

# HIGHLAND GREENS

## DIVISION I PHASE B A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF  
SECTION 9, TOWNSHIP 34 N, RANGE 4 E, W4M  
LU 04-093

AUDITORS CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

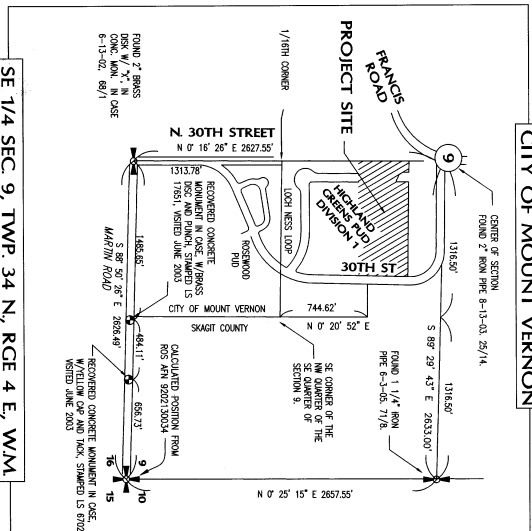
*[Signature]*  
REPORT

### LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W4M, BEING MORE PARTICULARLY DESCRIBED AS:  
TRACT 18, HIGHLAND GREENS, DIVISION I PHASE A, ACCORDING TO THE PLAN THEREOF RECORDED ON MAY 22, 2014 UNDER AUDITORS FILE NO. 201405220062, RECORDS OF SMIATOK COUNTY, WASHINGTON.  
(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM FIRST AMESON TITLE RESPONSE COMPANY TITLE ORDER NO. 115743 DATED MARCH 15, 2018.)

### SCHEDULE 'B'-7 ITEMS

1. A. MATTERS AS DISCLOSED AND/OR DERIVED ON RECORD OF SMIATOK A.F.N. 20091214011.
2. MATTERS AS DISCLOSED AND/OR DERIVED ON PLAN A.F.N. 200911190063.
3. UTILITY EASEMENT TO PSE OVER EXISTING LINES - EXACT LOCATION UNKNOWN A.F.N. 2009030065 - FARMER MARGED PER A.F.N. 20180209158.
4. CONCRETE DRIVEWAY EASEMENT ON PART A.F.N. 20080907155.
5. EASEMENT TO SMIATOK COUNTY UTILITIES ON PORTION OF SMIATOK A.F.N. 201405220062.
6. UTILITY EASEMENT TO SMIATOK COUNTY UTILITIES ON PORTION OF SMIATOK A.F.N. 201405220063.
7. PROTECTIVE COVENANTS AND/OR EASEMENTS A.F.N. 201803090063.
8. A.AV TAX FEE ASSESSMENTS OR CHARGES AS LAW BE ENACTED BY HIGHLAND GREENS HOMEOWNERS ASSOCIATION A.F.N. 201803090063.
9. 10' FRONT YARD EASEMENT A.F.N. 20180120027.



