

**OWNERS CONSENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT SKAGIT HABITAT FOR HUMANNITY, INC. A WASHINGTON NON-PROFIT CORPORATION OWNERS IN THE FREE SIMPLE OR CONTRACT PURCHASES AND MORTGAGE HOLDERS OR LEND HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATED TO THE USE OF PUBLIC FOREVER, THE STREETS, AVENUES, AND TRAILS 14 AND X SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES TOGETHER WITH THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT RESPONSIBLE FOR THE LOTS AND BLOCKS SHOWN HEREON IN THE INSTRUMENT RESPONSIBLE FOR THE SPACING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE SEAL TO BE HERETO AFFIXED THIS 22 DAY OF AUGUST, 2023.

SKAGIT HABITAT FOR HUMANNITY INC.  
 A WASHINGTON NON-PROFIT CORPORATION  
 BY: [Signature]  
 PRINT NAME: [Name]  
 TITLE: [Title]

BANNER BANK  
 BY: [Signature]  
 PRINT NAME: [Name]  
 TITLE: [Title]

**ACKNOWLEDGEMENTS**

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PERSON(S) NAMED IN THE INSTRUMENT HAD APPEARED BEFORE ME, AND SAID PERSON(S) HAD READ AND UNDERSTOOD THE INSTRUMENT AND SAID PERSON(S) HAD VOLUNTARILY AND KNOWINGLY AGREED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ACT OF SAID PERSON(S) AND SAID CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/21/2023

SIGNATURE: [Signature]  
 NOTARY PUBLIC [Name]  
 MY APPOINTMENT EXPIRES [Date]  
 RESIDING AT [Address]  
 STATE OF WASHINGTON  
 COUNTY OF SKAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PERSON(S) NAMED IN THE INSTRUMENT HAD APPEARED BEFORE ME, AND SAID PERSON(S) HAD READ AND UNDERSTOOD THE INSTRUMENT AND SAID PERSON(S) HAD VOLUNTARILY AND KNOWINGLY AGREED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ACT OF SAID PERSON(S) AND SAID CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/21/2023

SIGNATURE: [Signature]  
 NOTARY PUBLIC [Name]  
 MY APPOINTMENT EXPIRES [Date]  
 RESIDING AT [Address]  
 STATE OF WASHINGTON  
 COUNTY OF SKAGIT

**COUNTY TREASURERS CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES, HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2023.

THIS 22<sup>nd</sup> DAY OF August, 2023.

[Signature]  
 COUNTY TREASURER

**CITY FINANCE DIRECTOR'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 22<sup>nd</sup> DAY OF August, 2023.

[Signature]  
 CITY FINANCE DIRECTOR

**CITY APPROVALS**

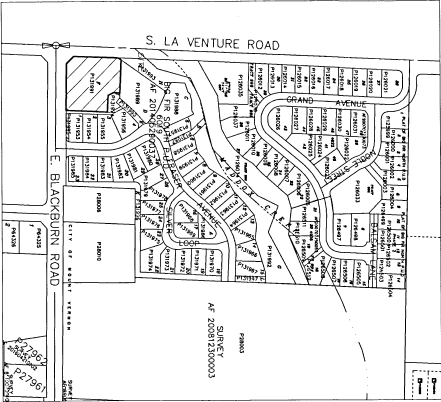
EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF August, 2023.

[Signature]  
 PUBLIC WORKS DIRECTOR

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 22<sup>nd</sup> DAY OF August, 2023.

[Signature]  
 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

[Signature]  
 ATTEST BY FINANCIAL DIRECTOR



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF ISSUER & ASSOCIATES, PLLC, UNDER SHORT PLAT NO. 2023-08010011. I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST 1<sup>st</sup> NORTH, THAT THE CORNERS AND DISTANCES ARE SHOWN ON THE VERNON SHORT PLAT ORDINANCE.

