I, - O-YOUT MEET MEETS, CHEEKS MAN DILLY EXCEMENT ENSEMING LOTS NO. 11, 25, AM 25 ME CONTRIL MOONS.

PROPRIOS OF LOT 28 AM DILLY CROSS, AS SERVING AND SEETS 3 AM 4 - 0.5 ME TO A THE SERVING AND SERV

. All lots within this subdivision are subject to "city of mount vednon" major fees, payable upon issuance of j Ulding Fermit.

SIGERLY TO ESLAVATIM OF COMMUNIC MEETS AUDITIES FILE NA CONCEZURAL COMMUNICA MAY EXTRICTIONS AS COMMUNICATION AND EXTRICTIONS AS EXCEPTED TO ANALYSIS, COMMUNICATION AND ASSESSMENT TO ANALYSIS, COMMUNICATION AND ASSESSMENT TO ANALYSIS ASSESSMENT TO ANALYSIS ASSESSMENT TO ANALYSIS ASSESSMENT AS ANALYSIS AS ANALYSIS ASSESSMENT AS ANALYSIS AS ANALYSIS AS ANALYSIS AS ANALYSIS AS ANALYSIS ANALYS

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6. The ownership of tract 900 will be conneted to the highland greens homeowners association. The association she responsible for maintaining the tract's per the approved pud and cot's.

29.

7. TRACT 900 IS DESIGNATED AS A COMMUNITY TRACT FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PUD OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 2006/12/190063. LIOS 25 THADUSH 28, INCLUSIGN EREEDT GENAL AND COMMY A REMAIT STEMBLESCREATH FORS, LIMEST AND JOSSOSS THE REST (LOO) RELT OF \$400 LIOUSE, SORT IN GENERAL OF THE ALL AND TRACTS. AS SHOWN IN THE ORIGINAL PLAT OF THERLAND RELENS' RECORDED UNDER AUDITORS THE INJURIEN 2008/12/19065.

9, JODS 1-4, INCLUSIE, AND 6-9, INCLUSIE, FREEDY GRAIT AND COMPAY A PRANTE TSIMB ESCRIPTIO GREE, INDER AND AGROCK INFER SOUTH 10 FEET OF THE KORTH 17 FEET OF SAU ONLY TO RETO GREED OF ALL JODE AND INJUSTICES AS SOON IN A FEED AND AGREED OF ALL JODE AND INJUSTICES AS SOON IN A THE CREAMA, PAT OF "ARRIVANO GREEDS" RECORDED UNIDER AUDITORS R.E. MANBER 200612190063.

10, LOTS 12, 14, 17, 19, AND 21, HEREBY GRANT AND CONNEY A PRIMITE STORM EXSEMENT OVER, UNDER AND ACROSS A 10.00 FET PORTION OF SAID LOT AS NOTED HEREIN.

I'I. HE LUTS CORDED MIN THE PLAY ARE PART OF A NAMED UNIT DECLORANT (PLD). THE MORES, CRES SPACES, ILL. HAND CAPPER, AND PROME PROCESS THE CONFIDENCE HE FUN PROCESS THE CONFIDENCE HE PLAY PROCESS THE PLAY PROCESS THE PLAY PROCESS THE CONFIDENCE PLAY FINAL SHAPPING PROCESS THE PLAY FINAL SHAPPING THE PLAY PROCESS THE PLAY FINAL HE OF COLD (PLAY FINAL SHAPPING HE PLAY FINAL PLAY FINAL

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12. NO DIRECT ACCESS TO NORTH 30TH STREET SHALL BE ALLOWED FROM ANY LOT, WITH THE EXCEPTION OF DEVELOPED ROUDWAYS CONSTRUCTED TO SERVE LOTS WITHIN THIS DIVISION III AND DIVISION II DRIVENMY.

S. BULINGS SERVICES ME REQUERD TO BE GESENDI MENO STRUCKINES ME BILL TIRMIN HIS PLAT. SERVICES ME RECOUNT OF THE SERVICES AND THE BULINGS HE OF THE STRUCK, HE SERVICES IN THE SERVICES ON A MENUAL MEN HE DESCRIPTS OF THE BULINGS HE OF THE STRUCK HE THE SERVICES HE MEN FOR MENUAL MEN HE DESCRIPTS OF THE BULINGS HE WE AND STRUCK MENUAL MEN

