

17096 LP.DWG  
 3:U.D.  
 116-045  
 RGE 4 E, W.M.  
 TT, WA 98213  
 JOB NO. 2017-096  
 SHEET 1 OF 6

# MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT

WITHIN THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4 E, WM, CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

## LEGAL DESCRIPTION

THAT PORTION OF TRACT D OF CITY OF MOUNT VERNON SHORT PLAT NO. MW-20-81, APPROVED OCTOBER 27, 1981 AND RECORDED OCTOBER 28, 1981 IN VOLUME 5 OF SHORT PLATS, PAGE 139, UNDER AUDITOR'S FILE NO. 811028008, RECORDS OF SKAGIT COUNTY, AND PORTION OF TRACT D OF CITY OF MOUNT VERNON SHORT PLAT NO. MW-1-83, APPROVED APRIL 23, 1985 AND RECORDED APRIL 27, 1983, IN VOLUME 6 OF SHORT PLATS, PAGE 58, UNDER AUDITOR'S FILE NO. 830420013, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE M.R. WILSON CONSTRUCTION, INC., A WASHINGTON CORPORATION, BY DEED DATED APRIL 29, 1985, AND RECORDED APRIL 1, 1985, UNDER AUDITOR'S FILE NO. 850500024, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND PORTION OF TRACT D OF CITY OF MOUNT VERNON SHORT PLAT NO. MW-1-83, APPROVED APRIL 23, 1985, AND LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT EAST BROADWAY STREET;

AND EXCEPT SOUTH WAUGH ROAD;

AND ALSO EXCEPT A PORTION OF TRACT D OF SHORT PLAT NO. MW-20-81 AND A PORTION OF TRACT D OF SHORT PLAT NO. MW-1-83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 8, TIMBERLINE DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 89°12'57" EAST, ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE SOUTH LINE OF THE PLAT OF TIMBERLINE DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 139, RECORDS OF SKAGIT COUNTY, WASHINGTON, 139.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT C OF SAID SHORT PLAT NO. MW-1-83, A DISTANCE OF 1,015.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

THENCE SOUTH 0°22'09" WEST ALONG THE EAST LINE OF TRACT D OF SAID SHORT PLAT NO. MW-1-83 AND SAID EAST LINE EXTENDED, A DISTANCE OF 925.77 FEET;

THENCE SOUTH 0°54'14" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 89°05'46" WEST, AND A RADIUS OF 480.00 FEET THROUGH A CENTRAL ANGLE OF 20°24'19" AND AN ARC LENGTH OF 132.66 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 70°29'55" WEST, A DISTANCE OF 145.36 FEET;

THENCE SOUTH 19°30'05" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 70°29'55" WEST AND A RADIUS OF 480.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'07" AND AN ARC LENGTH OF 120.84 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 86°38'02" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 86°38'02" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 3°23'58" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET TO ITS POINT OF TANGENCY;

THENCE SOUTH 86°38'02" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°03'04" AND AN ARC LENGTH OF 21.42 FEET;

THENCE NORTH 23°70'6" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 87°22'54" EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°20'42" AND AN ARC LENGTH OF 140.05 FEET TO ITS POINT OF TANGENCY;

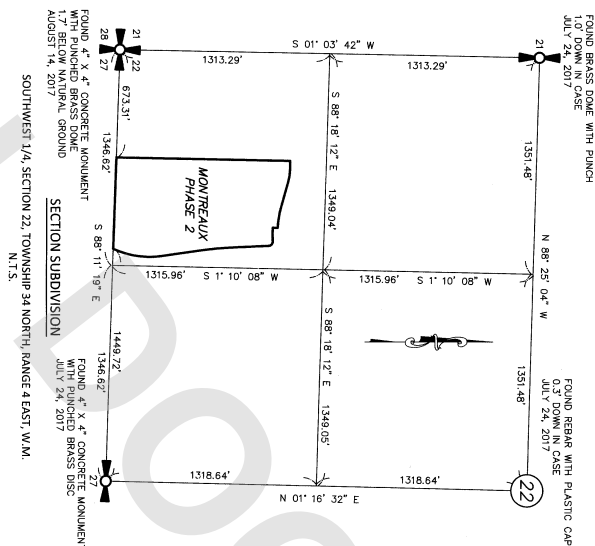
THENCE NORTH 75°02'12" WEST, A DISTANCE OF 135.91 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'37" AND AN ARC LENGTH OF 26.20 FEET;

