VERNO

### SURVEY DESCRIPTION

TRACTS Y AND Z, "PLAT OF WOODSIDE PUD DIVISIONS 6 ¢ 1", RECORDED ON LANDARY 25, 2014, INDER SKAGIT COUNTY AUDITOR'S FILE NO. 201401280092, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBLECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COMENANTS, LIENSES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

## 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 YEAR OF 2019. TREASURER'S CERTIFICATE

THIS LIGHT SALLIE BULLASURER

DAY OF OCCOPEY

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS ON ANY OF THE RESPECTANT ASSESSMENTS ON ANY OF THE PROPERTY HEREIT CONTININED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE FAID IN FILL. CITY FINANCE DIRECTOR'S CERTIFICATE DEPUTY \* Sorrion



29th DAY OF

OCTOBER

2019

THIS 18/



2019



EXAMINED AND FOUND TO BE IN CONFORMITY WITH AS ZONING AND OTHER LAND USE CONTROLS AND APPRODAY OF OCTOBER. 20.19 PROVED THIS 3/5

DEVELOPMENT SERVICES DIRECTOR 一个

## SURVEYOR'S OFFICE OATE

I HEREBY CERTIFY THAT THE PLAT OF WOODSIDE PUD DIVISIONS & AND 9, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TONNISHED 34 NORTH, RANGE 4 EAST, MY, AND THAT THE CONFISSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLETED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT STATUTES.







# OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MODSIDE & AND 9, LLC, A MACHINETON LIMITED LIABILITY COMPANY AND COLUMBIA STATE BANK, OWNERS IN THE FEE SIMPLE OR CONTRACT PROCHASES AND MORTISACE HOLDERS OR LIEN HOLDERS, OF THE LIAW FREEN PLAT HAD DEDICATE TO THE USE OF PARTIED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PARTIED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PARTIES, AND PARTIETON AND THE USE THEREOF FOR PUBLIC HIGHAY AND PEDESTRAIN WITH THE USE THEREOF FOR PUBLIC HIGHAY AND PEDESTRAIN ACCESS PROPOSES TOOGHERE WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR 2015 AND THIS USEN THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR 2015 AND THIS UPON THE LOTS AND PLACES SHOWN HEREON IN THE ROBARDAL REASONNABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN MITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SOMATINES AND CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS  $M^{\bullet}$  DAY OF O Crabe — , 20 — .

Sough Telling

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

AUDITOR'S OFFITTIONED

COUNTY AUDITOR

BY:
THILE: MANAGER MOODSIDE & AND 9, LLC

COLUMBIA STATE BANK

THE SUPPLIES WAYNES

### **ACKNOWLEDGMENTS**

STATE OF WASHINGTON COUNTY OF SKAGIT

CERTIFY THAT I KNOW OR HAVE SATISFACTORY ENUDEKE THAT

SALE DECEMBER HIS INSTRUMENT ON OATH STATE THAT

HE SHETHEY WAS ARE AUTHORIZED TO ENGULE THE INSTRUMENT

AND ACKNOWLEDGE TO A THE MEMBER OF MODDELE AND SALE

LIC. ANASHINGTOR LIMITED LIABILITY COMPANY, TO BE THE FREE

AND CALLATARY ACT OF EACH PARTY FOR THE USES AND PARPOSES

MENTIONED IN THE INSTRUMENT.





COUNTY OF SKINGIT

SIGNATURE WAAA & WHITEP

NOTARY PUBLIC

MY APPOINTMENT EXPRES MAY 15 1021

RESIDING AT DOWN WA Diana K Whitney

CERTIFY THAT I KNOW OR HAVE SATISFACTIORY EVIDENCE THAT HE SHELLES (SHEED THIS INSTRUMENT, ON OACH STATED THAT HESHELLES HAVE AND HASARE ANTHORIZED, TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE THAT AND ACKNOWLEDGE IT AS THE OACH OACH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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



SECTION 22,

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

VICINITY MAP

### ધુ X

	PLAT	SHEET I OF 8
SURVEY IN A PORTION OF THE	PLAT OF MOODSIDE PUD DIVISIONS 8 & 9	LU-07-009 PLAN 19-0179 DATE: 9/23/19

Ø	SECTION 22, T. 34 N. R. 4 H. M.Y. MOUNT VIERNON, WASHINGTON FOR: WOODSIDE 8 4 A, LLO	٠
FB: P6:	LISSER & ASSOCIATES, PLLC SCALE,	SCALE:
MERIDIAN, ASSUMED	MERIDIAN: ASSUMED MOUNT VERNON, WA 982T3 360-419-7442	360-419-7442 04-032L6 8,9 FP

### NOTES

I. DINDICATES EXISTING MONUMENT IN CASE.

MINICATES MONUMENT IN CASE SET WITH BRAGS DISK.