A SOMEMA CREADENT IS RETEXT CONTROLLED THE THE FOR ALL DITS WITHIN MORNING IN THAT HAIT MORNING WESTERM, IT IS CONTRICATED WITHIN HE ? FOOT INTILITY CREADENT AND THAT PORTION OF SOMEMN CREADEN, IT IS CONTRICATED WITHIN HE ? FOOT INTILITY CREADENT AND THAT PORTION OF PAGE 4 OF 5 OF THE CASEAUTH, IN THE CASEAUTH AND A FRAULD REPORT OF THE PAGE 5 OF THE

A. A FRONT YARD SETBACK IS REQUIRED ALONG ALL PROPERTY LINES ABUTING A STREET OR VEHICILAR ACCESS EASEMENT OR TRACT; EXCEPT WHEN AM ALLEY IS UTILIZED AS A SECONDARY ACCESS POINT.

8. A REM PAIN STEMAN IS REQUIRED ALONE PROPERTY LINES THAT IS PRETIZE TRAIL AND EXECUTIVE PARALLET TO THE PROFIT PROPERTY LINE REQUIREM A FRONT WOOD STEMAN CORFY OF A LOT WHICH CO-MANGE TO GO A MORE FRONT PROPERTY LINES, WHERE A LOT AUSTS, M. ALLEY, HE REM PAIN STEMAN SHALL, ALMIN'S RE-GESENDE ALONE THE PROPERTY LINES, WHERE A LOT AUSTS M. ALLEY, HE REM PAIN STEMAN SHALL ALMIN'S RE-GESENDE ALONE THE PROPERTY LINES, WHERE A LOT AUSTS M. ALLEY, HE REM PAIN STEMAN SHALL ALMIN'S RE-GESENDE ALONE THE PROPERTY LINES, WHERE A LOT AUSTS M. ALLEY, HE REM PAIN SHE SECONDAY SHALL ALMIN'S RE-GESENDE ALONE THE PROPERTY LINES, WHERE A LOT AUSTS M. ALLEY, HE REM PAIN SHE SECONDAY SHALL ALMIN'S RE-GESENDE ALONE THE PROPERTY LINES. WHERE A LOT AUSTS M. ALLEY FROM SHE ALLEY PROPERTS SECONDAY ALONES TO THE ALONE THE PROPERTY LINES. WHERE A LOT AUSTS M. ALLEY FROM SHE ALLEY PROPERTS SECONDAY ALONES TO THE LOT.

. Side yard setbacks are required along all other property lines not required to have a front or rear yard setback.

UTILITY EASEMENT

AN ESCHART SHEETN RESENDE FOR AND SHAPED THE GOT OF MAINT REAM, ASKED CHAINT FRANCE AND ATTEMPT CHAIRT. A FARE STAND FRANCE AND ATTEMPT CHAIRT. A FARE STAND FRANCE AND ATTEMPT CHAIRT. AND ATTEMPT CHAIRT.

SURVEYORS CERTIFICATE

HARREN CERTIFY THAT THE PAD OF HINHAMO GREED SARRY MAY SUBMISSION OF SECTION 8, 10 THINSE IT AND INSURED MAY SUBMISSION OF THE CITY OF MOUNT CERNON.

MAJOR SELECTIONS OF THE CITY OF MOUNT CERNON.

MAJOR SELECTION OF THE CITY OF TH edis division I phase b is based upon an actual 34 north, range 4 east, wa, and that the courses 1 have compued with the provisions of the statutes





HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM

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FLAY MORE SOMED VALUE OF THE LOTS/TRACTS IN THE PRAY MOVE SOME SOME LOTS/TRACTS IN THE PLAY MORE SOME SALE HE LOTS/TRACTS IN THE PLAY LOCATIONS SALE HOTE WORD AFTER TAKE PLAY APPROPME.

IT. ALL PENCHS RISTALED ON, AROMO, OR WITHIN THE BILLIONG LOTS MOVOR THE TRACTS SHOWN HERCON ARE REQUEDT TO COMPLY WITH THE TRACKS EXPRIFED ON THE PAY DISCOLLENIST CROSS—RETERBACED IN MOTE 11. FRANCE SHALL BE KIRKLIND SICH THAT IF O CUTIEST OF (AND DOES MY INTERFEE OR BLOCK THE ENTWACE TO) ALL UTILITY ACCESS, PROK, LANGSOAPING, STREET TREE, AND OPEN SPACES.

