

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PW CREEK, INC. A WASHINGTON STATE CORPORATION; PENSION PORTFOLIO SERVICES RETIREMENT PLAN, JAMES E. BOLDUC, TRUSTEE; MICHAEL A. WINSLOW, ATTORNEY AT LAW, INC., P.S. RETIREMENT PLAN, FBO MICHAEL A. WINSLOW, SUSAN P. WINSLOW, MICHAEL A. WINSLOW, TRUSTEE; AND GARY VANDERYACHT, A MARRIED MAN, TO HIS SEPARATE PROPERTY, 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 5 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 K AND STORMWATER TRACT L ARE ALSO DEDICATED TO THE USE OF THE PUBLIC FOREVER.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HERETO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 8th DAY OF February, 2017.

PW CREEK, INC. A WASHINGTON STATE CORPORATION

BRIAN D. GEVRY, PRESIDENT

PENSION PORTFOLIO SERVICES RETIREMENT PLAN

James Bolduc - Trustee
PRINT NAME AND TITLE

MICHAEL A. WINSLOW, ATTORNEY AT LAW, INC., P.S. RETIREMENT PLAN

Michael A. Winslow
PRINT NAME AND TITLE

GARY VANDERYACHT

Gary VanderYacht
SIGNATURE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF February, 2017, PERSONALLY APPEARED BRIAN D. GEVRY, KNOWN TO ME TO BE THE PRESIDENT 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 PURPOSE THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

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

Diana K. Whitney
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Edin
MY COMMISSION EXPIRES: 15MAY2017

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Skagit

ON THIS DAY PERSONALLY APPEARED BEFORE ME GARY VANDERYACHT, A MARRIED MAN, AS TO HIS SEPARATE PROPERTY, KNOWN TO BE THE INDIVIDUAL 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL AT THE 8th DAY OF February, 2017.

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

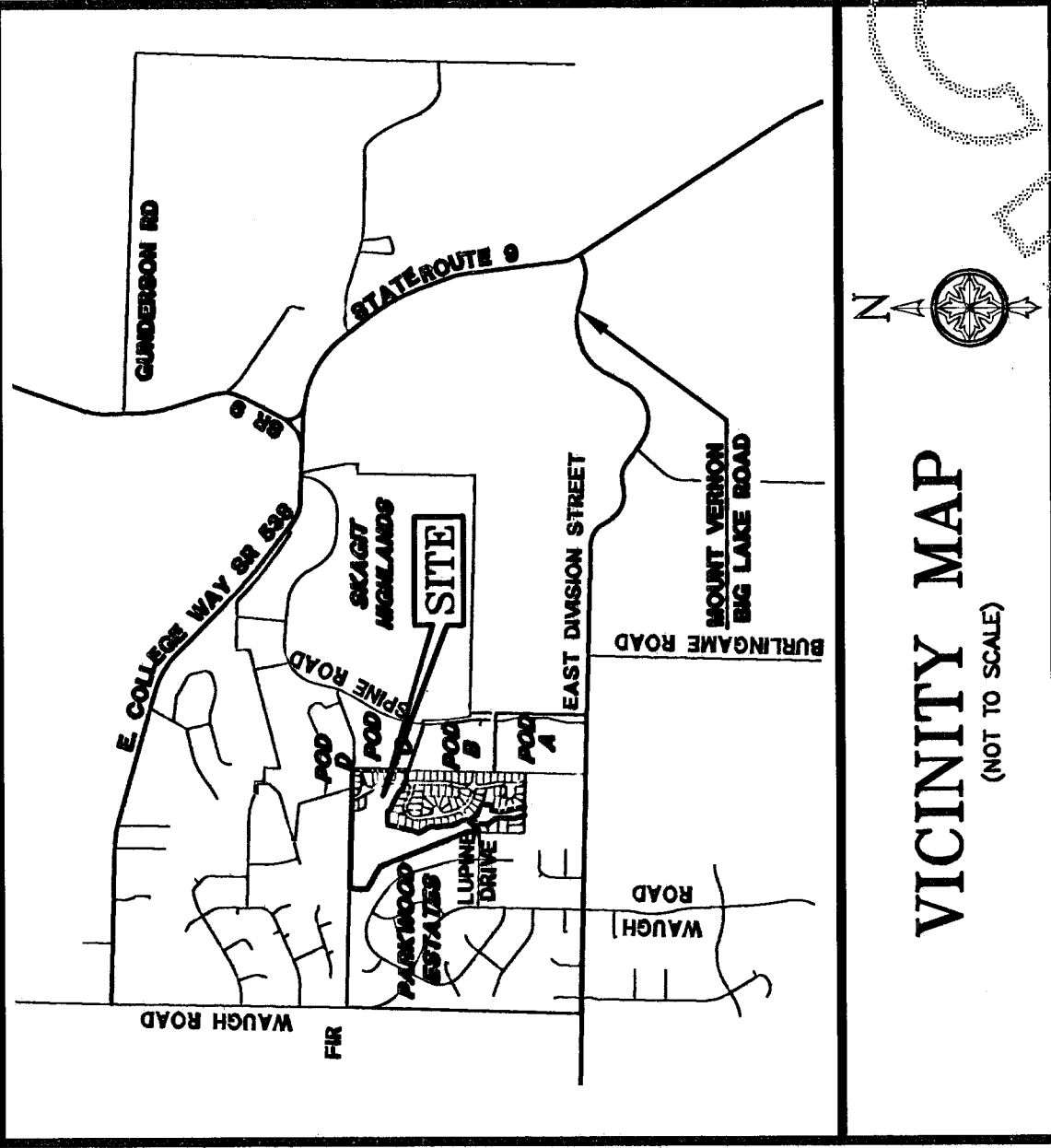
Gary VanderYacht
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Mount Vernon
MY COMMISSION EXPIRES: 15MAY2017

