

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 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 4 BOUNDARY SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE HEREOF 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.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HERUNTUO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERUNTUO AFFIXED THIS 22 DAY OF July, 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

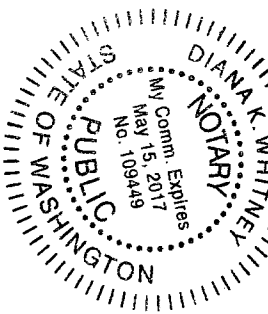
Lisa Cassidy, Vice-President

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF JULY, 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 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. Whittier
NOTARY PUBLIC IN AND FOR THE STATE OF
Washington
RESIDING AT: Bain
MY COMMISSION EXPIRES: 15 MAY 2017

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "TWIN BROOKS PHASE 4" 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.

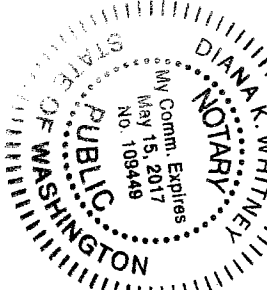
DATE: 7-15-16
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC
2113 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

ACKNOWLEDGEMENT

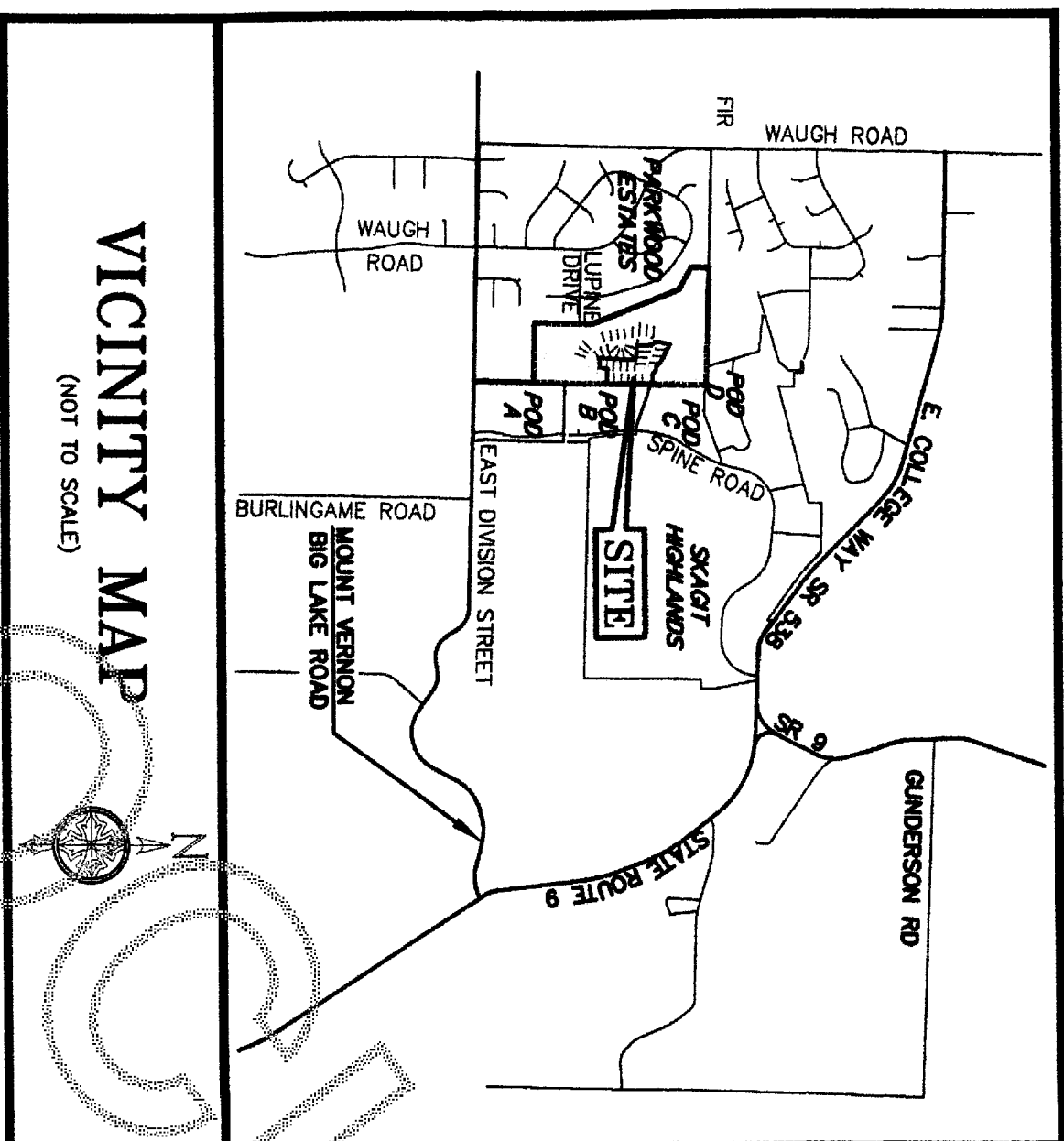
STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF JULY, 2016, PERSONALLY APPEARED LISA CASSIDY, 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.



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



AUDITOR'S CERTIFICATE

201608010239
\$193.00
8/1/2016 Page 4 of 8 4:16PM

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

SKAGIT COUNTY AUDITOR

DEPUTY

RESTRICTIVE COVENANTS

THE TWIN BROOKS PHASE 4 RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBERS 201503180026, 201503180027, 201503180028, 201510120065, 201604150159, 20160708210239, 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 HERIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2017.

THIS 21st DAY OF July, 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 HERIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 1st DAY OF Aug., 2016.

CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 29th DAY OF July, 2016
Michelle Beck Esco Bell
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 27th DAY OF July, 2016.

MAYOR

ATTEST: CITY CLERK *Michelle Esco Bell*

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 29th DAY OF July, 2016.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SHEET 1 OF 8

PLAT OF TWIN BROOKS PHASE 4 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.

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

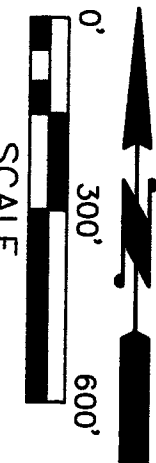
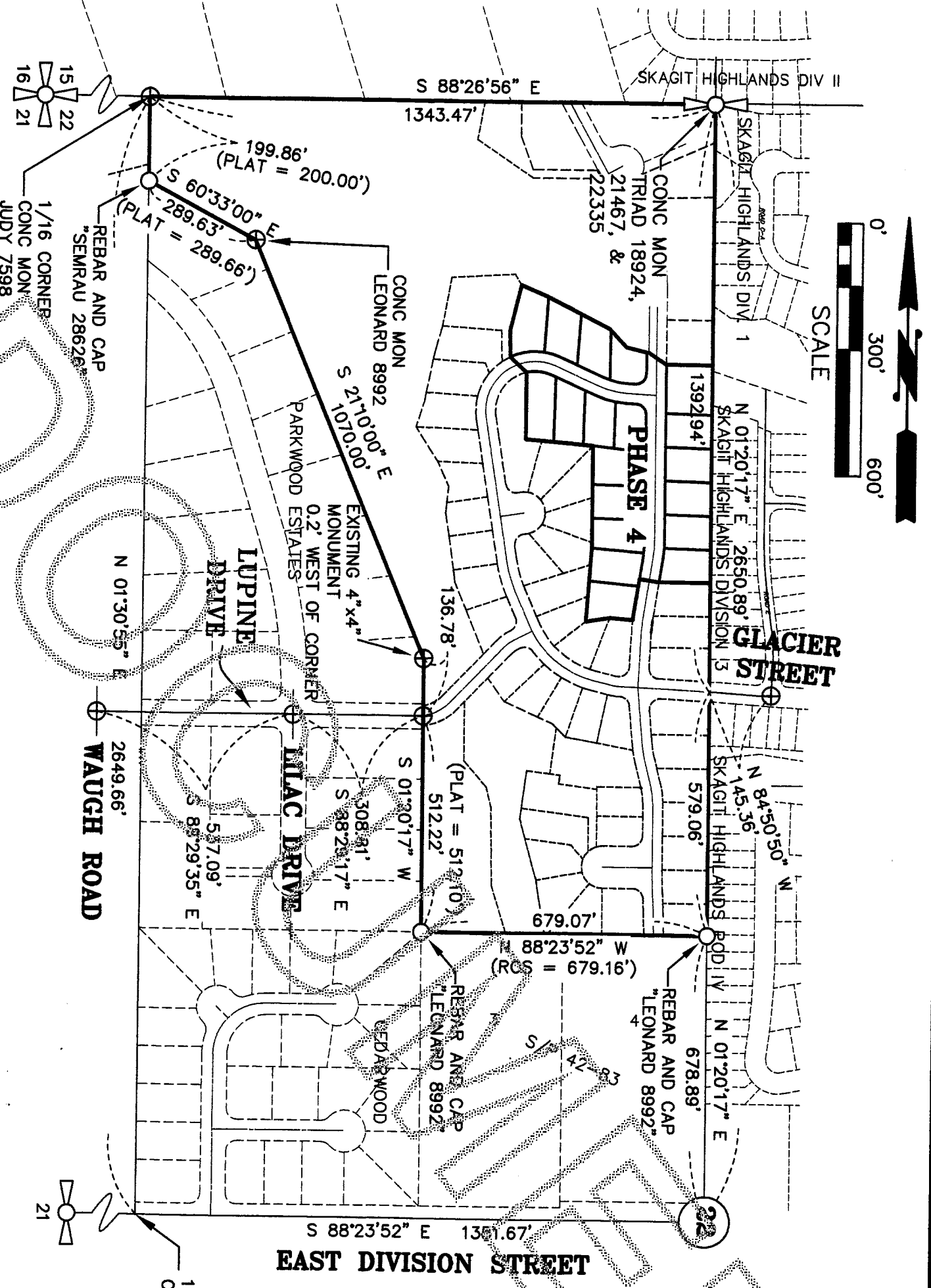
DESCRIPTION

