

# HIGHLAND GREENS

LU04-093

## A PLANNED UNIT DEVELOPMENT FINAL PLAT OF DIVISION V

IN A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST WM

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Skagit County Auditor  
4/7/2008 Page 1 of 4 3:48PM

**AUDITORS CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

SKAGIT COUNTY AUDITOR

DEPUTY

**OWNER CONSENT & DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT HANSELL/MITZEL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, PEOPLES BANK, HIGHLAND GREENS SENIOR APARTMENT, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, HORIZON BANK, DAN R. MITZEL AND PATRICIA R. BURKLUND HEREBY CERTIFY THAT THIS PLAT IS MADE AS OUR FREE VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC STREET PURPOSES, IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 12 DAY OF Dec, 2007.

*Dan R. Mitzel*  
HANSELL/MITZEL, L.L.C.  
A WASHINGTON LIMITED LIABILITY COMPANY

*Dan R. Mitzel*  
PEOPLES BANK

*Dan R. Mitzel*  
DAN R. MITZEL

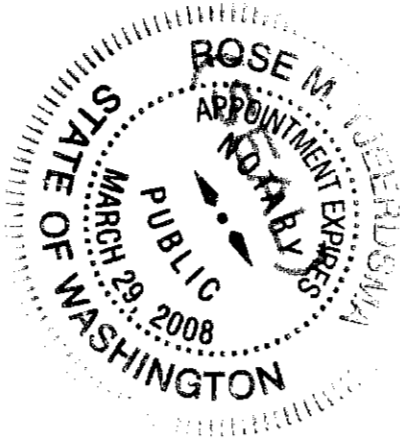
*Patricia R. Burklund*  
HIGHLAND GREENS SENIOR APARTMENT, L.L.C.  
A WASHINGTON LIMITED LIABILITY COMPANY

*Patricia R. Burklund*  
HORIZON BANK

*Patricia R. Burklund*  
PATRICIA R. BURKLUND

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan R. Mitzel IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF HANSELL/MITZEL, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: Dec. 17, 2007.



*Rose M. Teedera*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(NOTARY NAME TO BE PRINTED)  
Rose M Teedera  
RESIDING AT: Bellingham  
MY APPOINTMENT EXPIRES 3/31/08

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Alice Takekura IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF PEOPLES BANK, A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 12/17, 2007.

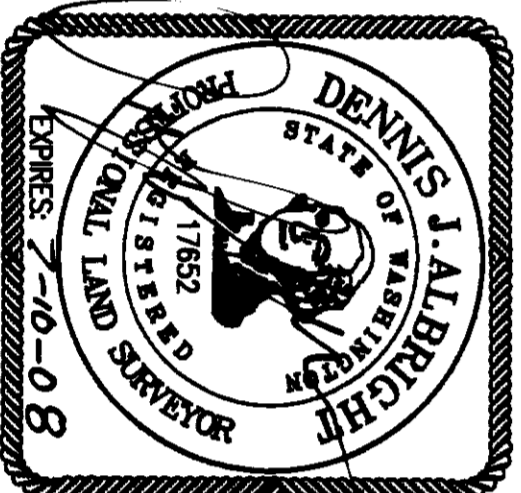


*Mary Ann Teedera*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(NOTARY NAME TO BE PRINTED)  
Mary Ann Teedera  
RESIDING AT: 06/05/2011  
MY APPOINTMENT EXPIRES 06/05/2011

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF HIGHLAND GREENS PUD, DIVISION V IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

