OWNER'S CONSENT AND DEDICATION

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CORNER 9 PROPERTIES/LLC, A MASHINGTON LIMITED LIABILITY COMPANY E. MANASER, SKID GENTRY

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ACKNOWLEDGENENTS Candose Stinting

COUNTY OF SKAGIT

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DATED: JULY 94 2019



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DATED : July 11th, 2019 CERTIFY TWO IN NOW OR HAVE SATISFACTORY EVIDENCE THAT SHEET STATES THAT (HE/SHETTHS) (MSHADNEN) THE SHEET TO SHEET THAT (HE/SHETTHS) (MSHACAES) ANTHORIZED TO SECURE THAT INSTRUMENT AND ACKNOWLEDGE THE AS THE THE SHEET AND ACCOUNTAGE ACT OF SUCH PARTY FOR THE USES AND PURPOSES AND PURPOSES.



SURVEYOR'S CERTIFICATE

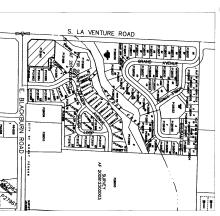
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cher 8, 2019 DATE

PAUE É, LISER, PLS CERTIFICATE NO. 22460 (I)SÉR (ASSOCIATES PLC 320 MILVANCEE PO BOX 1109 MOUNT VERNON MA 49213 PHONE. (360) 414-1442





COUNTY TREASURER'S CERTIFICATE

THIS BY TO CERTIFY THAT ALL TAKES HERETOPORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2014.

THIS ALL DAY OF JALLY, 2014.

DEPUTY

SKAGIT COUNTY TREASURER

CITY FINANCE DIRECTOR'S CHRITIFICATE
HEREBY CERTIFY THAT THERE ARE NO DELINABRI SPECIAL
ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE
RECHEMIST MEREIN COMPANIED DEDICATED AS STREETS, ALLEYS,
FOR OTHER DISJOIL OVE, ARE FADIN IN TUL. THIS 25 DAY OF July , 2019.

CITY APPROVALS
EXAMINED AND APPROVED THE S 25 DAY OF

JULY, 2019

CITY ENGINEER APPROVED BY THE CONCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 25° DAY OF 341 y 2019.

MAYOR .

ATTEST: CITY CLERK Mong Voles h

EXAMINED AND FOUND TO BE IN CONTORMITY WITH APPLICABLE TO SOURCE AND APPROVED THIS BEDAY OF JUNE OF CONTROLS AND APPROVED THIS BEDAY OF JUNE O

DERVISES DEPARTMENT DIRECTOR

COUNTY AUDITOR Souche Perhina

AUDITOR'S OFREIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER \pm ASSOCIATES, PLLC.

SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. E. SECTION ST. E, BLACKBURN RD. 28

FLAN 14-0085

PLAT OF BIG FIR SOUTH, PUD. PLAT ALTERATION AND PUD MODIFICATION PLAT OF BIG FIR SOUTH, PU.D. LU-06-069

SHEET | OF 4

SURVEY IN A PORTION OF THE SW I/4 OF THE NW I/4 OF SECTION 26, T. 34 N. R. 4 E. M.Y. YOUNT VERNON, WASHINGTON FOR: CORNER 4 PROPERTIES, LLO

PB. PG. LISSER & ASSOCIATES, PLC SCALE.

VERDIAN ASSUMED MOST VERMA, IN 48233 SOCIATION 442 DNG: 19-023 PLAT

SURVEY DESCRIPTION

TRACT F, "PLAT OF BIG FIR SOUTH, PUD.", NO. LU-06-089, RECORDED MAY 29, 2014, UNDER AUDITOR'S FILE NO. 201405290037, RECORDS OF SKAGIT COUNTY, MASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PUD UTILITY EASENENT