INSCRIBED LISSER 22460.

ON INDICATES EXISTING PIPE OR REBAR FOUND.

ON INDICATES EXISTING PIPE OR REBAR FOUND.

ON NAIL SET IN CONCRETE WITH MASHER INSCRIBED LISSER 22460.

DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND LE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 01-173016-F,

3. FOR ADDITIONAL SUBDIVISION AND KERDIAN INFORMATION SEE PLAT OF MODDSDIFF BUD DIVISIONS I AND 2. RECORDED UNDER AUDITIONS I HE NO. 2016/07/2025 AND PLAT OF MODDSDIF BUD DIVISIONS 3.4 AND 5. RECORDED UNDER AUDITIONS FILE NO. 2017/2010/AND AND PLAT OF MODDSDIE BUD DIVISIONS 6. AND 7. RECORDED UNDER AUDITIONS FILE NO. 2019/01/28/04/9. IN RECORDS OF SKASIT COUNTY, MASHINGTON.

4. ZONING CLASSIFICATION; R-I, 4.0 CEDAR HEIGHTS PUD NOW WOODSIDE PUD

STORM DRAINAGE: SEMAGE DISPOSAL: CITY OF MOUNT VERNON CITY OF MOUNT VERNON

4. POWER: B. WATER: STREET STANDARD: PUGET SOUND ENERGY SKAGIT COUNTY P.U.D. NO. I CITY OF MOUNT VERNON

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

II. GAS:

CASCADE NATURAL GAS FRONTIER COMMUNICATION

COMCAST CORPORATION

IO. TELEPHONE:

12. TELEVISION CABLE:

14. MERIDIAN: ASSUMED

EAST, W.M. BEARING = SOUTH 89°13'31" EAST 15. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4

METER IN INSTRUMENTATION: SPECTRA FOCUS 35 THEODOLITE DISTANCE

SURVEY PROCEDURE: FIELD TRAVERSE

B. 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.

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 DIRNING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR DETAILS.

2015/01/2015, 2016/01/2017, 2002/01/2016, 2006/21/02/1, 2016/01/2017, 2016/01/2017, 2016/01/2017, 2016/01/2018, 20 2). THIS PROPERTY IS SUBJECT TO AND TOSETHER WITH 
EASEMENTS, RESERVATIONS, RESTRICTIONS COVENATIS, LINS 
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IN MERCS 2019C0507.030, 14230, 8405100018, 850919C025, 
2000C05030063, 2020C4450045, 2020C210016, 2020C21102071, 201607130071, 201607310071, 201607

22. OWNER/DEVELOPER:

WOODSIDE & AND 9, LLC 504 E FAIRHAVEN BURLINGTON WA 98233

23. SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-134567 P-134568

24. A HOMEOWER'S ASSOCIATION (HOA) HAS BEEN CREATED HAT WILL BE RESPONSIBILE FOR MANITEWAKE OF THE OTHEN SPACES AND OTHER LANDSCAPING AREAS, SEE DOCUMENTS RECORDED UNDER AUDITORS FILE NUMBERS ZON THE ACH TO SOLD SHALL INCLUDE A PRICHASE AND SALE AGREEMENT FOR EACH LOT SOLD SHALL INCLUDE A DISCLOSURE STATCHEN THAT THE HOA MILL BE IN EFFECT AND THE RESPONSIBILITY FOR PARTICIPATING IN THE HOA IS A REQUIREMENT OF PURCHASING THE LAND.