*Dennis J. Albrichter*  
DENNIS J. ALBRICHTER PLS  
DATE 12-14-07



**SKAGIT COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2007.  
THIS 12th DAY OF December 2007

*Patricia R. Burklund*  
Patricia R. Burklund  
DEPUTY  
SKAGIT COUNTY TREASURER



**CITY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.  
THIS 14th DAY OF Jan 2008

*Patricia R. Burklund*  
Patricia R. Burklund  
CITY TREASURER

APPROVALS  
EXAMINED AND APPROVED THIS 8th DAY OF January 2008

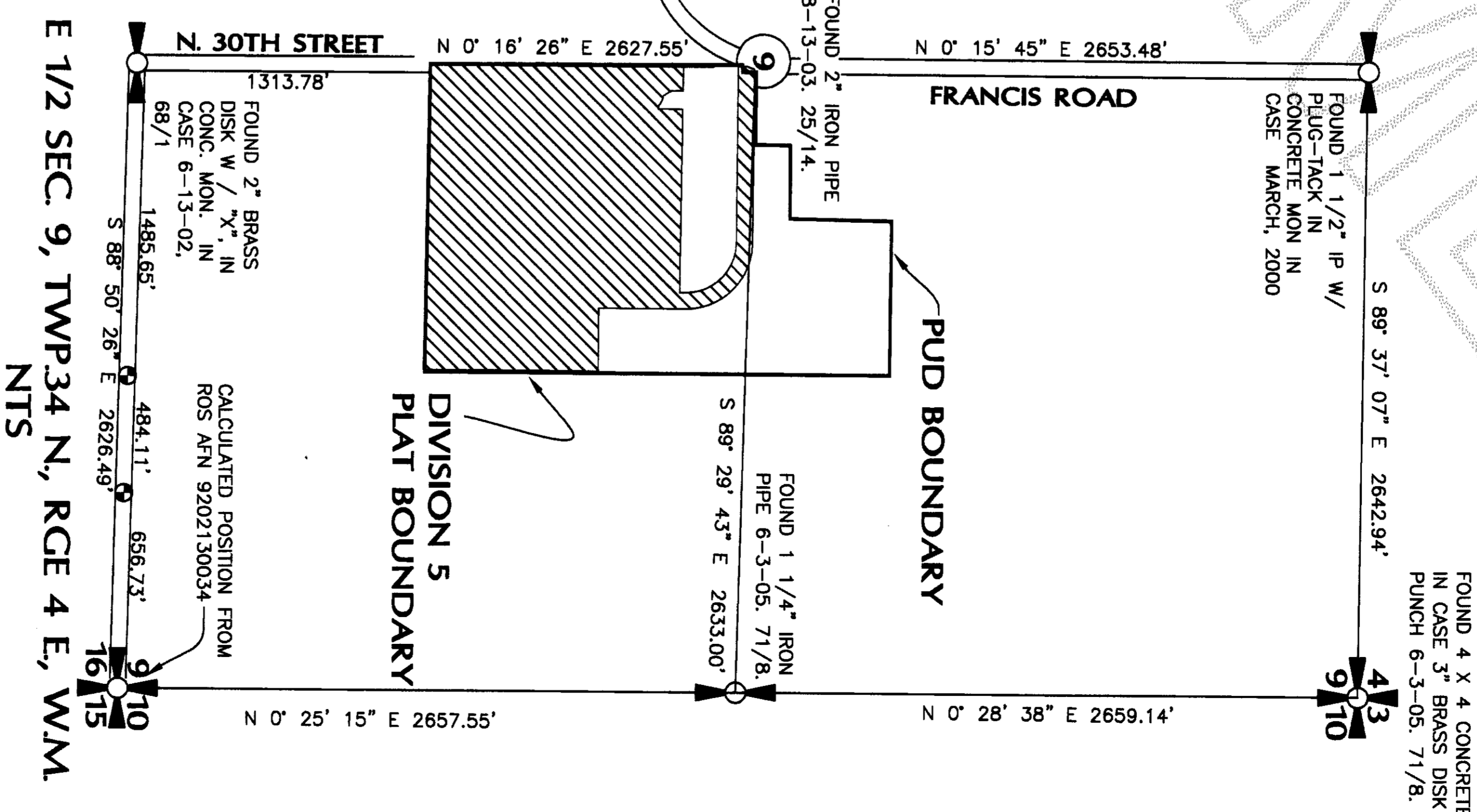
*Patricia R. Burklund*  
CITY ENGINEER

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 8th DAY OF Jan, 2008

*Patricia R. Burklund*  
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON  
THIS 11th DAY OF Jan, 2008

