

**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 FEESIMPLE 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 IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON, STORMWATER TRACT U 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 HERUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERUNTO 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

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 14<sup>th</sup> 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

Signature: Diana K Whitney  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON  
RESIDING AT: OW  
MY COMMISSION EXPIRES: 15 MAY 2017

**ACKNOWLEDGEMENT**

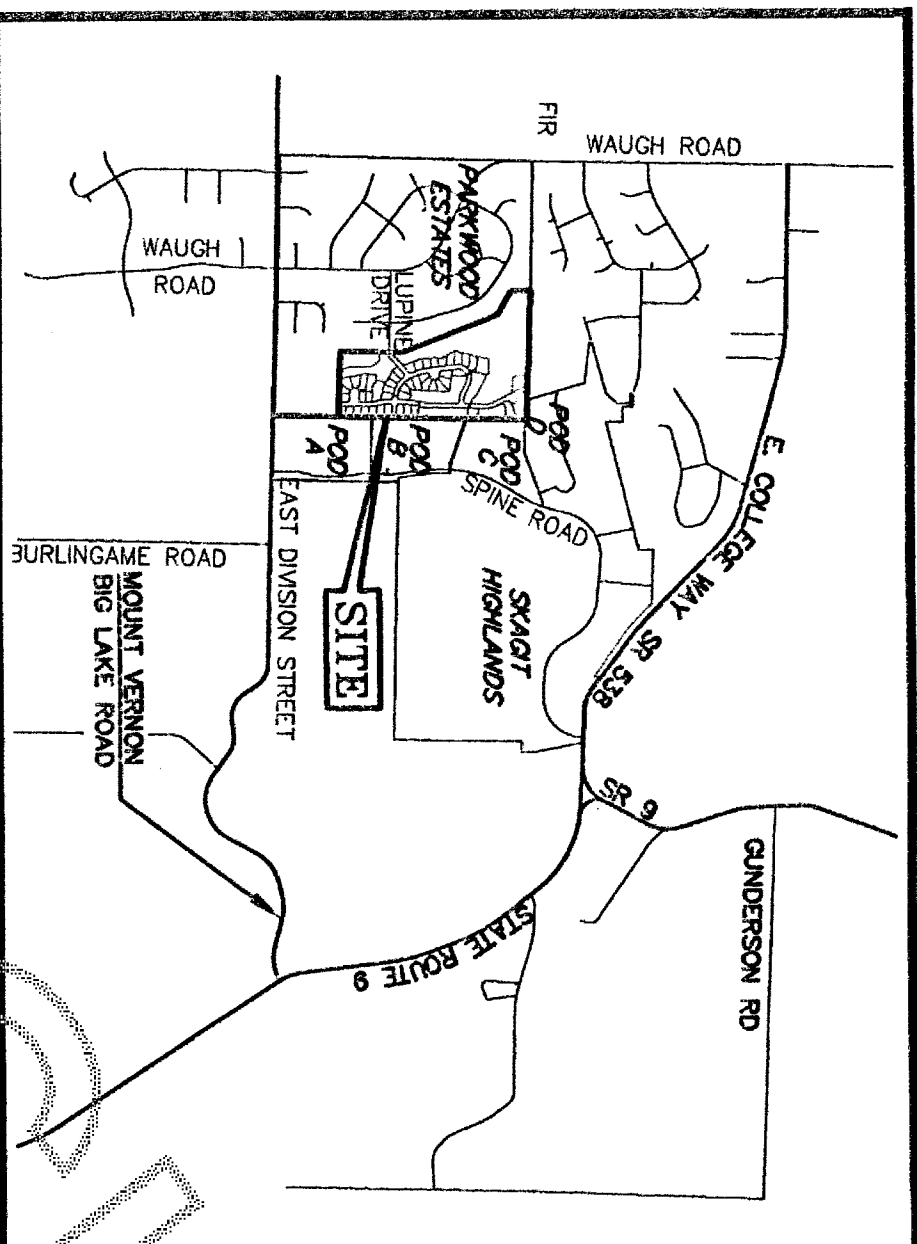
STATE OF Washington  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 17<sup>th</sup> 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

Signature: Steven G. Baughn  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON  
RESIDING AT: Mt. Vernon WA  
MY COMMISSION EXPIRES: 01-29-2018



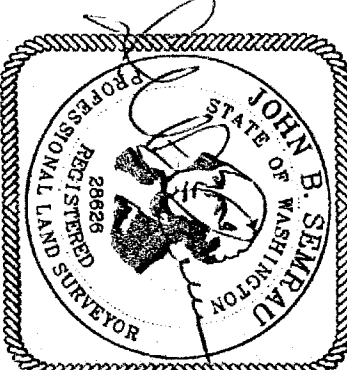
**VICINITY MAP**  
(NOT TO SCALE)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF "TWIN BROOKS PHASE 3" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 E 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.

Signature: John B. Semrau  
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

DATE: 4-6-16  
DATE: 4-6-16



**AUDITOR'S CERTIFICATE**  
201604210098 \$193.00  
Skagit County Auditor  
4/21/2016 Page 1 of 8 4:02PM

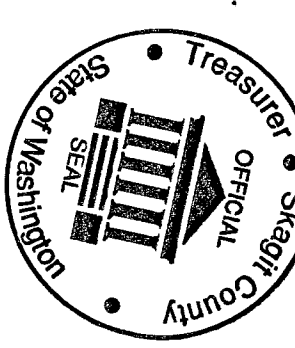
201604150158 \$193.00  
Skagit County Auditor  
4/21/2016 Page 1 of 8 4:02PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,  
SKAGIT COUNTY AUDITOR  
Signature: [Name]  
DEPUTY

**RESTRICTIVE COVENANTS**  
THE TWIN BROOKS PHASE 3 RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBER 201604150154, 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 2016.

Signature: [Name]  
THIS 17<sup>th</sup> DAY OF April, 2016.  
Signature: [Name]  
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 15<sup>th</sup> DAY OF April, 2016.