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TWIN BROOKS PHASE 5th 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 1-25-17

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



ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF February, 2017, PERSONALLY APPEARED James E. Bolduc KNOWN TO ME TO BE THE PRESIDENT OF PENSION PORTFOLIO SERVICES RETIREMENT PLAN, 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.

Michael A. Winslow
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Mount Vernon
MY COMMISSION EXPIRES: 15MAY2017

ACKNOWLEDGEMENT

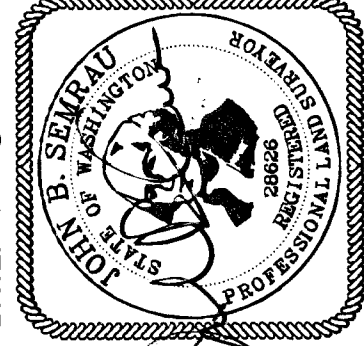
STATE OF Washington
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF January, 2017, PERSONALLY APPEARED Michael A. Winslow KNOWN TO ME TO BE THE PRESIDENT OF MICHAEL A. WINSLOW, ATTORNEY AT LAW, INC., P.S. RETIREMENT PLAN, 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.

Michael A. Winslow
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Mount Vernon
MY COMMISSION EXPIRES: 15MAY2017

DATE: 1-25-17



AUDITOR'S CERTIFICATE

201702140050
Skagit County Auditor
2/14/2017 Page 1 of 6 2:34PM

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

SKAGIT COUNTY AUDITOR

RESTRICTIVE COVENANTS

THE TWIN BROOKS PHASE 5 RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBERS 201503180026, 201503180027, 201503180028, 201510120065, 201604150159, 201608010237, 201702140051, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2017. THIS 13th DAY OF February, 2017.

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 15th DAY OF February, 2017.

CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 13th DAY OF February, 2017.

CITY ENGINEER

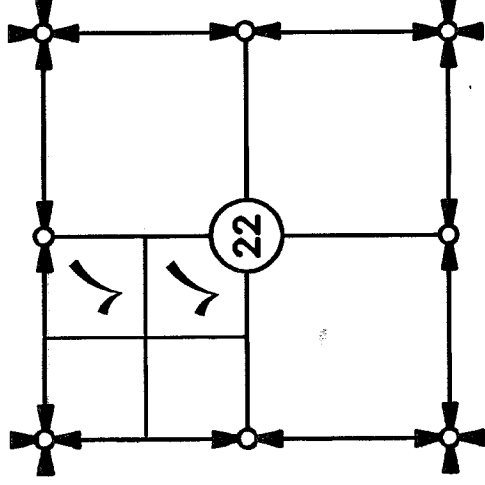
APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 17th DAY OF February, 2017.

MAYOR

ATTEST: CITY CLERK

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 13th DAY OF February, 2017.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR



SHEET 1 OF 8

PLAT OF TWIN BROOKS PHASE 5 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.

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

DESCRIPTION

PARCEL "A"
 TRACTS A, C, F, H, K, L AND Q, '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.

PARCEL "B"

