

HIGHLAND GREENS
 DIVISION III
 A PLANNED UNIT DEVELOPMENT
 TOWNSHIP 34 N, RANGE 4 E, WMA
 LU 04-093

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
 COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT Don R. Mitchell IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DATE HE/SHE WAS INTERVIEWED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____
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.

DATED May 31, 2018.



SIGNATURE: Rose M. Teedman
 MY APPOINTMENT EXPIRES: 1/22/2021
 RESIDING AT: Bullington

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
 COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT Don R. Mitchell IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DATE HE/SHE WAS INTERVIEWED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____
WASHINGTON FEDERAL NATIONAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 31, 2018.



SIGNATURE: Don R. Mitchell
 MY APPOINTMENT EXPIRES: 3/28/2020
 RESIDING AT: Bullington

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE BELOW OWNERS, IN THE SENSE OF CONTRACT PURCHASERS AND VENDORS OR LESSORS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, HEREIN, ALL THE RIGHTS AND INTERESTS OF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES, TO BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT AND THE USES AND PURPOSES SHOWN ON THE PLAT. THE BELOW OWNERS HEREBY ACKNOWLEDGE, AGREE AND ACCEPT AND IN THIS DEDICATION NO. 1, THE PROTECTIVE COVENANTS RECORDED UNDER AUDITORS FILE NUMBER 20061278004, RECORDED SMALL TAXES ONLY, WITH THE PLAT OF HIGHLAND GREENS RECORDED UNDER AUDITORS FILE NUMBER 20061278004 AND ALSO RECORDED WITH THIS STRIP, STRIP AND CROSSING WITH THE PLAT OF HIGHLAND GREENS RECORDED UNDER AUDITORS FILE NUMBER 20061278004, AND ALSO RECORDED WITH THIS STRIP, STRIP AND CROSSING WITH THE PLAT OF HIGHLAND GREENS RECORDED UNDER AUDITORS FILE NUMBER 20061278004, RECORDED SMALL TAXES ONLY, WITH THE PLAT OF HIGHLAND GREENS DEDICATION NO. 1, HAS/VE A RECORDED UNDER AUDITORS FILE NUMBER 2014022002.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREBY SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREBY AFFIXED.

HANSELL MITZEL LLC, A WASHINGTON LIMITED LIABILITY CORPORATION
 THIS DAY of May, 2018

SIGNATURE: Don R. Mitchell
 FROM: Don R. Mitchell
 TITLE: Managing Member

WASHINGTON FEDERAL NATIONAL ASSOCIATION
 THIS DAY of May, 2018

SIGNATURE: Don R. Mitchell
 FROM: Don R. Mitchell
 TITLE: S.V.P.

CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THESE ARE NO UNPAID SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN COMPAILED, INCLUDING AS STREETS, ALLEYS OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

THIS DAY of June, 2018

SIGNATURE: Alison M. Moly
 CITY FINANCE DIRECTOR

APPROVANS
 APPROVED AND APPROVED THIS 19th Day of JUNE, 2018
 CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT WENONA, WASHINGTON
 THIS 25th Day of JUNE, 2018
 MAYOR: John Stover
 ATTEST: CITY CLERK: Angie Libbey

APPROVED THIS 28th Day of JUNE, 2018
 DEPARTMENT SERVICES DIRECTOR: [Signature]

SKAGIT COUNTY TREASURER

THIS IS TO CERTIFY THAT ALL TAXES, INTERESTS, PENALTIES AND FINES DUE TO THE COUNTY OF SKAGIT, WASHINGTON, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2019.

THIS 18th Day of JUNE, 2018

SIGNATURE: Patricia Brunson
 SKAGIT COUNTY TREASURER



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES

1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98573
 Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS DIV III
 A PLANNED UNIT DEVELOPMENT

