

HIGHLAND GREENS

DIVISION I PHASE A

A PLANNED UNIT DEVELOPMENT OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM LU 04-093

AUDITORS CERTIFICATE

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



201405220062
Sight County Auditor
5/22/2014 Page 1 of 5 11:47AM

J. Hinnquist
SAGITT COUNTY CLERK

Mark Brusa
DEPUTY

NOTES / RESTRICTIONS

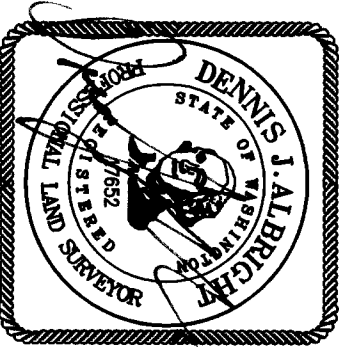
1. TRACT 900 AND LOT 11 ARE SUBJECT TO A 15 FOOT PUBLIC PEDESTRIAN EASEMENT AS SHOWN ON SHEET 3. THIS PUBLIC TRAIL MAY SERVE AS A CONNECTION TO A FUTURE PUBLIC TRAIL SYSTEM. THE TRAIL WITHIN THIS EASEMENT SHALL BE MAINTAINED BY THE HIGHLAND GREENS HOMEOWNERS ASSOCIATION.
2. NO PARKING IS ALLOWED WITHIN THE RIGHT OF WAY OF THE ALLEYS IN THIS DEVELOPMENT.
3. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
4. TRACT 18 WILL BE DEVELOPED AS A FUTURE PHASE OF THE HIGHLAND GREENS DEVELOPMENT. NO BUILDING CONSTRUCTION SHALL OCCUR ON THIS PROPERTY UNTIL A SEPARATE FINAL PLAT HAS BEEN COMPLETED.
5. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER A.F.N. 200612190064, WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES. ALSO SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER **201405220062** (DIVISION 1 CORP.).
6. ZONING: R1, 5.0 P.U.D.
7. SEWAGE DISPOSAL - CITY OF MOUNT VERNON
WATER - SKAGIT COUNTY PUD
POWER - PUGET SOUND ENERGY
TELEPHONE - FRONTIER COMMUNICATIONS
GAS - CASCADE NATURAL GAS
CABLE - COMCAST
STORM - CITY OF MOUNT VERNON
GARBAGE COLLECTION - CITY OF MOUNT VERNON.
8. THE OWNERSHIP OF TRACTS 900, 901, 903 AND 905 WILL REMAIN WITH THE DEVELOPERS UNTIL SUCH TIME THAT ALL LANDSCAPING, AMENITIES AND/OR PROPOSED IMPROVEMENTS WITHIN THESE TRACTS ARE COMPLETED. UPON COMPLETION OF IMPROVEMENTS, THESE TRACTS SHALL BE CONNECTED TO THE HIGHLAND GREENS HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE TRACTS PER THE APPROVED PUD AND CORP.
9. TRACT 900 IS DESIGNATED AS AN OPEN SPACE TRACT. THIS TRACT CONTAINS A WETLAND AS SHOWN ON SHEET 3. THE WETLAND SHALL BE MAINTAINED AS A NATIVE GROWTH PROTECTION AREA (NGPA). SEE NGPA NOTE ON THIS SHEET FOR CONDITIONS AND RESTRICTIONS. TRACT 900 ALSO CONTAINS PRIVATE STORM DRAIN SYSTEMS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF HIGHLAND GREENS RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
10. TRACTS 901 AND 903 ARE DESIGNATED AS COMMUNITY TRACTS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PUD OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
11. TRACT 905 IS DESIGNATED AS OPEN SPACE AND SHALL BE LANDSCAPED PER THE APPROVED PUD.
12. LOTS 11 THROUGH 19, INCLUSIVE, HEREBY GRANT AND CONVEY A PRIVATE STORM EASEMENT OVER, UNDER AND ACROSS THE WEST 10.00 FEET OF SAID LOTS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
13. LOT 5 HEREBY GRANTS AND CONVEYS A PRIVATE DRAINAGE EASEMENT TO ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063. SAID EASEMENT IS OVER, UNDER AND ACROSS THE WEST 5' OF SAID LOT 5.
14. LOT 6 HEREBY GRANTS AND CONVEYS A PRIVATE DRAINAGE EASEMENT TO ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063. SAID EASEMENT IS OVER, UNDER AND ACROSS THE EAST 5' OF SAID LOT 6.
15. TRACT 900 HEREBY GRANTS AND CONVEYS A PRIVATE DRAINAGE EASEMENT TO ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063. SAID EASEMENT IS OVER, UNDER AND ACROSS SAID TRACT 900.
16. BUILDING SETBACKS SHALL BE PER THE APPROVED PUD.
17. LOTS 85 AND 96 HEREBY GRANTS AND CONVEYS AN IRRIGATION EASEMENT TO ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063. SAID EASEMENT IS OVER, UNDER AND ACROSS THE NORTH 5.00 FEET OF THE SOUTH 12.00 FEET, PARALLEL WITH THE SOUTH LINE OF EACH LOT.
18. LOTS 85 THROUGH 90 AND 97 THROUGH 102, INCLUSIVE, HEREBY GRANT AND CONVEY A PRIVATE STORM EASEMENT OVER, UNDER AND ACROSS THE EAST 5.00 FEET OF SAID LOTS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
19. LOTS 91 THROUGH 96 AND 103 THROUGH 108, INCLUSIVE, HEREBY GRANT AND CONVEY A PRIVATE STORM EASEMENT OVER, UNDER AND ACROSS THE WEST 5.00 FEET OF SAID LOTS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
20. NO DIRECT ACCESS TO NORTH 30TH STREET SHALL BE ALLOWED FROM ANY LOT WITH THE EXCEPTION OF FUTURE ROADWAYS CONSTRUCTED TO SERVE LOTS WITHIN TRACT 90.
21. THIS DEVELOPMENT WAS APPROVED AS PART OF AN OVERALL PLANNED UNIT DEVELOPMENT (PUD). AS SUCH, OPEN SPACES WITH AMENITIES, TRAIL CONNECTIONS AND CONCEPTUAL BUILDING DESIGN AND CONFIGURATION HAVE PREVIOUSLY BEEN APPROVED AS PART OF THE DEVELOPMENT. SEE SHEET 5 FOR THE BUILDING SETBACKS AND HOME PLACEMENT PREVIOUSLY APPROVED FOR THIS PHASE OF DEVELOPMENT. ALSO, SEE THE PUD MAPS RECORDED UNDER SKAGIT COUNTY A.F.N. 200612190063 THAT ILLUSTRATE THE LANDSCAPING AND BUILDING FACADE DETAILS REQUIRED FOR THE LOTS THAT WILL BE CONSTRUCTED WITHIN THIS DEVELOPMENT.
22. STORMWATER FROM DIVISION 1 PHASE A IS CONVEYED VIA PRIVATE AND PUBLIC DRAINAGE FACILITIES TO A STORMWATER POND LOCATED ON TRACT 90 OF HIGHLAND GREENS DIVISION V. THE PLAT MAP OF HIGHLAND GREENS DIVISION V, A.F.N. 200804070155, STATES OWNERSHIP AND MAINTENANCE (OP) THE DETENTION POND ON TRACT 901 WILL REMAIN WITH THE DEVELOPER. OWNERS OF RECORDS AND RESPECTIVE SUCCESSORS UNTIL SUCH TIME AS ALL DIVISIONS ARE SUBSTANTIALLY COMPLETED AND THE CITY WILL ACCEPT OWNERSHIP AND MAINTENANCE OF THE SAME. SEE THE STORMWATER SYSTEM MAINTENANCE PLAN RECORDED WITH CORP'S.
23. THE HOMES CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE CITY'S DESIGN REVIEW STANDARDS. SEE THE FINAL PUD RECORDED UNDER AUDITORS FILE NUMBER 200612190063 FOR ADDITIONAL DESIGN INFORMATION. LOTS 901, 903, 905 AND 907 WILL EACH REQUIRE A MAXIMUM 3.5 FOOT TALL FENCE WITH AN ARBOR TO BE INSTALLED BOUNDING TRACTS 901 AND 903 BEFORE BUILDING PERMITS CAN BE FINALEED FOR THESE LOTS. SEE THE PLANS FOR THESE FENCE AND ARBORS AVAILABLE AT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PUD OF HIGHLAND GREENS DIVISION I PHASE A 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. ALBRIGHT PLS
CERT # 1662