IS, STORMANTE RINAL DRISKN HE SCOMPETE MA PRANTE MAN FRALE DRAWAGE FACILITIS TO A, STORMANTE PROM LOCATIO ON PRICE OF OF CHEMANDO RECENS DRAWAGE (AF). THE CENTRICA PROF OF HAVING ARBORD MASS NAME AND RECENSE AND MANNERS OF THE CENTRICA PROM OF HISTORICA PROM AND RECENSES AND RESCRIPTION PROM OF HISTORICA PROM THE ALL ALL DRAWS HIMT HE DRACKERS, OMES OF RECENSES AND RESCRIPTION PROM OF HE CONTROLLED AND THE CAMPLE OF THE SAME. SET HE STORMANTE SYSTEM WINDERSON AND HE CONTROLLED ON THE CAMPLE OF THE SAME. SET HE STORMANTE SYSTEM AND RECENSES AND MANIFORMES OF THE SAME. SET HE STORMANTE SYSTEM.

 THE HOMES CONSTRUCTED WITHIN THIS DEPELOPMENT ARE SUBJECT TO THE CITY'S DESIGN REVIEW STANDARDS.
 THE FIRML PUD, RECORDED UNDER AUDITOR'S FILE NUMBER: 200612190063 FOR AUDITOWAL DESIGN INFORMATION. Plat area of division III = 229,885 sq.ft. [5.277 Ac]

PRIVATE DRAINAGE EASEMENTS

ALDITIONS CERTIFICATE PLED FOR RECORD IN <u>26.544. WAY IN FERENCES OF SOURT INSMITTION UNDER AUTHORS FIE MUNICIPAL SOURCES OF SOU</u>

Soughe Technica

THE LAND REFERRED TO HEBEN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGT, AND IS DESCRIBED AS FOLLOWS:

TRACT "C" OF HOUNT VERNON BOUNDARY LINE AGUISTMENT NO. LU 05-085 RECORDED UNDER AUDITOR FILE NUMBER 2005/2140111, BEING A PORTION OF THE EAST 1/2 OF SECTION 9. TOWNSHIP 34 NORTH, RAGNE 4 EAST, W.M.

(Legal description is based on time report from first american time assurance company time, order no. 19–1610 date) hav 3, 2019)

SCHEDULE "B-I" ITEMS

1. MATTES AS SECUEDOS MAÇOS ELIMENTO DA RECORDO OF SARRY LES 20002140111.

2. MATTES AS SECUEDOS MAÇOS ELIMENTOS DA RECORDO AS MATERIA CONCENTRA MADO ATRIBES AS SECUEDOS MAÇOS ELIMENTOS ACES MATTES AS SECUEDOS MAÇOS ELIMENTOS ACES MATERIA CONCENTRA MAÇOS ELIMENTOS AS MATERIA AS MATERIA CONCENTRA MAÇOS ELIMENTOS ANA MATERIA AS SECUEDOS MAÇOS ELIMENTOS ACES MAÇOS ELIMENTOS ACES MATERIA MAÇOS ELIMENTOS ACES AS MATERIA MACES MACES MATERIA MACES MATERIA MACES MATERIA MACES MACES MATERIA MACES MACES MATERIA MACES MATERIA MACES MATERIA MACES MACES MACES MATERIA MACES MACES MATERIA MACES MACES

AMENDED 201862900166

PROJECT SITE FOUND 2" BRASS DISK W/ "X", IN CONC. MON. IN CASE 6-13-02, 68/1 1/16TH CORNER FRANCIS SE 1/4 SEC. N. 30TH STREET N 0' 16' 26" E 2627.55' CITY OF MOUNT VERNON Ó, ROSEWOOD PRODUCTION OF THE PROSE WOOD PRODUCTION OF THE PROPERTY OF THE PROPER . ₩P. S 88 50' 26" E 2626.49' MARTIN ROAD 1316.50 30TH 34 N., RGE 4 E, W.M. 1316.50' S 89' 29' 43" E 2633.00' ROS AFN 9202130034 ----FOUND 1 1/4" IRON PIPE 6-3-05. 71/8. SE CORNER OF THE NW QUARTER OF THE SE QUARTER OF SECTION 9. RECOVERED CONCRETE MONUMENT IN CASE, W/YELLOW CAP AND TACK, STAMPED LS 670; WISTED JUNE 2003 656.73 N 0" 25" 15" E 2657.55"





ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES Sound Development Group

P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS DIV A PLANNED UNIT DEVELOPMENT

ILV 04-093
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RAWGE 4 EAST, W.M., COUNTY OF SWART, STATE OF WASHINGTON PL18-085

HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT A PORTION OF THE NAVA OF THE SELVA OF SECTION 9, TOWNSHIP 24 N, RANGE 4 E, WM.

