

**DESCRIPTION**

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 42-83, APPROVED MARCH 14, 1984, AND RECORDED MARCH 19, 1984, UNDER AUDITOR'S FILE NO. 8403190045, IN VOLUME 6 OF SHORT PLATS, PAGE 127, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT PW CREEK, INC., A WASHINGTON STATE CORPORATION; SKAGIT BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK; DAVID MORELAND AND EILEEN SMITH MORELAND, HUSBAND AND WIFE 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 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 M IS ALSO DEDICATED TO THE USE OF THE PUBLIC FOREVER.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS DAY OF September, 2015.

PW CREEK, INC., A WASHINGTON STATE CORPORATION

BRIAN D. GENTRY, PRESIDENT

KENDRA DECKER, VICE PRESIDENT

SKAGIT BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK

Signature: Lisa Cassidy

Lisa Cassidy, Vice President

DAVID MORELAND AND EILEEN SMITH MORELAND, HUSBAND AND WIFE

Signature: Eileen Smith

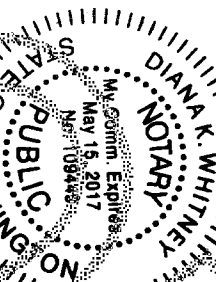
EILEEN SMITH MORELAND, WIFE

**ACKNOWLEDGEMENT**

STATE OF Washington  
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF September, 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 SHE (SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT SHE (SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

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



Signature: Diana K. Whittage  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Bow  
MY COMMISSION EXPIRES: 15th MAY 2017

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF TWIN BROOKS, PHASE 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

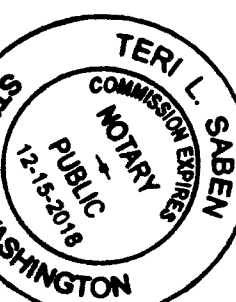
DATE: 10-2-15  
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, PLLC  
2128 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE (360) 424-9566

**ACKNOWLEDGEMENT**

STATE OF WA  
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF September, 2015, PERSONALLY APPEARED Lisa Cassidy, VP (PRINT NAME, TITLE) 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 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 WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.



Signature: Teri L. Saben  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Skagit Co.  
MY COMMISSION EXPIRES: 12/15/16

**ACKNOWLEDGEMENT**

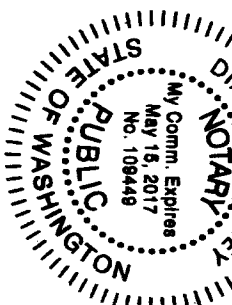
STATE OF Washington  
COUNTY OF Skagit

ON THIS DAY PERSONALLY APPEARED BEFORE ME DAVID MORELAND, HUSBAND OF EILEEN SMITH MORELAND, KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

Signature: Diana K. Whittage

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Bow  
MY COMMISSION EXPIRES: 15th MAY 2017



**ACKNOWLEDGEMENT**

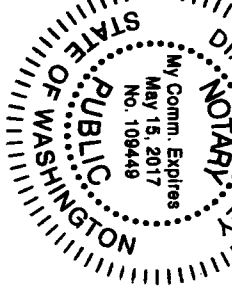
STATE OF Washington  
COUNTY OF Skagit

ON THIS DAY PERSONALLY APPEARED BEFORE ME EILEEN SMITH MORELAND, WIFE OF DAVID MORELAND, KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

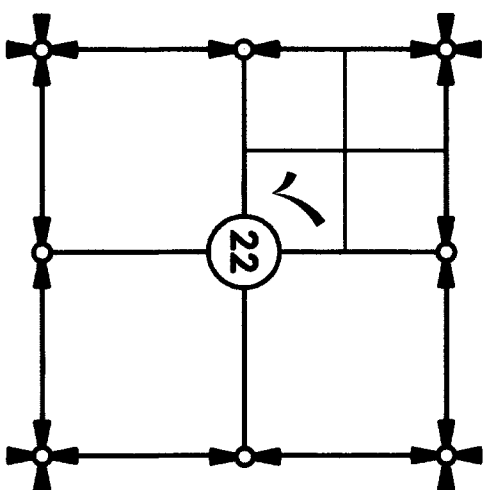
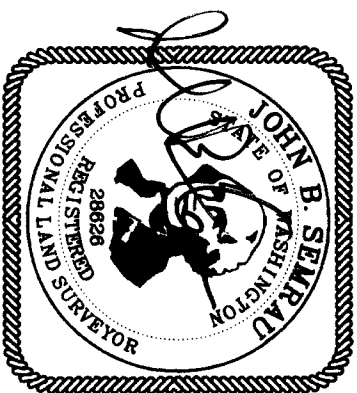
Signature: Diana K. Whittage

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Bow  
MY COMMISSION EXPIRES: 15th MAY 2017



DATE: 10-2-15



**AUDITOR'S CERTIFICATE**

Skagit County Auditor  
10/12/2015 Page 1 of 6 2:42PM

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

Signature: S. Torgquist  
SKAGIT COUNTY AUDITOR

Signature: Judy Powell  
DEPUTY

**RESTRICTIVE COVENANTS**

THE TWIN BROOKS RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBER 201512120045 RECORDS OF SKAGIT COUNTY, WASHINGTON.

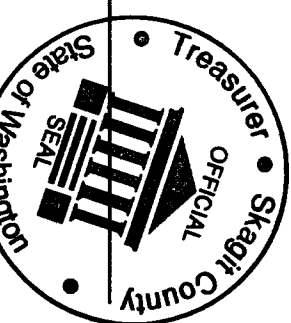
**TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2014.

THIS 2nd DAY OF October, 2016

Signature: Robert O. Gentry  
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 12th DAY OF October, 2015.

Signature: Alice A. Vela  
CITY FINANCE DIRECTOR

**APPROVALS**

EXAMINED AND APPROVED THIS 12th DAY OF OCTOBER 2015

Signature: [Signature]  
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 12th DAY OF October, 2015.

Signature: [Signature]  
MAYOR

Signature: [Signature]  
ATTEST: CLERK

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 12th DAY OF OCTOBER, 2015.

Signature: [Signature]  
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SHEET 1 OF 6

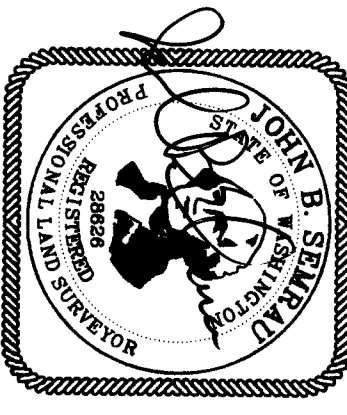
PLAT OF TWIN BROOKS, PHASE 1 LU-06-087

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

SCALE: 1" = 50'  
JOB NO. 4647

**NOTES:**

1. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE ISSUED BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 148497-0, JANUARY 14, 2014, UPDATED JUNE 12, 2015.
2. MERIDIAN: ASSUMED.
3. BASIS OF BEARINGS IS FROM MONUMENTS FOUND ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., W.M., BEARING = SOUTH 88°23'52" EAST.
4. INSTRUMENTATION: LEICA TOPR 1201+ R1000 THEODOLITE DISTANCE METER, LEICA TOA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 OPTICAL LEVEL.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
7. THE PROPERTY HEREIN DEDICATED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S NUMBERS.
8. OWNER/DEVELOPER: PW CREEK, INC., C/O LANDED GENTRY  
504 E FAIRHAVEN AVENUE  
BURLINGTON, WA 98233  
TEL: (360) 755-9021  
FAX: (360) 755-9029
9. ZONING: R-1, 4.0
10. UTILITY SOURCES:  
TELEPHONE - FRONTIER COMMUNICATIONS  
POWER - PUELT SOUND ENERGY  
TELEVISION - COMCAST  
STORM - CITY OF MOUNT VERNON  
SEWER - CITY OF MOUNT VERNON  
GARBEAGE COLLECTION - CITY OF MOUNT VERNON  
WATER - PUBLIC UTILITIES DISTRICT NO. 1  
GAS - CASCADE NATURAL GAS