5-9-14
DATE



PRIVATE DRAINAGE EASEMENTS

AN EASEMENT FOR THE PURPOSE OF CONVEYING PRIVATE LOCAL STORMWATER RUNOFF WITHIN THE HIGHLAND GREENS PUD IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE Borne EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

SIDEWALK EASEMENT

A SIDEWALK EASEMENT IS HEREBY GRANTED OVER THE FRONT 5 FEET OF ALL LOTS WITHIN DIVISION I PHASE A THAT ABUT LOCH NESS LOOP AND GREEN WAY. ALL BUILDERS OF THE PUBLIC SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE EASEMENT AND GENERALLY USE THE EASEMENT AS A PUBLIC RIGHT-OF-WAY. GRANTEE SHALL NOT INTERFERE IN ANY MANNER WITH THE EASEMENT GRANTED TO THE PUBLIC. GRANTEE SHALL NOT DISTURB THE LATERAL AND SUBJACENT SUPPORT OF THE SIDEWALKS OR PLANT FORM OF CONSTRUCTION OR OTHER ASPECTS THAT MAY DISTURB OR DAMAGE THE SIDEWALKS OR PLANT TREES, SHRUBS OR VEGETATION HAVING A DETERMINED PATTERN THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF SIDEWALKS. THE EASEMENT AND CONVEYANCE HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTEE AND THEIR SUCCESSORS AND ASSIGNS.

NATIVE GROWTH PROTECTION AREA EASEMENT (NGPA)

A NATIVE GROWTH PROTECTION AREA IS CREATED FOR THE PURPOSE OF PRESERVING CRITICAL AREAS, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT AND PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION AND MAINTAINING SITE STABILITY. THE NGPA ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE NGPA, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THIS AREA EXCEPT FOR THE REMOVAL OF DISEASED OR DYING VEGETATION THAT PRESENTS A HAZARD OR THE IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK IN THE NGPA, INCLUDING REMOVAL OF DEAD, DISEASED OR DYING VEGETATION, IS SUBJECT TO PRIOR WRITTEN APPROVAL BY THE CITY. THE COST ASSOCIATED WITH THE EVALUATION, REMOVAL AND REPLANTING OF ANY VEGETATION SHALL BE BORNE BY THE PROPERTY OWNER.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED AN EASEMENT OVER, ALONG AND ACROSS THE AREA DESIGNATED AS A NGPA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE NGPA FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NGPA DESCRIBED HEREIN. THE CITY OF MOUNT VERNON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITION OF THIS RESTRICTION BY ANY METHOD AVAILABLE UNDER LAW. THE OBLIGATION TO ENSURE ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, SKAGIT COUNTY PUBLIC UTILITIES DISTRICT NO. 1 AND PUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORPORATION, AND ATEA BROAD BAND 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 HEREON IN WHICH TO INSTALL, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE, AND REMOVE UTILITY SYSTEMS, LINES, SERVICES AND APPURTENANCES ATTACHED THERETO. 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.

