#### DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION IS, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., DESCRIBED AS FOLLOWS.

BESINNING AT THE MORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE WORTHWEST 1/4 OF SAID SECTION.

HENCE SOUTH ALONS THE MEST LINE THEREOF 20 FEET TO THE SOUTHERLY LINE OF FALLASHILL ROAD AND THE TRUE POINT OF BEGINNING.

THEMES CONNING SOUTH ALONS SAID MEST LINE 66.663 FIET TO THE SOUTHEAST CONNER OF THAT CERTAIN PARCEL DESCRIBED IN REAL ESTATE CONTROL IN FAVORS OF SEINMETH MOOSE AND PARCEL DESCRIBED IN REAL ESTATE CONTROL WAS ALONS THE NORTH LINE OF SAID MOOSE PARCEL AND SAID THE SOUTHEAST ALONS SHEET, NORTH LINE OF SAID SOUTHEAST 1/4 OF THE MEST LINE OF SAID SOUTHEAST 1/4 OF THE MEST LINE OF SAID SOUTHEAST 1/4 OF THE MEST LINE FOR SAID SOUTHEAST 1/4 OF THE MEST LINE OF SAID SOUTHEAST 1/4 OF THE MEST LINE FOR THE SOUTH LINE OF THE MEST LINE FOR SAID SOUTHEAST 1/4 OF THE MEST LINE FOR THE SOUTH LINE OF THE MEST LINE FOR SAID SOUTHEAST 1/4 OF THE MEST LINE FOR THE SOUTH LINE OF THE MEST LINE FOR THE SOUTH LINE OF THE MEST LINE FOR SAID SOUTHEAST 1/4 OF THE MEST LINE FOR SAID SOUTHEAST 1/4 OF THE MEST LINE FOR THE SOUTH LINE OF THE SOUTH LINE OF THE MEST LINE FOR THE SOUTH LINE OF THE MEST LINE FOR THE SOUTH LINE OF THE SOUTH

HENCE WEST ALONG THE SOUTH LINE TO THE POINT OF BEGINNING.

SUBLECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVERNOTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

## OWNER'S CONSENT AND DEDICATION

WE AUGHLIN BOAD LLC A PASHINGTON LIMITED LIABILITY COMPANY, THE WORKSCHOOL OWER IN THE EINPLIE RE CONTRACT PASCHAGER AND MORTO-AGE HOLDER OF THE LAND HERBER OF LOTED DECLARE THIS SHORT PLAT AND DEDUCATE TO THE LAND HERBER THE DELLATE THIS SHORT PLAT AND DEDUCATE TO THE USE OF THE DELLATE THIS SHORT AND AND THE HERBER AND THE SHEETS AND THE SHEETS AND THE SHEETS AND THE SHEET TO THE SHEET THE SHORT OF THE SHEET AND THE SHEET TO THE SHEET TO THE SHEET AND THE SHORT TO THE SHEET AND THE SHOWN HERBER AND THE SHOWN HERBER AND THE SHEET AND THE SHOWN HERBER AND THE SHEET THE SHEET AND THE SHOWN HERBER AND THE SHEET AND THE SHEET AND THE SHEET AND THE SHOWN HERBER AND THE SHEET A

IN WITNESS CHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 364 DAY OF  $h_{3}u_{3}c_{2}$ . 2025.

MCLAUGHLIN ROAD LLC,
A MASHMOTON TIMYED LIABILITY COMPANY
BY:

TITLE: Manasing Manber

#### **AOKNOWINDOMNINI**

STATE OF WASHINGTON

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL MODDMANGER SOMED THIS INSTRUMENT, ON OATH STATED THAT THE MASS THAT DE DESCUTE THE MATERIANAL AND ACKNOWLEDGE IT AS THE MANAGING MEMBERS OF MOLAWGHAIN ROAD, LLC, A MAGHINGTON LIMITED LIBBLITY COMPANY, TO BE THE FREE AND MOLAWGHAIN OF SUCH PARTY FOR THE USES AND PARPOSES MENTIONED IN THE INSTRUMENT.

The state of the s

P24802

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIA SEAL THE DAY AND YEAR ABOVE WRITTEN.