ATTEST: CITY MAYOR Alexis Skelly  
ATTEST: CLERK Alexis Skelly



DEVELOPER  
HANSELL/MITZEL, L.L.C.  
C/O DAN MITZEL  
P.O. BOX 2923  
MOUNT VERNON, WA 98273  
(360) 757-7930

**HIGHLAND GREENS**

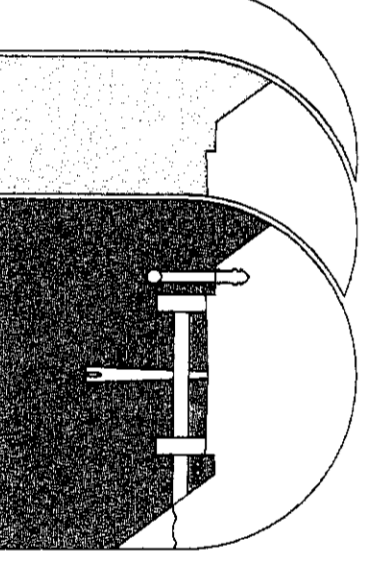
LU04-093

**FINAL PLAT DIVISION V**

IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON  
OWNERS HANSELL/MITZEL, LLC

DATE: 11-28-07  
PROJECT NO. 102-06  
BY: DUA  
SCALE: AS NOTED  
F.B.

**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
PO Box 1705, 1111 Cleveland Street, Suite 202  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013




**HIGHLAND GREENS**  
**LU04-093**  
 A PLANNED UNIT DEVELOPMENT  
**FINAL PLAT OF DIVISION V**  
 IN A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST WM

  
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 Skagit County Auditor  
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 4/17/2008 Page 2 of 4

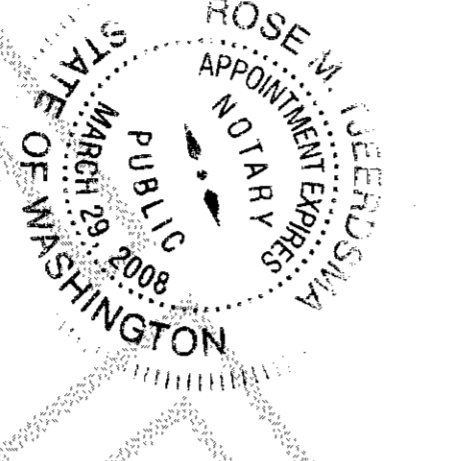
**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF SKAGIT )  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tasha Phillips IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OFFICER OF HORIZON BANK, A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: Dec 17, 2007

  
Rose M Tredders  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 (NOTARY NAME TO BE PRINTED)  
 RESIDING AT: Burlington  
 MY APPOINTMENT EXPIRES 3/29/08


**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF Skagit )  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gene LaSelas IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Executive Director OF HIGHLAND GREENS SENIOR LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: Dec 17, 2007

  
Rose M Tredders  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 (NOTARY NAME TO BE PRINTED)  
 RESIDING AT: Burlington  
 MY APPOINTMENT EXPIRES 3/29/08