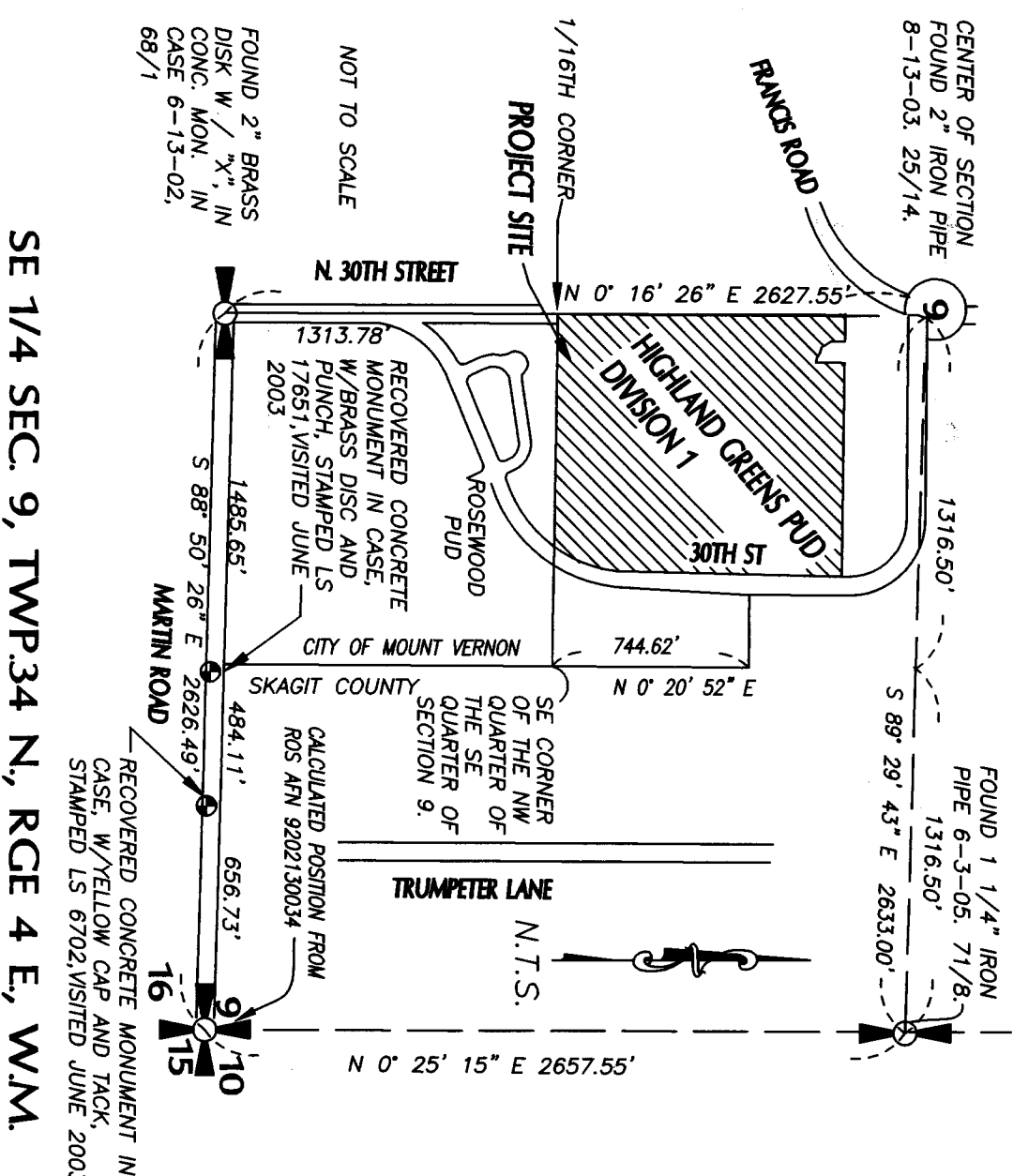
LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, BEING MORE PARTICULARLY DESCRIBED AS "FUTURE DIVISION 1" OF "HIGHLAND GREENS LU 04-093, A PLANNED UNIT DEVELOPMENT, FINAL PLAT OF DIVISION 1" RECORDED AS SKAGIT COUNTY AUDITORS FILE NUMBER 200804070155, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM GUARDIAN NORTHWEST TITLE, ORDER NO. 106612, DATED 8-29-2008 AND AMENDED 11-7-2013.)

SCHEDULE B-1 ITEMS

- A. MATTERS AS DISCLOSED AND/OR DELINEATED ON RECORD OF SURVEY A.F.N. 200512140111.
- B. MATTERS AS DISCLOSED AND/OR DELINEATED ON PLAT A.F.N. 200612190063.
- C. PROTECTIVE COVENANTS AND/OR EASEMENTS A.F.N. 200705030057.
- D. UTILITY EASEMENT TO PSE OVER EXISTING LINES - EXACT LOCATION UNKNOWN. A.F.N. 200705030057.
- E. MATTERS AS DISCLOSED AND/OR DELINEATED ON PLAT A.F.N. 200804070155.
- F. 60' EASEMENT FOR INGRESS, EGRESS AND UTILITIES A.F.N. 8302180009. SHOWN ON SHEET 4 OF 5.



