

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PW CREEK, INC. A WASHINGTON STATE CORPORATION, PARKWOOD PLACE HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND SKAGIT BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES WITHIN THE TWIN BROOKS - PHASE 2 BOUNDARY 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. STORMWATER TRACT B AND THE SANITARY SEWER MAIN LINES SHOWN HEREON ARE ALSO DEDICATED TO THE USE OF THE PUBLIC FOREVER.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HERELUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERELUNTO AFFIXED THIS 25th DAY OF FEBRUARY, 2015.

PW CREEK, INC., A WASHINGTON STATE CORPORATION

BRIAN D. GENTRY, PRESIDENT
Brian D. Gentry
 KENDRA DECKER, VICE PRESIDENT

PARKWOOD PLACE HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WILLIAM DYER, MANAGER
William Dyer

SKAGIT BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK

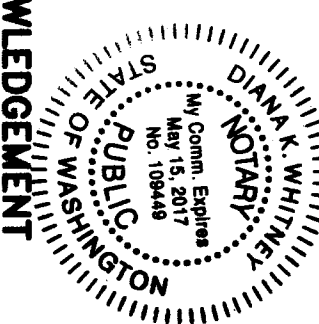
Signature: *Lisa Cassidy*
 PRINT NAME AND TITLE: Lisa Cassidy, Vice-President

ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF FEBRUARY, 2015, PERSONALLY APPEARED BRIAN D. GENTRY AND KENDRA DECKER, KNOWN TO ME TO BE THE PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF PW CREEK, INC., A WASHINGTON STATE CORPORATION, WHICH CORPORATION HAS EXECUTED THE FORGOING INSTRUMENT, AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH (HE) (SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT (HE) (SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

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



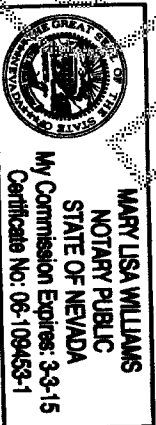
Notary Public in and for the State of Washington
 Residing at: *Sedra Kolley*
 My Commission Expires: 15 MAY 2017

ACKNOWLEDGEMENT

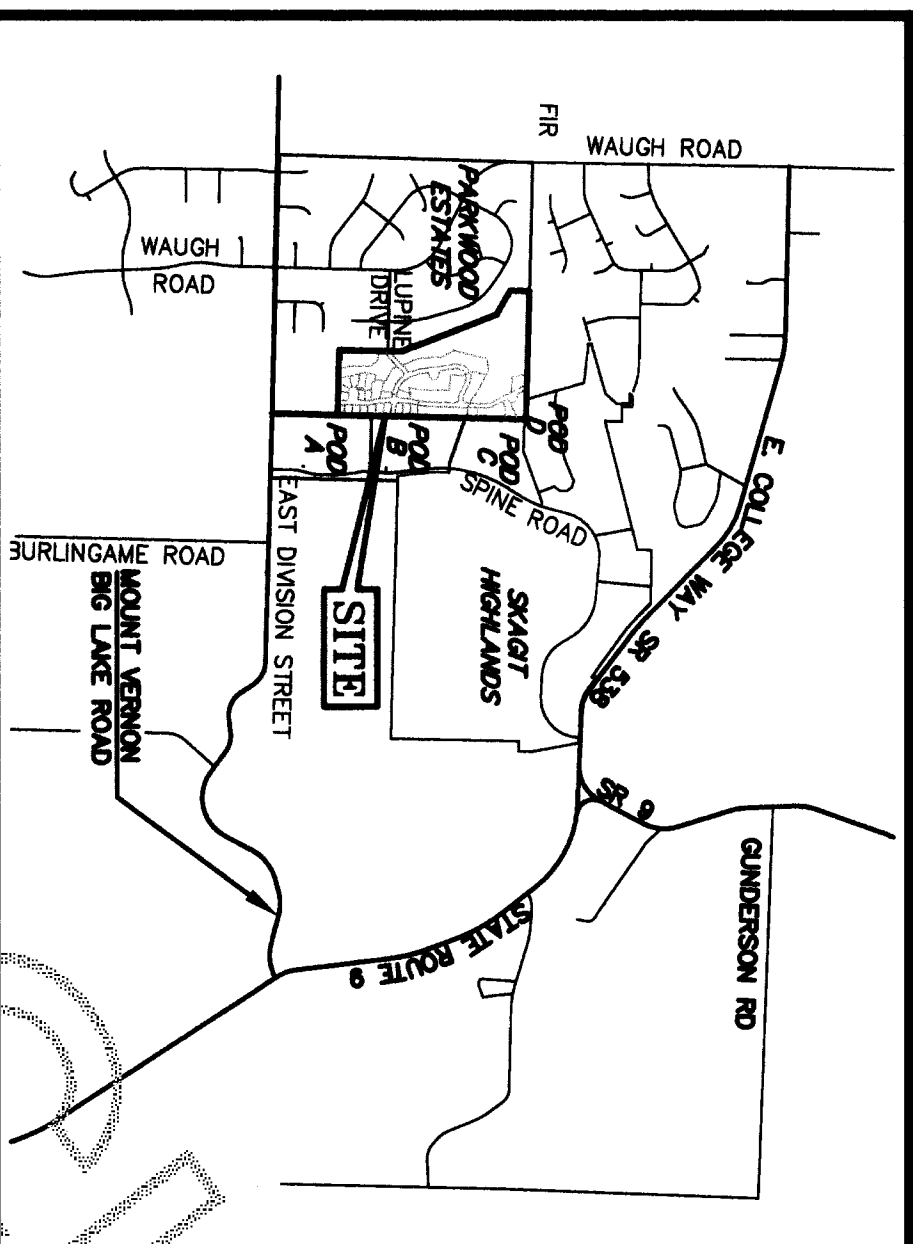
STATE OF NEVADA
 COUNTY OF CLATSOP

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF FEBRUARY, 2015, PERSONALLY APPEARED WILLIAM DYER, KNOWN TO ME TO BE THE MANAGER OF PARKWOOD PLACE HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, WHICH CORPORATION HAS EXECUTED THE FORGOING INSTRUMENT, AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

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



Notary Public in and for the State of Nevada
 Residing at: *Lisa Williams*
 My Commission Expires: 3/31/2015



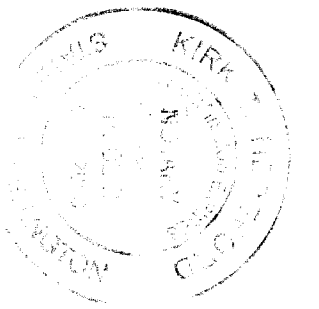
VICINITY MAP
 (NOT TO SCALE)

ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF FEBRUARY, 2015, PERSONALLY APPEARED LISA CASSIDY, KNOWN TO ME TO BE THE VICE PRESIDENT OF SKAGIT BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK, WHICH CORPORATION HAS EXECUTED THE FORGOING INSTRUMENT, AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH (HE) (SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT (HE) (SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

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

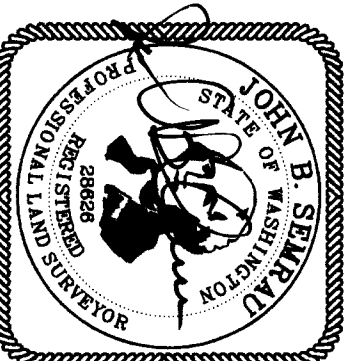


Notary Public in and for the State of Washington
 Residing at: *Skagit, Co.*
 My Commission Expires: 15/15/17

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "TWIN BROOKS PHASE 2" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

DATE: 2-25-15
 JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
 SEMRAU ENGINEERING & SURVEYING, PLLC
 2118 RIVERSIDE DRIVE SUITE 208
 MOUNT VERNON, WA 98273
 PHONE (360) 424-9566



AUDITOR'S CERTIFICATE

201503180026
 Skagit County Auditor
 3/18/2015 Page 1 of 914-12AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

J. Youngquist
 SKAGIT COUNTY AUDITOR
 DEPUTY

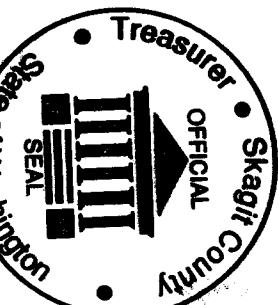
RESTRICTIVE COVENANTS

THE TWIN BROOKS PHASE 2 RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBER 201503180026 RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 2015.

DATE OF March, 2015.
 Mike Urban for Katie Youngquist
 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 DAY OF March, 2015.

CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 26th DAY OF FEBRUARY, 2015.

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 25th DAY OF Feb, 2015.

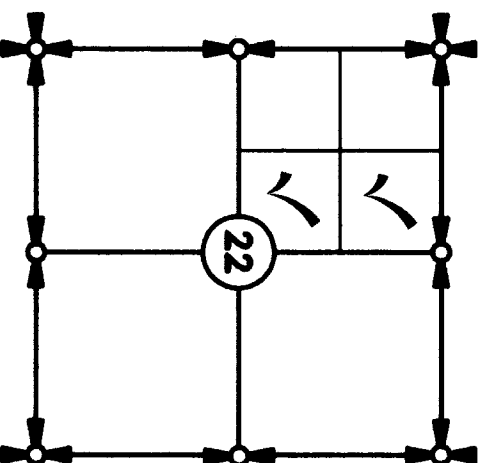
MAYOR

ATTEST: CITY CLERK

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 27th DAY OF FEBRUARY, 2015.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SHEET 1 OF 9



PLAT OF TWIN BROOKS PHASE 2 LU-05-024

SURVEY IN A PORTION OF THE
 E 1/2 OF THE NW 1/4 OF
 SECTION 22, T. 34 N., R. 4 E., W.M.
 FOR: PW CREEK, INC.

