

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT PW CREEK, INC. A WASHINGTON STATE CORPORATION, AND SKAGIT BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK, OWNERS IN THE FEEL 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 3 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, THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON, STORMWATER TRACT J AND THE SANITARY SEWER MAIN IN TRACT S ARE ALSO DEDICATED TO THE USE OF THE PUBLIC FOREVER.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREBY SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREBY AFFIXED THIS DAY OF April, 2016.

PW CREEK, INC., A WASHINGTON STATE CORPORATION

BRIAN D. GENTRY, PRESIDENT

KENDRA DECKER, VICE PRESIDENT

SKAGIT BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK

*Lisa Cassidy*  
SIGNATURE

*Lisa Cassidy, Vice President*  
PRINT NAME AND TITLE

**ACKNOWLEDGEMENT**

STATE OF Washington  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 14 DAY OF APRIL, 2016, 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.

DIANA K WHITNEY  
NOTARY PUBLIC  
STATE OF WASHINGTON  
EXPIRES 5/15/2017

*Diana K. Whitney*  
NOTARY PUBLIC IN AND FOR THE STATE OF  
Washington  
RESIDING AT: 2001  
MY COMMISSION EXPIRES: 15 MAY 2017

**ACKNOWLEDGEMENT**

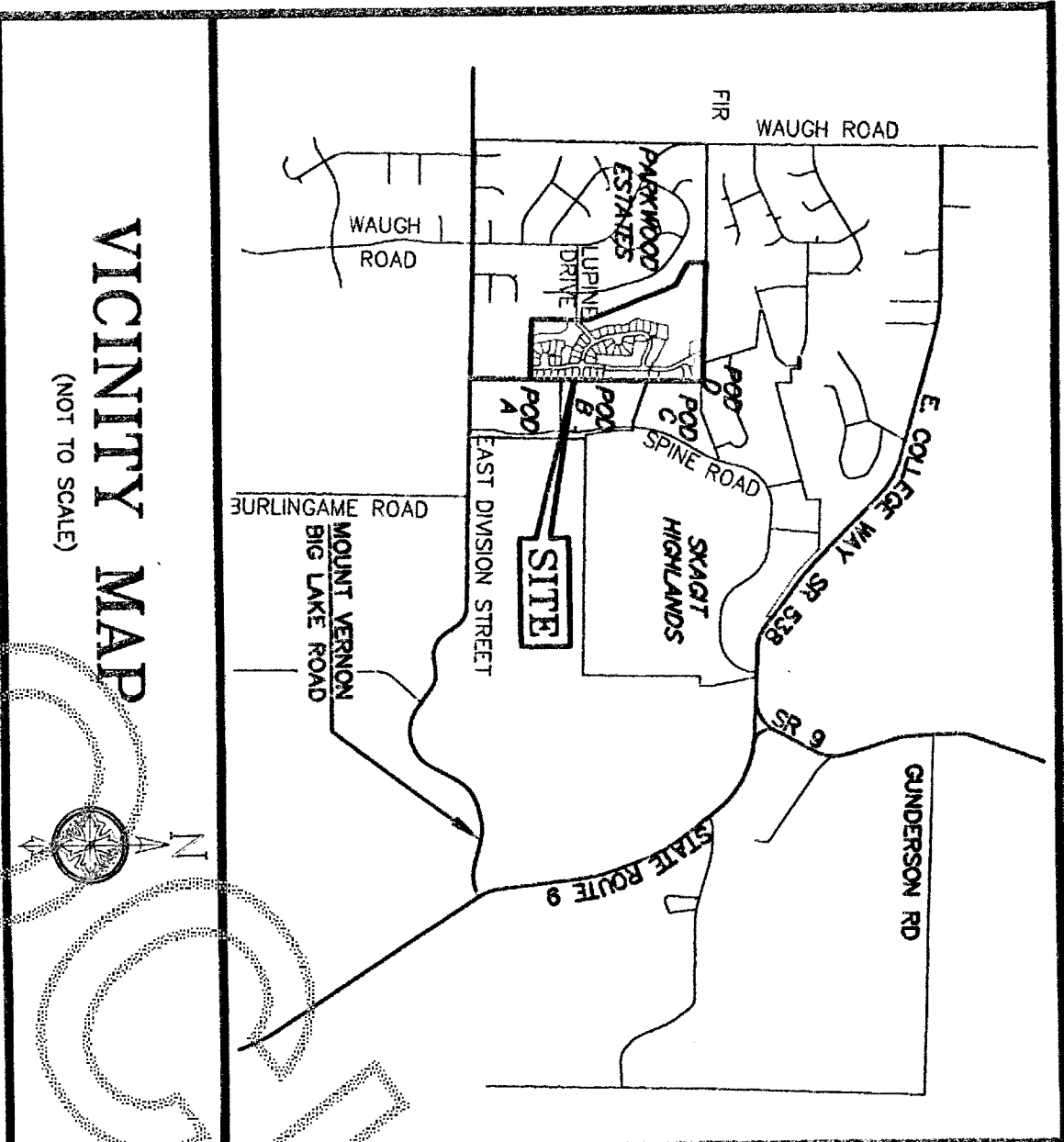
STATE OF Washington  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF APRIL, 2016, PERSONALLY APPEARED LISA CASSIDY 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.

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

*Steven G. Baughn*  
NOTARY PUBLIC IN AND FOR THE STATE OF  
Washington  
RESIDING AT: MT. VERNON WA  
MY COMMISSION EXPIRES: 01-29-2018



**AUDITOR'S CERTIFICATE**

201604150158 \$193.00  
Skagit County Auditor  
4/15/2016 Page 1 of 8 4:02PM

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

SKAGIT COUNTY AUDITOR

**RESTRICTIVE COVENANTS**

THE TWIN BROOKS PHASE 3 RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBER 201604150158, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A DEBT UPON THE LANDS HEREBY DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2016.

THIS IS ON DAY OF April, 2016.

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 IS ON DAY OF April, 2016.

CITY FINANCE DIRECTOR

**APPROVALS**

EXAMINED AND APPROVED THIS 14th DAY OF APRIL, 2016.

CITY ENGINEER

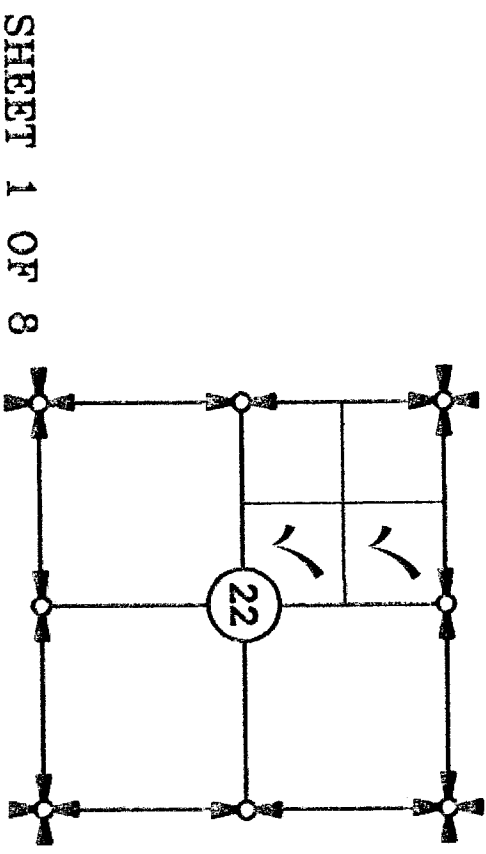
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS DAY OF April, 2016.

MAYOR

ATTEST: CITY CLERK

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 15 DAY OF APRIL, 2016.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR



PLAT OF TWIN BROOKS PHASE 3 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.	SEMRAU ENGINEERING & SURVEYING SCALE: N/A
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9586
		JOB NO. 4529

**DESCRIPTION**

TRACTS D AND J, 'PLAT OF TWIN BROOKS PHASE 2, LU-05-024', APPROVED FEBRUARY 27, 2015, AND RECORDED MARCH 18, 2015, UNDER AUDITOR'S FILE NO. 201503180026, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**NOTES:**

1. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 153827-0, DATED FEBRUARY 4, 2016.
2. MERIDIAN: ASSUMED. 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.
3. TRACT S IS HEREBY DEDICATED TO THE TWIN BROOKS HOMEOWNERS ASSOCIATION. MAINTENANCE OF TRACT S AND LUPINE DRIVE SHALL BE THE RESPONSIBILITY OF THE TWIN BROOKS HOMEOWNERS ASSOCIATION.
4. INSTRUMENTATION: LEICA MSS0 THEODOLITE DISTANCE METER, LEICA TCRP 1201+ R1000 THEODOLITE DISTANCE METER, LEICA TCA 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, 8404110015, 200703130113, 200710150144, 201503180026, 201503180027, 201503180028.

8. OWNER/DEVELOPER: PW CREEK, INC  
504 E FAIRHAVEN AVENUE  
BURLINGTON, WA 98233  
TEL: (360) 755-9021  
FAX: (360) 755-9029

9. ZONING: R-1, 4.0

**10. UTILITY SOURCES:**

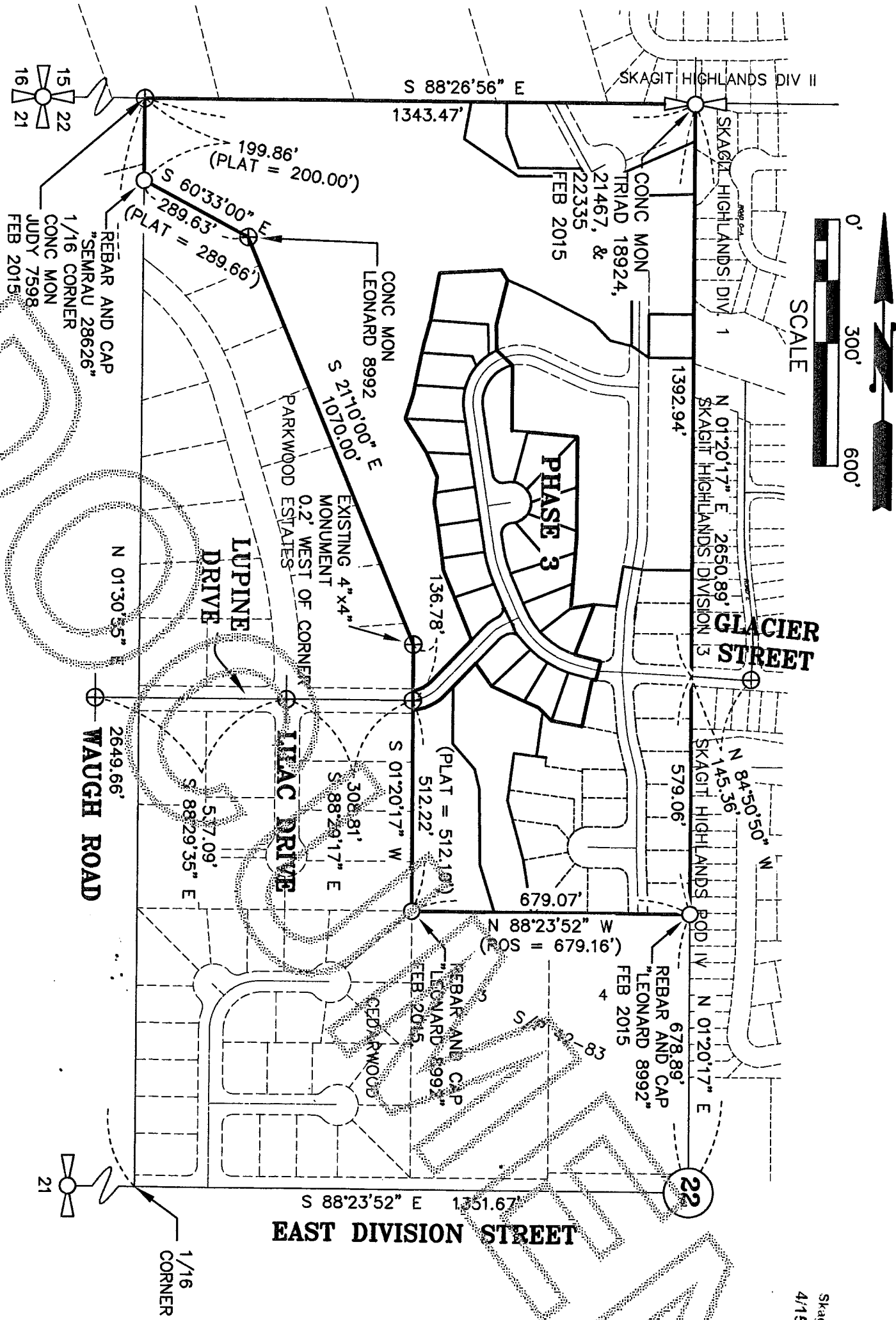
- TELEPHONE - FRONTIER COMMUNICATIONS
- POWER - PUGET SOUND ENERGY
- TELEVISION - COMCAST
- STORM - CITY OF MOUNT VERNON
- SEWER - CITY OF MOUNT VERNON
- GARBAGE COLLECTION - CITY OF MOUNT VERNON
- WATER - PUBLIC UTILITIES DISTRICT NO. 1
- GAS - CASCADE NATURAL GAS

11. FINAL PLAT LOT NUMBERS DIFFER FROM LOT NUMBERS ON APPROVED PRELIMINARY PLAT AND RESOLUTION 710.

12. STORMWATER RAIN GARDENS AND DRAINAGES/ACCESS EASEMENTS LOCATED ON THE REAR OF LOTS 30-33, AND 53-56 SHALL REMAIN CLEAR OF OBSTRUCTIONS, INCLUDING FENCES, TO ALLOW PASSAGE BETWEEN LOTS FOR INSPECTION AND MAINTENANCE OF RAIN GARDENS. PORTION OF THE RAIN GARDENS ADJOINING LOTS 30-33 ARE LOCATED OUTSIDE OF THE PLAT BOUNDARY. A SEPARATE ACCESS AND MAINTENANCE EASEMENT HAS BEEN RECORDED UNDER AFN 201604150161.

13. MAINTENANCE OF ALL RAIN GARDENS, LEVEL SPREADERS, AND ASSOCIATED STORMWATER FEATURES CONSTRUCTED WITH THIS PLAT PHASE, LOCATED IN LOTS 30-33, LOTS 53-56, LUPINE DRIVE, AND TWIN BROOKS PHASE 2 TRACTS A, C, AND G SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE MOST CURRENT PUGET SOUND LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL. AN EASEMENT FOR ACCESS AND MAINTENANCE HAS BEEN RECORDED UNDER AFN 201604150161.

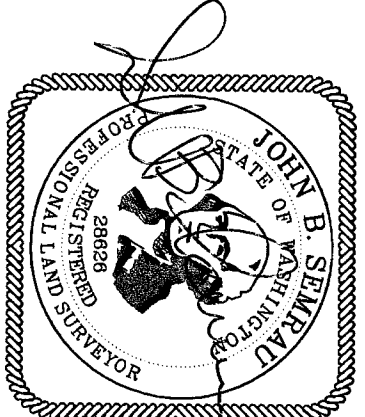
14. THE EMERGENCY ACCESS GATE LOCATED ON LUPINE DRIVE SHALL BE OWNED AND MAINTAINED BY THE TWIN BROOKS HOMEOWNERS ASSOCIATION. THE GATE SHALL NOT BE MODIFIED IN ANY WAY UNLESS APPROVED BY THE CITY FIRE MARSHALL.



**PRIVATE STREET NOTE**

THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET, LUPINE DRIVE, CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY WITHIN THIS PLAT. ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED AS A CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION IF THE CITY ENGINEER AND FIRE CHIEF.

DATE: 4.6.16



PLAT OF TWIN BROOKS PHASE 3 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: 1" = 300'
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 4529
		MOUNT VERNON, WA 98273 360-424-9566	

201504150158  
\$192.00  
4/15/2016 2 of 8 4:02PM

**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 EXTENSION 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, RENEW, 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. THE FRONT OF PRIVATE GARAGES SHALL MAINTAIN AT LEAST 20 FEET FROM PROPERTY LINE.  
REAR YARD: NOT LESS THAN 10 FEET. EXCEPT LOTS 30, 31, 32, 33, 53, 54, 55 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 EAST SIDE OF TIMBERLAND LOOP FROM THE NORTH PHASE 3 BOUNDARY TO TWIN BROOKS DRIVE; 2) ALL OF LUPINE DRIVE. 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 MWC 10.20.190 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.

**STORMWATER DETENTION TRACT J**

STORMWATER DETENTION TRACT J 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. THE LANDSCAPED AREAS, INCLUDING FENCES WITHIN SAID TRACT SHALL BE MAINTAINED BY THE TWIN BROOKS HOMEOWNERS ASSOCIATION ALONG WITH THE COST ASSOCIATED THEREWITH.

**STORMWATER FACILITY MAINTENANCE NOTE**

THE STORMWATER FACILITY WITHIN TRACT J 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 - 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 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 GRANITOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANITOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO THE LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANITOR 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.

GRANITOR, 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. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANITOR'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 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 GRANITOR FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANITOR, 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 OCCASIONED 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 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 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.

HERE IS RESERVED TO THE GRANITOR, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANITOR, 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 GRANITOR SHALL REFRAIN FROM CONSTRUCTING OR PLACING ANY BUILDINGS OF 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.

201604150158  
\$493.00  
Skagit County Auditor  
4/15/2016 Page 3 of 4-02/2011

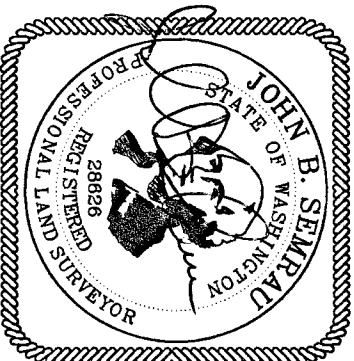
SHEET 3 OF 8

PLAT OF TWIN BROOKS PHASE 3 LU-05-024

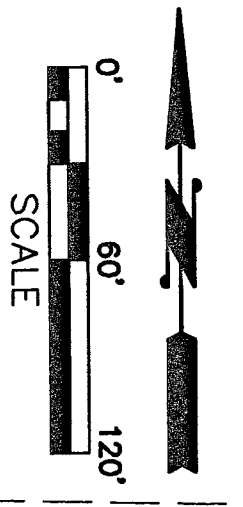
SURVEY IN A PORTION OF THE  
E 1/2 OF THE NW 1/4 OF  
SECTION 22, T. 34 N., R. 4 E., W.M.  
FOR: PW CREEK, INC.

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

DATE: 4-6-16

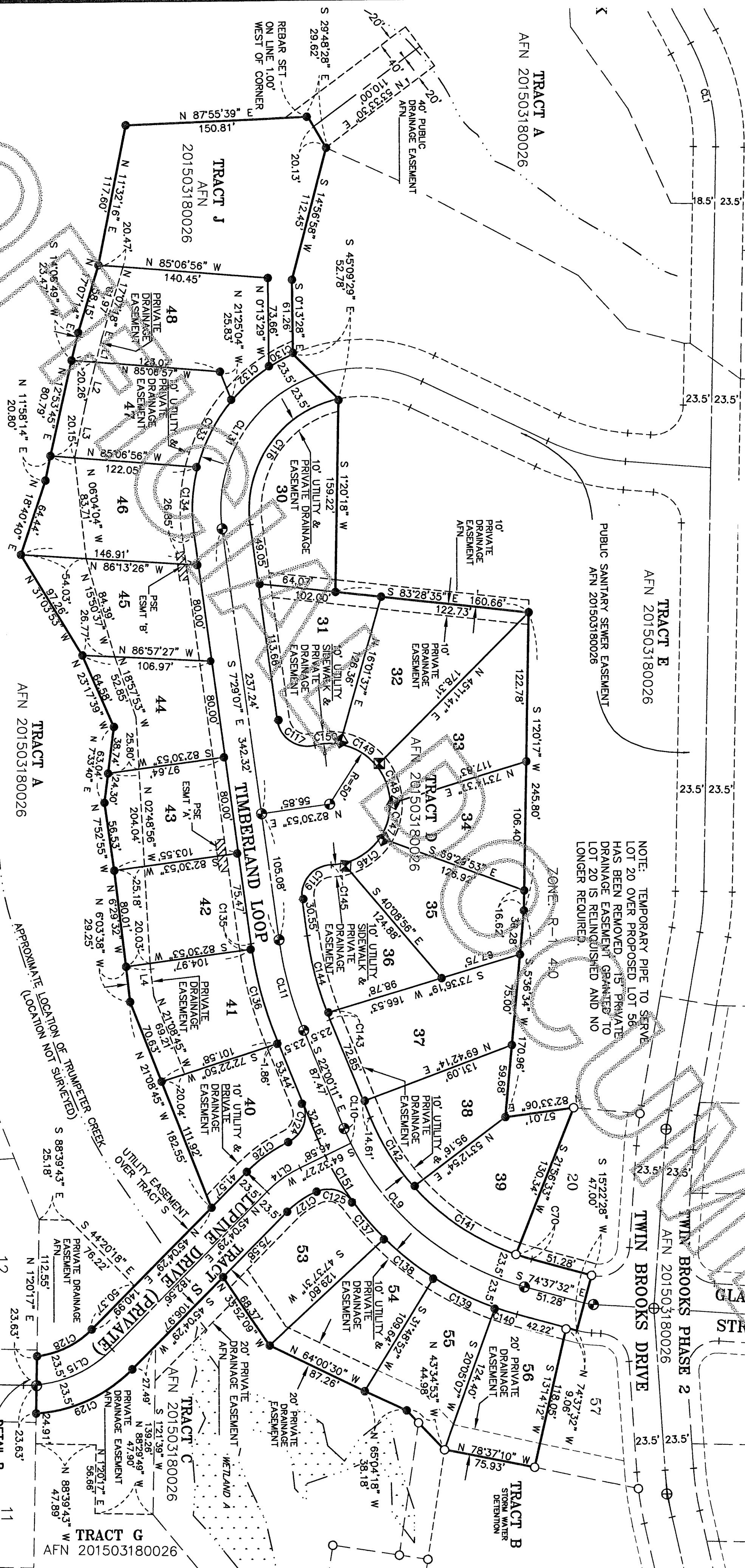


3	24	25	26	27	28	29	30	31	32
SKAGIT HIGHLANDS DIV. 1									
AFN 200508160162									
TRACT 905									
18	19	20	21	22	23	24	25	26	27
SKAGIT HIGHLANDS DIVISION 3									
AFN 200605150163									
ZONE: R-1, 3.0 PUD									
TRACT 3									
ZONE: R-1, 3.0 PUD									
TRACT 58									
TRACT 59									



NOTE: SEE SHEET 5 FOR CENTERLINE TABLE, CURVE TABLE, LOT AREAS AND ADDRESS INFORMATION.  
 FRONT LOT 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.  
 LOT 32, LOT 33, LOT 34, AND LOT 35 FRONT LOT CORNERS HAVE BEEN SET THREE FEET BACK OF CORNER ON LOT LINE.

NOTE: TEMPORARY PIPE TO SERVE LOT 20 OVER PROPOSED LOT 56 HAS BEEN REMOVED. PRIVATE DRAINAGE EASEMENT GRANTED TO LOT 20 IS RELINQUISHED AND NO LONGER REQUIRED.

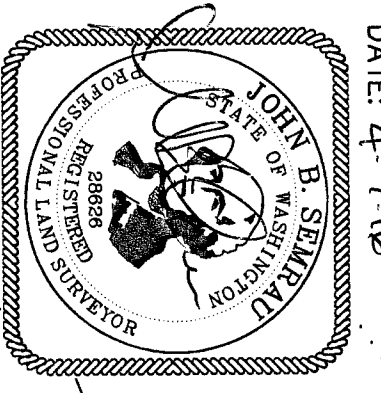


SHEET 4 OF 8

PLAT OF TWIN BROOKS PHASE 3 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. SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 60'  
 SURVEYING ENGINEERING PLANNING MOUNT VERNON, WA 98273 360-424-9586 JOB NO. 4529  
 MERIDIAN: ASSUMED



DATE: 4-7-16

KEY:

- REBAR SET - "SEMRAU 28626"
- FOUND CORNER, AS SHOWN.
- ⊕ INDICATES MONUMENT SET.
- ⊖ INDICATES EXISTING MONUMENT.

LUPINE DRIVE  
 AFN 9105070019  
 ZONE: R-1, 3.0

PARK WOOD

GLACIER STREET

TWIN BROOKS DRIVE

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C170	200.00'	353.02"	13.56'
C116	93.00'	86.02'44"	139.67'
C117	25.00'	96.23'24"	42.06'
C119	25.00'	96.23'24"	42.06'
C124	25.00'	86.44'38"	37.85'
C125	25.00'	76.59'04"	33.59'
C126	123.50'	19.39'58"	42.39'
C127	76.50'	22.11'51"	29.64'
C128	76.50'	38.27'15"	51.34'
C129	123.50'	41.26'07"	89.31'
C130	140.00'	9.16'28"	22.66'
C132	140.00'	16.57'51"	41.45'
C133	140.00'	25.25'01"	62.11'
C134	140.00'	22.18'36"	54.51'
C135	330.00'	0.47'10"	4.53'
C136	330.00'	1.34'35.54"	79.09'
C137	247.00'	9.20'04"	40.24'
C138	247.00'	12.02'47"	51.93'
C139	247.00'	13.06'43"	56.53'
C140	247.00'	4.23'24"	18.92'
C141	200.00'	29.19'56"	102.39'
C142	200.00'	19.24'23"	67.74'
C143	283.00'	1.12'34"	5.97'
C144	283.00'	1.31'8.30"	65.73'
C145	50.00'	11.29'17"	10.03'
C146	50.00'	4.32'5.58"	37.90'
C147	50.00'	3.35'9.01"	29.66'
C148	50.00'	38.24'13"	33.51'
C149	50.00'	41.22'29"	36.11'
C150	50.00'	24.05'51"	21.03'
C151	247.00'	13.44'24"	59.23'

**CENTERLINE CURVE TABLE**

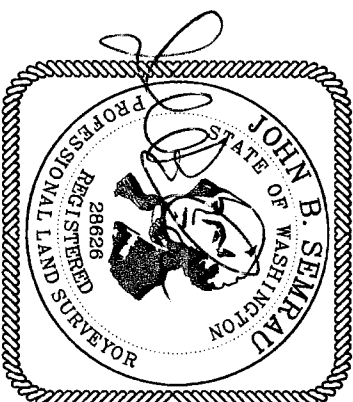
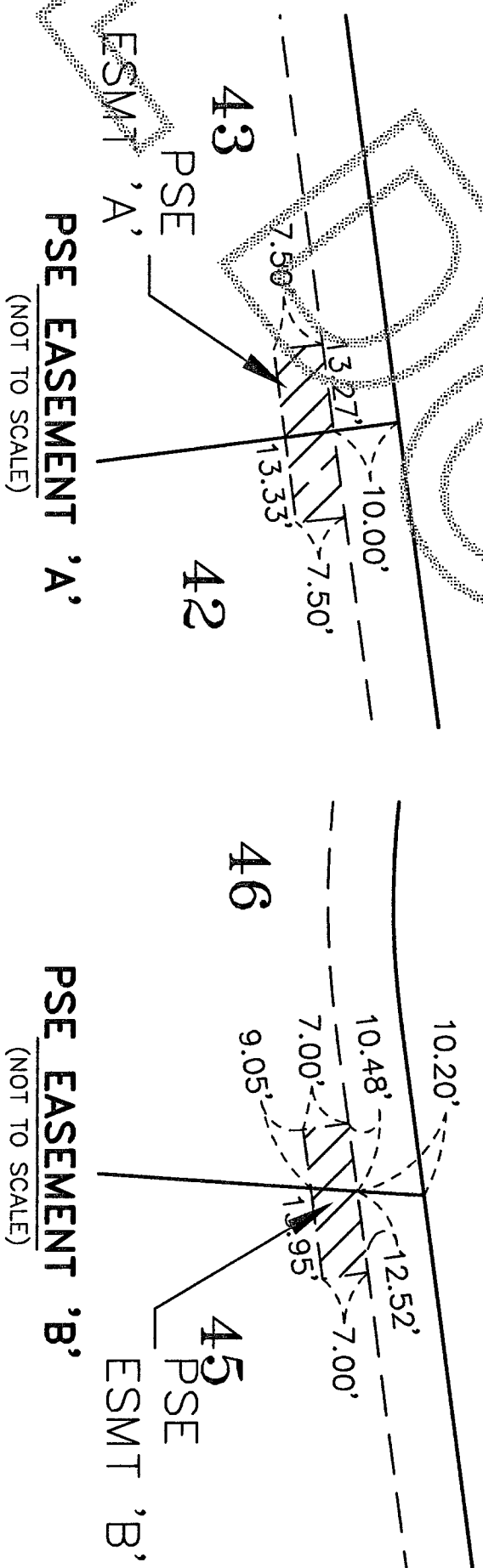
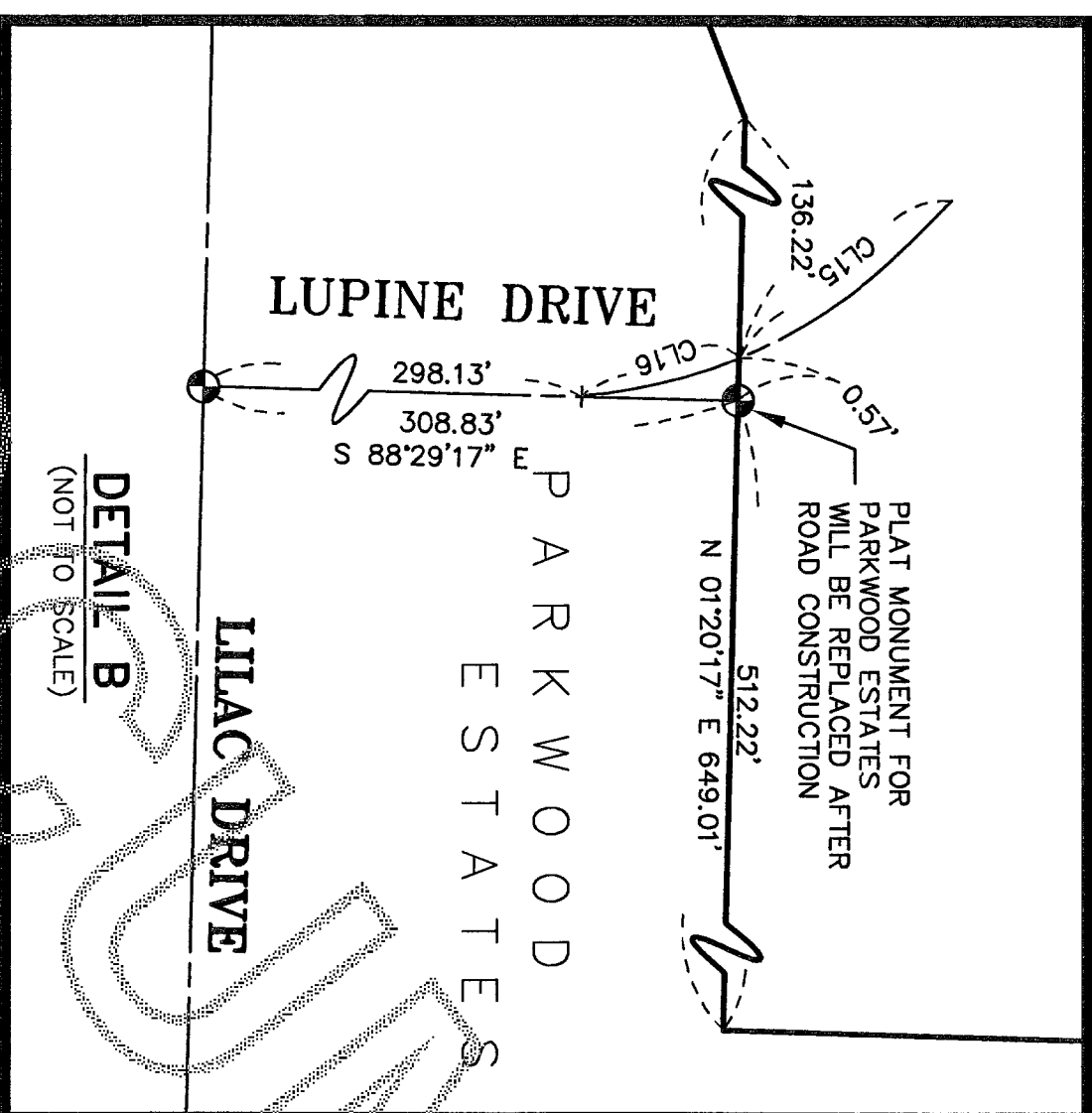
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
CL9	223.50'	49.09'59"	191.79'
CL10	223.50'	3.27'22"	13.48'
CL11	306.50'	14.31'04"	77.66'
CL14	100.00'	19.27'58"	33.97'
CL15	100.00'	40.18'33"	70.35'
C16	100.00'	6.08'24"	10.72'
CL131	116.50'	78.37'52"	159.88'

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 14.08'47" E	22.95'
L2	N 14.08'47" E	33.93'
L3	S 11.58'19" W	43.63'
L4	S 06.03'38" E	26.60'

**LOT AREA AND ADDRESS INFORMATION**

LOT NO.	AREA (SQ. FT.)	ADDRESS
30	9,383	614 TIMBERLAND LOOP
31	9,544	554 TIMBERLAND LOOP
32	10,623	546 TIMBERLAND LOOP
33	9,458	538 TIMBERLAND LOOP
34	7,767	530 TIMBERLAND LOOP
35	9,711	522 TIMBERLAND LOOP
36	8,086	514 TIMBERLAND LOOP
37	10,957	506 TIMBERLAND LOOP
38	7,598	484 TIMBERLAND LOOP
39	8,226	448 TIMBERLAND LOOP
40	9,072	505 TIMBERLAND LOOP
41	9,370	513 TIMBERLAND LOOP
42	8,340	521 TIMBERLAND LOOP
43	8,231	529 TIMBERLAND LOOP
44	8,425	545 TIMBERLAND LOOP
45	10,071	601 TIMBERLAND LOOP
46	10,678	609 TIMBERLAND LOOP
47	10,263	617 TIMBERLAND LOOP
48	12,527	625 TIMBERLAND LOOP
53	8,549	455 TIMBERLAND LOOP
54	8,037	447 TIMBERLAND LOOP
55	7,576	439 TIMBERLAND LOOP
56	8,254	431 TIMBERLAND LOOP
TRACT 'J'	21,976	DETENTION ROAD TRACT
TRACT 'S'	14,795	PRIVATE ROAD
ROW	50,930	PHASE 3 DEDICATION TO CITY
TOTAL	298,449	



DATE: 4.6.16

PLAT OF TWIN BROOKS PHASE 3 LU-05-024

SHEET 5 OF 8

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.

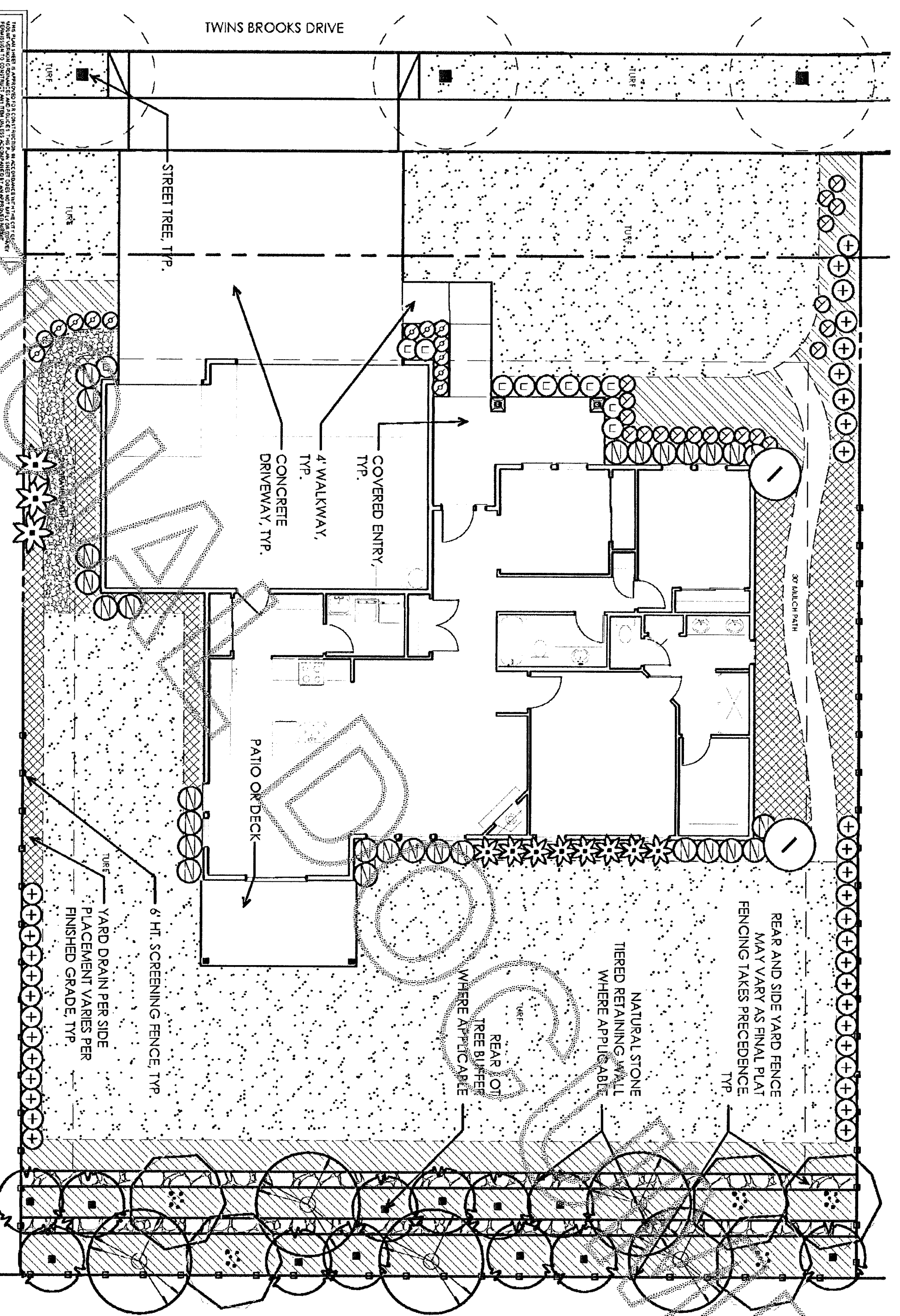
SEBRAU ENGINEERING & SURVEYING SCALE: N/A  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4529



**PLANTING LEGEND**

GENERAL NOTE: THE PLANTING LIST IS THE LIST BELOW. THE LIST BELOW MAY VARY WITH THE PLANTING LIST. THE PLANTING LIST IS THE LIST BELOW. THE LIST BELOW MAY VARY WITH THE PLANTING LIST. THE PLANTING LIST IS THE LIST BELOW. THE LIST BELOW MAY VARY WITH THE PLANTING LIST.

SYMBOL	PLANT NAME	SIZE/COMMENT
④	REAR SIDE YARD FENCE MAY VARY AS FINAL PLANTING TAKES PRECEDENCE TYP.	
⑤	REAR AND SIDE YARD FENCE MAY VARY AS FINAL PLANTING TAKES PRECEDENCE TYP.	
⑥	NATURAL STONE TIERED RETAINING WALL WHERE APPLICABLE	
⑦	REAR OF TREE BUFFER WHERE APPLICABLE	
⑧	YARD DRAIN PER SIDE PLACEMENT VARIES PER FINISHED GRADE TYP.	
⑨	6' HT. SCREENING FENCE TYP.	
⑩	3" WIRE CRUSHED ROCK PATH TYP.	
⑪	MAJESTIC	
⑫	MAJESTIC	
⑬	MAJESTIC	
⑭	MAJESTIC	
⑮	MAJESTIC	
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⑰	MAJESTIC	
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**Twin Brooks - Phase III**  
Mount Vernon, WA 98273

**LANDED GENTRY**  
HOMES AND COMMUNITIES

**LANDSCAPE PLAN**

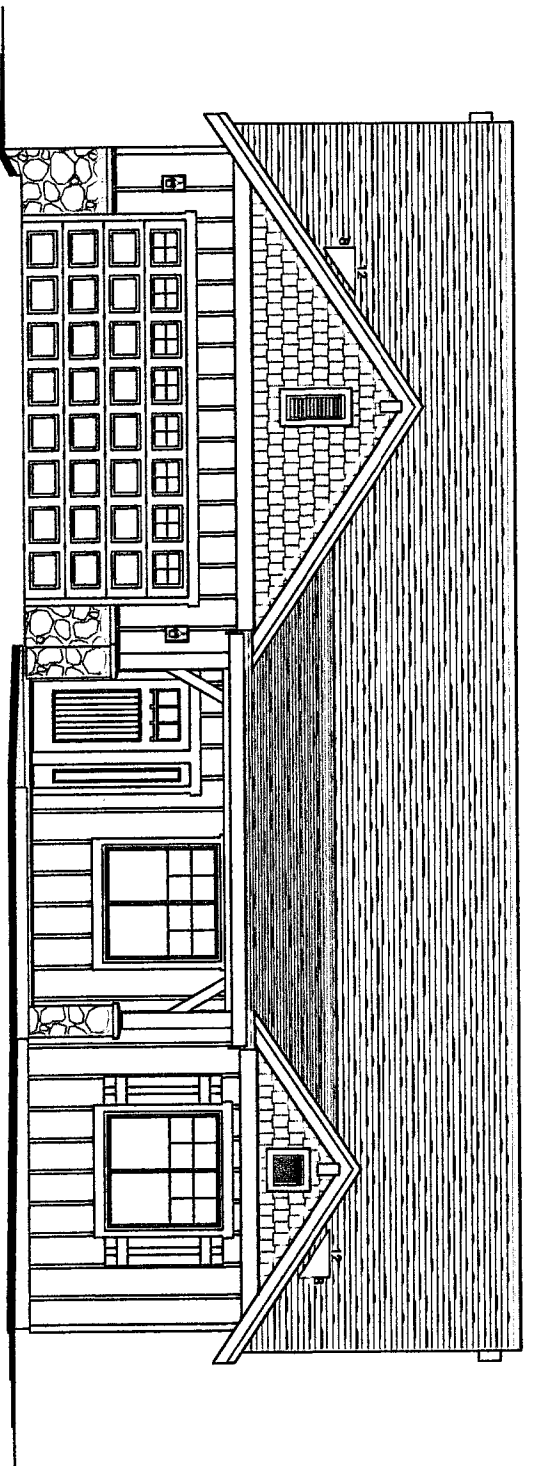
DATE: January 13, 2015

Scale: 1" = 10'-0"

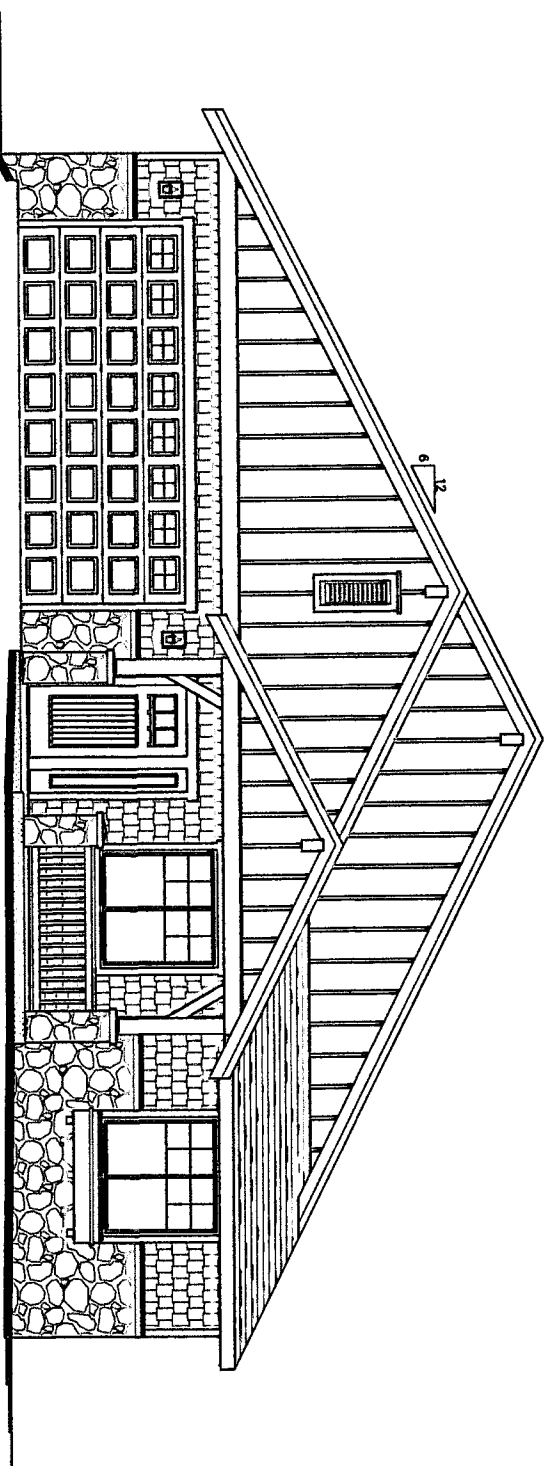
SHEET 6 OF 8  
TWIN BROOKS III  
DATE: 12/11/2015  
LU 06-087

**LANDED GENTRY**  
HOMES AND COMMUNITIES  
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

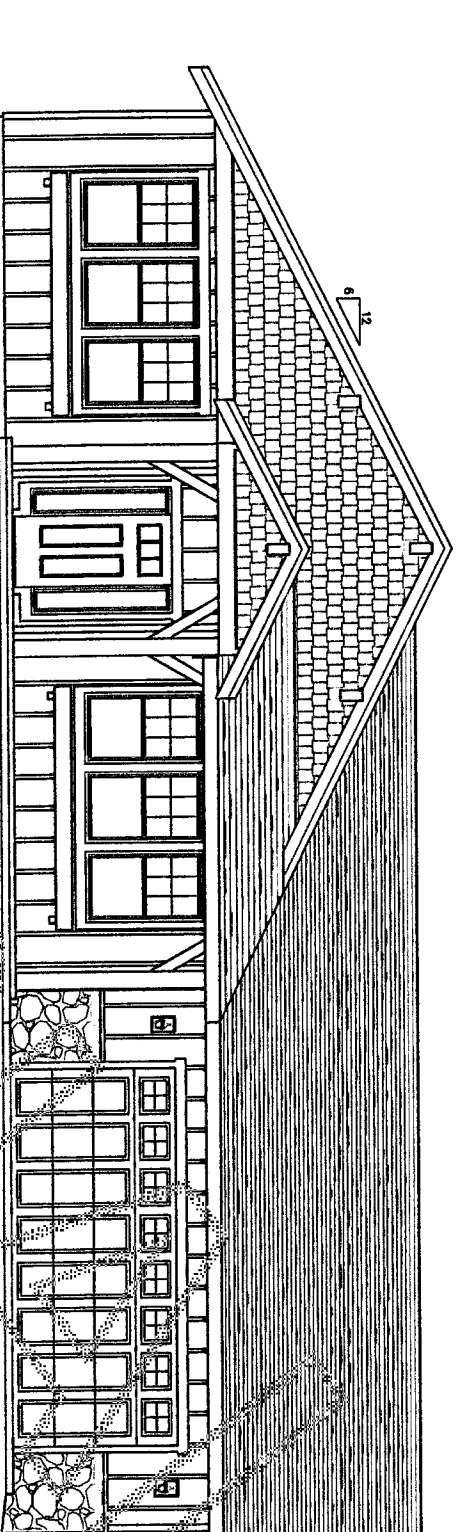
TYPICAL MODEL ELEVATIONS FOR TWIN BROOKS III



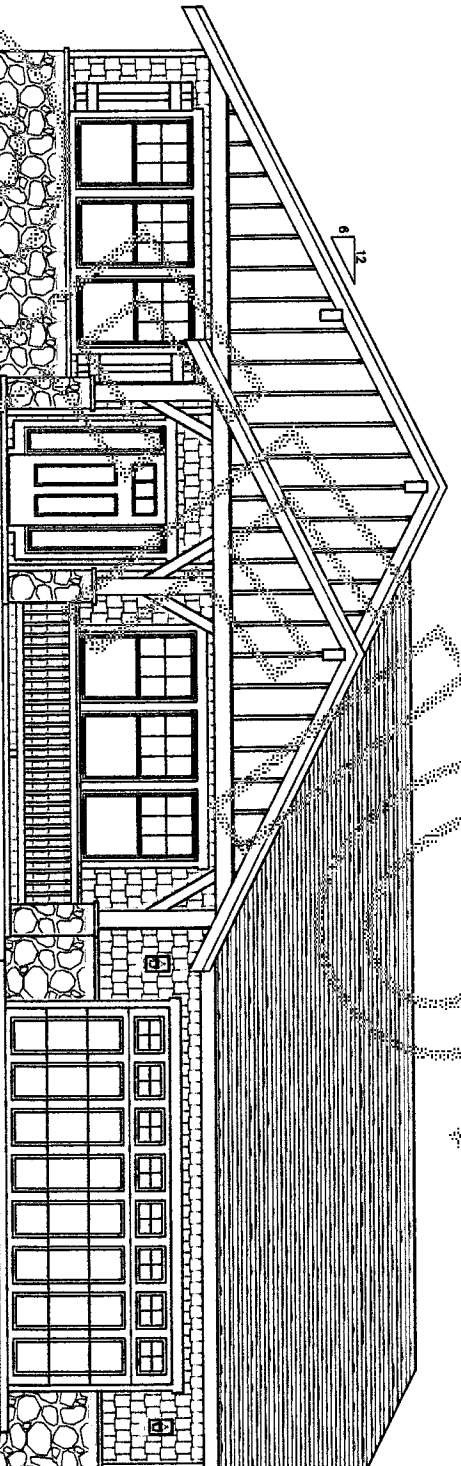
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TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



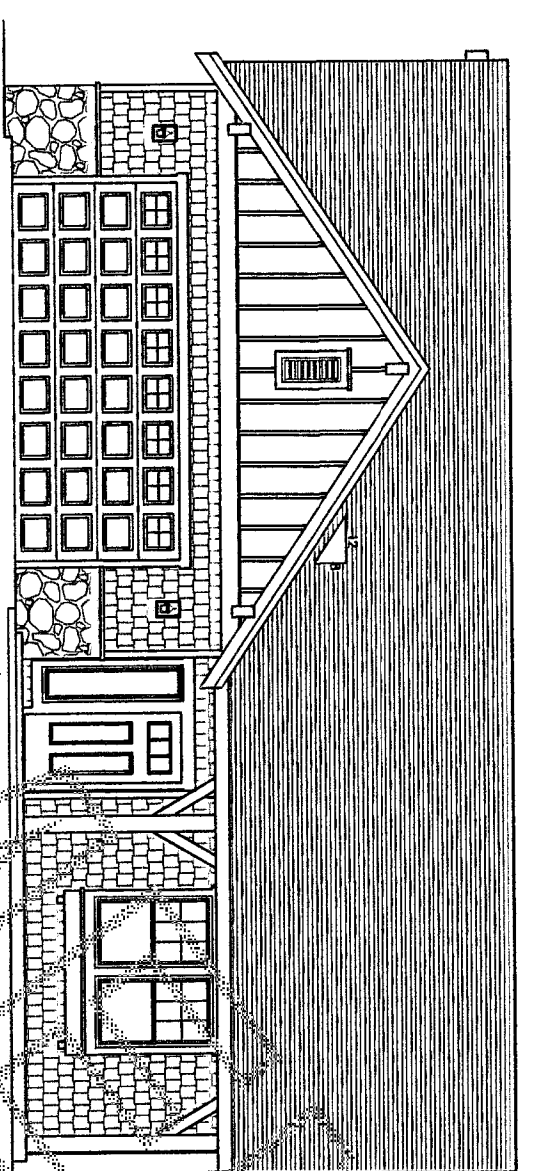
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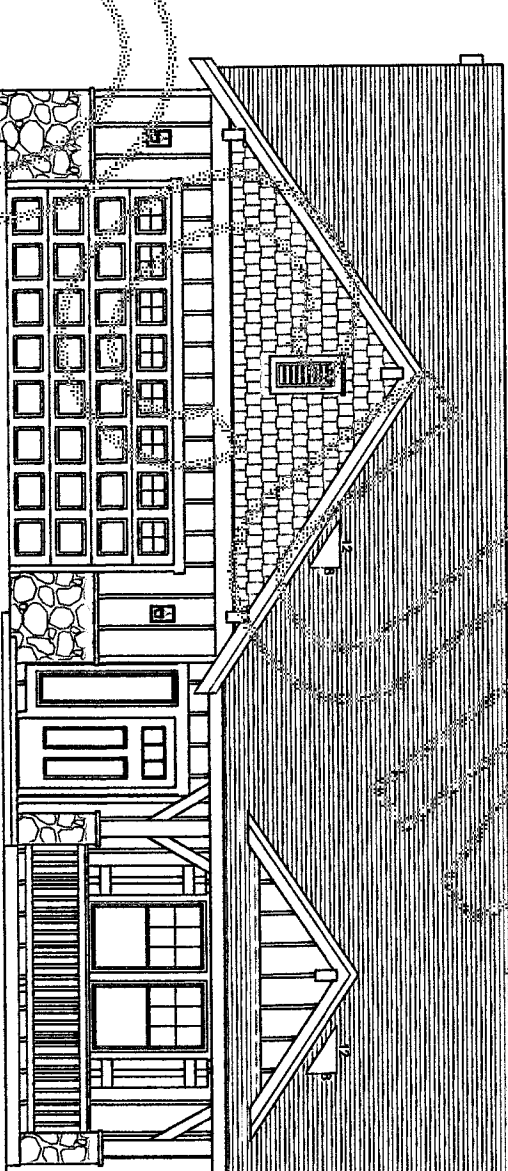
SIDNEY - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



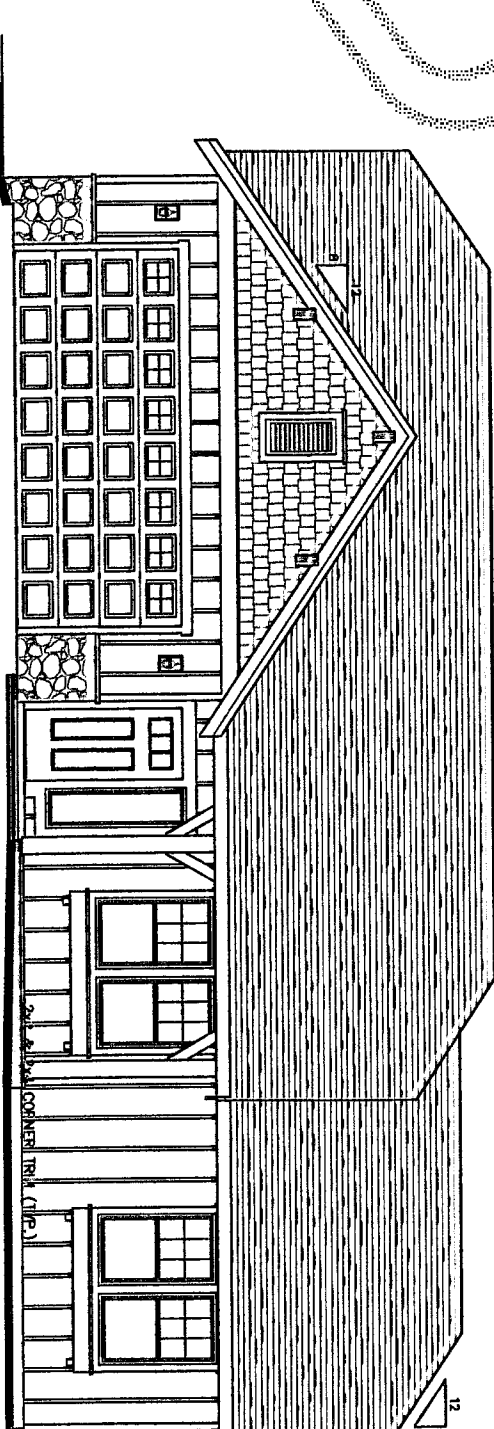
SIDNEY - ALPINE 2  
TYPICAL FRONT ELEVATION  
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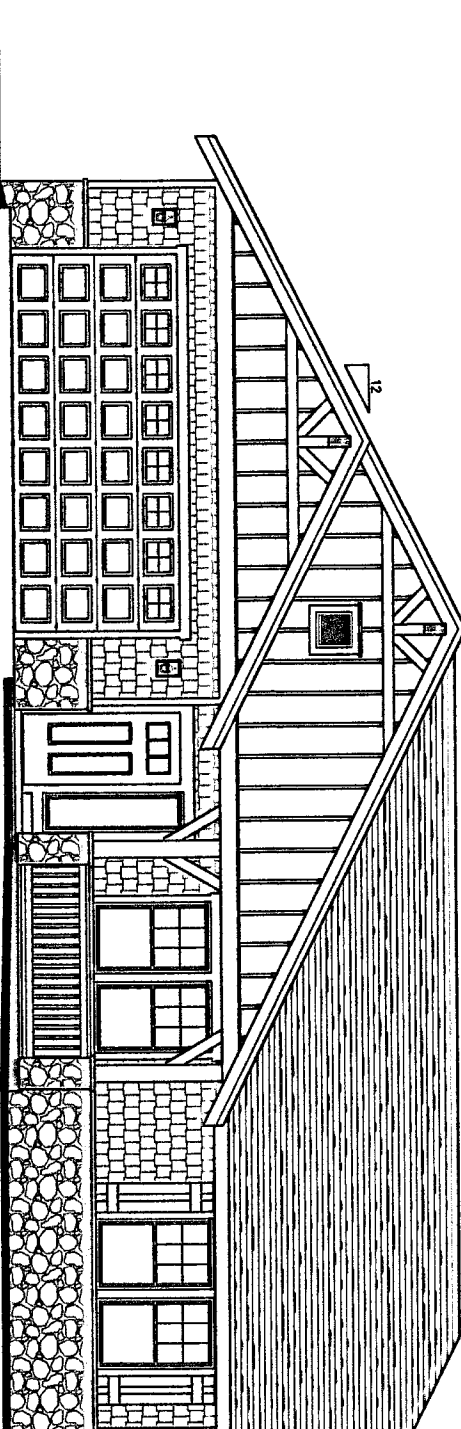
MAXWELTON - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



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)

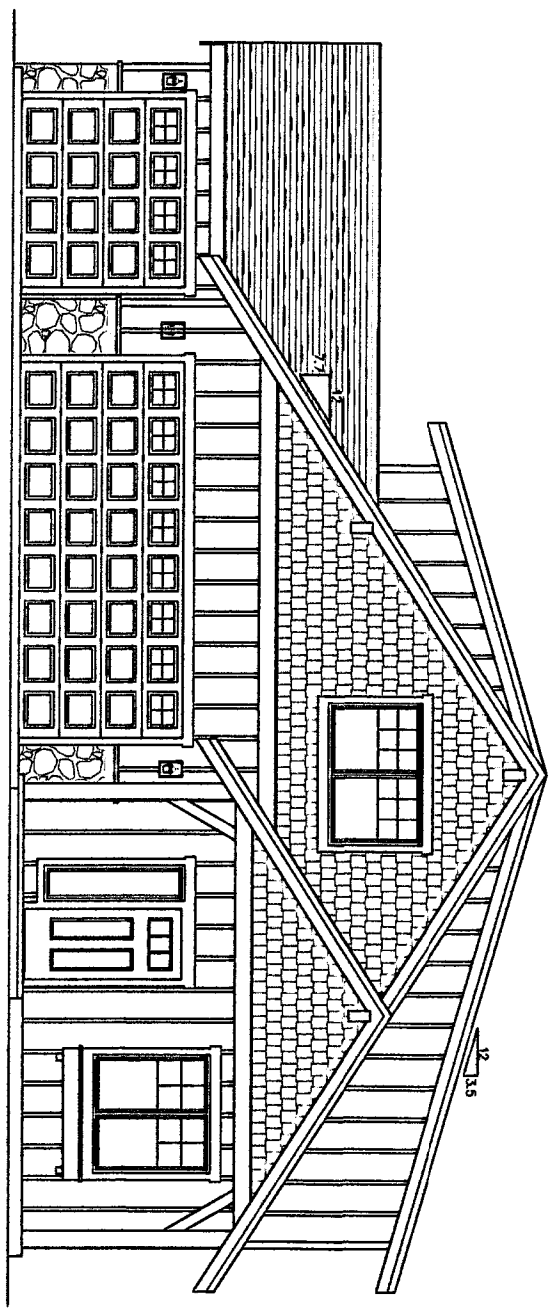


DECATUR - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)

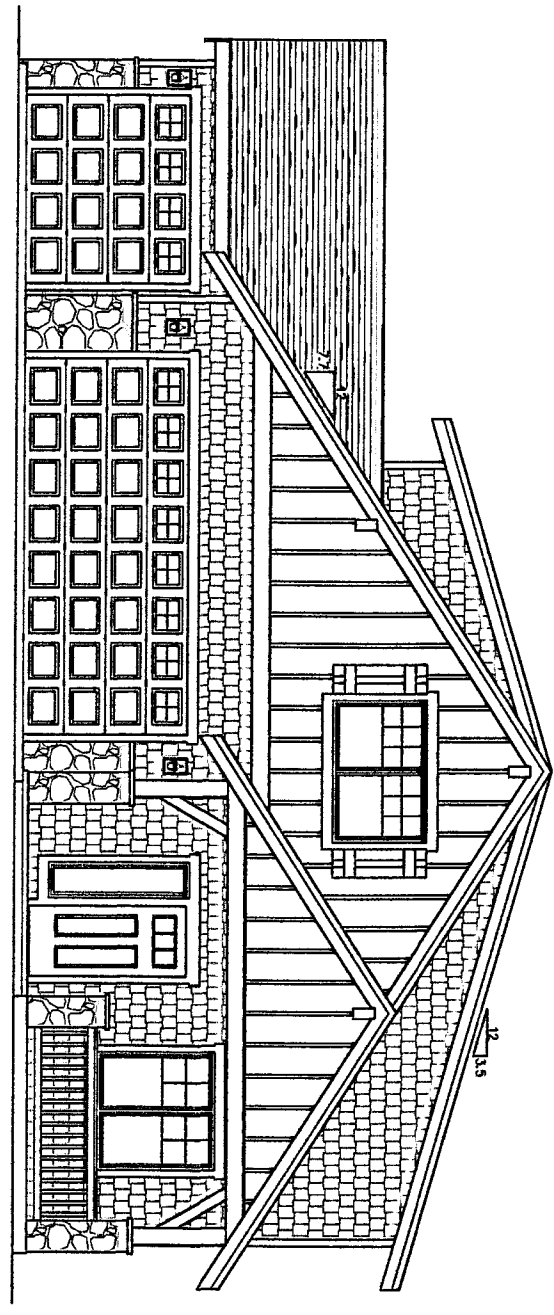
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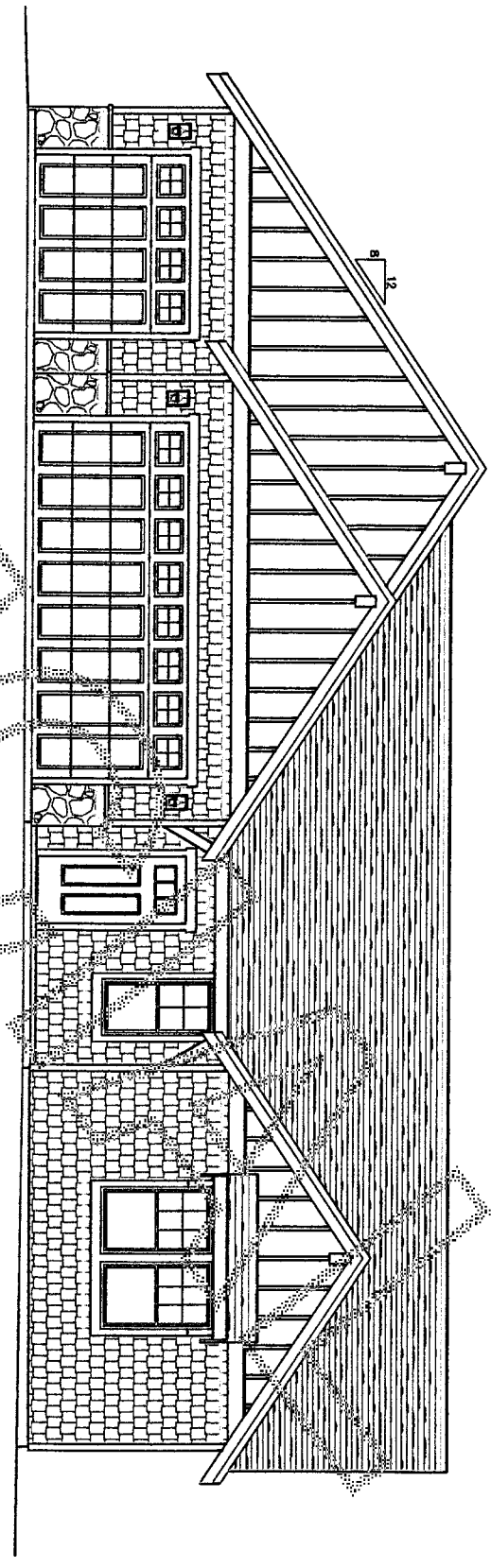
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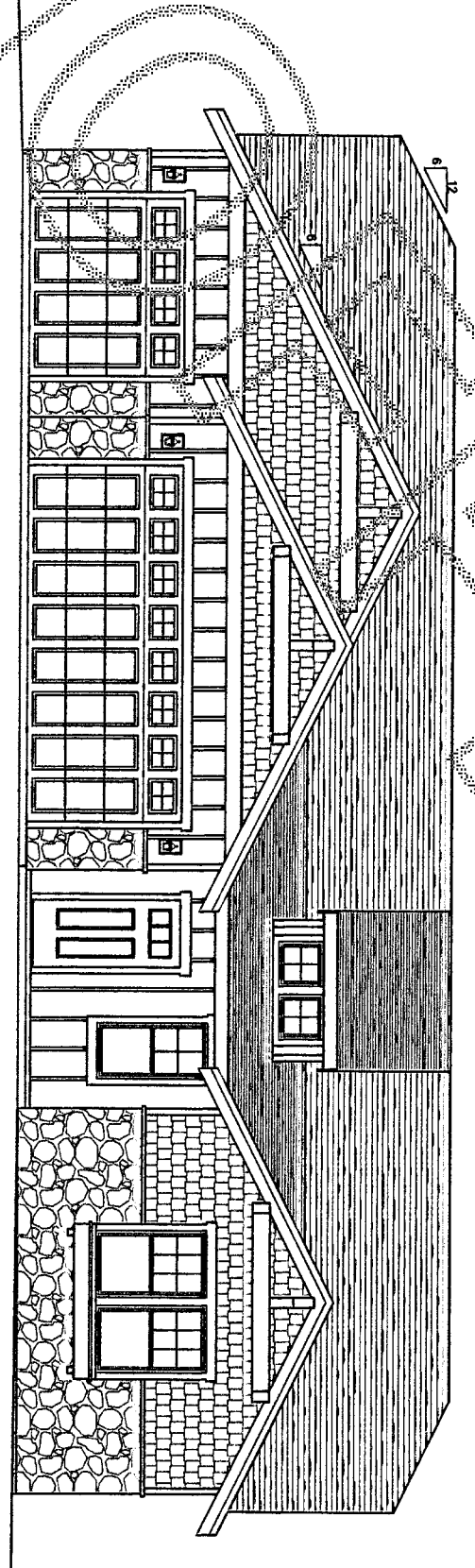
ORCAS - ALPINE 1  
 TYPICAL FRONT ELEVATION  
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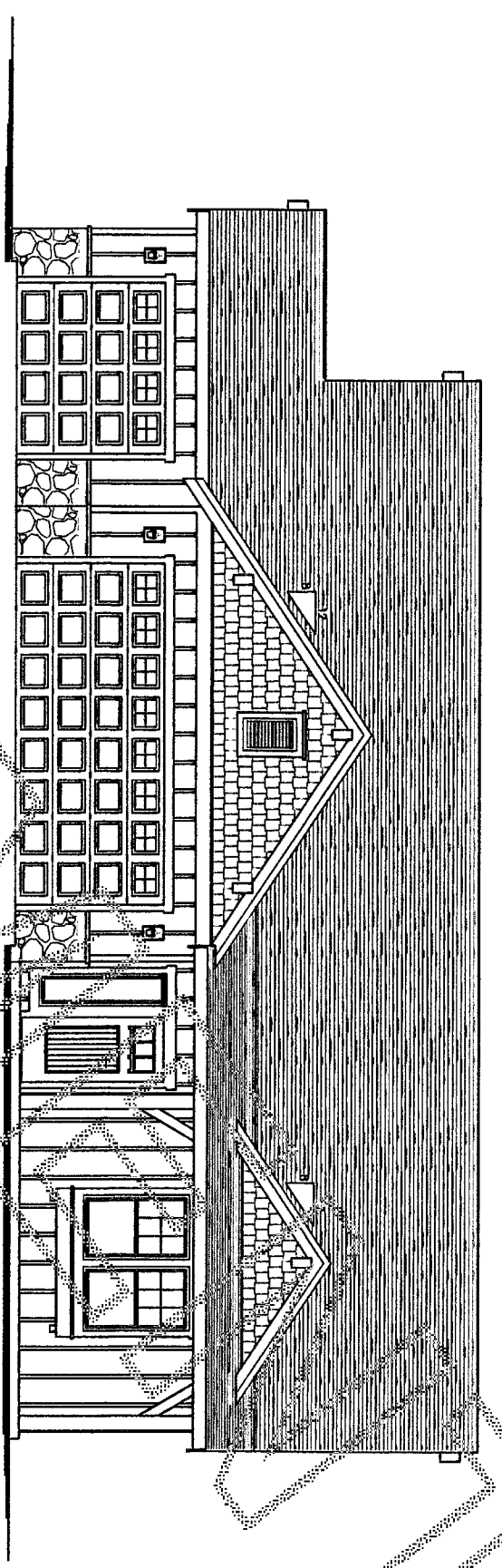
ORCAS - ALPINE 2  
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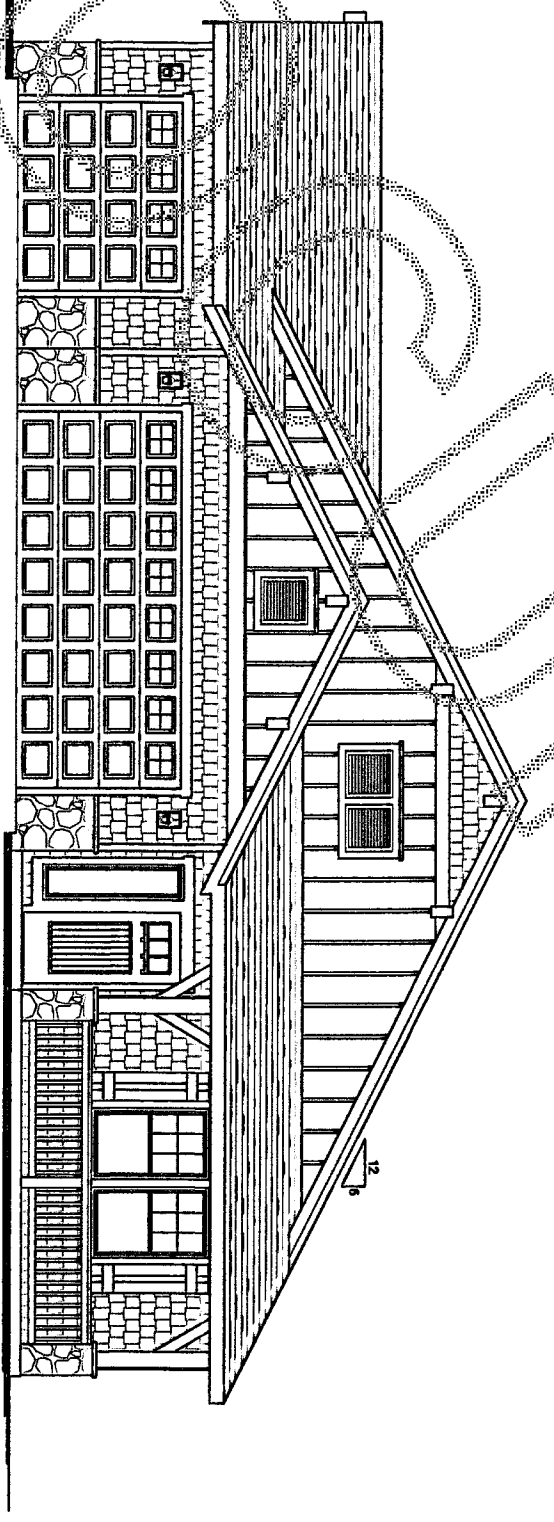
CAVANAUGH - ALPINE 1  
 TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 3-CAR GARAGE ONLY)



CAVANAUGH - 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)

SHEET 8 of 8  
 TWIN BROOKS III

DATE: 12/11/2015  
 LU 06-087

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

UNAPPROVED