DATE: 8-26-25

RESIDING AT: MOUNT VELOW, WA NOTARY PUBLIC IN AND FOR THE STATE OF MASHINGTON

e un es

20 MH-0-02

VICINITY MAP

(SKAGIT COUNTY

ASSESSOR'S MAP) in Ria -

MY COMMISSION EXPIRES: 3-15-26

State of Washington KEVIN GORDON LISSER MY COMM. EXP. MATCH 15, 2026 COMM. NO. 22013265

#### CITY APPROVALS

EXAMINED AND APPROVED PUBLIC MORKS DIRECTOR



SHORT PLATS ON PAGE(S)
NO. 303509040057 MINUTES PAST DOCLOCK

AUDITOR'S OFRIFICATE

ADMINISTRATIVELY APPROVED UNDER CITY FILE NO .: PLAN25-0303

#### 1. Now I

ATTEST: FINANCIAL DIRECTOR Dong Loboly

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS DAY—3rd—OF—Sythebu, 2025.



# OITY FINANCE DIRECTOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURPTY MICH IS RETIFACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES COURSES, AND ANGLE ARE SHOWN HERBON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHOPE THAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAFTER 332-120-PMC.

DATE

8-26-25

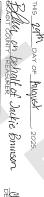
SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSE AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HERE CONTANED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUB ARE FAID IN FULL. THIS 3.2 DAY OF September, 2025. FOR OTHER PUBLIC USE,



## COUNTY TREASURER'S CERTIFICATE

HIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAWDS HEREIN DESCRIBED, HAVE BEEN FILLY PAID AND DISCHARBED, ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2025.



, ⊒ E





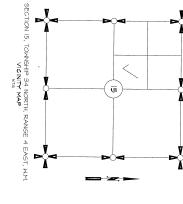












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SHEET | OF 5 MOUNT VERNON SHORT PLAT NO. PLAN25-0303 DATE: 8/26/25

MOUNT VERNON, MA 98213 360-419-13442 DMG: 19-151	LISSER & ASSOCIATES, PLLC SCALE:	FOR: MOLAUGHLIN ROAD, LLC	MOUNT VERNON, MASHINGTON	SECTION 15, T. 84 N., R. 4 II., M.M.	SURVEY IN A FORTION OF THE
DMG: 14-151	SCALE:				

FB: PG:

#### NOTES

- 6R055 SITE AREA: 646,295 5Q FT, 14,84 ACRES
- 2. SHORT PLAT NUMBER AND DATE OF APPROVAL ALL DEEDS AND CONTRACTS 開 INCLUDED
- ZONNO DESIGNATION, P. FIBLIC AND R-4 MILTHFARILY COMPREHENSIVE PLAN. CHRISCHES COMPANIATY COLLEGE, SCHOOLS (P) MEDIJIM HIGH DENSITY MILTHFAMILY (MF-14H)
- SANITARY SEMER. CITY OF MOINT VERNON
  STORM SEMERA CITY OF MOINT VERNON
  HERE, CITY OF MOINT VERNON
  POTABLE WATER, RUBLIC UTILLITY DISTRICT #)
  POYARE, PAVET SOAND ENRIGHT MOISTRICT #)
  POYARE, PAVET SOAND ENRIGHT AGAS
  TELEPHONE, FROMTER, VERIZON, ZIPLY FIBER
  CABLE TV. CONCAST
- SKAGIT COUNTY ASSESSOR PARCEL NUMBER FOR SITE BEFORE THIS AT WAS RECORDED:
- NSCRIBED INDICATES REBAR SET AND CAPPED WITH YELLOW CAP D LISSER 20123169. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- MERIDIAN: ASSUMED
- EAST, M.M. BEARING = NORTH 0°44'25" EAST BASIS OF BEARING: MONIMENTED WEST LINE OF THE SOUTHWEST 1/4
  THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4
- 4. FOR ADDITIONAL SERVEY AND SUBDIVISION INFORMATION SEE IN AT OF SUMMERSAN INFORMATION SEE IN AT THE WASTERN AND RECORDED UNDER ANDITIONS SEEL NO. 201805220098 AND RECORDED OF SIRVEY MADS RECORDED UNDER ANDITIONS SELVEN IN RECORDED UNDER ANDITIONS SEARCH COUNTY, MASHINGTON,
- IO. SURVEY DESCRIPTION IS FROM CHICAGO TITLE INSURANCE COMPANY, TITLE REPORT, DESCRIPTION IS ADOMING, DATED MARCH 31, 2021 AND UPDATED NO. 1 DATED AUGUST 16, 2021.
- III. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EAGMENTS, RESERVATIONS, RESTRICTIONS, CONTENNIS, LIENS, LEASE, CONTENNIS, LIENS, LEASE, CONTENNIS CONTENN 201506150116, 201508250017, 2 201905150034 AND 20120827C
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: FIELD TRAVERSE

