

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PW CREEK, INC. A WASHINGTON STATE CORPORATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE LOTS HEREON AND THE TWIN BROOKS COMMUNITY ASSOCIATION THE PRIVATE ROAD IN TRACT V AND TRACT S FOR INGRESS EGRESS AND UTILITIES.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HERELINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERELINTO AFFIXED THIS 9th DAY OF February, 2018

PW CREEK, INC., A WASHINGTON STATE CORPORATION

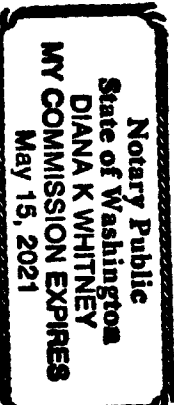
BRIAN D. GENTRY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF FEBRUARY, 2018, PERSONALLY APPEARED BRIAN D. GENTRY, KNOWN TO ME TO BE THE PRESIDENT OF PW CREEK, INC., A WASHINGTON STATE CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT, AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER FOR THE USES AND 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 WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

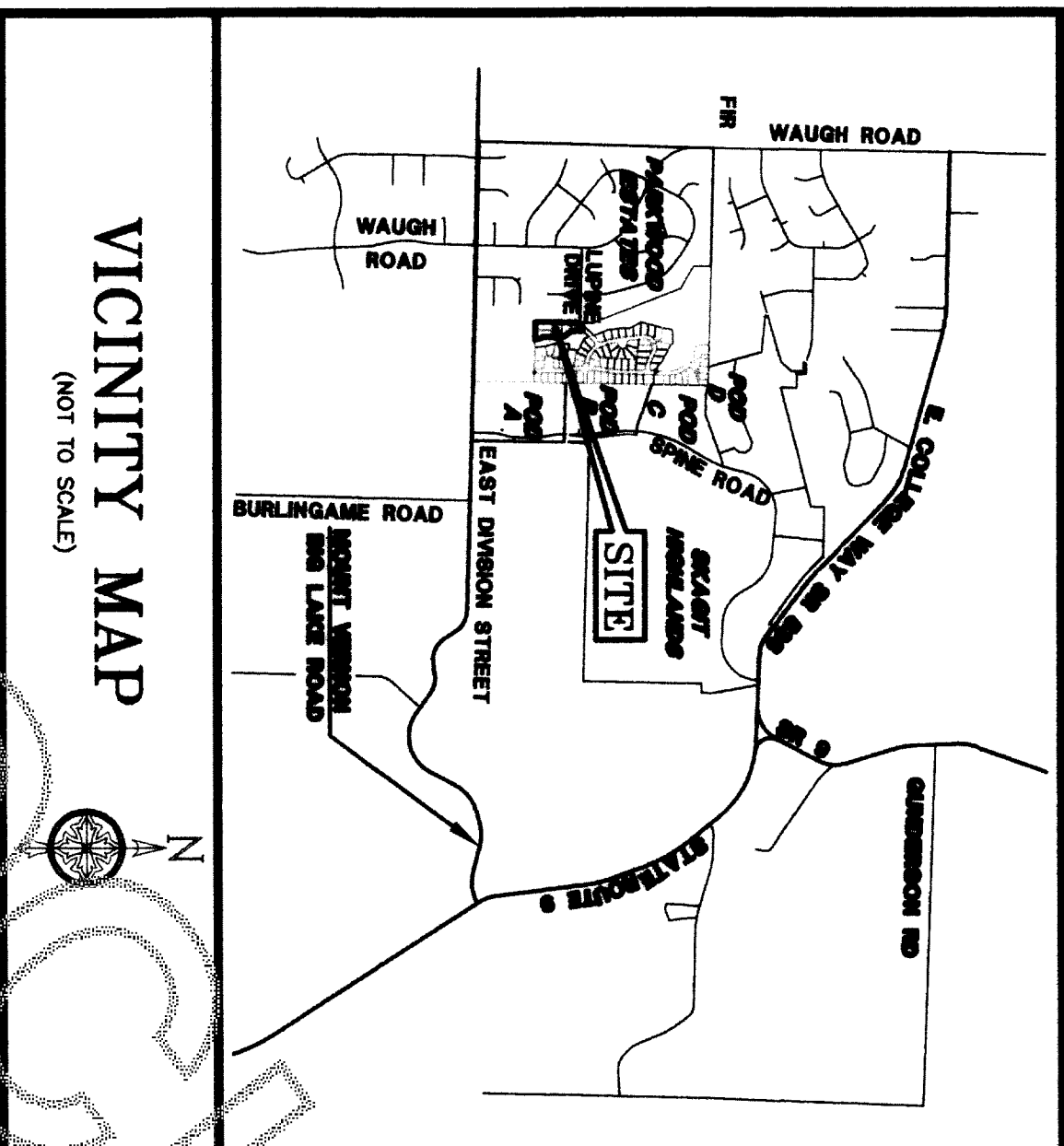


NOTARY PUBLIC IN AND FOR THE STATE OF WA
Diana K. Whitney
RESIDING AT: POW
MY COMMISSION EXPIRES: 15 MAY 2021

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "TWIN BROOKS PHASE 6" 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: 1-31-18
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC
23418 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566



VICINITY MAP
(NOT TO SCALE)

AUDITOR'S CERTIFICATE

201802220055
\$173.00
2/27/2018 Page 4 of 3:17PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC:

SKAGIT COUNTY AUDITOR

DEPUTY

RESTRICTIVE COVENANTS

THE TWIN BROOKS PHASE 6 RESTRICTIVE COVENANTS ARE RECORDED AS AUDITOR'S FILE NUMBERS 201503180026, 201503180027, 201503180028, 201510120065, 201604150159, 201608070237, 201702140051, 201802220056, RECORDS OF SKAGIT COUNTY, WASHINGTON.

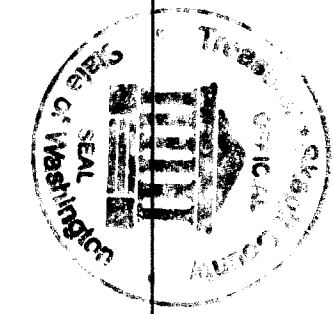
TREASURER'S CERTIFICATE

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 2018.

THIS 9th DAY OF February, 2018

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 26th DAY OF FEBRUARY, 2018

CITY FINANCE DIRECTOR

APPROVALS

EXAMINED AND APPROVED THIS 23rd DAY OF FEBRUARY, 2018

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 26th DAY OF FEBRUARY, 2018

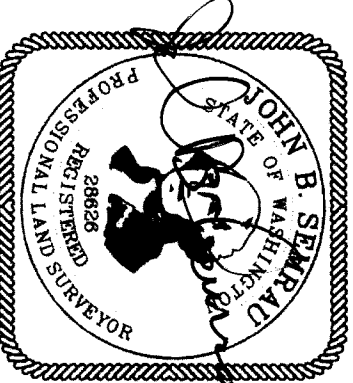
MAYOR

ATTEST: CITY CLERK

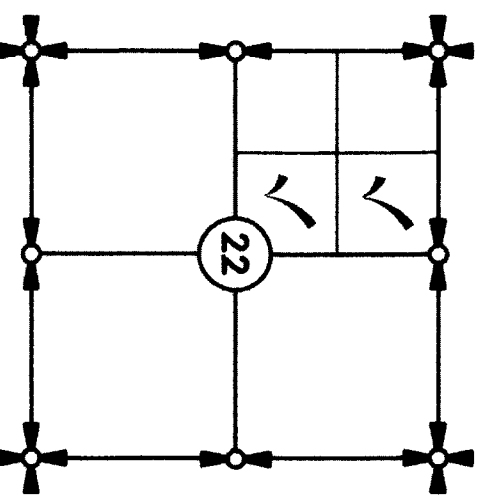
EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 20th DAY OF FEBRUARY, 2018

DEVELOPMENT SERVICES DIRECTOR

DATE: 1-31-18



SHEET 1



PLAT OF TWIN BROOKS PHASE 6 PL17-139 (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. | SCALE: |
| MERIDIAN: | ASSUMED | N/A |
| SEMRAU ENGINEERING & SURVEYING | | 108 NO. 4529M |
| SURVEYING ENGINEERING & PLANNING | | |
| MOUNT VERNON, WA 98273 360-424-9566 | | |

DESCRIPTION

TRACT G, '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.

TOGETHER WITH 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.

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 FROM ANY EASEMENT SHOWN ALONG REAR LOT 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.

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) BOTH SIDES OF THE PRIVATE ROAD. 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.

PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT

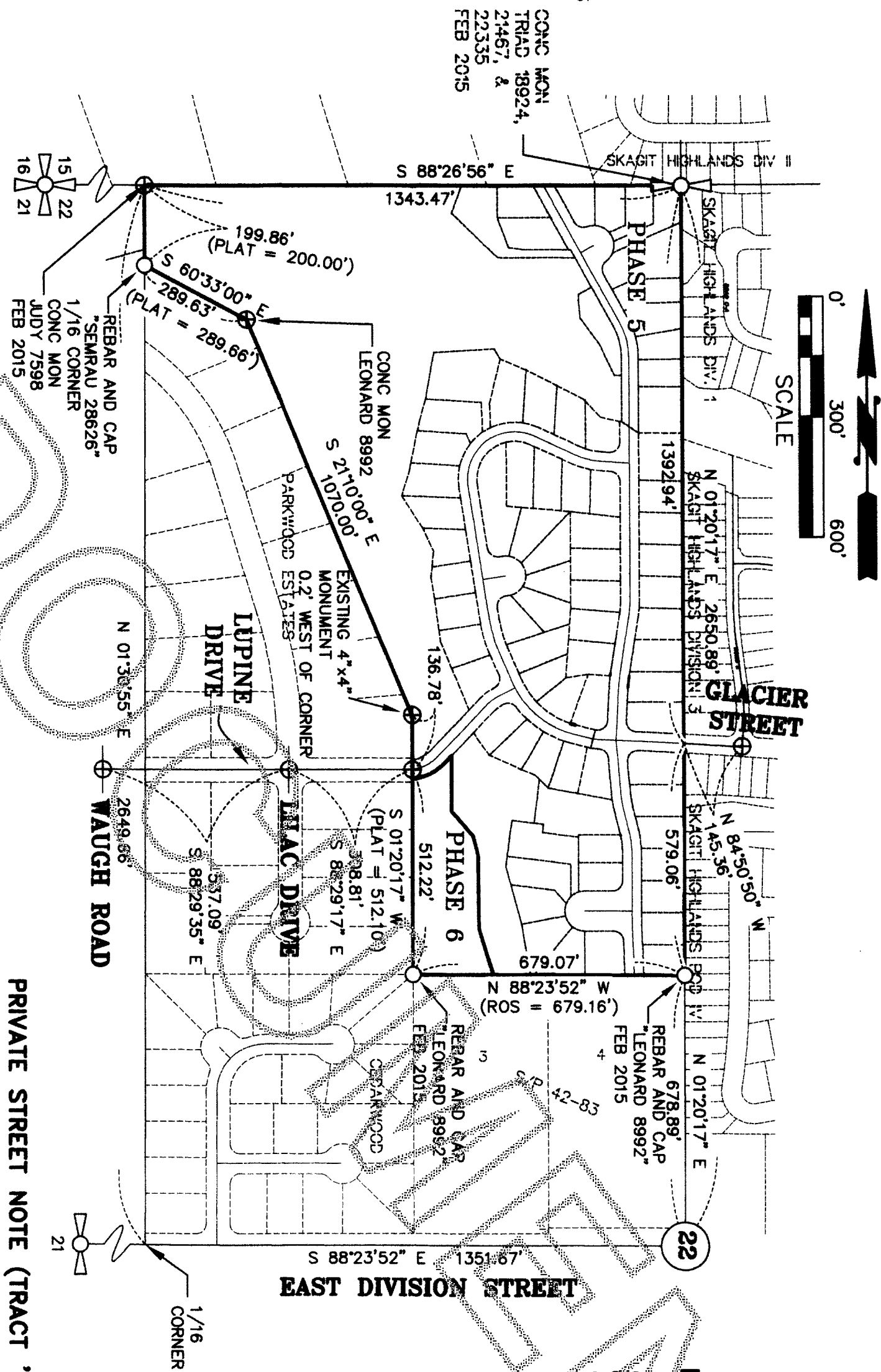
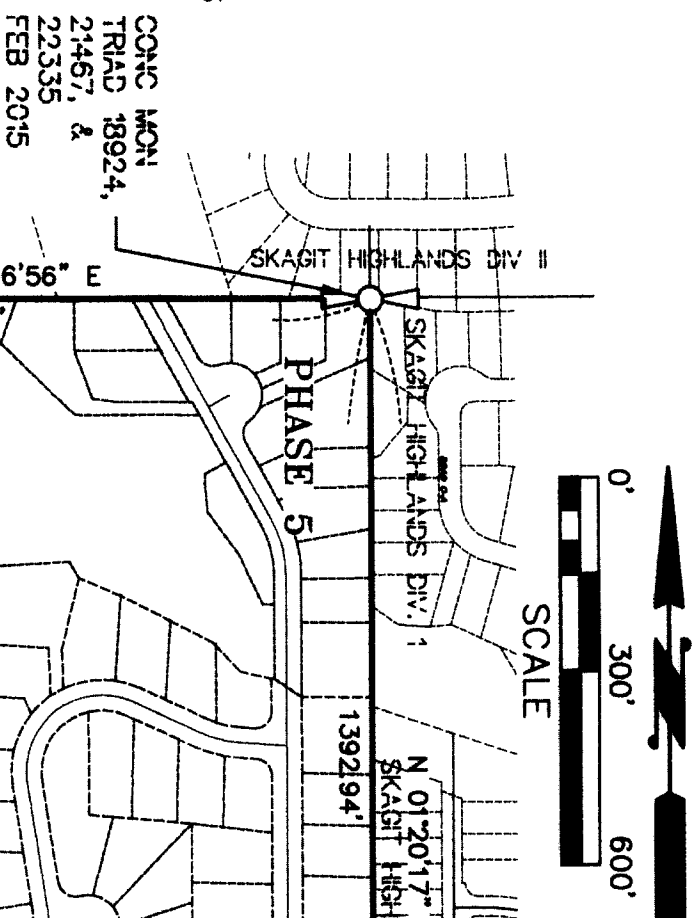
SANITARY SEWER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED UNTO THE CITY OF MOUNT VERNON IN THE AREAS DESIGNATED AS PUBLIC SEWER EASEMENT OR PUBLIC DRAINAGE EASEMENT, WITH RIGHT, PRIVILEGE AND AUTHORITY, TO SAID CITY TO CONSTRUCT, OR CAUSE TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND REMOVE SANITARY SEWER AND STORM DRAINAGE FACILITIES, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THERETO, 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 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 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.

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 GASCASCADE 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, FITTINGS, 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 OWNED IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.



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, CONSTITUTES 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.

STORMWATER DETENTION TRACT W

STORMWATER DRAINAGE TRACT W IS DEDICATED TO THE TWIN BROOKS COMMUNITY ASSOCIATION. REGULAR MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN WILL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION. 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.

TRACT REFERENCE INFORMATION

TRACT 'V' SHALL BE DEDICATED TO THE TWIN BROOKS COMMUNITY ASSOCIATION FOR LANDSCAPING, UTILITIES, AND MAINTENANCE OF RETAINING WALL.

PRIVATE STREET NOTE (TRACT 'V')

PRIVATE STREET TRACT 'V' SHALL BE DEDICATED TO THE LOTS HEREON AND THE TWIN BROOKS COMMUNITY ASSOCIATION. THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET 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.

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.

IMPACT FEE NOTICE

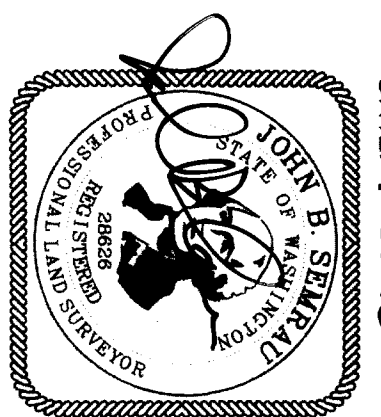
ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

SHEET 2

PLAT OF TWIN BROOKS PHASE 6 PL17-139 (LU-05-024)

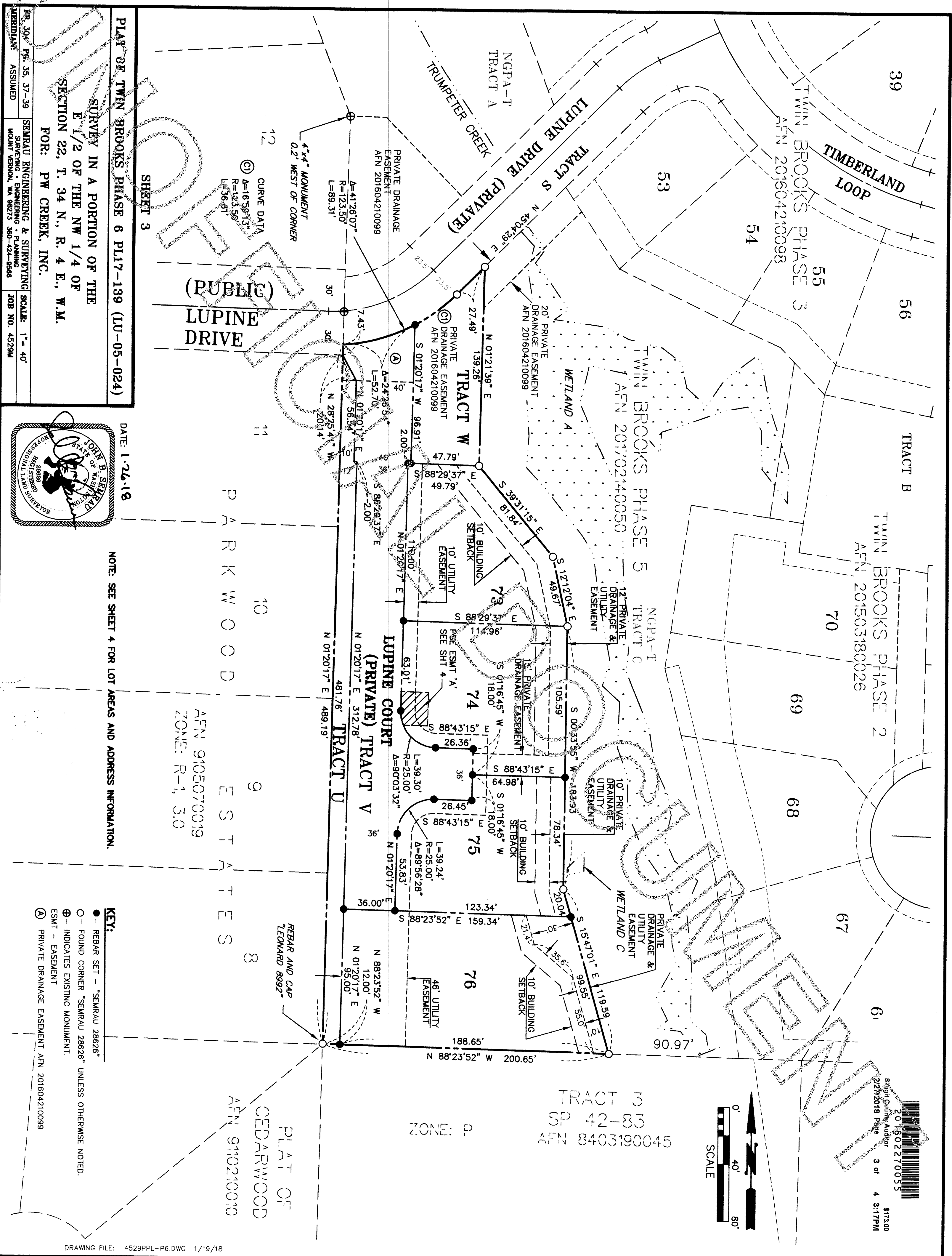
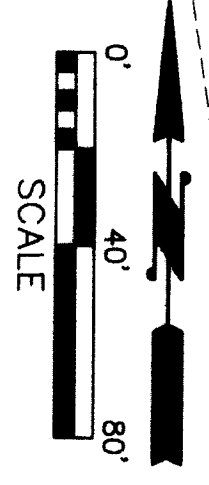
SURVEY IN A PORTION OF THE
 E 1/2 OF THE NW 1/4 OF
 SECTION 22, T. 34 N., R. 4 E., W.M.
 FOR: PW CREEK, INC.

| | | | | |
|-----------|---------|----------------------------------------------------------------|---------|-------|
| FB. | PG. | SEBRAU ENGINEERING & SURVEYING | SCALE: | N/A |
| MERIDIAN: | ASSUMED | SURVEYING • ENGINEERING MOUNT VERNON, WA 98273 360-424-8566 | JOB NO. | 4529M |



DATE: 1-26-19

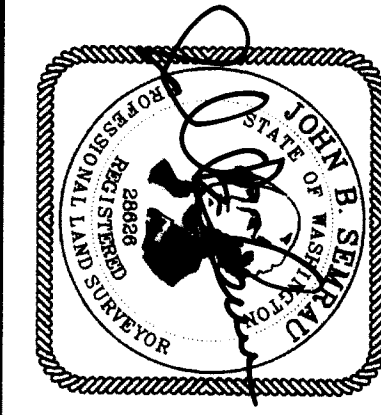
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 \$173.00



PLAT OF TWIN BROOKS PHASE 6 PL17-139 (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.

SR 304 PG. 35, 37-39
 MERIDIAN ASSUMED
 SEMRAU ENGINEERING & SURVEYING
 SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-421-8968
 SCALE: 1" = 40'
 JOB NO. 4529M



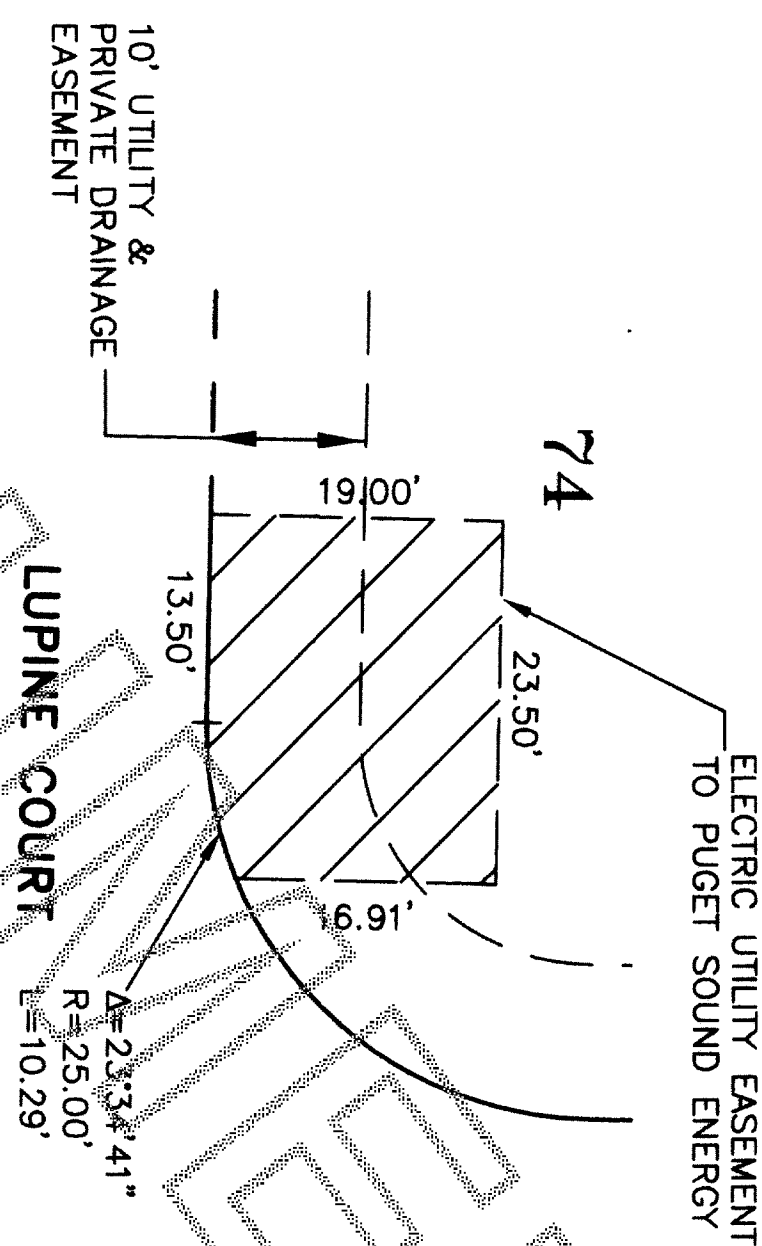
DATE: 1-26-18

NOTE: SEE SHEET 4 FOR LOT AREAS AND ADDRESS INFORMATION.

KEY:
 ● - REBAR SET - "SEMRAU 28626"
 ○ - FOUND CORNER "SEMRAU 28626" UNLESS OTHERWISE NOTED.
 ⊕ - INDICATES EXISTING MONUMENT.
 ⊖ - EASEMENT
 ⊙ - PRIVATE DRAINAGE EASEMENT AFN 201604210099

NOTES:

1. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 01-161644-F, DATED FEBRUARY 17, 2017, UPDATED OCTOBER 30, 2017 AND JANUARY 26, 2018.
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 TOPP 1201+ R1000 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 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, 201503180028, 201504150160, 2015010120065, 201604150158, 201604150159, 201608010237, 201604210099, 201604210100, 201604280010, 201608010236 AND 201702140051.
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. MAINTENANCE OF ALL RAIN GARDENS, LEVEL SPREADERS, SPLIT RAIL FENCES, LANDSCAPING, AND ASSOCIATED STORMWATER FEATURES CONSTRUCTED WITH THIS PLAT PHASE SHALL BE MAINTAINED BY THE TWIN BROOKS COMMUNITY ASSOCIATION PER THE MOST CURRENT PUGET SOUND LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL.
12. AN EASEMENT IS GRANTED TO THE TWIN BROOKS COMMUNITY ASSOCIATION ALONG AND ACROSS TRACT W AND THE 20' AND 30' PRIVATE DRAINAGE EASEMENTS ALONG THE EAST SIDE OF LOTS 73 THROUGH 76, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM, FOR THE MAINTENANCE AND MONITORING OF THE IMPROVEMENTS LISTED IN NOTE 11 ABOVE.
13. 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.
14. TRACT U, TRACT W, AND PRIVATE ROAD TRACT V SHALL BE DEDICATED TO THE TWIN BROOKS COMMUNITY ASSOCIATION. PRIVATE ROADS WITHIN TRACT S AND TRACT V ARE FOR INGRESS, EGRESS AND UTILITIES TO SERVE BUILDING LOTS 73, 74, 75, AND 76 SHOWN HEREON. MAINTENANCE OF TRACT S, LUPINE DRIVE, AND TRACT V, LUPINE COURT, SHALL BE THE RESPONSIBILITY OF THE TWIN BROOKS COMMUNITY ASSOCIATION.

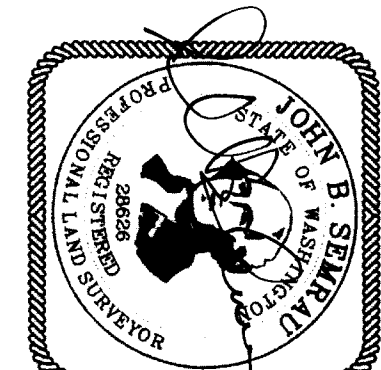


| LOT NO. | AREA (SQ. FT.) | (ACRES) | ADDRESS |
|---------|----------------|---------|--------------------|
| 73 | 9,994 | 0.23 | 378 LUPINE COURT |
| 74 | 11,180 | 0.26 | 350 LUPINE COURT |
| 75 | 10,363 | 0.24 | 336 LUPINE COURT |
| 76 | 16,529 | 0.38 | LANDSCAPE TRACT |
| TRACT U | 5,546 | 0.13 | PRIVATE ROAD TRACT |
| TRACT V | 17,088 | 0.39 | DRAINAGE TRACT |
| TRACT W | 5,539 | 0.13 | |
| TOTAL | 76,239 | 1.75 | |

PLAT OF TWIN BROOKS PHASE 6 PL17-139 (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. | SEMRADU ENGINEERING & SURVEYING | SCALE: | N/A |
| MERIDIAN: | ASSUMED | SURVEYING • ENGINEERING • PLANNING | JOB NO. | 4529M |
| | | MOUNT VERNON, WA 98273 360-424-9566 | | |



DATE: 1.31.18

SHEET 4

Skagit County Auditor
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