Signature: [Name]  
CITY FINANCE DIRECTOR

**APPROVALS**  
EXAMINED AND APPROVED THIS 14<sup>th</sup> DAY OF APRIL, 2016.

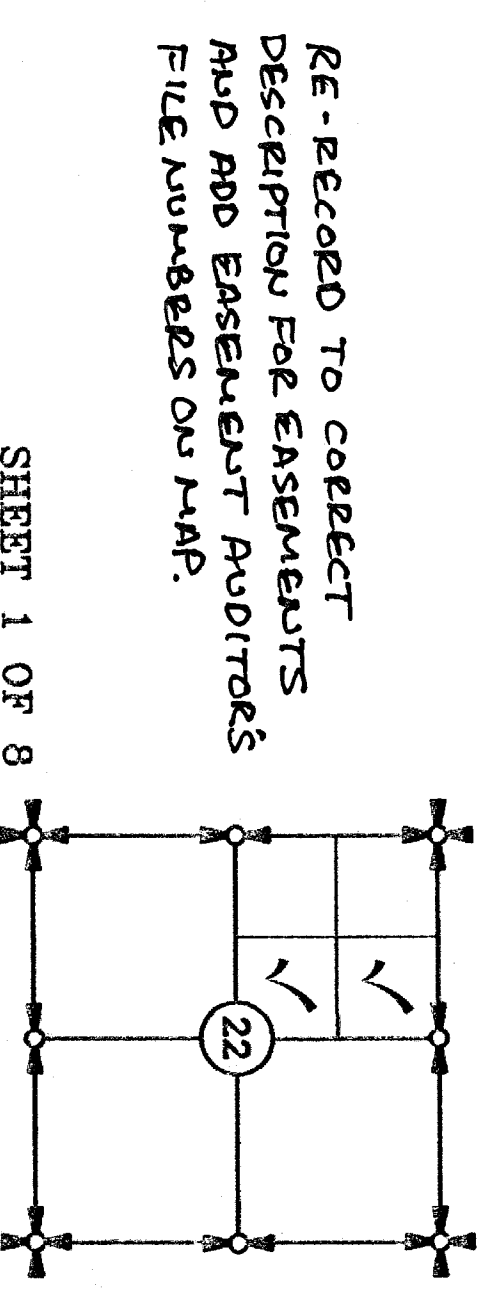
Signature: [Name]  
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 15<sup>th</sup> DAY OF April, 2016.

MAYOR  
ATTEST: CITY CLERK  
Signature: [Name]  
EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 15 DAY OF APRIL, 2016.

Signature: [Name]  
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

RE - RECORDED TO CORRECT  
DESCRIPTION FOR EASEMENTS  
AND ADD EASEMENT AUDITORS'  
FILE NUMBERS ON MAP.



SHEET 1 OF 8  
PLAT OF TWIN BROOKS PHASE 3 LU-05-024

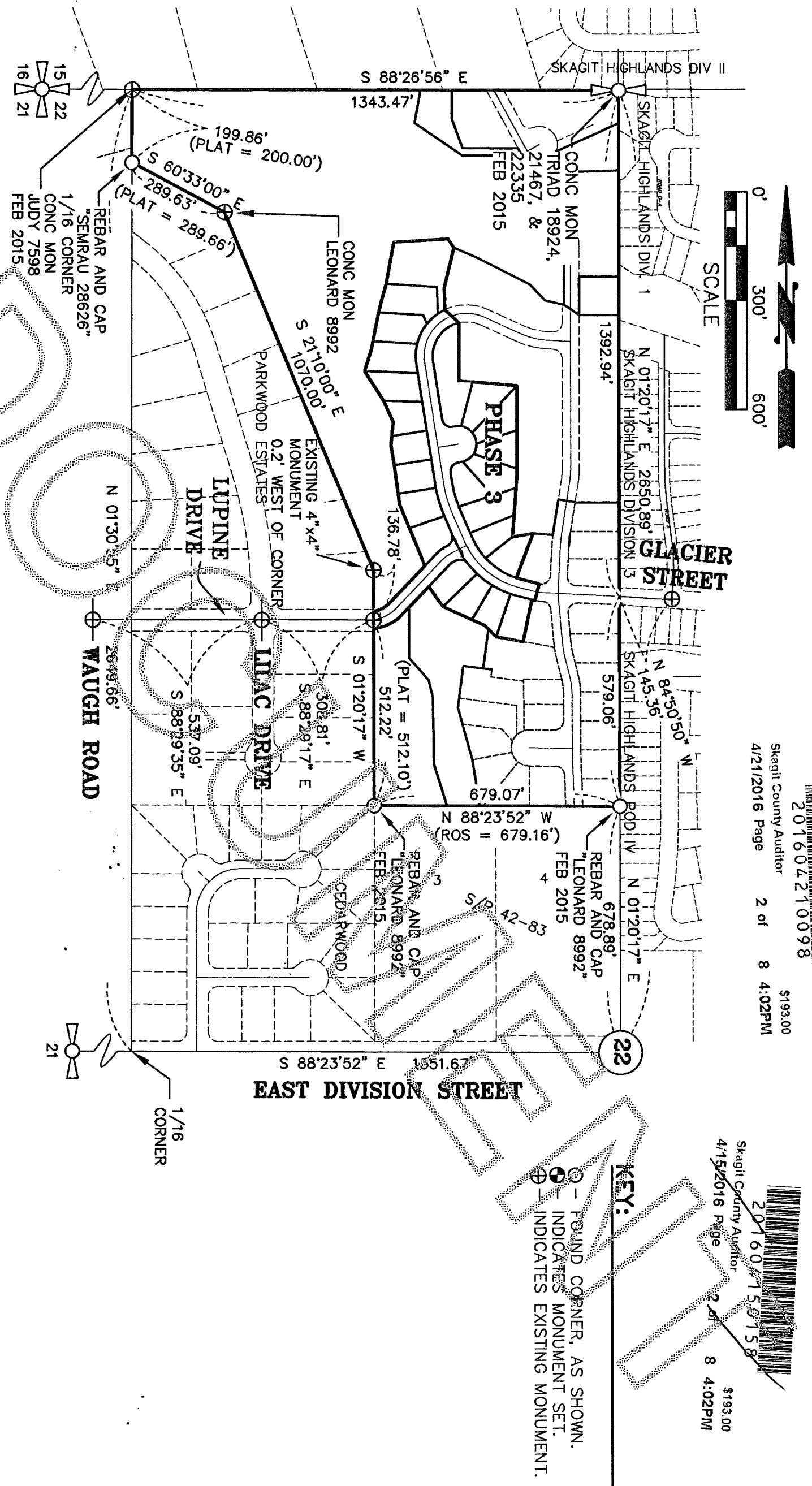
SURVEY IN A PORTION OF THE  
E 1/2 OF THE NW 1/4 OF  
SECTION 22, T. 34 N., R. 4 E., W.M.  
FOR: PW CREEK, INC.

FB.	PG.	SCALE:	N/A
MERIDIAN:	ASSUMED	SEMRAU ENGINEERING & SURVEYING	308 NO. 4529
		SURVEYING • ENGINEERING • PLANNING	
		MOUNT VERNON, WA 98273 360-424-9566	

**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.
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 TOPP 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 AEN ~~201604150160~~ 201604150160
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 AEN ~~201604150160~~ 201604150160, 201604210099, 201604210100
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.

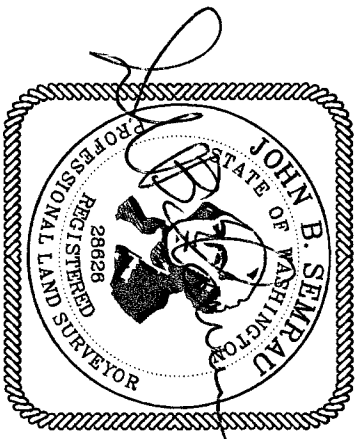


**PRIVATE STREET NOTE**  
 THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET, LUPINE DRIVE, CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY WITHIN THIS PLAT. ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT 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 OF THE CITY ENGINEER AND FIRE CHIEF.

SHEET 2 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.



DATE: 4.6.16

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

**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, 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, 35, 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 OR RELOCATES THESE AREAS USING HIS/HER AUTHORITY PROVIDED IN MMCW 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 SECTION 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 FACILITIES INCLUDING DETENTION/WET POND AREA, OUTLET STRUCTURE AND PIPING, AND EMERGENCY OVERTFLOW 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 LANDS 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 SAID 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 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 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 INTERESTS 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 FORM 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.