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS DIV 1 PHASE A

A PLANNED UNIT DEVELOPMENT

LU 04-093

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 dba HANSELL MITZEL HOMES
OWNERS

DEVELOPER
HANSELL / MITZEL, LLC
dba HANSELL MITZEL HOMES
ATTN: DANN MITZEL
PO BOX 188
MOUNT VERNON, WA 98273
PH: 360-404-2050

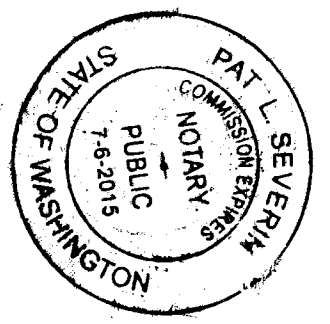
DATE: 1-24-2014
PROJECT NO. 005-06
BY: DUA
SCALE: AS NOTED
DIV 1-A-DWG
F.B.: 75/81

HIGHLAND GREENS
 DIVISION 1 PHASE A
 A PLANNED UNIT DEVELOPMENT
 A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, W/M
 LU 04-093

201405220062
 Skagit County Auditor
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 \$160.00

ACKNOWLEDGMENT

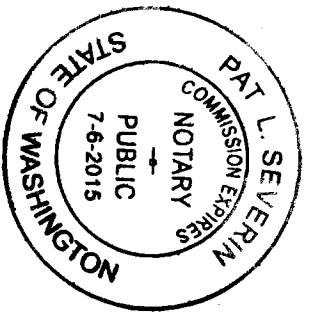
STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN R. MITZEL IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: 5/8 2014



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Pat L. Severin
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: Mr. Brown
 MY APPOINTMENT EXPIRES 7/6/15

ACKNOWLEDGMENT

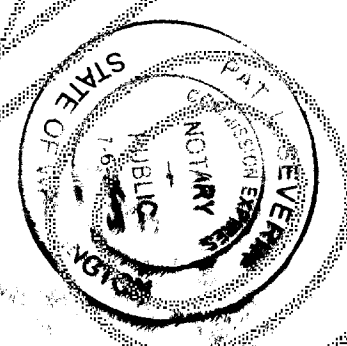
STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PATRICIA R. BURKLUED IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: 5/9 2014



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Pat L. Severin
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: Mr. Brown
 MY APPOINTMENT EXPIRES 7/6/15

ACKNOWLEDGMENT

STATE OF WA)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Patricia R. Burklued IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Voluntary Act OF WASHINGTON FEDERAL, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: 5/8 2014



NOTARY PUBLIC
Pat L. Severin
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT Mr. Brown
 MY APPOINTMENT EXPIRES 7/6/15

DEDICATION

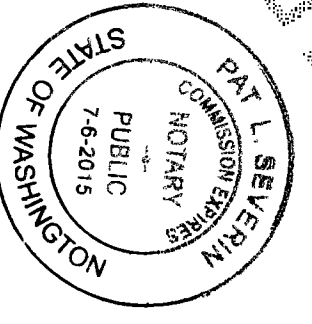
KNOW ALL PERSONS BY THESE PRESENTS THAT THE BELOW OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS, ALLEYS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON. ADOPT AND INCORPORATE INTO THIS DIVISION NO. 1 PHASE A THE PROTECTIVE COVENANTS RECORDED UNDER AUDITORS FILE NUMBER 200612190064, RECORDED SIMULTANEOUSLY WITH THE PLAT OF HIGHLAND GREENS RECORDED UNDER AUDITORS FILE NUMBER 200612190063.

Dan R. Mitzel
 DAN R. MITZEL

Patricia R. Burklued
 PATRICIA R. BURKLUED

ACKNOWLEDGMENT

STATE OF Washington)
 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/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Voluntary Act OF HANSELL / MITZEL, LLC dba HANSELL MITZEL HOMES, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: 5/8 2014



NOTARY PUBLIC
Pat L. Severin
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT Mount Vernon
 MY APPOINTMENT EXPIRES 7/6/15

CITY TREASURER'S DIRECTOR

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 11th DAY OF May, 2014
Patricia R. Burklued
 CITY FINANCE DIRECTOR

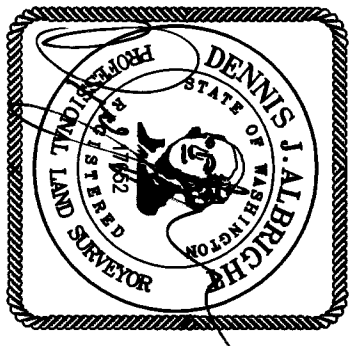
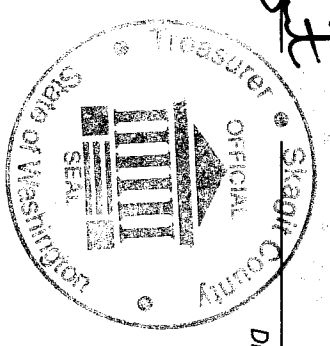
APPROVED AND APPROVED THIS 13th DAY OF MAY, 2014
Patricia R. Burklued
 CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON
 THIS 22 DAY OF April, 2014
 MAYOR Patricia R. Burklued

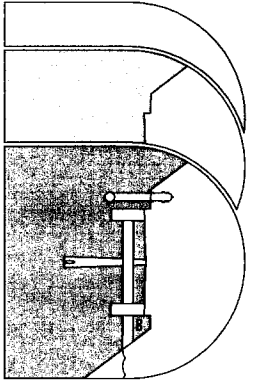
ATTEST: CITY CLERK Christine Burke
 EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 13 DAY OF May 2014
Patricia R. Burklued
 COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SKAGIT COUNTY TREASURER