LU04-093
 IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WMA, COUNTY OF SKAGIT, STATE OF WASHINGTON

HANSELL MITZEL LLC

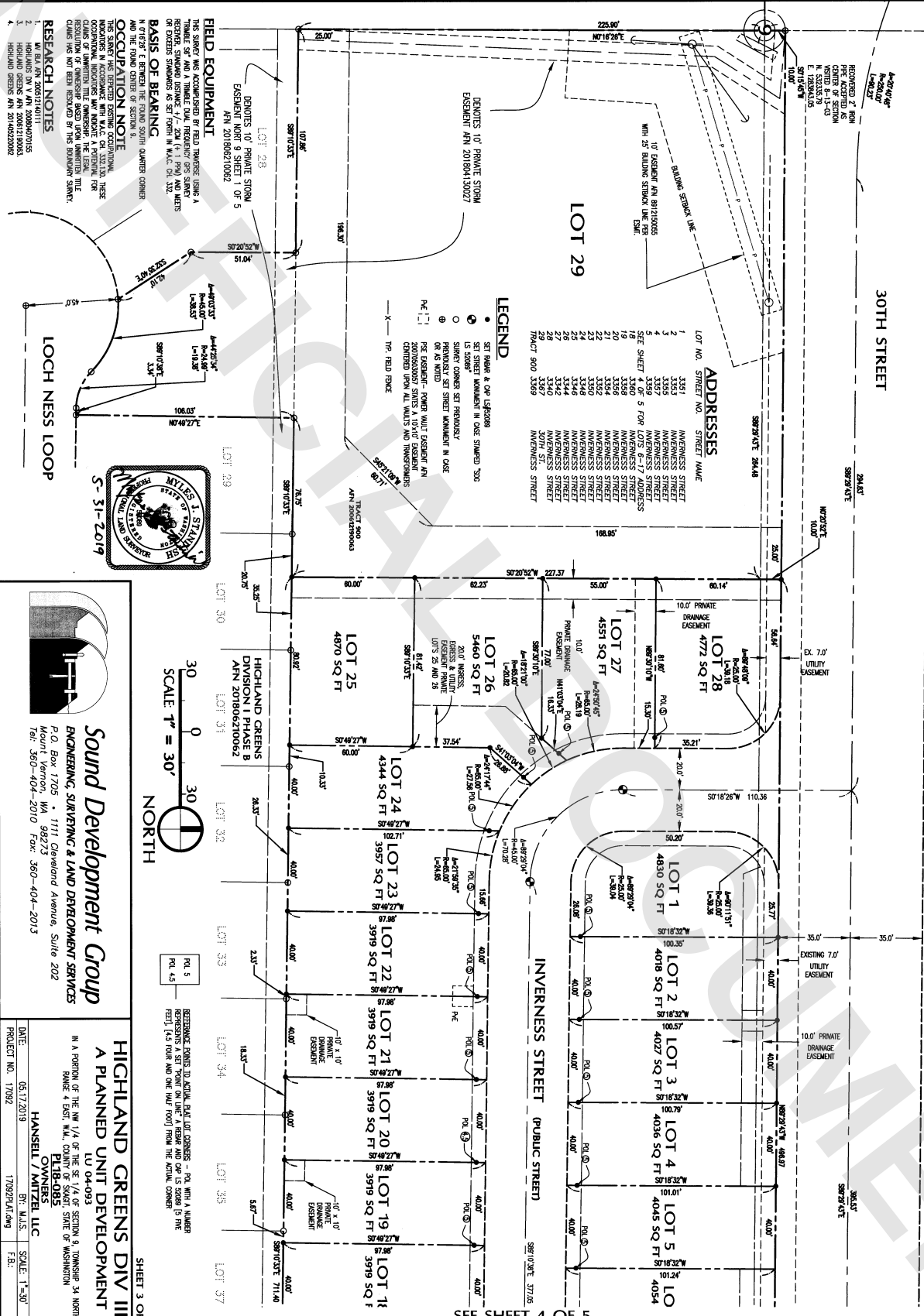
DATE: 05.08.2019 PROJECT NO. 17092
 BY: M.A.S. SCALE: AS NOTED
 17092P1.dwg

RECORDED 1 1/4" R/W
PIPE W/ FLAG & MARK
DOWN 1/2" IN CONCRETE
N. 125' 10" E. 125'
N. 125' 10" E. 125'
N. 125' 10" E. 125'

HIGHLAND GREENS

DIVISION III
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
DIVISION VII
APN 200612190063