THENCE NORTH 89°41'09" WEST, A DISTANCE OF 1,000.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

AND FURTHER EXCEPT THAT PORTION THEREOF PLATTED AS "MONTREAUX PHASE 1", BY PLAT RECORDED AS AUDITOR'S FILE NO. 20070720124.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



## NOTES

- LEGAL DESCRIPTION AND EXCEPTIONS PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 620032801, UPDATE 1, DATED DECEMBER 11, 2017.
- OWNER/DEVELOPER: MONTREAUX, INC., P.O. BOX 2231, EVERETT, WA, 98213
- UTILITY PURVEYORS:  
STORM DRAINAGE-CITY OF MOUNT VERNON  
SANITARY SEWER-CITY OF MOUNT VERNON  
WATER-P.U.D. NO. 1 OF SKAGIT COUNTY  
POWER-NGEEL SOUND ENERGY  
TELEPHONE-VERIZON NORTHWEST  
TELEVISION-COMCAST CORPORATION  
GAS-CASCADE NATURAL GAS
- GARBAGE COLLECTION: CITY OF MOUNT VERNON COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY
- ZONING DESIGNATION: R-1.0 U.D.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE RECORD BEARING OF THE MONUMENTED CENTRELINE OF WAUGH ROAD BETWEEN FOUND MONUMENTS AT THE INTERSECTION OF WAUGH ROAD AND MONTREAUX WAY AND THE PC ON 467.4' SOUTHERLY THEREFROM, BEING N08°09'26" W PER THE PLAT OF MONTREAUX PHASE 1.
- THE BOUNDARY SURVEY WAS PERFORMED IN JULY AND AUGUST 2017. ALL MONUMENTS SHOWN HEREON WERE LISTED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- MONUMENTATION SHOWN HEREON WAS RECOVERED OR ESTABLISHED DURING THE COURSE OF THIS SURVEY.

## NOTES CONTINUED

- ANGULAR AND LINEAR MEASUREMENTS WERE COLLECTED USING A COMBINATION OF GPS AND CONVENTIONAL METHODOLOGIES. PRIMARY CONTROL WAS COLLECTED USING TRIMBLE R7 SURVEY-GRADE GPS RECEIVERS OPERATING IN NETWORKED RTK MODE, FROM GPS CONTROL. A TRIMBLE 5-6 ROBOTIC TOTAL STATION WAS USED TO THE SECONDARY CONTROL POINTS AND SET LOT CORNERS.
- PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.
- HORIZONTAL DATUM FOR THIS SURVEY IS ASSUMED.
- REFERENCE DOCUMENTS:  
MONTREAUX PHASE 1 AFN 20070720124  
SHORT PLAT MW-20-81 AFN 811028008  
SHORT PLAT MW-1-83 AFN 2304270013

## EASEMENTS AND RESTRICTIONS

SCHEDULE B EXCEPTIONS PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 620032801

- SUBJECT TO AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, INCLUDING THE TERMS AND CONDITIONS THEREOF, AS RECORDED UNDER AUDITOR'S FILE NUMBER 851209005, RECORDS OF SKAGIT COUNTY, WASHINGTON
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECTIFYING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, AS SET FORTH ON CITY OF MOUNT VERNON SHORT PLAT NO. MW-20-81 AND RECORDED UNDER AUDITOR'S FILE NUMBER 811028008
- SUBJECT TO AN AGREEMENT AND EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, AS RECORDED UNDER AUDITOR'S FILE NUMBER 891004097 AND AMENDED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 930614011 AND 930614011.
- SUBJECT TO AN AGREEMENT AND EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, AS RECORDED UNDER AUDITOR'S FILE NUMBER 930614011
- SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 20061030144 FOR ELECTRIC TRANSMISSION LINES, APPURTENANCES, AND MAINTENANCE, SHOW GRAPHICALLY ON PLAT MAP. GENERALLY AFFECTS THE FRONT TEN FEET OF EACH LOT.
- SUBJECT TO RESOLUTION NO. 990 INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 2016012500525.
- SUBJECT TO CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.
- SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 20061030144 FOR ELECTRIC TRANSMISSION LINES, APPURTENANCES, AND MAINTENANCE, SHOW GRAPHICALLY ON PLAT MAP. GENERALLY AFFECTS THE FRONT TEN FEET OF EACH LOT.
- SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NUMBER 20161450015.