4.

OMNER:

<u>;</u>

- MCLAUGHLIN ROAD, LLC, A MASHINGTON LIMITED LIABILITY COMPANY PO BOX 619 SEDRO-MOOLLEY MA 98284
- IS. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.
- IN JULIUTIES SHOWN HEREON ARE BASED JFON CVYL ENGINEERING DRAWINGS PEPARED BY HIN BONNEERING TILLED WCLAWGHEN ROAD SHORT HAT, PRIOR TO CONSTRUCTION UTILITIES SHOULD BE MARKED CONFIRM THE LOCATION OF THE MAPPED JULIY LINES SHOWN HEREON AS MELL AS JERNIFY ANY ADDITIONAL JULIY LINES HAT MAY HAVE BEEN ADDED OR NOT OBSERVED SINCE THIS MORK MAS PERFORMED.
- 17. DISTANCES SHOWN HEREON ARE IN FEET.
- B. SIL ITATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT BURNE BUILDING CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERSION DEVELOPMENT SERVICES FOR DETAILS.
- 19. LANDSCAPING REQUIRENENTS FOR LOTS WITHIN THIS SHORT FLAT MAY BE REQUIRED AT THE TIME OF LOT DEVELLOPMENT, CONTACT CITY OF MOUNT VERNON DEVELOPMENT SERVICES FOR INFORMATION.

20. BULDING SETBACKS ARE REQUIRED TO BE OBSERVED WHIN
STRUCTURES ARE BELLI WITHN HIS PLAT SETBACKS ARE HE
HORIZONIAL DISTANCE FROM THE PROPERTY LINE EASTWANT IN ENTIRED
ON THE PLAT OF STREET ON VEHICULAR ACCESS EASTWANT OF TRACT TO
FROM JUDING LINE OF THE STRUCTURE. IN DETERMINING WHETHER A
FRANT JUDING LINE OF THE STRUCTURE. IN DETERMINING WHETHER A
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FRANT JUDING LINE OF THE STRUCTURE.

FRAN

BILDING SETBACK REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE CITY OF MOUNT VERWON CODE IN EFFECT AT THE TIME OF BUILDING FEWNIT APPLICATION. CURRENT SETBACKS PER CITY OF MOUNT VERWON CURRENT SETBACKS PER CITY OF MOUNT VERWON CODES J. 130.060 PUBLIC ZONE AND IT 27.060 R-4 ZONE ARE AS

SETBACKS 1730/60 PUBLIC
MINMAN SETBACK REQUIRENENTS ARE AS FOLLOYS.

A. FRONT YARD, 10 FEET BUILDINGS ON CORNER LIDTS AND THROUGH
LOTS SHALL OBSERVE THE MINNAM SETBACK ON BOTH STREETS. FOR
PROPERTIES THAT FROM TO NAIL ARTERIAL, THE MINNAM SETBACK FROM
THE RIGHT-OF-VAY SHALL BE 25 FEET. THE COMMINTY AND ECONOMIC
DEVELOPMENT AND PUBLIC MORKS DIRECTIORS CAN HAROUGH A TYPE I
DECISION PROCESS ADMINISTRATIVELY REDUCE, FOR GOOD CAUSE SHOWN,
THIS SETBACK.
B. SIDE AND REAR YARDS. NOWE, EXCETS ALONG ANY PROPERTY LINE
ADJOINING A RESIDENTIALLY ZOWED DISTRICT, WITH NO INTERVENING
STREET OR ALLEY, THERE SHALL BE A SETBACK OF 20 FEET.