DATE: 10-2-15

**NATIVE GROWTH PROTECTION AREA**

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 NGA EASEMENT ESTABLISHES AND CREATES AN OBLIGATION TO MAINTAIN AND PROTECT THE NGA TRACT(S) AND LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THIS AREA EXCEPT FOR THE REMOVAL OF DISEASED OR DYING VEGETATION AND/OR APPROVED BY THE CITY. ANY WORK IN THE NGA, 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 FATHER SHALL BE BORN BY THE PROPERTY OWNER, WHICH ALSO INCLUDES THE HOMEOWNER'S ASSOCIATIONS IF THEY ARE THE OWNER OF SAID NGA PROPERTY.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED AN IRREVOCABLE EASEMENT OVER, ALONG AND ACROSS THE AREA DESIGNATED AS A NGA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE NGA FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NGA 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 NGA ARE MET IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

**EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITIES DISTRICT NO. 1 OF SKAGIT COUNTY, PUELT 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, OR DISTANCE/LOCATION AS OTHERWISE NOTED ON SHEET 3, OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, OR DISTANCE/LOCATION AS OTHERWISE NOTED ON SHEET 3, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITTINGS AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROMOVING 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 HEREBY GRANTED.

**PRIVATE DRAINAGE EASEMENT & MAINTENANCE RESPONSIBILITY**

AN EASEMENT FOR THE PURPOSE OF CONVERTING 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 AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREQUENCIES AND THRESHOLD PER THE ATTACHED FACILITY MAINTENANCE STANDARDS AS SPECIFIED.

**STORMWATER DETENTION TRACT M**

STORMWATER DETENTION TRACT "M" 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 "M" SHALL BE INSPECTED ONCE PER YEAR FOR DEFECTS OUTLINED IN TABLE V OF DOE'S 2005 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, CHAPTER 4.6, TABLE 4.6, NO. 1 - DETENTION PONDS AND NO. 2 - WET PONDS. MAINTENANCE ACTIVITIES SHALL BE PERFORMED TO CORRECT DEFECTS AS OUTLINED IN TABLE 4.5. STORMWATER FACILITY INCLUDES DETENTION/WET POND AREA, OUTLET STRUCTURE AND PIPING, AND EMERGENCY OVERFLOW PLYTH. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE DEVELOPER AND/OR TWIN BROOKS COMMUNITY ASSOCIATION UNTIL SUCH TIME AS THE CITY OF MOUNT VERNON ACCEPTS MAINTENANCE RESPONSIBILITIES ONCE FINAL INSPECTION HAS BEEN SUCCESSFULLY PERFORMED AND WRITTEN NOTICE IS PROVIDED TO DEVELOPER.

**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 THE ROADS. PARKING SHALL NOT BE ALLOWED ON THE FOLLOWING STREET SEGMENTS: 1) THE ENTIRE EAST SIDE OF TWIN BROOKS DRIVE; 2) THE WEST SIDE OF TWIN BROOKS DRIVE FROM DIVISION ST. TO LOT 87. THE NO PARKING AREAS DESCRIBED HEREIN SHALL REMAIN IN PERPETUITY UNLESS THE CITY'S PUBLIC WORKS DIRECTOR REMOVES OR RELOCATES THESE AREAS USING HIS/HER AUTHORITY PROVIDED IN WAC 10.20.190 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.

**DESIGN STANDARDS NOTE**

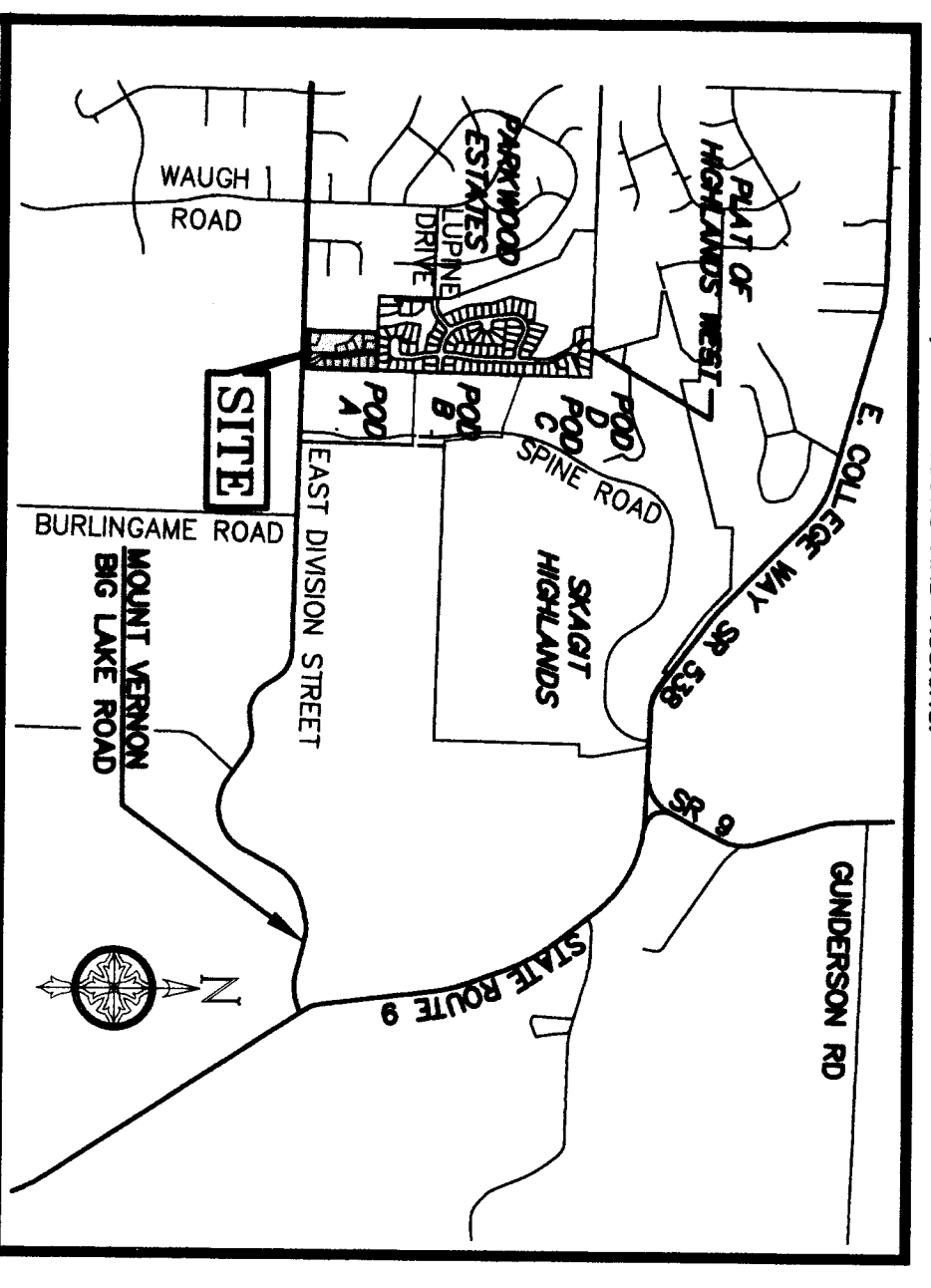
THE HOMES CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE CITY'S DESIGN REVIEW STANDARDS WHICH ARE COPIED WITHIN MOUNT VERNON MUNICIPAL CODE CHAPTER 17.70. THESE DESIGN REVIEW STANDARDS REQUIRE A NUMBER OF AMENITIES BE INCLUDED AS PART OF THE LOTS CREATED WITHIN THIS PLAT AND THAT THE HOMES THAT 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 BACK OF SIDEWALK OR SIDEWALK EASEMENT. 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 85, 86, AND A PORTION OF LOT 84 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.