**Wilson**  
SURVEY / ENGINEERING

805 DUPONT STREET  
BELLINGHAM, WA 98225  
(360) 733-6100 • FAX (360) 647-9061

## MONTREAUX PHASE 2 P.U.D.

CITY OF MOUNT VERNON LAND USE NO. PL16-045  
WITHIN THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4 E, WM.

FOR MONTREAUX, INC., PO BOX 2231, EVERETT, WA 98213

DRAWN BY	AKM	DATE	03/22/19	JOB NO.	2017-096
CHECK BY	PJD	SCALE	N/A	SHEET	2 OF 6

17096 LP.DWG

WITHIN THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4 E, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

2.) TRACTS 915, 917 TO 924, 926, AND 928 TO 932 ARE ALL HEREBY GRANTED AND CONVEYED TO THE MONTREAU PHASE 2 HOMEOWNER'S ASSOCIATION (HOA) UPON RECORING OF THIS PLAT AND ARE TO BE MAINTAINED AS DESCRIBED IN THE CC&BS REFERENCED IN PLAT NOTE NO. 14 EXCEPT FOR PUBLIC UTILITIES CONTAINED THEREIN.

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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 PROPERTY, 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 OCCURRED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

15.) A FLOOR WALK ELEVATOR IS HEREIN GRANTED TO THE JOA, ALLOWING THEM TO MONITOR AND MAINTAIN ACCESS TO THE EAST SIDE OF TRACT 3, ABUTTING TRACTS 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 8

[illegible][illegible]

201.1 A NON-RESCUE, PERPETUAL PUBLIC TRAIL EASEMENT IS GRANTED OVER A PORTION OF TRACT 292 AS SHOWN ON THE ATTACHED MAP. THE EASEMENT IS GRANTED TO THE CITY OF LOS ANGELES FOR THE RIGHT TO USE THE TRAIL EASEMENT FOR RECREATIONAL PURPOSES. RIGHTS CONVEYED TO THE CITY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. APPROPRIATE SPACING WITHIN THE EASEMENT
- B. COORDINATION AMONG THE TRAIL AND PROVIDING DIRECTIONS OR OTHER APPROPRIATE INFORMATION IN CONNECTION WITH THE TRAIL
- C. CONSTRUCTION, MAINTENANCE AND REPAIR OF THE TRAIL AND EASEMENT CORRIDOR

 CITY OF LOS ANGELES

805  
BEL  
(360)

COUNTY, WASHINGTON

[illegible]

## PUBLIC UTILITY EMPLOYEES



470986

MONTREAUX PHASE 2 P.U.D.

**SOIL ENGINEERING**  
 WITHIN THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4  
 FOR MONTAUX, INC., PO BOX 2231, EVERETT, WA 98201  
 JOB NO. 4  
 SHEET 3  
 DATE 03/22/19  
 SCALE N/A  
 CHK BY PJD  
 AKM  
 DWG BY