25. TRACTS 60, 602, 401, 902, 903, 904, 905, 906, 907, 986-C AND 986-D SHALL BE CONVEYED TO THE WOODSDE WORKNERS ASSOCIATION AND ARE TO BE WAINTAINED FOR THE PURPOSES AS DESCRIBED IN THE CC & R'S 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, WISPALLON, AND SALVE GROWN PROTECTION AREAS (MSPA) WERE CREATED THROUGH THE PLD PROCESS THAT REQUIRES INNOVATURE RESIDENTIAL DEVELOPMENT, THROUGH THE PLOT PROCESS THE CITY MAS ABLE TO DEVIATE FROM STANDARD RESIDENTIAL PLAT REQUIRES HOTS AND ALLON A DEVELOPMENT THAT THAS ADTITIONAL SMALLER LOTS, REDUCED SETBACKS, BUFFER TRACT ETC. IN EXCHANGE TORS THE PLAT AMENITES SUCH AS THE SHELTES, TRAILS, LANDSCAPING AND OPEN SPACES, ALL FUTURE REBNITS FOR USES AN UTILLY THE SHELTES, TRAILS, LANDSCAPING AND OPEN SPACES, ALL FUTURE REBNITS FOR USES AN UTILLY THE CITYS DESIGN STANDARDS, RESOLUTION THAT AND AND OTHER APPLICABLE CHAPTERS OF THE MOUNT VERNON MAINLEPAL CODE.

27. FINAL PUD DOCUMENTS FOR THE MODOSIDE PUD HAVE BEEN APPROVED BY THE CITY OF MOUNT CERVON AND RECORDED INDER ADDITIONS FILE NO. 2005/07/2002A. SPECIFIC DESIGN SUIDEL STANDARDS THAT APPLY TO EACH DIVISION OF THE MODOSIDE PUD ARE INCLUDED IN THE FINAL PUD DOCUMENTATION. REFER TO THE FINAL PUD DOCUMENTATION. REFER TO THE FINAL PUD DOCUMENTATION. REGARD INSPANDATION AREASON IN THE RESIDENCE OF THE DESIGN SUIDELINE AVENUTES.

24. PREMAIN TO THE PENELOPHEN ARREPRENT WITH THE CITY OF YOUN TRENON RECORDED WORK AUTORS BLIE NO ON-STREET PARKING MAY THIS PENELOPHEN BY THE PROVIDE THE PROVIDE THE PROVIDE THE PROVIDE THE PARKING MAY THIS PENELOPHENT WILL PROVIDE THAT THE FUTURE DEVELOPMENT SHALL BE CONDITIONED SUCH THAT THE FUTURE DEVELOPMENT SHALL BE CONDITIONED SUCH THAT ARE 55 OF AGE DEVELOPMENT WITH SHE RESTRICTED TO THOSE THAT ARE 55 OF AGE OR OLDER.

# PARKING RESTRICTED ROADS

THE DEVILOPER OF THIS PLAT HAS CONSTRUCTED ROADS THAT ARE BEING DEDICATED TO THE CITY WITH PARKING RESTRUCTIONS DIE TO THE MARROW MUTH OF THESE ROADS. PARKING SHALL NOT BE ALLOWED ON THE FOLLOWING STREET SECRETORS. SOUTH AND NORTH SIDES OF SOUTH 44TH STREET, MEST SIDE OF SOUTH 44TH STREET AND SOUTH 5DE OF CHIEF LANE (PVT), THE NO PARKING AREA DESCRIBED HERRIN SHALL REPAINI IN PREPETIUTY WILLESS THE CITY'S PUBLIC MORKS DIRECTOR REMOVED IN MANY CLOZOLGO AS IT IS CURRENTLY MENTER OR AS IT MAY BE AMENDED IN THE FUTURE.

# BUILDING DESIGN STANDARDS

FRONT ELEVATIONS, A MIX OF HOUSE ELEVATION DESIGNS ARE REQUIRED; NO FRONT ELEVATION CAN BE WITHIN 5 HOUSES FACING THE SAME SIDE OF THE PRONTING STREET. WITH EACH BUILDING PERMIT APPLICATION, APPLICANT MILL INCLUDE A PERMIT EXHIBIT MAP THAT SHOWS THE ELEVATIONS THAT HAVE BEEN APPROVED FOR THE THO LOTS ON BACH SIDE (TOTAL OF FOUR HAT) 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 MINNAM FRONT SETBACK MODULATION FROM THE HOMES ABUTTING EACH SIDE YARD.