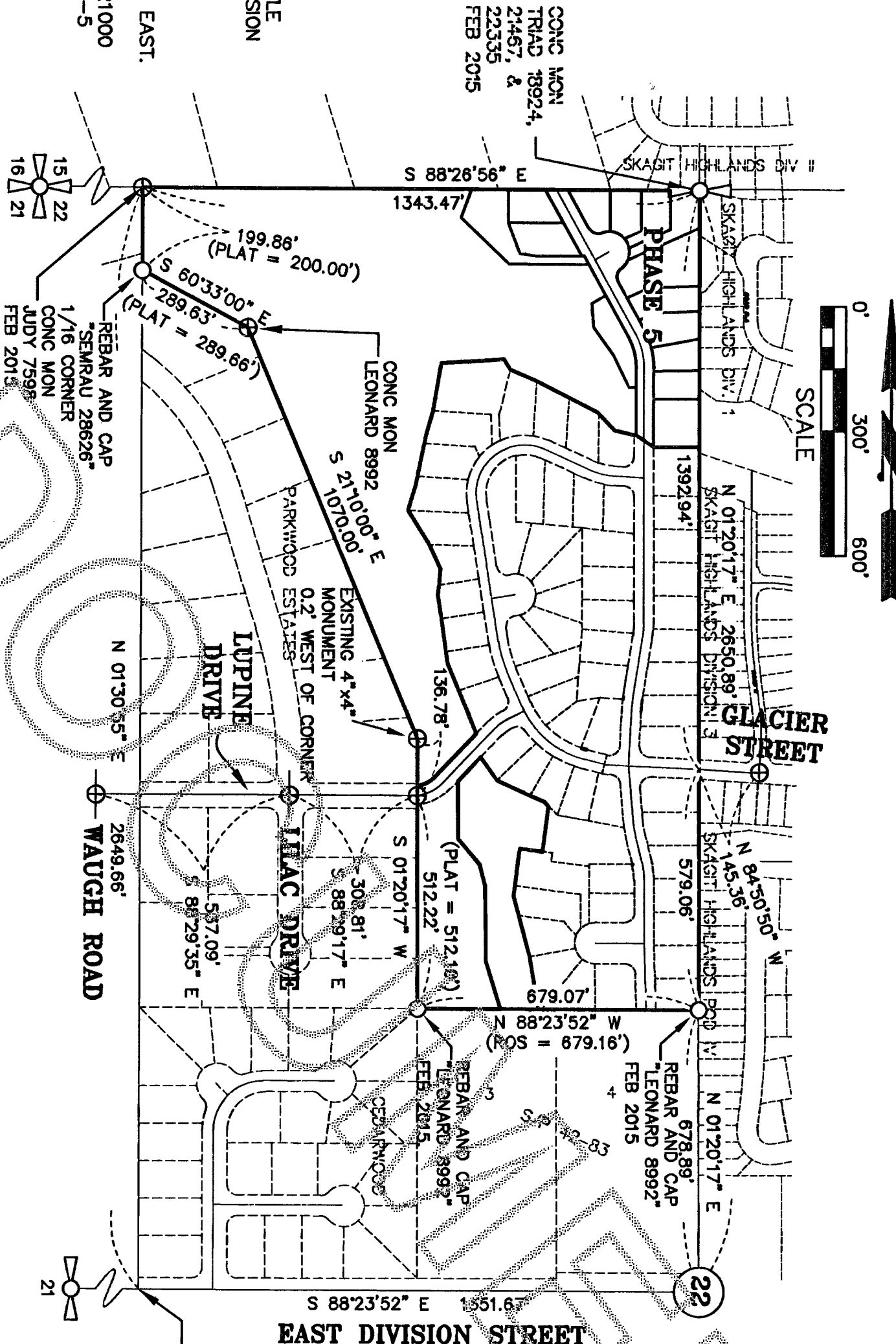
AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE RIGHT-OF-WAY DELINEATED ON THE FACE OF 'PLAT OF TWIN BROOKS PHASE 2, LU-05-024' AS A CONTINUATION OF 'LUPINE DRIVE', 'TWIN BROOKS DRIVE' AND 'GLACIER STREET', AND ALSO IDENTIFIED BY THE FOLLOWING PROVISION ON THE FACE OF SAID PLAT:

'EASEMENT TO THE CITY OF MOUNT VERNON FOR PUBLIC SANITARY SEWER SYSTEM AND EMERGENCY VEHICLE ACCESS, AND TO SKAGIT PUD, OVER PROPOSED FUTURE RIGHT-OF-WAY EASEMENT TO BE RELINQUISHED WHEN FUTURE PLAT PHASES DEDICATE RIGHT-OF-WAY FOR PUBLIC USE.'

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES:

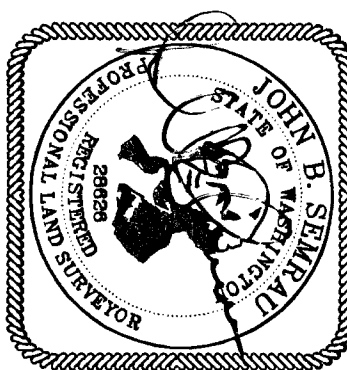
1. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 153592-0, DATED MAY 25, 2016, WITH REVISION #4 ISSUED JANUARY 23, 2017.
2. MERIDIAN: ASSUMED. BASIS OF BEARINGS IS FROM MONUMENTS FOUND ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., W.M., BEARING = SOUTH 88°23'52" EAST.
3. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER, LEICA TCRP 1201+ RI1000 THEODOLITE DISTANCE METER, LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 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 ONLY SHOWS 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, 84064110015, 200703130113, 200710150144, 201503180026, 201503180027, 201503180028, 201504150160, 2015010120065, 201604150158, 201604150159, 201608010237, 201604210099, 201604210100, 201604280010, AND 201608010236.
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 740.
11. MAINTENANCE OF ALL RAIN GARDENS, LEVEL SPREADERS, SPLIT RAIL FENCES, LANDSCAPING, AND ASSOCIATED STORMWATER FEATURES CONSTRUCTED WITH THIS PLAT PHASE, LOCATED IN TRACTS A, H, K, L AND Q SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE MOST CURRENT PUGET SOUND LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL.
12. THE 10 FOOT STRACK 'NATIVE GROWTH BUFFER' AREA REQUIRED UNDER RESOLUTION 740, ITEM 12 ON THE LOTS ADJOINING TRACT Q AND TRACT H HAS BEEN INCLUDED WITHIN THE NEW PLAT BOUNDARIES OF TRACT Q AND TRACT H AS SHOWN.
13. MAINTENANCE, REPAIR, AND REPLACEMENT OF THE SHARED DRIVEWAY WITHIN THE EASEMENT SERVING LOT 5 AND LOT 6 WILL BE SHARED EQUALLY BETWEEN THE LOT OWNERS. NO PARKING IS ALLOWED WITHIN THE EASEMENT AREA.
14. AN EASEMENT IS GRANTED TO THE HOMEOWNERS ASSOCIATION ALONG AND ACROSS TRACT K AND TRACT L REVERSED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM, FOR THE MAINTENANCE AND MONITORING OF THE IMPROVEMENTS LISTED IN NOTE 13 ABOVE.