SEBRAU ENGINEERING & SURVEYING SCALE: N/A
 SURVEYING - ENGINEERING - PLANNING
 MOUNT VERNON, WA 98273 360-424-9566
 JOB NO. 4529

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY; CASCADE NATURAL GAS CORPORATION; FRONTIER COMMUNICATIONS, INC.; AND COMCAST CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO 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 UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

DESIGN STANDARDS NOTE

THE HOMES CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE CITY'S DESIGN REVIEW STANDARDS WHICH ARE CODIFIED WITHIN MOUNT VERNON MUNICIPAL CODE CHAPTER 17.70. THESE DESIGN REVIEW STANDARDS REQUIRE A NUMBER OF AMENITIES BE INCLUDED AS PART OF THE LOTS CREATED WITHIN THIS PLAT AND THAT THE HOMES THAT ARE CONSTRUCTED ALSO INSTALL AMENITIES THAT WOULD OTHERWISE NOT BE REQUIRED. WHILE THE CITY'S DESIGN REVIEW STANDARDS REQUIRE ADDITIONAL AMENITIES THEY ALSO ALLOW REDUCED SETBACKS AS FOLLOWS:
FRONT YARD: NOT LESS THAN 10 FEET FROM THE PROPERTY LINE.
ACCESS EASEMENT OR BACK OF SIDEWALK: THE FRONT OF PRIVATE GARAGES SHALL MAINTAIN AT LEAST 20 FEET FROM THE BACK OF SIDEWALK, PROPERTY LINE, OR ACCESS EASEMENT.
REAR YARD: NOT LESS THAN 10 FEET. EXCEPT LOTS 67, 68, 69, 70, AND 56 SHALL HAVE THEIR REAR YARD SETBACK MEASURED FROM THE PRIVATE DRAINAGE EASEMENTS LOCATED IN THE REAR YARD OF EACH OF THESE LOTS.
SIDE YARD: NO LESS THAN FIVE FEET FOR SINGLE-STORY HOMES; PROVIDED THAT NOTHING (I.E., EAVES, BAY WINDOWS, ENCLOSED STAIR LANDINGS, CHIMNEYS, ETC.) WILL BE ALLOWED TO PROJECT INTO THIS REDUCED SIDE YARD SETBACK AREA. FOR STRUCTURES THAT HAVE MORE THAN ONE STORY THE SIDE YARD SETBACK SHALL BE A MINIMUM OF FIVE FEET WITH THE TOTAL OF THE TWO SIDE YARDS BEING NOT LESS THAN 15 FEET. WHERE THE SIDE YARD SETBACK IS SIX FEET OR MORE THE EAVES OF A STRUCTURE MAY PROJECT NO MORE THAN 12-INCHES INTO THE SIDE YARD.

PARKING RESTRICTED ROADS

THE DEVELOPER OF THIS PLAT HAS CONSTRUCTED ROADS THAT ARE BEING DEDICATED TO THE CITY WITH PARKING RESTRICTIONS DUE TO THE NARROW WIDTH OF THESE ROADS. PARKING SHALL NOT BE ALLOWED ON THE FOLLOWING STREET SEGMENTS: 1) THE SOUTH SIDE OF GLACIER ST FROM THE EAST PHASE 2 BOUNDARY TO TWIN BROOKS DRIVE; 2) THE EAST SIDE OF TWIN BROOKS DRIVE; 3) ALL OF TWIN BROOKS COURT. THE NO PARKING AREAS DESCRIBED HEREIN SHALL REMAIN IN PERPETUITY UNLESS THE CITY'S PUBLIC WORKS DIRECTOR REMOVES OF RELOCATES THESE AREAS USING HIS/HER AUTHORITY PROVIDED IN MVMG 10.20.190 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.

STORMWATER DETENTION TRACT B

STORMWATER DETENTION TRACT B 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.

STORMWATER FACILITY MAINTENANCE NOTE

THE STORMWATER FACILITY WITHIN TRACT B SHALL BE INSPECTED ONCE PER YEAR FOR DEFECTS OUTLINED IN VOLUME V OF DOE'S 2005 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, CHAPTER 4.6 TABLE 4.6, NO 1 - DETENTION PONDS, AND NO 2 - MET PONDS. MAINTENANCE ACTIVITIES SHALL BE PERFORMED TO CORRECT DEFECTS AS OUTLINED IN TABLE 4.5. STORMWATER FACILITY INCLUDES DETENTION/MET POND AREA, OUTLET STRUCTURE AND PIPING, AND EMERGENCY OVERTLOW PATH. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY FACILITY OWNER OR CONTRACTOR.

PUD UTILITY EASEMENT

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 A WATER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS SHOWN AS PUD AND UTILITY EASEMENTS ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, 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 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.

IMPACT FEE NOTICE

ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

PRIVATE DRAINAGE EASEMENT & MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING 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 ABUTTING 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 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 FOR ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCURRED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT

SANITARY SEWER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED UNTO 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 THE SAME WITHIN, IN AND ACROSS THE SAID PREMISES, AND TO REMOVE THE FORM 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.

THERE 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 GRANTEE. 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.

THE GRANTOR SHALL REFRAIN FROM CONSTRUCTING OR PLACING ANY BUILDINGS OR IMPROVEMENTS UPON THE ABOVE-DESCRIBED PREMISES. THE CITY SHALL RESTORE THE EASEMENT SITE, IF SAID IMPROVEMENTS ARE IN ANY WAY DISTURBED DURING THE EXERCISE OF THE ABOVE-DESCRIBED EASEMENT PRIVILEGES.

NATIVE GROWTH PROTECTION AREA EASEMENT (NGPA)

A NATIVE GROWTH PROTECTION AREA EASEMENT IS HEREBY CREATED FOR THE PURPOSE OF PRESERVING CRITICAL AREAS, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, AND PREVENTING HARM TO PROPERTY AND ENVIRONMENT INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION AND MAINTAINING SLOPE STABILITY. THIS NGPA EASEMENT ESTABLISHES AND CREATES AN OBLIGATION TO MAINTAIN AND PROTECT THE NGPA TRACT(S) AND 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 AND/OR APPROVED BY THE CITY. ANY WORK IN THE NGPA, INCLUDING REMOVAL OF DEAD, DISEASED OR DYING VEGETATION, SHALL NOT OCCUR UNLESS THE EXPRESS WRITTEN AUTHORIZATION OF THE CITY HAS BEEN RECEIVED. THE COST ASSOCIATED WITH THE EVALUATION, REMOVAL AND REPLANTING OF ANY VEGETATION SHALL NOT BE THE RESPONSIBILITY OF THE CITY; BUT RATHER SHALL BE BORNE BY THE PROPERTY OWNER, WHICH ALSO INCLUDES THE HOMEOWNER'S ASSOCIATIONS IF THEY ARE THE OWNER OF SAID NGPA PROPERTY.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED AN IRREVOCABLE 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, NOT THE OBLIGATION, TO ENFORCE 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.

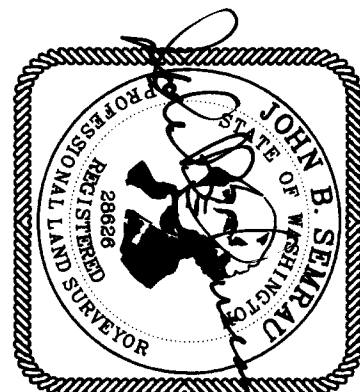
THE RIGHTS AND OBLIGATIONS SET FORTH HEREIN FOR THIS NGPA EASEMENT SHALL INSURE TO AND BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL CONSTITUTE AN EASEMENT RUNNING WITH THE LAND.

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\$180.00
Skagit County Auditor
3/18/2015 Page 3 of 5 5:11:12AM

SHEET 3 OF 69

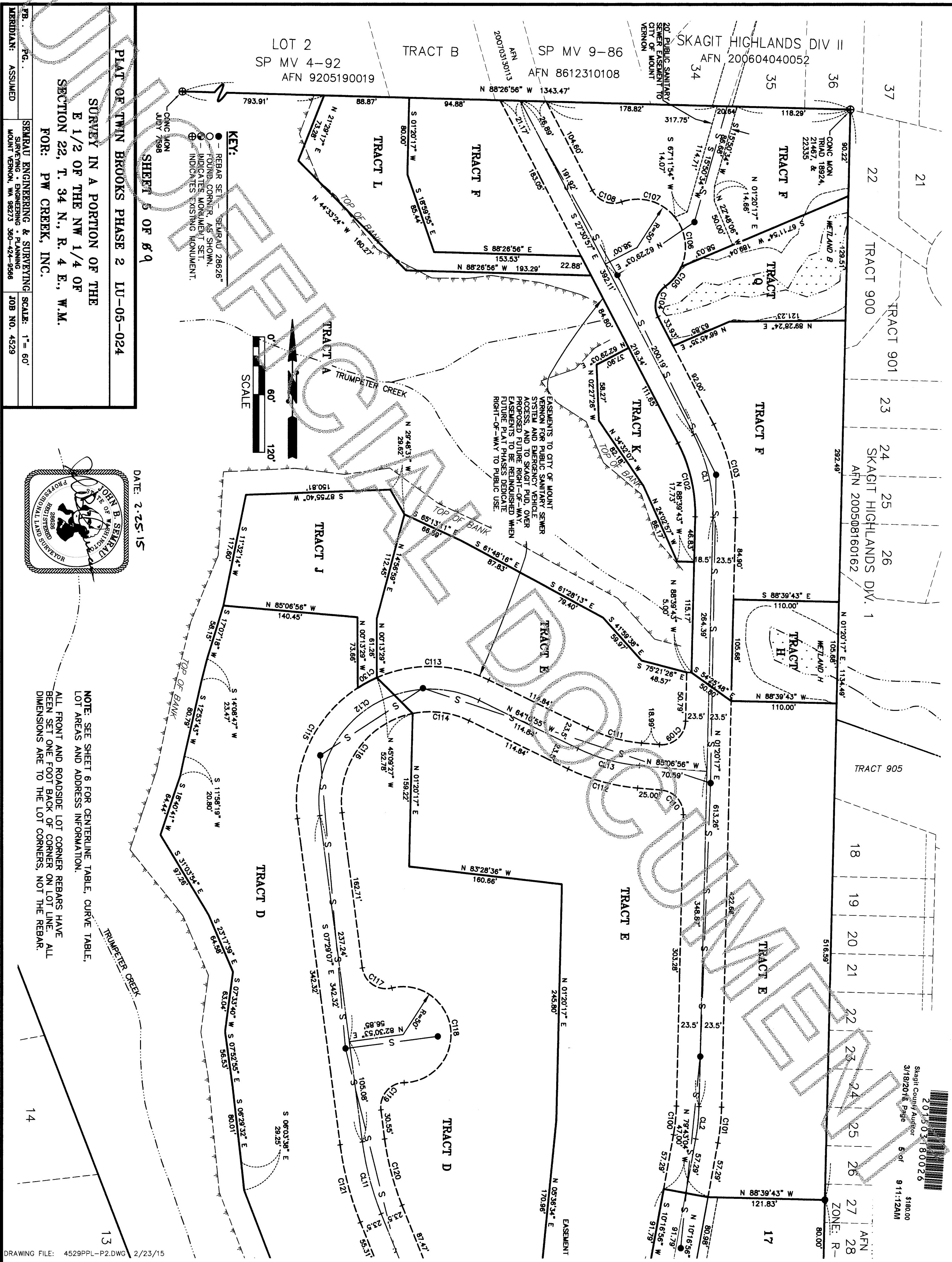
PLAT OF TWIN BROOKS PHASE 2 LU-05-024

SURVEY IN A PORTION OF THE
E 1/2 OF THE NW 1/4 OF
SECTION 22, T. 34 N., R. 4 E., W.M.
FOR: PW CREEK, INC.