20). AGREMENT FOR MANITEMANCE OF STORMANTER POUR DIRING CONSTRUCTION PRACE; MODOSIDE & MOY SILC CERTIFY THAT, AS THE DEVELOPER AND OMNER OF MODOSIDE PUD (ACA, CEDAR, HEIGHTS PUD PHACE 2), MILL PREFORM THE MANITEMANCE ACTIVITIES AS OUTLINED IN MANITEMANCE MARCEMENT DOLUMENT RECORDED UNDER SKASIT COUNTY AUDITOR'S FILE NO. 2016/01210021.

## PUBUTITH EASENENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SCAOTI COUNTY, MASHINGTON, A MINICIPAL CORPORATION, ITS SUCCESSORY OF A SCIENCE, THE PREFERIAL RIGHT PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OF REPORTED IN THE CONSTRUCTION AND MAINTENANCE OF A MATER SENER, ELECTRICAL, AND COMMUNICATION IN INSECT.

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THE PROVINCE REPORTS OF THE GRANTOR(S). IN THE DESCRIBED ONES THE DISTRICT, CONSTITUTES, AND/OPERAL BECOMES OF THE DISTRICT, CONSTITUTES, AND/OPERAL BECOMES OF THE DISTRICT, CONSTITUTES, AND/OPERAL TO SALD PREFERS, INSECS, OPERAL STRUMED, OF ALL TIMEBER.

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AND/OPERAL BEASEMENT PRESONN OR DEBRIS TRIMMED, OF ALL TIMEBER.

THE GRANTOR OF THE PROPERTY BY REASON OF THE MASSING OF THE PROPERTY BY REASON OF THE DISTRICT.

THE DISTRICT.

GRANICOGIS), ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONNETS AUD ARREES NOT TO CONSTRUCT OR FERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA MITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANICORS) SHALL CONDUCT ITS ACTIVITIES AND ALL CONDUCT ITS ACTIVITIES AND TO INTERPRETE MITHOUS PROPERTY SO AS NOT TO INTERPRETE MITHOUS THE FACILITIES, NOW CHARLAGED OF ANY PROVINCIANT OF STRUCT OR ENDANGER THE USERFATTER MAINTAINED LIPON THE EASEMENT OR IN ANY MAY INTERPRETE MITHOUS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED LIPON THE EASEMENT OR IN ANY MAY INTERPRETE MITHOUS OR DESTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

## MASHMENT TROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERWAN, PIBLIC UTILITY DISTRICT NO. 1 OF \$4.451 COUNTY, PUBLIC STREAM; CARADE NUTRAL GAGS CORPORATION, FRONTIER COMMUNICATIONS, N.C., CONCAST, ABLENVISIO, MAD PROPRIED FULLD, COMMUNICATION, AND THEIR RESPICTIVE SUCCESSORS AND ASSIGNS MADERA AND MODER FALLD COMMUNICATION, AND THEIR RESPICTIVE SUCCESSORS AND ASSIGNS NAMED HERET, OR 21 (THALL, PIR. COLON BOUNDARY UNES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, OR OTHER DISTRICT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, INTURES AND APPARENMENTS AND APPARENMENTS AND APPARENMENTS AND APPARENMENT OF THE PURPOSE OF ROOPERING WITH THE SUBDIVISION AND OTHER ROOPERATE, MAINTAIN AND REMOVE WITH THE SUBDIVISION AND OTHER PROPERATIONS THAT HE SUBDIVISION AND THE LOTS AND TRACTS AT ALL THE SUBDIVISION AND THE EXERCISE OF RIGHTS AND PRIVILEGES AND APPARENT LOTS AND TRACTS AND APPARENT HE EXERCISE OF RIGHTS AND PRIVILEGES AND THE EXERCISE OF RIGHTS AND PRIVILEGES AND THE EXERCISE OF RIGHTS AND PRIVILEGES AND THE EXERCISE OF RIGHTS AND PRIVILEGES.