47096 L.P.DWG



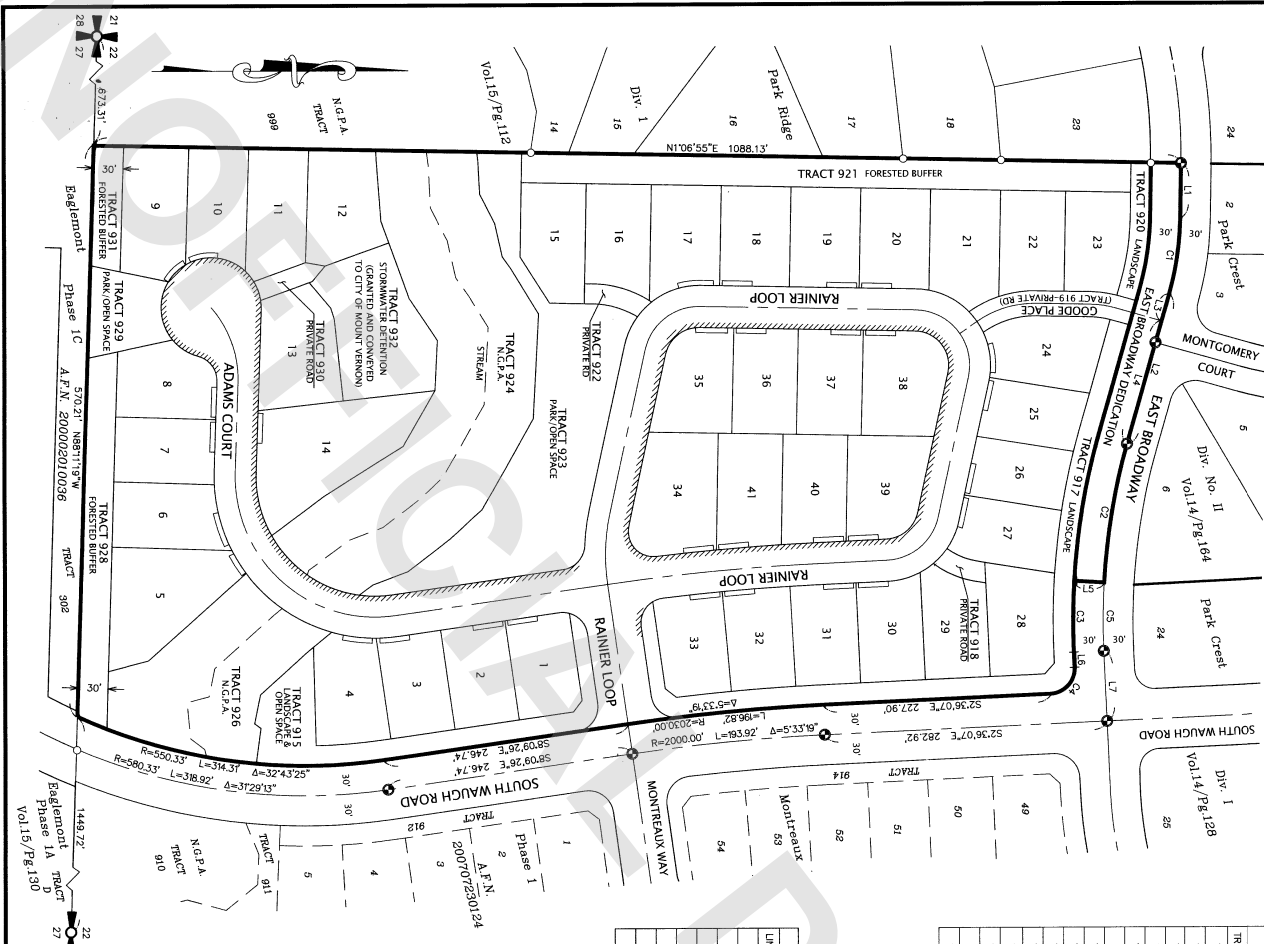
**Wilson**  
SURVEY/ENGINEERING

**MONIREAUX PHASE 2 P.O.D.**  
CITY OF MOUNT VERNON LAND USE NO. PL16-045  
1 THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4 E, WM.  
R MONTEAUX, INC., PO BOX 2231, EVERETT, WA 98213

DWN BY	AKM	DATE	03/22/19	JOB NO.	2017-096
CHK BY	PJD	SCALE	N/A	SHEET	3 OF 6

# MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT

WITHIN THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4 E, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



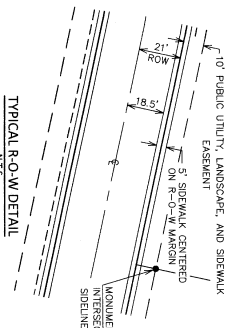
TRACT AREA AND DESCRIPTION			
TRACT NUMBER	DESCRIPTION	SQUARE FOOTAGE	ACREAGE
TRACT 915	LANDSCAPE/OPEN SPACE	12,372	0.28
TRACT 917	LANDSCAPE	16,812	0.39
TRACT 918	PRIVATE ROAD	964	0.02
TRACT 919	PRIVATE ROAD	4,019	0.09
TRACT 920	LANDSCAPE	2,736	0.06
TRACT 921	FORESTED BUFFER	16,289	0.42
TRACT 922	PRIVATE ROAD	1,253	0.03
TRACT 924	N.G.P.A.	52,358	1.20
TRACT 926	N.G.P.A.	22,073	0.51
TRACT 928	FORESTED BUFFER	11,026	0.25
TRACT 929	PAVING/OPEN SPACE	5,761	0.13
TRACT 930	PRIVATE ROAD	1,281	0.03
TRACT 931	FORESTED BUFFER	3,685	0.08
TRACT 932	STORMWATER DETENTION	12,711	0.29

## LOT AND TRACT NOTES

THIS PLAT INTENTIONALLY OMBITS TRACTS 925 AND 927.  
TOTAL FORESTED BUFFER AREA: 33,610 S.F. 0.76 ACRES  
TOTAL LANDSCAPE/OPEN SPACE AREA: 12,372 S.F. 0.28 ACRES  
TOTAL PAVING/OPEN SPACE AREA: 36,631 S.F. 0.83 ACRES  
TOTAL N.G.P.A. AREA: 74,431 S.F. 1.71 ACRES