TRACT E, '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 CITY OF MOUNT VERNON, 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. 155475-S, DATED JUNE 7, 2016.
2. MERIDIAN: ASSUMED.
3. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER, LEICA TCRP 1201+ R1000 OPTICAL LEVEL.
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
5. 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.
6. 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, 201510120065, 201604150159, 201604150160, 201604280010, 201503180028.
7. OWNER/DEVELOPER: PW CREEK, INC.
504 E FAIRHAVEN AVENUE
BURLINGTON, WA 98233
TEL: (360) 755-9021
FAX: (360) 755-9029
8. ZONING: R-1, 4.0
9. 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
10. FINAL PLAT LOT NUMBERS DIFFER FROM LOT NUMBERS ON APPROVED PRELIMINARY PLAT AND RESOLUTION 710.
11. STORMWATER RAIN GARDENS AND DRAINAGES/ACCESS EASEMENTS LOCATED ON THE NORTH SIDE OF LOT 11, AND THE REAR OF LOTS 21-29 SHALL REMAIN CLEAR OF OBSTRUCTIONS, INCLUDING FENCES, TO ALLOW PASSAGE BETWEEN LOTS FOR INSPECTION AND MAINTENANCE OF RAIN GARDENS. A PORTION OF THE RAIN GARDENS ABUTTING LOTS 21-29 ARE LOCATED OUTSIDE OF THE PLAT BOUNDARY; A SEPARATE ACCESS AND MAINTENANCE EASEMENT HAS BEEN RECORDED UNDER AFN 201604150160.
12. ALL RAIN GARDENS CONSTRUCTED FOR PHASE 4, LOCATED IN LOTS 11, AND 21-29 SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION PER THE MOST CURRENT PUGET SOUND LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL. AN EASEMENT FOR ACCESS AND MAINTENANCE HAS BEEN RECORDED UNDER AFN 201604150160.
13. TRACT "T" CONTAINS CRITICAL AREA BUFFERS. SAID TRACT SHALL BE RESERVED AS A NATIVE GROWTH PROTECTION AREA (NGPA) AND SHALL BE MAINTAINED 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.
14. A PUBLIC TRAIL EASEMENT OVER TRACT "T" IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC AND THE CITY OF MOUNT VERNON, OVER, UNDER AND ACROSS TRACT "T" AS SHOWN ON THE FACE OF THIS PLAT FOR PEDESTRIAN TRAIL PURPOSES. THE PUBLIC TRAIL SHALL BE OWNED AND MAINTAINED BY THE TWIN BROOKS COMMUNITY ASSOCIATION.



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\$193.00
Skagit County Auditor
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KEY:
 ● - REBAR SET - "SEBRAU 28626"
 ○ - FOUND CORNER, AS SHOWN.
 ⊕ - INDICATES MONUMENT SET.
 ⊙ - INDICATES EXISTING MONUMENT.



DATE: 7-20-16

SHEET 2 OF 8

PLAT OF TWIN BROOKS PHASE 4 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
 SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-424-9566

SCALE: 1" = 300'
 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 EXHIBED 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 21-25, 27-29 AND LOTS 49-51 SHALL HAVE THEIR REAR YARD SETBACK MEASURED FROM THE PRIVATE DRAINAGE EASEMENTS LOCATED IN THE REAR YARD OF EACH OF THESE LOTS. LOT 52 SHALL HAVE A 25 FOOT SETBACK FROM THE NORTH PROPERTY LINE.
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. EXCEPT LOT 11 SHALL HAVE ITS SIDE YARD SETBACK MEASURED FROM THE PRIVATE DRAINAGE EASEMENTS LOCATED IN THE SIDE YARD OF THIS LOTS.

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 TWIN BROOKS DRIVE, 2) THE SOUTH SIDE OF TIMBERLAND LOOP. 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 MWA 10.20.190 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.

TRACT REFERENCE INFORMATION

TRACT "T" CONTAINS CRITICAL AREAS AND THEIR ASSOCIATED BUFFERS. SAID TRACT SHALL BE RESERVED FOR AND GRANTED TO THE PUBLIC AND THE CITY OF MOUNT VERNON, UNDER AND ACROSS PATH TRACT "T", SHOWN ON THE FACE OF THIS PLAT FOR PEDESTRIAN TRAIL PURPOSES.

PUBLIC TRAIL EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC AND THE CITY OF MOUNT VERNON, UNDER AND ACROSS PATH TRACT "T", SHOWN ON THE FACE OF THIS PLAT FOR PEDESTRIAN TRAIL PURPOSES.

PUD UTILITY EASEMENT

EASEMENTS ARE GRANTED, AS SHOWN HEREON, 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 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, OWNER, 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 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.

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 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 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.

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.

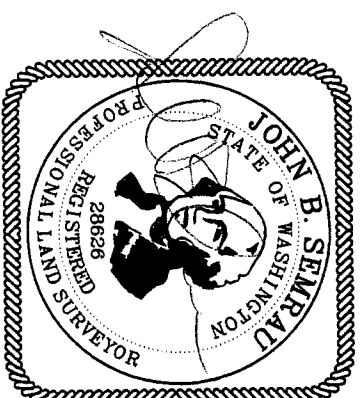
SHEET 3 OF 8

PLAT OF TWIN BROOKS PHASE 4 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.	SEMAU ENGINEERING & SURVEYING	SCALE:	N/A
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING		JOB NO. 4529
		MOUNT VERNON, WA 98273 360-424-9588		