ANY PORTION OF THE ABOVE TRACTS THAT FALL WITHIN LANDSCAPING TRACTS SHALL BE SUBJECT TO THE REQUIREMENTS OF ANY REQUIRED LANDSCAPING. LANDSCAPING IS A PRIORITY WITHIN THE THE LANDSCAPING TRACTS, NOT UTILITIES.

SAID AREAS ARE ALSO SUBJECT TO A PRIVATE STORMWATER EASEMENT



PLAT OF MOODSIDE PUD DIVISIONS 8 4 9 DATE: 10/15/19

SURVEY IN A FORTION OF THE SOUTHERST I/A OF SECTION 23, T. 34 N. R. 4 E, M.M. MOUNT VERNON, MASHINGTON FOR: MOODSIDE 8 4 9, LLO

FB: PG: MERIDIAN: ASSUMED | LISSER & ASSOC|ATES, PLLC | SCALE; | SERVETING LANDUE CONSULTATION | O4-032L6 & 9.9 FP |

# PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNGHT IS HEREBY GRANNED IN FAVORS OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANNED HEREBY SALL BE BORNE EQUALLY BY, THE REGENT AND FUTURE OWNERS OF THE ABUTTING POPERTY AND THEIR HERES PERSONAL REPRESENTATIVES, AND ASSIGNS. REGULAR MANTENANCE SHALL INCIDE, AT A MINIMAY, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREGENERS AND THERESHOLD FRETHE ATTACHED FACILITY MAINTENANCE STANDARDS AS SPECIFIED.

THE CITY OF MOMINT VERNON IS HEREBY GRANTED THE PERFEITIAL REPIT OF MOMINT VERNON IS HEREBY GRANTED THE PERFEITIAN OF THE GRANTER AND ADJACHT LANDS OF THE GRANTER AND ADJACHT LANDS OF ROTHER WAS AND ADJACHT LANDS OF THE GRANTER AND THE GRANTER DRAINTER GRANTER DRAINTER DRAIN

# TRIVATE SANITARY SEVER EASEMENT

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### ORESTED BUFFER

TRACT 403 WAS CREATED AS A FORESTED BUFFER FOR LANDSCARE SCREENING. TREETS AND SHAUBS WITHIN THIS TRACT CAN BE TRAMPED AND WANTENING BUT CAN OUT BY REPOWDED WITH PERMISSION OF THE CITY OF WORND STREAM. HE THAN MILL WITHIN PERMISSION OF THE CITY OF WORND STREAM WITHIN THE REPOWDED AND THE STREAM OF THE REPOWDED OF THE STREAM OF T

# Public sanitary semer and drainage easements

SANITARY SEMER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED UNTO THE CITY OF MOUNT YERWON IN THE AREAS DESIGNATED AS PUBLIC SEMER EASEMENT OR DUBLIC DRAINAGE EASEMENT, MITH RIGHT, PROMITED AND CITY TO CONSTRUCT, AND REPLACE EASEMENT, MITH RIGHT, PROMITED AND AUTHORITY, TO SAID CITY TO CONSTRUCT, AND REPLACE EACOMSTRUCT, AND REPLACE EACOMSTRUCT, AND REPLACE EACOMSTRUCT, AND REPLACE EACOMSTRUCT, AND REPLACE ESCANSTRUCT, AND REPLACE MITH THE USE OF SUCH FACILITIES OF SUPERIOR WITH THE USE OF SUCH FACILITIES AND FERRESS AND RESEARCH ANY TREES OR DEFINITION, AND THE RIGHT OF INCRESS AND THE PARPORES OF DOING ANYTHING MECESSANS OR USERS AND THE RIGHT OF THE EASEMENT, AND THE RIGHT OF THE EASEMENT AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND

THERE IS RESERVED TO THE GRANTOR, THEIR HEIRS AND ASSIONS, THE RIGHT AND PRIVILEDE TO USE THE ABOVE DESCRIBED LAND OF THE GRANTOR, AT ANY TIME, IN ANY MANURE AND FOR ANY PURPOSE NOT TIME, TO SUSTEIN THE FULL USE AND ENCORPORT OF THE STORE OF THE STORE

THE GRANTOR SHALL REFRAIN FROM CONSTRUCTING OR FLACING BUILDINGS OR INFROMENCIA FOR THE ADMICT STACK THE FACHING SITE IF RACINGS. THE CITT SHALL RESTORE THE FACHING DIKING-THE SAID INFROMENSTS ARE IN ANY MAY DISTURBED DIKING-THE EXERCISE OF THE ABOVE DESCRIBED FACHING TRYNLEGES.

