SURVEYOR'S CERTIFICATE

I HECEBY CERTIFY THAT THE PLAT OF WOODSIDE RUD DIVISIONS 6
AND T, IS BASED IPON AN ACTUAL SURVEY AND SUBDIVISION OF
SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, MM, AND THAT
THE CONFESS AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND
AND THAT I HAVE COMPLIED WITH THE ROVISIONS OF THE
STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT
STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT

BRUS 6/168FR N.5 CERTIFICATE NO. 22460 I LIGHTA / NEW ATTER 320 MILWAUKEE RO BOX IDO NOMI TERMON IM 40273 PANCE. (360) 441-7442 FAMIL BRUCE-159ER.COM

DATE

SURVEY DESCRIPTION

PARCEL "A"

PARCEL "B" TRACTS M AND X, (AKA FUTURE DIVISIONS 6 AND T), "PLAT OF WOODSIDE PUD DIVISIONS I AND 2", RECORDED JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2016071270025.

TRACT 948, "PLAT OF WOODSIDE PUD DIVISIONS I AND 2", RECORDED JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2016071270025. PARCEL "C"

TRACTS Y AND Z, (AKA FUTURE DIVISIONS 8 AND 9), "PLAT OF WOODSIDE PUD DIVISIONS I AND 2", RECORDED JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2016/07270025.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRUCTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF MASHINGTON.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME BEING THE LANDS HEREN DESCRIBED HAVE BEEN FILLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2018.

THIS DAY OF TONION THE PAR OF TONION THE PEAR OF THE PAR OF TONION THE PAR OF TO

DAY OF January

20.19

SKAGIT COUNTY TREASURER

DEPUTY

CITY FINANCE DIRECTOR'S CERTIFICATE

, 20 19

APPROVALS
EXAMINED AND APPROVED THIS

DAY OF JANUARY

, 20 19

APPROVED BY THE WASHINGTON, THIS CITY ENGINEER

230 DAY OF JANUARY

2019

ANA.

MAYOR

ATTEST: CITY CLERK

Vone, Voloke

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS DAY OF TANMARY

244

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

AUDITOR'S OFFITTIOATE

COUNTY AUDITOR

Soudry Perkins

์ผู

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

VICINITY MAP

	PLAT C	SHEET I OF IS
SURVEY IN A PORTION OF THE	PLAT OF MOODSIDE PUD DIVISIONS 6 4 T	LU-07-004 PL-18-170 DATE: 1/02/1
		1021

SOUTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, MASHINGTON
FOR: MOODSIDE 6 & T, LLC

LISSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION
NOUNT VERNON, MA 1827S 360-414-7442 04-032LG 6,7 FP

1

OWNER'S CONSENT AND DEDICATION

KNOW ALL YEN BY THESE PRESENTS THAT MODSIDE 6 1.7

LC, A MASHINGTON LIMITED LIABILITY COMPANY, MODSIDE 8 4.4,

LC, A MASHINGTON LIMITED LIABILITY COMPANY, CHI CREEK LLC A

MASHINGTON LIMITED LIABILITY COMPANY, CHI CREEK LLC A

MASHINGTON LIMITED LIABILITY COMPANY, CHI CREEK LLC A

MASHINGTON LIMITED LIABILITY COMPANY, GARGES CODIEY

AND COLLINEAD STATE ENANC, OMERGES ON THE FEE SHREE OF

AND COLLINEAD STATE ENANC, OMERGES ON THE FEE SHREE OF

AND MASHINGTON THE LASH REFERSY ALTITED, PECLAKE THIS FLAT AND

DEDICATE TO THE LOSE OF RUBLIC FORENER, THE STREETS, AVENUES,

AND PATH TRACTIS A AND BYONG MERGEN AND THE LISE THEREOF

FOR ALL RUBLIC PURPOSES COMBISTENT WITH THE USE THEREOF FOR

PUBLIC HIGHWAY AND PEDESTRIAN ACCESS PROPOSES TOGETHER

WITH THE RIGHT TO MAGE ALL RECESSARY SLOPE FOR CUITS AND FILLS

JEPON THE LOTS AND BLOCKS SHOWN REFEREN IN THE ORIGINAL REASONABLE

GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

A WASHINGTON LAWED HABILITY COMPANY MOODSIDE 8 & 9, LLC A WASHINGTON LIMITED LATBILITY COMPANY TITLE: Beliew Gentles mange TITLE: Meletal Copper der, manage DANBILITY COMPANY