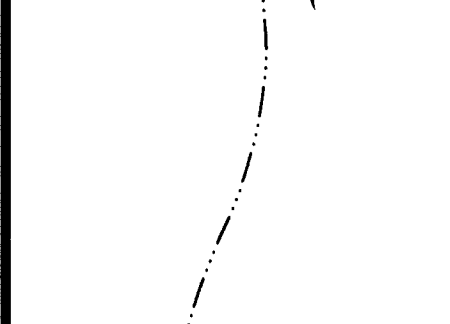
DATE: 2.25.15

FB.	Pg.	SEARAU ENGINEERING & SURVEYING	SCALE: 1" = 300'
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 4529
		MOUNT VERNON, WA 98273 360-424-9566	



PLAT OF TWIN BROOKS PHASE 2 LU-05-024
 SURVEY IN A PORTION OF THE
 E 1/2 OF THE NW 1/4 OF
 SECTION 22, T. 34 N., R. 4 E., W.M.
 FOR: PW CREEK, INC.

SEMRAU ENGINEERING & SURVEYING
 SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-424-9966
 SCALE: 1" = 60'
 JOB NO. 4529



DATE: 2-25-15

NOTE: SEE SHEET 6 FOR CENTERLINE TABLE, CURVE TABLE,
 LOT AREAS AND ADDRESS INFORMATION.

ALL FRONT AND ROADSIDE LOT CORNER REBARs HAVE
 BEEN SET ONE FOOT BACK OF CORNER ON LOT LINE. ALL
 DIMENSIONS ARE TO THE LOT CORNERS, NOT THE REBAR.

20150380026
 Skagit County Auditor
 3/18/2015 Page 5 of 9 9:11:24AM
 \$180.00
 AFN 28
 ZONE: R-17

CURVE TABLE

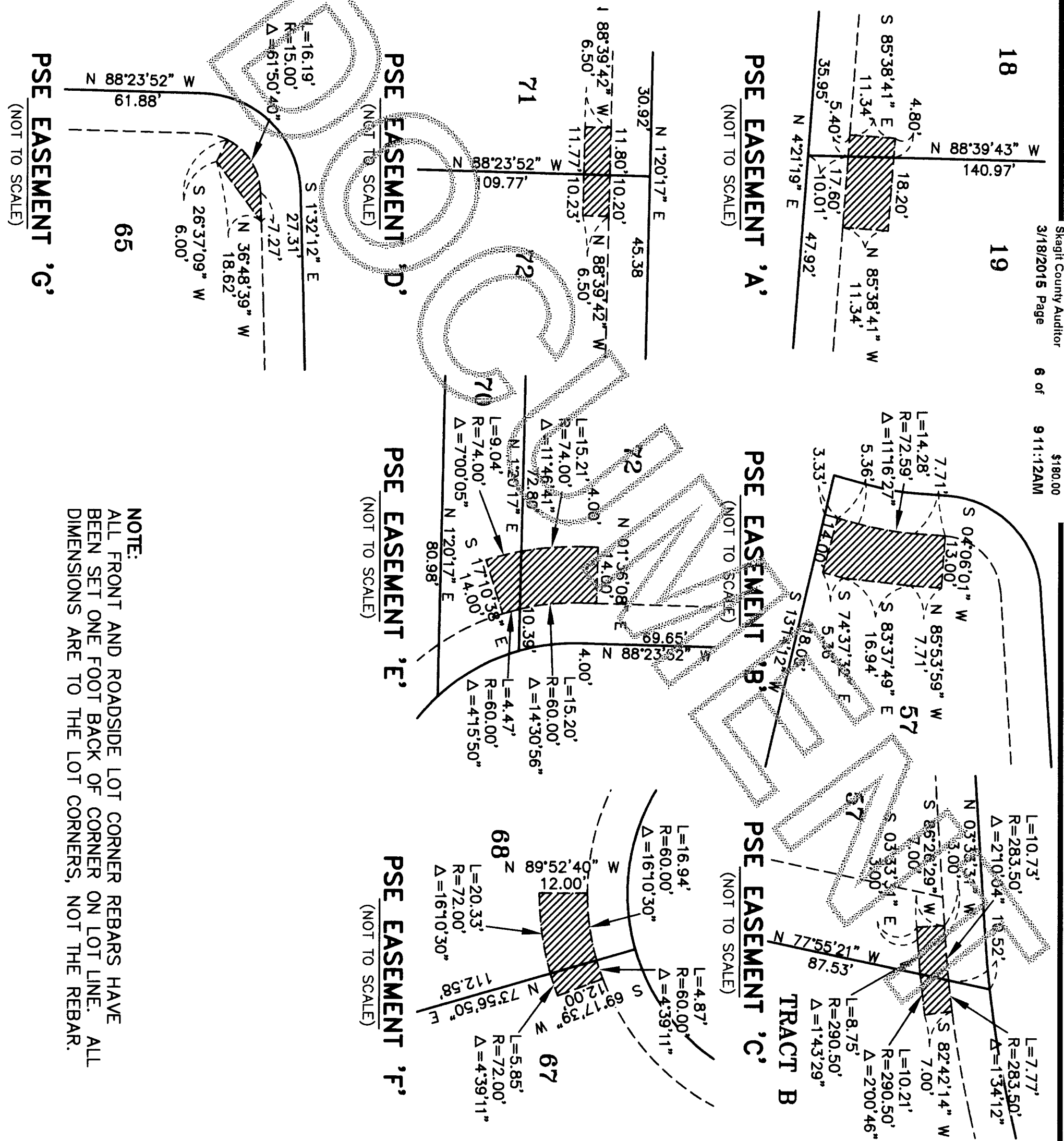
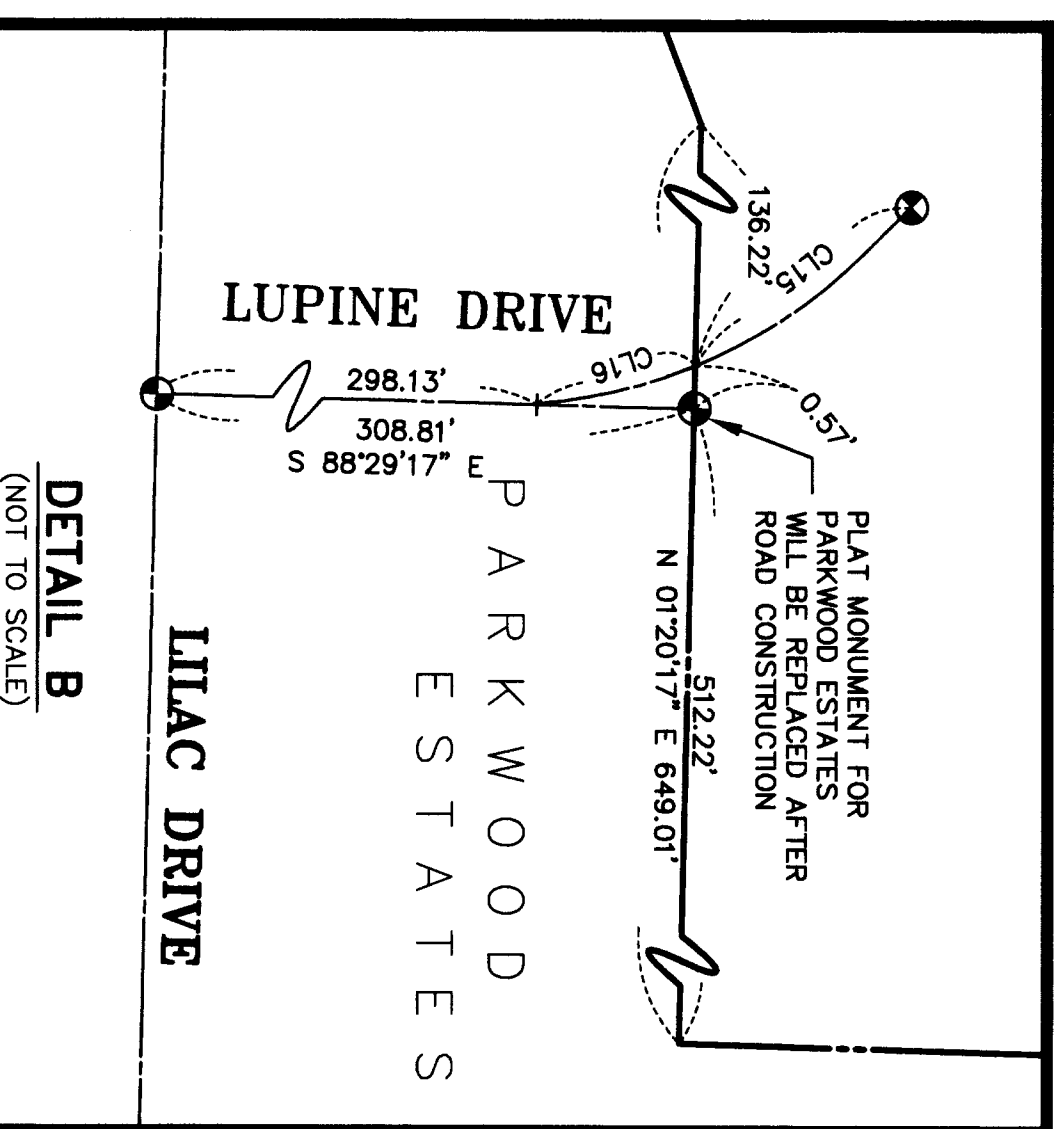
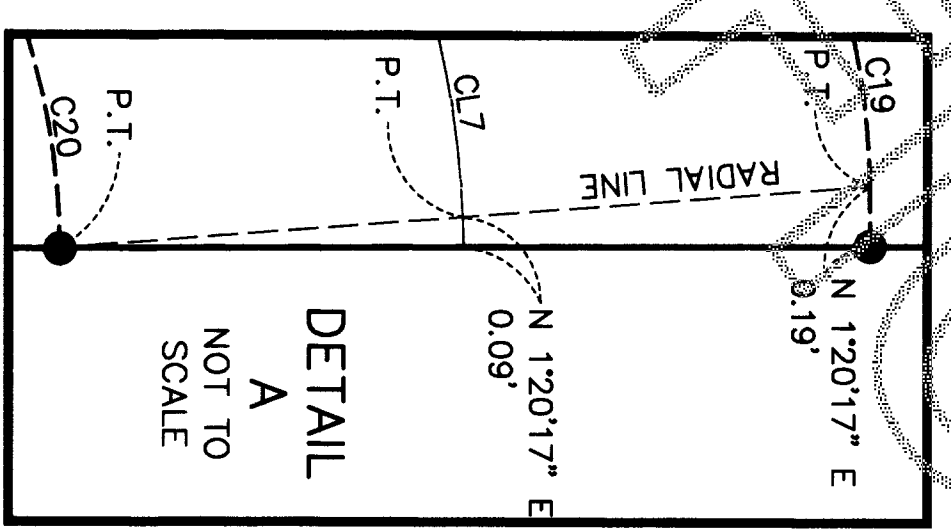
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C12	276.50'	5.5537°	28.60'
C13	25.00'	90.1518°	39.38'
C14	25.00'	97.3932°	42.61'
C15	226.50'	8.5655°	35.38'
C16	200.00'	12.3823°	44.12'
C17	200.00'	11.2220°	4.21'
C18	1172.13'	2.3813°	53.95'
C19	1219.13'	2.5229°	61.17'
C20	1172.13'	2.5225°	58.79'
C21	25.00'	86.5140°	37.90'
C22	1172.13'	0.1415°	4.86'
C24	50.00'	30.0935°	26.32'
C25	50.00'	42.1107°	36.81'
C26	50.00'	39.2743°	34.44'
C27	50.00'	23.5207°	20.83'
C28	50.00'	26.5240°	23.46'
C29	50.00'	17.2648°	15.23'
C30	25.00'	90.1518°	39.39'
C31	153.00'	13.5043°	36.97'
C32	273.50'	6.0625°	29.15'
C33	273.50'	2.5030°	13.56'
C34	25.00'	82.2028°	35.93'
C35	62.59'	11.6227°	12.32'
C70	200.00'	3.5302°	13.56'
C71	25.00'	101.0108°	44.08'
C72	323.50'	4.4543°	26.89'
C73	323.50'	1.0954°	6.58'
C100	193.00'	8.5639°	30.13'
C101	158.00'	8.5639°	37.47'
C102	200.00'	28.5114°	79.57'
C103	200.00'	28.5114°	100.72'
C104	25.00'	81.5708°	35.76'
C105	50.00'	30.4140°	26.79'
C106	50.00'	62.2708°	54.50'
C107	50.00'	70.4528°	61.75'
C108	25.00'	81.5708°	35.76'
C109	25.00'	93.3247°	40.82'
C110	25.00'	86.2713°	37.72'
C111	160.00'	20.5602°	58.46'
C112	207.00'	20.5602°	75.63'
C113	140.00'	49.2015°	120.55'
C114	93.00'	37.1530°	60.48'
C115	140.00'	64.4129°	158.07'
C116	93.00'	86.0243°	139.66'
C117	25.00'	96.7324°	42.06'
C118	50.00'	192.4651°	168.23'
C119	25.00'	96.7324°	42.06'
C120	283.00'	14.3104°	71.71'
C121	330.00'	14.3104°	83.62'
C122	200.00'	48.4419°	170.13'
C123	247.00'	38.5257°	167.62'
C124	25.00'	86.4438°	37.85'
C125	25.00'	76.5904°	33.59'
C126	76.50'	19.3958°	42.39'
C127	76.50'	22.1152°	29.64'
C128	76.50'	38.2812°	51.36'
C129	123.50'	41.2607°	89.31'
C130	140.00'	91.628°	22.66'