# NATIVE GROWTH PROTECTION AREA EASEMENT (NGPA)

THE CITY OF MOUNT VERWAN IS HEREBY GRANTED AN EASEMENT OVER, ALJANG AND AGROSS THE AREA DESIGNATED AS A KIGHA TOMERHER WITH HE ROGHT OF INARCESS AND EGRESS TO AND FROM THE METHAT DAY AND EGRESS TO AND FROM THE METHAT DAY AND EGRESS TO AND FROM THE METHAT DAY AND INARCENCE OF THE METHAT DAY AND THE REGION THE OPERATION AND MAINTENANCE OF THE METHAT DUT NOT THE OBLIGATION TO ENGREE THE REQUIREMENTS, TERNS AND CONDITIONS OF THIS RESTRICTION BY ANY METHAT DAYLABLE WODER LAW. THE RESERVAND TO ENGREE ALL TERNS OF THE MEPHAT ARE METHAT TO THE RESERVAND TO THE PROPERTY OWNER.

NATIVE GROWTH PROTECTION AREA (NEPA) TRACTS 495-C AND 495-D
ARE CREATED FOR THE PURPOSE OF RESERVING CRITICAL AREAS,
BEFERRING AND ROTTECTING PLANTS AND AND AND AND FERSON, AND FOR THE DIVIDING AND THE ENVIRONMENT
THE PURPOSE OF THE PURPOSE OF RESERVACE AND THE REASON AND MAINTAINING SLOPE STABLES AND ROTTED TO CONTINUE AND THE REASON AND MAINTAINING SLOPE STABLES AND REPAY TO THE AND AND THE PURPOSE AND THE REASON AND THE REPAY OF THE WEST AND THE THE RESERVACE AND THE RESERVACE AND THE PURPOSE AND THE P

DESIGN STANDARD NOTES

THE HOMES CONSTRUCTED WITHIN THIS DEPOSIT SPREIN ARE SUBJECT TO THE COTY OF MOUNT VERNON'S DESIGN REVISE ISTANDARDS MICH ARE CODYFIED WITHIN MOUNT VERNON MANUER FOR AREA OF THE LOTS CHARGE THE WITHIN THIS PLAT MAD THAT THE HOMES THAT ARE CONSTRUCTED ALSO INSTALL AND THAT THE HOMES THAT ARE CONSTRUCTED ALSO INSTALL AND THE DESIGNS INCLUDED IN THE FORMAL MOODSTREED THE CONSTRUCTED SUBJECT OF THE MOULD OF THE WORLD THE WOLLD OF THE WOLLD

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

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

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

ALLONING HOVEVER THAT THE EAVES OF A DWELLING OR ACCESSORY STRUCTURE MAY PROJECT ID INCHES FROM THE LINE OF THE SETBACK TOWARD A PROPERTY LINE.

TO PROTECT PRIVACY, WINDOWS FACING THE SIDE YARD SHALL BE OFF-SET FROM THE ADJACENT RESIDENCE, OR THE INSTALLATION OF FENCES AND/OR SCREENING HEDGES WILL BE REQUIRED.

SEE MODPSIDE PUD LI-07-009 RECORDED INDER SKAGIT COUNTY AUDITOR'S FILE NO. 2016/072T/0024 FOR APPROVED BUILDING ELEVATION INFORMATION.



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PLAN (4-0)14

PLAN (4-0)14

DAIE.