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Skagit County Auditor
8/1/2016 Page 3 of 4
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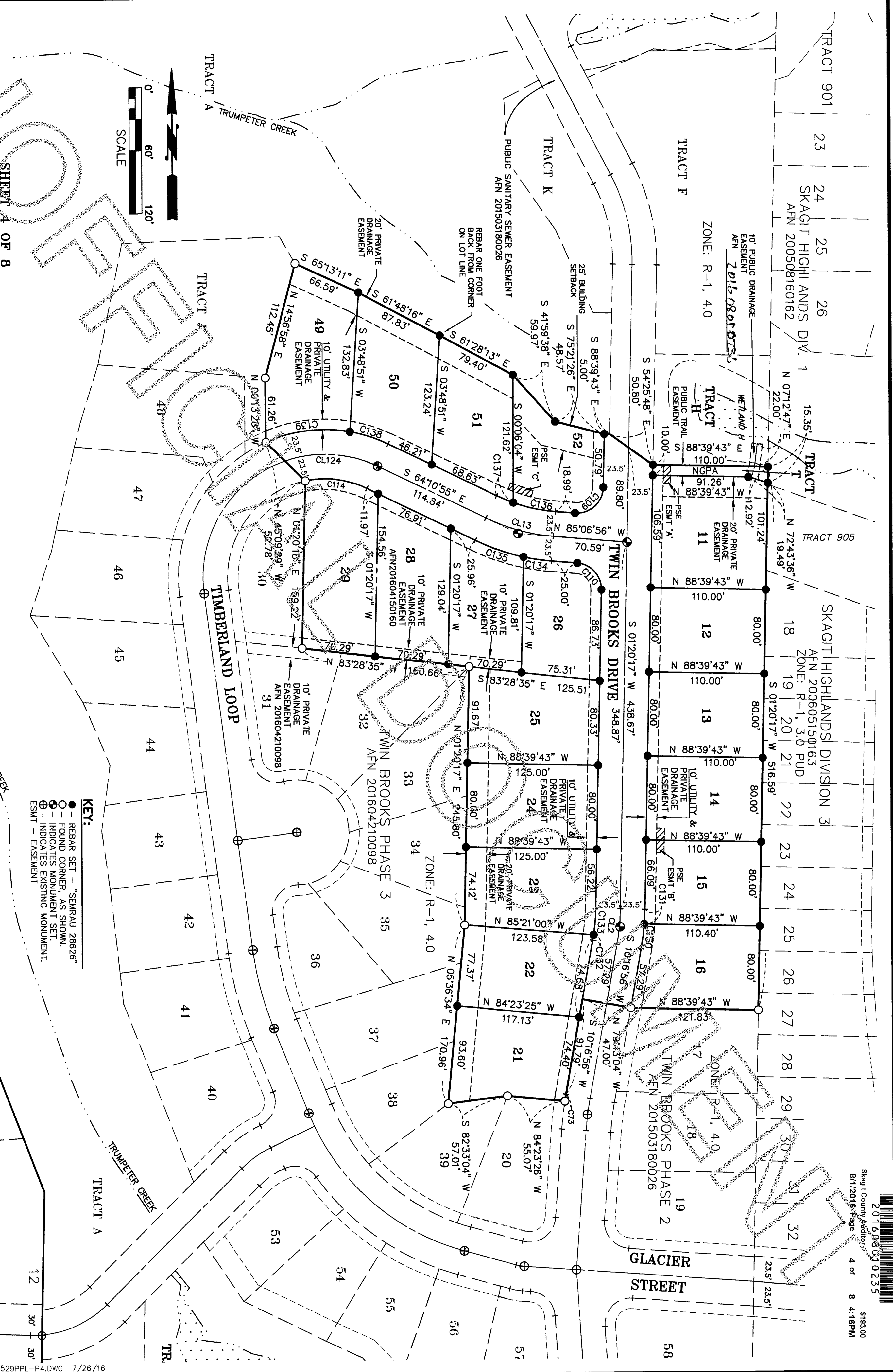


DATE: 7/15/16

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Skagit County Assessor
8/1/2016 Page 4 of 8 4:16PM

\$193.00

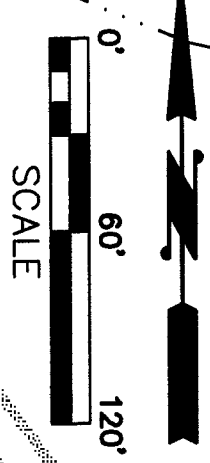


PLAT OF TWIN BROOKS PHASE 4 LU-05-024

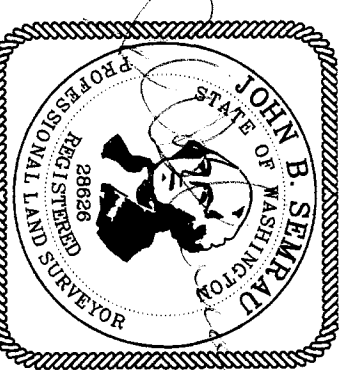
SHEET 1 OF 8

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.

SEMRAD ENGINEERING & SURVEYING SCALE: 1" = 60'
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 4529



DATE: 7-26-16



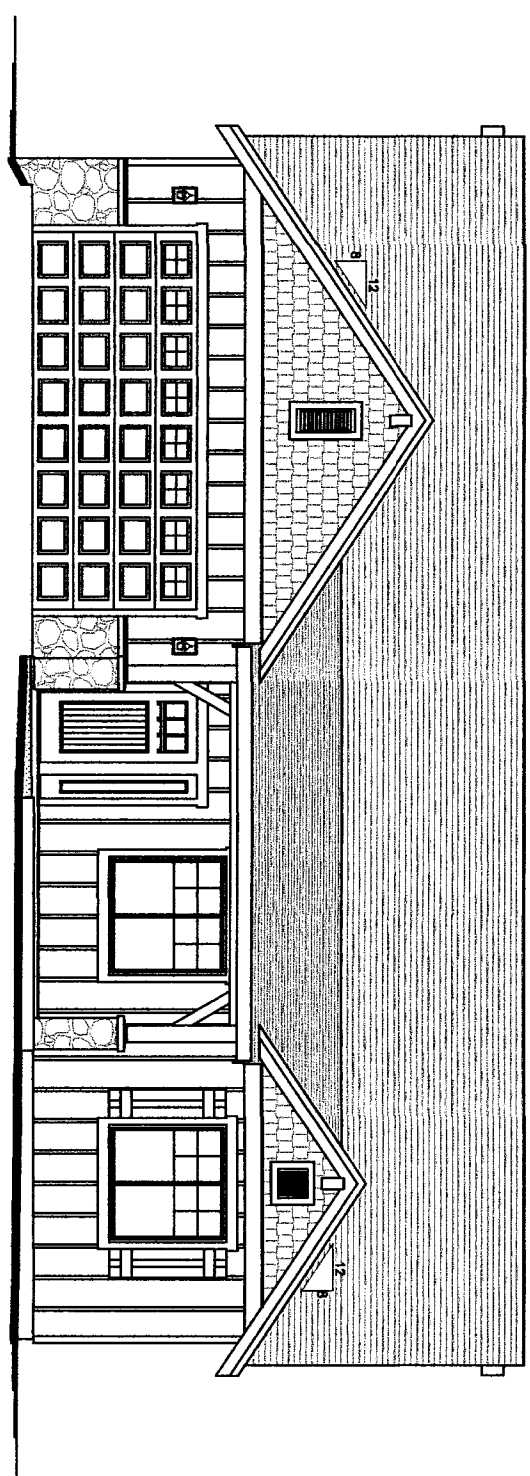
NOTE: SEE SHEET 5 FOR CENTERLINE TABLE, CURVE TABLE,
LOT AREAS AND ADDRESS INFORMATION.
ALL FRONT AND ROADSIDE LOT CORNER REBARs HAVE
BEEN SET ONE FOOT BACK OF CORNER, NOT THE REBAR.
DIMENSIONS ARE TO THE LOT CORNERS, NOT THE REBAR.