**ACKNOWLEDGMENT**

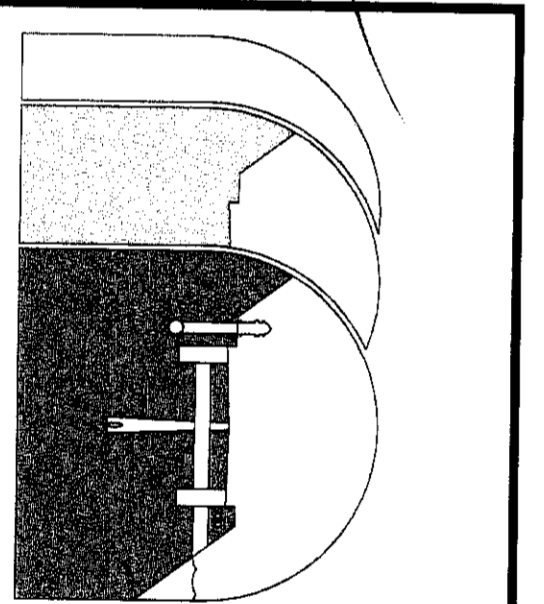
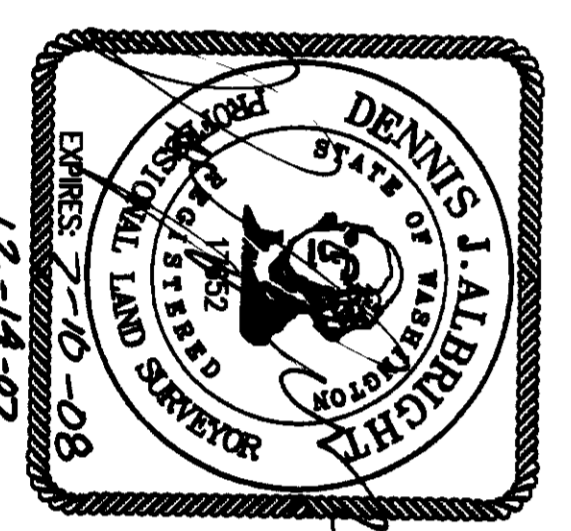
STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF SKAGIT )  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PATRICIA R. BURKLAND IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: Dec 17, 2007

  
Rose M Tredders  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 (NOTARY NAME TO BE PRINTED)  
 RESIDING AT: Burlington  
 MY APPOINTMENT EXPIRES 3/29/08

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF SKAGIT )  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN R. MITZEL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON 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: Dec 17, 2007

  
Rose M Tredders  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 (NOTARY NAME TO BE PRINTED)  
 RESIDING AT: Burlington  
 MY APPOINTMENT EXPIRES 3/29/08



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SHEET 2 OF 4

**HIGHLAND GREENS**  
 LU04-093  
 FINAL PLAT DIVISION V

IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON  
 OWNERS HANSELL/MITZEL, LLC

DATE: 11-28-07  
 PROJECT NO. 102-06  
 BY: DUA  
 SCALE: AS NOTED  
 F.B.:



# HIGHLAND GREENS

## LU04-093 A PLANNED UNIT DEVELOPMENT FINAL PLAT OF DIVISION V

IN A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST WM

200804070155  
Skagit County Auditor  
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### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:  
TRACTS "B" AND "C" OF MOUNT VERNON BLA NO. LU-05-095 APPROVED DECEMBER 14, 2005 AND RECORDED DECEMBER 14, 2005 AS AUDITORS FILE NO. 200512140111 NOW BEING PORTIONS OF THE SURVEY LABELED "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT" RECORDED DECEMBER 19, 2006 AS AUDITORS FILE NO. 200612190063, ALL BEING A PORTION OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON  
(LEGAL DESCRIPTION IS BASED UPON TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 92937, DATED OCTOBER 19, 2007)

### SCHEDULE "B"-1" FROM TITLE REPORT:

- A. APN 714306, 60 FOOT EASEMENT AS SHOWN ON SHEET 4 OF 4.
- B. APN'S 717161 AND 759421, 60 FOOT EASEMENT AS SHOWN ON SHEET 4 OF 4.
- C. APN 156098, 20 FOOT EASEMENT AS SHOWN ON SHEET 4 OF 4.
- D. APN'S 872034 AND 8302160009, EASEMENT AS SHOWN ON SHEET 4 OF 4.
- E. APN 2006803150076, 60 FOOT EASEMENT AS SHOWN ON SHEET 4 OF 4.
- F. APN 200512140111, MOUNT VERNON BLA "LU05-095".
- G. APN 200612190063, HIGHLAND GREENS PUD, SEE DOCUMENT FOR DIVISION LAYOUT, ROADS, EASEMENTS AND OTHER PERTINENT INFORMATION.
- H. APN 200612190064, DECLARATION OF COVENANTS FOR HIGHLAND GREENS, SEE DOCUMENT FOR PARTICULARS.
- I. APN 200702150079, RESTRICTIVE COVENANT FOR HIGHLAND GREENS SENIOR APARTMENTS, SEE DOCUMENT.
- J. APN 200705030057, UTILITY EASEMENT TO PUGET SOUND ENERGY OVER THE EXISTING LINES AS CONSTRUCTED, THERE IS INSUFFICIENT INFORMATION TO MAP THE EASEMENT LINES.
- K. APN 200708160095, AGREEMENT WITH SKAGIT PUD NO. 1 TO PROVIDE WATER TO THE HIGHLAND GREENS SENIOR APARTMENTS.