LINE TABLE			CURVE TABLE		
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA
L1	S89°01'12"E	54.60'	C1	300.00'	77.51°
L2	S74°30'17"E	154.89'	C2	650.00'	140.48°
L3	S74°30'17"E	27.54'	C3	180.00'	71.42°
L4	S74°30'17"E	127.35'	C4	23.00'	39.28°
L5	S32°40'17"W	30.00'			
L6	N87°22'57"E	15.13'	C5	650.00'	68.27°
L7	N87°22'57"E	70.14'			

- LEGEND**
- FOUND BRASS DISC IN CASE AS NOTED ON SHEETS 5 AND 6
  - FOUND MONUMENT AS NOTED ON SHEETS 5 AND 6
  - NO PARKING AREA AS NOTED ON SHEET 3, PLAT NOTE 6
  - DRIVEWAY LOCATION - SEE SHEET 3, PLAT NOTE 11



LOT AREA AND ADDRESS INFORMATION			
LOT NUMBER	ADDRESS	SQUARE FOOTAGE	ACREAGE
LOT 1	1010 ADAMS COURT	6,443	0.15
LOT 2	1016 ADAMS COURT	6,500	0.15
LOT 3	1022 ADAMS COURT	6,511	0.15
LOT 4	1028 ADAMS COURT	7,297	0.17
LOT 5	1046 ADAMS COURT	10,254	0.23
LOT 6	1052 ADAMS COURT	6,989	0.16
LOT 7	1058 ADAMS COURT	6,502	0.15
LOT 8	1064 ADAMS COURT	6,795	0.16
LOT 9	1071 ADAMS COURT	8,375	0.19
LOT 10	1082 ADAMS COURT	6,801	0.16
LOT 11	1081 ADAMS COURT	7,433	0.17
LOT 12	1075 ADAMS COURT	7,888	0.18
LOT 13	1063 ADAMS COURT	8,745	0.20
LOT 14	1057 ADAMS COURT	13,679	0.32
LOT 15	1003 RAINIER LOOP	7,103	0.16
LOT 16	997 RAINIER LOOP	6,791	0.16
LOT 17	991 RAINIER LOOP	7,302	0.17
LOT 18	985 RAINIER LOOP	7,000	0.16
LOT 19	979 RAINIER LOOP	5,855	0.14
LOT 20	973 RAINIER LOOP	7,005	0.16
LOT 21	967 RAINIER LOOP	7,750	0.18
LOT 22	961 RAINIER LOOP	6,578	0.15
LOT 23	955 RAINIER LOOP	6,254	0.14
LOT 24	949 RAINIER LOOP	7,553	0.17
LOT 25	943 RAINIER LOOP	5,954	0.14
LOT 26	942 RAINIER LOOP	5,855	0.13
LOT 27	936 RAINIER LOOP	6,382	0.15
LOT 28	930 RAINIER LOOP	7,023	0.16
LOT 29	924 RAINIER LOOP	6,743	0.15
LOT 30	918 RAINIER LOOP	6,577	0.15
LOT 31	912 RAINIER LOOP	6,465	0.15
LOT 32	906 RAINIER LOOP	6,659	0.15
LOT 33	900 RAINIER LOOP	6,703	0.15
LOT 34	894 RAINIER LOOP	6,689	0.15
LOT 35	888 RAINIER LOOP	7,462	0.17
LOT 36	884 RAINIER LOOP	6,825	0.16
LOT 37	878 RAINIER LOOP	6,825	0.16
LOT 38	872 RAINIER LOOP	8,342	0.19
LOT 39	866 RAINIER LOOP	7,761	0.18
LOT 40	860 RAINIER LOOP	7,016	0.16
LOT 41	854 RAINIER LOOP	7,360	0.17

**Wilson**  
SURVEY/ENGINEERING

805.00 PONT STREET  
BELLINGHAM, WA 98225  
(360) 733-6100 • FAX (360) 547-9061

**MONTREAUX PHASE 2 P.U.D.**

CITY OF MOUNT VERNON LAND USE NO. PLU-6-045  
WITHIN THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4 E, W.M.  
FOR MONTREAUX, INC., PO BOX 2231, EVERETT, WA 98213