KEY:

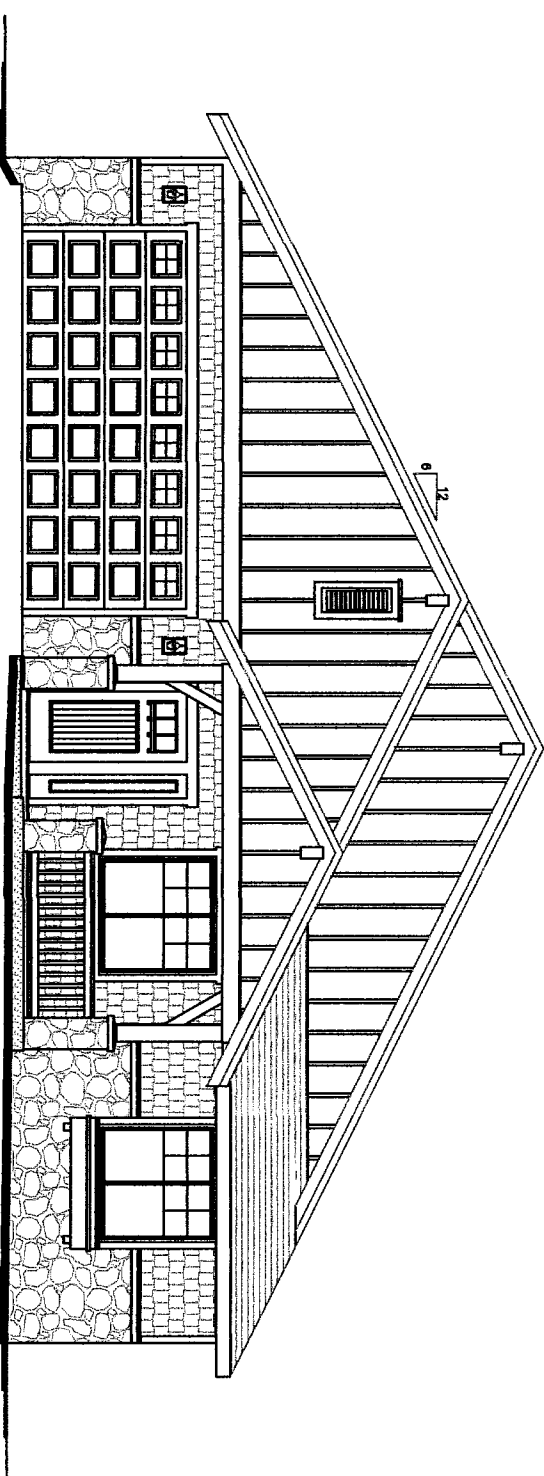
- REBAR SET - "SEMRAD 28626"
- FOUND CORNER, AS SHOWN.
- ⊕ INDICATES MONUMENT SET.
- ⊕ INDICATES EXISTING MONUMENT.
- EASEMENT

PARKWOOD

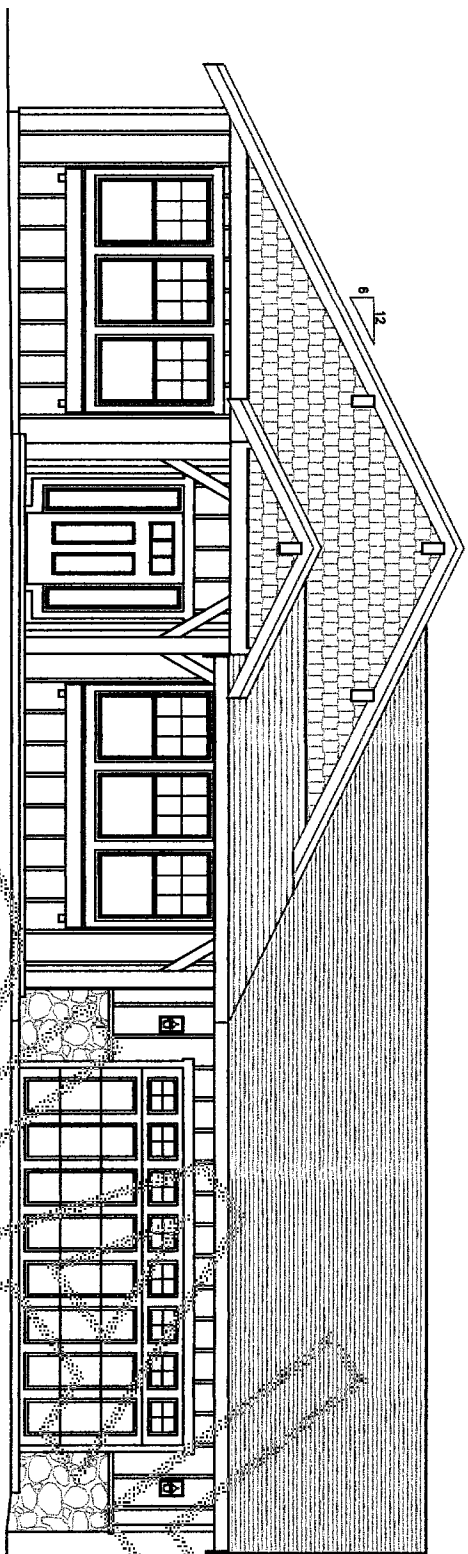
LUPINE DRIVE



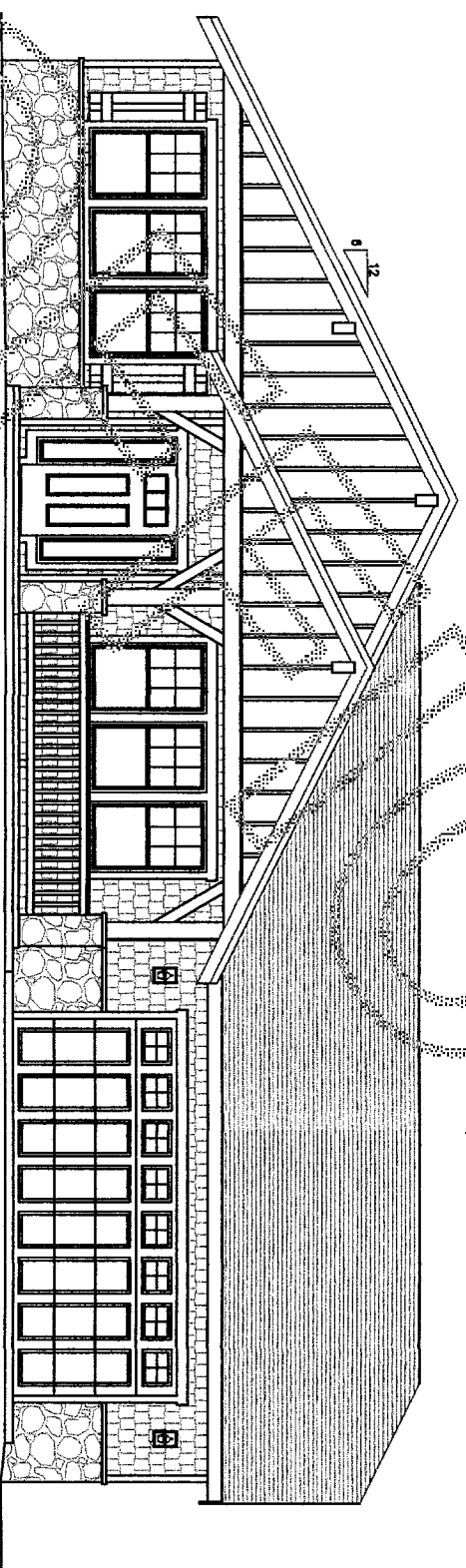
SINCLAIR - ALPINE 1
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



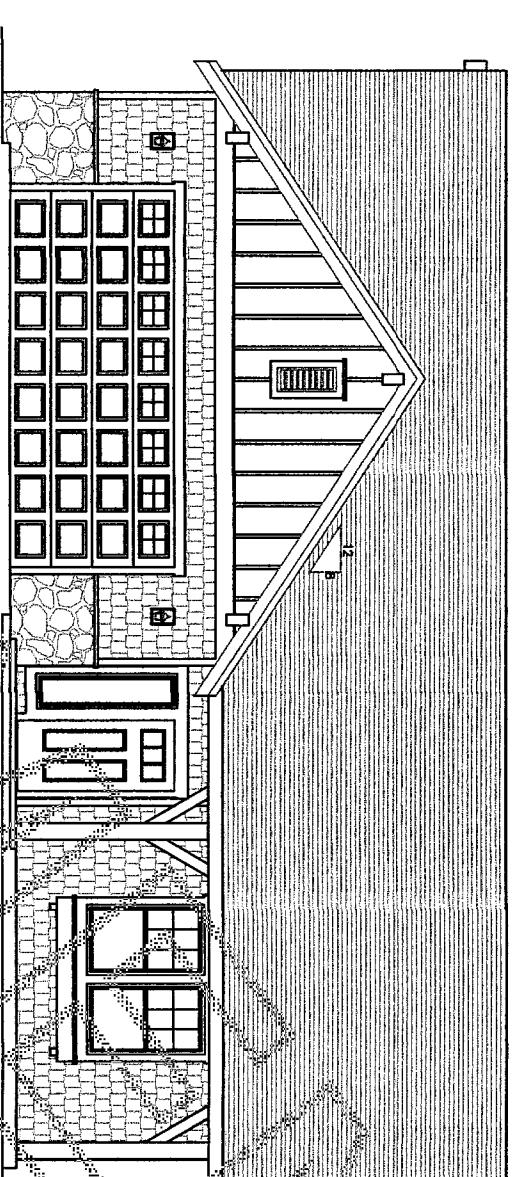
SINCLAIR - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