CENTERLINE CURVE TABLE

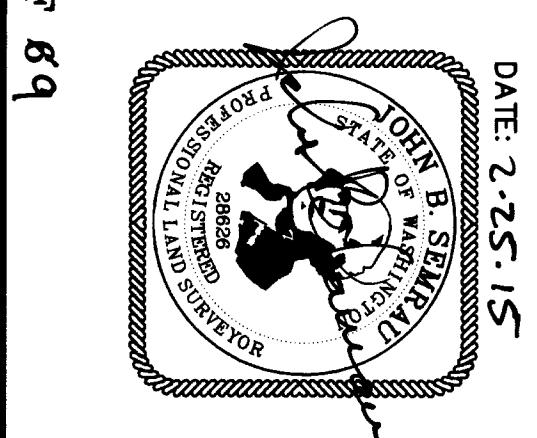
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
CL1	176.50'	28.5114°	88.88'	33.80'
CL2	216.50'	08.5639°	31.03'	15.53'
CL3	300.00'	05.5537°	39.05'	19.56'
CL4	250.00'	08.5655°	39.05'	21.43'
CL5	176.50'	13.5043°	42.65'	59.99'
CL6	1195.63'	2.5229°	59.99'	191.79'
CL7	1195.63'	2.5229°	59.99'	13.48'
CL8	39.09'	11.6227°	191.79'	77.66'
CL9	223.50'	03.2722°	13.48'	250.71'
CL10	223.50'	03.2722°	13.48'	67.04'
CL11	306.50'	14.3104°	77.66'	33.97'
CL12	116.50'	12.3813°	67.04'	70.35'
CL13	183.50'	20.5602°	67.04'	10.70'
CL14	100.00'	19.2758°	33.97'	
CL15	100.00'	40.1833°	70.35'	
CL16	100.00'	08.0741°	10.70'	

LOT AREA AND ADDRESS INFORMATION

LOT NO.	AREA (SQ. FT.)	ADDRESS
17	10,249	534 TWIN BROOKS DRIVE
18	10,388	518 TWIN BROOKS DRIVE
19	10,792	502 TWIN BROOKS DRIVE
20	9,808	507 TWIN BROOKS DRIVE
57	8,157	423 TWIN BROOKS DRIVE
58	11,434	440 TWIN BROOKS DRIVE
59	10,487	420 TWIN BROOKS DRIVE
60	9,106	400 TWIN BROOKS DRIVE
61	8,704	360 TWIN BROOKS DRIVE
62	8,640	340 TWIN BROOKS DRIVE
63	8,492	320 TWIN BROOKS DRIVE
64	7,881	300 TWIN BROOKS DRIVE
65	9,563	301 TWIN BROOKS CIRCLE
66	7,916	305 TWIN BROOKS CIRCLE
67	11,583	311 TWIN BROOKS CIRCLE
68	10,433	321 TWIN BROOKS CIRCLE
69	11,763	333 TWIN BROOKS CIRCLE
70	15,500	348 TWIN BROOKS CIRCLE
71	7,565	357 TWIN BROOKS DRIVE
72	7,614	357 TWIN BROOKS DRIVE
TRACT 'A'	615,493	FUTURE NGPA TRACT
TRACT 'B'	20,673	FUTURE NGPA TRACT
TRACT 'C'	69,583	FUTURE NGPA TRACT
TRACT 'D'	276,472	FUTURE DEVELOPMENT PHASE
TRACT 'E'	127,275	FUTURE DEVELOPMENT PHASE
TRACT 'F'	222,959	FUTURE DEVELOPMENT PHASE
TRACT 'G'	76,224	FUTURE DEVELOPMENT PHASE
TRACT 'H'	11,624	FUTURE NGPA TRACT
TRACT 'I'	21,976	DETENTION POND TRACT
TRACT 'J'	10,762	DETENTION POND TRACT
TRACT 'K'	18,240	DETENTION POND TRACT
TRACT 'L'	18,055	FUTURE NGPA TRACT
TRACT 'Q'	62,428	FUTURE NGPA TRACT
TOTAL	1,746,681	
PHASE 2 ONLY	278,988	



NOTE:
ALL FRONT AND ROADSIDE LOT CORNER REBARS HAVE BEEN SET ONE FOOT BACK OF CORNER ON LOT LINE. ALL DIMENSIONS ARE TO THE LOT CORNERS, NOT THE REBAR.