DWN BY	AKM	DATE	03/22/19	JOB NO.	2017-096
CHK BY	PJD	SCALE	AS SHOWN	SHEET	4 OF 6

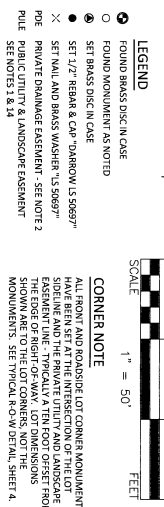
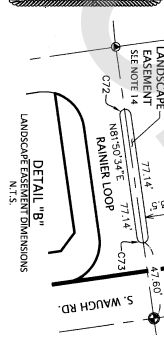


# MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT

WITHIN THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4 E, WM., CITY OF MOUNT VERNON, SKAGOT COUNTY, WASHINGTON

CURVE TABLE			LINE TABLE		
CURVE #	RADIUS	LENGTH	LINE #	DIRECTION	LENGTH
C1	25.00'	10.29'	L1	S55°09'26"E	14.14'
C2	25.00'	28.98'	L2	N85°09'26"W	9.74'
C3	25.00'	39.27'	L3	S39°20'25"E	23.71'
C4	161.00'	22.33'	L4	S39°20'25"E	32.91'
C5	161.00'	44.69'	L5	S39°20'25"E	8.80'
C6	161.00'	26.84'	L6	N35°45'16"E	7.66'
C7	161.00'	68.35'	L7	S82°19'08"E	35.70'
C8	25.00'	12.54'	L8	S19°52'49"W	55.08'
C9	25.00'	33.55'	L9	S10°07'11"W	20.00'
C10	50.00'	30.33'	L10	N49°52'49"W	20.00'
C11	50.00'	32.16'	L11	N19°52'49"W	3.36'
C12	50.00'	61.89'	L12	N19°52'49"W	51.72'
C13	50.00'	24.20'	L13	S49°38'38"W	33.39'
C14	50.00'	64.66'	L14	N27°14'21"E	11.20'
C15	50.00'	15.2817'	L15	N82°23'59"E	9.50'
C16	50.00'	20.14'	L16	N87°19'30"E	32.87'
C17	50.00'	8.86'	L17	N62°42'27"E	32.92'
C18	119.00'	64.66'	L18	N77°30'37"E	34.03'
C19	90.00'	44.33'	L19	N43°34'19"E	14.70'
C20	90.00'	28.1525'	L20	N68°17'24"E	53.11'
C21	119.00'	39.73'	L21	S20°41'18"E	37.17'
C22	76.00'	52.25'	L22	S38°19'41"E	17.12'
C23	3.50'	11.00'	L23	S28°20'20"W	3.11'
C24	3.50'	11.00'	L24	S108°55'W	8.17'
C25	3.50'	11.00'	L25	S108°55'W	34.54'
C26	3.50'	11.00'	L26	N106°55'E	42.71'
C27	3.50'	11.00'	L27	S108°55'W	8.17'

LINE #	DIRECTION	LENGTH
L1	S55°09'26"E	14.14'
L2	N85°09'26"W	9.74'
L3	S39°20'25"E	23.71'
L4	S39°20'25"E	32.91'
L5	S39°20'25"E	8.80'
L6	N35°45'16"E	7.66'
L7	S82°19'08"E	35.70'
L8	S19°52'49"W	55.08'
L9	S10°07'11"W	20.00'
L10	N49°52'49"W	20.00'
L11	N19°52'49"W	3.36'
L12	N19°52'49"W	51.72'
L13	S49°38'38"W	33.39'
L14	N27°14'21"E	11.20'
L15	N82°23'59"E	9.50'
L16	N87°19'30"E	32.87'
L17	N62°42'27"E	32.92'
L18	N77°30'37"E	34.03'
L19	N43°34'19"E	14.70'
L20	N68°17'24"E	53.11'
L21	S20°41'18"E	37.17'
L22	S38°19'41"E	17.12'
L23	S28°20'20"W	3.11'
L24	S108°55'W	8.17'
L25	S108°55'W	34.54'
L26	N106°55'E	42.71'
L27	S108°55'W	8.17'



**Wilson**  
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**MONTREAUX PHASE 2 P.U.D.**  
CITY OF MOUNT VERNON LAND USE NO. PL16-045  
WITHIN THE SW 1/4, SW 1/4, SEC 22, TWP 34 N, RGE 4 E, WM.,  
FOR MONTREAUX, INC., PO BOX 2231, EVERETT, WA 98213