LU-07-004

SURVEY IN A PORTION OF THE SOUTHERST I/4 OF SECTION 22, T. 34 N., R. 4 E., W.M. MOUNT VERNON, WASHINGTON FOR: WOODSIDE & 4 9, LLC

FB: PG: MERIDIAN: ASSUMED | LISSER & ASSOCIATES, PLLC | SCALE: | SURVEYING & L'AND-USE CONSULTATION | O4-032LG B,9 FP | O4032LG B,9 FP |

# LOT ADDRESS AND AREA INFORMATION

TRACT 801 TRACT 902 TRACT 902 TRACT 903 TRACT 903 TRACT 905 TRACT 905 TRACT 905 TRACT 905 TRACT 907	OPEN S	400000000000000000000000000000000000000
RACT 802   1029 50/JTH 447H 5/TREET   1474 5/TREE	OPEN SPACE TRACTS	0.46 SOUTH 49TH STREET 10.28 SOUTH 49TH STREET 10.28 SOUTH 49TH STREET 10.21 SOUTH 49TH STREET 10.21 SOUTH 49TH STREET 10.22 SOUTH 49TH STREET 10.23 SOUTH 49TH STREET 10.24 SOUTH 49TH STREET 10.25 SOUTH 49TH STREET 10.26 CHEFT LAR 10.26 C
HET 10/28 SET 0.03 AC HET		1377 SO FT OIT AC 5282 SO FT OIL AC 5485 SO FT OIL AC 4572 SO FT OIL AC 4672 SO FT OIL AC 4672 SO FT OIL AC 4672 SO FT OIL AC 4673 SO FT O

### TRACT INFORMATION

TRACT 801 SHALL BE UTILIZED AS A COMMON LANDSCAPING AREA AND MILL BE CONVEYED TO THE WOODSIDE HOMEOWNERS ASSOCIATION.

TRACT 90 SHALL BE UTILIZED AS A COMMON LANDSCAPING BUFFER AND WILL BE CONVEYED TO THE WOODSDE HOMEOWHERS ASSOCIATION. TRACT 802 SHALL BE UTILIZED AS A COMMON PARK AREA AND WILL BE CONVEYED TO THE WOODSIDE HOMEOWHERS ASSOCIATION.

TRACT 902 SHALL BE UTILIZED AS A COMMON PARK AREA AND WILL BE CONVEYED TO THE WOODSIDE HOMEOWNERS ASSOCIATION.

TRACT 903 SHALL BE UTILIZED AS A FOREST BUFFER AND WILL BE CONVEYED TO THE WOODSIDE HOMEOWNERS ASSOCIATION. TRACT 904 SHALL BE UTLIZED AS A PRIVATE ROAD AND UTILITY COORDOR AND MILL BE CONVEYED TO THE MOODSIDE HOMEOMNERS ASSOCIATION.

TRACT 906 SHALL BE UTILIZED AS A COMMON PARK AREA AND WILL BE CONVEYED TO THE MOODSIDE HOMEOWIERS ASSOCIATION. TRACT 905 SHALL BE UTILIZED AS A COMMON PARK AREA AND WILL BE CONVEYED TO THE MOODSIDE HOMEOWNERS ASSOCIATION.

TRACT 907 SHALL BE UTILIZED AS A UTILITY ACCESS TRACT AND WILL BE CONVEYED TO THE WOODSIDE HOMMOWIERS ASSOCIATION.

TRACTS 998-C AND 998-D ARE CRITICAL AREA AND BUFFER TRACTS AND WILL BE CONVEYED TO THE WOODSIDE HOWMOWNERS ASSOCIATION.