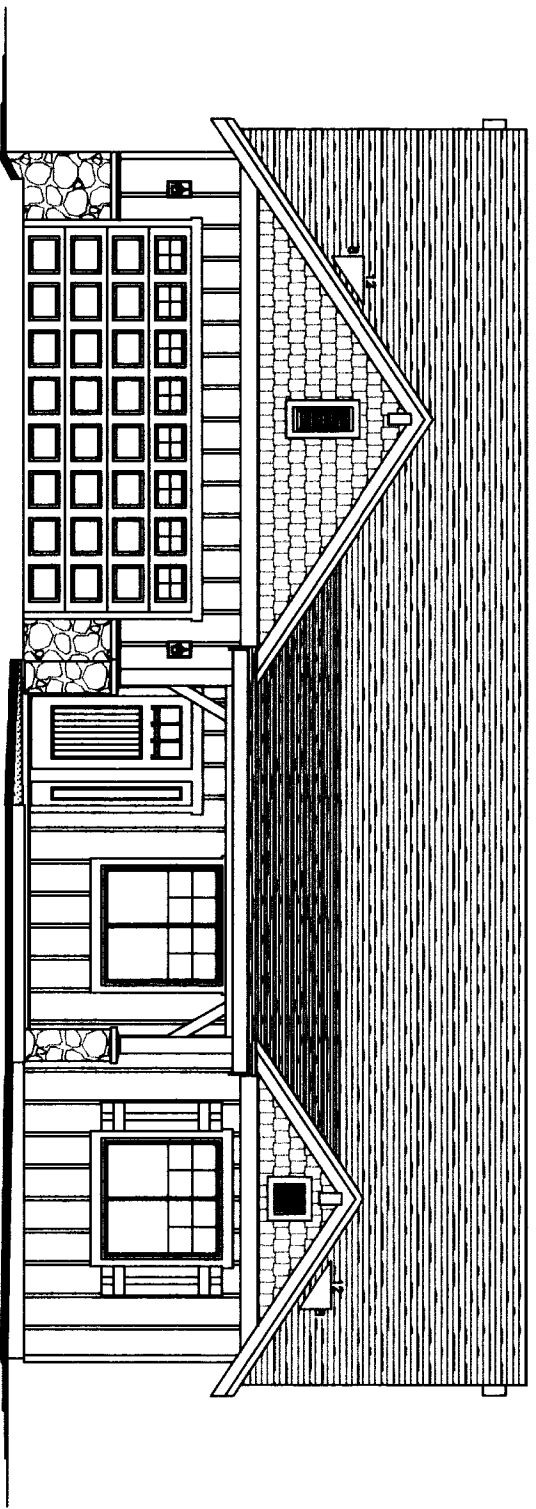


DATE: 2-25-15
SHEET 6 OF 69
PLAT OF TWIN BROOKS PHASE 2 LU-05-024

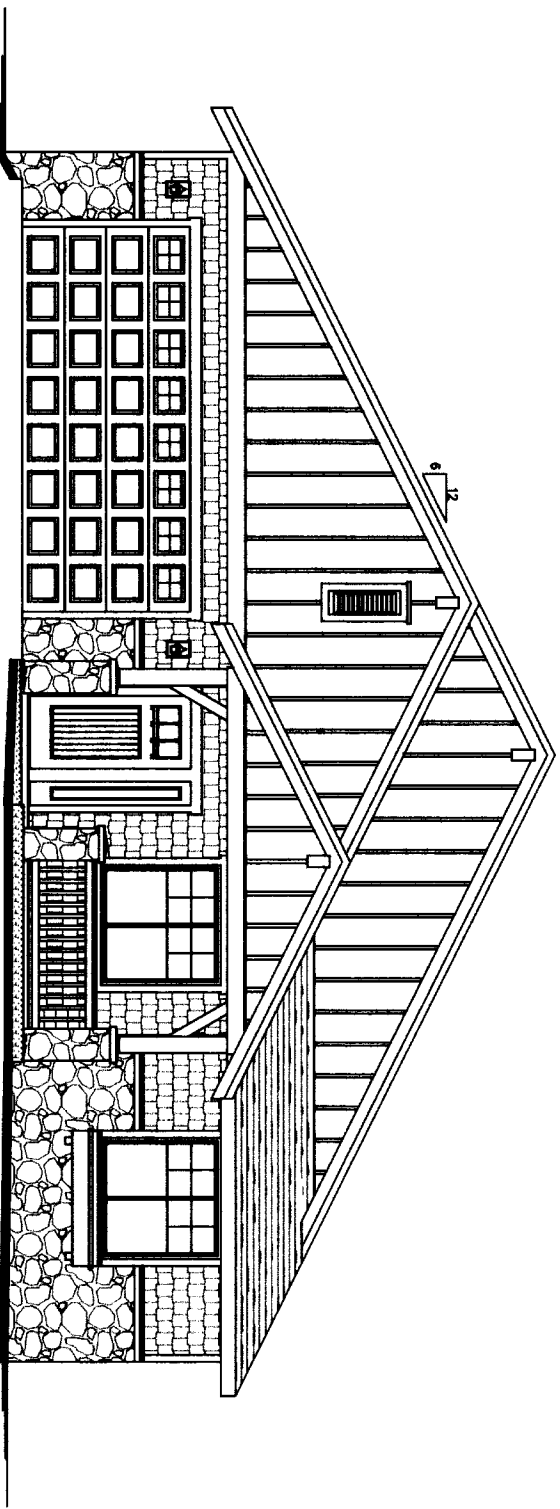
SURVEY IN A PORTION OF THE
E 1/2 OF THE NW 1/4 OF
SECTION 22, T. 34 N., R. 4 E., W.M.
FOR: PW CREEK, INC.

FB.	PG.	SEBRAU ENGINEERING & SURVEYING	SCALE:	N/A
MERIDIAN:	ASSUMED	SURVEYING - ENGINEERING - PLANNING		
		MOUNT VERNON, WA 98273 360-424-9566	JOB NO.	4529

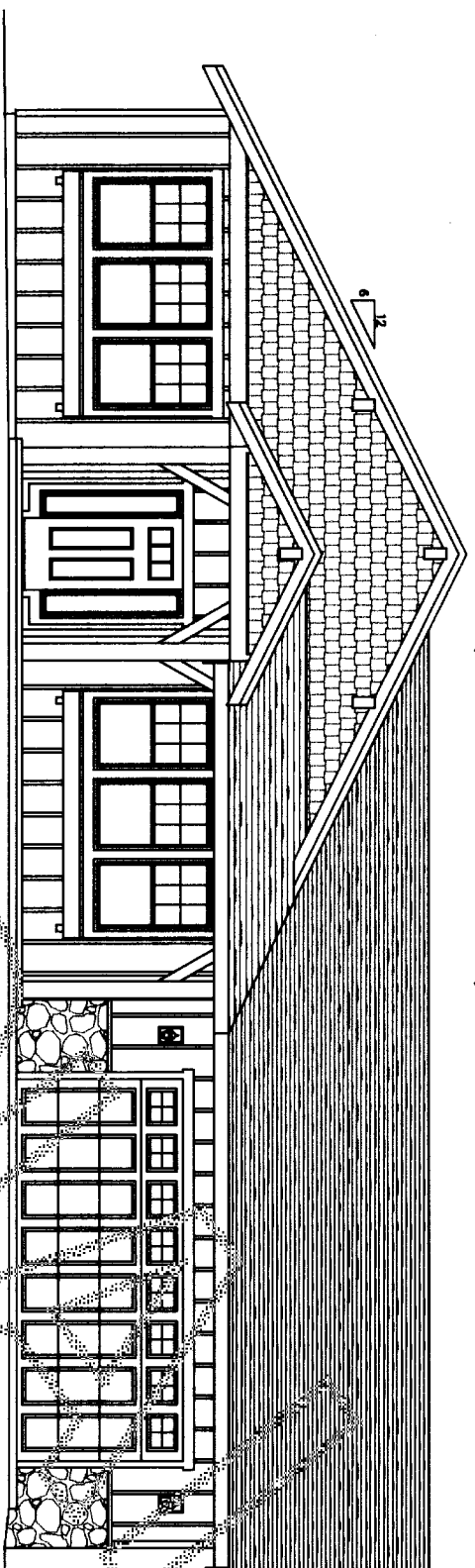




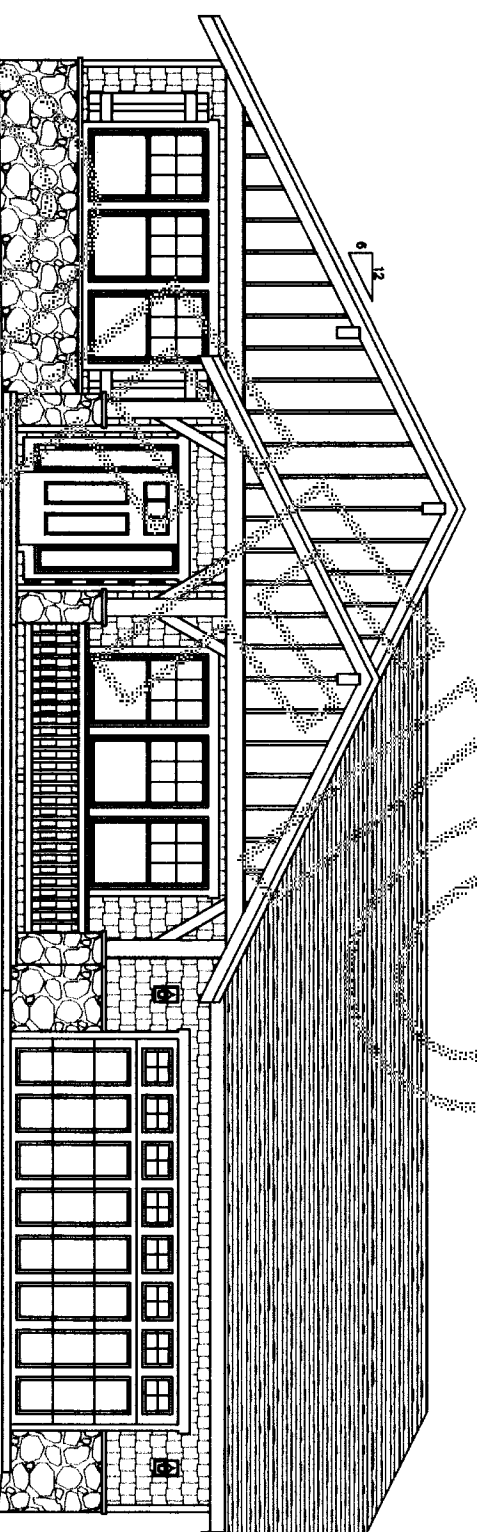
SINCLAIR - ALPINE 1
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



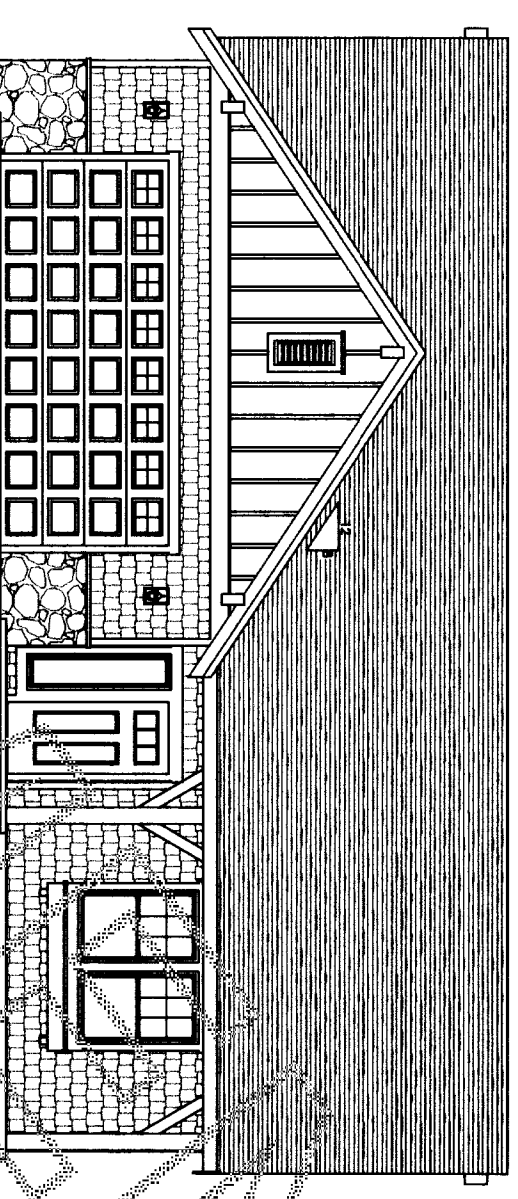
SINCLAIR - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