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 2014.
 THIS 22nd DAY OF May 2014
Patricia R. Burklued
 SKAGIT COUNTY TREASURER



5-9-14



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-404-2010 Fax: 360-404-2013

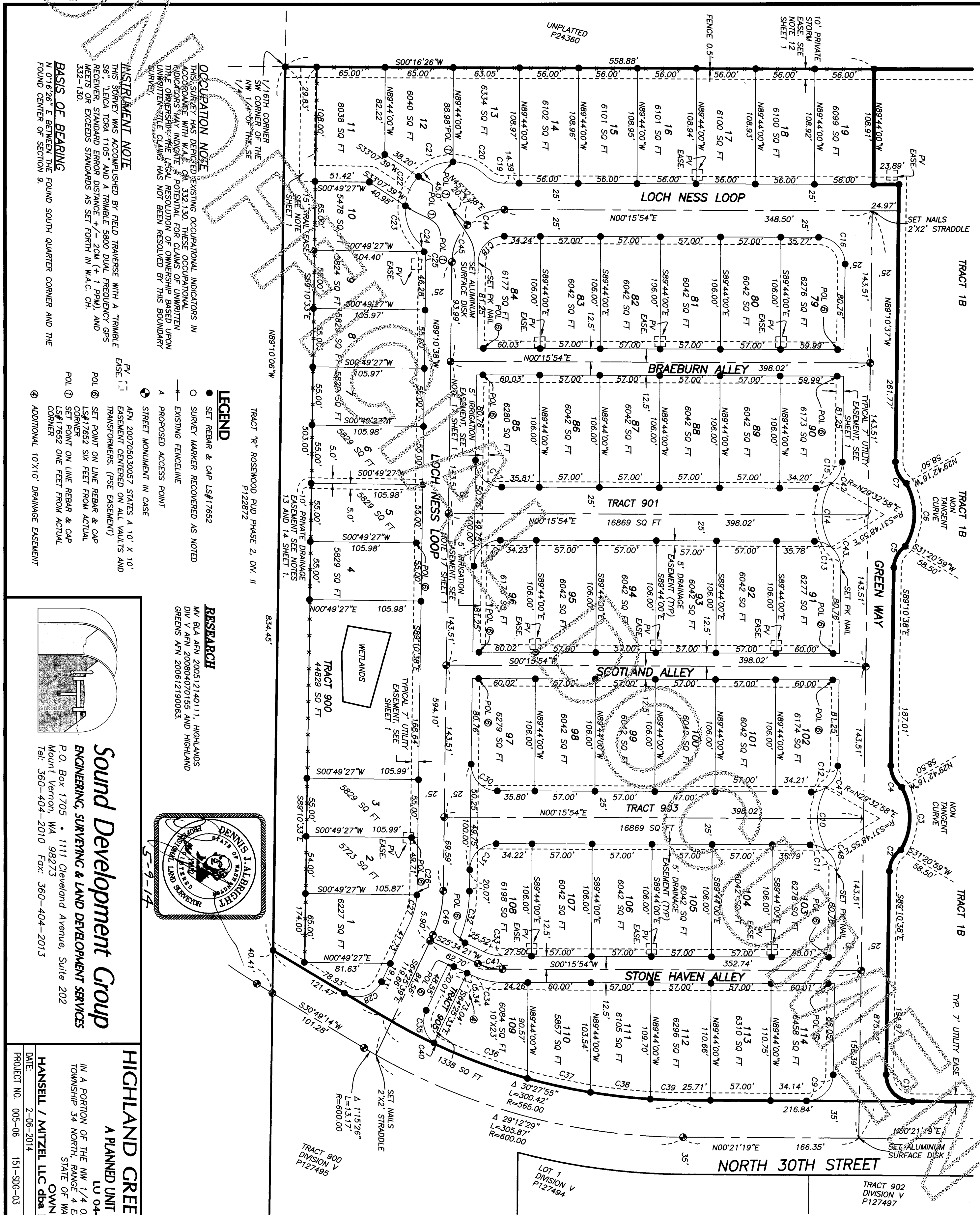
HIGHLAND GREENS DIV 1 PHASE A
 A PLANNED UNIT DEVELOPMENT
 LU04-093

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 dba HANSELL MITZEL HOMES
 DATE: 4-4-2014 BY: DJA SCALE: AS NOTED
 PROJECT NO. 005-06 151-SDG-03 DIV 1-ADWG F.B.: 75/81