SREGG COOLEY, CAGO Genry, mmager

A MARRIED MAN AS HIS SEPARATE PROPERTY

COLUMBIA STATE BANK

AUP BRAUCH MAMBAGER

STATE OF WASHINGTON

DATED January 94 2019

State of Washington
DIANA K WHITNEY
MY COMMISSION EXPIRES
May 15, 2021

SIGNATURE AND TOTAL PUBLIC NOTARY PUBLIC NY APPOINTMENT EXPIRES ISMAY 2021
RESIDING AT BOW

Sura K. Whitney

STATE OF WASHINGTON COUNTY OF SKAGIT

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DYMANGENTY HAS PROBED THIS INSTRUMENT, ON CATH STATED THAT HERSETTHAT TANSHARE ANTHORIZED TO EXCHITE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANGEX OF THE INSTRUMENT LIC, A MASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUMENTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 9th, 2019

Notary Public
State of Washington
DIANA K WHITNEY
MY COMMISSION EXPIRES
May 15, 2021

SHANTER WALL K. (LANGER)
NOTARY BIBLIC
MY APPOINTMENT EXPIRES 15MMY 2021.
RESIDING AT 5000

STATE OF WASHINGTON COUNTY OF SKAGIT

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EN/DRUE THAT THE MEDIAN SHOWED HIS USTRUMENT, ON CAH 15 ATED THAT HESHETHEY MASUARE AUTHORIZED TO EXCURE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MEDIAN OF OF LICERS, LLC, A MANIFORM LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUMENT AND OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 95,2019

Notary Public ate of Washington DIANA K WHITNEY COMMISSION EXPIRES May 15, 2021

STATE OF WASHINGTON

SIGNATURE WILLIA K. A. MITTATURY
NOTARY PUBLIC
MY APPOINTMENT EXPRES 15MH/101/
RESDING AT 800

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, GREEGE COOLEY, A MARRIED MAN AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED January 9th, 2019

wotary Public
te of Washington
ANA K WHITNEY
MMISSION EXPIRES
May 15, 2021

SIGNATURE WIME K. WHETEN NOTARY PUBLIC MY APPOINTING EXPIRES 15 MM 2021

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAST. LIMICS. SINCED THIS INSTRUMENT, ON CART STATED THAT RESEARCH Y MASARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE BEACH LAST OF COLUMBAY STATE BANK, TO BE THE FREEE AND COLUMBAY ACTOR SULPRIAN STATE BANK, TO BE THE FREEE AND COLUMBAY ACTOR SULPRIANT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. COUNTY OF SKASIT

DATED January 99, 2019



SHEET 2 OF IS

FL-01-009

PLAT OF MOODSIDE PUD DIVISIONS 6 4 7

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N, R. 4 E, M.M. MOUNT VERNON, MASHINGTON FOR: MOODSIDE 6 4 T, LLC

FB. P6. LISSER & ASSOCIATES, PILLO SCALE.

SERVING LIAPUSE CONSLIATON

MONT VERNON, MA 19275 360-447-1442 04-032LG 6,7 FP

NOTES

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 MINICATES MONMENT IN CASE SET WITH CAP
 INSCRIBED LISSER 22460.

 INDICATES EXISTING PIPE OR REBAR FOUND.

 ON INDICATES EXISTING PIPE OR REBAR FOUND.