201604210098

Skagit County Auditor  
4/21/2016 Page 3 of 8 4:02PM

201604150178

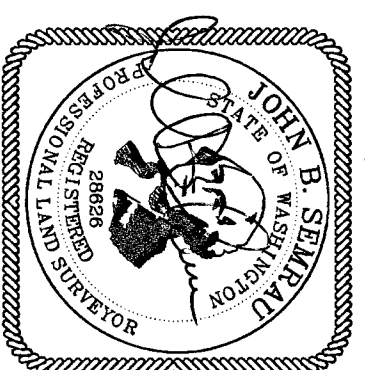
Skagit County Auditor  
4/15/2016 Page 3 of 8 4:07PM

**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.

THERE 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.

DATE: 4-6-16



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.	SEMRAU ENGINEERING & SURVEYING	SCALE:	N/A
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9366	JOB NO.	4529



**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C70	200.00'	3.5302°	13.56'
C116	93.00'	86.0244°	139.67'
C117	25.00'	96.2324°	42.06'
C119	25.00'	96.2324°	42.06'
C124	25.00'	86.2438°	37.85'
C125	25.00'	76.5904°	33.59'
C126	123.50'	19.3958°	42.39'
C127	76.50'	22.1151°	29.64'
C128	76.50'	38.2715°	51.34'
C129	123.50'	41.2607°	89.31'
C130	140.00'	91.628°	22.66'
C132	140.00'	16.5751°	41.45'
C133	140.00'	25.2501°	62.11'
C134	140.00'	22.1836°	54.51'
C135	330.00'	0.4710°	4.53'
C136	330.00'	13.4354°	79.09'
C137	247.00'	9.2004°	40.24'
C138	247.00'	12.0247°	51.93'
C139	247.00'	13.0643°	56.53'
C140	247.00'	4.2324°	18.92'
C141	200.00'	29.1956°	102.39'
C142	200.00'	19.2423°	67.74'
C143	283.00'	11.234°	5.97'
C144	283.00'	13.1830°	65.73'
C145	50.00'	11.2917°	10.03'
C146	50.00'	43.2558°	37.90'
C147	50.00'	33.5901°	29.66'
C148	50.00'	38.2413°	33.51'
C149	50.00'	41.2229°	36.11'
C150	50.00'	24.0551°	21.03'
C151	247.00'	13.4424°	59.23'

**CENTERLINE CURVE TABLE**

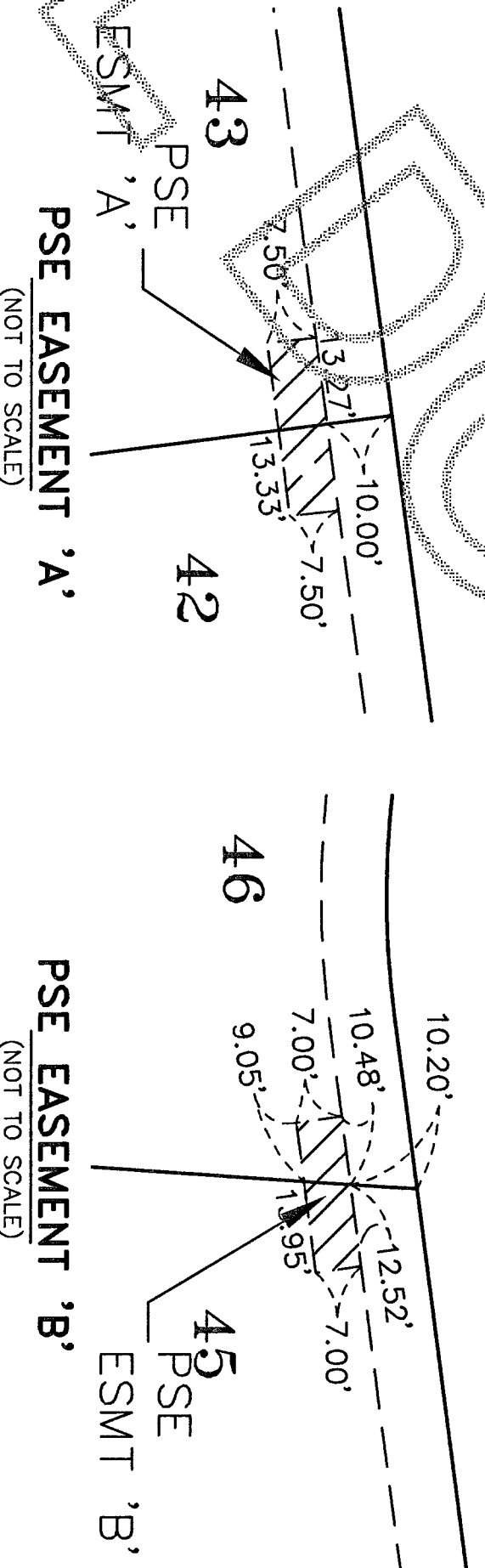
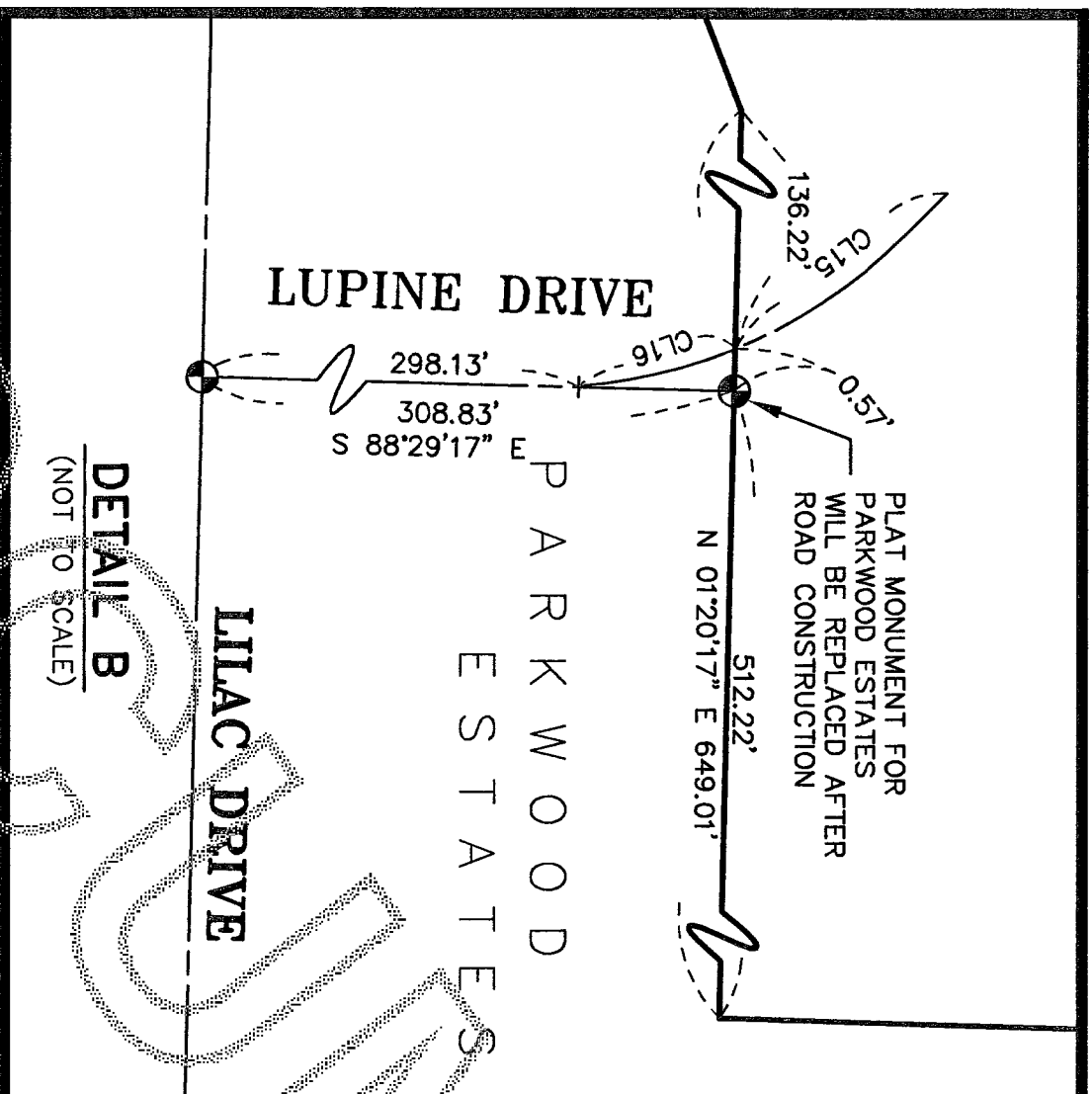
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
CL9	223.50'	49.0959°	191.79'
CL10	223.50'	3.2722°	13.48'
CL11	306.50'	14.3104°	77.66'
CL14	100.00'	19.2758°	33.97'
CL15	100.00'	40.1833°	70.35'
C16	100.00'	6.0824°	10.72'
CL131	116.50'	78.3752°	159.88'