NOTES CONTINUED:

15. LOTS IN THIS PLAT ARE SUBJECT TO THE CITY'S DESIGN REVIEW STANDARDS. EXAMPLES OF TYPICAL BUILDING ELEVATIONS AND TYPICAL LANDSCAPE PLAN CAN BE FOUND ON THE PLAT OF TWIN BROOKS PHASE 4, LU-05-024, SHEETS 6, 7 AND 8, RECORDED UNDER AUDITOR'S FILE NUMBER 201608010235.

DATE: 2.10.17



PLAT OF TWIN BROOKS PHASE 5 LU-05-024

SHEET 2 OF 6

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

20170240050
 Skagit County Auditor
 2/14/2017 Page 2 of 6 2:34PM
 \$185.00

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, FITURES, 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 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 FRONT YARDS: 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.
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 TWIN BROOKS 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 MVMC 10.20.190 AS IT IS CURRENTLY WRITTEN OR AS IT MAY BE AMENDED IN THE FUTURE.

STORMWATER DETENTION TRACT K, L

STORMWATER DETENTION TRACT K AND STORMWATER DRAINAGE TRACT L ARE 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 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.
MAINTENANCE RESPONSIBILITY FOR LANDSCAPING ASSOCIATED WITH THE SUBJECT DRAINAGE FACILITIES (WHETHER WITHIN TRACTS K AND L OR IF SAID LANDSCAPING EXTENDS BEYOND THE BOUNDARIES OF THE TRACTS K AND L) REMAINS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AFTER THE CITY ACCEPTS MAINTENANCE RESPONSIBILITY FOR THE POND. THIS INCLUDES MOWING OF THE AREA WITHIN THE POND.

STORMWATER FACILITY MAINTENANCE NOTE

THE STORMWATER FACILITY WITHIN TRACTS K AND L 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 OVERTLOW PATH. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY FACILITY OWNER OR CONTRACTOR.

PUD UTILITY EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS SHOWN AS PUD AND UTILITY EASEMENTS ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTE A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

PRIVATE DRAINAGE EASEMENT & MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.
THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

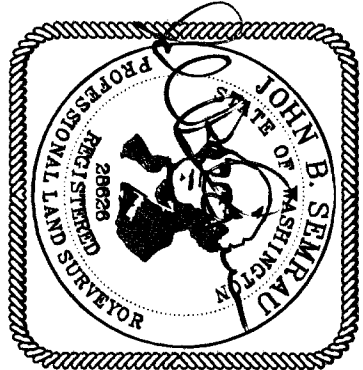
PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT

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, REPAIR, 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 FROM 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 EMPLOYMENT OF THE EASEMENT HEREBY GRANTED; AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND PRIVILEGE.

THERE IS RESERVED TO THE GRANTOR, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANTOR, AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED. THE GRANTEE IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE-DESCRIBED WORKS OF IMPROVEMENT.

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

DATE: 1-25-17



20170224 0059
\$188.00
Skagit County Auditor
2/14/2017, Page 3 of 6 2:34PM

NATIVE GROWTH PROTECTION AREAS (NGPA-E AND NGPA-T)

THE FOLLOWING PROVISIONS APPLY TO AREAS DESIGNATED NGPA-E AND NGPA-T.
A NATIVE GROWTH PROTECTION AREA (NGPA) IS HEREBY CREATED FOR THE PURPOSE OF PRESERVING CRITICAL AREAS SUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, AND PREVENTING HARM TO PROPERTY AND ENVIRONMENT INCLUDING, BUT NOT LIMITED TO PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, CONTROLLING SURFACE WATER RUNOFF AND EROSION AND MAINTAINING SLOPE STABILITY, VISUAL AND AURAL ESTABLISHING AND PROTECTING OF PLANT AND ANIMAL HABITAT. THIS NGPA 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 FOLLOWING PROVISIONS APPLY ONLY TO THE AREA DESIGNATED NGPA-E.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED AN IRREVOCABLE EASEMENT OVER, ALONG AND ACROSS/THE AREA DESIGNATED AS A NGPA-E TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE NGPA-E FOR THE PURPOSE OF MONITORING/AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NGPA-E 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-E EASEMENT SHALL INSURE TO AND BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL CONSTITUTE AN EASEMENT RUNNING WITH THE LAND.
THE FOLLOWING PROVISIONS APPLY ONLY TO THE AREA DESIGNATED NGPA-T.