### STORM DRAINAGE EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON FOR STORM DRAINAGE PURPOSES UNDER AND UPON THE PUBLIC STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR, AND OPERATE STORM DRAINAGE SYSTEMS FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREAS RESERVED FOR THESE EASEMENTS, FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENTS AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.

### UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, AND COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREIN IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FUTURES AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

### RESEARCH

ROSEWOOD P.U.D., PHASE 2, DIVISION I APN 200312030041  
ROSEWOOD P.U.D., PHASE 2, DIVISION III APN 200505160223

### BASIS OF BEARING

N 0°16'26"E BETWEEN THE FOUND SOUTH QUARTER AND CENTER OF SECTION 9 AS SHOWN HEREON

### ADDRESSES

LOT 1 - 3100 N. 30TH STREET (SENIOR APARTMENT BUILDING)  
TRACT 900 - 3050 N. 30TH STREET  
TRACT 901 - 3060 N. 30TH STREET (DETENTION POND TRACT)  
TRACT 902 - OPEN SPACE TRACT

### NOTES

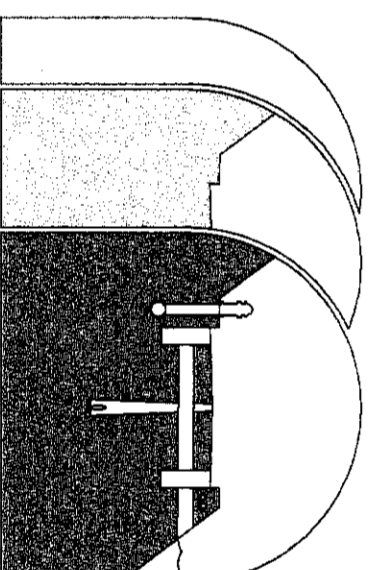
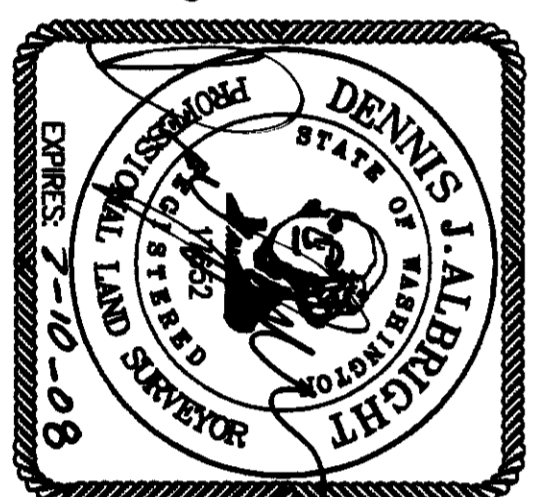
1. ZONING: R1, 4.0 P.U.D.
2. SEWAGE DISPOSAL - CITY OF MOUNT VERNON  
WATER - SKAGIT COUNTY PUD  
POWER - PUGET SOUND ENERGY  
TELEPHONE - VERIZON  
GAS - CASCADE NATURAL GAS  
CABLE - COMCAST  
STORM - CITY OF MOUNT VERNON  
GARAGE COLLECTION - CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
3. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ROADS, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
4. ALL LOTS WITHIN THIS SUBDIVISION WILL ACCESS THE INTERNAL ROAD SYSTEM, DIRECT ACCESS TO FRANCIS ROAD WILL NOT BE ALLOWED
5. THIS SURVEY HAS DEPICTED OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
6. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER APN 200612190064, WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
7. OWNERSHIP OF TRACT 900 WILL REMAIN WITH THE DEVELOPERS UNTIL SUCH TIME AS THE "HIGHLAND GREENS HOMEOWNERS ASSOCIATION" IS FORMED AT WHICH TIME TRACT 900 WILL BE CONVEYED TO THE "HIGHLAND GREENS HOMEOWNERS ASSOCIATION". PER THE APPROVED PUD, TRACT 900 IS INTENDED TO BE THE SITE OF A FUTURE COMMUNITY CENTER.
8. OWNERSHIP AND MAINTENANCE OF THE DETENTION POND ON TRACT 901 WILL REMAIN WITH THE DEVELOPER UNTIL SUCH TIME AS ALL DIVISIONS ARE SUBSTANTIALLY COMPLETE AND THE CITY WILL ACCEPT OWNERSHIP AND MAINTENANCE OF THE SAME. UNTIL SUCH TIME THE CITY OF MOUNT VERNON IS HEREBY GRANTED ACCESS TO THIS PARCEL FOR EMERGENCY PURPOSES, TOGETHER WITH ACCESS TO SAID TRACT OVER AND ACROSS LOT 1 AS DESCRIBED UNDER NOTE 10 BELOW.
9. OWNERSHIP OF TRACT 902 WILL REMAIN WITH THE DEVELOPERS UNTIL SUCH TIME AS THE "HIGHLAND GREENS HOMEOWNERS ASSOCIATION" IS FORMED AT WHICH TIME TRACT 902 WILL BE CONVEYED TO THE "HIGHLAND GREENS HOMEOWNERS ASSOCIATION". TRACT 902 IS DESIGNATED AS AN OPEN SPACE TRACT. THIS TRACT CONTAINS A WETLAND. THE AREA WITHIN THE WETLAND SHALL BE MAINTAINED AS A NATIVE GROWTH PROTECTION AREA (NGPA).
10. LOT 1 HEREBY GRANTS AND CONVEYS AN EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE OVER AND ACROSS SAID PARCEL FOR THE BENEFIT OF TRACT 901.
11. LOT 1 AND TRACT 900 HEREBY GRANT AND CONVEY RECIPROCAL EASEMENTS FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS LOT 1 AND TRACT 900.
12. TRACT 900 HEREBY GRANTS AND CONVEYS PUBLIC STORM DRAINAGE EASEMENTS AS SHOWN ON SHEET 4.
13. LOT 1 HEREBY GRANTS AND CONVEYS A PUBLIC STORM DRAINAGE EASEMENT AS SHOWN ON SHEET 4.