EASEMENTS MERE GRANTED TO MINICIPAL DISTRICT NO. I OF SKART COUNTY, MASHINGTON, AN AUMICIPAL CORPORATION, IT OF SKART COUNTY, MASHINGTON, AND MINICIPAL CORPORATION, IT OF MATTER MANUFACTURE AND AUMORITY RANGEMENT REPORTED THE DISTRICT TO DO ALL THINGS NECESSARY OR REPORTED IN THE CONSTRUCTION AND MAINTENANCE OF MATER SIMIL AR PIBLIC SERVICE RELIGIOR. AND THE PLACE HES THE SIZE THE ROBIT TO CONSTRUCT, OPERATE, MAINTAIN NOTES. THE SIZE OF RELIGIOR. AND CONTROLL OF TO AND LOCATE AT ANY THE PIPERS. LINES OF RELIGIOR. AND ELECTROME AND CONTROLL OF MATER SHART CONSTRUCT TO AND LOCATE AT ANY THE PIPERS. LINES OF RELIGIOR AND CONTROLL OF MATER SHART CONSTRUCT. TO AND LOCATE AT ANY THE PIPERS AND CONTROLL AND ELECTROMIC MEDICANT ON AND CONTROL CHARGE. SHART MAD LOCATE AT ANY THE PIPERS OF RELIGIOR. AND ELECTROMIC MEDICANT ON AND CONTROL CHARGE. SHOWN AND LOCATE AT ANY THE PIPERS OF RELIGIOR. AND ELECTROMIC MEDICANT ON RELIGIOR SHOWN AND LOCATE AT ANY THE PIPERS OF RELIGIOR. AND ELECTROMIC MEDICANT ON A PACILITIES OF MATER SHOWN AND LOCATE AND THE PIPERS AND THE PIPERS OF THE GRANTON SHOWN AND LOCATE AND THE PIPERS AND THE GRANTON SHOWN AND LOCATE AND THE PIPERS AND THE GRANTON SHOWN AND LOCATE AND THE PIPERS OF THE GRANTON SHOWN AND LOCATE AND THE PIPERS ON THE PIPERS ON THE GRANTON SHOWN AND LOCATE AND THE PIPERS ON THE GRANTON SAID OF THE GRANTON SHOWN AND LOCATE AND THE GRANTON SAID.

THE GRANTOR(S) ALSO GAME THE DISTRICT PERMISSION TO CUT, TRIM AND/OR REMOVE ALL TIMBER TREES, BRUSH, OR OTHER GROWIN STANDING OR GROWING FROM THE LANDS OF THE GRANTOR(S) IN THE DESCRIBED EASINGHIFTOR THE PREPOSES OF THE ACTIVITIES LISTED ABOVE, AS MELL AS THE ROFT TO CUT, TRIM, AND/OR REMOVE YEOGTATION WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGERT OF SAID PETE(S), LINES) OR RELATED FACILITIES AND/OR TO PRESONED OR PROPERTY BY REASON OF PROXIMITY TO THE LINES). THE GRANTOR(S) ASSETS THAT THE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR DEBRIS TRIMBED, OUT, AND REMOVED FROM THE SAFENED TRISSIANITY OF THE LINES).

GRANTOR(S), ITS HEIRS, SUCCESSIBS, OR ASSIGNS ALSO CONNEYED AND ARREED NOT TO CONSTRUCT OR FERNIT TO BE CONSTRUCTED THE CONSTRUCT OR FERNIT OR BE CONSTRUCTED AND ARREED OF ANY KIND ON THE EAST-BUT AREA MITHOUT WRITTEN APPROVAL OF THE GENERAL NAWAGER OF THE DISTRICT.

GRANTOR(S) SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR(S) PROPERTY SO AS NOT TO INTERFERE MITH, DESTRUCT OR ENDAWGER THE USEFUL/USS OF ANY MAY INTERFERE MITH, PROVENITY SO ROTHER FACILITIES, NOW OR HERE/AFTER MANNANED UPON THE EAST-BUT OR INDIVIDED THE SO THE FACILITIES, NOW OR HERE/AFTER MANNANED UPON THE FACILITIES, NOW OR HERE/AFTER MANNANED TO THE PROPERTY OF THE FASEMENT.

SEE PLAT OF BIG FIR, SOUTH, PJLD., NO. LU-06-069 RECORDED INDER SKAGIT COUNTY AUDITOR'S FILE NO. 201405290037.

UTILITIES AND PEDESTRIAN ACCESS EASEMENTS

AN EXEMPTED THE BIG FIRMAND PRANTED TO THE BIG FIRMAND AND EXEMPTED THE BIG FIRMAND AND THE BIG FIRMAND AN

SEE PLAT OF BIG FIR SOUTH PULD., NO. LU-06-089 RECORDED UNDER AUDITOR'S FILE NO. 20140529003T.

PRIVATE STORMMATER DRAINAGE EASEMENT

EASPHRITS FOR THE PURPOSE OF CONFETING ON-SITE STORMWATER RUNDER WELL ABILITING OF WHITE IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASPHRITS ON THE PLAT OF BIG FIRE SOUTH, PURD, NO LU-OSA, RECORDED TO HE WORK SCAGIT COMMY AND THE ADDITIONS FILE NO. 201405240037. THE REGULAR HANTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED THEROIN MAS TO BE THE SECONDAL THE COSTS THEREON MAS TO BE THE THE PURPOSE OF THE COSTS THEREON THE BORNE EXAMILT BY THE RECENT MAD FUNEZ OWNERS OF THE ABILITING PROPERTY AND THE RECENT PRICES OWNERS OF THE ABILITING PROPERTY AND THE RESENT AND THE REPERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MONITY CRINKIN WAS ALSO GRAVITED THE FERRETINAL REPIT OF BUTTAY MARGED PRANCES EXCHANGES TO ADJACENT LANDS OF THE GRAVITY AND THE

SEE PLAT OF BIG FIR, SOUTH, P.J.D., NO. LU-06-089, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20140524003T.