 OR NAIL SET IN CONCRETE WITH MASHER INSCRIBED LISSER 22460

 OR NAIL SET IN CONCRETE WITH MASHER INSCRIBED LISSER 22460
- 3. FOR ADDITIONAL SUBDIVISION AND PERIDAN INFORMATION SEE PLAT OF MODSIDE PLD DIVISIONS I AND 2. RECORDED MORE PLD DIVISIONS 1. AND 2. RECORDED MORE AUDITORS FILE IN. 2011/22/2045, IN RECORDED MORE AUDITORS FILE IN. 2011/22/2045, IN RECORDED MORE AUDITORS FILE IN. 2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY REVISED SUBDIVISION GUARANTEE, ORDER NO. OI-1658/14-F, DATED SEPTEMBER IO, 2016.
- 4. ZONING CLASSIFICATION: R-I, 4.0 CEDAR HEIGHTS PUD NOW WOODSIDE PUD
- STREET STANDARD: STORM DRAINAGE: SEWAGE DISPOSAL: CITY OF MOUNT VERNON CITY OF MOUNT VERNON CITY OF MOUNT VERNON
- B. WATER: O. TELEPHONE: 4. POWER: PUGET SOUND ENERGY SKAGIT COUNTY PUD. NO. I FRONTIER COMMUNICATION
- 12. TELEVISION CABLE: COMCAST CORPORATION

CASCADE NATURAL GAS

IS GARBAGE COLLECTION. CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.

14. MERIDIAN: ASSUMED

- BEARING = SOUTH 89°13'31" EAST BASIS OF BEARING: MONUMENTED NORTH LINE OF THE JITHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4
- I6. INSTRUMENTATION: LEICA TORTOSA THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: FIELD TRAVERSE
- B. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBLECT TO IMPACT TEES FOR SCHOOLS, FIRE PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- IR. ALL HOMES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.
- 20. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSECUENT SOIL DISTURBANCES.
 SEE LITY OF MOUNT VERNON DEPARTMENT OF DEVELOPMENT SERVICES FOR DETAILS.
- 2) THIS PROPERTY IS SUBJECT TO AND TOSETHER WITH
 EASEMANTS, RESERVATIONS, RESTRICTIONS, COMENANTS, LIENS,
 LEASES OR OTHER NOTRUMENTS OF RECORD RETERRED TO IN LAND
 THE COMPANY REPORT RETERRACED WHORE NOTE 2 ABOVE.
 REPORT LISTS DOCUMENTS RECORDED WHORE AUDITORS FILL
 NUMBERS 2018DOLIMENTS AUDITORS TO STREET AUDITORS
 200812102011, 2018D040051, 2018DT180121, 2018D03201016,
 200812102011, 2018D040051, 200812102012, 20081202016,
 2018U030042, 2018U030012-20081210025, 2018U030042, 2018U030044, 2018U030045, 2 201511030042, 201607270024, 201712210049, 201604040056,
- OWNER/DEVELOPER: ER: WOODSIDE 6 & 7, LLC
 WOODSIDE 8 & 9, LLC
 CH CREEK, LLC
 504 E FAIRHAVEN
 BURLINGTON WA 98233
- 23. SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-133338, P-133340, P-133341 AND P-133333.

24. A HOMEOWER'S ASSOCIATION (HOA) HAS BEEN CREATED THAT MILL BE RESPONSIBLE FOR MANITEMAKE OF THE OFIN SPACES, NEPA'S AND OTHER LANDSCAPING AREAS. SEE DOCUMENTS RECORDED MODER AUDITOR'S FILE MNEBERS AD 120 (1827) 183 FOR THAT THE MODERNAME AND SALE ASSECTION FOR EACH LOT SOLD SHALL INCLIDE E PRICHASE AND SALE ASSECTION THAT THE HOA MILL BE IN EFFECT AND THE RESPONSIBILITY FOR PARTICIPATING IN THE HOA IS A REQUIREMENT OF PURCHASING THE LAND.

25. TRACTS 602, 604, 605, TOI, 948-A AND 948-B SHALL BE CONVEYED TO THE MOODSDIRE HONEOWERS ASSOCIATION AND ARE TO BE MAINTAINED FOR THE PIREOSE AS DESCRIBED IN THE CC ℓ RS REFERENCED IN PLAT NOTE NO. 24.