HIGHLAND GREENS

DIVISION I PHASE A
 A PLANNED UNIT DEVELOPMENT
 A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM
 LU 04-093

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 \$160.00
 Skagit County Auditor
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CURVE	DELTA	LENGTH	RADIUS
C1	90°28'03"	39.47	25.00
C2	54°14'35"	23.67	25.00
C3	61°03'15"	62.34	58.50
C4	54°14'35"	23.67	25.00
C5	54°14'35"	23.67	25.00
C6	61°03'15"	62.34	58.50
C7	54°14'35"	23.67	25.00
C8	90°00'00"	39.27	25.00
C9	89°31'56"	39.07	25.00
C10	61°21'53"	62.65	58.50
C11	61°21'53"	62.65	58.50
C12	89°26'32"	39.51	25.00
C13	90°33'28"	39.52	25.00
C14	61°21'53"	62.65	58.50
C15	89°26'32"	39.51	25.00
C16	90°33'28"	39.51	25.00
C17	90°33'28"	39.51	25.00
C18	89°26'32"	39.51	25.00
C19	44°24'55"	19.38	25.00
C20	43°59'58"	34.56	45.00
C21	46°48'43"	36.77	45.00
C22	39°26'45"	30.98	45.00
C23	48°00'57"	37.71	45.00
C24	24°00'43"	10.48	25.00
C25	20°24'13"	8.90	25.00
C26	31°16'56"	4.30	75.00
C27	21°28'04"	28.10	75.00
C28	95°14'54"	41.56	25.00
C29	89°26'32"	39.51	25.00
C30	90°33'28"	39.51	25.00
C31	89°26'32"	39.51	25.00
C32	21°43'30"	47.40	125.00
C33	25°18'28"	18.77	42.50
C34	25°18'28"	29.81	67.50
C35	78°28'48"	34.24	25.00
C36	90°7'23"	89.96	585.00
C37	61°34'11"	61.42	565.00
C38	5°48'59"	57.56	665.00
C39	31°10'31"	31.31	565.00
C40	12°23'41"	5.41	25.00
C41	25°18'28"	24.29	35.00
C42	56°46'12"	24.77	25.00
C43	50°59'12"	22.25	25.00
C44	44°43'16"	39.03	50.00
C45	44°43'16"	39.03	50.00
C46	24°45'00"	43.20	100.00
C47	56°46'12"	24.77	25.00
C48	50°59'12"	22.25	25.00

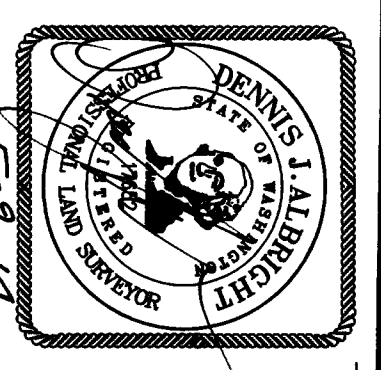
OCCUPATION NOTE
 THIS SURVEY HAS IDENTIFIED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH RCW 32.030. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL OF UNWRITTEN CLAIMS. THE OWNERSHIP OF THESE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

INSTRUMENT NOTE
 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 +/- 2.0CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING
 N 01°16'28" E BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE FOUND CENTER OF SECTION 9.

LEGEND
 ● SET REBAR & CAP L°176;52
 ○ SURVEY MARKER RECOVERED AS NOTED
 --- EXISTING FENCELINE
 A PROPOSED ACCESS POINT
 ● STREET MONUMENT IN CASE

RESEARCH
 BY BIA APN 200512140111, HIGHLANDS DIV V APN 200804070155 AND HIGHLAND GREENS APN 200612190063.



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS DIV 1 PHASE A
 A PLANNED UNIT DEVELOPMENT
 LU 04-093
 SHEET 3 OF 5

HANSELL / MITZEL LLC dba HANSELL MITZEL HOMES
 OWNERS
 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
 DATE: 2-06-2014
 PROJECT NO. 005-06 151-S05-03 DIV 1-ADWG BR: DIA SCALE: 1"=60' F.B.: 75/81



HIGHLAND GREENS

DIVISION I PHASE A

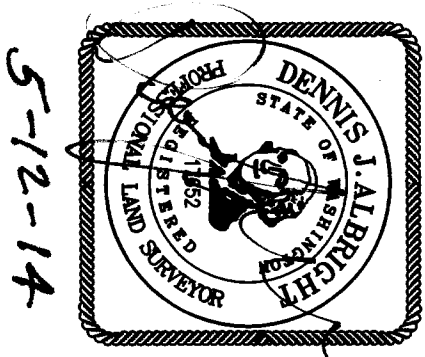
A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N., RANGE 4 E, W.M.
LU 04-093