**SIDEWALK EASEMENT**

A SIDEWALK EASEMENT IS HEREBY GRANTED OVER THE FRONT 5' OF ALL LOTS AND TRACTS ABUTTING TWIN BROOKS DRIVE. ALL MEMBERS 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 DISTURB THE LATERAL AND SUBJACENT SUPPORT OF THE SIDEWALKS OR UNDERTAKE FORM OF CONSTRUCTION OR OTHER ACTIVITY THAT MAY DISTURB OR DAMAGE THE SIDEWALKS, OR PLANT TREES, SHRUBS, OR VEGETATION HAVING DEEP ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF SIDEWALK. THE EASEMENT AND COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTEE AND ANY HEIRS, SUCCESSORS AND ASSIGNS.

28154120064  
\$184.00  
Skagit County Auditor  
10/12/2015 Page 6 of 6 2:42PM



**VICINITY MAP**  
(NOT TO SCALE)

SHEET 2 OF 6

PLAT OF TWIN BROOKS, PHASE 1 LU-06-087

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

FB.	Pg.	SEBRATU ENGINEERING & SURVEYING	SCALE: 1" = 50'
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 4647
		MOUNT VERNON, WA 98273 360-424-9586	

TRACT "M" SHALL BE RESERVED FOR STORM WATER DETENTION PURPOSES AND SHALL BE DEDICATED TO THE CITY OF MOUNT VERNON. THE LANDSCAPED AREAS, INCLUDING FENCES, WITHIN SAID TRACT AND THE LOOK-N-LOAD RETAINING WALL, SHALL BE MAINTAINED BY THE TWIN BROOKS COMMUNITY ASSOCIATION ALONG WITH THE COSTS ASSOCIATED THEREWITH.

TRACT "N" CONTAINS CRITICAL AREAS AND THEIR ASSOCIATED BUFFERS. SAID TRACT SHALL BE RESERVED AS A NATIVE GROWTH PROTECTION AREA (NGPA) AND SHALL BE MANAGED PER NGPA STANDARDS. SAID TRACT SHALL BE OWNED AND MAINTAINED BY THE TWIN BROOKS COMMUNITY ASSOCIATION. THE CITY OF MOUNT VERNON MAY ENTER SAID TRACT FOR INSPECTION PURPOSES AT ITS OWN DISCRETION.

TRACT "O" SHALL BE RESERVED FOR THE TWIN BROOKS 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 THERETO, SUBJECT TO DESIGN STANDARDS.

TRACT "P" IS A FUTURE DEVELOPMENT PHASE, THAT REQUIRES SUBDIVISION APPROVAL AND CONSTRUCTION OF ACCESS, STORM, SANITARY WATER AND UTILITIES BEFORE THIS TRACT CAN BE CONVERTED TO A BUILDING LOT, BEFORE PRELIMINARY PLAT FINISHES.

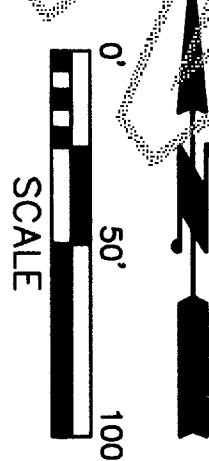
TRACT "R" SHALL BE RESERVED FOR THE TWIN BROOKS COMMUNITY ASSOCIATION FOR LANDSCAPING, UTILITIES, AND MAINTENANCE OF RETAINING WALL.

**IMPACT FEE NOTICE**

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

**LOT AREA AND ADDRESS INFORMATION**

LOT NO.	AREA (SQ. FT.)	ADDRESS
77	7,560	122 TWIN BROOKS DRIVE
78	7,560	152 TWIN BROOKS DRIVE
79	7,560	182 TWIN BROOKS DRIVE
80	7,560	202 TWIN BROOKS DRIVE
81	7,560	230 TWIN BROOKS DRIVE
82	7,560	258 TWIN BROOKS DRIVE
83	7,504	227 TWIN BROOKS DRIVE
84	7,504	225 TWIN BROOKS DRIVE
85	7,504	185 TWIN BROOKS DRIVE
86	7,504	165 TWIN BROOKS DRIVE
87	7,506	137 TWIN BROOKS DRIVE
TRACT M	21,956	
TRACT N	58,489	
TRACT O	16,705	
TRACT P	7,882	
TRACT R	5,291	106 TWIN BROOKS DRIVE
ROW	24,604	
TOTAL	217,798	