26. THE LOTS CREATED WITH THIS PLAT ARE PART OF A PLANNED WIT DEVELOPMENT (PDD). THE HOMES, OPEN SPACES, (MSPA) HERE CREALPED HIT DEVELOPMENT (PDD). THE HOMES, OPEN SPACES (MSPA) HERE CREATED THROUGH THE PUT PROTECTION AREAS (MSPA) HERE CREATED THROUGH THE PUT PROCESS THAT REQUIRES INVOVATURE RESIDENTIAL DEVELOPMENT, THROUGH THE PUT PROCESS THE CITY MAS ABLE TO DEVIATIE FROM STANDARD RESIDENTIAL PLAT REQUIREMENTS AND ALLOW A DEVELOPMENT THAT HAS ADDITIONAL SMALLER LOTIS, REDUCED SETBACKS, BUFFER TRACT ETC, IN EXCHANGE TORS THE PLAT AMENITES SUCH AS THE SHELTES, TRAILIS, LANDSCAPING AND OPEN SPACES, ALL PUTURE TERMS TORSUMENT THE PUT REQUIREMENTS. THE CITYS DESIGN STANDARDS, RESOLUTION THAT AND THE APPLICABLE CHAPTERS OF THE MOUNT YERRON MINICIPAL CODE.

27. FINAL PAID POCUMENTS FOR THE WOODSDIE PAID HAVE BEEN APPRIEVED WORTH CATTO THE CATT OF WANT (TEXNON NO PRECAPED WORTH AND TROUGH CATTO THE APPRIANCE APP

28. AGEEMENT FOR MAINTENAKE OF STORMANTER POUD DIRING CONSTRUCTION PHAGE: CH CRETK, LLC CERTIFY THAT, AS THE DEVELOPER AND ONNER OF MODISIDE PUD (AKA: CEDAR HEIGHTS PUD PHAGE: 2), MILL PERFORM THE MAINTENAKE ACTIVITIES AS OMLINED IN MAINTENAKE ARREPMENT DOZUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2016/07270027.

24. A MESUANI TO THE BUPGLIOPHENT ASKETHANT WITH THE CITY OF YOUNT, JERNON RECORDED ANDER AUDITORS BLIE NO ON-STREET PARKING THAT THE BUPGLIOPHENT MILE PROVIDE THE PARKING THAT THE BUPGLIOPHENT MILE PROVIDE THE BUPGLIOPHENT SHAPET THE FUTURE BY ANDER SHAPET SHALL BE CONDITIONED SHAPET THE FUTURE BY ANDERS SHAPET SHA

30 NAPA TRACTS 989-A AND 998-B MIST BE INCLIDED MITHIN THE CRITICAL AREA MAINTENANCE AND MONTORING DOCUMENT THAT WILL BE PREPARED FOR TRACT 998.

EASPENIS TO PABLIC UTLINY DISTRICT NO. I AS SHOWN HEREON, ARE GRAWIED TO PABLIC UTLINY DISTRICT NO. I AS SHOWN HEREON, ARE GRAWIED TO PABLIC UTLINY DISTRICT NO. I OF SKASIT COMINY, MASSINGTON, A MINICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, FROMITED HAS EXCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, FROMITED HAS EXCESSORS OR THE DISTRICT TO DO ALL THINGS MICHESSARY OR PROPER IN THE CONSTRUCTION AND YANKITED HAS EXCESSARY OR PROPER IN THE CONSTRUCTION AND YANKITED HAS EXCESSARY OR PROPER IN THE CONSTRUCTION AND HANKING TO AND LOCATE ANY TIME A LITER, REPORTED HAS AN AREA OF THE PROPERTY OF ANY TIME A LITER, AND ASSISTANCE AND ANY THE PROPERTY OF THE GRANTOR WHICH IN THE PRINCH OF THE PROPERTY OF A PROPERTY OF THE PROPERTY OF ANY THE PROPERTY OF THE PROPERTY OF ANY THE PROPERTY OF THE PROPERTY OF ANY THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF ANY THE PROPERTY OF THE PROPERTY OF