SETBACKS IT 27,060 R-4 MULTI-FAMILY RESIDENTIAL
MINMIN SETBACK REQUIREMENTS ARE AS FOLLOWS
A. FROM TYARD, 25 FEET ON ARTERIAL STREETS AND 20 FEET ON ALL
OTHER STREETS. BUILDINGS ON CORNER LOTS SHALL OBSERVE THE
MINMIN SETBACK ON EDOIN STREETS. NO PORTION OF A SECONDB. SIDE TYARD, 10 FEET ON EACH SIDE. NO PORTION OF A SECONDSTORY WALL SHALL DE CLOSER THAN 15 FEET TO THE SIDE TYARD LINE.
NO PORTION OF A THRED-STORY WALL SHALL BE CLOSER THAN 20 FEET TO
THE SIDE TYARD LINE.

NO PORTION OF A THIRD-STORY MALL SHALL BE CLOSER THAN 20 FEE THE SIDE YARD LINE.

O. REAR YARD, 20 FEET.

D. FOR STRUCTURES SUBJECT TO DESIGN REVIEW PER CHAPTER 17.70 MYMC SETBACKS ARE FOUND IN MYMC IT.70.000(A).

2) THIS PLAT IS LOCATED IN THE PLOOPPIAN OF THE SKAOTI RIVER WHICH MEANS THAT NEW STRUCTURES AND DEVELOPMENT WILL BE REQUIRED TO COMPLY WITH THE CITY'S PLOOPPIAN RESULTINGS COURTED WITHIN CHAPTER 15.36 MAYE AND ANY FEDERAL AND/OR STATE FLOOPPIAN REGULATIONS AS APPLICABLE. CONTACT CITY OF MOUNT VERSON REGULATIONS, AS APPLICABLE. CONTACT CITY OF MOUNT VERSON DEVALOPMENT SERVICES DEPARTIPHIN FOR MINIMA BUILDING ELEVATION AND OTHER PLOOPPIAN REQUIREMENTS THAT WILL BE APPLICABLE TO NEW CONSTRUCTION WITHIN THIS PLAT.

THIS PROPERTY IS IDENTIFIED AS BEING WITHIN FLOOD ZONE A-T, ELEVATION 43, AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP \$30151/0250-C DATED JANUARY 3, 1485.

IMPACT AND CONNECTION FEES WILL BE REQUIRED TO BE PAID CITY BEFORE BUILDING PERMITS ARE ISSUED.

## 23. THIS NOTE WAS INTENTIONALLY REMOVED

24, NGPA, IA (MITHIN LOT I) SHALL BE ELIMINATED UPON FILLING OF METLANDS D. E. F. AND I. SEE HAMMER ENVIRONMENTAL REPORT DATED JANUARY 8, 2025 FOR ADDITIONAL INFORMATION.

25, NOPA IB (NITHIN LOT 2) SHALL BE ELIMINATED IPON FILLING OF WEILANDS D. E. F. AND I. SEE HAMMER ENVIRONMENTAL REPORT DATED JANUARY 6, 2025 FOR ADDITIONAL INFORMATION.

26. NGF OF A PO DATED , NGPA 2 (MITHIN LOT 2) MAY BE ELMINATED OR REVISED IPON FILLING A PORTION OF WEILAND C/G/H, SEE HAMMER ENVIRONMENTAL REPORT NIED JANUARY 8, 2025 FOR ADDITICINAL INFORMATION.

27. NSPA 2A (MITHIN LOT I) SHALL BE ELIMINATED IPON FILLING OF A PORTION OF METILAND C/GH. SEE HAMMER BUNKRONMENTAL REPORT DATED JANUARY 6), 2025 FOR ADDITIONAL INFORMATION.

28, NAPA 2B (MITHN LOT 2) SHALL BE ELIMINATED IFON FILLING OF A PORTION OF WEILAND CAGH. SEE HAWNER ENVIRONMENTAL REPORT DATED JANUACY 6, 2025 FOR ADDITIONAL INFORMATION.