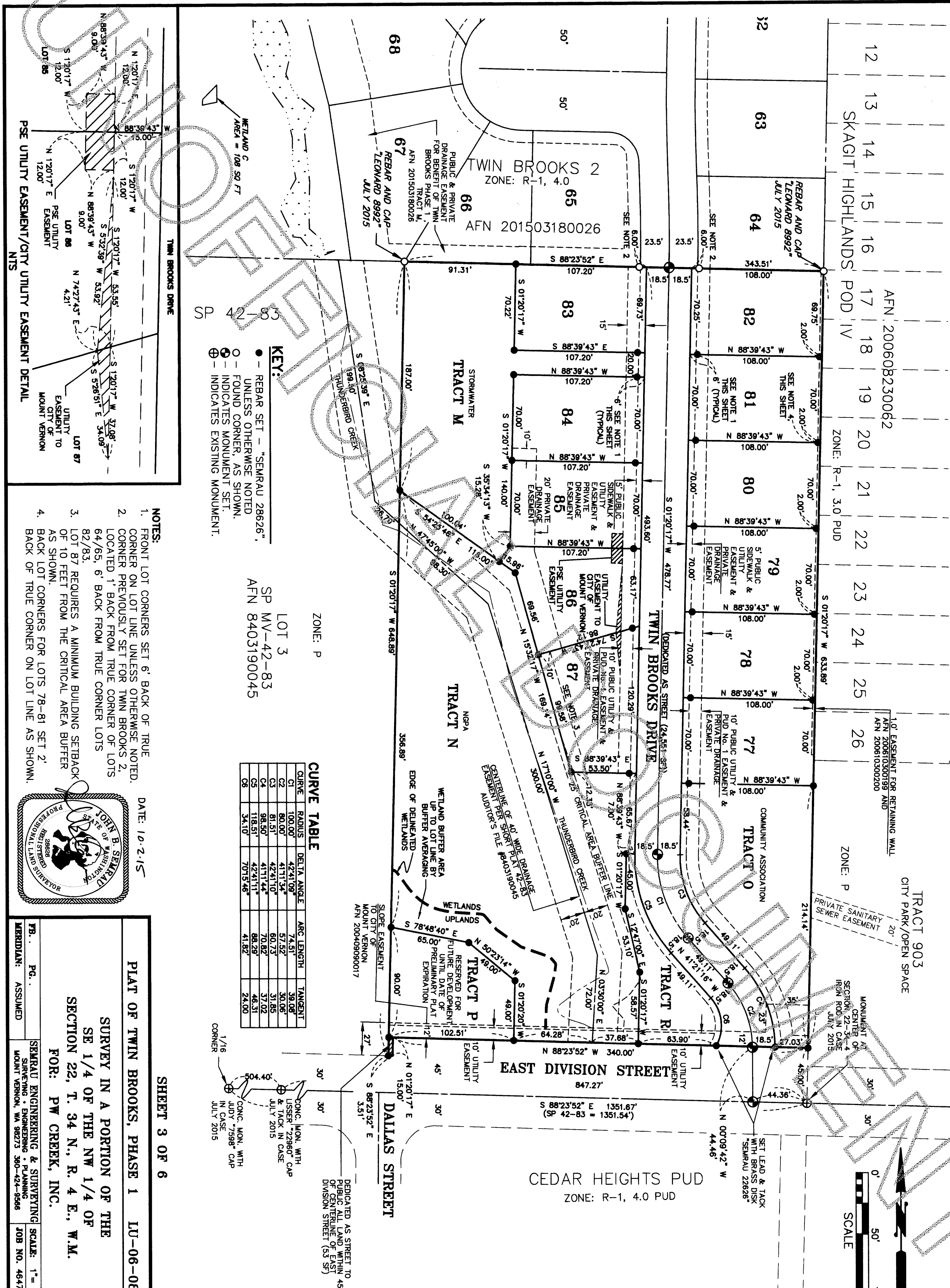


AFN: 200608230062  
 SKAGIT HIGHLANDS POD 'IV'  
 ZONE: R-1, 3.0 PUD

AFN: 200610300199 AND  
 AFN 200610300200  
 TRACT 903  
 CITY PARK / OPEN SPACE

MONUMENT CENTER OF  
 SECTION 22 - T. 34 N., R. 4 E., W.M.  
 IRON ROD IN CASE  
 JULY 2015

SET LEAD & TACK  
 WITH BRASS DISK  
 SEMRAU 22628°



**KEY:**  
 ● REBAR SET - "SEMRAU 28626°"  
 ○ UNLESS OTHERWISE NOTED  
 ○ FOUND CORNER, AS SHOWN.  
 ⊕ INDICATES MONUMENT SET.  
 ⊕ INDICATES EXISTING MONUMENT.

LOT 3  
 SP MV-42-83  
 AFN 8403190045  
 ZONE: P

**CURVE TABLE**

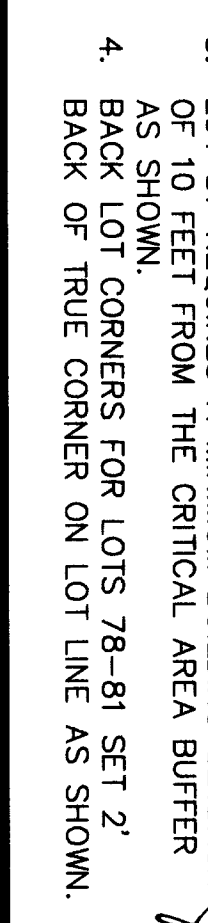
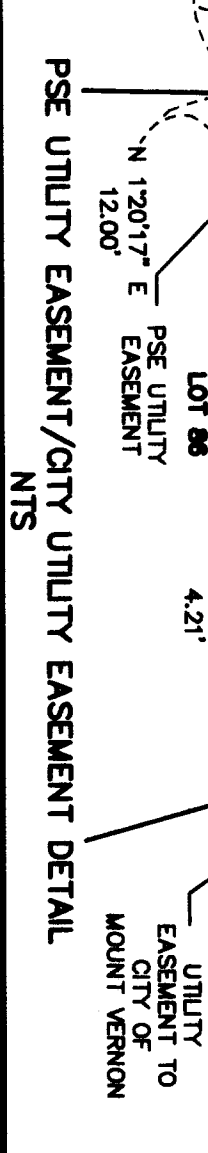
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C1	100.00'	42°41'09"	74.51'	39.06'
C2	80.00'	41°11'54"	57.52'	30.06'
C3	81.51'	42°41'10"	60.72'	31.85'
C4	98.50'	41°11'44"	70.82'	37.02'
C5	118.51'	42°41'11"	88.28'	46.31'
C6	34.10'	70°15'46"	41.82'	24.00'

- NOTES:**
- FRONT LOT CORNERS SET 6' BACK OF TRUE CORNER ON LOT LINE UNLESS OTHERWISE NOTED.
  - CORNER PREVIOUSLY SET FOR TWIN BROOKS 2, LOCATED 1' BACK FROM TRUE CORNER OF LOTS 64/65, 6' BACK FROM TRUE CORNER LOTS 82/83.
  - LOT 87 REQUIRES A MINIMUM BUILDING SETBACK OF 10 FEET FROM THE CRITICAL AREA BUFFER AS SHOWN.
  - BACK LOT CORNERS FOR LOTS 78-81 SET 2' BACK OF TRUE CORNER ON LOT LINE AS SHOWN.

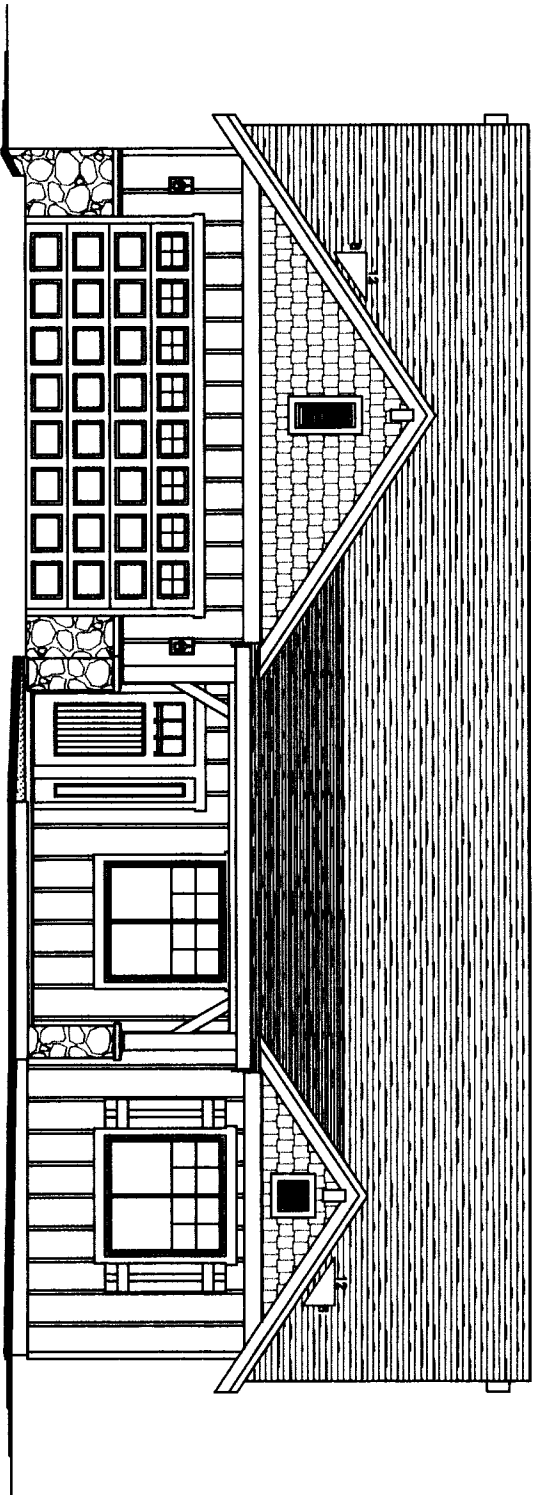
DATE: 10-2-15

PLAT OF TWIN BROOKS, PHASE 1 LU-06-087  
 SURVEY IN A PORTION OF THE  
 SE 1/4 OF THE NW 1/4 OF  
 SECTION 22, T. 34 N., R. 4 E., W.M.  
 FOR: PW CREEK, INC.