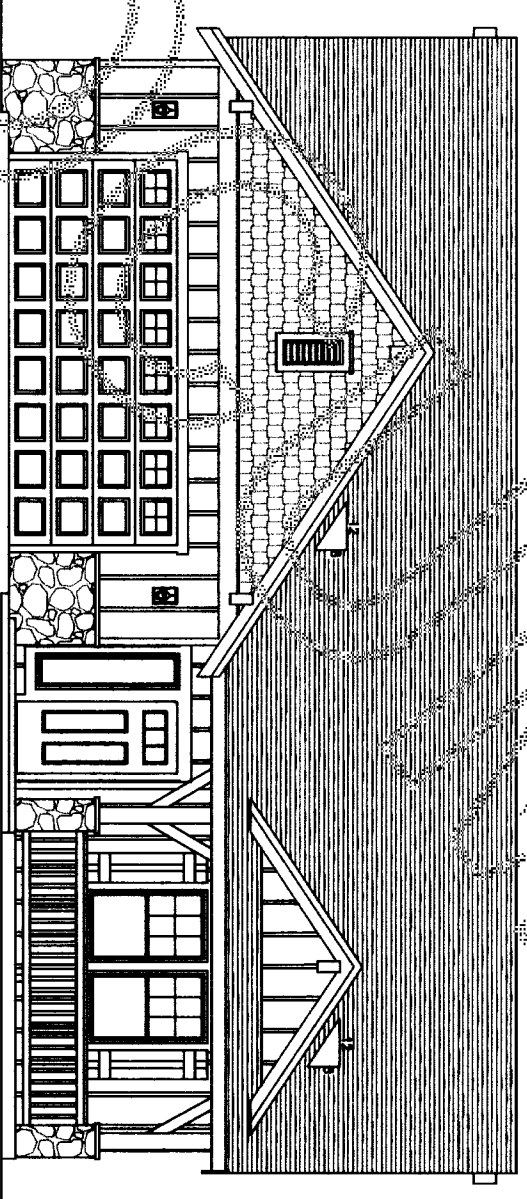
SIDNEY - ALPINE
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



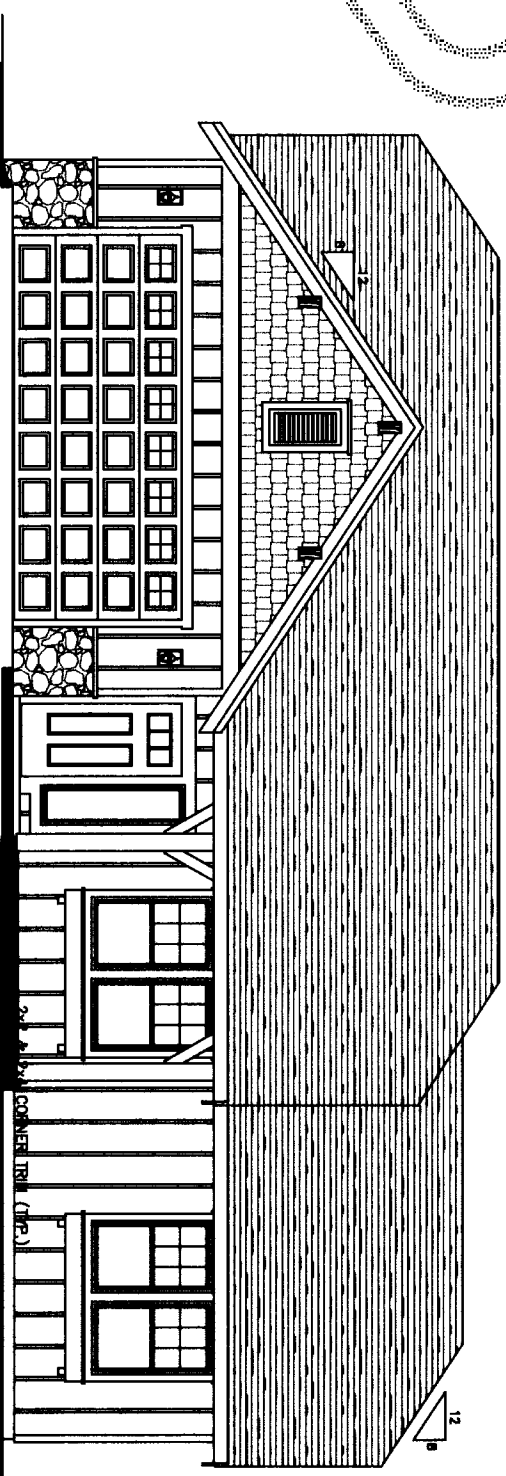
SIDNEY - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



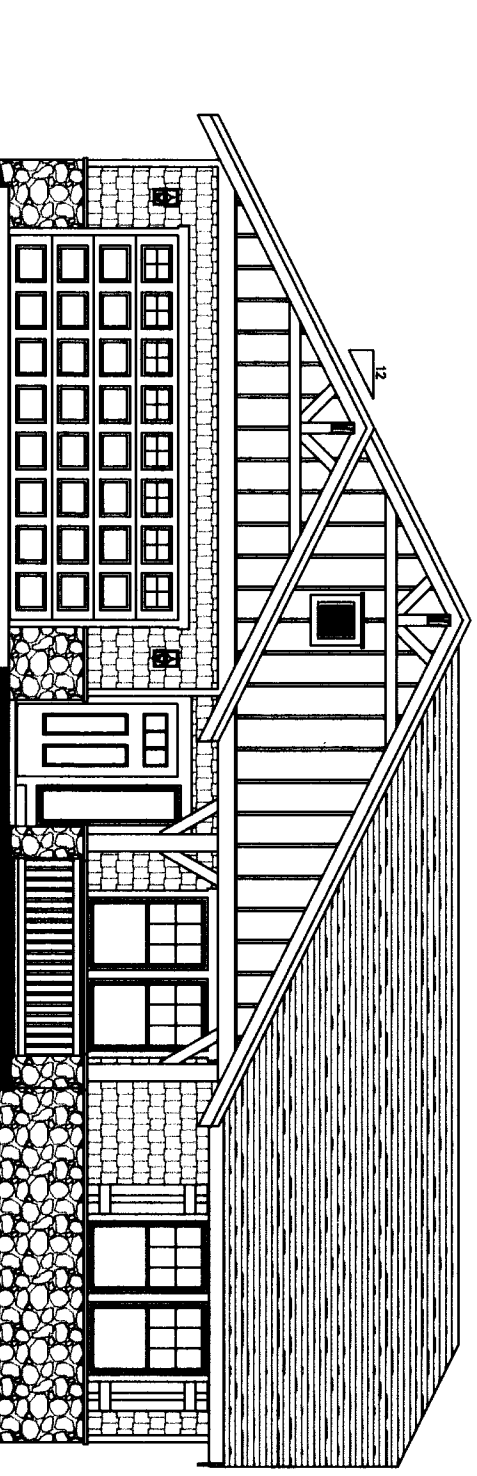
MAXWELTON - ALPINE
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



MAXWELTON - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



DECATUR - ALPINE 1
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



DECATUR - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)

SHEET 1 OF 2
TWIN BROOKS

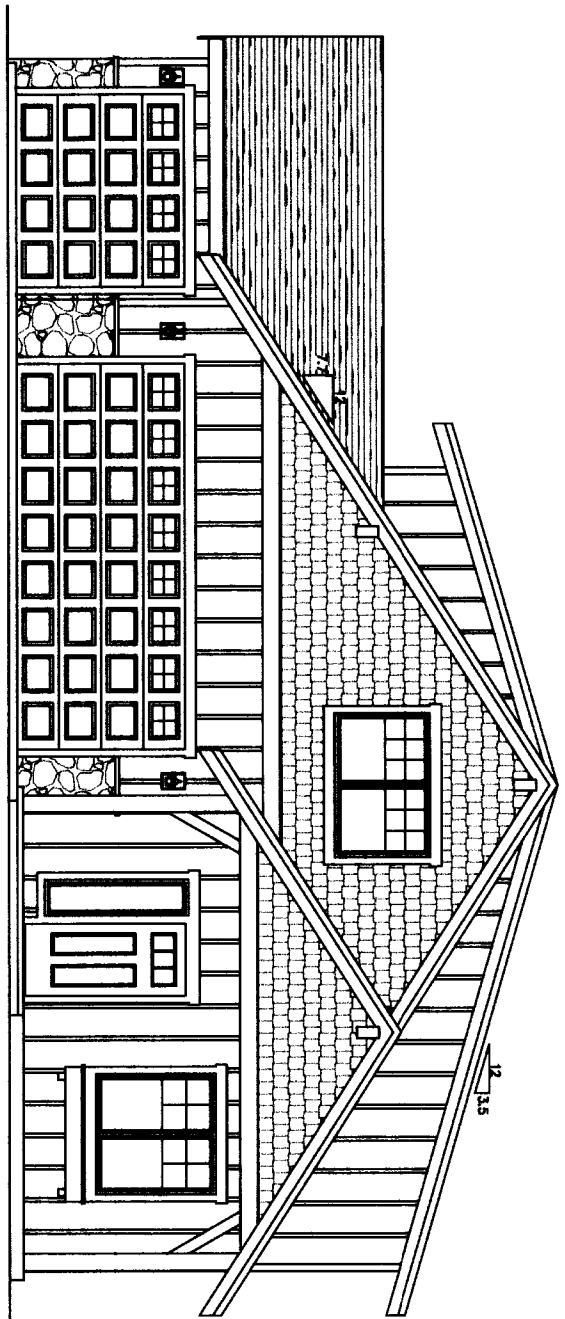
DATE: 03/03/2015
LU-05-024

LANDED GENTRY
HOMES AND COMMUNITIES
Old City Hall Building, 504 Fairview Avenue, Burlington, WA 98233 (360) 755-9021
TYPICAL MODEL ELEVATIONS FOR TWIN BROOKS