GRANTOR, ITS HERE, SUCCESSORS, OR ASSIGNS HEREBY CONNEYS AND AGREES NOT TO CONSTRUCT OR REPRINT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREAS WITHOUT STRUCTURES OF ANY KIND ON THE EASEMENT AREAS WITHOUT CONDUCT ITS ACTIVATIES AND ALL OTHER ACTIVATIES ON CHINERES OF THE DISTRUCT OR ENDANGER THE USETALVESS OF ANY KIND USED OF THERE FACILITIES, USE OF THE FACILITIES ON CHIPPOPORTION OF THE FACILITIES ON ALL PREPARED WITHOUT OR DEPONATED HEREFUL OR ON THE PROPERTY OF THE PROPERTY OF THE PACILITIES ON OF THE FACILITIES ON OF THE FACILITIES ON THE FACILITIES ON ON THE PROPERTY OF THE PACILITIES ON OF THE FACILITIES ON OF THE FACILITIES ON ON THE PACILITIES ON THE PACILITIES ON ON THE PACILITIES ON THE PACILIT

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BUILDING DESIGN STANDARDS

FROM I ELYATIONS. A MIX OF HOUSE ELEVATION DESIGNS ARE REQUIRED; NO FROM ELEVATION CAN BE WITHIN 5 HOUSES FACING THE SAME SIDE OF THE FROMTING STREET, WITH EACH BUILDING PERMIT APPLICATION, APPLICANT MILL INCLUDE A PERMIT EXHIBIT MAP THAT SHONG THE ELEVATIONS THAT HAVE BEEN APPROVED FOR THE TWO LOTS ON EACH SIDE (TOTAL, OF FOR LICTS) 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 MINHAM FRONT SETBACK MODULATION FROM THE HOMES ABUTTING EACH SIDE YARD.



FD--07-009

OF MOODSIDE FUD DIVISIONS 6 4 7 1/02/19

SURVEY IN A PORTION OF THE SOUTHERST I/4 OF SECTION 22, T. 34 N., R. 4 E., M.M. MOUNT VERNON, WASHINGTON FOR: WOODSIDE 6 \$ T, LLC

YERIDIAN: ASSUMED LISSER & ASSOCIATES, PLLC SCALE, SURVEYING & LAND-USE CONSULTATION 26-032LG 6,7 FP

PRIVATE DRAINAGE EASEVENT AND MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PIRPOSE OF CONVEYING ON-SITE STORMWITER RIGHTS IN HEREBY GRANIED IN FAVOR OF ALL BUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANIED HEREIN SAALL BET RESPONSIBILITY OF, THE COSTS THEREOF SHALL BE DORNE EGUALLY BY, THE PRESENT AND THURE OWNERS OF THE AUTTING PROPERTY AND THERE HERES PERSONAL REPRESENTATIVES, AND ASSIGNS. REGULAR MANTENANCE SHALL INCLEE AT A MINIMAY, ANNUAL INSPECTION OF THE STORMWITER AND EXCHANGE SYSTEM, AND MANTENANCE FREGUENCIES AND THESE THE ATTACHED MANTENANCE FREGUENCIES AND THESE THE ATTACHED MANTENANCE FREGUENCIES AND THESE THE ATTACHED FACILITY MAINTENANCE STANDARDS AS SPECIFIED.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF BUTRY ACROSS DRAINAGE EASPHENTS AND ADJACENT LANDS OF THE GRANTED AND ASSIGNATIOR AND ASSIGNATION AND ENERGENCY MAINTENANCE PREPARED AND THE FRANKLY AND ENERGENCY MAINTENANCE PREPARED HAVING ANY PERSON THE GRANTED AND THE SUCCESSORS AND ANY PERSON HAVING AND ANY PERSON HAVING ANY PERSON

PRIVATE SANITARY SEVER BASESENE

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THERETO FOR THE PROPOSE OF PROVIDING MAIL SERVICES TOGETHER
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SHALL BE RESPONSIBLE FOR ALL LINES ESSART DAMMER
SHALL BE RESPONSIBLE FOR ALL LINES ESSART DAMMER IT CAUSES
TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE
OF RIGHTS AND PROVIDEDES HEREN GRANTED.