### NATIVE GROWTH PROTECTION AREA

DEDICATION OF A NATIVE GROWTH PROTECTION AREA (NGPA) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT. THIS INTEREST INCLUDES THE PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING AND PROTECTION OF THE PLANT AND ANIMAL HABITAT. THE NGPA IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE NGPA THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC OR THE CITY OF MOUNT VERNON, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE CITY OF MOUNT VERNON, TO CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT THE EXPRESS PERMISSION FROM THE CITY OF MOUNT VERNON. THE OWNER OF THE TRACT SHALL BE RESPONSIBLE FOR HIRING A QUALIFIED PROFESSIONAL TO EVALUATE AND RECOMMEND ANY POTENTIAL WORK TO BE PERFORMED WITHIN THE TRACT. WORK MAY INCLUDE THE REMOVAL OF DEAD OR DYING VEGETATION OR THE ENHANCEMENT OF THE WETLAND WITHIN THIS TRACT. ALL REQUESTS TO DO WORK WITHIN THE NGPA MUST BE SUBMITTED IN WRITING TO THE CITY OF MOUNT VERNON.

### FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6", "LEICA TORA 1105" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2 CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.



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## HIGHLAND GREENS

LU04-093

### FINAL PLAT DIVISION V

IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON  
OWNERS HANSELL/WITZEL, LLC