ADDRESSES

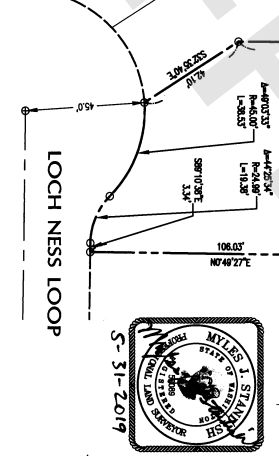
LOT NO.	STREET NO.	STREET NAME
1	1351	INVERNESS STREET
2	1353	INVERNESS STREET
3	1355	INVERNESS STREET
4	1357	INVERNESS STREET
5	1359	INVERNESS STREET
6	1361	INVERNESS STREET
7	1363	INVERNESS STREET
8	1365	INVERNESS STREET
9	1367	INVERNESS STREET
10	1369	INVERNESS STREET
11	1371	INVERNESS STREET
12	1373	INVERNESS STREET
13	1375	INVERNESS STREET
14	1377	INVERNESS STREET
15	1379	INVERNESS STREET
16	1381	INVERNESS STREET
17	1383	INVERNESS STREET
18	1385	INVERNESS STREET
19	1387	INVERNESS STREET
20	1389	INVERNESS STREET
21	1391	INVERNESS STREET
22	1393	INVERNESS STREET
23	1395	INVERNESS STREET
24	1397	INVERNESS STREET
25	1399	INVERNESS STREET
26	1401	INVERNESS STREET
27	1403	INVERNESS STREET
28	1405	INVERNESS STREET
29	1407	INVERNESS STREET
30	1409	INVERNESS STREET
31	1411	INVERNESS STREET
32	1413	INVERNESS STREET
33	1415	INVERNESS STREET
34	1417	INVERNESS STREET
35	1419	INVERNESS STREET
36	1421	INVERNESS STREET
37	1423	INVERNESS STREET

FIELD EQUIPMENT
DENOTES 10' PRIVATE STORM
EASEMENT NORT 9 SHEET 1 OF 5
APN 201806210062

BASIS OF BEARING
N 81°25' E BETWEEN THE FOUND SOUTH QUARTER CORNER
AND THE FOUND CENTER OF SECTION 9.

OCCUPATION NOTE
THESE LOTS ARE OCCUPYING THE FOUND QUARTER CORNER
AND THE FOUND CENTER OF SECTION 9.
OCCUPATION IN ACCORDANCE WITH WAC, CH. 33.010. THESE
OCCUPATIONS MAY INCLUDE A PERMANENT FOR
RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE
CLAIMS HAS NOT BEEN RESOLVED BY THE BOUNDARY SURVEY.

RESEARCH NOTES
1. W.A.M.N. 2008121411
2. HIGHLAND GREENS APN 200612190063
3. HIGHLAND GREENS APN 200812190063
4. HIGHLAND GREENS APN 201806210062



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Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS DIV III
A PLANNED UNIT DEVELOPMENT
LU 04-093

OWNERS:
HANSEL / MITZEL LLC

DATE: 05/17/2019
PROJECT NO: 17092
SCALE: 1"=30'

BEARING POINTS TO ACTUAL BOUNDARY CORNERS - POL WITH A NUMBER
REPRESENTS A SET POINT ON THE "A" BEAR AND CAP IS 5/8" DIA (5 THE
FEET), (4.5 FEET AND ONE INCH FOOT) FROM THE ACTUAL CORNER