**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	9,344	534 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	464 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	447 TIMBERLAND LOOP
54	8,037	439 TIMBERLAND LOOP
55	7,576	431 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

SHEET 5 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.	SEMRU ENGINEERING & SURVEYING	SCALE:	N/A
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING		
		MOUNT VERNON, WA 98273 360-424-9586		JOB NO. 4529

201604210098

\$193.00

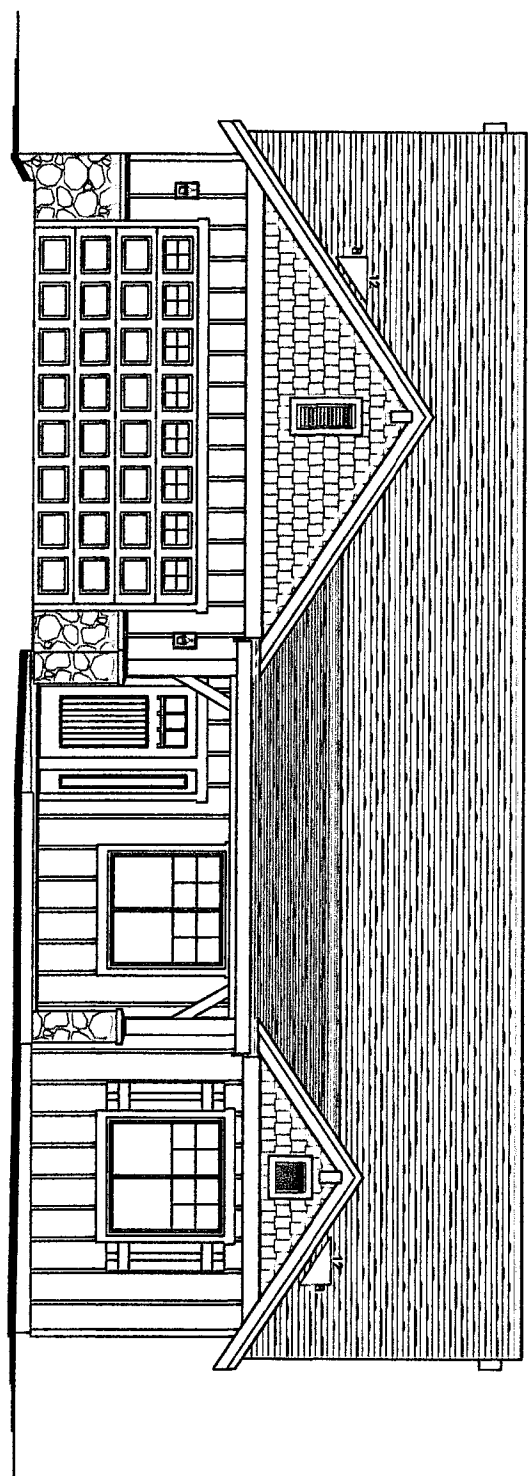
Skagit County Auditor

4/21/2016 Page 5 of 8 4:02PM

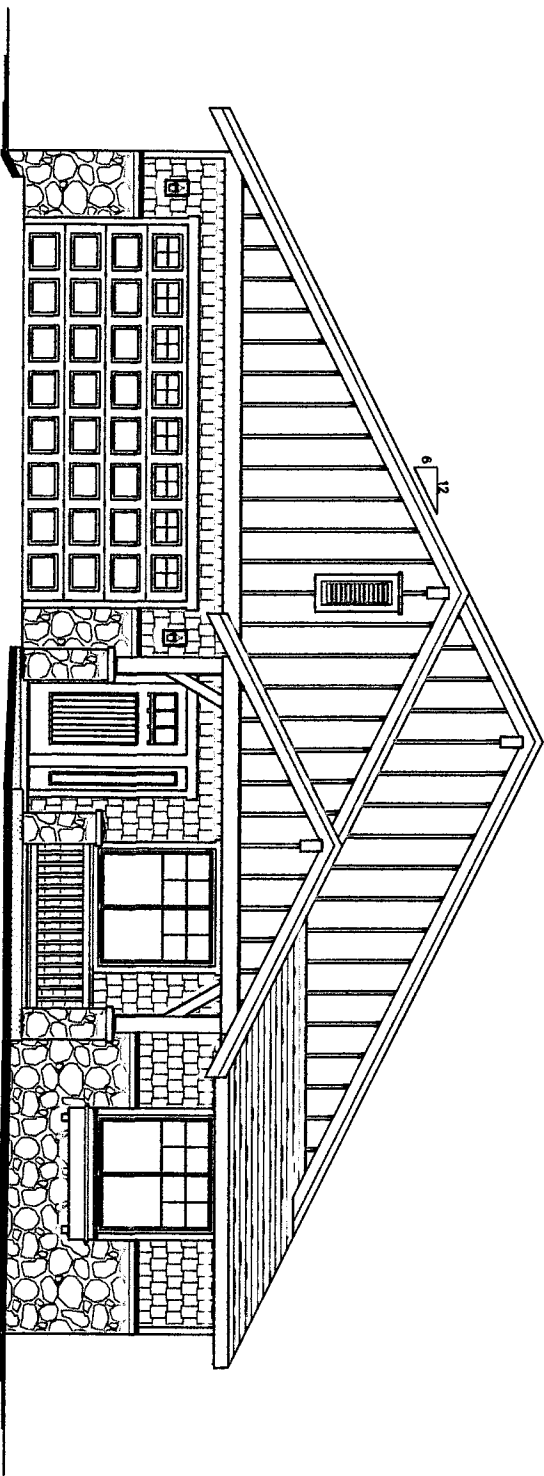
State County Auditor

4/15/2016 Page 5 of 8 4:02PM

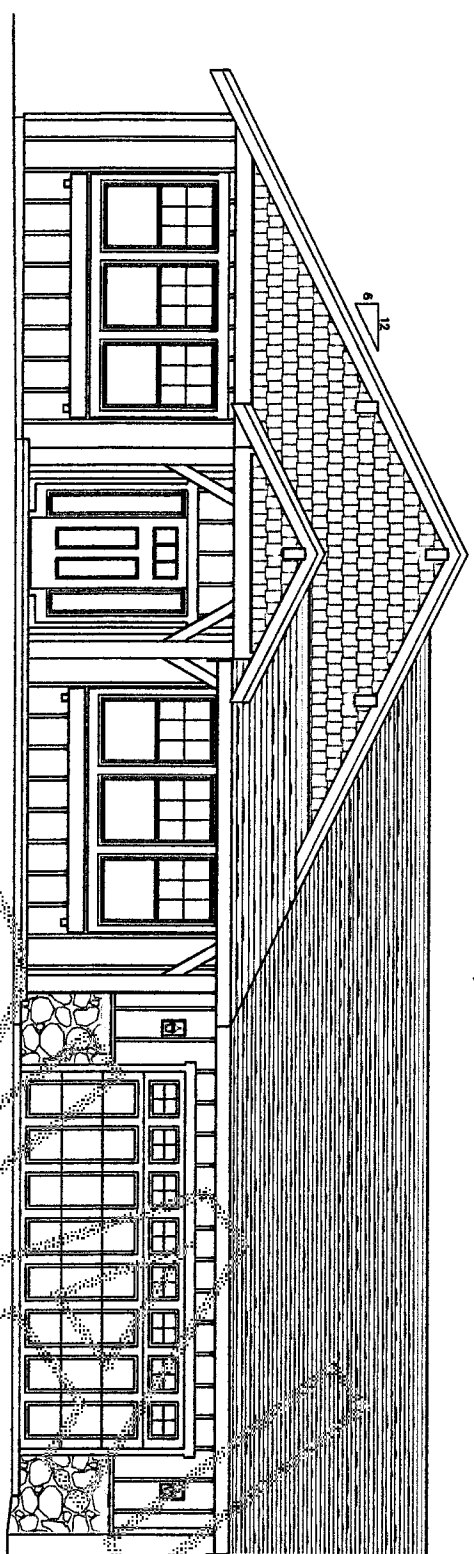




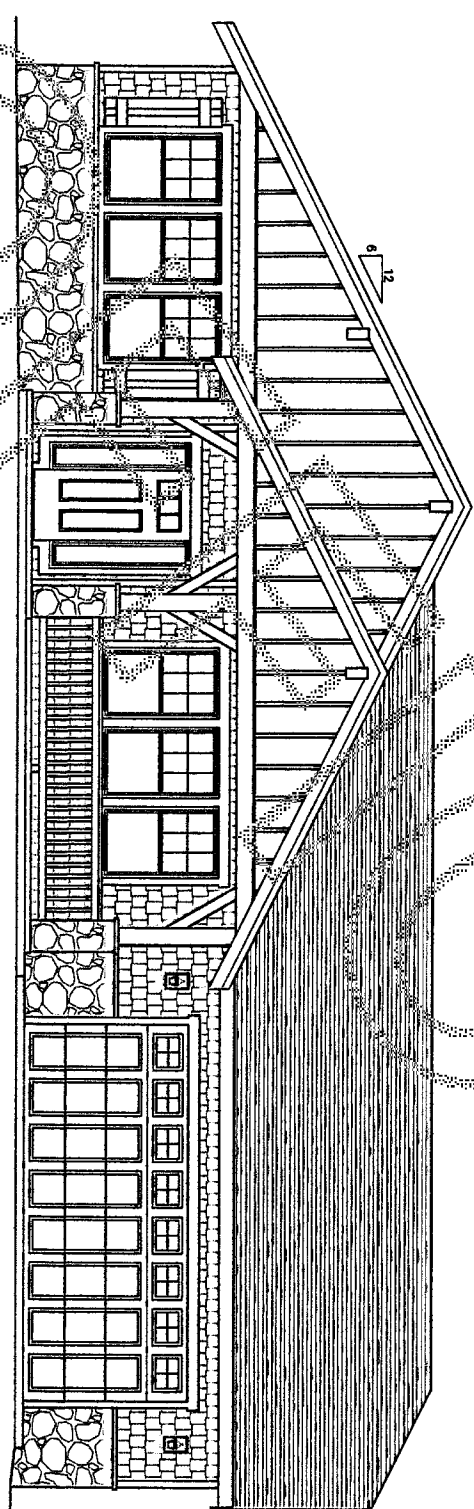
SINCLAIR - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)  
NO SCALE



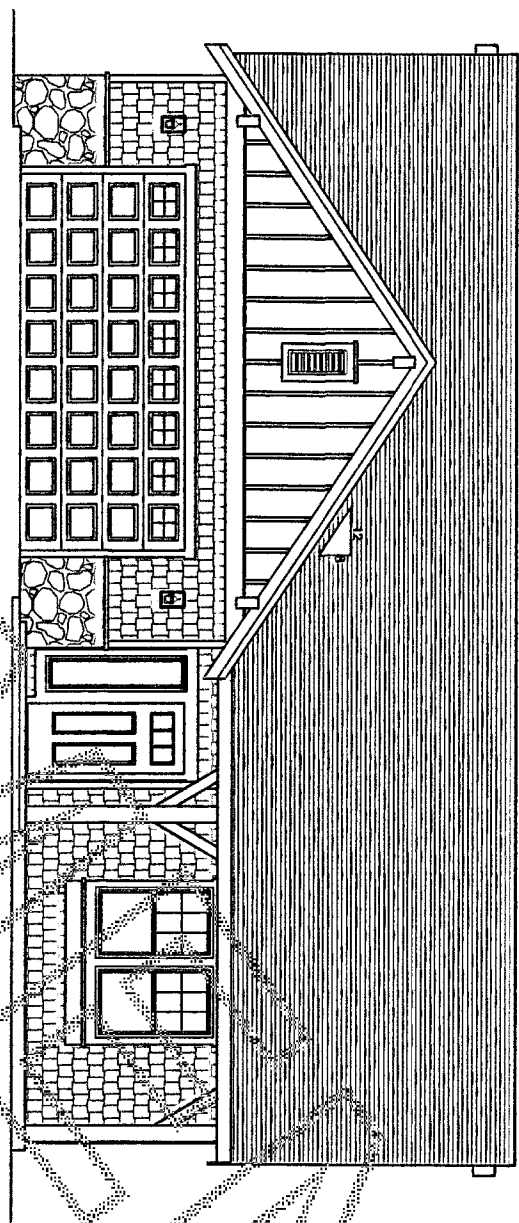
SINCLAIR - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)  
NO SCALE