DEDICATION OF A NATIVE GROWTH PROTECTION AREA TRACT (NGPA-T) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT. THE NGPA-T IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE NGPA THE OBLIGATION ENFORCEABLE ON BEHALF OF THE PUBLIC OR THE CITY OF MOUNT VERNON, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF MOUNT VERNON, WHICH PERMISSION MUST BE OBTAINED IN WRITING.
THE CITY OF MOUNT VERNON IS HEREBY GRANTED AN IRREVOCABLE EASEMENT OVER, ALONG AND ACROSS/THE AREA DESIGNATED AS A NGPA-T, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE NGPA-T FOR MAINTENANCE AND REPAIR OF ROADWAY EMBANKMENTS AND DRAINAGE FACILITIES.

IMPACT FEE NOTICE

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

6
SHEET 3 OF 8

PLAT OF TWIN BROOKS PHASE 5 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.

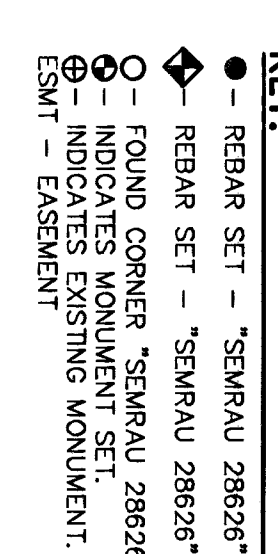
FB.	Pg.	ASSUMED	SEARAU ENGINEERING & SURVEYING	SCALE:	N/A
			SURVEYING • ENGINEERING • PLANNING		
			MOUNT VERNON, WA 98273 360-424-9966	JOB NO.	4529

PLAT OF TWIN BROOKS PHASE 5 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.

PG. 304 PG. 35, 37-39
 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 60'
 SURVEYING - ENGINEERING - PLANNING
 MOUNT VERNON, WA 98273 360-424-9966
 MERIDIAN: ASSUMED JOB NO. 4529

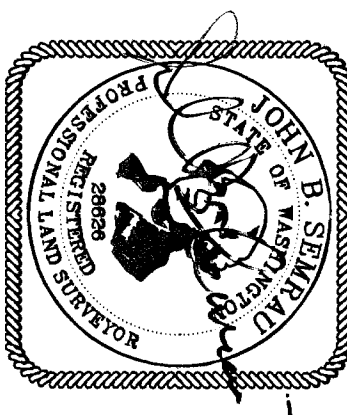
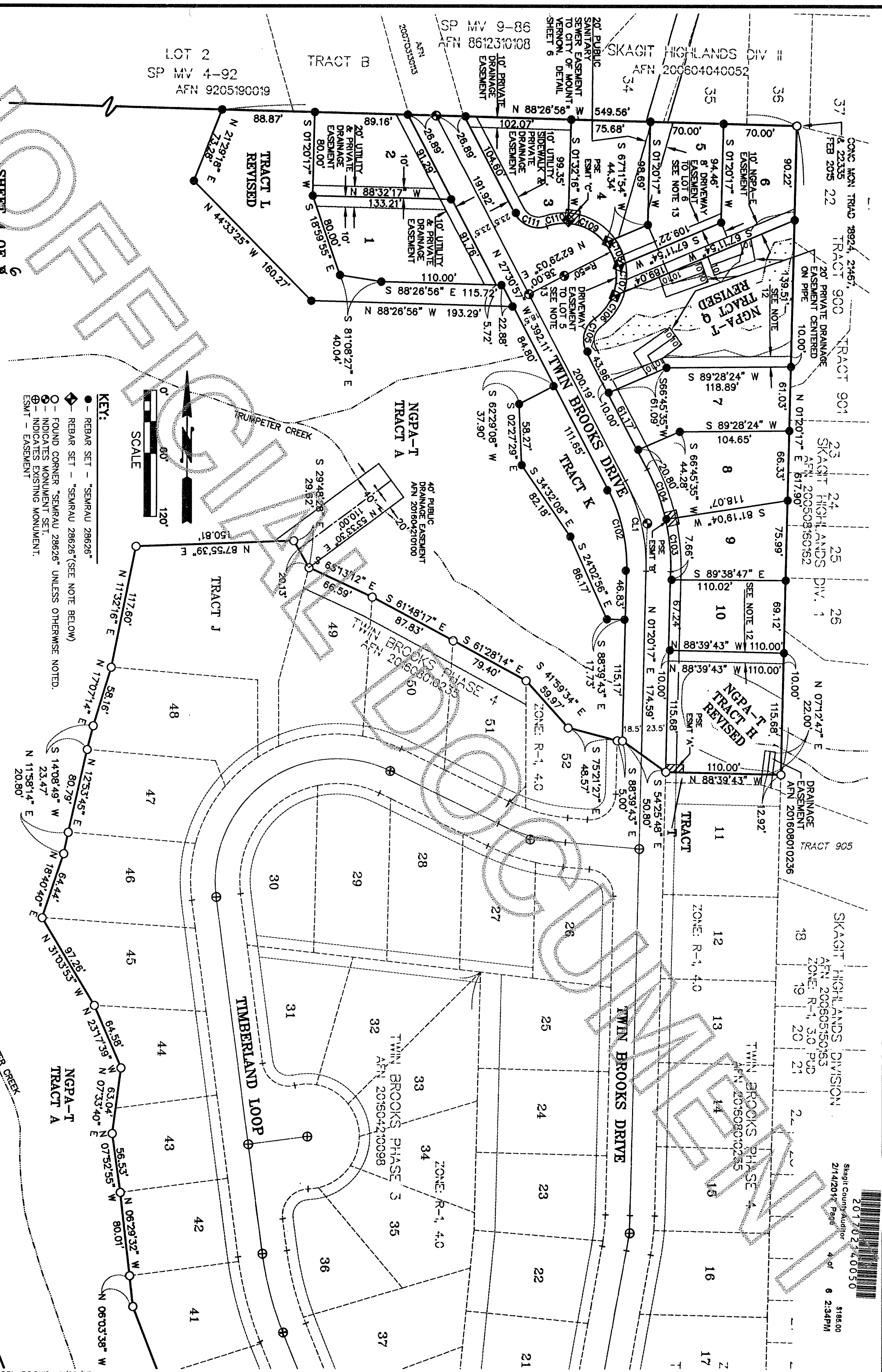
DATE: 1.25.17



KEY:
 ● REBAR SET - "SEMRAU 28626"
 ◆ REBAR SET - "SEMRAU 28626" (SEE NOTE BELOW)
 ○ FOUND CORNER "SEMRAU 28626" UNLESS OTHERWISE NOTED.
 ⊕ INDICATES MONUMENT SET.
 ⊖ INDICATES EXISTING MONUMENT.
 ESMT - EASEMENT

NOTE: SEE SHEET 6 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, UNLESS NOTED BELOW.
 ALL DIMENSIONS ARE TO THE LOT CORNERS, NOT THE REBAR.
 ◆ LOT 3, LOT 4, LOT 5, AND LOT 6 FRONT LOT CORNERS HAVE
 BEEN SET THREE FEET BACK OF CORNER ON LOT LINE.



P A R K W O O D E S T A T E

HIGHLANDS DIVISION 3
 200605150163
 E: R-1, 3.0 PUD
 19 20 21 22 23 24 25 26 27 28 29 30 31 32

TWIN BROOKS PHASE 4
 AFN 201608010235
 13 14 15 16 17 18 19

TWIN BROOKS PHASE 2
 AFN 201603180026
 17 18 19

TWIN BROOKS PHASE 1
 AFN 20151020064
 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50

TRACT 907
 TRACT 904
 SKACHT HIGHLANDS PUD IV
 AFN 200608230062
 10 11 12 13 14 15 16 17 18 19

ZONE: R-1, 4.0
 ZONE: R-1, 4.0
 ZONE: R-1, 3.0 PUD
 ZONE: R-1, 4.0

TWIN BROOKS DRIVE

GLACIER STREET

TWIN BROOKS DRIVE

TWIN BROOKS COURT

TIMBERLAND LOOP

TRUMPETER CREEK

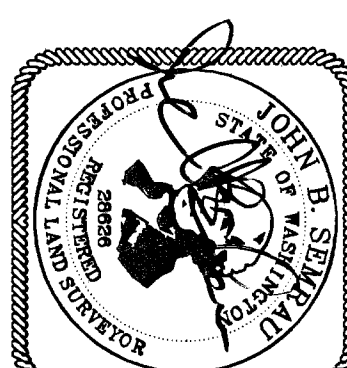
PLAT OF TWIN BROOKS PHASE 5 LU-05-024

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, 304 Pg. 35, 37-39
 MERIDIAN: ASSUMED
 SEMRAU ENGINEERING & SURVEYING
 SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-424-9566
 SCALE: 1" = 60'
 JOB NO. 4529

DATE: 1-25-17



LUPINE DRIVE

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

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

KEY:

- REBAR SET - "SEMRAU 28626"
- FOUND CORNER "SEMRAU 28626" UNLESS OTHERWISE NOTED.
- ⊙ INDICATES MONUMENT SET.
- ⊕ INDICATES EXISTING MONUMENT.
- ESMT - EASEMENT

PLAT OF CEDARWOOD AFN 910210010

REBAR AND CAP LEONARD 8992

TRACT 3
ZONE: P
SP 42-83
AFN 8403190045

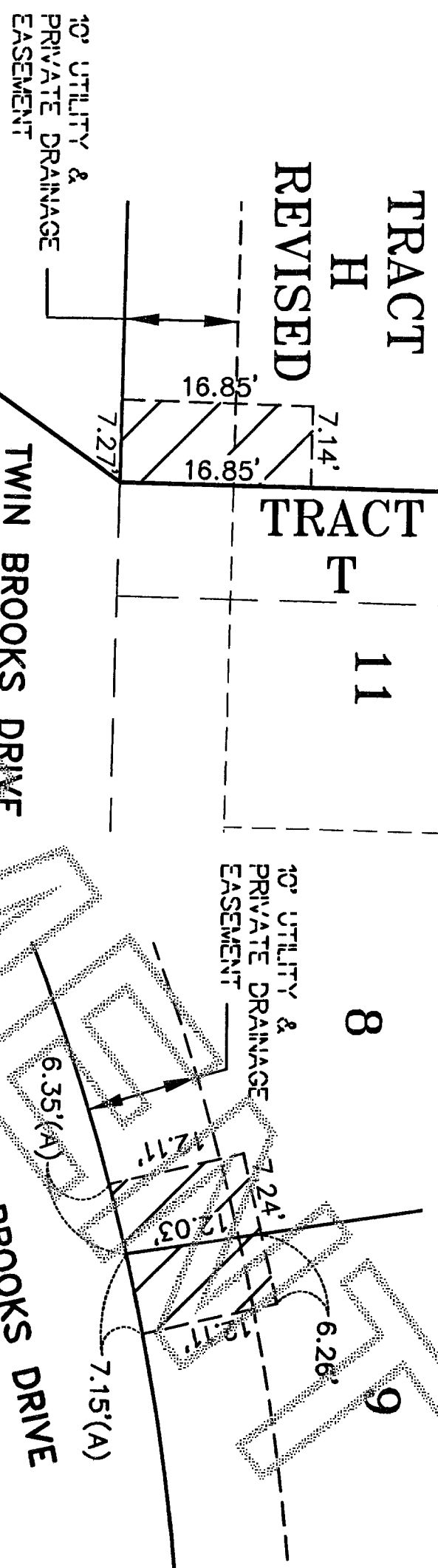
387.43'
 TWIN BROOKS PHASE 1
 DESC. 83
 AFN 20151020064
 ZONE: R-1, 4.0

REBAR AND CAP LEONARD 8992

201702140050
 Skagit County Auditor
 214/2017 1995
 5 of 6
 2:34PM

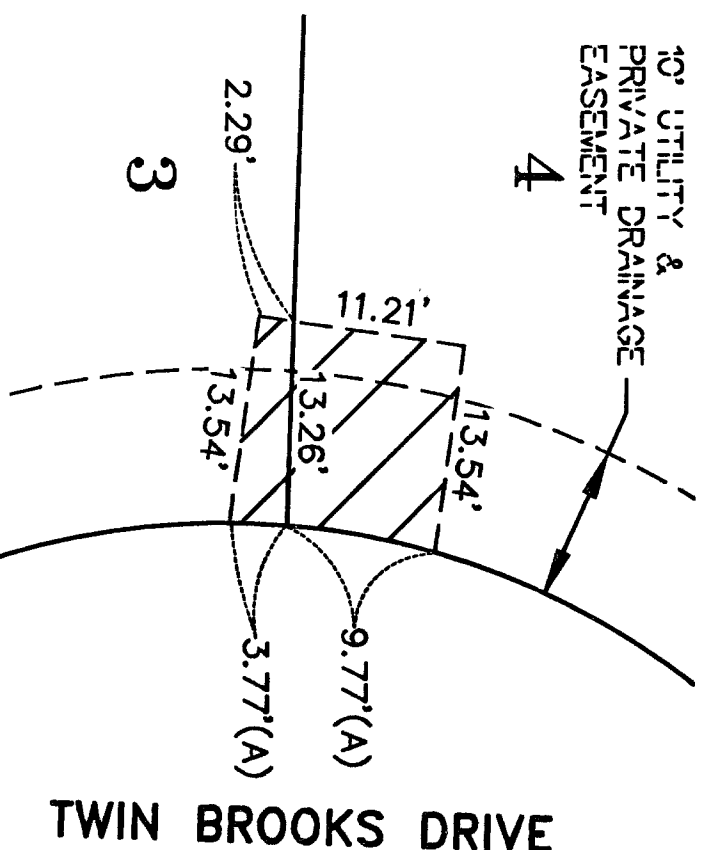
CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
CL1	176.50'	28°51'14"	88.88'	45.41'
C102	158.00'	28°51'14"	79.57'	40.65'
C103	200.00'	14°22'56"	50.20'	25.23'
C104	200.00'	14°28'17"	50.51'	25.39'
C105	25.00'	81°57'08"	35.76'	21.71'
C106	50.00'	30°41'40"	26.79'	13.72'
C107	50.00'	33°29'18"	29.22'	15.04'
C108	50.00'	28°57'50"	25.28'	12.91'
C109	50.00'	46°51'04"	40.89'	21.66'
C110	50.00'	23°54'24"	20.86'	10.59'
C111	25.00'	81°57'08"	35.76'	21.71'

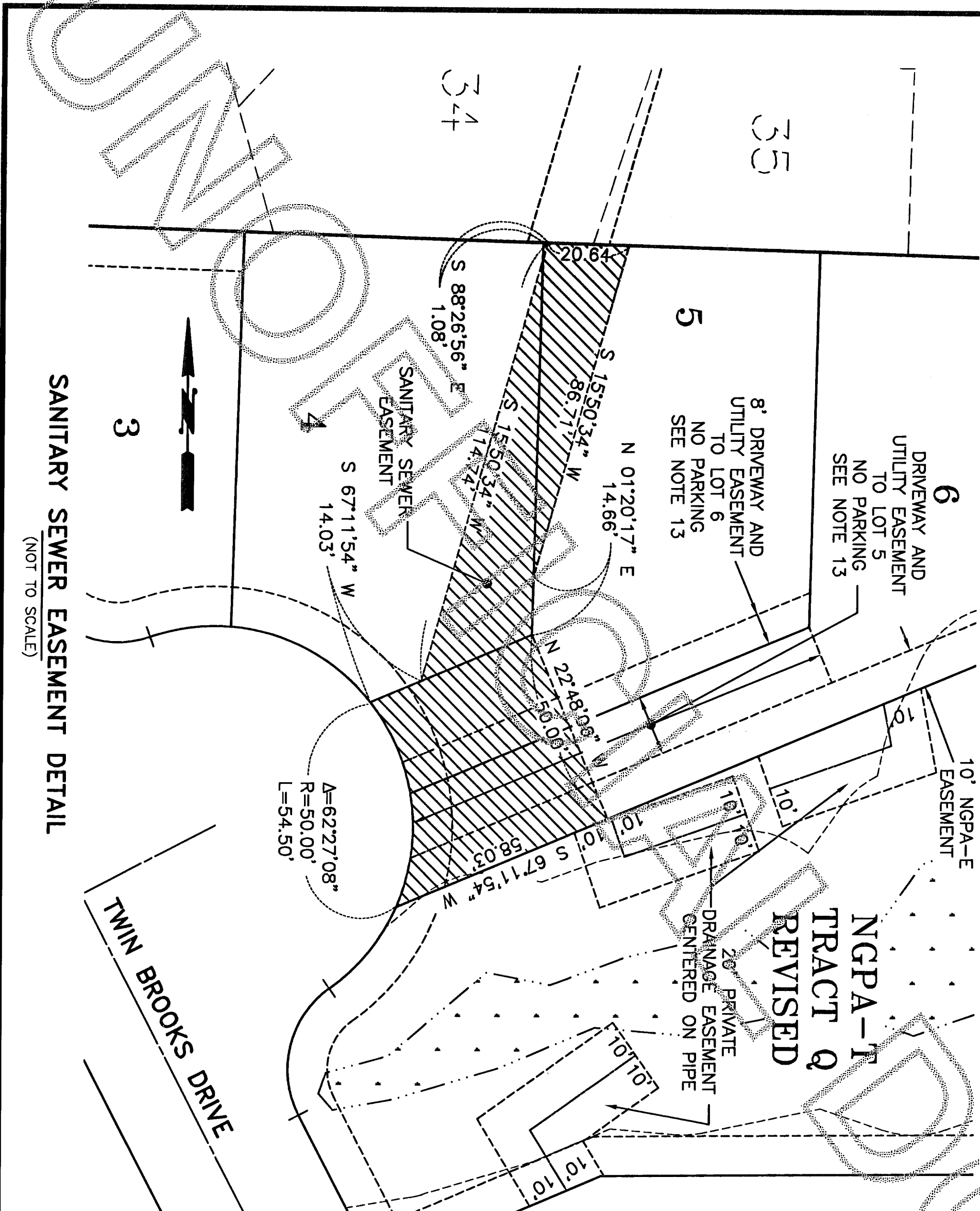


PSE EASEMENT 'A'
(NOT TO SCALE)

PSE EASEMENT 'B'
(NOT TO SCALE)

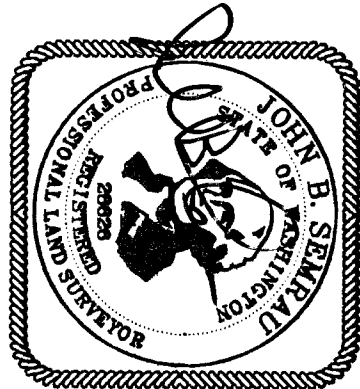


PSE EASEMENT 'C'
(NOT TO SCALE)



NGPA-1 TRACT Q REVISED

LOT NO.	AREA (SQ. FT.)	ADDRESS
1	11,163	851 TWIN BROOKS DRIVE
2	8,886	839 TWIN BROOKS DRIVE
3	7,500	852 TWIN BROOKS DRIVE
4	8,082	836 TWIN BROOKS DRIVE
5	8,653	818 TWIN BROOKS DRIVE
6	10,151	800 TWIN BROOKS DRIVE
7	10,032	778 TWIN BROOKS DRIVE
8	9,655	752 TWIN BROOKS DRIVE
9	7,501	726 TWIN BROOKS DRIVE
10	7,500	700 TWIN BROOKS DRIVE
TRACT A	615,493	NGPA TRACT
TRACT C	69,583	NGPA TRACT
TRACT H	12,725	NGPA TRACT
TRACT K	10,762	DETENTION POND TRACT TO CITY
TRACT L	18,336	DRAINAGE TRACT TO CITY
TRACT Q	19,880	NGPA TRACT
ROW	34,131	PHASE 5 DEDICATION TO CITY
TOTAL	870,033	



DATE: 1-25-17

SHEET 6 OF 8

PLAT OF TWIN BROOKS PHASE 5 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.	PC.	SEMPRAU ENGINEERING & SURVEYING	SCALE:
MERIDIAN:	ASSUMED	SURVEYING ENGINEERING PLANNING MOUNT VERNON, WA 98273 360-421-9998	N/A
			JOB NO. 4529

SANITARY SEWER EASEMENT DETAIL

(NOT TO SCALE)