29, NGPA 3 (MITHN LOT I) IS ADDITIONAL BUFFER AREA FOR METLAND FER HAMMER ENVIRONMENTAL REPORT DATED JANUARY 8, 2025. THE SOUTHERLY LIMITS OF THIS AREA CONFORM TO THE BUFFER AREA AS SHOWN ON AF NO. 20150615014. > ...

30. THE ABOVE MENTIONED NGPAS (NOTE NIMBERS 24 THROUGH 24)
ARE SUBJECT TO ALL THE NSPA REQUIRENENTS LISTED ON SHEET 3 OF 5
NUDER THE HEADNO "TRACTS" X\* AND "S' NATIVE BROWTH PROTECTION AREAS
UNTIL SUCH TIME AS SAID NGPAS ARE ELIMINATED OR EXTINGUISHED.

#### 2 AREA AND ADDRESS INFORMATION

LOT1 4280 KCLAWGHLIN ROAD BOJIR 50 FT, 299 ACRES LOT2 4400 KCLAWGHLIN ROAD 3627IT 59 FT, 323 ACRES (INCLUSIVE DE TRACT 'C' 5TORNIJATER TRACT) TRACT 'N' NSPA 128421 50 FT, 296 ACRES TRACT 'B' NSPA 15/121 50 FT, 035 ACRES RIGHT OF WAY TO CITY 9802 50 FT, 032 ACRES

TOTAL PROJECT AREA 646,295 SQ FT, 14.84 ACRES

TRACT "C" 109.990 5Q FT., 2.5 ACRES

### SANITARY SEVER HASEVELLE

A 20 BACHENT FOR SANITARY SEMER PURPOSES TO BENEFIT LOTS!

AND 2. IS HEREBY GRANTED INTO THE CITY OF MOUNT VERNOW, MITH
RIGHT, PRIVILEGE AND AUTHORITY. TO SAID CITY TO CONSTRUCT, OR
CAUSE TO CONSTRUCT, MAINTAIN REPLACE, RECONSTRUCT, AND REMOVE
SANITARY SHENE FACILITIES, MITH ALL APPLATEMANCES INCIDENT
HERETO OR NECESSARY THEREMITH, IN AND ACROSS THE SAID PREMISES,
AND TO CUT AND REMOVE FROM SAID EASINEMT ANT TREES OR
AND TO CUT AND REMOVE FROM SAID EASINEMT ANT TREES OR
OBSTRUCTIONS MICH MAY ENDANGER THE SAFETY OR INTERFERE MITH
THE USE OF SUCH FACILITIES OR APPRITEMANCES IN THE REPREMENT, AND
THE RIGHT OF INGRESS AND REGRESS TO AND OVER SAID PREMISES AT
ANY AND ALL THES FOR THE PURPOSES OF DOING MYTHING SECESSARY
OR USEFFUL OR CONVENIENT FOR THE ENCOYMENT OF THE EAGENER!
AND PROVILEGE.

HHERE IS PESERVED TO THE GRANTOR, THEIR HERS AND ASSIGNS,
THE RIGHTI NAN PRIVILEGES TO USE THE ADOVE DESCRIBED LAND OF
THE GRANTOR, AT ANY TIME IN ANY MANURE AND FOR ANY FIREPOSE
NOT INCOMESTERN WITH THE TIPLL USE AND BULLYTHEN BY THE
GRANTEL TIPS SUCCESSORS, AND ASSIGNS, OF THE RIGHTS AND
PROVINCIES HERE GRANTED THE GRANTEL IS REGISTED TO
PREVALENCE AND MAINTAINING THE ABOVE-DESCRIBED MORKS OF
THE THE TIPLE AND MAINTAINING THE ABOVE-DESCRIBED MORKS OF

THE GRANTOR SHALL BETRAIN ROOM CONSTRUCTING OR PLACING ANY BUIL DINGS INON THE ABOYED-DESCRIBED PREMISES THE EAST-PRINCE THE FAID IMPROVEMENTS ARE IN ANY MAY DISTINIBED DURING THE EXERCISE OF THE ABOYE DESCRIBED EAST-PRINCE THE DESCRIBED FASHENT FRIVILEGES.