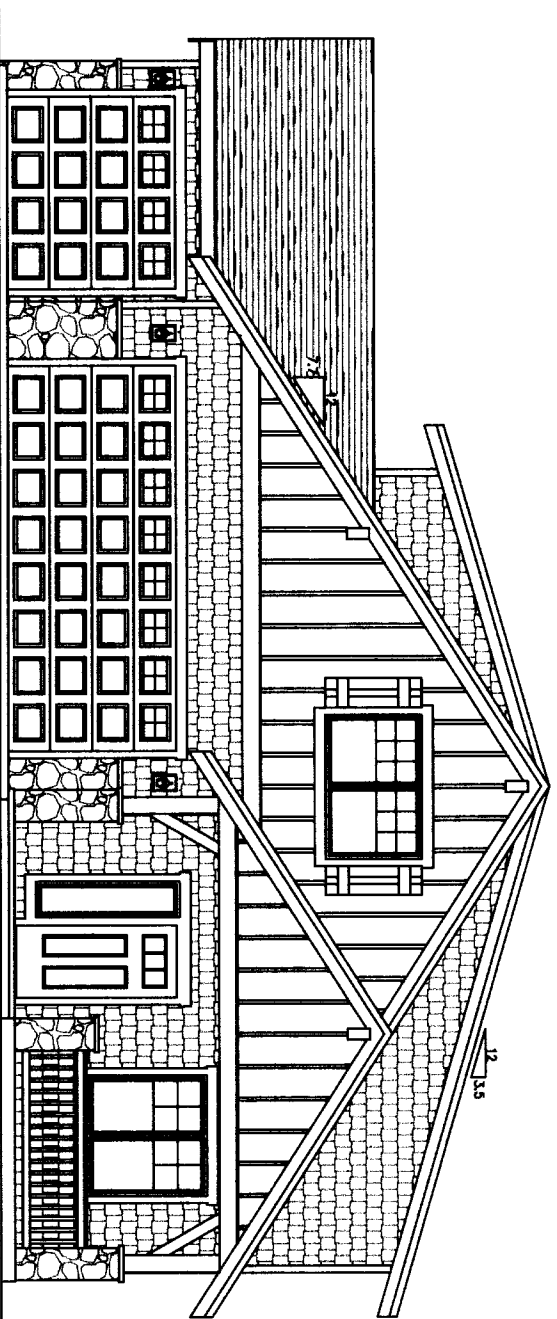
UNAPPROVED

UNAPPROVED

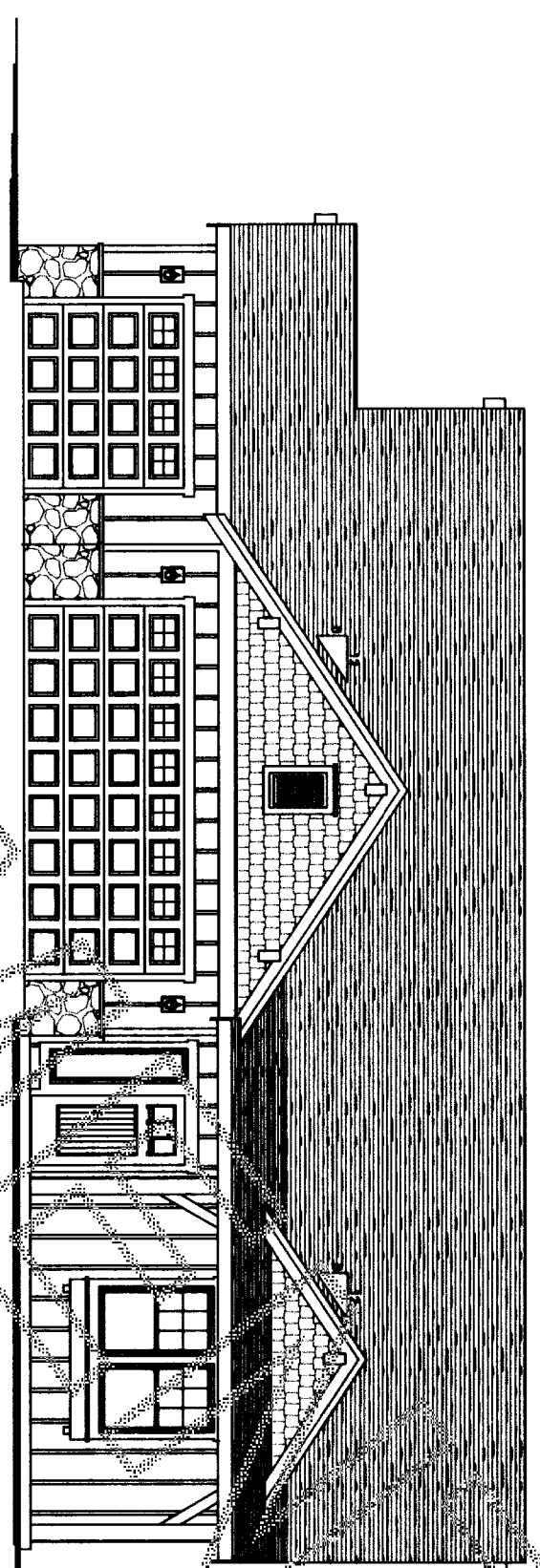
UNAPPROVED



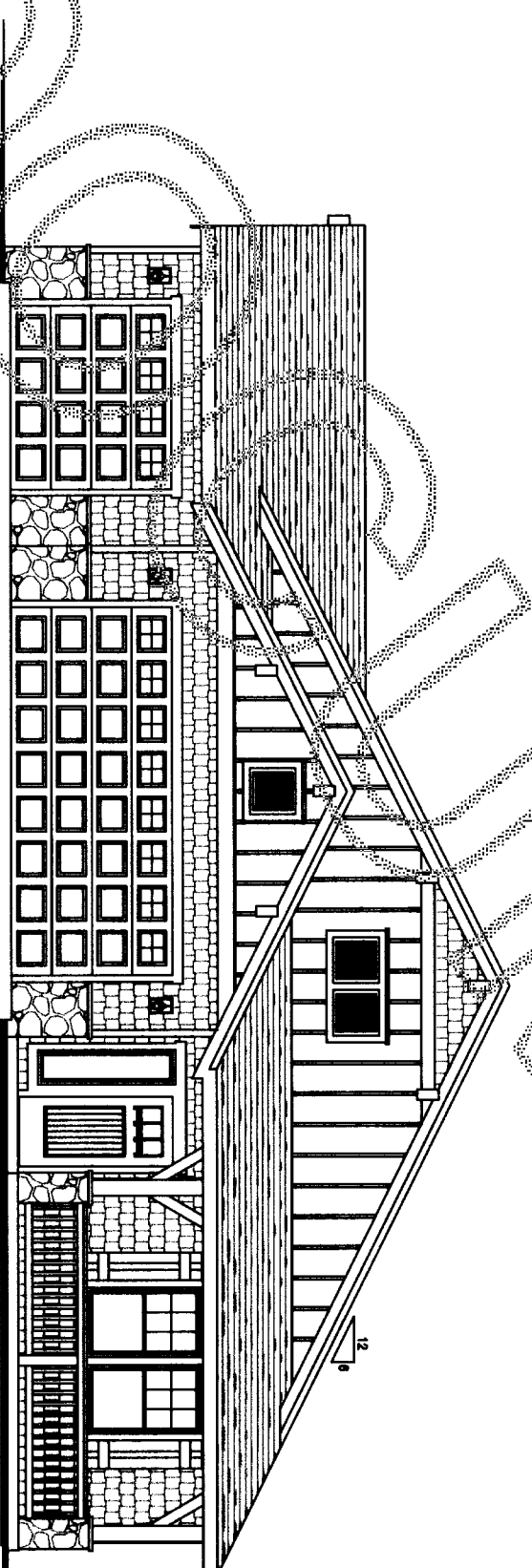
ORCAS - ALPINE 1
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 3-CAR GARAGE ONLY)



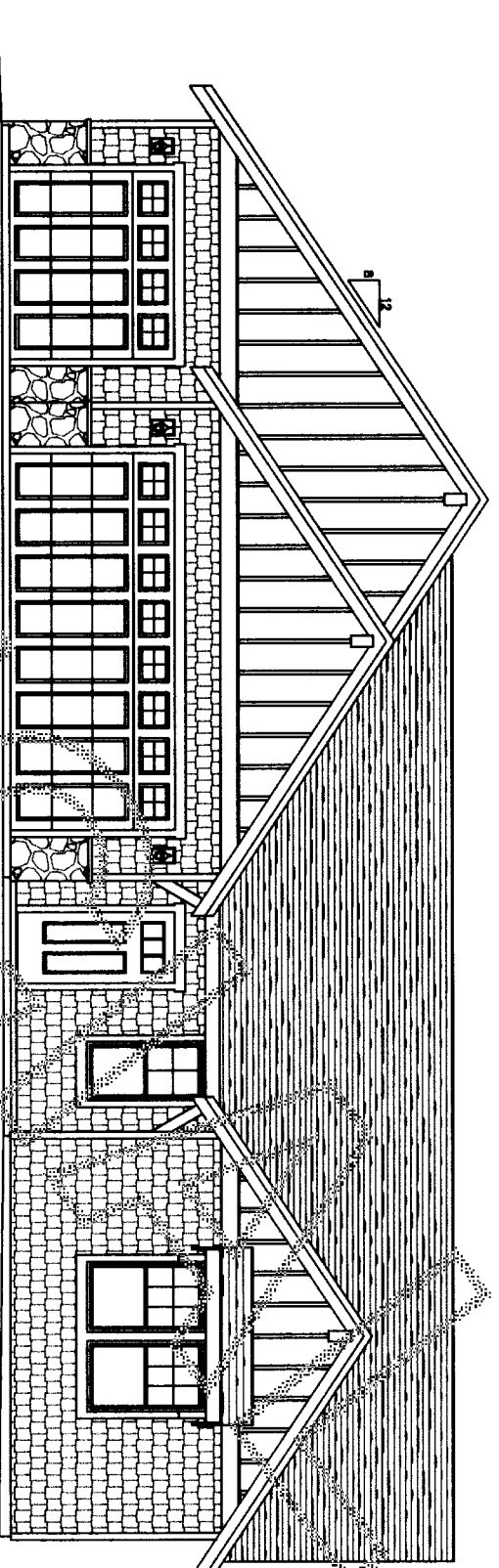
ORCAS - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 3-CAR GARAGE ONLY)