ACKNOWLEDGMENT

COUNTY OF SKAGIT STATE OF WASHINGTON

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May 31#



SIGNATURE TOPRES: 5/29/20 RESIDING AT : Bur lington

ACKNOWLEDGMENT

COUNTY OF Skage () STATE OF WASHINGTON

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SOMITINE DAY IN THE WORK PUBLIC COPIES: 3/2/2/20 RESIDING AT : Bualington

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IN WITNESS WHEREOF, THE OWNERS AND SUD CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HERELINTO AFFIXED.

HANSELL / MITZEL LLC, A WASHINGTON LIMITED LIMBILITY CORPORATION
THIS 3 TOWN OF 2019

Managing Member

THIS SAD DAY OF SUN DE 2019

AN WER J. F.00

CITY FINANCE DIRECTOR

I HEREN CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 25" DAY OF 94.00. 2019

APPROVALS PROVED THIS 19 DAY OF JUNE 2019

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON

THIS 25 DOWN OF JUNE 2019

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND ATTEST: CITY CLERK

DEST

2019

SKAGIT COUNTY TREASURER

THIS S TO CERTY THAT ALL TASS REPORTORS LIGHD AND WHICH HAVE BEOME ALD HOW HE WAS BOOKED ALD HOW HE WAS BOOKED ADDRESSED AND HOW HE WAS OF AT OFFICE HE TO AND MULLIUMO THE TICH OF 2019- 2019