SHEET 2 OF 5

MOUNT VERNON SHORT PLAT NO. PLAN25-0303

DATE: 8/26/25

		_
LISSER & ASSOCIATES, PLLC   SCALE:	MOUNT VERNON, WASHINGTON FOR: MCLAUGHLIN ROAD, LLC	SECTION OF LOAN A TO AN A TO A

FB. PG.

# PUBLIC / PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONCIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORWMATER RINGHT IS HARREDY GRANIED IN HAVOR OF ALL ABUTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS, THE REJULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANIED HEARIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORKE EQUALLY BY, THE PRESENT AND FINITE OWNERS OF THE ABUTING POPPERTY AND THEIR HEIRS, PRESENTATIVES, ASSIGNS, REGILAR MAINTENANCE SHALL INCLUDE, AT A MINIMAY, ANNAL INSPECTION OF THE STORMMATER AND PAINTENANCE STANDARDS, IF ANY, PROVIDED TO THE DRAINAGE SYSTEM, AND MAINTENANCE FREGUENCIES AND THRESHOLD FREE THE FACULTY MAINTENANCE STANDARDS, IF ANY, PROVIDED TO THE CONNERS OF LOTS I AND Z.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF BUT AND ACKENT AND ACLACENT LANDS OF THE WARROAS ENAMINAGE ENGENERIS AND ACLACENT NEWSTAND ASSISTED FROUTH INSTELLANDS OF ROUTH AND ASSISTED FROM THE AND PERSENCY MAINTENANCE REPORTS AND ACCOUNTED AND DESCRETION THE GRANTOR, OWNERS AND AND PERSENT OR SUBSECUENT OR SUBSECUENT NEWSTAND AND ANY PERSENT PROPERTIES AND THE SUCCESSORS AND OFFICERS AND PROPERTY OR MAINTENANCE FROM THE SUBSECUENT OR SUBSECUENT NEWSTAND THE NEWSTAND THE

ALSO SEE EASEMENT DOCUMENT TO THE CITY OF MOUNT VERNON RECORDED UNDER AUDITOR'S FILE NO. 201506150115.

## GENERAL EASEMENT PROVISIONS

AN EASPRINT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MONITY VERWAY PUBLIC UTILITIES DISTRICT NO. 10° SKAGIT CONITY, PAGET SOMO BREEGY, CASCADE MATNAL GAS CORPORATION, FROMITIER COMMINICATIONS, INC. ZIPLY FIBER, AND COMCAST CABLEVISION, AND THEIR RESPECTIVE SUCCESSEDS AND ASSIGNS INC. ZIPLY FIBER, AND COMCAST IN A WILL TO SALE LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW OFFRATE, MAINTAN AND REMOVE DITTLET SYSTEMS, LINES, FINDEN SHOWN OF HE FACE OF THE SHOWN OF THE OF

# STORMMATER FACILITIES MAINTENANCE

FURSIANT TO THE AMENDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR SUMMERSIAN ESTATES I AND 2.

RECORDED INDER AUDITOR'S FILE NO. 2018/S22/2028 THE STORM DEFA MOTOR'S FILE NO. 2018/S22/2028 THE STORM DEFA MOTOR FILE NO. 2018/S22/2028 THE STORM DEFA MOTOR FILE NO. 2018/S22/2028 THE STORM AND INSPECTED ONCE PER YEAR FOR DEFECTS OF DEFACTION OF THE COLOSY'S STORMWATER MANAGEMENT MANUAL FOR MESTERN MASSIMISTON, CHAPTER 4.6 TABLE 4.6, NO 1 - DETENTION FOR MESTERN MASSIMISTON CHAPTER 4.6 TABLE 4.5, TORM MATER FACILITY MICLUSES DETENTIONATE TOND SENALL BE STORMWATER FACILITY MICLUSES DETENTIONATED NO TABLE 4.5, STORMWATER FACILITY MICLUSES DETENTIONATED NO TABLE 5.5 STORMWATER FACILITY MICRUSE FACILITY MICRUSE FACILITY MICRUSE FACILITY MICRUSE FACILITY MICRUSE FACILITY FACILITY MICRUSE FACILITY MICRUSE FACILITY MICRUSE FACILI

ALSO SEE EASEMENT TO CITY OF MOUNT VERNON RECORDED UNDER AUDITOR'S FILE NO. 201506150115.