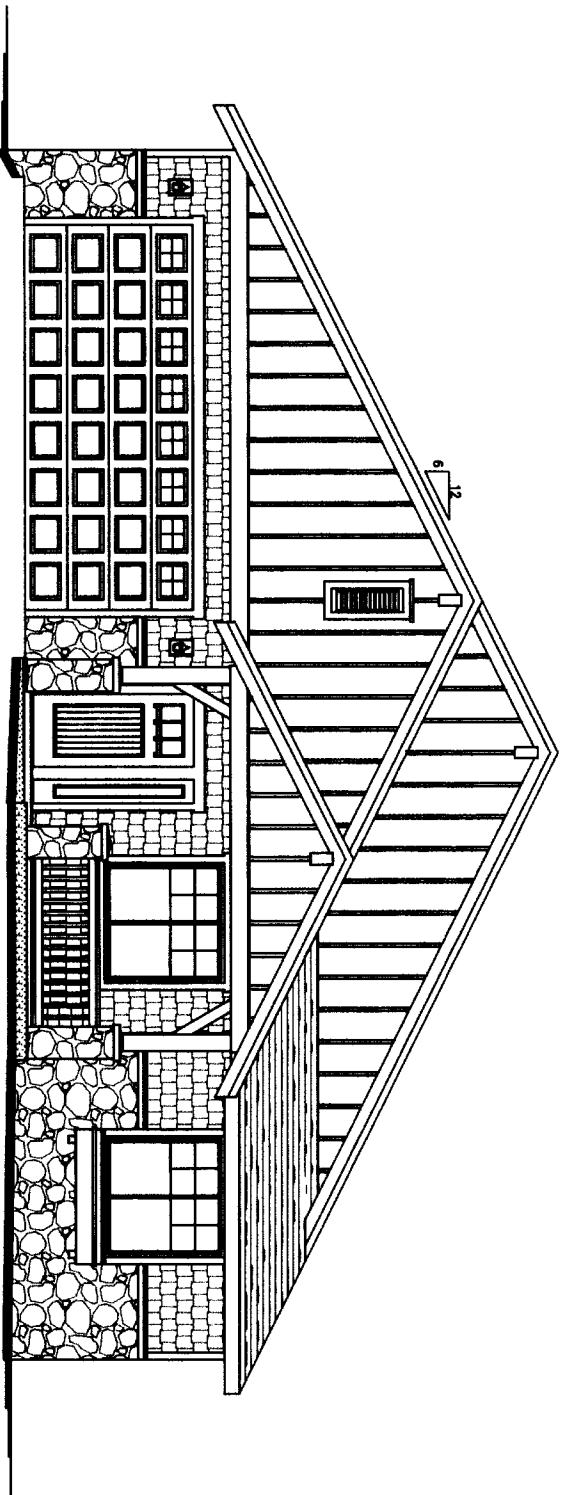
SHEET 3 OF 6



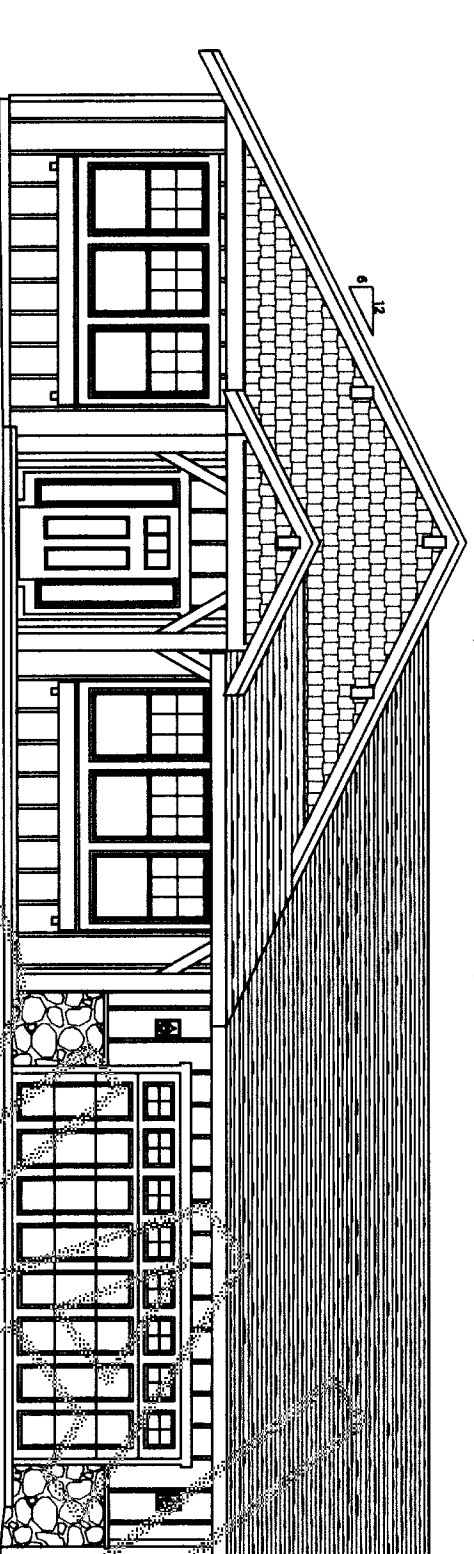
SEMRAU ENGINEERING & SURVEYING  
 SURVEYING & PLANNING  
 MOUNT VERNON, WA 98273 360-424-9566  
 SCALE: 1" = 50'  
 JOB NO. 4647



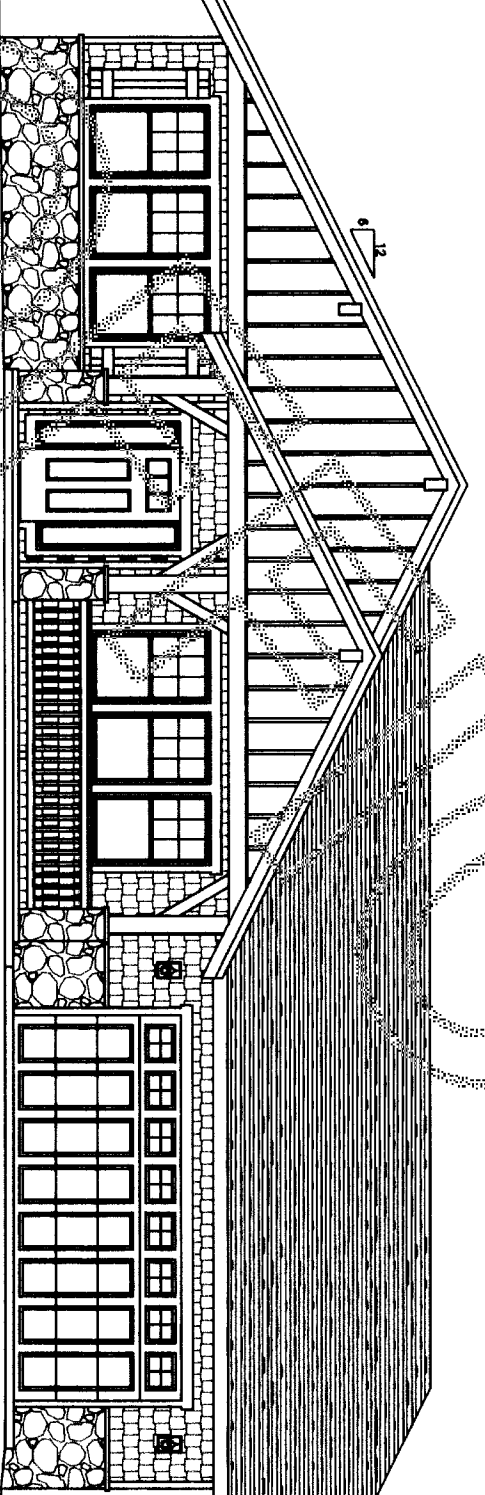
SINCLAIR - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