### RESEARCH NOTES

1. NO PREPARE IS ALLOWED WITHIN THE RIGHT OF WAY OF THE ALLEYS IN THE DEVELOPMENT.
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF MOUNT VERNON IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
3. SUBJECT TO REGULATION OF COMPANIES UNDER AUDITORS FILE NO. 201405220062, CONDITIONS AND RESTRICTIONS ARE IMPOSED UPON LOT OWNERS REGARDING THE LOCATION OF EXTERIOR LIGHTS AND SIGNAGE. SEE ORDINANCES 201405220068 AND 201405220069 (DIVISION I CODES).
4. ZONING: R1 5.0 P.U.D.
5. STATE OFICIAL CITY OF MOUNT VERNON  
CITY OF MOUNT VERNON  
PLANNING & ZONING DEPARTMENT  
TELEPHONE - 509.489.1500  
FAX - 509.489.1501  
CITY OF MOUNT VERNON  
3030 W. 30TH STREET, SUITE 201  
MOUNT VERNON, WA 98273
6. THE OWNERSHIP OF TRACTS 202 AND 304 WILL REMAIN WITH THE DEVELOPERS UNLESS SUCH THAT ALL COMPANIES UNDER AUDITORS FILE NO. 201405220062, CONDITIONS AND RESTRICTIONS ARE IMPOSED UPON LOT OWNERS REGARDING THE LOCATION OF EXTERIOR LIGHTS AND SIGNAGE. SEE ORDINANCES 201405220068 AND 201405220069 (DIVISION I CODES).
7. TRACTS 202 AND 304 ARE RESERVED AS COMMENT TRACTS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PUD OF THIRDAO ORDERS RECORDED UNDER AUDITORS FILE NUMBER 200812190065.
8. LOTS 20 THROUGH 26 INCLUDE, HEREBY GRANT AND CONVEY A PRIVATE STORM DRAINAGE OVER, UNDER AND ACROSS THE WEST 70.0 FOOT BEET OF SUD LOTS FOR THE BENEFIT OF ALL LOTS IN THE ORIGINAL PUD OF THIRDAO ORDERS RECORDED UNDER AUDITORS FILE NUMBER 200812190065.
9. LOTS 26 THROUGH 42 INCLUDE HEREBY GRANT AND CONVEY A PRIVATE STORM DRAINAGE OVER, UNDER AND ACROSS THE WEST 70.0 FOOT BEET OF SUD LOTS FOR THE BENEFIT OF ALL LOTS IN THE ORIGINAL PUD OF THIRDAO ORDERS RECORDED UNDER AUDITORS FILE NUMBER 200812190065.
10. LOT 42 HEREBY GRANT AND CONVEY A PRIVATE STORM DRAINAGE OVER, UNDER AND ACROSS THE EAST 10.00 FEET OF SUD LOT AND ITS PROJECTION SOUTH TO TERMINATE IN THE NORTHERLY CORNER RETURN FOR TOWN MESS LOOP FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PUD OF THIRDAO ORDERS RECORDED UNDER AUDITORS FILE NUMBER 200812190065.
11. BUILDING SETBACKS SHALL BE PER THE APPROVED PUD. SEE SHEET 5 OF 9 FOR SETBACK INFORMATION.
12. THE DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL COMMON AREAS, INCLUDING THE 7.00 FT UTILITY EASEMENT, TO MAINTAIN THE LANDSCAPING AND BUILDING FACILITY DETAILS REQUIRED FOR THE HOMES THAT WILL BE CONSTRUCTED WITHIN THE DEVELOPMENT.
13. STORMWATER FROM DIVISION I PHASE B IS CONVEYED IN PRIVATE AND PUBLIC FINANCE FACILITIES TO A STORMWATER POND LOCATED ON TRACT 301 OF HIGHLAND GREENS DIVISION A. THE FLOW WAY OF HIGHLAND GREENS DIVISION A AND STORMWATER SYSTEMS OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DIVISION A LOT OWNERS AS ALL DIVISIONS ARE SUBSTANTIALLY COMPLETED AND THE CITY WILL ACCEPT OWNERSHIP AND MAINTENANCE OF THE S.W.M. SEE THE STORMWATER SYSTEM MAINTENANCE PLAN RECORDED WITH CODES.
14. THE OWNER CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE CITY'S REVIEW STANDARDS. SEE THE PLAN FOR RECORDED UNDER AUDITORS FILE NUMBER 200912190065 FOR ADDITIONAL DESIGN INFORMATION. THE CITY OF MOUNT VERNON RESERVES THE RIGHT TO REVIEW AND APPROVE ANY CHANGES TO THE PLAN FOR THESE TRACTS 302 AND 304 BEFORE BUILDING PERMITS CAN BE ISSUED FOR THESE LOTS. SEE DEVELOPMENT.
16. P.U.D. NO. = 648199 S.U.T.

### PRIVATE DRAINAGE EASEMENTS

AN EASEMENT FOR THE PURPOSE OF CONVEYING PRIVATE LOCAL STORMWATER RUNOFF WITHIN THE HIGHLAND GREENS PUD IS GRANTED TO THE DEVELOPERS FROM THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W4M, BEING MORE PARTICULARLY DESCRIBED AS: TRACT 18, HIGHLAND GREENS, DIVISION I PHASE A, ACCORDING TO THE PLAN THEREOF RECORDED ON MAY 22, 2014 UNDER AUDITORS FILE NO. 201405220062, RECORDS OF SMIATOK COUNTY, WASHINGTON. (LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM FIRST AMESON TITLE RESPONSE COMPANY TITLE ORDER NO. 115743 DATED MARCH 15, 2018.)

### SIDEWALK EASEMENT

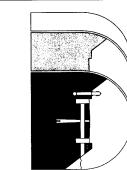
A SIDEWALK EASEMENT IS HEREBY GRANTED OVER THE FRONT 7 FEET OF ALL LOTS WITHIN DIVISION I, PHASE B THAT ADJACENT TO MESS LOOP AND GREEN WAY. THE SIDEWALK IS CONSTRUCTED WITHIN THE 7 FOOT UTILITY EASEMENT. ALL MEMBERS OF THE PUBLIC SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE EASEMENT AND GENERALLY USE THE SIDEWALK FOR WALKING, DRIVING, AND OTHER PURPOSES. THE EASEMENT RIGHTS GRANTED TO THE PUBLIC, DIVISION A SHALL NOT OUSURE THE LANDLORD AND SUBSEQUENT SUPPORT OF THE SIDEWALK OR UNDERTAKE FORM OF CONTRIBUTION OR OTHER ACTIVITY THAT MAY EXTEND OR CHANGE THE SCOPE OR NATURE OF THE EASEMENT OR OTHERWISE INTERFERE WITH THE USE OF SIDEWALK. THE EASEMENT AND COVENANTS HEREON SHALL RUN WITH THE LAND AND SHALL BE BOUND UPON GRANTING AND HEIR'S, SUCCESSORS AND ASSIGNS.

### UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, SMIATOK COUNTY, WASHINGTON FOR THE PURPOSE OF CONVEYING UTILITIES THROUGH THE PROJECT SITE. THE EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, AND TEST UTILITIES AND ALL NECESSARY APPURTENANCES AND ATTACHED THEREON FOR THE PURPOSE OF PROVIDING UTILITIES TO THE DEVELOPMENT. THE EASEMENT SHALL RUN WITH THE LAND AND SHALL BE BOUND UPON GRANTING AND HEIR'S, SUCCESSORS AND ASSIGNS. THE CITY OF MOUNT VERNON RESERVES THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ANY TIME FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND TESTING UTILITIES. THE CITY OF MOUNT VERNON RESERVES THE RIGHT TO REVOKE OR MODIFY THE EASEMENT AT ANY TIME WITHOUT NOTICE TO THE DIVISION I PHASE B LOT OWNERS AT THE DISCRETION OF THE CITY OF MOUNT VERNON.

**DEVELOPER**  
HANSEL / MITZEL, LLC  
404 HANSEL MITZEL HOMES  
2016 1/2 AVENUE  
MOUNT VERNON, WA 98273  
PH: 509-404-2520

**SUBDIVISION CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PUD OF HIGHLAND GREENS DIVISION I PHASE B IS SAVED FROM AN ACTIVE LITIGATION, LITIGATION IN PROGRESS, OR ANY OTHER ACTION IN COURT OR ANY OTHER FORFEITURE AND DEFENSES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.  
*[Signature]*  
DATE: 6-20-18  
CITY OF MOUNT VERNON, WA  
CITY ENGINEER  
CERTIFICATE NO. 52089



**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS DIV 1 PHASE B  
A PLANNED UNIT DEVELOPMENT  
LU 04-093  
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH,  
RANGE 4 EAST, W4M, COUNTY OF SMIATOK STATE OF WASHINGTON  
OWNERS  
HANSSEL / MITZEL, LLC  
DATE: 06/24/2018 BY: M.J.S.  
PROJECT NO: 17053 SCALE: 1"=60'  
FEB.

# HIGHLAND GREENS

## DIVISION I PHASE B

### A PLANNED UNIT DEVELOPMENT

LA 04-093

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM

#### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT Don Mitchell IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON DATE June 11 2018 HANSELL / MITZEL LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



SIGNATURE OF NOTARY PUBLIC: Don Mitchell  
MY COMMISSION EXPIRES: 12/31/19  
RESIDING AT: Redmond, Oregon 97756

#### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT Eric W. Wadsworth IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON DATE June 12 2018. HANSELL / MITZEL LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



SIGNATURE OF NOTARY PUBLIC: Eric W. Wadsworth  
MY COMMISSION EXPIRES: 12/31/19  
RESIDING AT: Redmond, Oregon 97756

#### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KIM )  
I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT John P. Kader IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON DATE June 12 2018. HANSELL / MITZEL LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC: John P. Kader  
MY COMMISSION EXPIRES: 12-29-2020  
RESIDING AT: Stoughton, MA

#### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE BELOW OWNERS IN FEE SIMPLE OR CONJOINT PARTNERSHIP AND MARITAGE OR TENANT IN COMMON OF THE LAND BEING PLACED, LOCATE, THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC HEREIN, THE STREETS, ALLEYS AND HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY STREETS FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREIN IN THE ORIGINAL RECONSTRUCTED GRANT OF ALL SUCH STREETS AND ALLEYS SHOWN HEREIN. THE BELOW OWNERS HEREBY ACKNOWLEDGE, AGREE AND INCORPORATE INTO THIS DIVISION NO. 1 PHASE B THE PROTECTIVE COVENANTS RECORDED UNDER FILE NUMBER 20072129005 AND ALSO INCORPORATE INTO THIS DIVISION NO. 1 PHASE B THE PROTECTIVE COVENANTS RECORDED UNDER ORDER ADDRESS FILE NUMBER 20162220002. THE OWNERS AND SAID CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE WAIVE TO BE HEREBY SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREBY AFFIXED.