FOR SPECIFIC MAINTENANCE INFORMATION, SEE PRAINAGE MAINTENANCE MAINTENANCE MAINTENANCE OF STSTEM SERVING THE SUMMERSUN PI, AT PHASE I AND 2 PREPARED OF RANKE & ASSOCIATES, INC. DATED HEBWARY 2, 2010 MM SAMILABLE AT THE CITY OF MOINT VERNON DEVELOPMENT SERVICES DEPARTMENT.

ALSO MITHIN SAID STORM EASEMENT AREA A.F. NO. 201506150115 ARE THE CONVEYANCE DITCHES TO THE POND THAT MILL FALL MITHIN THE SAVE MAINTENANCE REQUIREMENT.

THE NEW STORM DRAINAGE IMPROVEMENTS FOR THIS SHORT PLAT, PER THE CIVIL DESIGNS PREPARED BY RAVNIK & ASSOCIATES, INC. DO NOT CONVEY ANY NEW STORMMATER TO THE EXISTING POND.

FUTURE DEVELOPMENT IN LOTS I AND 2 WILL REQUIRE NEW STORM POND DESIGN AND CONSTRUCTION.

### ARHAS (NOPA) TRACTS "A" AND "B" NATIVE GROWTH PROTECTION

A MATIVE GROWTH PROTECTION AREA (NGPA) IS HEREBY CREATED OVER, INDERS AND ACROSS TRACTS "W. AND "B" WITHIN THIS SHORT FAIT. THE WEAPS ARE CREATED FOR THE PURPOSE OF PRESERVING AND THE WITHIN THIS SHORT CREATED FOR THE PURPOSE OF PRESERVING HEREBY AND THE WITHIN AND THE WITHIN

IN ADDITION TO THE PREVIOUSLY MENTIONED EASEMENT RECORDED UNDER AUDITIONS FILE NO. 2015/06/15/14, THE CITY OF MOUNT VERWON 15 HERREDY GRANTED AN INSERVECASELE EASEMENT OFFER MITH THE RIGHT OF MORRES AND EASEMENTED AS A NEW, A TOSETHER WITH THE RIGHT OF MONITORING AND EMPORES TO AND FROM THE MORA FOR THE PREPOSE OF MONITORING AND EMPORES TO AND FROM THE CHILD OF MOUNT YERWON SHALL HAVE THE RIGHT, BUT NOT THE CBLIGATION TO EMPORCE THE REQUIREMENTS, TERS AND COUNTIONS OF THIS RESTRICTION BY ANY PETHOD AVAILABLE MORRE LAW. THE CBLIGATION TO ENSURE ALL TERMS OF THE MERA ARE PETS ON THE SECONDED HT OF THE CITY FER SAND COUNTIONS OF THE RESOLUTION OF THE MORA ARE PETS ON THE SECONDED HT OF THE CITY FER SAND COUNTIONS OF THE RESOLUTION OF THE MORA ARE PETS ON THE SECONDED HT OF THE CITY FER SAND COUNTIONS OF THE MORA ARE PETS ON THE SECONDED HT OF THE CITY FER SAND COUNTINGS OF THE MORA ARE PETS ON THE SECONDED HT OF THE CITY FER SAND COUNTINGS OF THE MORA ARE PETS ON THE MESSON SOURCE.