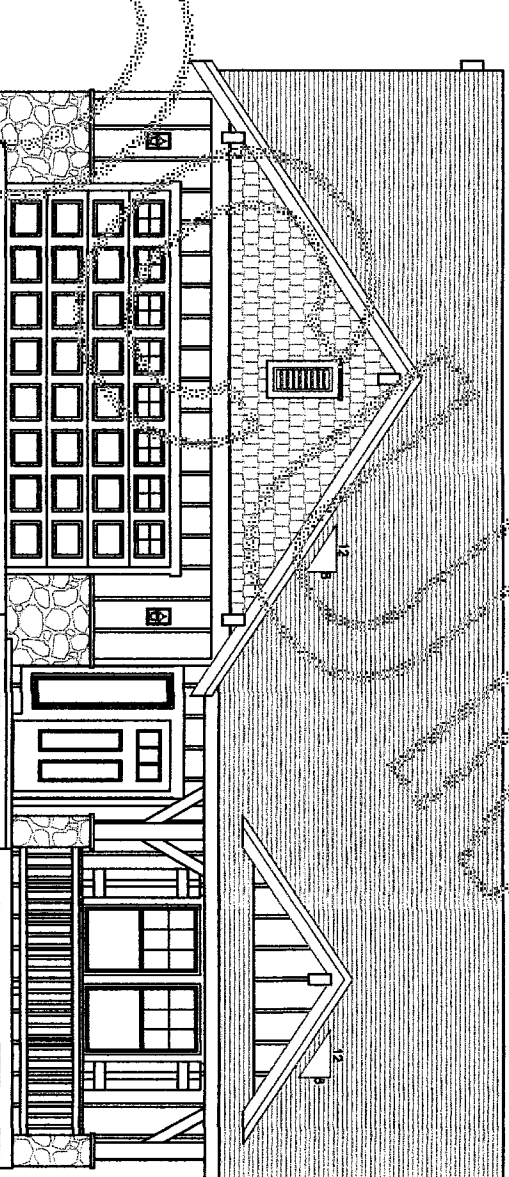
SIDNEY - ALPINE 1
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



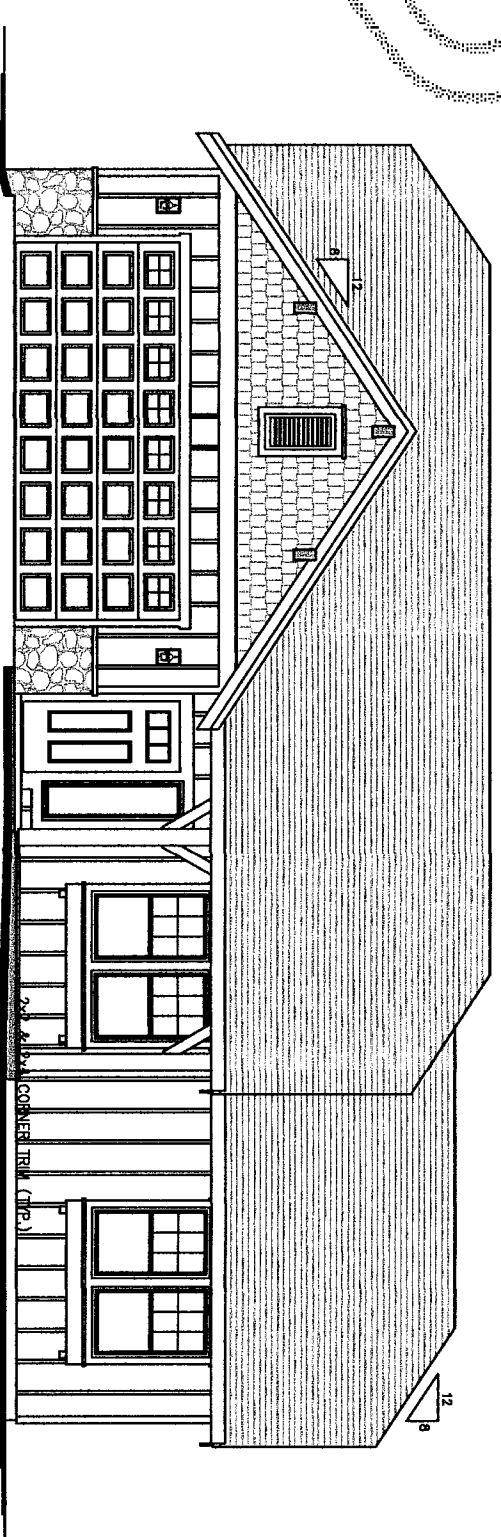
SIDNEY - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



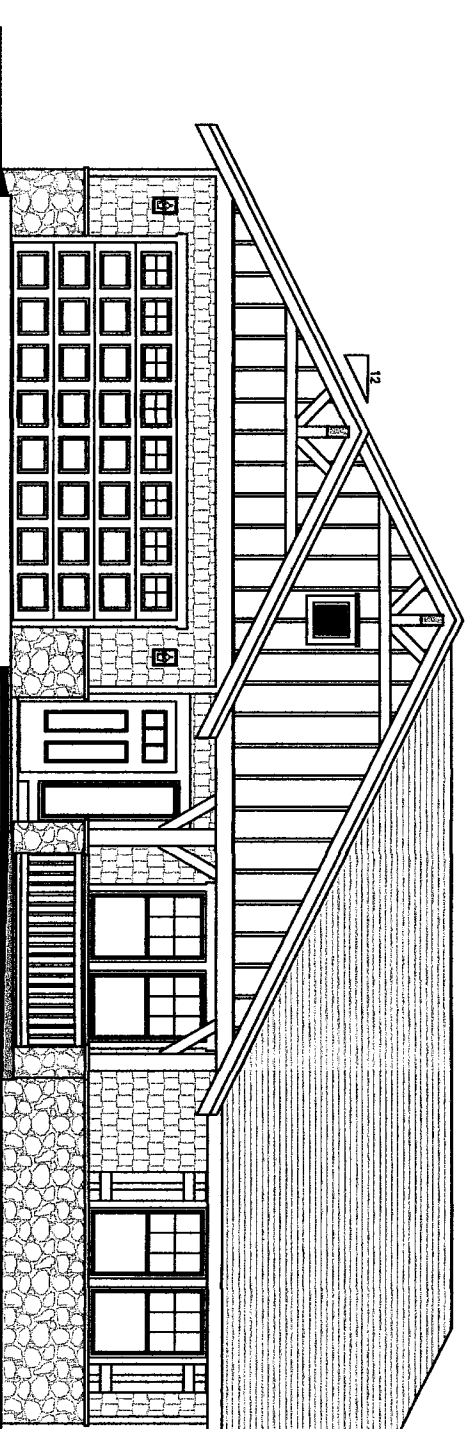
MAXWELTON - ALPINE 1
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)



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)