Public Sanitary Sever and drainage easements

SANITARY SEWER AND DRAINAGE EASEMENTS WERE GRANTED TO THE CITY OF MOUNT VERNON ON THE PLAT OF BIG FIR SOUTH PULD.

NO LIL-OB-OBM, RECORDED WICHS SEVAIT COUNTY AUDITORS FILE NO. 2014052200371 N. THE AREAS DESIGNATED AS PUBLIC SEWER EASEMENT, OF AN PUBLIC SEWER EASEMENT, TO SAND CITY TO CONSTRUCT, OR CAUSE TO CONSTRUCT, NANTAN, REPLACE, RECONSTRUCT, OR CAUSE TO CONSTRUCT, NANTAN, REPLACE, RECONSTRUCT, AND REPOVE SANITARY SEMER AND STORY DRAINAGE FACILITIES, WITH ALL APPURTENANCES INCIDENT THEREOF, AND TO CUIT AND REPOVE FROM SAND EASEMENT AND THE REPLACE RECONSTRUCT, AND REMOVE FROM SAND EASEMENT AND THE REPLACE RESONANCE FACILITIES, WITH ALL APPURTENANCES IN THE EASEMENT, AND THE RIGHT OF NARESS AND EASEMENT AND THE REPORT OF NARESS AND EASEMENT AND THE RIGHT OF NARESS AND EASEMENT AND ANTI-THIS MELETISANCE OR USEFUL OR NOT THE BLADYMENT OF THE EASEMENT AND THE RIGHT OF NARESS AND FRANTED, AND THE RIGHT OF SAND EASEMENT AND FRANTED, AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND FRANTED, AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND FRANTED, AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND

HEISE MAS ALSO 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 AND FOR ANY TIME, IN ANY MANNER AND FOR AND PROVIDED THE GRANTOR. IT SUCCESSORS AND ASSIGNS, OF THE RIGHT'S AND PRIVILEGES HEREN GRANTED. THE GRANTEE IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE-DESCRIBED WORKS OF IMPROVEMENT.

I'THE GRANTOR WAS TO RETRAIN FROM CONSTRUCTING OR PLACING ANY BULLDINGS OR INFROVENCING INCOLUMN BADOKE-DESCRIBED BUTTONS OF THE FACENCING THE SATIONATION OF THE SAT

SEE PLAT OF BIG FIR, SOUTH, P.J.D., NO. LU-06-089, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20140524003T.

SURVEYOR'S NOTE

THIS PLAT ALTERATION AND PUD MODIFICATION IS BEING PREPARED TO INSINE THAT THERE IS COMPLETE INDERSTANDING WITH RESPECT TO TRACIT FOR THE PLAT OF BIG FIR SOUTH PUD., RECORDED UNDER SKASIT COUNTY AUDITOR'S FILE NO. 20405240031.

TAVAT F 1945 ORIGINALLY CREATED FOR CONFERENT RETAIL DEVELOPMENT DEPOSES AT EACH TO ANOTHER WAS EXCHANGED TO THE CONFIDENCE OF THE CONFIDE

THE COMPREHENSIVE PLAN DESIGNATION WAS CHANGED FOR TRACT F FROM SINGLE FAMILY MEDIUM DENSITY (SF-MED) TO MULTI-FAMILY LOW DENSITY (MF-LO) BY CITY OF MONIT VERNON ORDINANCE NO. 3164, APPROVED DECEMBER 12, 2016.

THE ZOUNG DESIGNATION FOR THE PROPERTY WAS CHANGED FROM R-1, 4.0 (BIG FIR PULD) TO R-2 BY CITY OF MOUNT VERNON ORDINANCE NO, 3785 APPROVED MAY 8, 2019.

THIS PLAT ALTERATION AND PUID, MODIFICATION PROVIDES THE REFERENCED NOTES AND EASEMENTS THAT APPLY TO THE NEW TRACT A (PREVIOUS TRACT F) FROM THE PREVIOUSLY RECORDED PLAT OF BIG FIR SOUTH PUID, NO. LU-06-08.

ADDITIONALLY TRACT F WAS SPECIFICALLY EXCLUDED FROM THE SECOND AMENDMENT TO DECLARATION OF COVENANTS FOR BIG FIR RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 2014;052400250 AMICH STATES THE RETAIL AREA TRACT PESIGNATED ON THE PLATTING DOCUMENTS FOR PHASE 3 IS NOT SUBJECT TO THIS DECLARATION OF COVENANTS AND THE OWNER(S) OF LOTS OR TRACTS IN SICH AREA ARE NOT YEMBERS OF THE ASSOCIATION."