PUBLIC SANITARY SEVER AND DRAINAGE EASEMENTS

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THERE IS RESERVED TO THE GRANTOR, THEIR HERS AND ASSIGNS, THE REHT AND PROVILEGE TO USE THE ADOVE DESCRIBED LAND OF THE GRANTOR, AT ANY TIME IN ANY MANUER AND FOR ANY PROPOSE WITH A SUBJECT AND THE SUMMER AND EARLY PROPOSED AND ASSIGNS, OF THE RUBHTS AND PRIVILEGES HEREIN GRANTED. THE GRANTER IS RESPONSIBLE FOR CAPITALITY, AND THE ANALYSING AND TANITALITY OF THE ANALYSING ANALYSI

THE CRANIDE SHALL REFRAIN FROM CONSTRUCTING OR PLACING ANY BUILDINGS OR HARCOMERIES UPON THE AROUNG EXCRETE PREMISES. THE CITY SHALL RESIDENT THE EXCRETENT SHE IF SAID INFROMENIES ARE IN ANY MAY DESTRUCTED URBAIN. THE SAID INFROMENIES ARE IN ANY MAY DESTRUCTED URBAIN. THE EXERCISE OF THE ABOVE DESCRIBED PASSINGEN FRIVILEGES.

ROOK WALL HAGHZHAL

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SEE RECORDED HOMEOWNERS ASSOCIATION DOCUMENT REFERENCED UNDER NOTE NO. 24 FOR ADDITIONAL INFORMATION, INCLUDING MAINTENANCE RESPONSIBILITIES.

NATIVE GROWTH PROTECTION AREA EASEMENT (NGPA)

A NATIVE GROWTH PROTECTION AREA (NGPA) IS CREATED FOR THE DURPOSE OF PRESERVING CRITICAL AREAS, SUFFERING MAD THE PROTECTING PLANTS AND ANIVAL HABITAT, AND PREVENTING HARM TO PROFERTY AND THE ENVIRONMENT INCLUDING BUT NOT LIMITED TO, CONTROLLING SUPERACE MATER RUNGT AND EROSION WIND TO, CONTROLLING SUPERACE MATER RUNGT AND EROSION WIND TO, CONTROLLING SUPERACE MATER RUNGT FOR THE KEPA, AND FUNDE ONERS AND SERSO OF THE KEPA, AND FUNDE ONERS AND SERSO OF THE REPOWAL OF THE GETTATION WITHIN THAS AREA EXCEPT FOR THE REPOWAL OF THE CHIT. ANY WORK IN THE KEPA, INCLUDING REPOWAL OF THE CHIT. ANY WORK IN THE KEPA, INCLUDING REPOWAL OF THE CHIT. ANY WORK IN THE CHIT, THE COST ASSOCIATED WITH THE EVALUATION REPOWAL BY THE CITY. THE COST ASSOCIATED WITH THE EVALUATION REPOWAL BY THE PROPERTY OWNER.

THE CITY OF MOINT VERNON IS HEREBY GRANTED AN EASEMBIT OVER, ALLOWS AND ACROSS THE AREA DESIGNATED AS A NOPA, TOGETHER WITH THE RIGHT OF INCRESS AND EGREES TO AND FROM THE RAPA FOR THE RIPPOSE OF MONITORING AND ENCRUME PROPER OFFEATION AND MAINTENANCE OF THE ASPA SHOWN HERON. THE OFFICE AND VERNOM SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO EMPORE. THE REQUIREMENTS, TERNO AND CONDITIONS OF THIS RESPONSIBILITY OF THE FROM THE HOPA WERE LAN. THE OBLIGATION TO ENSURE ALL TERNO OF THE MOPPA HAVE THE FROM THE MODER LAN. THE OBLIGATION TO ENSURE ALL TERNO OF THE MOPPA ARE MET IS THE RESPONSIBILITY OF THE FROMPERT OWNER.