### LINE TABLE

CURVE TABLE

						LI54	L153	LI52	LISI	L150	E B	1117	116	LIIS	14	LI3	L98	Lq7	196	Les	L94	L93	L92	Fa	Lao	189	188	L81	186	1.85	L84	L83	L82	181	L79	178	L76	L75	L74	173	L72	F16	LIS	ξ
						M,00,00 ON	NO°00'00"E	N89°2756"W	516°22'31"E	NO°45'54'E	NO°46'29"E	589°13'31"E	NO°46'29"E	524°19'56'E	565°0T'00"W	M.,000,018N	SI*1136"M	555°12'58"E	511°09'47"E	551°45'47"E	55°26'09"E	530°52'57"M	537°02'06"M	N73°08'52"W	N64°34'12"W	552°47'23"W	511°57'46"W	534°38'04"E	3,90,85°LIS	526°43'IT'E	54°06'02"W	546°26'31'E	N71°46'52'E	N52°42'24"E	514°55'05"W	514°54'35"E	563°14'05"W	569°26'10"W	524°43'28"W	53°20'39"W	563°36'28"E	N60°48'00"E	N65°58'53"E	BEARING
						23.12'	36.41	71.91	8.9	4.69'	56.20	74.51'	33.33	109.77	7.50'	5.02'	4.46	13.66	23.391	22.70	29.46	14.85	23.54	24.18'	10.68	12.77	20.26'	23.11	27.53'	21.27	29.96	11.35	28.87	12.55	21.25	21.11'	17.09'	13.23	4.07	20.72'	451	11.86	21.75	DISTANCE
Llqq	Llaβ	LIAI	LI96	LI45	LI44	_ [193	LI42	디	LIGO	_ B@	LIBB	LIB7	186	1185	∟  <i>8</i> 4	LI83	LI82	LI8I	LI80	L179	LITS	111	L176	1175	LI74	LI73	LI72		LITO	L169	1168	167	1166	LI65	1164	L163	L162	1911	LI60	1159	LI58	LI57	1156	L155
50°46'29'W	50°46'29"W	NO8°52'II*E	NO8*52'II'E	N24°19'56"E	N24°19'56'E	NO8°52'II'E	N24°1956°W	584°13'31"E	N65°40'04"E	524°1956"E	N24°1956'W	N20°47'01'W	N&4°13'31"E	N29°48'35"W	565°58'53"M	516°22'31"E	N24°19'56"W	524°19'56"E	50°32'00"W	N24°19'56"W	NB9°28'00"W	N24°19'56"W	589°28'00"E	50°32'00"W	589°28'00"E	569°28'00"E	547°56'18"E	50°46'29"W	N20°4T'0 "W	S75°39'04"M	58°52'11"M	52°02'35'€	522°34'13'E	3,65,65°+95	N20°56'16"W	N21°43′15"W	N51°45'47"W	N30°52'57'E	524°40'45"E	3,05.55°595	563°33'50'E	N20°39'07"E	N20°39'07"E	N63°14'05"E
13.82	15.00°	13.96'	15,15	9.74	50.50	29.11	64.38	631	22.00'	20.40	32.00'	20.30'	11.52'	.ioi.	14.58	28.67	13.20	19.4 <u>0</u>	64.15	76.22'	32.05	29.31	38.00'	30.00	38.00	5.00	41.12"	16.29	21.09	32.77	59.65	41,17	62.08'	35.36'	39.84	2.60'	4.86	1980	33.86	11.10	19.26	20.30'	16.33	17.31
													C215	C214	C213	C212	C2	C210	C209	C208	C201	C206	C205	0204	C2O3	C2O2	C201	C200	C122	CIIB	CIID	CII4	0	CIIO	CIOA	C107	000	0105	C103	CI02	CIOI	CIOO	C3q	EZ
													1981090	65°08'04"	4°5 '56"	24°51'56"	24°51'56"	d°2 '45"	16°5T'22"	44°06'57"	34°21'58"	3°55'50'	q°22' 8"	13°36'54"	16°17'26'	16°29'08"	13°36'54"	65°12'59'	24°5156*	27°38'09"	13°36'54"	44°12'38"	16°34'54"	44°03'II'	46°19'38"	69°49'02"	30°49'19"	63°43'46"	35°33'42"	42°34'57"	67°13'24"	116°13'49"	58°35'46"	DELTA
													H	-	-	1 *	ŀ.	ŀ.	F.	F.	ŀ	H.	۲.	١.	ŀ.	ŀ	Ë	Ļ.	ŀ.	Ŀ.	ŀ.		Ľ	Ŀ	ŀ.	·	Ļ.	H.	F	H.	۳	1	F	Ľ



SHEET 4 OF 8

DATE: 10/02/19

PLAN IN-OITH DATE.

OF MOODSIDE PUD DIVISIONS & 4 4

SURVEY IN A PORTION OF THE SOUTHERST I/4 OF SECTION 22, T. 34 N. R. 4 E, W.M. MOUNT VERNON, WASHINGTON FOR: WOODSIDE & \$ 9, LLC

FB. PG. LISSER & ASSOCIATES, PLLC SCALE.

\*\*SERVING ALAD-USE ONSALTATION OF PROMINING SCALE OF PROMINING SCALE.

\*\*MERIDIAN: ASSUMED HUMBERS AS SCALE-1442 04-03216 6/9 FP

10-2-19