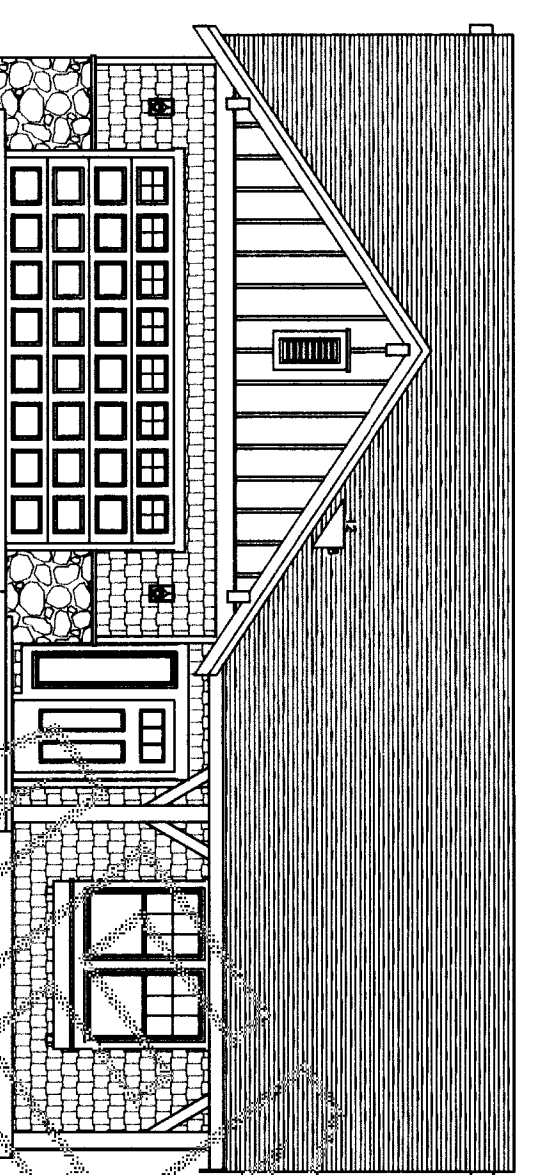
SINCLAIR - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



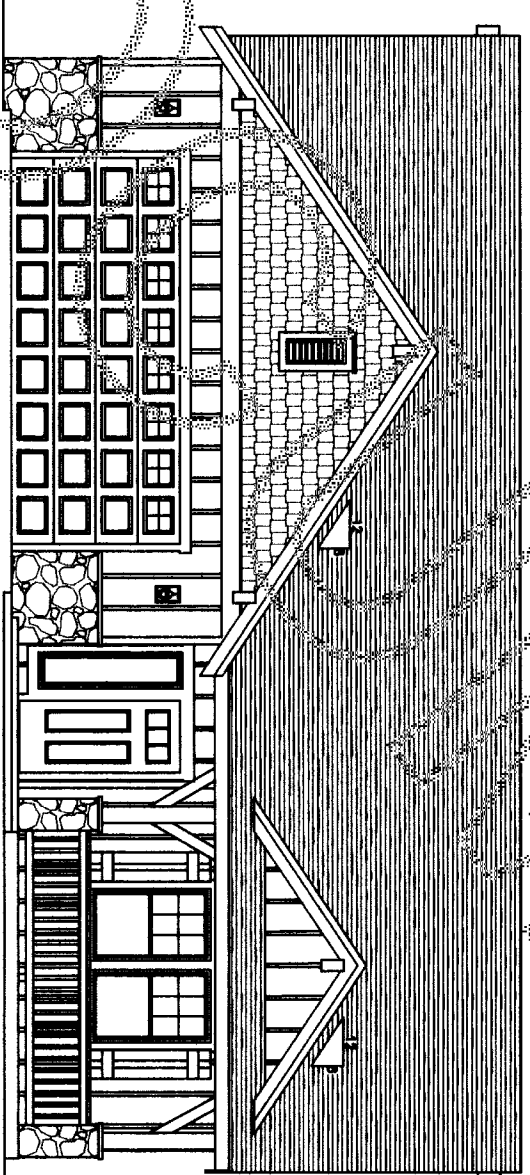
SIDNEY - ALPINE  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



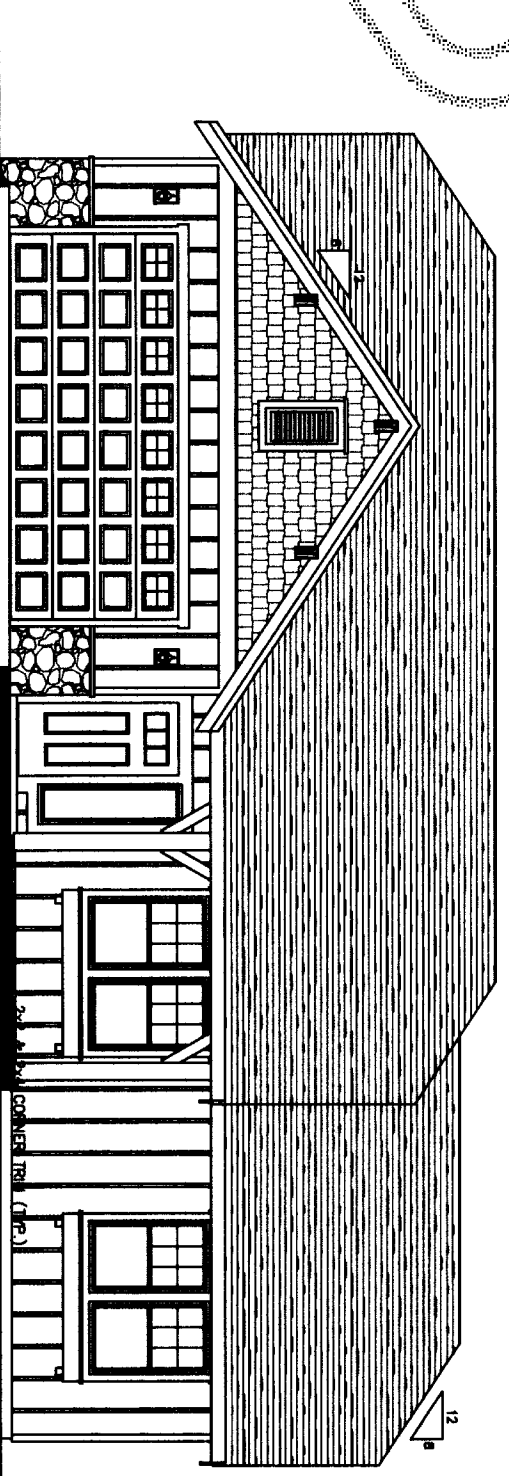
SIDNEY - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



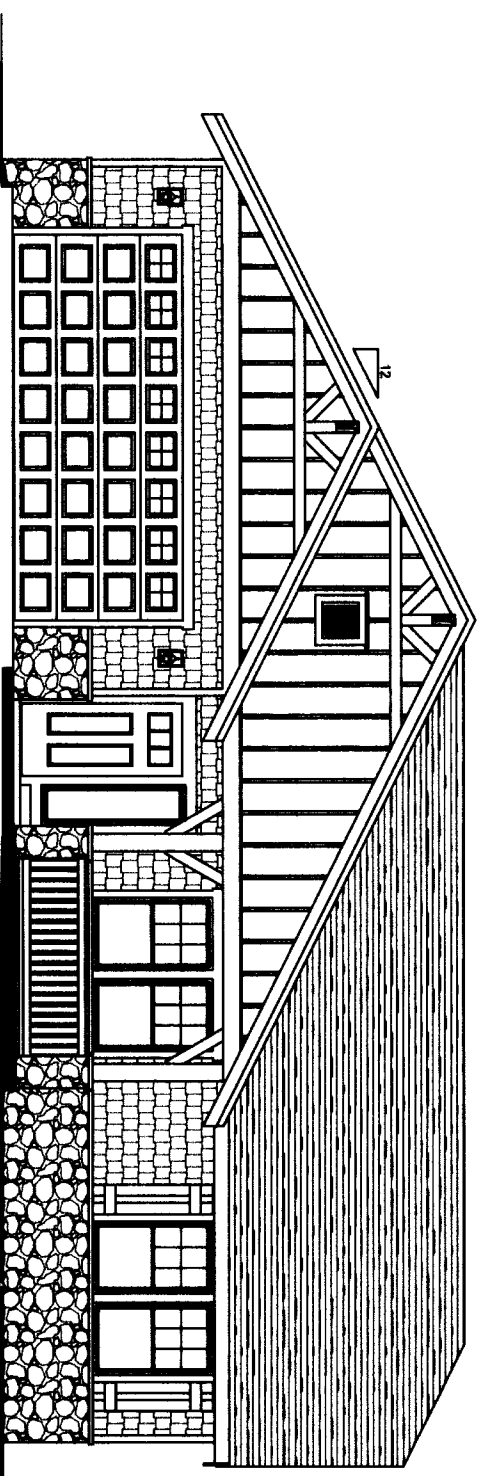
MAXWELTON - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