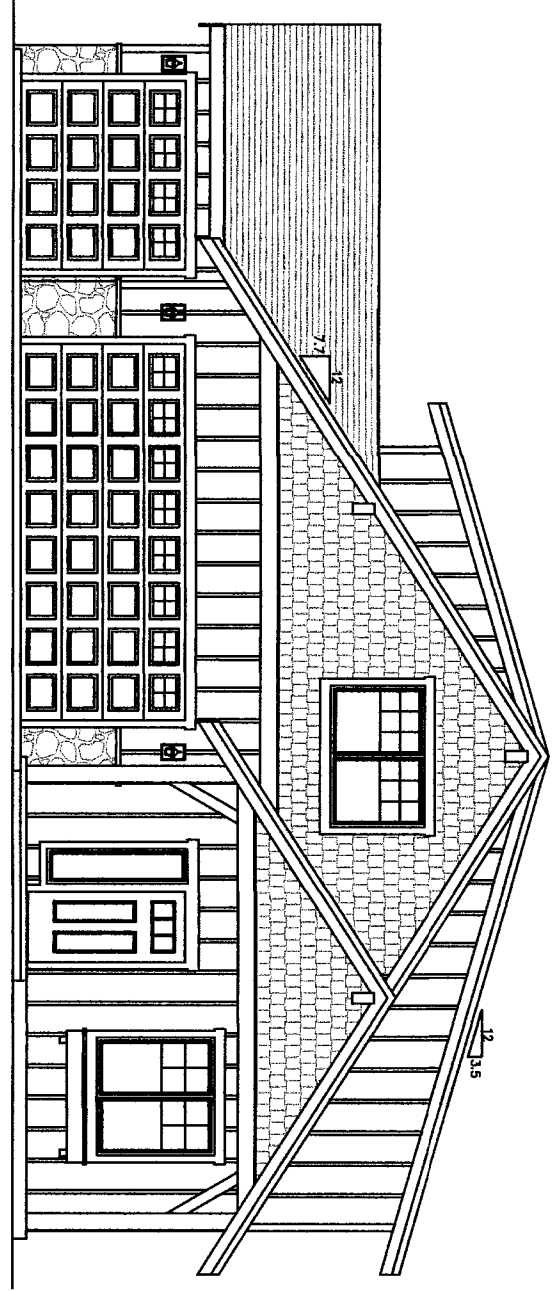
DECATUR - ALPINE 2
TYPICAL FRONT ELEVATION
(AVAILABLE WITH 2-CAR OR 3-CAR GARAGE)

2016080235
King County Auditor
8 of 8
4:16PM
\$193.00

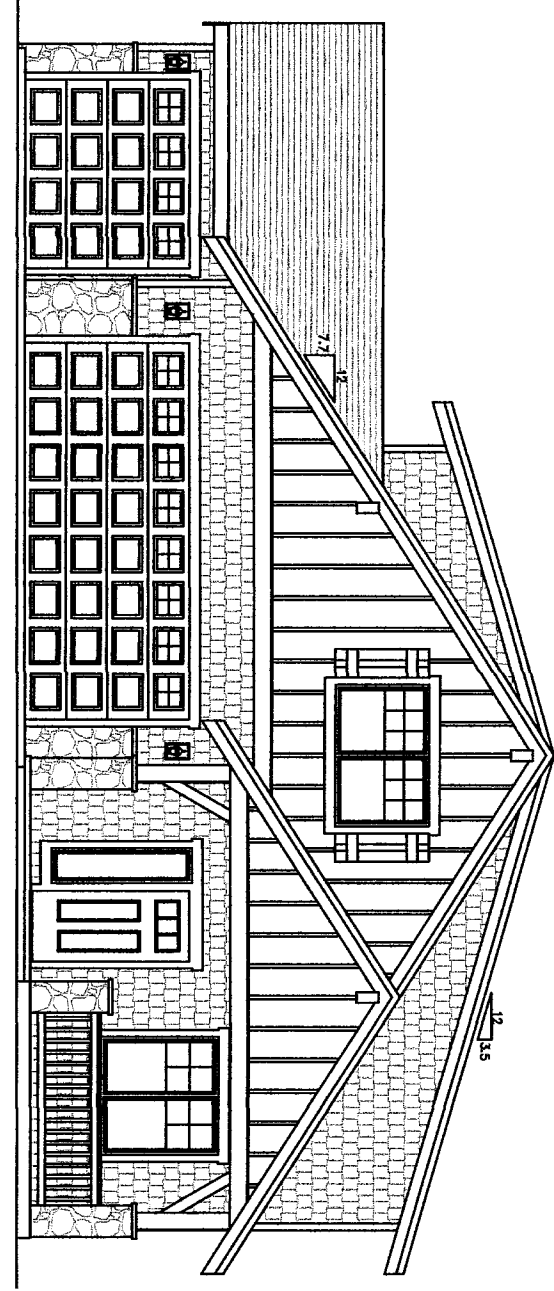
DATE: 06/10/2016
LU 06-087

TWIN BROOKS IV
SHEET 6 OF 8
LANDED GENTRY
HOMES AND COMMUNITIES
Old City Hall Building, 504 Fairview Avenue, Burlington, WA 98233 (360) 755-9021
TYPICAL MODEL ELEVATIONS FOR TWIN BROOKS IV