design standard notes

THE HOMES CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SIBLECT TO THE CITY OF MOUNT VERWAYS DESIGN REVIEW SYMPACKADS HAICH ARE CODIFIED WITHIN MOUNT VERWAY MANICIPAL CODE WHICH ARE CODIFIED WITHIN MOUNT VERWAY MANICIPAL CODE CHAPTER IT.70. THESE DESIGN REVIEW SYMPAKS REQUIRE A MANISHE OF ARMAINIES TO BE INCLUDED AS A PART OF THE LOTS CREATED WITHIN THIS PLAT AND THAT THE HOMES THAT ARE CONSTRUCTED ALSO INSTALL ARENITES THAT MOULD OTHERWISE NOT BE REQUIRED. THE APPROVED HOME DESIGNS INCLUDED IN THE FINAL MOODSIDE PLO CONSTITUCT AN INNOVATIVE RESIDENTIAL DESIGNS SHALL AND THAT ARE CONSTITUCT AN INNOVATIVE SHALL MOT ARETHER MOUNT OF THE AREA (HECT MINOX ADJISTIPATION TO THE ARCHITECTURAL DESIGNS SHALL MOT ARCHITECTURAL DESIGNS SHALL WIT REFLECT MINOX ADJISTIPATION OF THIS OF THE DESIGN AND ADJISTIPATION OF THIS ARCHITECTURAL CHARACTER OR DETAILS OF THE DESIGN AS APPROVED IN THE FINAL PLOT SHALL SHALL MOT ALLIER THE ARCHITECTURAL CHARACTER OR DETAILS OF THE DESIGN AS APPROVED IN THE FINAL PLOT SHALLS ARCHITECTURAL CHARACTER OR DETAILS OF THE DESIGN AS APPROVED IN THE FINAL PLOT SHALL SHALL MOT AND AND RESIDENCES SOLD IN INVOVATIVE DESIGN THE SHALL NOTE THIS RESIDENCES SOLD IN MOVATIVE DESIGN THE SHALL NOTE THIS RESIDENCES SOLD IN MOVATIVE DESIGN THE SHALL NOTE THIS RESIDENCES SOLD IN MOVATIVE DESIGN THE SHALL NOTE THIS RESIDENCES OF THIS RESIDENCES.

FRONT YARD. NOT LESS THAN 10 FEET FROM THE PROPERTY LINE, ACCESS EASEMENTS OR BACK OF SIDEMALK. THE FRONT OF PRIVATE GARAGES SHALL NANITAIN AT LEAST 20 FEET FROM THE BACK OF SIDEMALK, PROPERTY LINE OR ACCESS EASEMENT. COVERED PROCHES AND STARRS MAY NOT PROJECT INTO THE FRONT YARD SETBACK AREA.

REAR YARD. NOT LESS THAN IO FEET. DRAINAGE EASEMENT NOTE: NO ADDITIONAL IMPROVEMENTS OTHER THAN LANDSCAPING MAY BE BULT WITHIN THE DRAINGE EASEMENT ASEA, INCLUDING, BUT NOT LIMITED TO, SHEDS, STRUCTURES, PATIOS, PAVERS, ETC.

SIDE YARD: THE SIDE YARD SETBACK SHALL BE A MINIMIM OF $5\,$ FEET.

ALLONING HONDY THAT THE EAVES OF A DMELLING OR ACCESSORY STRUCTURE MAY PROJECT IS NOTES FROM THE LINE OF THE SETBACK TOWARD A PROPERTY LINE.

TO PROTECT PRIVACY, MINDOWS FACING THE SIDE YARD SHALL BE OPF-SET FROM THE ADJACENT RESIDENCE, OR THE INSTALLATION OF FRIVES AND/OR SCREENING HEDGES MILL BE REQUIRED.

SEE MODSIDE RID LIVOT-OM RECORDED INDER SKAGIT COUNTY AUDITORS FILE NO. 2016/07/21/0024 FOR APPROVED BUILDING ELEVATION INFORMATION.



SHEET 4 OF IS

PLAT OF MOODSIDE PUD DIVISIONS 6 4 7 PL-18-170

DATE: 1/02/19

TD-01-009

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N. R. 4 E., M.M. MOUNT VERNON, MASHINGTON FOR: MOODSIDE 6 \$ 7, LLC

MERIDIAN: ASSUMED LISSER & ASSOCIATES, PLLC SCALE:

SURVEYING & LAND-USE CONSULTATION

O4-032LG 6,7 FP

IDIAN: ASSUMED	P6.	ŭ.	T-A-
DIAN: ASSUMED MOUNT VERNON, NA 98213 360-414-7442 04-032LG 6,7 FP	LISSER & ASSOCIATES, PLLC SCALE:	SURVEY IN A PORTION OF THE SOUTHEAST I/4 OF SOUTHEAST I/4 OF SECTION 22. T. 34. N., R. 4E., M.Y. MOUNT VERNON, MASHINSTON FOR: MOODSIDE 6 4.7, LLO	TIAT OF MOODSIDE TOD DIVISIONS 6 & 7

ď ū FL-18-170

07.1	69	68	- 60	100	164	163	162	L61	160	L59	L58	157	56	55	54	53	52	1	5 3	140	147	146	145	L44	143	142	4	3	120	1.37	136	121	120	100	1	1 0	100	11	- u	LIS	=	LIO	La.	18	5	100	L	4	Lis	D	
N78*07'35'W	N43°03'32'W	N 65'06'53'W	II DESCROOM	N Zwote Zw	M.99.9E.0IN	N42°09'30"W	N29°37'17'W	M.10,60,02N	NG*4G34'E	M, 95.9E, EIN	N4°58'58'E	N20°2955'E	N21°05'41'W	M.ESDCoCON	N54°18'26'W	N21°56'39"E	N85°58'O''E	MUNICOPECA MONTH IN	NO CHACK	NSC PS4 W	934°14'21'W	558°55'04'W	N55°28'5T'W	N23°28'31'E	N33°52'52"W	NI4°55'32"W	N3 043 43 W	D On the CIN	NAI 23 15 E	567°34'56'E	N57°33'14'E	NO°32'00"E	584°27'56"E	NGG SEATON I	E-75-C-0N	N60*4600E	N65°58'53'E	540°18'47'E	528°47'48'E	N23°43'20"W	580°35'44'E	N47°00'25'E	NO°4554'E	N46*57'23'E	N46*57'23'E	N23°45'20"W	584°03'30'E	3'08'60'P85	N45*02'57"W	N59°01'45'E	
26.64	28.59	29 44	N 100	20.00	24.50	4.22'	28.01	42.96	32.75	28.2q	33,33	30.15	140	200	37.42	41.04	458	0.20	0000	0.10	6.88	2751	28.57	18.76	12.65	25,90	5151	1010	28.62	23.13	54.32	42.qq'	20.00	800	20.14	100	21.75	19.89	10.16	70.65	26.45	4./7"	6.07	54.26	31.86	32.62	18.28	18.58	17.12	13.61	
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3,15,91,b95		Ť	50°08'45'W	Ť	10	524°(9'56'E	3,15,61,695	NO°46'29"E	584°13'31'E	NO°46'29'E	524°1956°E	M,0001.00,595	M.0000	540°3750°F	N64°35'30"M	N82° 5'44'E	NO°32'04'E	NO. 10 14 17	1 CC CC CN	N. G. C. D. N.	570°4436'W		t		Z	1		1 /+ C+ ICC	3.50.97.95	530°52'51'W	587°02'06"M	N73°08'52"W	N64°3912'W	MIRCITA-CHD	2 140 00 1400	1.90,05,115	526*43'ITE	1	T	r		T	t	ľ	10	563°14'05'W	569°26'10"W	524°43'28'W	53°20'39'W	563°36'28'E	

OPEN SPACE TRACTS
TRACT 602
TRACT 605
TRACT 605
TRACT 409-A
TRACT 449-B
TRACT 449-B
TRACT 449
TRACT 449
TRACT 449
TRACT 449

4573 50 FT 37,049 50 FT 30,007 50 FT 2371 50 FT 2388 50 FT 692 50 FT 692 247 50 FT 102,365 50 FT 189,417 50 FT 189,417 50 FT

5723 50 FF OIL AAA
5700 50 FF OIL AA
5700 50 FF 0.11 AC 0.87 AC 0.16 AC 0.07 AC 1 0.02 AC 1 0.02 AC 1 2.35 AC 1 1.61 AC

40 A PINE VIEW DRIVE 42 A PINE VIEW DRIVE 42 A PINE VIEW DRIVE 40 A PINE VIEW DRIVE 40 A PINE VIEW DRIVE 40 A PINE VIEW DRIVE 10 A A PINE VIEW D

ADDRESS AND AREA INFORMATION