THE CHTY AND THE CONNERS OF LOTS I AND 2 SHALL HEREAFTER BE RESPONSIBLE FOR PROTECTING, MANDRING, AND REPAIRING THE KISPA IRACE. TO AND ARE HEREBY REQUIRED TO LEAVE KISPA AREAS WIDSTINERED IN A NATURAL STATE. SAID OWNERS AND THE CHTY ARE ALSO RESPONSIBLE FOR KLEPING STOTE. THE KISPA AREAS OR THE ALCO RESPONSIBLE FOR KLEPING STOTE RALL ENVING AND CRITICAL REPAIRS OR THE REPAIR ALCO RETERMS OF THE NOR CRITICAL REPAIRS. AND/OR REPAIRS OR THE REPAIR PROTECTION REPAIRS OR THE REPAIR PROTECTIONS OF THE WORK AND/OR REPAIRS OR THE TRAIL FERVING AND/OR CRITICAL REPAIRS OR THE SAIL RALL REPAIRS OF THE WORK AND/OR REPAIRS OR THE TRAIL FERVING AND/OR CRITICAL REPAIRS OR THE TRAIL FERVING AND/OR CRITICAL THE TRAIL FERVING AND/OR CRITICAL THE TRAIL FERVING SHOWNER OF THE TRAIL FERVING SHOWNER AND THE ALL KRESTATION REPAIRS NOT THE TRAIL FERVING SHOWNER AND THE ALL KRESTATION REPAIRS OF THE SAPERS WAITEN ANTHORIZATION OF THE DISTURBANCE OF THE WORK OF A CITY THE OWNERS SHALL HAVE THE DISTURBANCE OF THE WORK OF A CITY APPROVED MITIGATION PLAN.

NGPA, AREAS IA, IB, 2, 2A, 2B, AND 3, AS SHOWN HEREON, MAY BE MODIFIED AND/JOR RELINQUISHED WITH APPROVED FILL PLACEMENT. MODIFIED NEPA DOCUMENTS MAY BE REQUIRED TO BE RECORDED, A PLAT ALTERATION WILL NOT BE REQUIRED TO AMMEND THE NGPAS, CONTACT THE CITY OF MOUNT VERKING HANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL INFORMATION.

### TRACT "O" STORMMATER TRACT

STORMANTER TRACT "C" SHALL BE CONFIED FROM MCLAMENLIN ROAD, LLC. IT'S HERS OR SASIONS TO THE CITY OF MOANT VERNON IPON RECEIPT OF THE CERTIFIC AT SASIONS TO CUIPAMY FOR ALL MULTIFAMILY DEFLOPMENT WITHIN OF TERRON THE CITY OF MOANT VERNON DEVELOPMENT SERVICES DEPARTMENT.

## PUD UTILITY BASENENT

EXEMPENT AREAS NO. I AND 2 SHOWN HEREON ARE HEREBY REANITED TO PIBLIC THIND TO STRICT NO. I OF SCASIT COMMY, WASHINGTON A MANUAL PILLING DISTRICT NO. I OF SCASIT COMMY, WASHINGTON A MANUAL PILLING DISTRICT NO. I OF SCASIT OR AND SCHOOL PILLING DISTRICT NO. I OF SCASIT OR RESEARCH OR THE REPORT OF STRICT TO SOFT AN AND SCASTON OR THE REPORT OF STRICT NO. IN THE STRICT NO

# MOLAUGHLIN ROAD FRONTAGE IMPROVENENTS

GRANTORIS), ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONNETS AND AGREES NOT TO CONSTRUCTOR PERMIT TO BE ONSTRUCTED STRUCTURES OF ANY KIND ON THE BASEMENT AREA MITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. SEANTORIS SHALL CONDUCT ITS ACTIVITIES AND ALL CONDUCT

AS PART OF ANY DEVELOPMENT REAVIT APPLIED FOR IN THE FITTINE.

EACH LOT OWNER SHALL BE RESPONSIBLE TO CONSTRUCT OR CAUSE TO

CONSTRUCT 3/4 STREET FRONTAGE IMPROVEMENTS ALONG THE

RESPECTIVE LOT FRONTAGES, SEE CITY RESOLUTION 1075 FOR MORE

INFORMATION REGARDING THIS REQUIREMENT.



MOUNT YERNON SHORT PLAT NO. PLAN25-0303

SURVEY IN A PORTION OF THE SE I/4 OF THE IN I/4 OF SECTION IS, T. 34 N. R. 4 E. MM. MOUNT YERKON, MASHINGTON FOR MICHAUGHLIN ROAD, LLC

LISSER & ASSOCIATES, PLLC SCALE: SURVEYING & LAND-USE CONSULTATION MAGNIT VERNON, WA 98273 360-419-7442 DMG: 19-151

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