PLAN 19-0085

SHEET 2 OF 4

PLAT ALTERATION AND PUD MODIFICATION PLAT OF BIG FIR SOUTH, PUD. LU-06-089 SURVEY IN A PORTION OF THE

SURVEY IN A PORTION OF THE
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SECTION 25, T. 34 N., R. 4 E, M.M.
MOUNT VERNON, WASHINGTON
FOR: CORNER 4 PROPERTIES, LLC
PS. | LISSER 4 ASSOCIATED, PLC | SCALE.

TEN PG. LISSER & ASSOCIATES, PLLC SCALE.

SAFENSIA L MOUSE COSALIATION

SAFENSIA NA 49273 360-441-1442 DIAG: 14-023 PLAT

- INDICATES MONIMENT IN CASE WITH BRASS CAP
 IBED LISSER 22960 OR REFERENCED CONTROL AS NOTED
 INDICATES REBAR WITH CAP INSCRIBED LISSER 22960
- 2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. OI-TIO40-F, DATED FEBRUARY 5, 2019 AND REVISED SUBDIVISION GUARANTEE DATED FEBRUARY 14, 2019.
- 3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BIG FIR NORTH PUID., NO. LIV-06-089 RECORDED UNDER AUDITOR'S FILE NO. 201405290031, IN RECORDS OF SKAGIT COUNTY, MASHINGTON.
- 4. ZONING CLASSIFICATION: R-2. DUPLEX AND TOWNHOUSE RESIDENTIAL COMPREHENSIVE PLAN DESIGNATION MILTI-FAMILY LOW DENSITY
- SEWAGE DISPOSAL: CITY OF MOUNT VERNON
- 7. WATER: STORM DRAINAGE: SKAGIT COUNTY P.J.D. NO. I CITY OF MOUNT VERNON
- TELEPHONE: POWER: PUGET SOUND ENERGY FRONTIER COMMUNICATION
- II. TELEVISION CABLE: 10. GAS: CASCADE NATURAL GAS COMCAST CORPORATION
- 12. GARBAGE COLLECTION: CITY OF MOUNT VERNON, COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
- I3. MERIDIAN: ASSUMED
- 4. BASIS OF BEARING, KONIMENTED MEST LINE OF THE NORTHMEST I/4 OF SECTION 28. TOWNSHIP 34 NORTH, RANGE 4 EAST, M.M.
 BEARING & NORTH 0°44'42" EAST (HELD PER PLAT OF BIG FIRE NORTH)
- IS. INSTRUMENTATION: LEICA TORTOSA THEODOLITE DISTANCE METER
- 16. SURVEY PROCEDURE: FIELD TRAVERSE
- II. THE TRACT WITHIN THIS SUBDIVISION IS SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAY ABLE UPON ISSUANCE OF A BUILDING PERMIT.
- $\mid\!\!\delta\!\!\mid$ ALL HOMES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.
- 20 THIS PROFERTY IS SUBJECT TO AND TOFFIHER WITH EAST-BY CONSTRUCTION OF THE WITH LIBIS LEASES OF THE WORLDWAYS OF RECORD REFERED TO IN AND THE ASSET OF THE WORLDWAYS OF RECORD REFERED TO IN AND THE CONTROL OF THE WORLDWAYS OF 19. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR THIS TRACT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES, SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR DETAILS.
- 21. OWNER/DEVELOPER: CORNER 9 PROPERTIES, LLC

 C/O LANDED GENTRY DEVELOPMENT, INC.
 504 E FAIRHAVEN AVE

BURLINGTON WA 98233 PHONE: (360) 755-9029

22. ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE ON-SITE PROVIDED STORM DRAIN PIPE STIB JULESS OTHERWISE APPROVED BY THE CITY OF MOUNT VERNION DEVELOPMENT SERVICES DEPARTMENT.

LOT | 1999 SOUTH LAVENTURE ROAD 36,991 SQ. FT 0.85 ACRES LOT ADDRESS AND AREA INFORMATION

SHEET S OF 4

FLAN 19-0085

PLAT OF BIG FIR SOUTH, PJ.D. PLAT ALTERATION AND PUD MODIFICATION PLAT OF BIG FIR SOUTH, PUD. LU-06-089 SURVEY IN A PORTION OF THE SWILLA OF THE NWILLA OF SECTION 28, T. 34 N., R. 4 E., WY. YOUNT VERNON, WASHINGTON FOR: CORNER 4 PROPERTIES, LLC

HB. PG. LISSER & ASSOCIATES, PLLC SCALE.

SERVING 1. LAUGHEE CONSTITUTION

MERIDIAN: ASSIMED MONT VERNON, MA 98273 360-419-1442 DNG: 19-023 PLAT