DMY BY	AKM	DATE	03/22/19	JOB NO.	2017-096
CHK BY	PJD	SCALE	AS SHOWN	SHEET	5 OF 6

# MONTREAU PHASE 2 PLANNED UNIT DEVELOPMENT

WITHIN THE SW 1/4, SW 1/4, SEC 22, T19P 34 N, R10E 4 E, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

## LEGEND

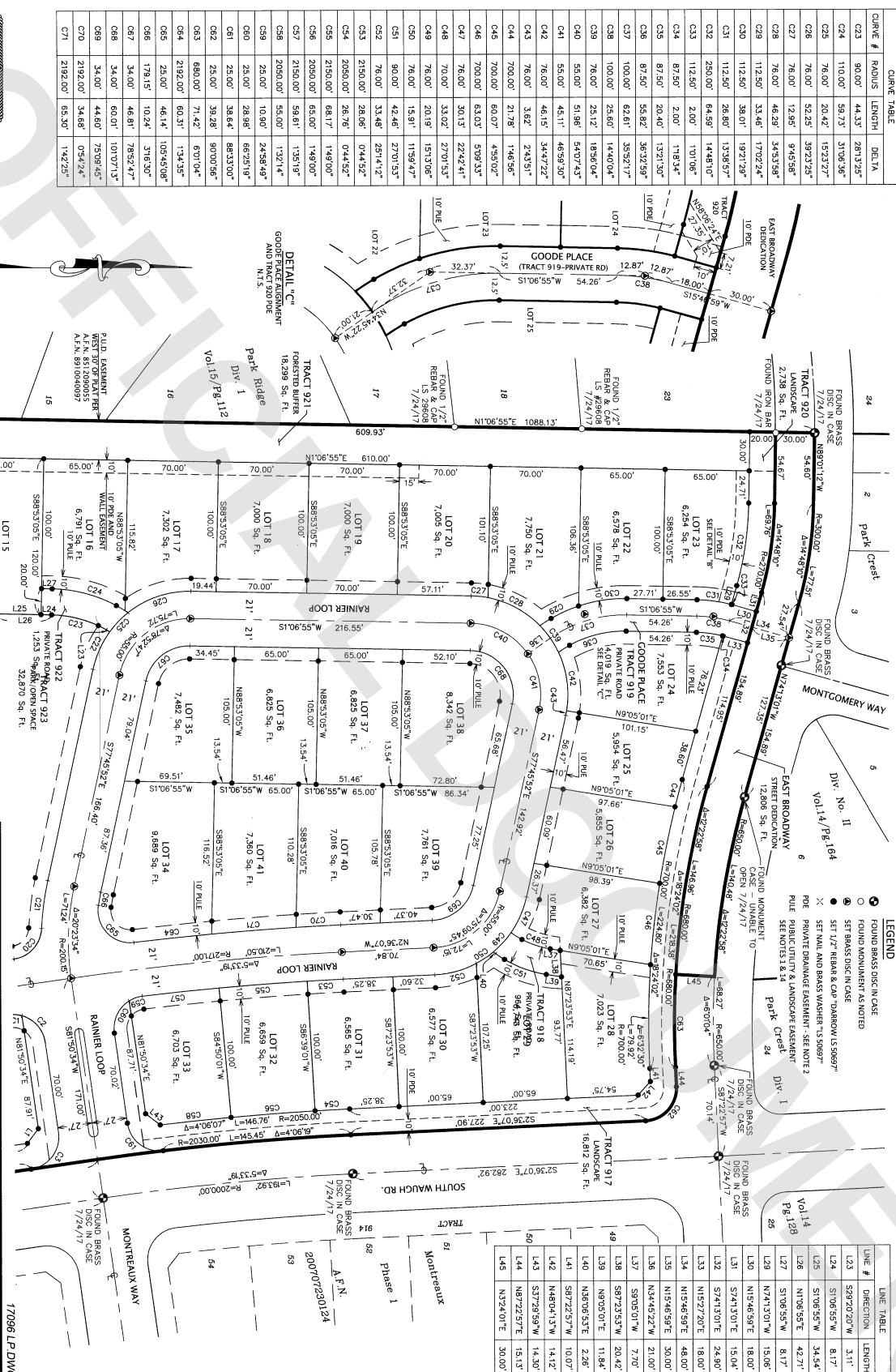
- FOUND BRASS DISC IN CASE
- FOUND MONUMENT AS NOTED
- SET BRASS DISC IN CASE
- SET 1/2" REBAR & CAP (BARROW IS 50697)
- SET 1/2" REBAR & CAP (BARROW IS 50697)
- SET NAIL AND BRASS WASHER (15 50697)
- POE PRIVATE DRAINAGE EASEMENT - SEE NOTE 2
- POE PUBLIC UTILITY & LANDSCAPE EASEMENT - SEE NOTES 1 & 2