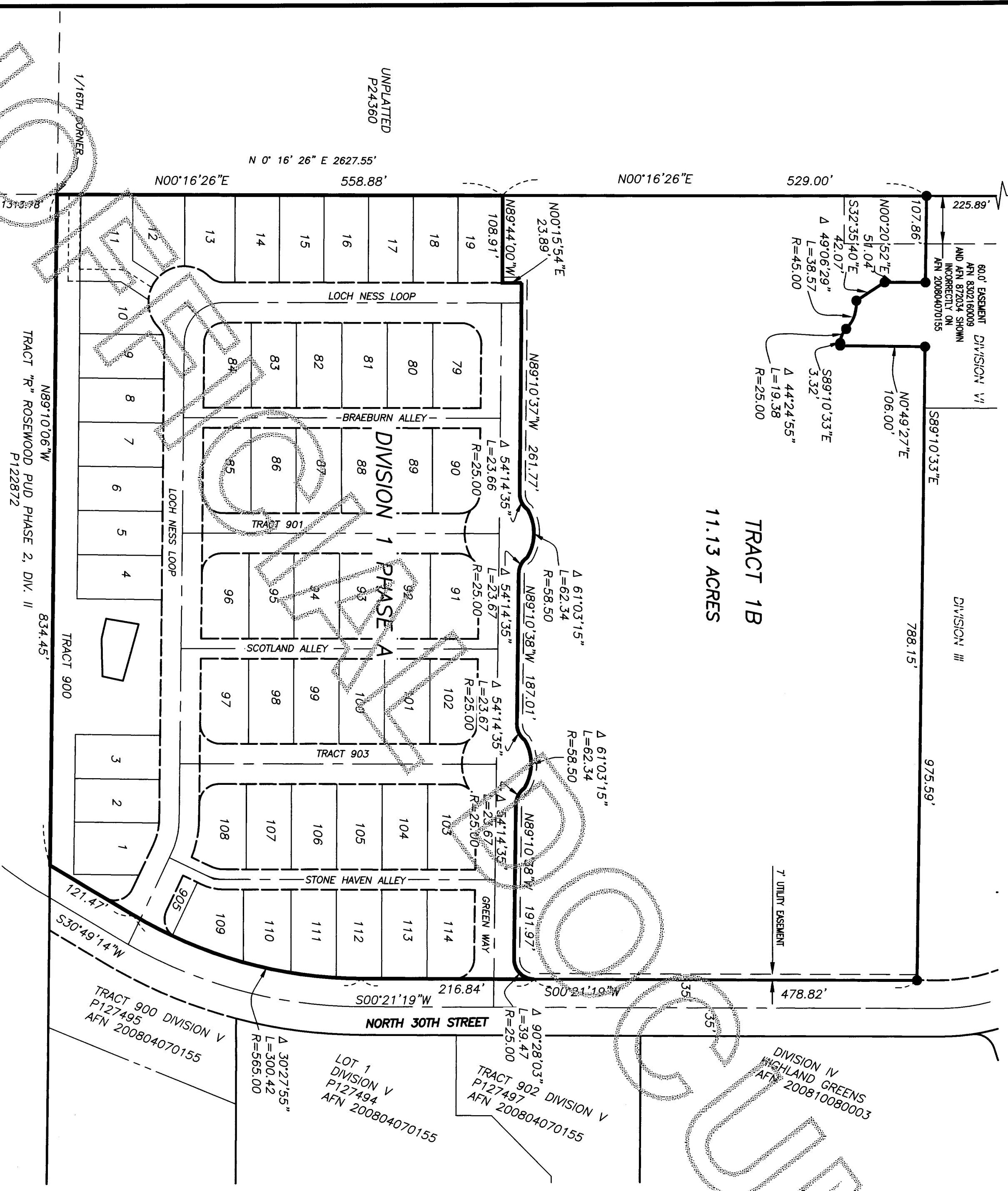


2014-05-22 20062
Skagit County Auditor
5/23/2014 Page 4 of 5 11:47AM

\$160.00

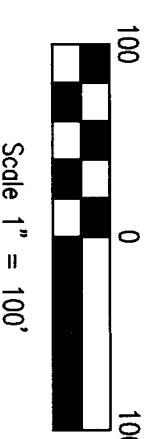


5-12-14



LOT NO.	STREET NO.	STREET NAME	ADDRESSES
1	3001	LOCH NESS LOOP	3001
2	3002	LOCH NESS LOOP	3002
3	3003	LOCH NESS LOOP	3003
4	3004	LOCH NESS LOOP	3004
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6	3006	LOCH NESS LOOP	3006
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114	3114	LOCH NESS LOOP	3114

RESEARCH
MV BIA AFN 200512140111, HIGHLANDS
DIV V AFN 200804070155 AND HIGHLAND
GREENS AFN 200612190063.



SHEET 4 OF 5

HIGHLAND GREENS DIV 1 PHASE A

A PLANNED UNIT DEVELOPMENT

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 dba HANSELL MITZEL HOMES

DATE: 2-06-2014
PROJECT NO. 005-06
BY: DUA
SCALE: 1"=100'
F.B.: 75/81

Sound Development Group

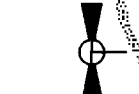
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

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

OCCUPATION NOTE
THIS SURVEY HAS DETECTED EXISTING 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.

BASIS OF BEARING
N 076.26° E BETWEEN THE FOUND SOUTH
QUARTER CORNER AND THE FOUND CENTER
OF SECTION 9.

FOUND BRASS
DISK W/ "X" IN
CONC. MON. IN
CASE 6-13-02.
68/1



OCCUPATION NOTE
THIS SURVEY HAS DETECTED EXISTING 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.

BASIS OF BEARING
N 076.26° E BETWEEN THE FOUND SOUTH
QUARTER CORNER AND THE FOUND CENTER
OF SECTION 9.

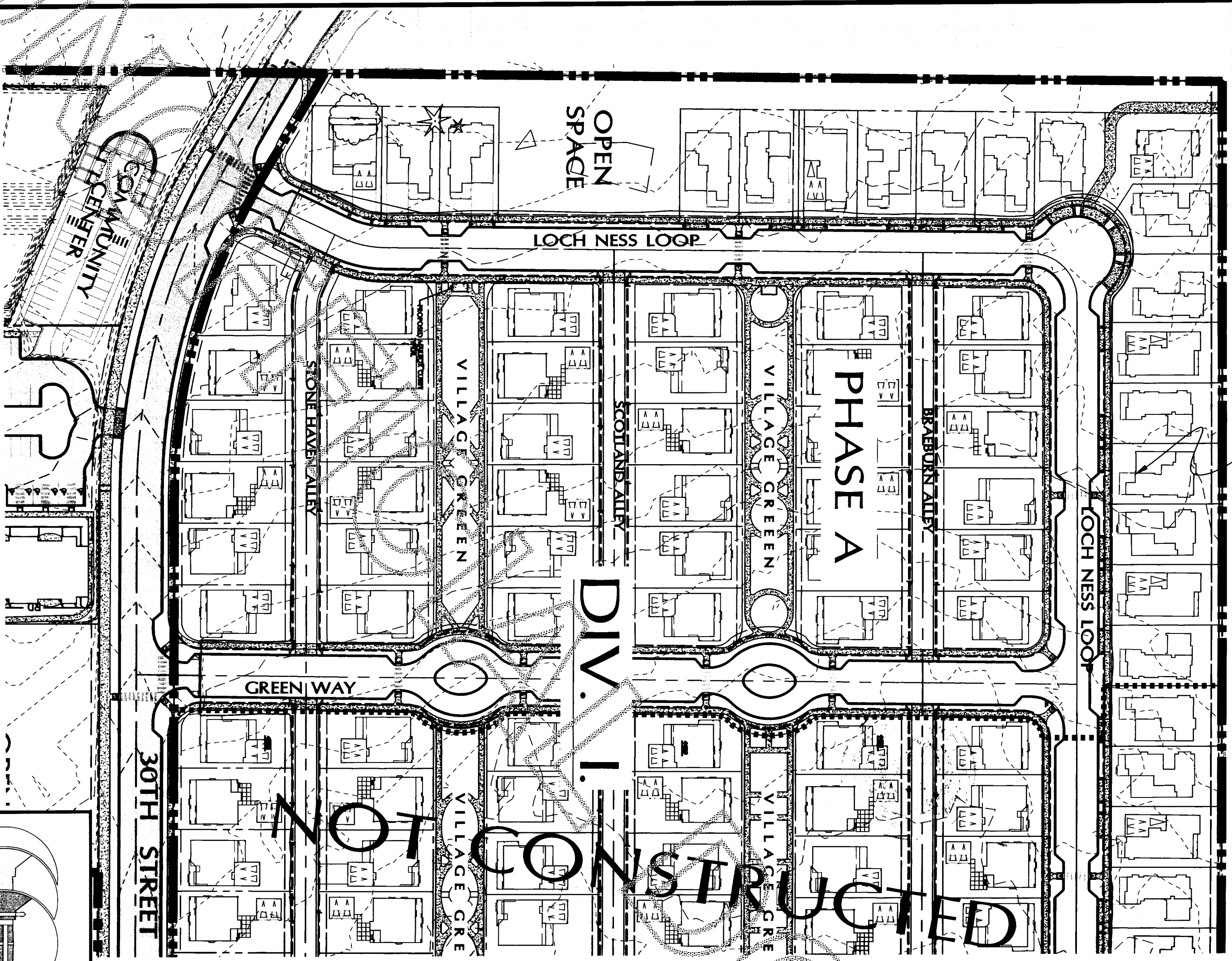
HIGHLAND GREENS

DIVISION I PHASE A

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM
LU 04-093

PER CMV DESIGN STANDARDS:
1. BUILDINGS SHALL INCLUDE MODULATION ALONG THE BUILDING FACADES FACING AND VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND PRIVATE ACCESS DRIVENAYS AND ROADS. FLAT BLANK WALLS ARE DISCOURAGED.



DIVISION I - PHASE A PLAN

DESIGN STANDARD NOTES

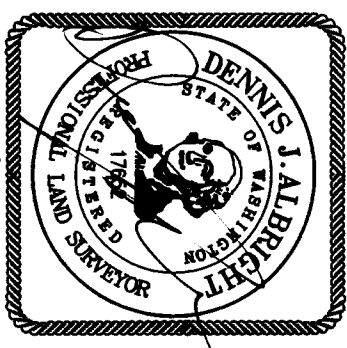
DIVISION I

Development Standard	Division I
Lot Area & Width¹	
Lot Area	3,000 sq. ft.
Lot Width	55 ft.
Lot Depth	100 ft.
Setbacks²	
Front ³	20 ft. - street
	10 ft. - open space
Side	5 ft.;
	10 ft. total
Rear - no alley	10 ft.
Rear - w/ alley	10 ft. - side entry garage
	20 ft. - front entry garage
Accessory structures ⁴	5 ft.
Max. Land Coverage⁵	50%
Building Coverage⁵	50%
Building Height	
Residential	2 stories;
	35 ft.
Non-Residential	
Parking⁶	
Residential Dwelling	2-car garage plus
	2 additional per unit
Non-residential Uses	-----

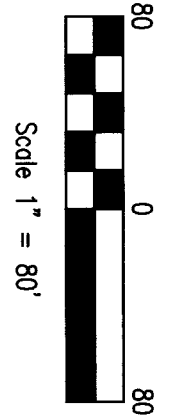
1. Lot areas and widths are minimum requirements.
2. Setbacks are minimum setback requirements and are not to be considered as "set-to" lines.
3. Setbacks may be reduced to 10 feet if 60% of the front facing portions of the structures consists of a front porch or if garage is "side-loaded".
4. If accessory structure is a detached garage with alley access, the setback shall be increased to 20 feet from the alley right-of-way for front loaded garages and 10 feet from the alley right-of-way for side loaded garages.
5. Decks and patios are not included in the building coverage calculation.
6. The driveway in the front yard may be used as two parking spaces. Additional required parking shall be provided in a two-car garage.

GENERAL NOTES:

1. BUILDING ELEVATIONS AND FOOTPRINT CONFIGURATIONS ARE CONCEPTUAL ONLY AND MAY BE MODIFIED AT THE TIME OF BUILDING PERMIT REVIEW. ALL BUILDINGS MUST BE BUILT IN CONFORMANCE AND COMPLIANCE WITH THE APPROVED PUD DESIGN OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON DESIGN STANDARDS AND GUIDELINES.



5-9-14



SHEET 5 OF 5

HIGHLAND GREENS DIV 1 PHASE A A PLANNED UNIT DEVELOPMENT

LU 04-093

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 dba HANSELL MITZEL HOMES

DATE: 12-4-2013 BY: DUA SCALE: 1"=80'
PROJECT NO. 005-06, 151-S06-03, DIV 1-A Sheets.DWG F.B.: 75/81

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
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