Paulic Bruns





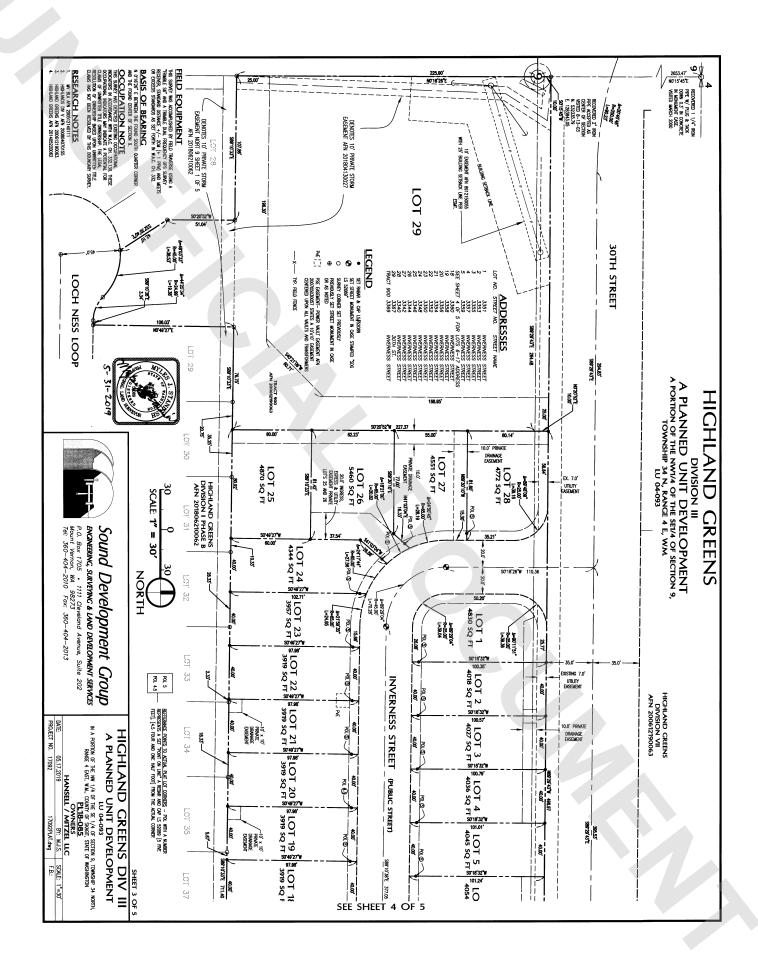


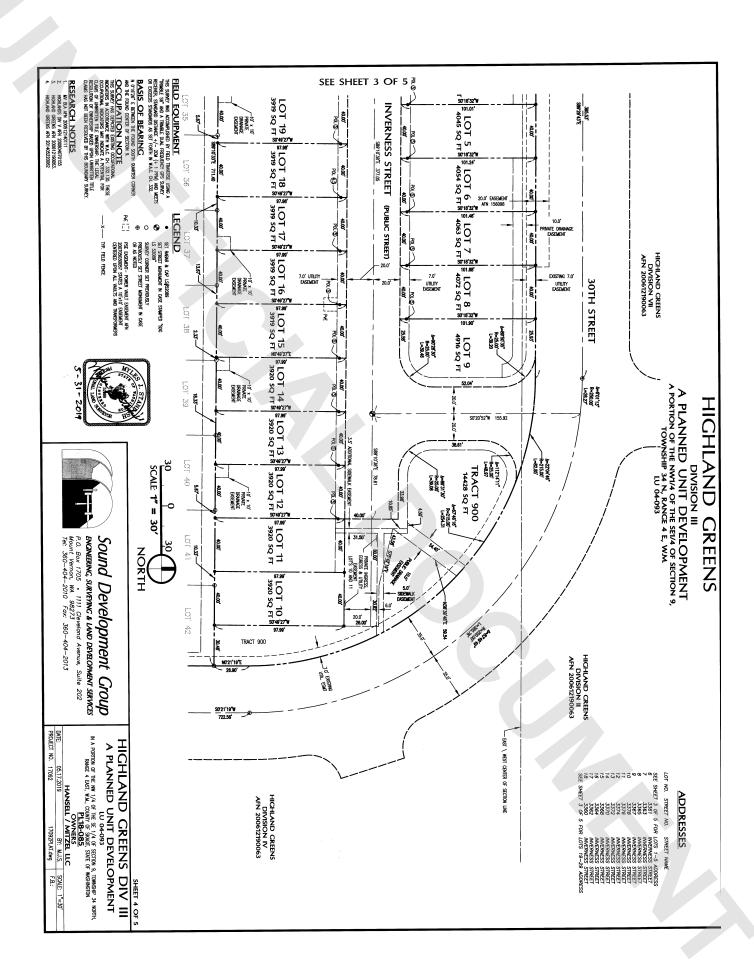
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES Sound Development Group

P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS DIV III A PLANNED UNIT DEVELOPMENT

IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, PANCE 4 EAST, W.M., COUNTY OF SAVAR, STATE OF WASHINGTON PL18-085





HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM

DESIGN STANDARD NOTES

THE HOMES CHROTICED WHITM HIS DEPLICABET MES SENCET TO THE CITY'S DESIGN RODES SHOW ARE COURTD WITHIN MOMIT FROM MUNICIPAL CORE OWNED, 17 TH. HERSE DESIGN RODES SHOWNEDS SHOW A WARRED SE WANDEDS SEND AND FOR THE HERSE DESIGN FOR THE HERSE DESIGN FOR THE HERSE SHOWNED SHOWNED AND SHOWNED WAS ARRESTED AND THE HER HERSE AND HER PROFITED SHOWNED SHOWNE

DIVISION III

Non-residential Uses		Residential Dwelling			Non-Residential		Residential	AND OUR RECORDS	Building Coverage	Mat. Land Coverage	Accessory structures ⁴		Rear - w/ alley	Rear - no alley		Side		Front	Lot Depth	Lot Width	Lot Area	TOTATOLA WINE	Standard	Development
	2 additional per unit	2-car garage plus	A Company of the Comp	-		35 ft.	2 stories;		60%		5 ft.	20 ft front entry garage	10 ft side entry garage	20 ft.	10 ft. total	5 ft.;	10 ft open space	20 ft street	60 ft.	40 ft.	3900 sq. ft.			Division III



I. Lot arces and widths are minimum requirements.

2. Setheacts are minimum setheck requirements and are not to be considered as "set-to" lines.

2. Setheact may be reduced to 10 feet if 60% of the front ficing portions of the structures consists of a front porch or if garage is "sid-board."

3. Setheact may be reduced to 10 feet if 60% of the front ficing portions of the structures consists of a front porch or if garage is "sid-board."

4. If accessory structure is a denabed garage with alley access, the setheact had be increase to 20 feet from the alley right-of-way for front board garages and 10 from the alley right-of-way for front board garages and 10 front the alley front the alley from the alley right-of-way for front board garages and 10 front the alley front the alley from the alle





Sound Development Group

ENGINEERING, SURVETING & LIAND DEVELOPMENT SERVICESP.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, May 98273
Tel: 360-404-2010 Fox: 360-404-2013

HIGHLAND GREENS DIV III

| OWNERS | LIC | F.B.: | 17002PU/Lide | F.B.:

DATE: 05.08.19 PROJECT NO. 17092

A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 ESCT, WALL, COUNTY OF SOURT, STATE OF WASHINGTON PLIB-085.