## LINE TABLE

LINE #	DIRECTION	LENGTH
123	S89°20'20" W	3.11'
124	S10°55' W	8.17'
125	S10°55' W	34.64'
126	N10°55' E	42.71'
127	S10°55' W	8.17'
128	N10°55' W	15.06'
129	N10°55' W	18.00'
130	N10°55' W	18.00'
131	S74°30' E	15.04'
132	S74°30' E	24.90'
133	N15°27'00" E	18.00'
134	N15°46'59" E	48.00'
135	N15°46'59" E	30.00'
136	N15°46'59" E	21.00'
137	S87°50' W	7.70'
138	S87°53' W	20.42'
139	N87°50' E	11.84'
140	N87°53' E	2.26'
141	S87°22'57" W	10.07'
142	N87°53' W	14.12'
143	S77°59' W	14.30'
144	N87°22'57" E	15.13'
145	N15°47'00" E	30.00'

## CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C23	90.00'	44.33'	281°35'25"
C24	110.00'	59.73'	31°06'36"
C25	76.00'	20.42'	152°32'27"
C26	76.00'	52.25'	39°23'25"
C27	76.00'	12.95'	9°45'38"
C28	76.00'	46.28'	34°53'58"
C29	112.50'	33.46'	17°02'24"
C30	112.50'	38.01'	19°21'29"
C31	112.50'	26.80'	13°58'57"
C32	250.00'	64.59'	14°48'10"
C33	112.50'	2.00'	1°01'06"
C34	87.50'	2.00'	1°18'34"
C35	87.50'	20.40'	13°21'30"
C36	87.50'	55.82'	36°32'59"
C37	100.00'	62.61'	35°52'17"
C38	100.00'	25.60'	14°40'04"
C39	76.00'	25.12'	18°56'04"
C40	55.00'	51.96'	54°07'43"
C41	55.00'	45.11'	46°59'30"
C42	76.00'	46.15'	34°47'22"
C43	76.00'	3.62'	2°43'51"
C44	700.00'	21.78'	1°46'36"
C45	700.00'	60.07'	4°55'02"
C46	700.00'	63.03'	5°09'33"
C47	76.00'	30.13'	22°42'41"
C48	70.00'	33.02'	27°01'53"
C49	76.00'	20.91'	15°13'08"
C50	76.00'	15.91'	11°59'47"
C51	90.00'	42.46'	27°01'53"
C52	76.00'	33.46'	25°14'12"
C53	2150.00'	28.06'	0°44'52"
C54	2050.00'	26.76'	0°44'52"
C55	2150.00'	68.17'	1°49'00"
C56	2050.00'	63.00'	1°49'00"
C57	2150.00'	59.61'	1°35'19"
C58	2050.00'	55.00'	1°32'14"
C59	25.00'	10.80'	24°58'49"
C60	25.00'	28.95'	66°25'19"
C61	25.00'	38.64'	66°33'00"
C62	25.00'	39.28'	90°00'56"
C63	660.00'	71.42'	6°01'04"
C64	2192.00'	60.31'	1°34'35"
C65	25.00'	46.14'	105°45'08"
C66	179.15'	10.24'	3°16'30"
C67	34.00'	46.81'	78°52'47"
C68	34.00'	60.01'	101°07'13"
C69	34.00'	44.60'	75°09'45"
C70	2192.00'	34.66'	0°54'24"
C71	2192.00'	65.30'	1°42'25"



## CORNER NOTE

ALL FRONT AND ROADSIDE LOT CORNER MONUMENTS HAVE BEEN SET AT THE INTERSECTION OF THE LOT SIDELINE AND THE PUBLIC UTILITY AND LANDSCAPE EASEMENT LINE. TYPICAL A DIMENSIONS SHOWN ARE TO THE LOT CORNERS, NOT THE MONUMENTS. SEE TYPICAL R.O.W. DETAIL SHEET 4.



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DWN BY

AKM

DATE

03/22/19

SCALE

AS SHOWN

SHEET

6 OF 6

17098 LP.DWG