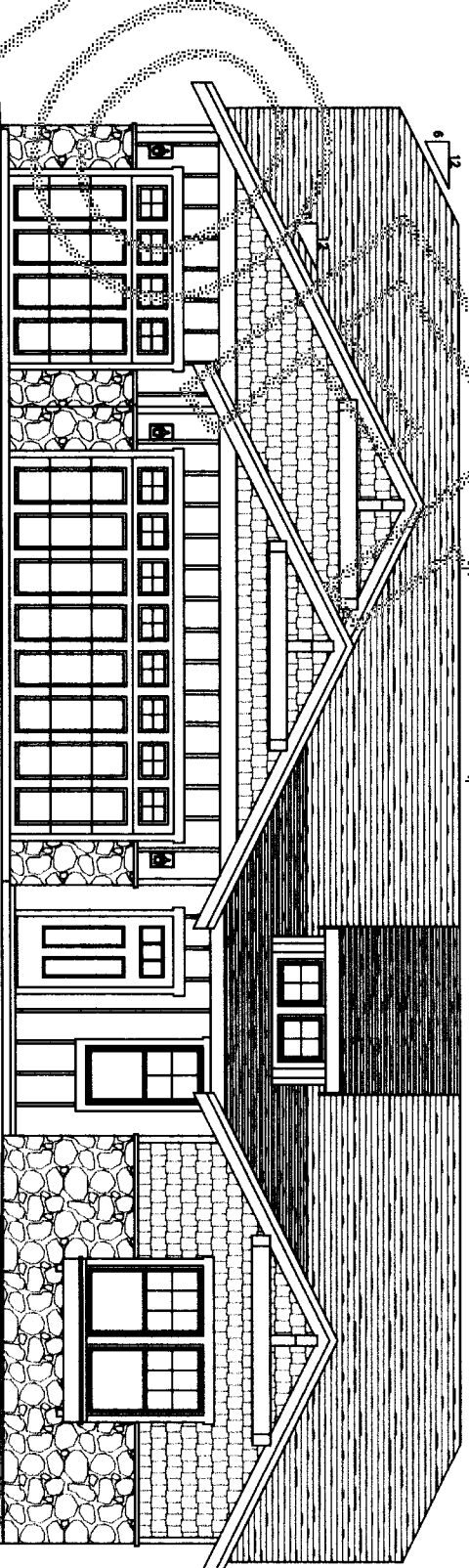
CAP SANTE II - ALPINE 1
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 3-CAR GARAGE ONLY)



CAP SANTE II - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 3-CAR GARAGE ONLY)



CAVANAUGH - ALPINE 1
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 3-CAR GARAGE ONLY)



CAVANAUGH - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 3-CAR GARAGE ONLY)

SHEET 2 of 9
TWIN BROOKS

DATE: 03/03/2015
LU-05-024

LANDED GENTRY

HOUSES AND COMMUNITIES
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

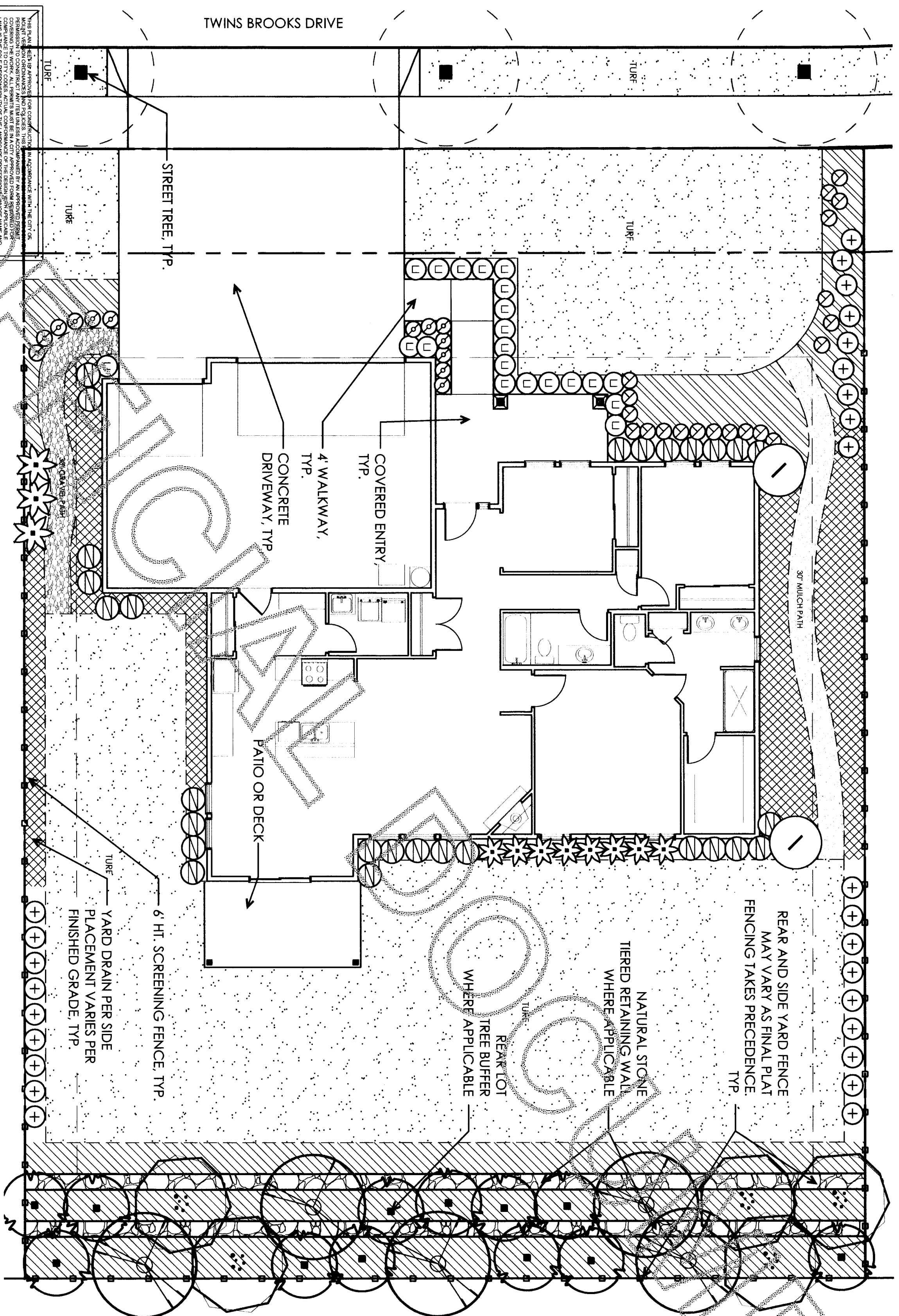
TYPICAL MODEL ELEVATIONS FOR TWIN BROOKS

UNAPPROVED

PLANTING LEGEND

GENERAL NOTE: THE FINAL PLANT COMBINATIONS OF THE LIST BELOW MAY VARY WITH EACH HOME. A MINIMUM PLANT COUNT PER CITY CODE SHALL BE MAINTAINED.

TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT
		EXISTING STREET TREE			
		TREES PER HOMEOWNER LOT			
		ACER - MAPLE	7' HT		
		ACER PALMATICUM - JAPANESE MAPLE	7' HT		
		AMELANCHIER - SERVICEBERRY	7' HT. MULTI STEM		
		ABIES - FIR	7' HT		
		CHAMAECYPARIS OBTUSA - HINOKI CYPRESS	7' HT		
		THUJA PLICATA - HOGAN CEDAR	7' HT		
		FAGUS - BEECH	2" CAL		
		PARROTTIA PERSICA - PERSIAN PARROTTIA	2" CAL		
		MANGNOLIA - MAGNOLIA	2" CAL		
		ABROBRYTE - THUJA OCCIDENTALIS SP.	2" CAL		



THIS PLAN IS NOT BE APPROVED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF MOUNT VERNON ORDINANCES AND CODES. THE CITY ENGINEER'S REVIEW OF THIS PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOUNT VERNON AND ANY OTHER AGENCIES THAT MAY BE APPLICABLE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOUNT VERNON AND ANY OTHER AGENCIES THAT MAY BE APPLICABLE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOUNT VERNON AND ANY OTHER AGENCIES THAT MAY BE APPLICABLE.

Twin Brooks - Phase II
 Mount Vernon, WA 98273

LANDED GENTRY
 HOMES AND COMMUNITIES

SYMBOL	DESCRIPTION
	SHRUBS PER HOMEOWNER LOT
	LOW HEDGE PLANT MATERIAL
	HAMAAMELIS - WITTHAZEL - BAR
	HYDRANGEA - HYDRANGEA - 2 GAL
	CAMELLIA - CAMELLIA - 2 GAL
	NANIWA - HEAVENLY BAMBOO - 2 GAL
	RAPHIDOLEPIS - RHAPHIDOLEPIS - 2 GAL
	RHODODENDRON - RHODODENDRON - 2 GAL
	ESCHALLONIA - ESCALLONIA - 2 GAL
	VIBURNUM - VIBURNUM - 2 GAL
	TAXUS - JAPANESE YEW - 2 GAL
	KALMIA LATIFOLIA - MOUNTAIN LAUREL - 2 GAL
	PHORADENDRON - NEW ZEALAND FLAX - 2 GAL
	DRYOPTERIS - FERN - 2 GAL
	HELIOPSIS - CHRISTMAS ROSE - 2 GAL
	POLYXYLONUM - FERN - 2 GAL
	ERIGERONUM - SHEPHERD'S HAT - 2 GAL
	ASTILBE - ASTILBE - 2 GAL
	NANIWA - HEAVENLY BAMBOO - 2 GAL
	NASSELLA TENUISSIMA - MEXICAN FEATHER GRASS - 2 GAL
	PERIS JAPONICA - LILY OF THE VALLEY - 2 GAL
	LAVANDULA - 2 GAL
	CAREX - SEDGE - 2 GAL
	GERANIUM - MEADOW CRANESBILL - 2 GAL
	MISCANTHUS SINENSIS - VAREGATUS - 2 GAL
	ACANTHUS - BEARS BREECH - 1 GAL @ 36" O.C.
	ECHINACEA - PURPLE CONEFLOWER - 1 GAL @ 36" O.C.
	PAPAYER - POPPY - 1 GAL @ 36" O.C.
	ROMNEYA - POPPY - 1 GAL @ 36" O.C.
	RUDBECKIA HIRTA - BLACK-HEADED SUSAN - 1 GAL @ 36" O.C.

NOTES:
 1. BUILDER TO SELECT PAVES COLOR AND FINISH - DEPENDENT UPON AVAILABILITY.
 2. PAVES AND PAVERS W GREEN JOINTS MAY BECOME AN UNEVEN SURFACE OVER TIME. PLEASE NOTE THIS AT THE TIME OF THE FIRST SELECTIONS MEETING.
 3. STAIRS OR RETAINING WALLS MAY BE REQUIRED WITHIN THE LANDSCAPE DEPENDENT UPON SITE CONDITIONS.
 4. FENCE TERMINATION IS DETERMINED BY FRONTYARD SETBACK PER CITY OF MOUNT VERNON PLANT MATERIAL MAY CHANGE - SPECIES AND/OR VARIETIES MAY VARY DEPENDENT UPON AVAILABILITY.
 5. PLANTING LAYOUT MAY VARY DEPENDENT UPON LOT CONFIGURATION, UTILITIES & TOPOGRAPHY.
 7. SEE SHEET 1.10 FOR CONSTRUCTION DETAILS AND PLANTING INSTRUCTIONS