HANSELL / MITZEL LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
THIS 11 DAY OF June 2018  
SIGN: Don Mitchell  
PRINT: Don Mitchell  
TITLE: Managing Director

MITZEL INVESTORS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
THIS 11 DAY OF June 2018  
SIGN: Eric Wadsworth  
PRINT: Eric Wadsworth  
TITLE: Director

LG1 PARTNERS, WASHINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
THIS 12 DAY OF June 2018  
SIGN: John P. Kader  
PRINT: John P. Kader  
TITLE: Partner

#### ACKNOWLEDGMENT

STATE OF WA )  
COUNTY OF SKAGIT )  
I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT Christina Anthony IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON DATE June 12 2018. HANSELL / MITZEL LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC: Christina Anthony  
MY COMMISSION EXPIRES: 3/29/20  
RESIDING AT: Brainerd, MN

#### CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THERE ARE NO UNDEPOSITED SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN COMPLETED, RECORDED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.  
THIS 18 DAY OF June 2018  
CITY FINANCE DIRECTOR  
Dorothy Meloy

APPROVED AS  
CITY ENGINEER  
[Signature] THIS 18 DAY OF June 2018

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON  
THIS 18 DAY OF June 2018  
MAYOR  
[Signature]

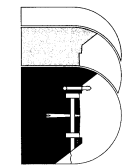
ATTEST: CITY CLERK  
[Signature]

EXAMINED AND FOUND TO BE IN CONFORMANCE WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED FOR RECORDATION  
CITY ENGINEER  
[Signature] 2018

DEPARTMENT SERVICES DIRECTOR  
[Signature]

#### SKAGIT COUNTY TREASURER

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 OF TO AND INCLUDING THE YEAR OF 2018.  
THIS 21 DAY OF June 2018  
SKAGIT COUNTY TREASURER  
[Signature]  
Asst. Treasurer  
[Signature]  
Katie Tungquist



**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
P.O. Box 1705 • 1111 Cleveland Avenue Suite 202  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS DIV 1 PHASE B  
A PLANNED UNIT DEVELOPMENT  
LUC44-093  
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH,  
RANGE 4 EAST, WM, COUNTY OF SKAGIT, STATE OF WASHINGTON  
PL18-085  
OWNERS  
HANSELL / MITZEL, LLC  
BT: M.A.S.  
SCALE: 1"=60'