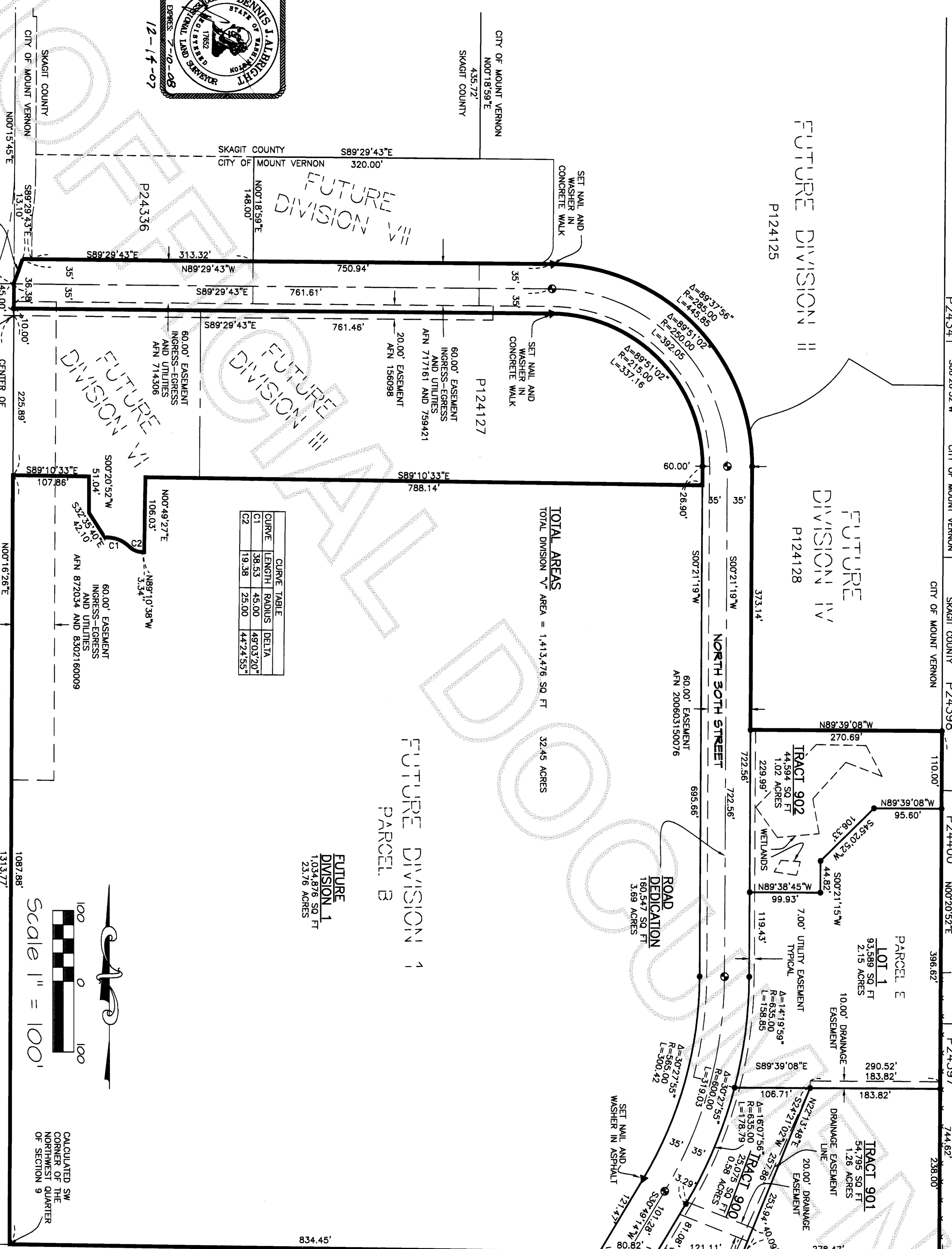
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PROJECT NO.	102-06				