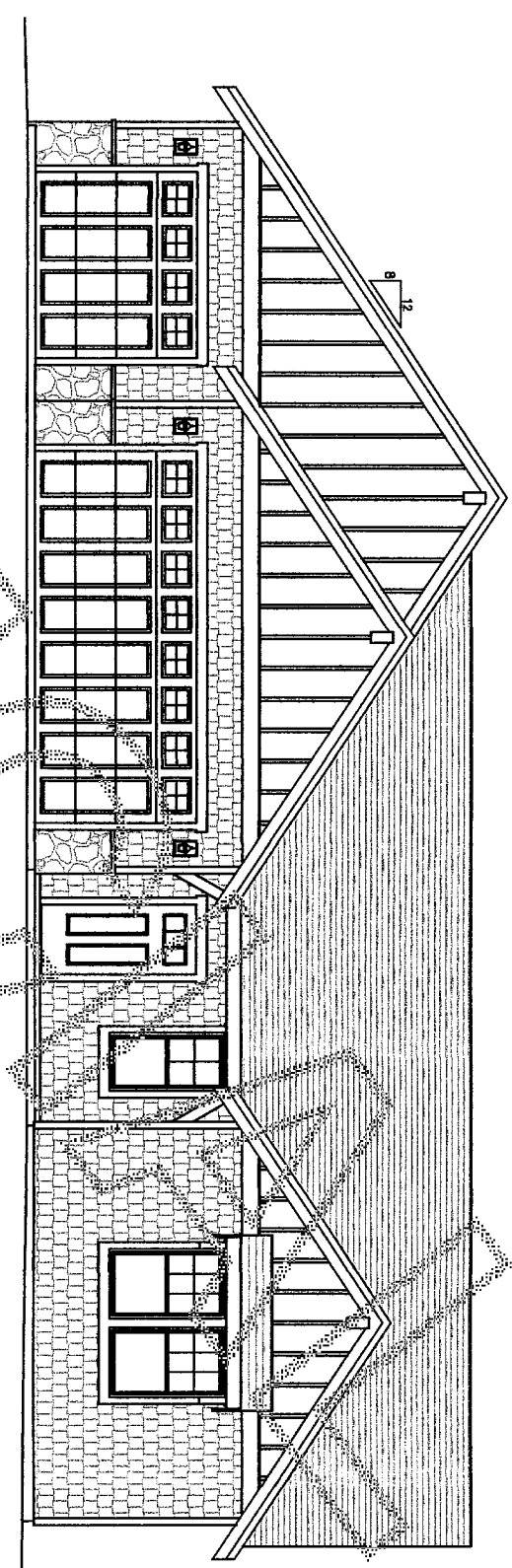
UNAPPROVED



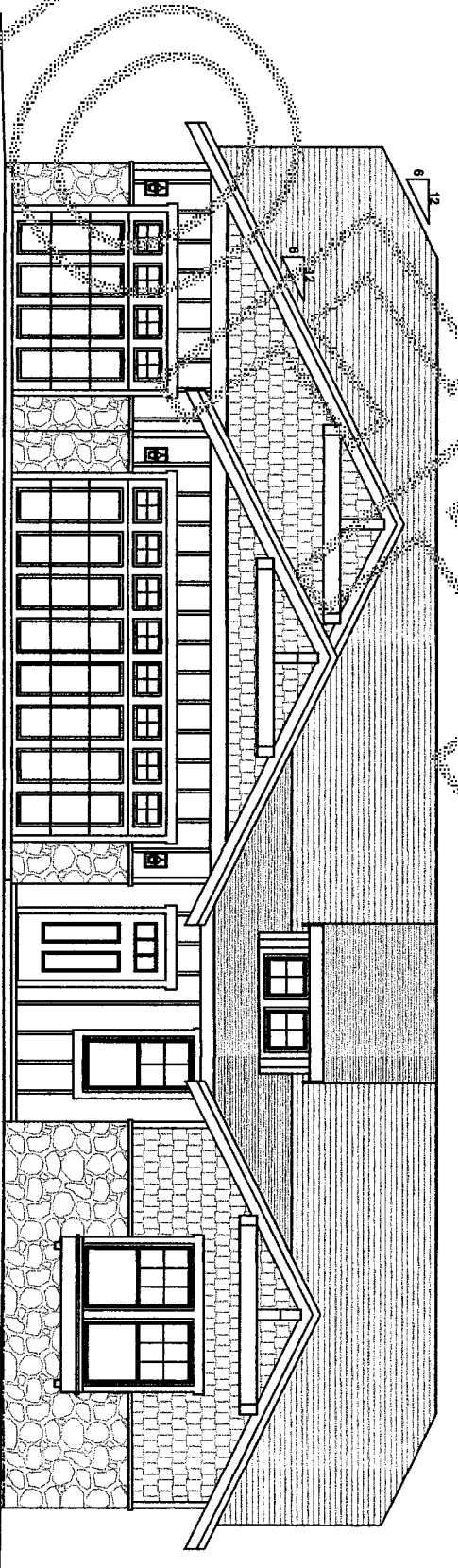
ORCAS - ALPINE 1
 TYPICAL FRONT ELEVATION
 (AVAILABLE WITH 3-CAR GARAGE ONLY)



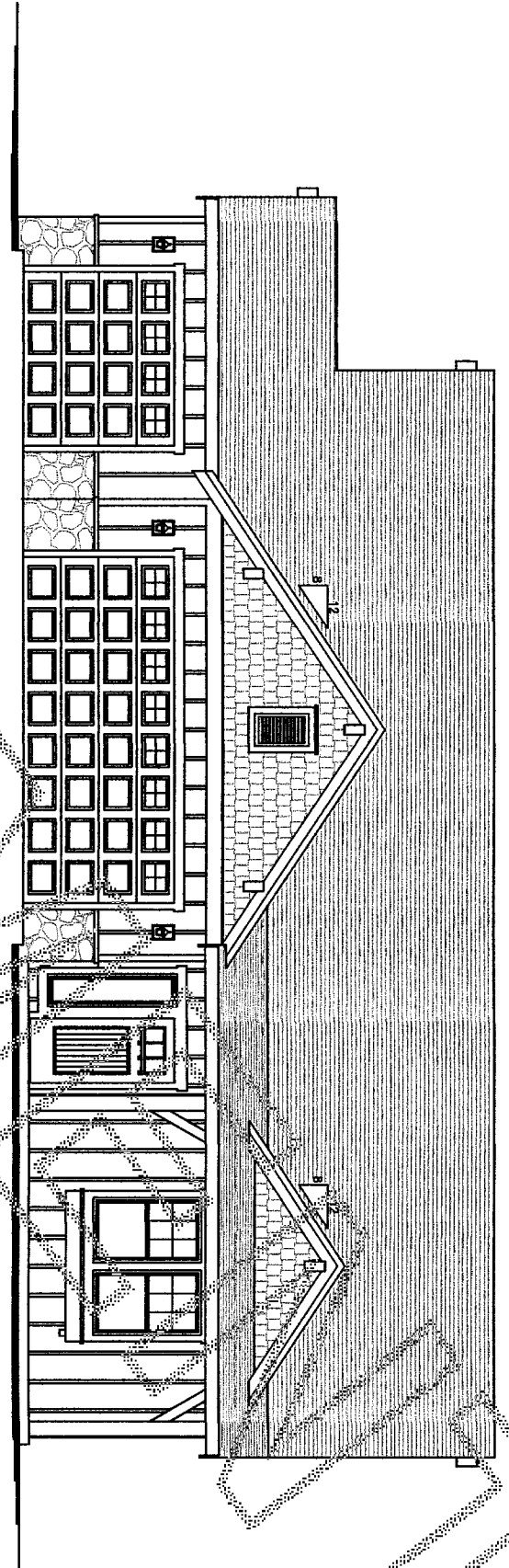
ORCAS - ALPINE 2
 TYPICAL FRONT ELEVATION
 (AVAILABLE WITH 3-CAR GARAGE ONLY)



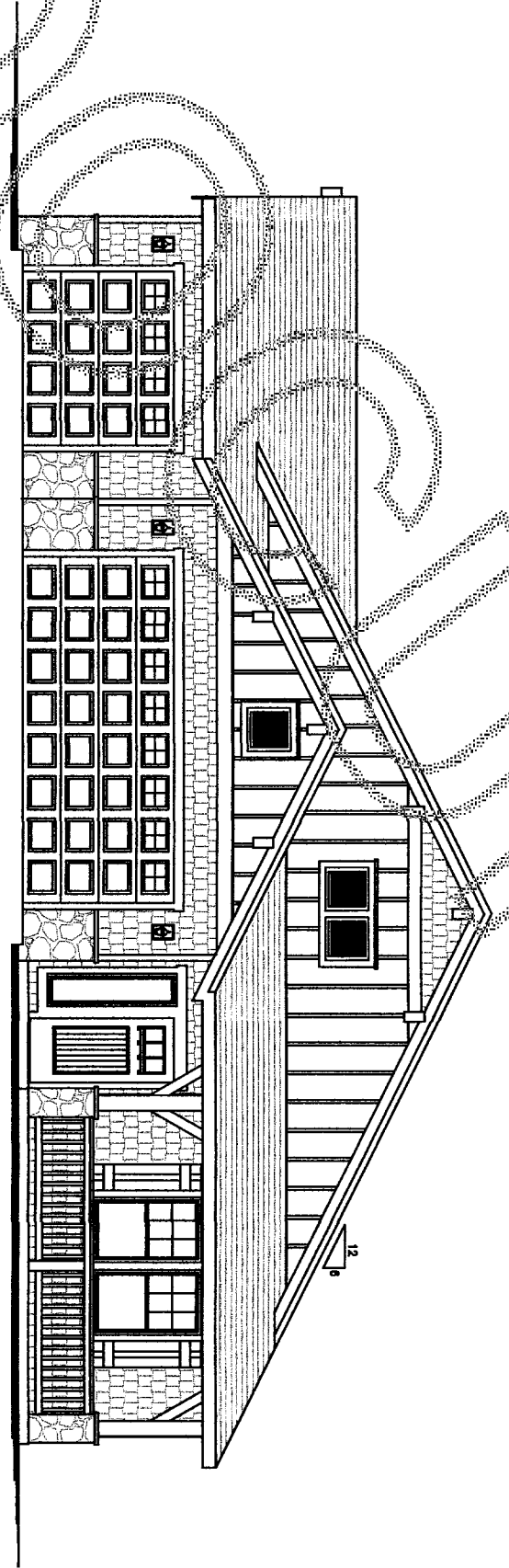
CAVANAUGH - ALPINE 1
 TYPICAL FRONT ELEVATION
 (AVAILABLE WITH 3-CAR GARAGE ONLY)



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



CAP SANTE 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 1 OF 8
 TWIN BROOKS IV