HIGHLAND GREENS

DIVISION III

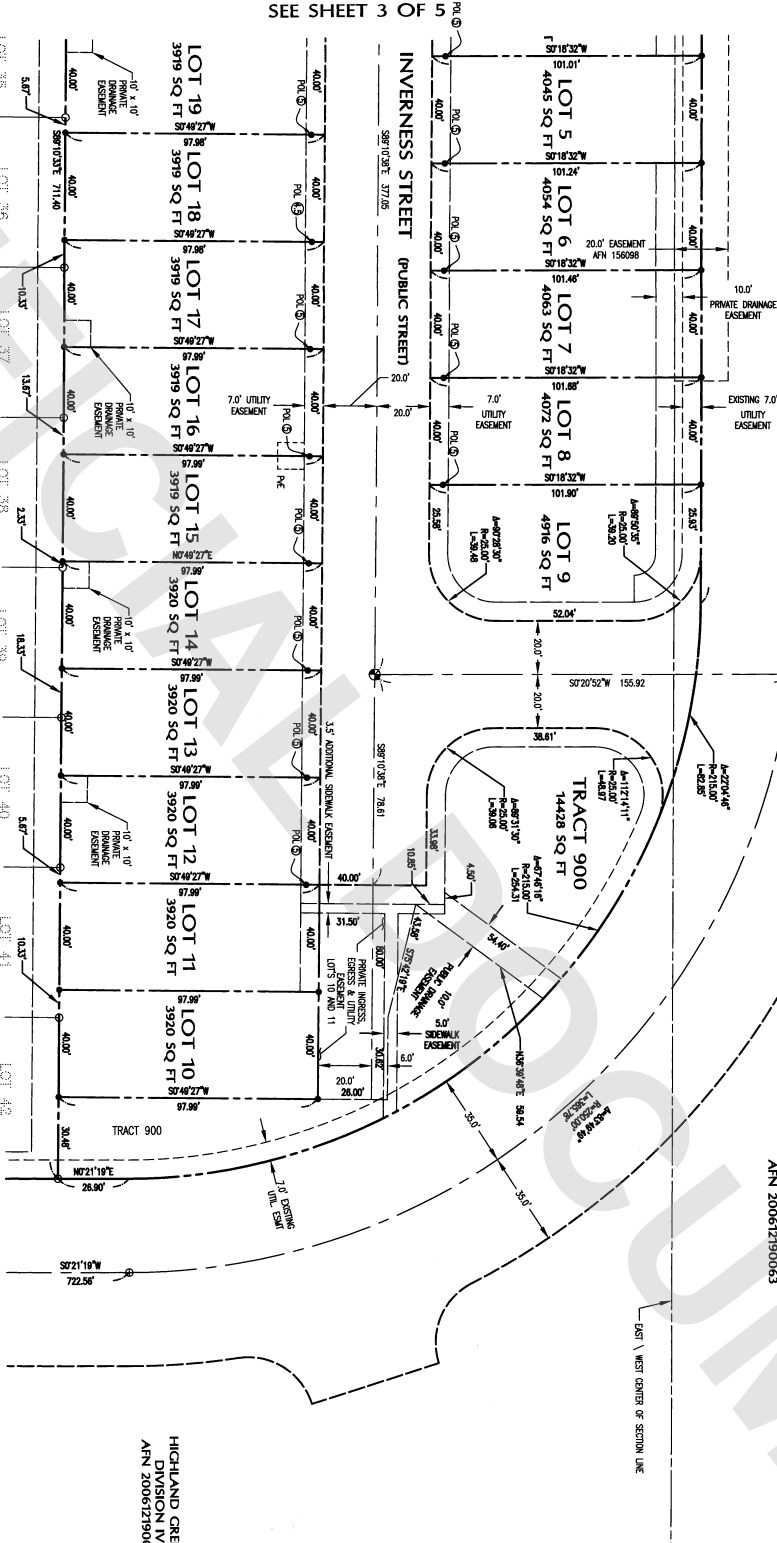
A PLANNED UNIT DEVELOPMENT A PORTION OF THE NW/4 OF THE SE/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, W.M. LU 04-093

HIGHLAND GREENS
 DIVISION VIII
 AFD 200612190063

HIGHLAND GREENS
 DIVISION II
 AFD 200612190063

ADDRESSES

LOT NO.	STREET NO.	STREET NAME
1	1	ADDRESS
2	2	ADDRESS
3	3	ADDRESS
4	4	ADDRESS
5	5	ADDRESS
6	6	ADDRESS
7	7	ADDRESS
8	8	ADDRESS
9	9	ADDRESS
10	10	ADDRESS
11	11	ADDRESS
12	12	ADDRESS
13	13	ADDRESS
14	14	ADDRESS
15	15	ADDRESS
16	16	ADDRESS
17	17	ADDRESS
18	18	ADDRESS
19	19	ADDRESS
20	20	ADDRESS



SEE SHEET 3 OF 5

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPANIED BY FIELD TRAVELERS USING A RECOVERY STATION, A TOTAL STATION, AND A DISTANCE METER. RECOVERED STAKES WERE SET FOR THE CORNERS AND BENCH MARKS OR EXCESS STAKES AS SET FORTH IN M.A.C. CH. 332.

BASIS OF BEARING

N 01° 03' 45" E BENCHMARK THE FOUND SOUTH QUARTER CORNER AND THE FOUND CENTER OF SECTION 9.

OCCUPATION NOTE

THIS SURVEY WAS CONDUCTED UNDER THE PROVISIONS OF THE OCCUPATIONAL AND PROFESSIONAL ACT AND UNDER THE PROVISIONS OF THE UNIFORM LAND TRANSFER ACT. THESE CLAIMS HAVE NOT BEEN RECOVERED BY THIS BOUNDARY SURVEY.

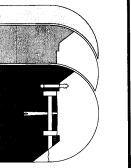
RESEARCH NOTES

1. HIGHLAND GREENS DIVISION III
2. HIGHLAND GREENS DIVISION VIII
3. HIGHLAND GREENS AFD 200612190063
4. HIGHLAND GREENS AFD 200612190063

LEGEND

- SET ROADS & DPE LEGENDS
- SET STREET MARKING IN DASH STIPPLED 3/8"
- SET CURB CORNER SET PREVIOUSLY
- PREVIOUSLY SET STREET MARKING IN DASH STIPPLED 3/8" OR AS NOTED
- PREVIOUSLY SET STREET MARKING IN DASH STIPPLED 3/8" OR AS NOTED
- PREVIOUSLY SET STREET MARKING IN DASH STIPPLED 3/8" OR AS NOTED
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HIGHLAND GREENS DIV III

A PLANNED UNIT DEVELOPMENT

LU 04-093

DIVISION III

DATE: 06/17/2019
 PROJECT NO.: 17892

HANSSEL / MITZEL, LLC

BR: M.L.S. SCALE: 1"=30'
 FB: 17099PL1.dwg

SHEET 4 OF 5

HIGHLAND GREENS
DIVISION III
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

DESIGN STANDARD NOTES

THE HOMES CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE CITY'S DESIGN REVIEW STANDARDS WHICH ARE COPIED WITHIN MOUNT VERNON MUNICIPAL CODE CHAPTER 17.20. THESE DESIGN REVIEW STANDARDS REQUIRE A NUMBER OF MATTERS BE INCLUDED AS PART OF THE LOTS CREATED WITHIN THIS PLAN AND THAT THE HOMES THAT ARE CONSTRUCTED ALSO MEET MATTERS THAT WOULD OTHERWISE NOT BE REQUIRED. SALES AGREEMENTS AND TITLES FOR THE LOTS AND HOMES SOLD IN DEVELOPMENTS SUBJECT TO THE DESIGN STANDARDS SHALL NOTE THIS RESTRICTION. AT THE TIME OF BUILDING PERMIT REVIEW THE PROPOSED HOMES WILL BE SUBJECT TO REVIEW OF THE DESIGN STANDARDS INDIVIDUALLY AND IN RELATION TO OTHER HOMES THAT MAY ALREADY HAVE BEEN CONSTRUCTED IN THE DEVELOPMENT TO ENSURE CONSISTENCY OF THE OVERALL DEVELOPMENT WITH THE DESIGN STANDARDS. WHILE THE CITY'S DESIGN REVIEW STANDARDS REQUIRE ADDITIONAL MATTERS THEY ALSO ALLOW REDUCED STRIPES AND OTHER MODIFICATIONS AS FOLLOWS:

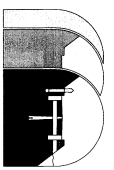
DIVISION III

Development Standard	Division III
Lot Area	3900 sq. ft.
Lot Width	40 ft.
Lot Depth	60 ft.
Front	20 ft. - street
Side	10 ft. - open space
Rear - no alley	10 ft. total
Rear - w/ alley	20 ft.
Accessory structures	10 ft. - side entry garage 20 ft. - front entry garage
Building Coverage ¹	5 ft.
Residential	60%
Non-Residential	2 stories;
Residential Dwelling	35 ft.
Non-residential Uses	2-car garage plus 2 additional per unit

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. If garage is "side-loader" then the setback shall be increased to 10 feet if 60% of the front facing portions of the structures consists of a front porch or right-of-way for front loaded garages and 10 from the alley right-of-way for side loaded garages.
4. If necessary, structure is a detached garage with alley access, the setback shall be increased to 20 feet from the alley.
5. Decks and patios are not included in the building coverage calculation.
6. Decks and patios from front yard may be used as two parking spaces. Additional required parking shall be provided in a two-car garage.



S-31-2019



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HIGHLAND GREENS DIV III
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, T4N, R4E, COUNTY OF SKAGIT, STATE OF WASHINGTON
PL18-085
OWNERS
HANSELL / MITZEL, LLC
BR: M.A.S.
PROJECT NO: 17092
DATE: 06/08/19
SCALE: 1"=30'