# HIGHLAND GREENS LU04-093

## FINAL PLAT OF DIVISION V

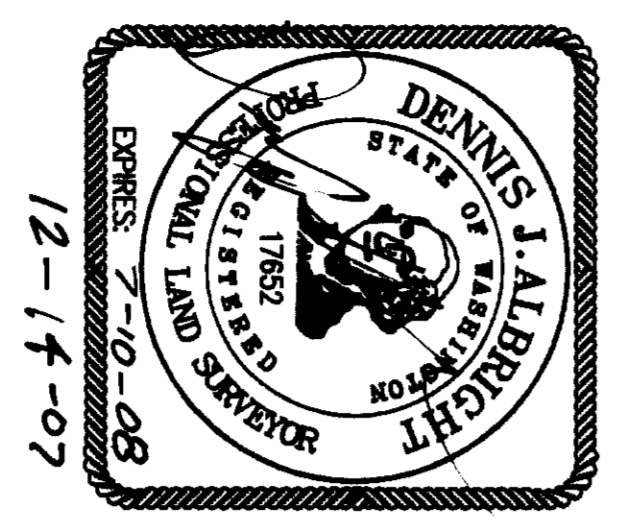
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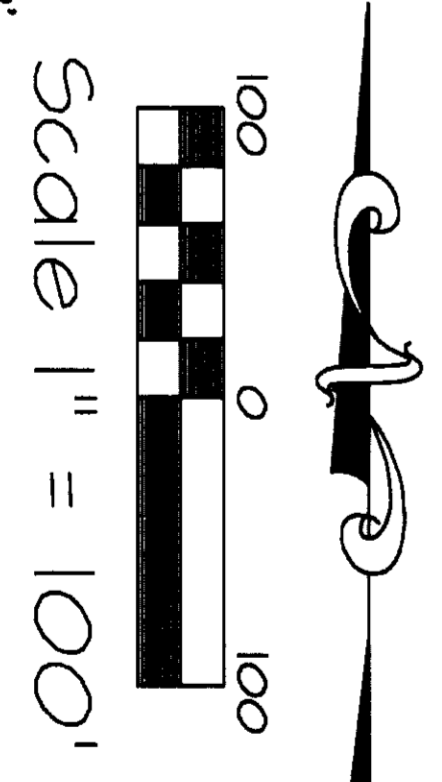


**TOTAL AREAS**  
 TOTAL DIVISION V AREA = 1,413,476 SQ FT  
 32.45 ACRES

CURVE	LENGTH	RADIUS	DELTA
C1	38.53	45.00	49.0320°
C2	19.38	25.00	44.2455°



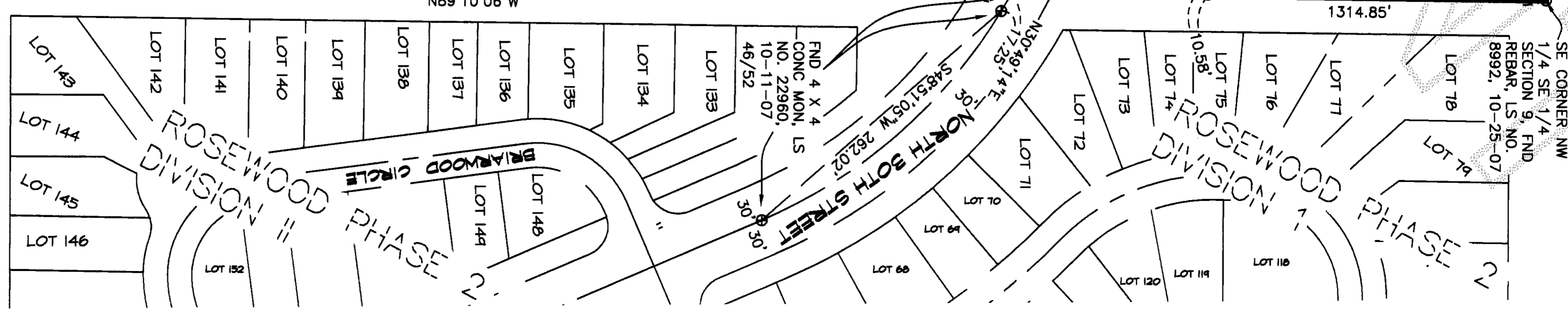
- LEGEND**
- SURVEY MARKER RECOVERED AS NOTED
  - SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
  - ▲ SET NAIL IN CASE
  - ✱ SET NAIL AND WASHER
  - FENCE



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**HIGHLAND GREENS**  
 LU04-093  
 SHEET 4 OF 4

**FINAL PLAT DIVISION V**  
 IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON  
**HANSELL/MITZEL, LLC**



DATE: 11-29-07  
 PROJECT NO. 102-06  
 BR: DUA  
 SCALE: 1" = 100'  
 FB: