

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BIG FIR SOUTH, INC., A WASHINGTON CORPORATION AND SKAGIT STATE BANK, OWNERS IN THE FREE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, STORMWATER DETENTION TRACT "D," AND THE STREETS, AVENUES, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNERS AND SAID CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HERETO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 21st DAY OF MAY 2014.

BIG FIR SOUTH, INC.
A WASHINGTON CORPORATION

BY: *[Signature]*
TITLE: President

SKAGIT STATE BANK

BY: *[Signature]*
TITLE: Vice President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian Gatzert SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Resident OF BIG FIR SOUTH, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5/20/2014

STEVEN G. BAUGHN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
01-29-18

SIGNATURE *[Signature]*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 01-29-2018
RESIDING AT MT. VERNON, WA

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian Gatzert SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE VICE PRESIDENT OF SKAGIT STATE BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5/20/2014

STEVEN G. BAUGHN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
01-29-18

SIGNATURE *[Signature]*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 01-29-2018
RESIDING AT MT. VERNON, WA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF BIG FIR SOUTH P.U.D., IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLANNING REGULATIONS OF THE CITY OF MOUNT VERNON.

May 19, 2014
DATE

BRUCE D. LISSE
LISSE & ASSOCIATES, PLLC
200 MILWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL BRUCE@LISSE.COM

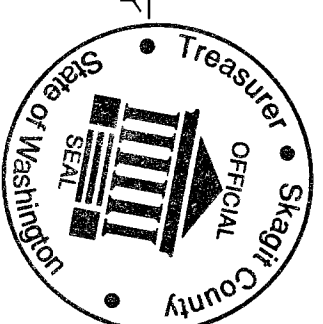
TREASURER'S CERTIFICATE

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 20th DAY OF May, 2014.

[Signature]
SKAGIT COUNTY TREASURER

DEPUTY



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 19th DAY OF May, 2014.

[Signature]
CITY TREASURER'S CERTIFICATE

City Approvals
EXAMINED AND APPROVED THIS 29th DAY OF MAY, 2014

[Signature]
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 28th DAY OF MAY, 2014.

MAYOR *[Signature]*

ATTEST: CITY CLERK *[Signature]*

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 29th DAY OF MAY, 2014.

[Signature]
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

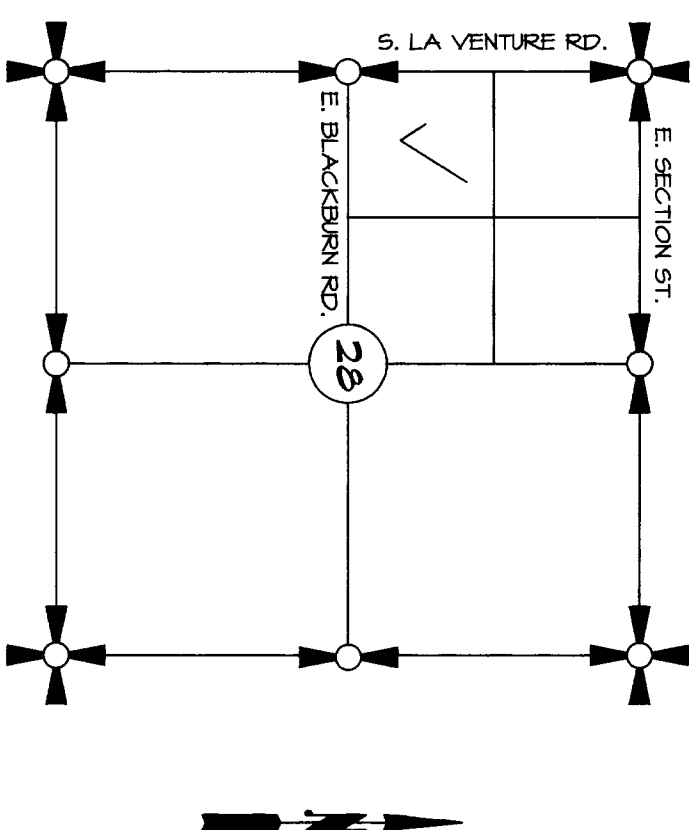
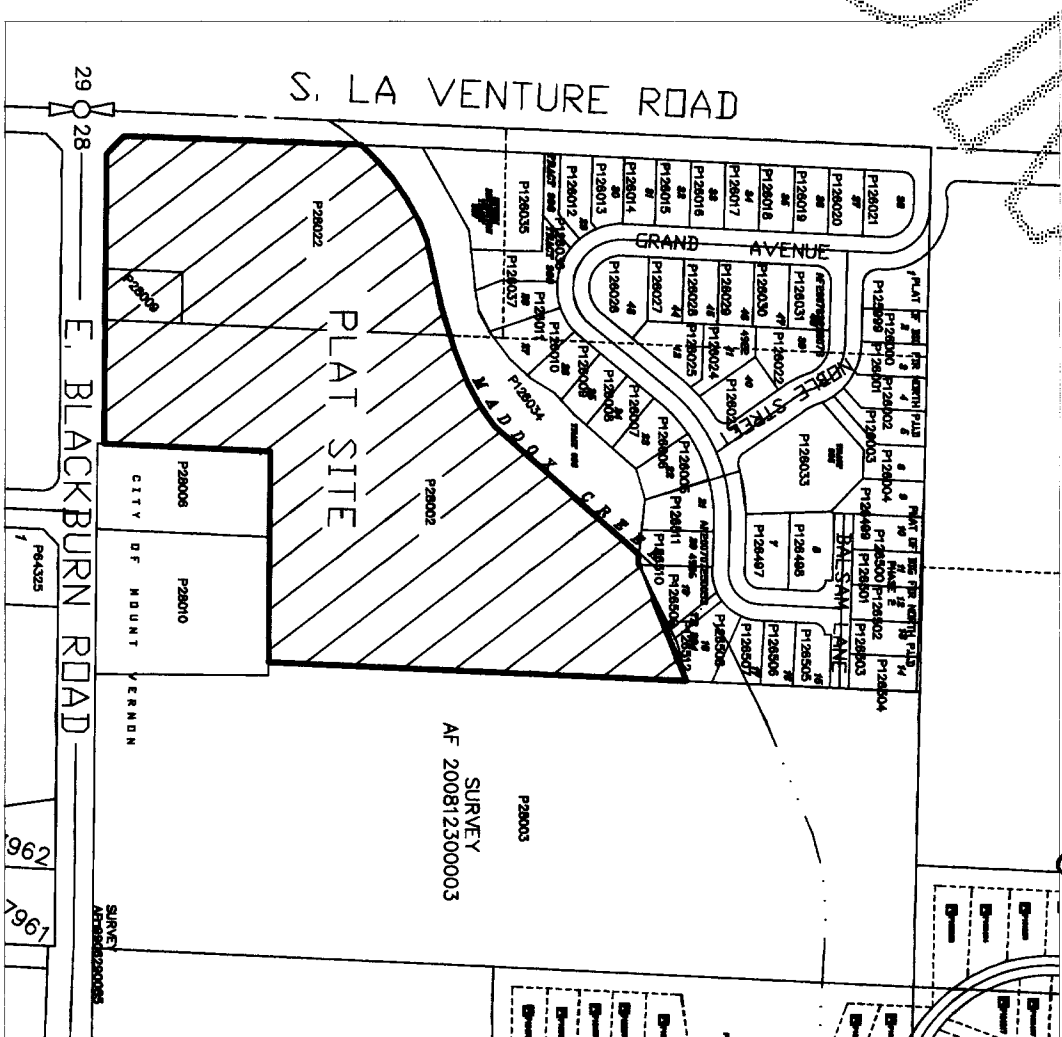


AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF LISSE & ASSOCIATES, PLLC.

201405290037

Skagit County Auditor
5/29/2014 Page 1 of 12 11:52AM

[Signature]
SKAGIT COUNTY AUDITOR



SHEET 1 OF 7
DATE: 05/09/14
PLAT OF BIG FIR SOUTH, P.U.D. LU-06-084

SURVEY IN A PORTION OF THE
SW 1/4 OF THE NW 1/4 OF
SECTION 28, T. 34 N., R. 4 E., N.M.
MOUNT VERNON, WASHINGTON
FOR: BIG FIR SOUTH, INC

FB: Pg: LISSE & ASSOCIATES, PLLC SCALE: 1:3016 FINAL PLAT
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

NOTES

- 1. INDICATES EXISTING MONUMENT IN CASE. INDICATES MONUMENT IN CASE SET WITH BRASS CAP INSCRIBED LISSER 22960.
- 0 INDICATES EXISTING PIPE OR REBAR FOUND. INDICATES REBAR SET WITH CAP INSCRIBED LISSER 22960 X
- INDICATES DRILL HOLE IN THE NORTH RIM OF THE SANITARY SEWER MANHOLE AT THE INTERSECTION
- 2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY REVISED SUBDIVISION GUARANTEE ORDER NO. 145562-0, DATED MAY 14, 2014.
- 3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BIG FIR NORTH PUD, PHASE 1, RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 200703230073 AND PLAT OF BIG FIR NORTH PHASE 2, RECORDED UNDER AUDITORS' FILE NO. 200707250053, PLAT OF MADDOX CREEK PUD, PHASE 1, RECORDED UNDER AUDITORS' FILE NO. 960940082 AND RECORD OF SURVEYS RECORDED UNDER AUDITORS' FILE NUMBERS 94062940085, 200502240085 AND 200812300003, IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- 4. ZONING CLASSIFICATION: R-1, 40 (BIG FIR PUD)
- 5. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
- 6. STORM DRAINAGE: CITY OF MOUNT VERNON
- 7. WATER: SKAGIT COUNTY PUD. NO. 1
- 8. POWER: PUGET SOUND ENERGY
- 9. TELEPHONE: COMCAST CORPORATION
- 10. GAS: CASCADE NATURAL GAS
- 11. TELEVISION CABLE: COMCAST CORPORATION
- 12. GARBAGE COLLECTION: CITY OF MOUNT VERNON, COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
- 13. MERIDIAN: ASSUMED
- 14. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M1. BEARING = NORTH 0°44'42" EAST (HELD PER PLAT OF BIG FIR NORTH)
- 15. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE MEETER
- 16. SURVEY PROCEDURE: FIELD TRAVERSE
- 17. 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.
- 18. ALL HOMES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.
- 19. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR DETAILS.
- 20. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE, SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 200902226013, 200910300015, 200940726014, 200912170064, 200912170070, 201004210041, 201004210043, 201004294006, 201004294007, 201004294008, 201004294009, 201004294010, 201004294011, 201004294012, 201007310007, 201007310008, 2010150015, 200906220017, 200912102048, 200911230106, 20091230021, 20090326015, 20070121500718, 200703230074, 200701250054, 201205160074, 201212200067, 201308226014, 201062200115, 201402030117, 20131220143, 201404070089, 201402190043 THROUGH 281402190046 AND ALSO 201404070090.
- 21. OWNER/DEVELOPER: BIG FIR SOUTH, INC.
504 F. AIRHAVEN AVE
BURLINGTON WA 98233
PHONE: (360) 755-9024

NOTES CONTINUED-

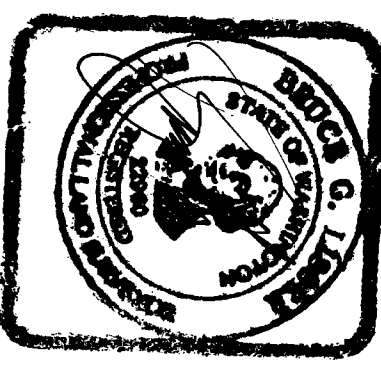
- 22. A HOMEOWNER'S ASSOCIATION HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE NATIVE GROWTH PROTECTION AREA (NGPA), UTILILITY AND OTHER LANDSCAPING AREAS (TRACTS A, B, C, D, E, G, H, I, J, K AND L) INCLUDING ANY WITHIN THE ROAD RIGHT-OF-WAY. SEE DOCUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 200703230074, 200707250054, AND 201405270038.
- 23. ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE ON-SITE PROVIDED STORM DRAIN PIPE STUB UNLESS OTHERWISE APPROVED BY THE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT.
- 24. LOTS 1, 2, 32 AND 33 OF THIS PLAT WILL REQUIRE FIRE SPRINKLERING TO THE SATISFACTION OF THE CITY OF MOUNT VERNON FIRE DEPARTMENT.
- 25. INDIVIDUAL GEOTECHNICAL REPORTS SHALL BE REQUIRED FOR ANY BUILDING PERMITS ON LOTS HAVING GROUND SLOPES IN EXCESS OF 15%.
- 26. HOUSES ARE CURRENTLY BEING CONSTRUCTED ON LOTS 5, 6, 7, 15, 18, 22 AND 28, NOT LOCATED.
- 27. STORMWATER DETENTION TRACT D IS DEDICATED TO THE CITY OF MOUNT VERNON. REGULAR MAINTENANCE OF THE STORMWATER POND AND DRAINAGE FACILITIES WITHIN WILL BE THE RESPONSIBILITY OF THE DEVELOPER FOR A PERIOD OF NO LESS THAN ONE YEAR FROM THE DATE OF PLAT RECORDING. THE CITY OF MOUNT VERNON WILL ONLY ACCEPT MAINTENANCE RESPONSIBILITIES OF THE STORMWATER POND ONCE FINAL INSPECTION HAS BEEN SUCCESSFULLY PERFORMED AND WRITTEN NOTICE IS PROVIDED TO THE DEVELOPER. REGULAR MAINTENANCE SHALL INCLUDE AT A MINIMUM ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM AND MAINTENANCE FREQUENCIES AND THRESHOLD PER DOE AND THE OPERATIONS AND MAINTENANCE MANUAL.
- 28. THE LOTS CREATED WITH THIS PLAT ARE PART OF A PLANNED UNIT DEVELOPMENT (PUD). THE HOMES, OPEN SPACES, LANDSCAPING, AND THE FUTURE COMMERCIAL TRACT WERE CREATED THROUGH THE PUD PROCESS THAT REQUIRES INNOVATIVE RESIDENTIAL DEVELOPMENT. THROUGH THE PUD PROCESS THE CITY WAS ABLE TO DEViate FROM STANDARD RESIDENTIAL PLAT REQUIREMENTS AND ALLOW A DEVELOPMENT THAT HAS ADDITIONAL SMALLER LOTS, REDUCED SETBACKS, A NEIGHBORHOOD COMMERCIAL TRACT ETC. IN EXCHANGE FOR THE PLAT AGREEMENTS SUCH AS THE GARBAGE TRAILS, LANDSCAPING AND OPEN SPACES. ALL FUTURE PERMITS FOR USES WITHIN THIS PUD ARE REQUIRED TO COMPLY WITH THE PUD REQUIREMENTS, THE CITY'S DESIGN STANDARDS, RESOLUTION 1444 AND OTHER APPLICABLE CHAPTERS OF THE MOUNT VERNON MUNICIPAL CODE.
- 29. TRACTS J, K AND L WERE CREATED AS FORESTED BUFFERS OR LANDSCAPE SCREENING. THE LANDSCAPING ALONG WITH THE SPLIT RAIL FENCE THAT BUTS THE RESIDENTIAL LOTS AND THE SCREENING FENCE ON THE OPPOSITE SIDE OF THESE TRACTS FROM THE SPLIT RAIL FENCE SHALL REMAIN IN PERPETUITY. TREES AND SHRUBS WITHIN THESE TRACTS CAN BE TRIMMED AND MAINTAINED, BUT CAN ONLY BE REMOVED WITH PERMISSION OF THE CITY OF MOUNT VERNON. THE CITY WILL AUTHORIZE THE REMOVAL OF TREES AND SHRUBS WITHIN THESE TRACTS ONLY IF A PROFESSIONAL ARBORIST (OR OTHER SIMILARLY QUALIFIED PROFESSIONAL) DEMONSTRATES TO THE CITY THAT THE TREES/SHRUBS POSES A DANGER AND/OR ARE DEAD OR DYING. THE CITY WILL AUTHORIZE THE REMOVAL OF TREES OR SHRUBS WITHIN THESE TRACTS, NEW TREES/SHRUBS SHALL BE REPLANTED WITHIN A FRAME AND DENSITY ESTABLISHED BY THE CITY. REPLANTED DECIDUOUS TREES SHALL BE A MINIMUM OF 2-INCH CALIPER. EVERGREEN TREES SHALL BE A MINIMUM OF 7 FEET IN HEIGHT AND SHALL BE FULL AND BUSHY. AND SHRUBS SHALL BE A MINIMUM OF 2-GALLON. THE OWNERS OF THE LOTS THAT ABOUT THESE TRACTS AND THE HOA SHALL NOT DISTURB THE TREES/SHRUBS WITHIN THESE TRACTS UNLESS IT IS FOR MAINTENANCE, SUCH AS MINOR NEED REMOVAL. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID TRACTS AT ITS OWN DISCRETION TO MONITOR THE CONDITION OF THE BUFFER AREA; HOWEVER, THE CITY IS NOT RESPONSIBLE FOR MAINTENANCE OF THESE TRACTS.
- 30. THE LENGTH OF THE NORTH PROPERTY LINE OF LOT 4 SHALL HAVE A FENCE INSTALLED AT A MAXIMUM HEIGHT OF 4 FEET.

BUILDING SETBACK INFORMATION

- 1. FRONT YARD: NOT LESS THAN 10 FEET FROM THE PROPERTY LINE OR SIDEWALK EASEMENT, EXCEPT COVERED FRONT PORCHES MAY HAVE A SETBACK OF NOT LESS THAN 5 FEET. THE FRONT OF GARAGES SHALL MAINTAIN AT LEAST 20 FEET MEASURED FROM THE BACK OF SIDEWALK OR PROPERTY LINE OR FROM THE EDGE OF PAVEMENT ON PRIVATE STREETS.
- 2. REAR YARD: NOT LESS THAN 10 FEET.
- 3. SIDE YARD: NOT LESS THAN 5 FEET, ALLOWING, HOWEVER, THAT THE EAVES OF A DWELLING OR ACCESSORY STRUCTURE MAY PROJECT 18 INCHES FROM THE LINE OF THE SETBACK TOWARD A PROPERTY LINE. IN ORDER TO PROTECT PRIVACY WINDOWS FACING THE SIDE YARD SHALL BE OFF-SET FROM THE ADJACENT RESIDENCE. THE INSTALLATION OF FENCES, WALLS AND HEDGES WILL BE REQUIRED.

TRACT REFERENCE INFORMATION

- 1. TRACT "A" SHALL BE RESERVED FOR LANDSCAPED OPEN SPACE FOR THE USE OF THE BIG FIR COMMUNITY ASSOCIATION MEMBERS AND THEIR GUESTS. SAID TRACT SHALL BE MAINTAINED BY THE BIG FIR COMMUNITY ASSOCIATION.
- 2. TRACT "B" SHALL BE RESERVED FOR PUD WATERLINE, SANITARY SEWER, AND PRIVATE STORMWATER PURPOSES TOGETHER WITH PEDESTRIAN INGRESS AND EGRESS FOR THE BIG FIR COMMUNITY ASSOCIATION MEMBERS AND THEIR GUESTS. SAID TRACT LANDSCAPING AND WALKWAY SHALL BE MAINTAINED BY THE BIG FIR COMMUNITY ASSOCIATION. THE UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE UTILITY EASEMENT PROVISIONS AND THE PUD NO. 1 EASEMENT PROVISIONS AS STATED HEREIN.
- 3. TRACT "C" SHALL BE RESERVED FOR THE BIG FIR COMMUNITY ASSOCIATION COMMUNITY BUILDING. SAID COMMUNITY BUILDING WILL BE GOVERNED BY THE ADOPTED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AS WELL AS THE AMENDMENTS HERETO, AS REFERENCED UNDER NOTE 22 OF THIS PLAT. CITY OF MOUNT VERNON SHALL BE ALLOWED ACCESS TO MAINTAIN SANITARY SEWER THROUGH TRACT "D" PARKING LOT AS SHOWN. PRIVATE STORM DRAINAGE SHALL ALSO BE ALLOWED THROUGH SAID TRACT "D" AS SHOWN.
- 4. TRACT "D" SHALL BE RESERVED FOR STORMWATER DETENTION PURPOSES AND SHALL BE DEDICATED TO THE CITY OF MOUNT VERNON. THE DETENTION POND AND THE DRAINAGE FACILITIES LOCATED WITHIN SAID TRACT SHALL BE MAINTAINED BY THE CITY OF MOUNT VERNON (EXCEPT AS CONDITIONED IN NOTE NO. 27). THE LANDSCAPED AREAS, INCLUDING FENCES, WITHIN SAID TRACT SHALL BE MAINTAINED BY THE BIG FIR COMMUNITY ASSOCIATION ALONG WITH THE COSTS ASSOCIATED THEREWITH.
- 5. TRACT "E" SHALL BE RESERVED FOR SECONDARY EMERGENCY INGRESS AND EGRESS, PRIVATE STORM DRAINAGE, AS WELL AS FOR A PEDESTRIAN WALKWAY FOR THE BIG FIR COMMUNITY ASSOCIATION AND THEIR GUESTS. SAID TRACT SHALL BE OWNED AND MAINTAINED BY THE BIG FIR COMMUNITY ASSOCIATION WITH RECIPROCAL BENEFIT TO TRACT "E".
- 6. TRACT "F" IS FOR COMMERCIAL RETAIL DEVELOPMENT USES. FINISHED CONSTRUCTION OF ANY RETAIL BUILDING SHALL BE RESPONDED UNTIL NO LESS THAN TWO-THIRDS (22 HOMES) OF THE RESIDENTIAL UNITS ARE COMPLETED AND CERTIFIED FOR OCCUPANCY. THE ALLOWABLE SQUARE FOOTAGE OF RETAIL SPACE IS DEPENDENT UPON THE SQUARE FOOTAGE OF THE CONSTRUCTED HOMES. THE RETAIL SPACE SHALL BE NO GREATER THAN TEN PERCENT (10%) OF THE GROSS SQUARE FOOTAGE OF THE HOMES THAT ARE ACTUALLY CONSTRUCTED, OR TO BE CONSTRUCTED AT FULL BUILD-OUT. PARKING REQUIREMENTS FOR THE RETAIL COMPONENT SHALL BE DETERMINED BASED UPON THE ACTUAL USE OF THE RETAIL SPACES. SINCE PARKING IS BASED UPON SQUARE FOOTAGE AND TYPE OF BUILDING USE, THE SIZE OF THE BUILDING MAY BE DICTATED UPON USE AND PARKING REQUIREMENTS RATHER THAN WHAT IS ALLOWED BY WAY OF THE PERCENTAGE OF ACTUAL HOUSE CONSTRUCTION.
- 7. TRACTS "G" AND "H" CONTAIN CRITICAL AREAS AND THEIR ASSOCIATED BUFFERS. SAID TRACTS SHALL BE RESERVED AS NATIVE GROWTH PROTECTION AREAS (NGPA) AND SHALL BE MANAGED PER NGPA STANDARDS. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE BIG FIR COMMUNITY ASSOCIATION. THE CITY OF MOUNT VERNON MAY ENTER SAID TRACTS FOR INSPECTION PURPOSES AT ITS OWN DISCRETION (SEE NGPA NOTE AND NOTE NO. 29).
- 8. TRACT "I" SHALL BE RESERVED AS A LANDSCAPED OPEN SPACE AND GATHERING AREA FOR MEMBERS OF THE BIG FIR COMMUNITY ASSOCIATION AND THEIR GUESTS. TRACT "I" MAY BE USED BY MEMBERS AND GUESTS OF THE BIG FIR COMMUNITY ASSOCIATION AND BY TENANTS, CUSTOMERS AND OWNERS OF TRACT "E". RULES FOR USE AND JOINT MAINTENANCE OF SAID TRACT "I" MAY BE CREATED BETWEEN THE ASSOCIATION AND THE OWNERSHIP OF BUILDING TO BE DEVELOPED IN TRACT "E", PRIOR TO OCCUPANCY OF ANY TENANT OR USER OF SAID TRACT "E".
- 9. TRACTS "J", "K", AND "L" SHALL BE RESERVED AS LANDSCAPE BUFFERS AND PRIVATE DRAINAGE EASEMENTS. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE BIG FIR COMMUNITY ASSOCIATION.



5-20-14

SHEET 3 OF 7
DATE: 05/20/14
PLAT OF BIG FIR SOUTH, PUD. LU-06-089

SURVEY IN A PORTION OF THE
5M 1/4 OF THE NW 1/4 OF
SECTION 28, T. 34 N., R. 4 E., W.M.
MOUNT VERNON WASHINGTON
FOR: BIG FIR SOUTH, INC

FBI:	PLC	SCALE:
PO:	LISSER & ASSOCIATES, PLLC	13-016 FINAL PLAT
MERIDIAN:	SURVEYING & LAND-USE CONSULTATION	
	MOUNT VERNON WA 98273	360-418-1442

PUD UTILITY EASEMENT NOTE

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF WATER, SEWER, ELECTRICAL AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED FACILITIES. THIS INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, CHANGE THE SIZE OF, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME (PIPE(S), LINE(S) OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND CONTROL OF WATER, SEWER, ELECTRICAL AND ELECTRONIC INFORMATION ON FACILITIES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN AND IDENTIFIED AS "PUD EASEMENT" ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LANDS OF THE GRANTOR(S).

THE GRANTOR(S) ALSO GIVE THE DISTRICT PERMISSION TO CUT, TRIM AND/OR REMOVE ALL TIMBER, TREES, BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR(S) IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE AS WELL AS THE RIGHT TO CUT, TRIM, AND/OR REMOVE VEGETATION WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID PIPE(S), LINE(S) OR RELATED FACILITIES AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR(S) AGREES THAT TITLE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR(S), ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR(S) SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR(S) PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

UTILITIES AND PEDESTRIAN ACCESS EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE BIG FIR SOUTH PUD, HOMEOWNERS ASSOCIATION, CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, FUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORP. AND CONCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES, TEN FEET (10.0') OR AS OTHERWISE SHOWN, OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT AND OTHER EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, FOR UTILITIES AND PEDESTRIAN ACCESS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO FOR THE PURPOSE OF PROVIDING UTILITY SERVICES AND PEDESTRIAN ACCESS TO AND THROUGH THE SUBDIVISION AND OTHER PROPERTY, 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 NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

STORM WATER FACILITY MAINTENANCE NOTE

THE STORMWATER FACILITIES WITHIN A PLAT SHALL BE INSPECTED ONCE PER YEAR FOR DEFECTS OUTLINED IN VOLUME V OF DOES 2005 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, CHAPTER 4.6, TABLE 4.5, AND DETENTION PONDS AND NO. II - NET PONDS. MAINTENANCE ACTIVITIES SHALL BE PERFORMED TO CORRECT DEFECTS AS OUTLINED IN TABLE 4.5. STORMWATER FACILITY INCLUDES DETENTIONMENT FOND AREA, OUTLET STRUCTURE AND PIPING, AND EMERGENCY OVERTFLOW PATH. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY FACILITY OWNER/CONTRACTOR.

PRIVATE STORM DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR, AND OR ASSIGNS, FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED FROM OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

NATIVE GROWTH PROTECTION AREA (NGPA)

A NATIVE GROWTH PROTECTION AREA (NGPA) 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 SLOPE 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 THE 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 SHOWN HEREON. THE CITY OF MOUNT VERNON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS 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.

PUBLIC SANITARY SEWER AND STORM DRAINAGE EASEMENTS

SANITARY SEWER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED INTO THE CITY OF MOUNT VERNON IN THE AREAS DESIGNATED AS PUBLIC SEWER EASEMENT OR PUBLIC DRAINAGE EASEMENT, WITH RIGHT, PRIVILEGE AND AUTHORITY, TO SAID CITY TO CONSTRUCT, OR CAUSE TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND REMOVE SANITARY SEWER AND STORM DRAINAGE FACILITIES, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THERewith, IN AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES OR OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE USE OF SUCH FACILITIES OR APPURTENANCES IN THE EASEMENT; AND THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSES OF DOING ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED; AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND PRIVILEGE.

HERE IS RESERVED TO THE GRANTOR, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANTOR, AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED. THE GRANTEE IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE-DESCRIBED WORKS OF IMPROVEMENT.

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
1.	160.00	31°58'44"	66.45
2.	44.00	43°01'23"	19.55
3.	260.00	28°41'28"	60.23
5.	300.00	10°57'05"	57.34
6.	300.00	27°30'54"	144.07
7.	450.00	12°11'24"	55.74
8.	28.00	51°14'55"	25.04
9.	145.00	17°40'44"	44.74
10.	45.00	25°45'41"	63.93
11.	82.00	18°28'04"	26.43
12.	51.00	41°54'34"	54.84
13.	71.00	44°08'56"	60.90
14.	20.00	90°00'00"	31.42
15.	135.00	2°30'35"	5.91
16.	135.00	24°28'14"	64.44
17.	34.00	51°15'55"	40.25
18.	34.00	9°34'07"	6.51
19.	60.00	114°08'23"	119.53
20.	60.00	17°48'35"	18.65
21.	60.00	6°25'48"	6.73
22.	60.00	64°08'21"	72.41
23.	60.00	20°45'34"	21.74
24.	60.00	20°45'34"	21.74
25.	34.00	4°13'23"	2.87
26.	275.00	5°07'20"	24.58
27.	275.00	14°02'21"	67.38
28.	275.00	12°53'34"	61.88
29.	275.00	6°24'44"	30.78
30.	475.00	3°01'18"	25.05
31.	475.00	6°40'21"	35.32
32.	475.00	2°29'45"	20.64
33.	475.00	14°14'58"	42.28
34.	170.00	14°31'54"	57.94
35.	170.00	14°31'54"	57.94
36.	170.00	9°04'54"	27.20
37.	20.00	90°00'00"	31.42
38.	20.00	13°0'43"	17.48
39.	76.00	14°16'00"	107.64
40.	54.00	13°11'54"	12.44
41.	54.00	37°02'03"	34.90
42.	54.00	22°18'37"	21.03
43.	54.00	41°43'26"	34.32
44.	54.00	13°10'43"	17.48
45.	76.00	28°30'43"	44.74
46.	90.00	19°48'15"	31.11
47.	90.00	83°45'40"	24.24
48.	90.00	7°13'33"	40.94
49.	325.00	3°40'10"	54.85
50.	325.00	3°58'30"	22.55
51.	325.00	12°14'12"	54.85
52.	255.00	43°01'23"	38.46
53.	24.00	8°38'22"	27.40
54.	185.00	14°54'35"	48.41
55.	185.00	8°20'52"	26.95
56.	52.00	48°55'44"	44.41
57.	16.00	67°58'32"	18.98
58.	20.00	52°38'31"	28.85
59.	20.00	4°36'51"	26.17
60.	425.00	4°26'13"	32.41
61.	425.00	7°45'11"	57.51
62.	16.00	24°06'16"	6.73
63.	20.00	132°56'31"	46.40
64.	20.00	87°54'34"	30.64
65.	305.00	4°59'56"	26.61
66.	16.00	14°56'34"	5.57
67.	16.00	67°58'32"	18.98



5-15-14

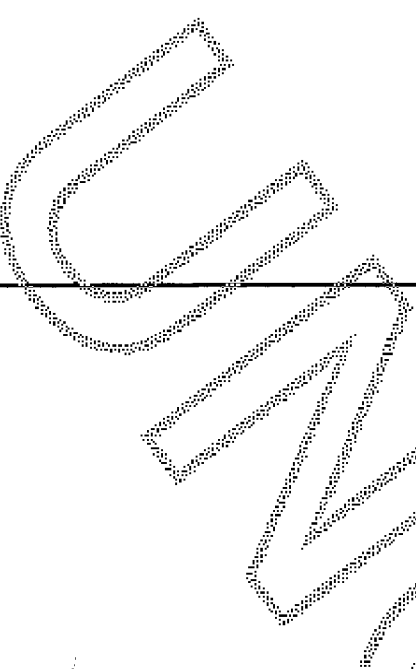
SHEET 4 OF 7

DATE: 05/15/14

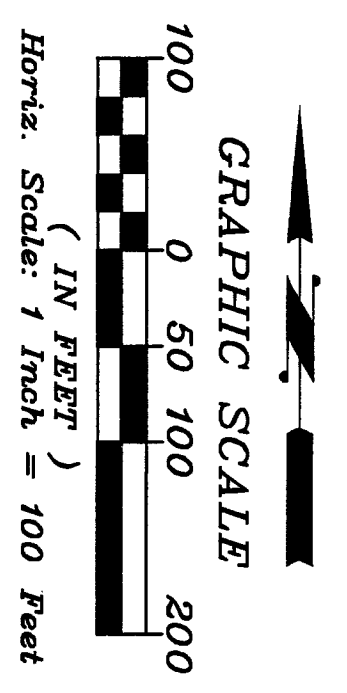
PLAT OF BIG FIR SOUTH, P.U.D. LU-06-084

SURVEY IN A PORTION OF THE
 SW 1/4 OF THE NW 1/4 OF
 SECTION 28, T. 34 N., R. 4 E., M.M.
 MOUNT VERNON, WASHINGTON
 FOR: BIG FIR SOUTH, INC

FB: LINGER & ASSOCIATES, PLLC SCALE:
 PG: SURVEYING & LAND-USE CONSULTATION 360-414-1442 13-016 FINAL PLAT
 MERIDIAN, ASSUMED MOUNT VERNON, WA 98215



(PLAT OF BIG FIR NORTH = N01°00'24"E 2,598.26' - NOT ACCEPTED)
 N01°00'33"E 2597.17' (MEASURED)



FOUND MONUMENT IN CASE:
 NORTH 1/4 CORNER, SECTION
 28, TOWNSHIP 34 NORTH,
 RANGE 4 EAST, W.M.
 (FEB 2013)

EAST LINE NW1/4 SECTION
 28, TOWNSHIP 34 NORTH,
 RANGE 4 EAST, W.M.

EAST LINE, HELD PER PLAT
 OF BIG FIR NORTH P.U.D.,
 PHASE 1, AF#200703230073

FOUND REBAR 0.31' S AND
 0.07' W OF CORNER.

FOUND REBAR 0.44' S AND
 0.44' W OF CORNER.

FOUND JUDY REBAR 0.19' S
 AND 0.66' W OF CORNER,
 RESET AT CORNER WITH
 REBAR & CAP.

(PLAT OF BIG FIR NORTH = N88°43'08"E 2615.46' - NOT ACCEPTED)
 N88°41'50"E 2615.33' (MEASURED)

FOUND MONUMENT IN CASE:
 CENTER OF SECTION 28,
 TOWNSHIP 34 NORTH, RANGE
 4 EAST, W.M.
 (FEB 2013)

(PLAT OF BIG FIR NORTH = N89°59'15"E 2625.92' - NOT ACCEPTED)
 N89°59'14"E 2625.86' (MEASURED)

NORTH LINE OF THE NW1/4,
 SECTION 28, TOWNSHIP 34
 NORTH, RANGE 4 EAST, W.M.

FOUND MONUMENT IN CASE:
 NW CORNER SECTION 28,
 TOWNSHIP 34 NORTH, RANGE
 4 EAST, W.M.
 (FEB 2013)

HELD 1/16TH CORNER PER
 PLAT OF BIG FIR NORTH,
 MONUMENT IN CASE IS 0.03'
 S. AND 0.42' W. OF
 CALCULATED LOCATION.

N00°44'42"E
 (PLAT OF BIG FIR NORTH = 2,655.98')

1327.99' (HELD PER PLAT OF BIG FIR NORTH)

FOWLER STREET

SOUTH LAVENTURE ROAD

BIG FIR SOUTH P.U.D.

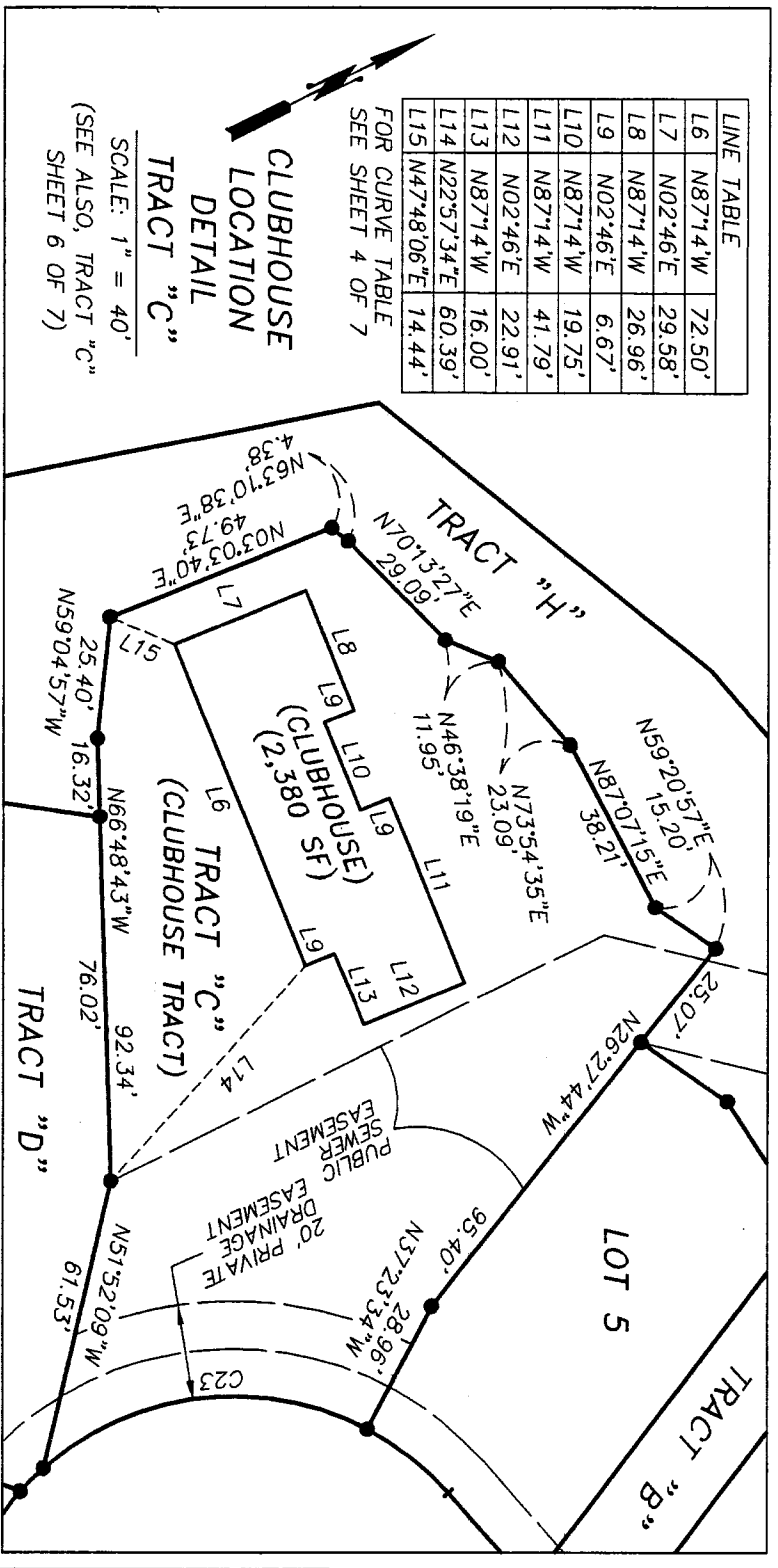
BIG FIR NORTH P.U.D., PHASE 2
 AF NO. 200707250053

BIG FIR NORTH P.U.D., PHASE 1
 AF NO. 200703230073

PARCEL "C"

PARCEL "B"

PARCEL "A"



LINE TABLE	CLUBHOUSE LOCATION DETAIL
L6 N87°14'W 72.50'	SCALE: 1" = 40'
L7 N02°46'E 29.58'	TRACT "C"
L8 N87°14'W 26.96'	(SEE ALSO, TRACT "C"
L9 N02°46'E 6.67'	SHEET 6 OF 7)
L10 N87°14'W 19.75'	
L11 N87°14'W 41.79'	
L12 N02°46'E 22.91'	
L13 N87°14'W 16.00'	
L14 N22°57'34"E 60.39'	
L15 N47°48'06"E 14.44'	

SHEET 5 OF 7

BIG FIR SOUTH P.U.D. LU-06-089

DATE: 05/08/2014

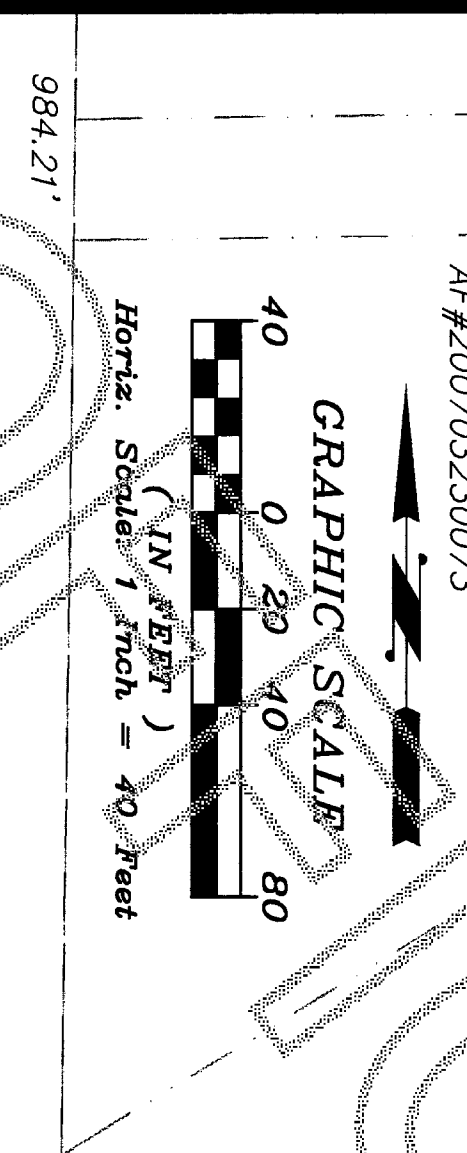
FOUND MONUMENT IN CASE W/
 BRASS DISC IN FEB. 2013 ACCEPTED
 AS THE WEST QUARTER CORNER,
 SECTION 28, SINCE THAT TIME ROAD
 CONSTRUCTION DESTROYED THE
 ORIGINAL MON. A NEW PIPE IN CASE
 WAS SET WHICH IS 0.12' EAST OF THE
 ORIGINAL LOCATION, DID NOT ACCEPT
 HELD PREVIOUS LOCATION AND SET
 WOOD HUB IN CASE AT ORIGINAL
 LOCATION.

SURVEY IN A PORTION OF
 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4,
 SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 MOUNT VERNON, WASHINGTON
 FOR: BIG FIR SOUTH, INC.
 FB: N/A
 MERIDIAN: ASSUMED
 LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273
 SCALE: N/A
 DW: BRS PLAT MAP

DATE: 05/08/2014
 SURVEY IN A PORTION OF
 LU-06-089
 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4,
 SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 MOUNT VERNON, WASHINGTON
 FOR: BIG FIR SOUTH, INC.
 LUSSEY & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273
 SCALE: N/A
 DW: BPS PLAT MAP

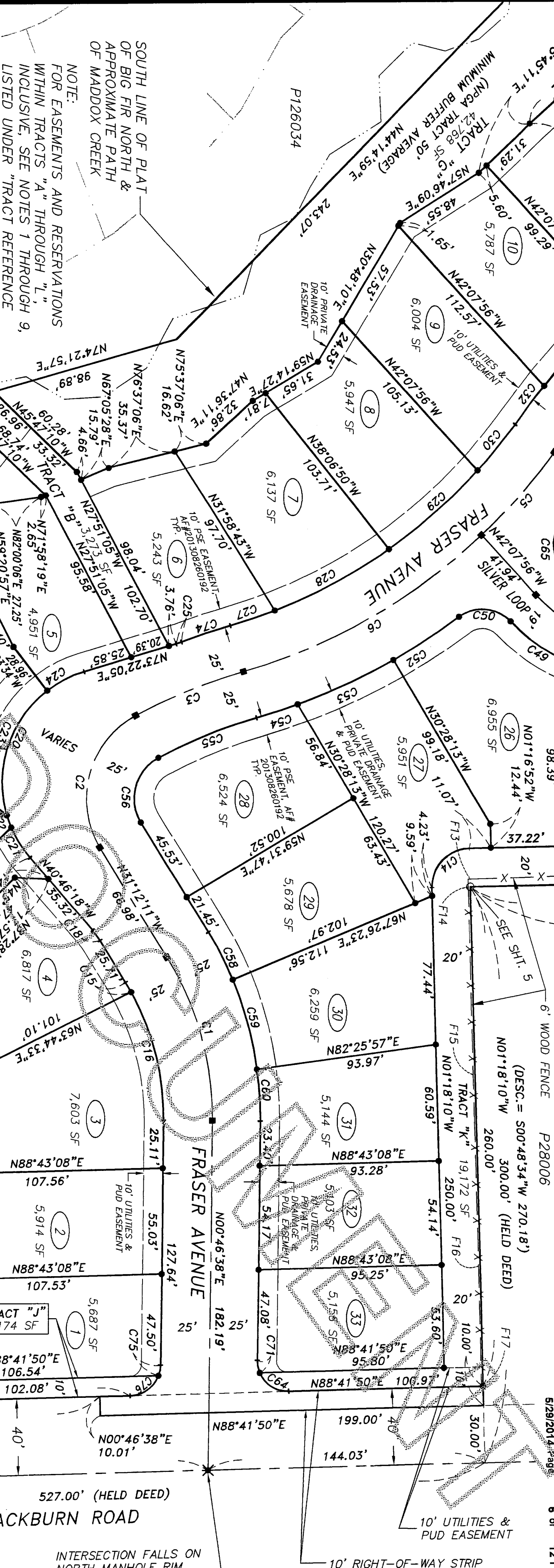
SHEET 6 OF 7
 BIG FIR SOUTH P.U.D.
 1327.99'

984.21'
 1032.97'



CENTERLINE OF MADDOX
 CREEK, PER PLAT OF BIG
 FIR NORTH P.U.D. - PHASE
 1, SURVEYED IN APRIL OF
 2002 BY SUMMIT ENGINEERS
 & SURVEYORS, INC.,
 AF#200703230073

NOTE:
 FOR EASEMENTS AND RESERVATIONS
 WITHIN TRACTS "A" THROUGH "L",
 INCLUSIVE, SEE NOTES 1 THROUGH 9,
 LISTED UNDER "TRACT REFERENCE
 INFORMATION" ON SHEET 3 OF 7.



LINE TABLE

L1	N31°16'47"E	37.63'
L2	N00°44'42"E	94.61'
L3	N66°22'14"W	59.46'
L4	N08°35'14"W	39.57'
L5	N89°15'18"W	2.10'

FENCE LOCATION TABLE

POINT	DIRECTION	DISTANCE
F13	NORTH OF PROPERTY LINE	4.0'
F14	WEST OF PROPERTY LINE	1.1'
F15	WEST OF PROPERTY LINE	0.9'
F16	WEST OF PROPERTY LINE	0.8'
F17	WEST OF PROPERTY LINE	0.7'

FOR CURVE TABLE SEE SHEET 4 OF 7

10' UTILITIES & PUD EASEMENT
 SUBJECT TO CITY OF MOUNT
 VERNON CRITICAL AREAS
 COMPLIANCE.

FOUND MONUMENT IN CASE W/ BRASS DISC IN
 FEB. 2013, ACCEPTED AS THE WEST QUARTER
 CORNER, SECTION 28. SINCE THAT TIME ROAD
 CONSTRUCTION DESTROYED THE ORIGINAL MON. A
 NEW PIPE IN CASE WAS SET WHICH IS 0.12' EAST
 OF ORIGINAL LOCATION, DID NOT ACCEPT, HELD
 PREVIOUS LOCATION AND SET WOOD HUB.

INTERSECTION FALLS ON
 NORTH MANHOLE RIM.
 DRILLED HOLE IN RIM.

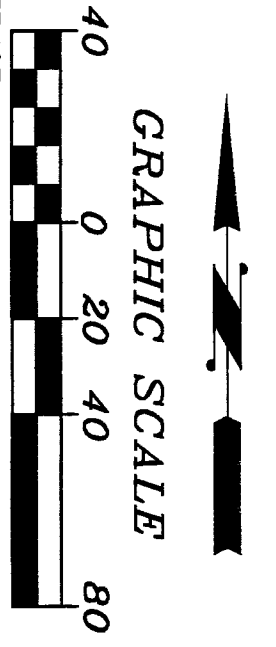
10' RIGHT-OF-WAY STRIP
 DEDICATED TO THE CITY OF
 MOUNT VERNON FOR ROAD
 PURPOSES

EAST LINE, HELD PER PLAT OF BIG FIR NORTH.
 6' WOOD FENCE
 P28003
 6' WOOD FENCE
 SEE SHEET 5
 20.56'
 300.00'

NOTE:
 ALL TRACTS, LANDSCAPE AREAS, AND THE ENTRANCE SIGN, AS WELL AS LAWN AREAS WITHIN THE PLAT, BUT OUTSIDE THE PRIVATELY OWNED LOTS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 P28010

FENCE LOCATION TABLE

POINT	DIRECTION	DISTANCE
F1	WEST OF PROPERTY LINE	0.8'
F2	WEST OF PROPERTY LINE	0.5'
F3	WEST OF PROPERTY LINE	1.0'
F4	WEST OF PROPERTY LINE	0.7'
F5	WEST OF PROPERTY LINE	0.7'
F6	WEST OF PROPERTY LINE	0.7'
F7	NORTH OF PROPERTY LINE	0.6'
F8	NORTH OF PROPERTY LINE	0.8'
F9	NORTH OF PROPERTY LINE	0.9'
F10	NORTH OF PROPERTY LINE	4.9'
F11	NORTH OF PROPERTY LINE	4.4'
F12	NORTH OF PROPERTY LINE	4.0'
F13	WEST OF PROPERTY LINE	1.1'
F14	WEST OF PROPERTY LINE	0.9'
F15	WEST OF PROPERTY LINE	0.8'
F16	WEST OF PROPERTY LINE	0.8'



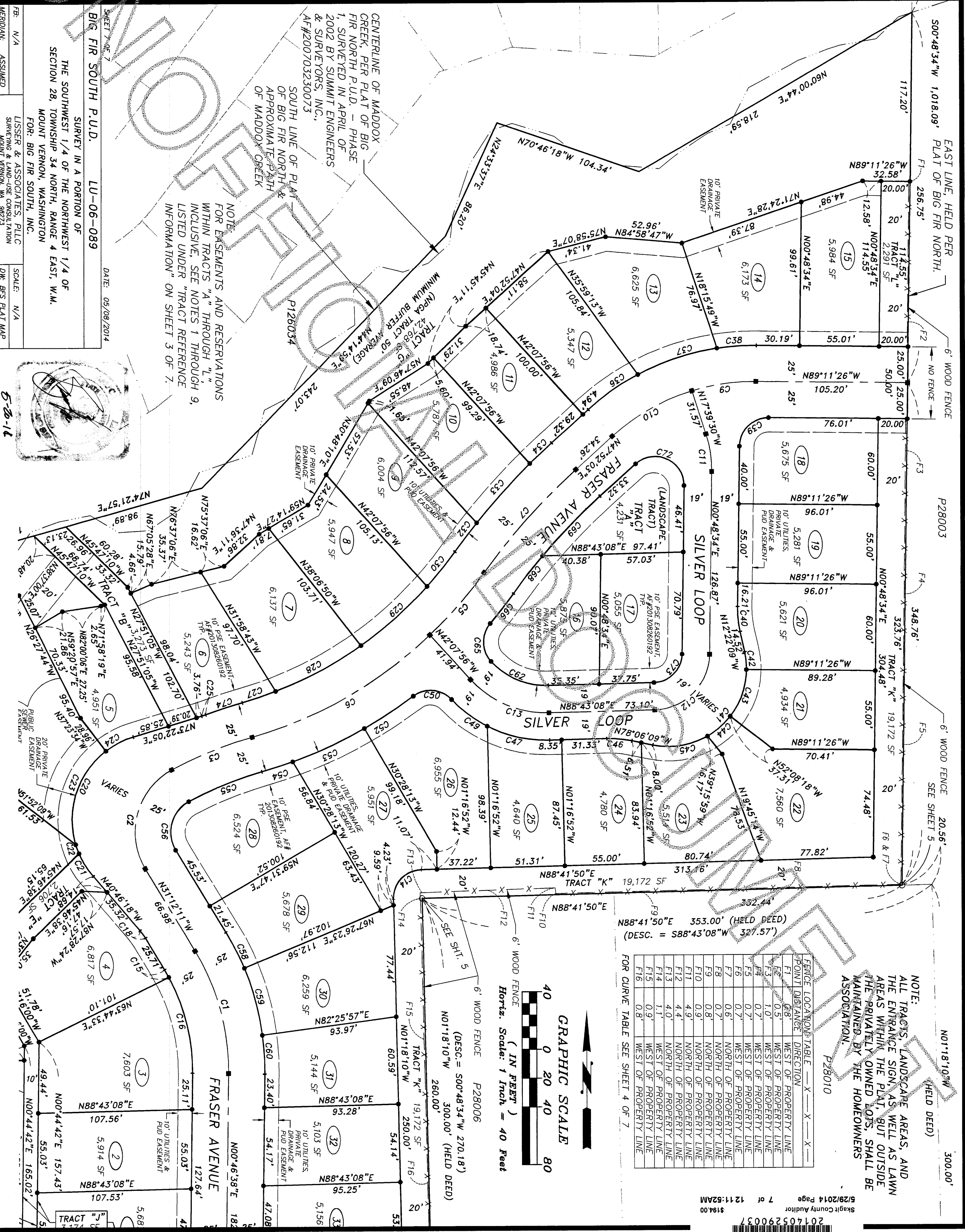
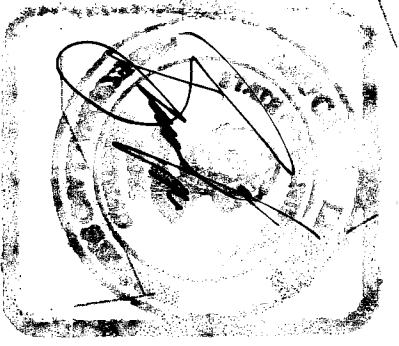
CENTERLINE OF MADDOX CREEK, PER PLAT OF BIG FIR NORTH PUD - PHASE 1, SURVEYED IN APRIL OF 2002 BY SUMMIT ENGINEERS & SURVEYORS, INC., AF#200703230073

SOUTH LINE OF PLAT OF BIG FIR NORTH & APPROXIMATE PATH OF MADDOX CREEK

NOTE FOR EASEMENTS AND RESERVATIONS WITHIN TRACTS "A" THROUGH "L" INCLUSIVE, SEE NOTES 1 THROUGH 9, LISTED UNDER "TRACT REFERENCE INFORMATION" ON SHEET 3 OF 7.

DATE: 05/08/2014
 LU-06-089
 SURVEY IN A PORTION OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., FOR: BIG FIR SOUTH, INC.

FB: N/A ASSUMED
 LUSSEY & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273
 SCALE: N/A
 DW: BFS PLAT MAP



SHINGLE SIDING (VERIFY TYPE W/ BUILDER)

KNEE-BRACE (SEE DETAIL ON SHEET AA.1)

12
6

2x8 BAND W/ 1/2" CHAMFER @ TOP EDGE TYP. (SEE DET. A)

LAMINATED COMPOSITION ROOFING (VERIFY TYPE & COLOR W/ BUILDER)

4" STONE VENEER (VERIFY TYPE W/ BUILDER)

2x2 & 2x4 CORNER TRIM (TYP.)

5/4x8 SISZE PRIMED SPRUCE BARGE BD. W/ 1x2 CEDAR TRIM @ TOP EDGE TYPICAL

5/4x8 SISZE PRIMED SPRUCE BARGE BD. W/ 1x2 CEDAR TRIM @ TOP EDGE TYPICAL

CAP SANTE TYPICAL FRONT ELEVATION

NO SCALE

KNEE-BRACE (SEE DETAIL ON SHEET AA.1)

12
6

LAMINATED COMPOSITION ROOFING (VERIFY TYPE & COLOR W/ BUILDER)

2x8 BAND W/ 1/2" CHAMFER @ TOP EDGE TYP. (SEE DET. A)

5/4x4 WINDOW TRIM SIDES, 5/4x6 TRIM TOP & BOTTOM

4" STONE VENEER (VERIFY TYPE W/ BUILDER)

LAP SIDING, (VERIFY TYPE & EXPOSURE W/ BUILDER)

5/4x4 CORNER TRIM (TYP.)

5/4x8 SISZE PRIMED SPRUCE BARGE BD. W/ 1x2 CEDAR TRIM @ TOP EDGE TYPICAL

SHINGLE SIDING (VERIFY TYPE W/ BUILDER)

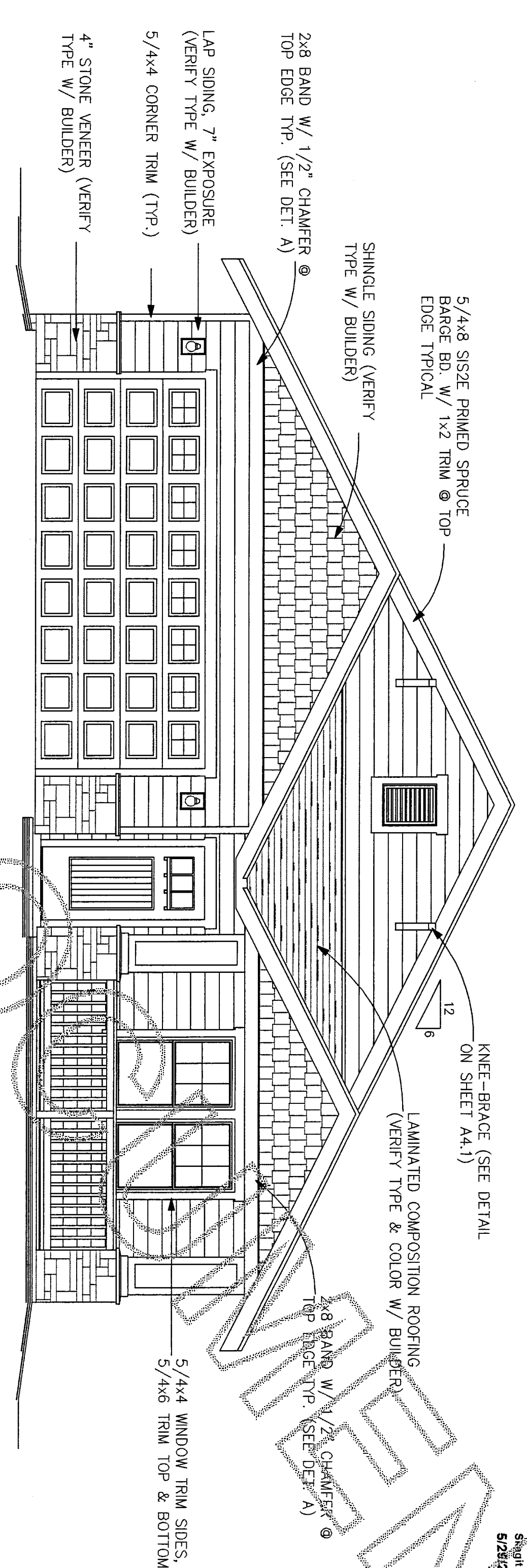
CAP SANTE LR TYPICAL FRONT ELEVATION

NO SCALE

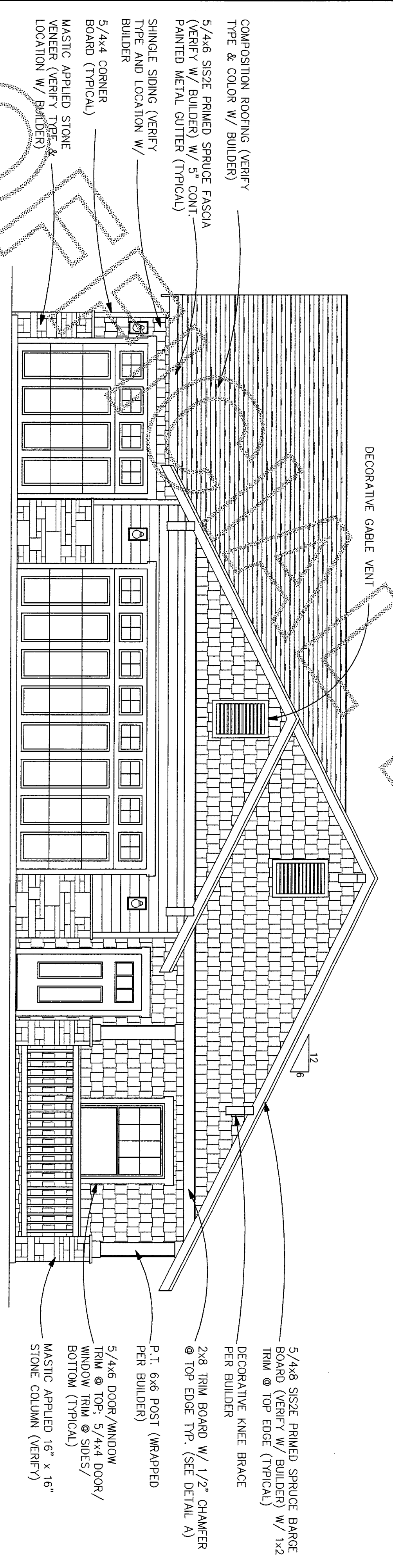
201405290037
Shagit County Auditor
5/29/2014 Page 9 of 12 11:52AM \$194.00

SHEET 1 OF 4
BIG FIR SOUTH P.U.D.
DATE: 02/20/2014
LU-06-089

LANDED GENTRY
HOMES AND COMMUNITIES
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021
TYPICAL MODEL ELEVATIONS FOR BIG FIR SOUTH P.U.D.



CULTUS
 TYPICAL FRONT ELEVATION
 NO SCALE

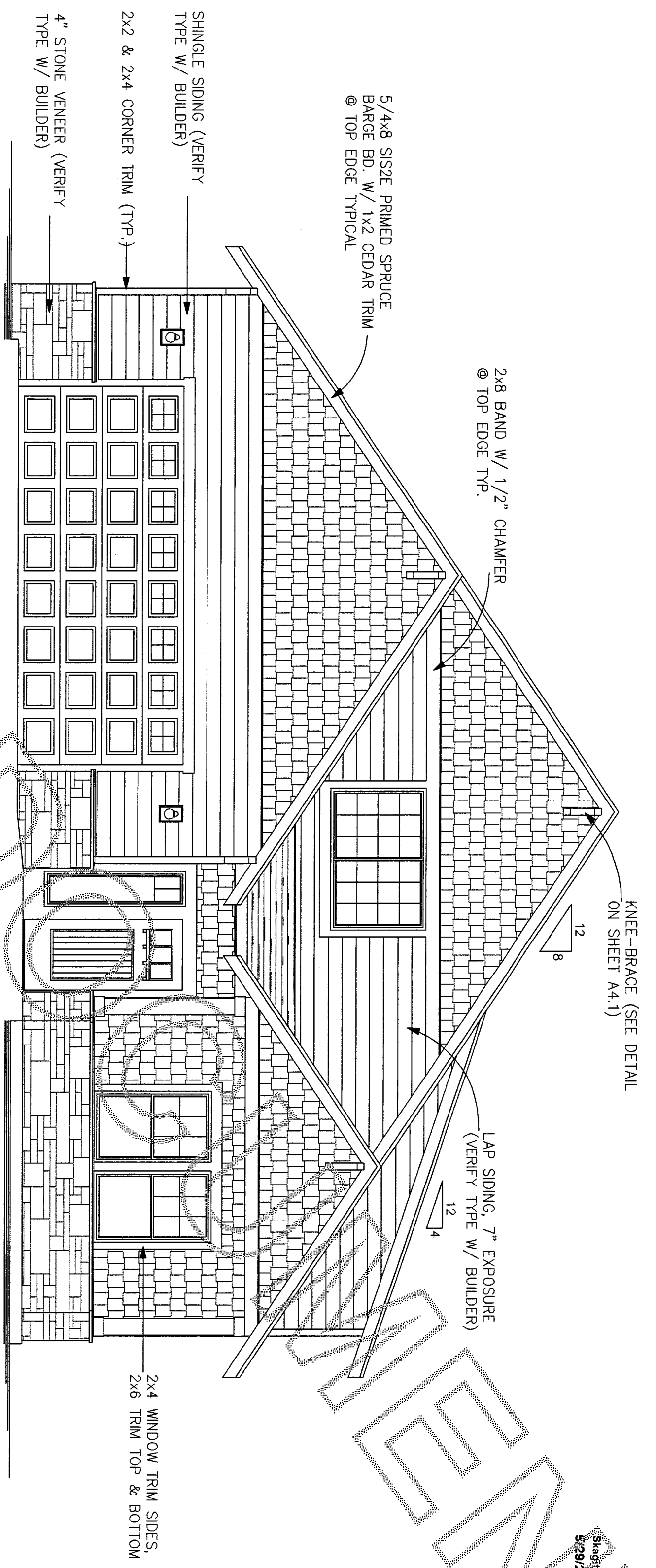


HARBOR
 TYPICAL FRONT ELEVATION
 NO SCALE

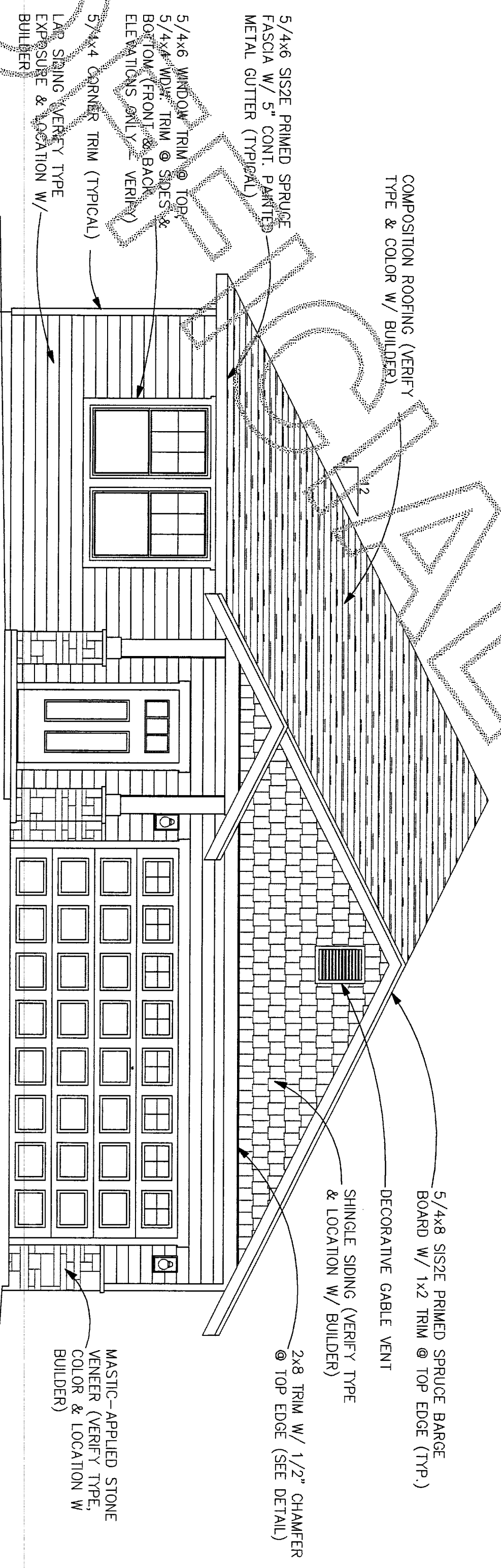
SHEET 2 OF 4
 BIG FIR SOUTH P.U.D.
 DATE: 02/20/2014
 LU-06-089

LANDED GENTRY
 HOMES AND COMMUNITIES
 Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021
 TYPICAL MODEL ELEVATIONS FOR BIG FIR SOUTH P.U.D.

UNAPPROVED



LARABEE
TYPICAL FRONT ELEVATION
NO SCALE



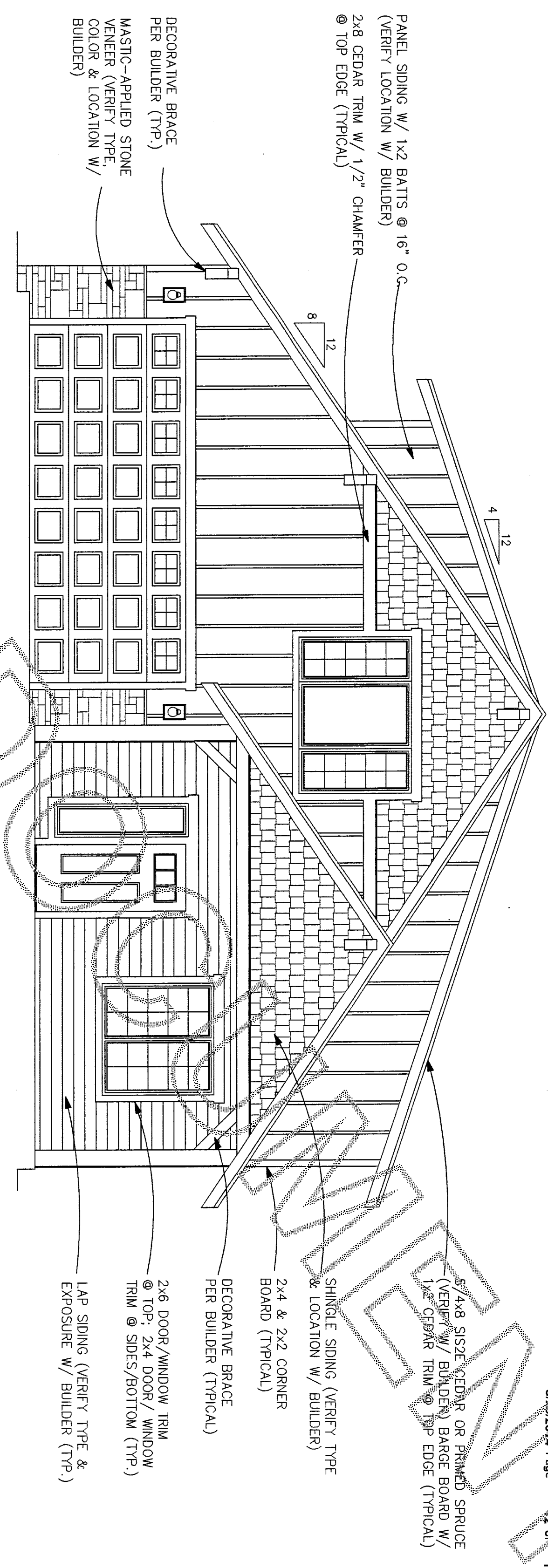
MADISON
TYPICAL FRONT ELEVATION
NO SCALE

201405290037
 Skagit County Auditor
 8/29/2014 Page 11 of 12 12:11:52AM
 \$194.00

SHEET 3 OF 4
 BIG FIR SOUTH P.U.D.
 DATE: 02/20/2014
 LU-06-089

LANDED GENTRY
 HOMES AND COMMUNITIES
 Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021
 TYPICAL MODEL ELEVATIONS FOR BIG FIR SOUTH P.U.D.

UNOFFICIAL



TYPICAL FRONT ELEVATION
NO SCALE

201405290037
 Skagit County Auditor
 5/29/2014 Page 12 of 12 11:52AM
 \$194.00

SHEET 4 OF 4
 BIG FIR SOUTH P.U.D.
 DATE: 02/20/2014
 LU-06-089

LANDED GENTRY
 HOMES AND COMMUNITIES
 Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021
 TYPICAL MODEL ELEVATIONS FOR BIG FIR SOUTH P.U.D.