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)

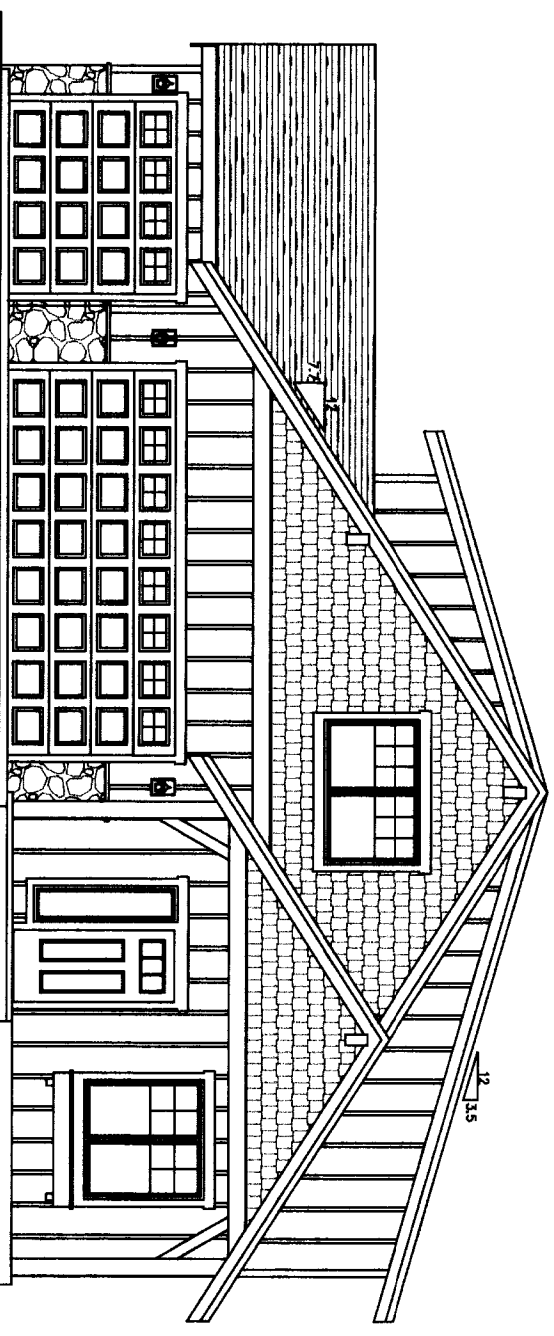


DECATUR - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)

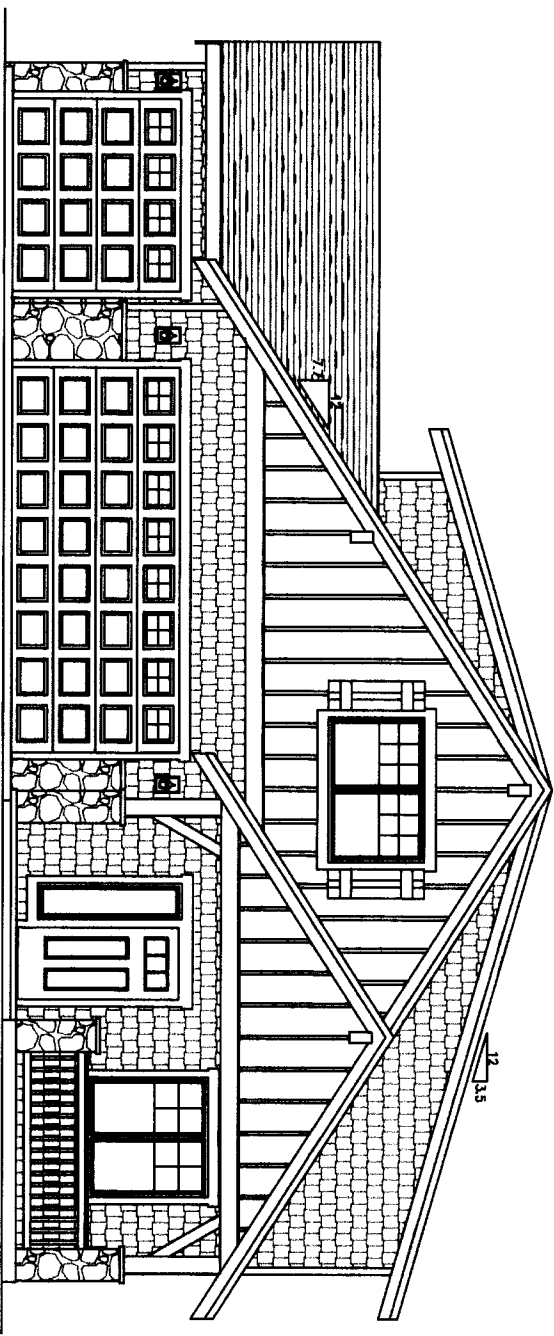
TWIN BROOKS 1  
SHEET 4 OF 6

DATE: 07/01/2015  
LU 06-087

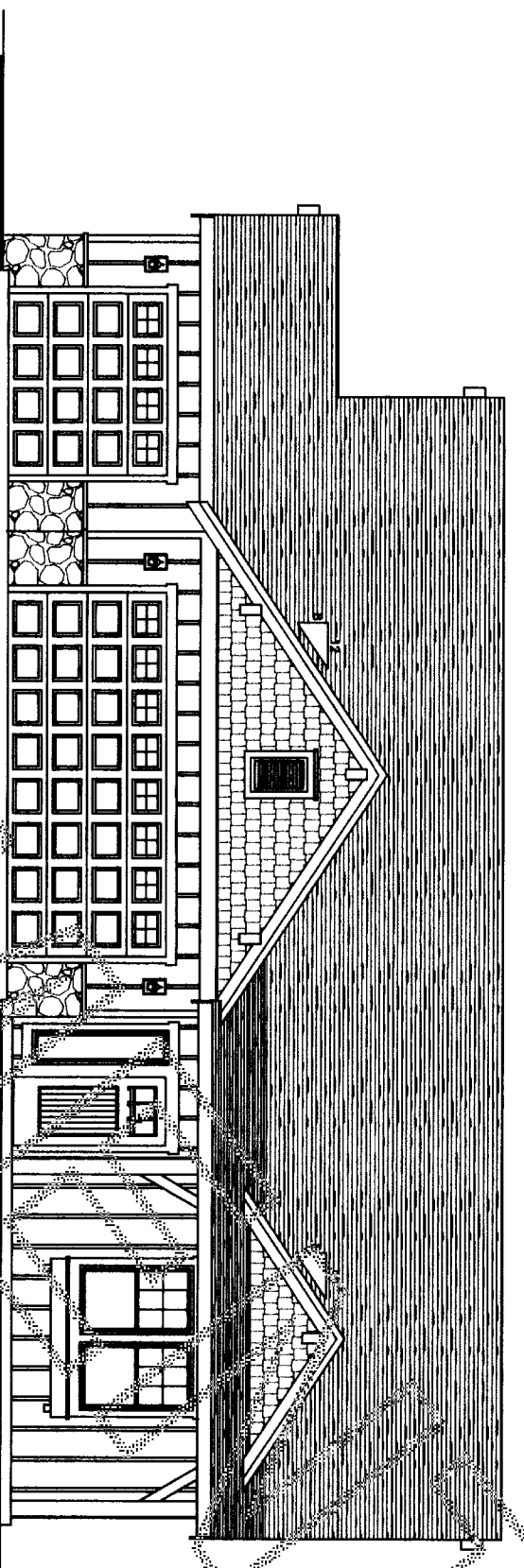
**LANDED GENTRY**  
HOMES AND COMMUNITIES  
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021  
TYPICAL MODEL ELEVATIONS FOR TWIN BROOKS 1



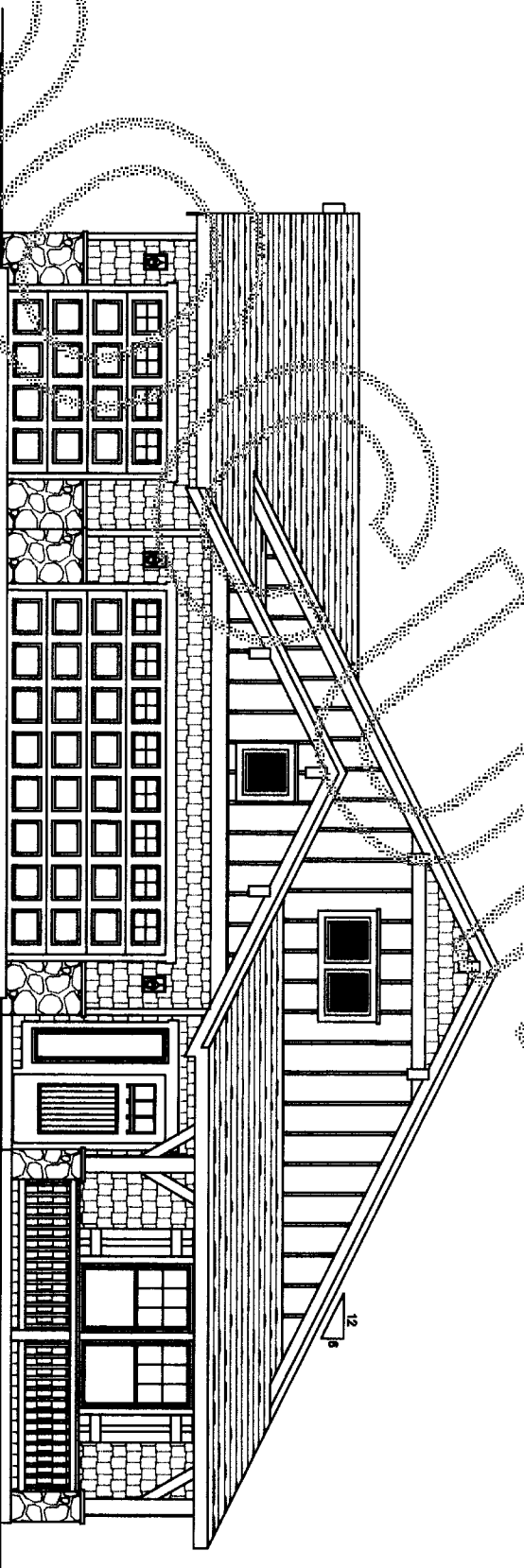
ORCAS - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 3-CAR GARAGE ONLY)



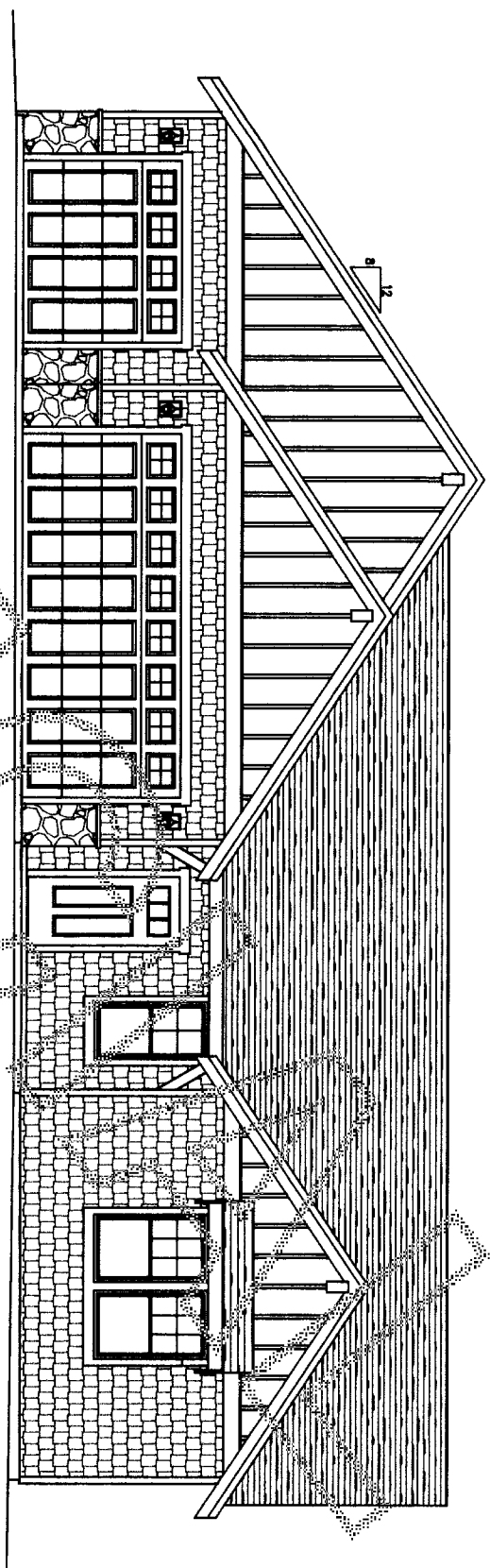
ORCAS - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 3-CAR GARAGE ONLY)



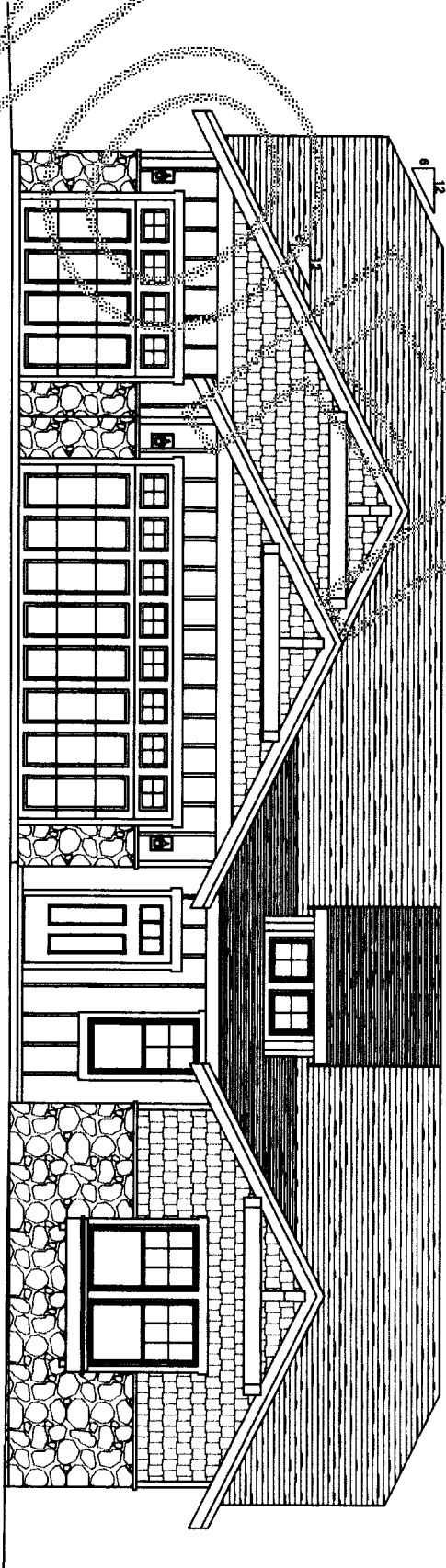
CAP SANTE II - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 3-CAR GARAGE ONLY)



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 5 OF 6  
TWIN BROOKS I  
DATE: 07/01/2015  
LU 06-087

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