DATE: 06/10/2016
 LU 06-087

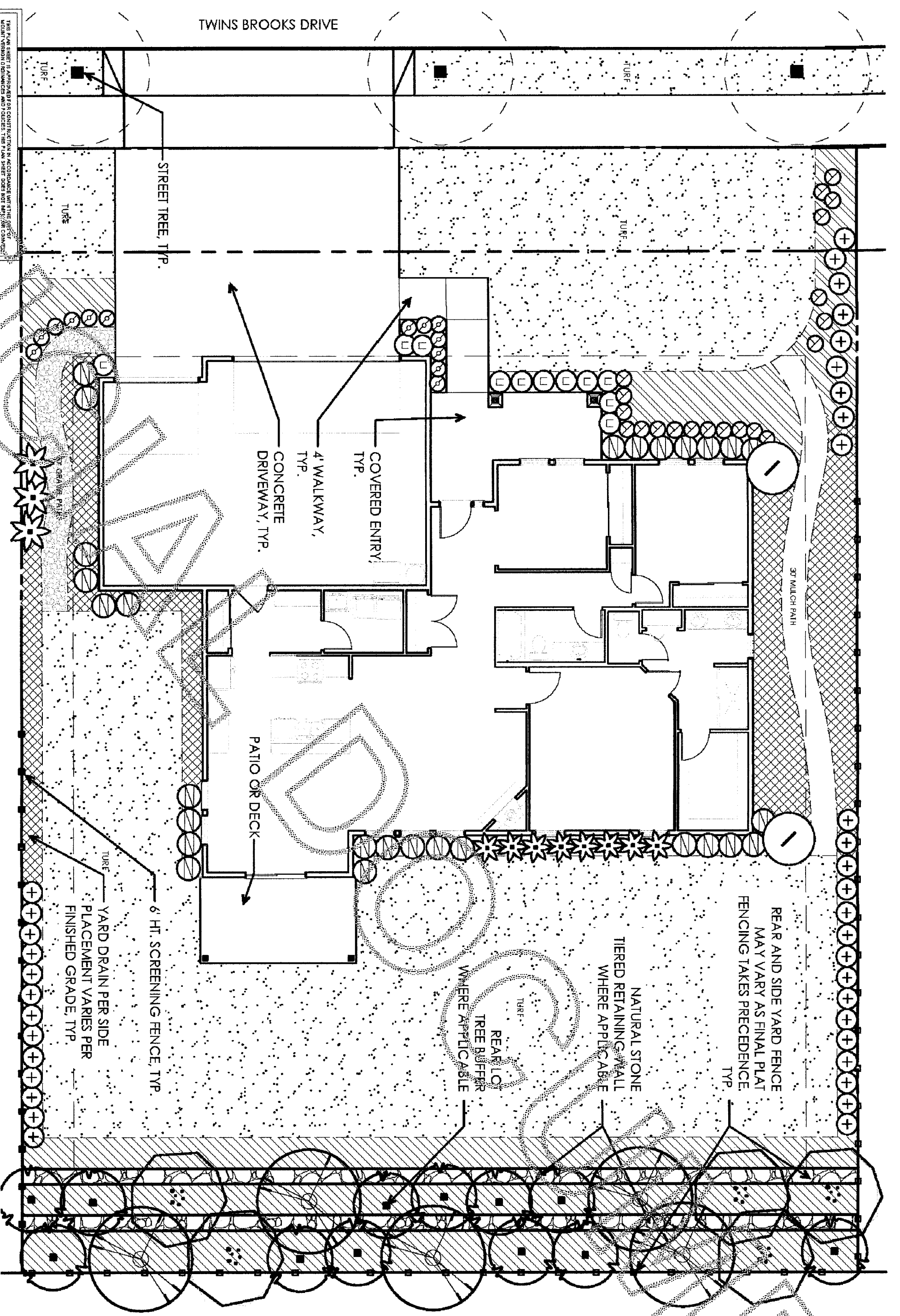
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 TYPICAL MODEL ELEVATIONS FOR TWIN BROOKS IV

UNAPPROVED



PLANTING LEGEND

SYMBOL	COMMON NAME - BOTANICAL NAME - SIZE/COMMENT
(Symbol)	122 SPRINGERS PER HOMEOWNER LOT
(Symbol)	HAWAIIAN PINEAPPLE - WITCHAZEL - 8/8
(Symbol)	HYDRANGEA - HYDRANGEA - 5 GAL
(Symbol)	CAMELIA - CAMELIA - 5 GAL
(Symbol)	NAVADIA - HEAVELY BANGBOO - 5 GAL
(Symbol)	RHODODENDRONS - RHODODENDRONS - 5 GAL
(Symbol)	RHODODENDRON - RHODODENDRON - 5 GAL
(Symbol)	SEALION - SEALION - 1 GAL
(Symbol)	1 TREE - JAPANESE YEW - 2 GAL
(Symbol)	YUKON LARIX - YUKON LARIX - 2 GAL
(Symbol)	NAVADIA DOMESTICA - HEMLOCK BAMBINO - 1 GAL
(Symbol)	PENS. JAPONICA - LILY OF THE VALLEY - 1 GAL
(Symbol)	LAVANULA - 1 GAL
(Symbol)	BERBERIS - BERBERIS - 1 GAL
(Symbol)	PHORADANDE - NEW ZEALAND FLAX - 1 GAL
(Symbol)	CAREX - SEDGE - 1 GAL
(Symbol)	GERANIUM - MEXICAN CRANESBILL - 1 GAL
(Symbol)	HEUCHERA - 1 GAL
(Symbol)	DR. WRIGHTS - FERN - 1 GAL
(Symbol)	HELLEBORUS - CHRISTMAS ROSE - 1 GAL
(Symbol)	POLYSTICHUM - FERN - 1 GAL
(Symbol)	EREMOCYBUS - BIRCHSHIRT - 1 GAL
(Symbol)	ASTER - ASTER - 1 GAL
(Symbol)	GERANIUM - GERANIUM CRANESBILL - 1 GAL
(Symbol)	ACANTHUS - BEARS BREECH - 1 GAL @ 30" C
(Symbol)	EPHEMERA - POPPY - 1 GAL @ 30" C
(Symbol)	ROMNEYA - POPPY - 1 GAL @ 30" C
(Symbol)	RUBERIDIA - HETA - BLACK EYED SUSAN - 1 GAL @ 30" C
(Symbol)	COMMON NAME - BOTANICAL NAME - SIZE/COMMENT
(Symbol)	AGROSTIFOLIUS - KINGPINNICK - 4" POT @ 18" C
(Symbol)	GAULTHERIA SHALLOON - SASSIL - 4" POT @ 18" C
(Symbol)	ASPERULUM BOREALEM - EUROPEAN GINGER - 4" POT @ 18" C
(Symbol)	AGROSTIFOLIUS - KINGPINNICK - 4" POT @ 18" C
(Symbol)	FRAXINA - STRAWBERRY - 4" POT @ 18" C
(Symbol)	RUBUS PERVINCOSUS - BRAMBLE - 4" POT @ 18" C
(Symbol)	PRUNIA PENNOLATA - BLUE STRIP CHEERER - 4" POT @ 18" C
(Symbol)	MENTHA SPERMATOPHYTES - CONSOIDA WMT - 4" POT @ 18" C
(Symbol)	TRIMUS SPERMATOPHYTES - FLAT @ 18" C
(Symbol)	Z-RETENTION OF MULCH
(Symbol)	3" WIDE FINISHED ROCK PATH, TYP
(Symbol)	MULCH



THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE FINAL APPROVAL OF THE CITY OF MOUNT VERNON. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOUNT VERNON AND THE WASHINGTON STATE DEPARTMENT OF ECOSYSTEMS AND FORESTRY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOUNT VERNON AND THE WASHINGTON STATE DEPARTMENT OF ECOSYSTEMS AND FORESTRY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOUNT VERNON AND THE WASHINGTON STATE DEPARTMENT OF ECOSYSTEMS AND FORESTRY.

Twin Brooks - Phase IV
 Mount Vernon, WA 98273
LANDED GENTRY
 HOMES AND COMMUNITIES

Typical Landscape Plan

Date: January 13, 2015
 Scale: 1" = 10'-0"

SHEET 8 OF 8
 TWIN BROOKS IV
 DATE: 06/10/2016
 LU 06-087

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