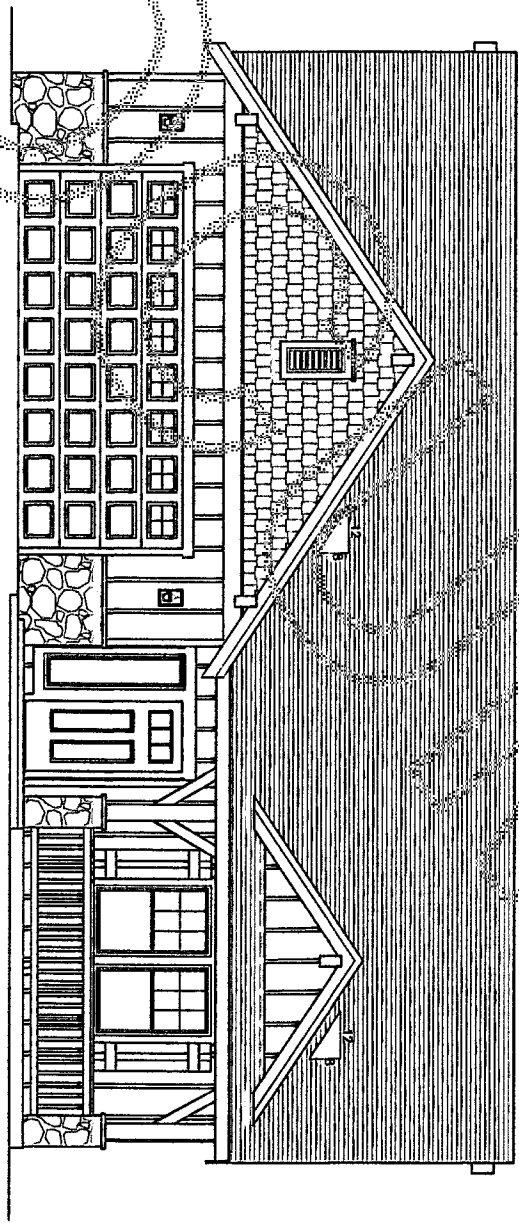
SIDNEY - ALPINE  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)  
NO SCALE



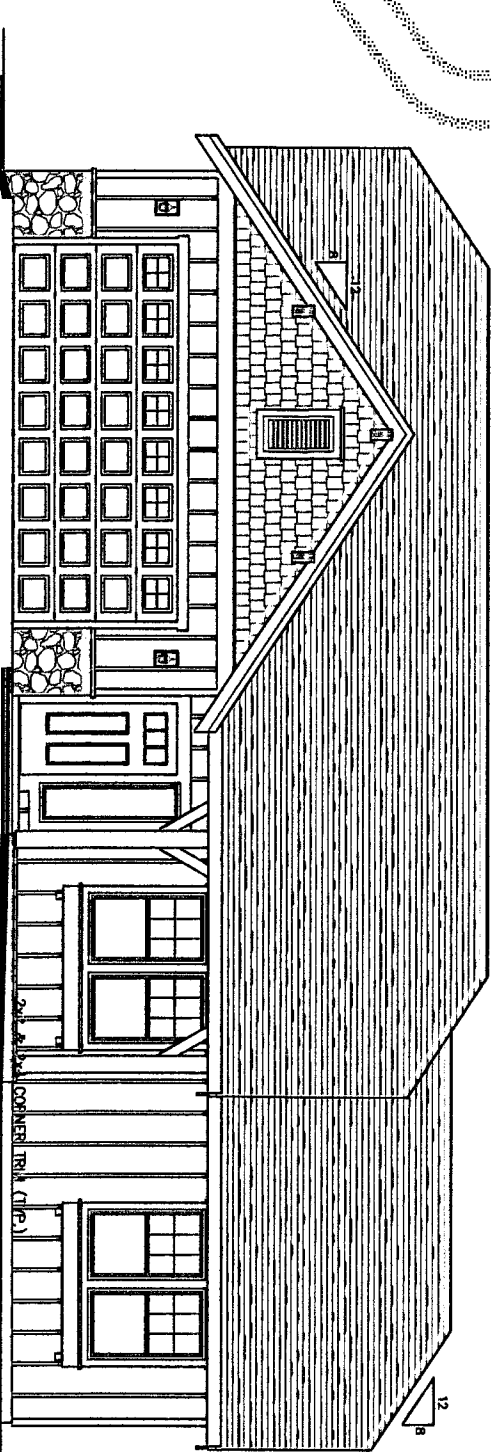
SIDNEY - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)  
NO SCALE



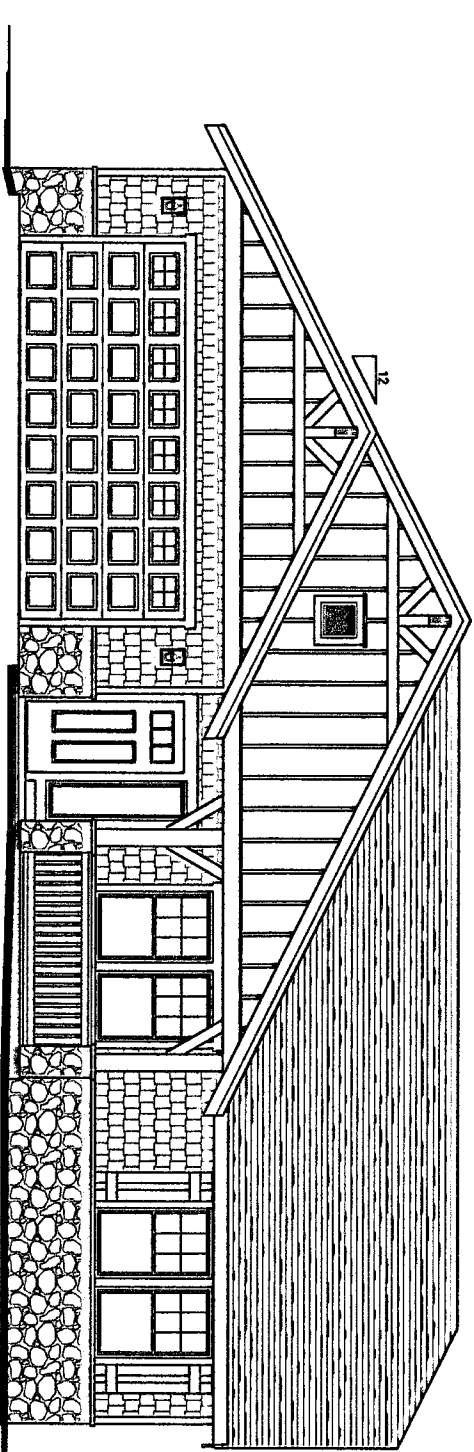
MAXWELTON - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)  
NO SCALE



MAXWELTON - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)  
NO SCALE



DECATUR - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)  
NO SCALE



DECATUR - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)  
NO SCALE

UNAPPROVED

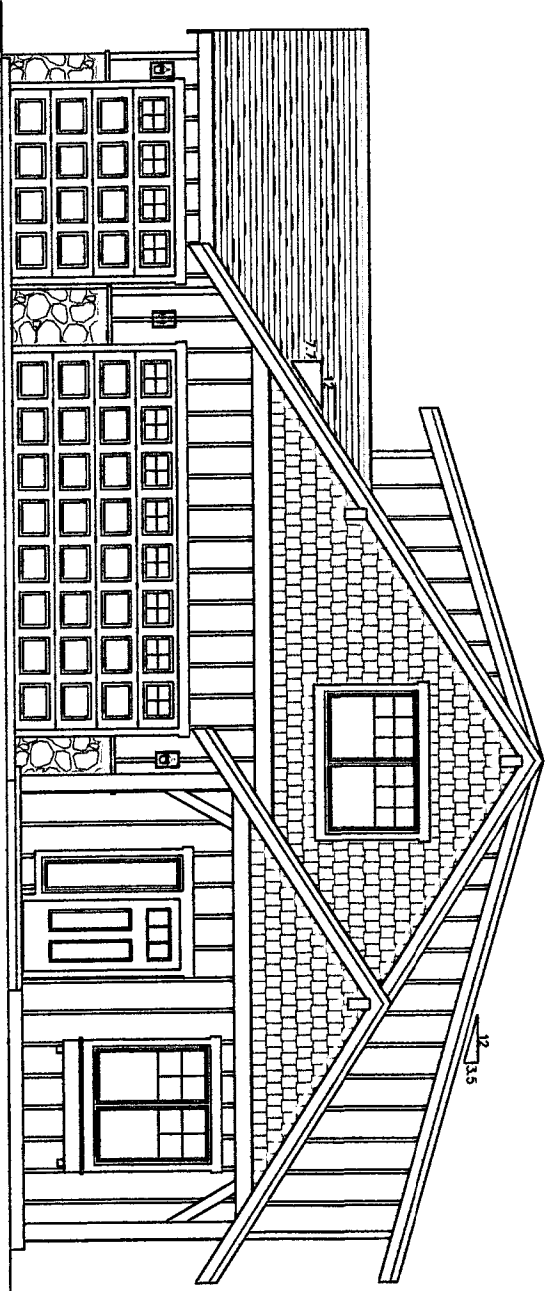
UNAPPROVED

UNAPPROVED

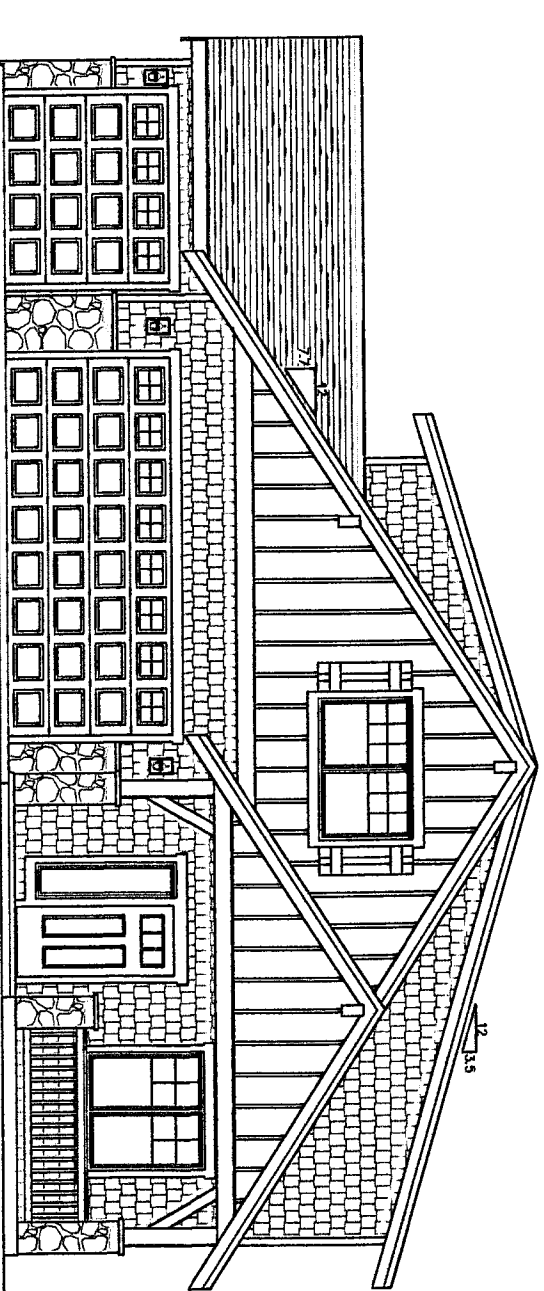
UNAPPROVED

UNAPPROVED

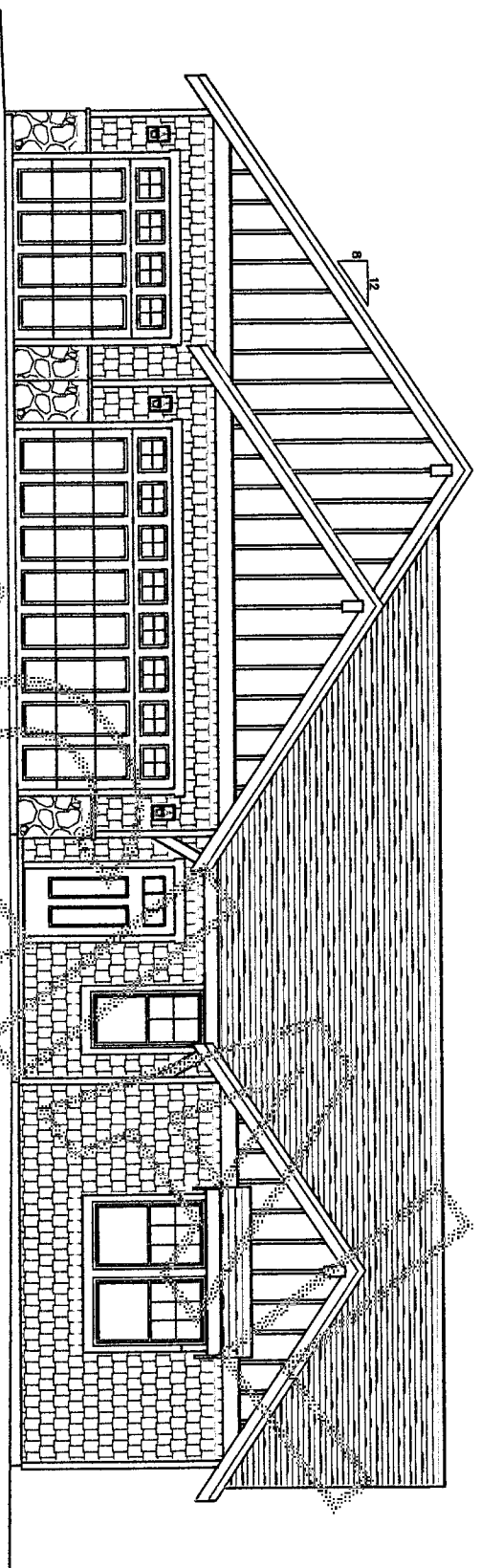
UNAPPROVED



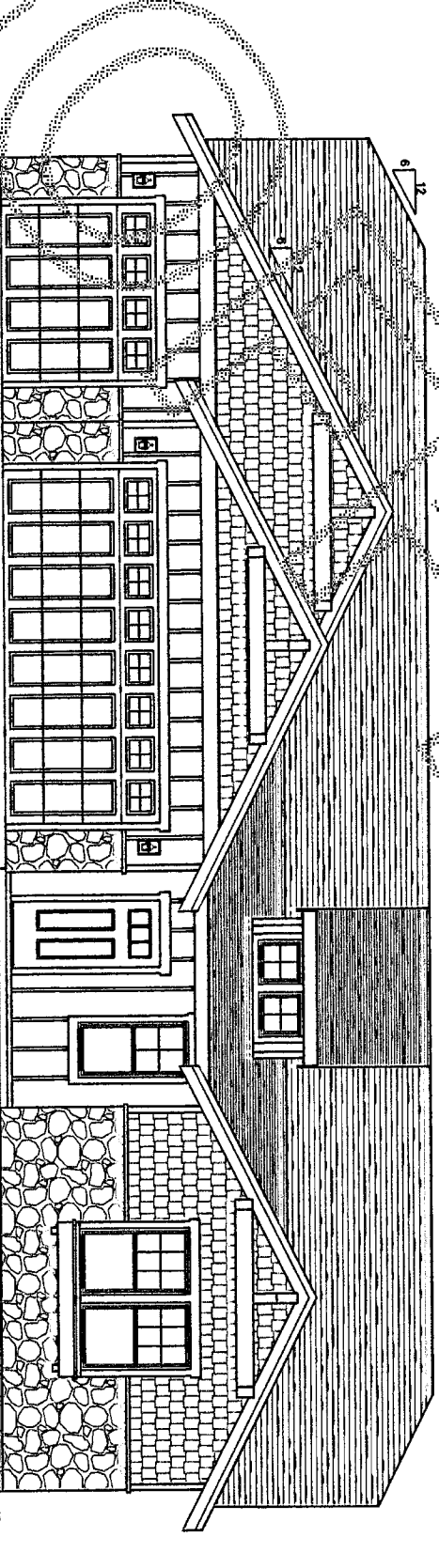
ORCAS - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 3-CAR GARAGE ONLY)



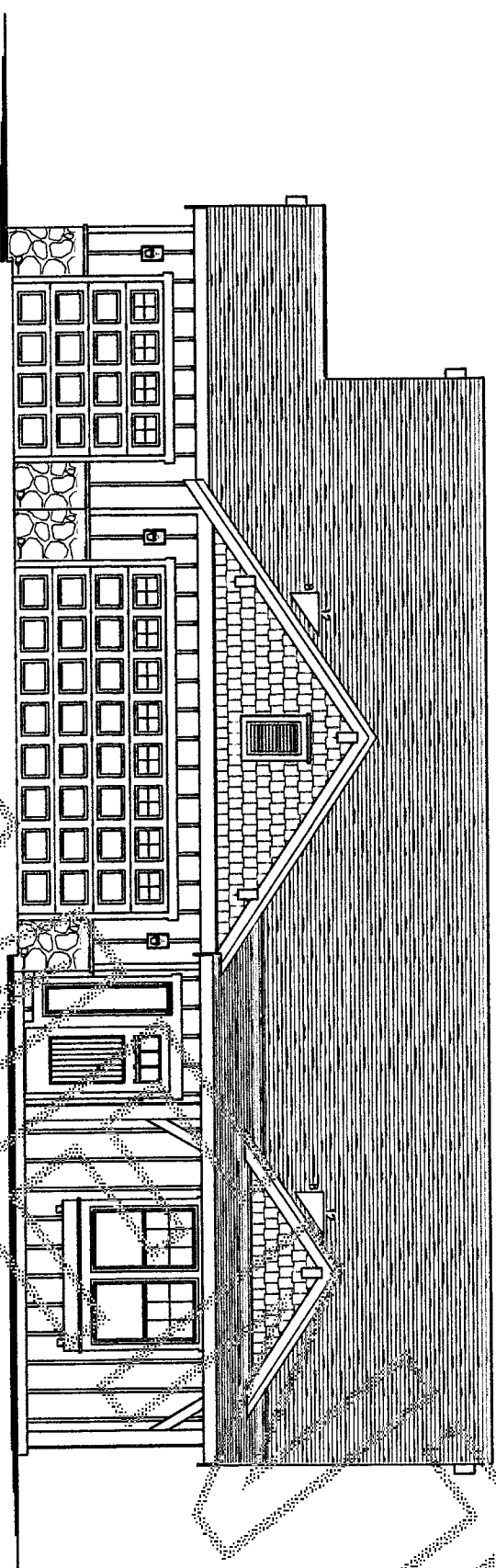
ORCAS - ALPINE 2  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 3-CAR GARAGE ONLY)



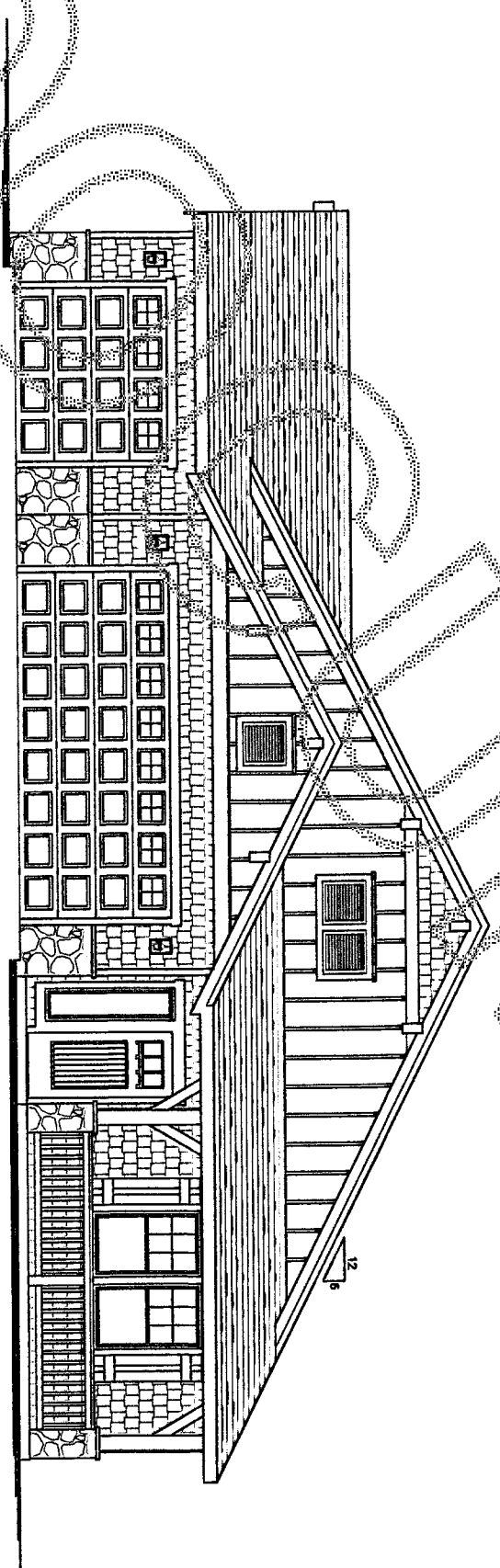
CAVANAUGH - ALPINE 1  
TYPICAL FRONT ELEVATION  
(AVAILABLE WITH 3-CAR GARAGE ONLY)



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



CAP SANTE I/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)

UNAPPROVED