DATE: 06/11/2018  
PROJECT NO: 17053  
17053PLAN.dwg  
FEB: 7/9/18

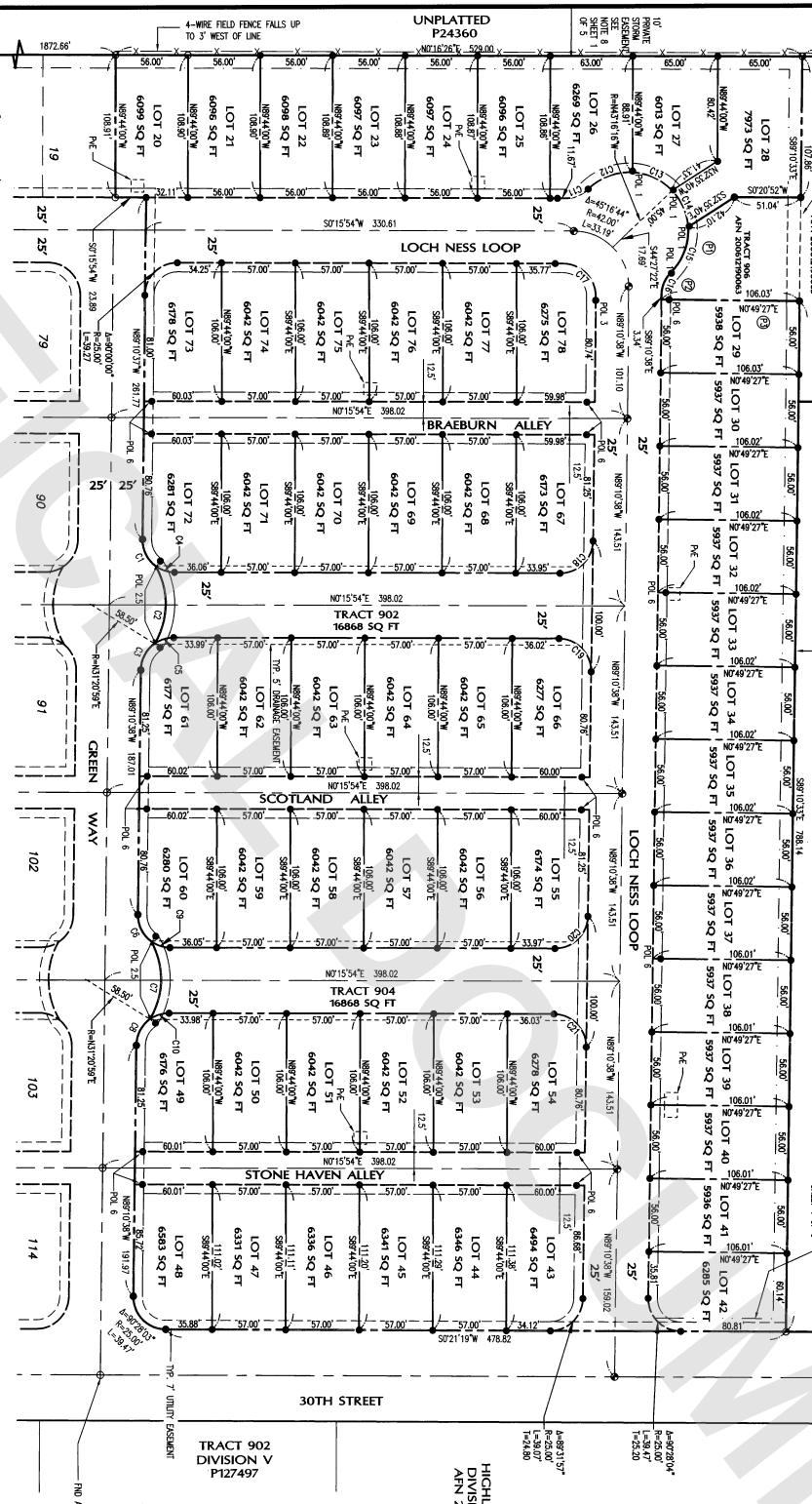
# HIGHLAND GREENS

DIVISION I PHASE B  
A PLANNED UNIT DEVELOPMENT  
LU 04-093  
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, W4M

HIGHLAND GREENS  
DIVISION III  
AFN 200612190063

HIGHLAND GREENS  
DIVISION IV  
AFN 200612190063

HIGHLAND GREENS  
DIVISION V  
AFN 200612190063



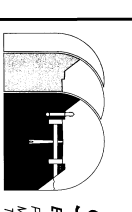
GRID	LOT	LENGTH	WIDTH	AREA
01	23.67	25.00	591.45	591.45
02	62.34	25.00	610.35	610.35
03	23.67	25.00	591.45	591.45
04	15.60	25.00	390.00	390.00
05	15.60	25.00	390.00	390.00
06	23.67	25.00	591.45	591.45
07	62.34	25.00	610.35	610.35
08	23.67	25.00	591.45	591.45
09	15.60	25.00	390.00	390.00
10	15.60	25.00	390.00	390.00
11	15.60	25.00	390.00	390.00
12	31.22	45.00	1403.10	1403.10
13	31.22	45.00	1403.10	1403.10
14	30.99	45.00	1394.25	1394.25
15	30.99	45.00	1394.25	1394.25
16	19.38	25.00	484.50	484.50
17	39.74	25.00	993.50	993.50
18	39.74	25.00	993.50	993.50
19	39.74	25.00	993.50	993.50
20	39.74	25.00	993.50	993.50
21	39.74	25.00	993.50	993.50

**FIELD EQUIPMENT**  
THIS SURVEY WAS ACCOMPANIED BY FIELD SURVEYING USING A TRIMBLE S7 AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER STATIONED AT 7'-20" (4' 1" PVI) AND METERS OR EXCEEDED STATIONS AS SET FORTH IN EACH OF THE BASIS OF BEARING.

**OCCUPATION NOTE**  
THIS SURVEY WAS CONDUCTED BY FIELD SURVEYING USING A TRIMBLE S7 AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER STATIONED AT 7'-20" (4' 1" PVI) AND METERS OR EXCEEDED STATIONS AS SET FORTH IN EACH OF THE BASIS OF BEARING.

**RESEARCH NOTES**  
1. HIGHLAND GREENS DIV I PHASE B  
2. HIGHLAND GREENS DIV II PHASE B  
3. HIGHLAND GREENS DIV III PHASE B  
4. HIGHLAND GREENS DIV IV PHASE B

**LEGEND**  
• SET PERMITS & C/P LEGISLATION  
○ SET STREET MONUMENT IN CASE STUMPED 50% IS 20087  
○ SET CORNER SET PERIODICALLY  
○ PREVIOUS SET STREET MONUMENT IN CASE OR AS NOTED  
P.E. PRE EASEMENT - POWER WALT EASEMENT AFN 200704000001  
SINCE A 10'x10' EASEMENT CENTERED UPON ALL WALKWAYS AND TRASH ENCLOSURES  
--- 7' UTILITY EASEMENT  
--- 10' DRIVEWAY EASEMENT  
--- 10' FIELD FENCE  
--- 10' UTILITY EASEMENT  
--- 10' DRIVEWAY EASEMENT



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**HIGHLAND GREENS DIV I PHASE B**  
A PLANNED UNIT DEVELOPMENT  
LU 04-093  
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, COUNTY OF SNOHOMISH STATE OF WASHINGTON  
PL18-085  
OWNERS  
**HANSELL / MITZEL, LLC**  
BY: M.L.S.  
PROJECT NO. 17053  
SCALE: 1"=60'  
DATE: 05/30/2018  
SHEET 3 OF 5



# HIGHLAND GREENS

DIVISION I PHASE B

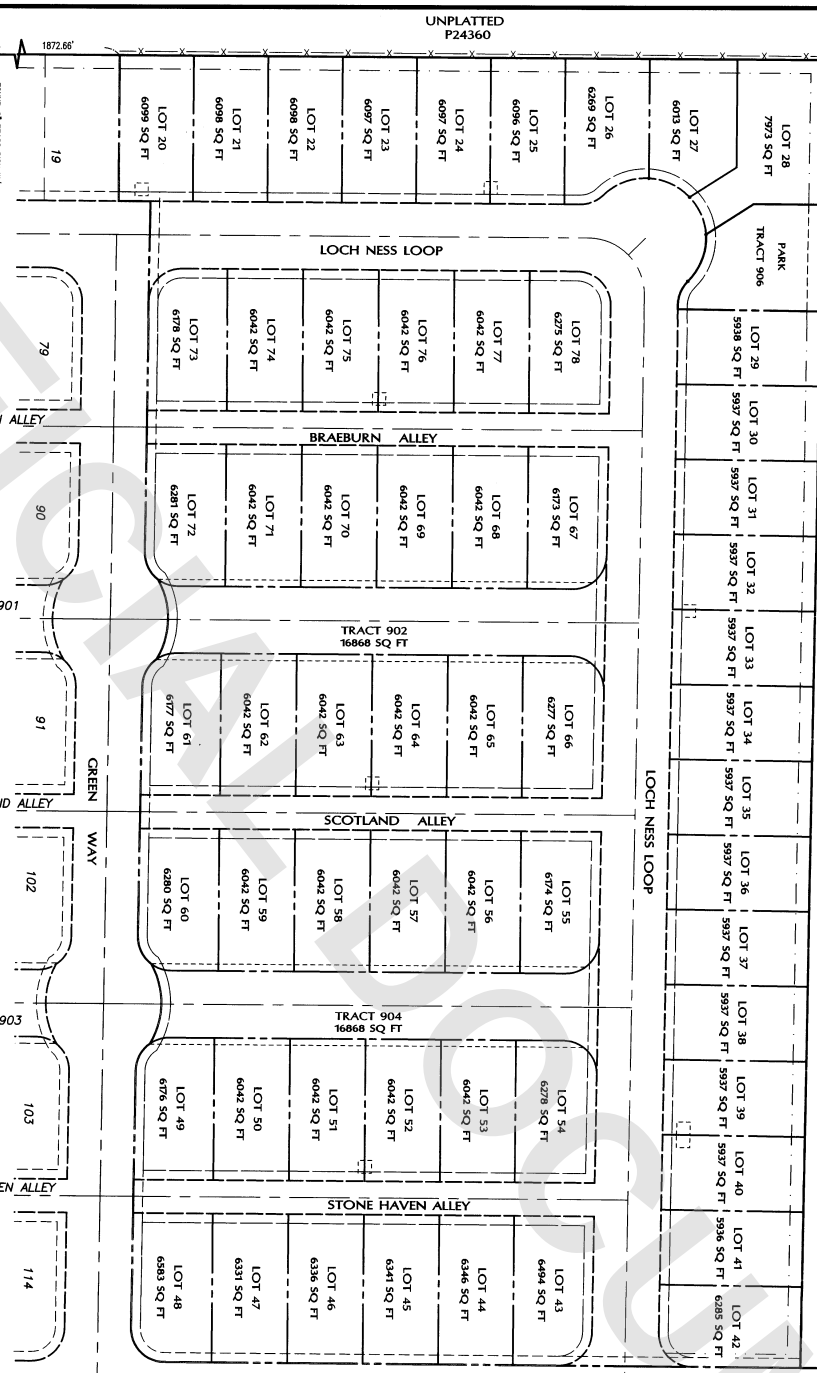
## A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM  
LU 04-093

HIGHLAND GREENS  
AFN 20061290063  
TRACT 900  
AMN 20062790063

HIGHLAND GREENS  
DIVISION III  
AFN 20061290063

ADDRESSES



LOT NO.	STREET NO.	STREET NAME	ADDRESS
20	1127	LOCH NESS LOOP	1127
21	1201	LOCH NESS LOOP	1201
22	1205	LOCH NESS LOOP	1205
23	1211	LOCH NESS LOOP	1211
24	1213	LOCH NESS LOOP	1213
25	1217	LOCH NESS LOOP	1217
26	1225	LOCH NESS LOOP	1225
27	1229	LOCH NESS LOOP	1229
28	1241	LOCH NESS LOOP	1241
29	1246	LOCH NESS LOOP	1246
30	1253	LOCH NESS LOOP	1253
31	1257	LOCH NESS LOOP	1257
32	1265	LOCH NESS LOOP	1265
33	1269	LOCH NESS LOOP	1269
34	1277	LOCH NESS LOOP	1277
35	1281	LOCH NESS LOOP	1281
36	1285	LOCH NESS LOOP	1285
37	1291	LOCH NESS LOOP	1291
38	1295	LOCH NESS LOOP	1295
39	1301	LOCH NESS LOOP	1301
40	1305	LOCH NESS LOOP	1305
41	1311	LOCH NESS LOOP	1311
42	1317	LOCH NESS LOOP	1317
43	1323	LOCH NESS LOOP	1323
44	1329	LOCH NESS LOOP	1329
45	1335	LOCH NESS LOOP	1335
46	1341	LOCH NESS LOOP	1341
47	1347	LOCH NESS LOOP	1347
48	1353	LOCH NESS LOOP	1353
49	1359	LOCH NESS LOOP	1359
50	1365	LOCH NESS LOOP	1365
51	1371	LOCH NESS LOOP	1371
52	1377	LOCH NESS LOOP	1377
53	1383	LOCH NESS LOOP	1383
54	1389	LOCH NESS LOOP	1389
55	1395	LOCH NESS LOOP	1395
56	1401	LOCH NESS LOOP	1401
57	1407	LOCH NESS LOOP	1407
58	1413	LOCH NESS LOOP	1413
59	1419	LOCH NESS LOOP	1419
60	1425	LOCH NESS LOOP	1425
61	1431	LOCH NESS LOOP	1431
62	1437	LOCH NESS LOOP	1437
63	1443	LOCH NESS LOOP	1443
64	1449	LOCH NESS LOOP	1449
65	1455	LOCH NESS LOOP	1455
66	1461	LOCH NESS LOOP	1461
67	1467	LOCH NESS LOOP	1467
68	1473	LOCH NESS LOOP	1473
69	1479	LOCH NESS LOOP	1479
70	1485	LOCH NESS LOOP	1485
71	1491	LOCH NESS LOOP	1491
72	1497	LOCH NESS LOOP	1497
73	1503	LOCH NESS LOOP	1503
74	1509	LOCH NESS LOOP	1509
75	1515	LOCH NESS LOOP	1515
76	1521	LOCH NESS LOOP	1521
77	1527	LOCH NESS LOOP	1527
78	1533	LOCH NESS LOOP	1533

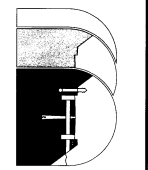
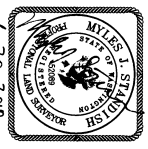


**FIELD EQUIPMENT**  
THE SURVEY WAS ACCOMPLISHED BY FIELD TRIANGULATION USING A TRIMBLE S7 AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER, STATIONING RESOLVE 7"-2CM (+1 PPM) AND METERS OF EXCESS STATIONING AS SET FORTH IN N.W.C. 04.102.

**BASIS OF BEARING**  
N IN EACH T. BEARING IS FOUND FROM QUARTER CORNER AND THE FOUND CENTER OF SECTION 9.

**OCCUPATION NOTE**  
INDICATORS OF OCCUPATION ARE SHOWN ON THIS PLAN. OCCUPATION INDICATORS MAY INCLUDE A PERMIT FOR REGULATION OF MINING, REASONABLE INVESTIGATION, TITLE CLAIMS HAS NOT BEEN REVIEWED BY THIS BOUNDARY SURVEY.

**RESEARCH NOTES**  
1. HIGHLAND GREENS DIV I PHASE B  
2. HIGHLAND GREENS DIV I PHASE A  
3. HIGHLAND GREENS DIV I PHASE A  
4. HIGHLAND GREENS DIV I PHASE A



**Sound Development Group**  
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**HIGHLAND GREENS DIV 1 PHASE B**  
A PLANNED UNIT DEVELOPMENT  
LU 04-093  
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., OF THE STATE OF MICHIGAN  
OWNER: HANSBELL / MITZEL LLC  
DATE: 06.04.2018  
PROJECT NO: 17053  
SCALE: 1" = 60'  
BR: M.J.S.  
FB:

**PER CIVIL DESIGN STANDARDS**  
1. BUILDINGS SHALL INCLUDE MODULATION ALONG THE BUILDING FACES  
2. SETBACKS SHALL BE MAINTAINED THROUGHOUT THE ENTIRE BUILDING  
3. DRIVEWAYS AND PATIOS SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF MOUNT VERNON DESIGN STANDARDS AND ORDINANCES  
4. DRIVEWAYS AND PATIOS SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF MOUNT VERNON DESIGN STANDARDS AND ORDINANCES

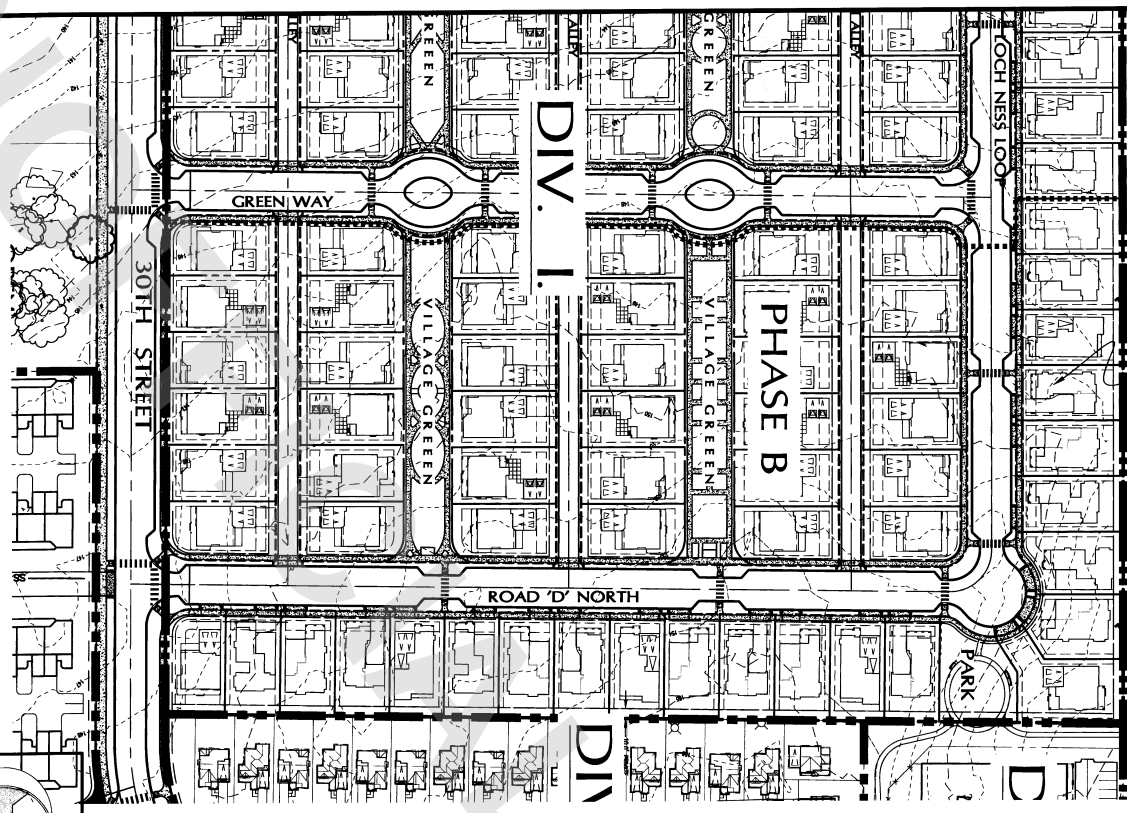
A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N., RANGE 4 E., WM1  
LU 04-093

# HIGHLAND GREENS

## DIVISION I PHASE B

### A PLANNED UNIT DEVELOPMENT

LU 04-093



## DIVISION I - PHASE B PLAN

### DESIGN STANDARD NOTES

DIVISION I

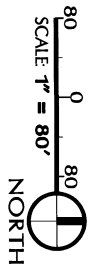
Development Standard	Division I
Lot Area & Width <sup>1</sup>	5,000 sq. ft.
Lot Width	55 ft.
Lot Depth	100 ft.
Setbacks <sup>2</sup>	20 ft. - street 10 ft. - open space
Side	5 ft. 10 ft. total
Rear - no alley	10 ft.
Rear - w/ alley	10 ft. - side entry garage 20 ft. - front entry garage
Accessory structures <sup>3</sup>	5 ft.
Max. Land Coverage <sup>4</sup>	50%
Building Height <sup>5</sup>	2 stories
Residential	35 ft.
Non-Residential	
Parking <sup>6</sup>	2-car garage plus 2 additional per unit
Residential Dwelling	
Non-residential Uses	*****

<sup>1</sup> OR MAX. OF 100%  
MINIMUM 5' SETBACK

1. Lot areas and widths are minimum requirements.
2. Setbacks are minimum setback requirements and are not to be considered as "set-to" lines.
3. Setbacks may be reduced to 10 feet if 60% of the front facing portions of the structures consists of a front porch or terrace.
4. "Garage" is side-loaded.
5. Detached garage with alley access, the setback shall be increased to 20 feet from the alley.
6. Drives and patios are not included in the building coverage calculation.
7. The driveway in the front yard may be used as two parking spaces. Additional required parking shall be provided in a two-car garage.

#### GENERAL NOTES:

1. BUILDING ELEVATIONS AND EQUIPMENT CONSIDERATIONS ARE CONCEPTUAL ONLY AND MAY BE MODIFIED AT THE TIME OF BUILDING PERMIT REVIEW. ALL BUILDINGS AND SETBACKS SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF MOUNT VERNON DESIGN STANDARDS AND ORDINANCES.



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A PLANNED UNIT DEVELOPMENT  
LU 04-093  
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH,  
RANGE 4 EAST, W.M., COUNTY OF SNOHOMISH, STATE OF WASHINGTON  
DATE: 06-30-2018  
PROJECT NO. 17053  
HANSEL MITZEL, LLC  
SCALE: 1"=80'  
BY: M.J.S.  
F.B.