EASEMENT DESCRIBED ON DOWNERN TEXTORED NUBER AUDITOR'S FILE NO 2019074200162 AND SHOWN ON SHEET 6 OF 1. PLAT OF SUMMERSIN ESTATE PHASE I. LU-07-23. RECORDED INDER AUDITOR'S FILE NO. 2015IIT0046 IS HERBEY RELINAUSHED.

LOT AREA AND ADDRESS INFORMATION

TOTAL OWNERSHIP AREA = 5.08 ACRES

LOT 13	LOT 12	LO1 =	LOT IO	LOT 9	LOT 8	L 70	LOT 6	LOT 5	LOT 4	10T 33	LOT 2	L01 -	
9,475 SQ FT	7,532 SQ FT	7,508 SQ FT	11,345 SQ FT	8,933 SQ FT	7,812 SQ FT	8,049 SQ FT	8,078 SQ FT	7,656 SQ FT	7,624 SQ FT	7,646 SQ FT	7,677 SQ FT	7,634 SQ FT	
0.22 AC	0.17 AC	0.17 AC	0.26 AC	0.20 AC	O.IB AC	0.18 AC	0.18 AC	0.18 AC	0.17 AC	0.18 AC	0.18 AC	0.18 AC	
~			40										
AUTUMN WAY	AUTUMN WAY	AUTUMN WAY	AUTUMN WAY	AUTUMN MAY	AUTUMN WAY	AUTUMN WAY	AUTUMN WAY	MCLAUGHLIN ROAD					

TRACT A PATHWAY AREA = 5,110 50 FT 0.12 ACRES

TRACT B CRITICAL AREAS, INCLUSIVE OF BUFFERS 94,801 50 FT 2.18 ACRES

RIGHT OF WAY TO CITY OF MOUNT VERNON MCLAUGHLIN ROAD AND AUTUMN WAY, 14560 50 FT 0.33 ACRES



SHEET S OF 5 PL-18-044

DATE: 4/II/I8

PB. PG. LISSER & ASSOCIATES, PLC SCALE.

1185ER & ASSOCIATES, PLC SCALE.

1285ERUS + ASSOCIATES, PLC SCALE. PLAT OF SUMMERSUN ESTATES NO. 2
SW |/4 OF THE NW |/4 OF
SECTION |5, T. 34 N, R. 4 E, M.M.
NOUNT VERNON, WASHINGTON
FOR: SUMMERSUN ESTATES, LLC