DATE: 8-1-23

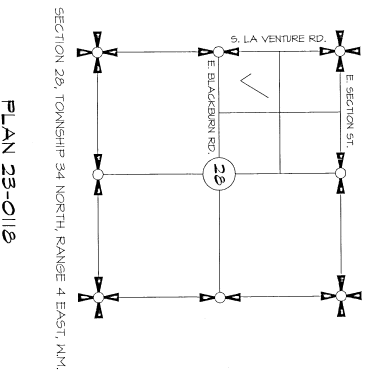
[Signature]  
 COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST 1<sup>st</sup> NORTH, THAT THE CORNERS AND DISTANCES ARE SHOWN ON THE VERNON SHORT PLAT ORDINANCE.

DATE: 8-1-23

[Signature]  
 SURVEYOR



SHEET 1 OF 5

MOUNT VERNON SHORT PLAT PL. 23-011B

DATE: 7/27/2023

SURVEY IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, T. 34 N., R. 4 E., 1<sup>st</sup> N.M., MOUNT VERNON WASHINGTON FOR SKAGIT HABITAT FOR HUMANNITY

ISSUER & ASSOCIATES, PLLC  
 3800 4th Street, NW  
 Mount Vernon, WA 98273  
 360-441-1442  
 DWG: 24115P

**SURVEY DESCRIPTION**

LOT 1 PLAT AT TRIBUTION AND PUD MODIFICATION PLAT OF BIG FIR SOUTH, PUD, LU-06-094, RECORDED JULY 25, 2014, UNDER AUDITOR'S FILE NO. 201407250054, BEING FORMERLY KNOWN AS TRACT F, PLAT OF BIG FIR SOUTH PUD, LU-06-094, RECORDED MAY 24, 2014, UNDER AUDITOR'S FILE NO. 201405240051, RECORDED FOR SKAGIT COUNTY, WASHINGTON.

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

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

**PUD UTILITY EASEMENT**

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY AND SKAGIT COUNTY WATER TREATMENT PLANT AND SEWER TREATMENT PLANT A MUNICIPAL CORPORATION ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY EXERCISING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF WATER, SEWER ELECTRICAL AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED FACILITIES. HEREIN IS INCLUDED THE RIGHT TO ENTER, CROSS, TRAVEL, CONDUIT, CONDUIT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, CHANGE THE SIZE OF, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME (PIPE(S), LINE(S) OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND CONTROL OF WATER, SEWER, ELECTRICAL AND ELECTRONIC INFORMATION ON FACILITIES OWNED OR CONTROLLED BY THE DISTRICT, AND TO MAINTAIN, REPAIR, REPLACE, RECONSTRUCT, AND REMOVE SAID FACILITIES AND APPURTENANCES. THE GRANTOR(S) AGREES THAT TITLE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR DEBRIS REMOVED, CUT, AND REMOVED FROM THE EASEMENT PRESANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR(S), ITS HEIRS, SUCCESSORS, OR ASSIGNS, ALSO CONVEYED AND AGREED 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(S) SHALL CONDUCT HIS ACTIVITIES AND ALL OTHER ACTIVITIES IN SUCH A MANNER AS TO NOT INTERFERE WITH THE USE OF SAID EASEMENT AND/OR ENDANGER THE SAFETY OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREINAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

ALSO SEE PLAT OF BIG FIR SOUTH PUD, NO. LU-06-094 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201405240051 FOR ADDITIONAL EASEMENT INFORMATION.

**UTILITIES AND PEDESTRIAN ACCESS EASEMENTS**

AN EASEMENT HAS RESERVED FOR AND GRANTED TO THE BIG FIR SOUTH, PUD, HOMEOWNERS ASSOCIATION, KENDAL COURT HOMEOWNERS ASSOCIATION, CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, FUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORP, AND CONCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER THE TERMS AND CONDITIONS OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THE BELOW REFERENCED PLAT AND OTHER EASEMENTS, IF ANY, SHOWN ON THE FACE OF SAID PLAT FOR UTILITIES AND PEDESTRIAN ACCESS AND REMOVE UTILITY SYSTEMS, LINES, PIPES, OPERATE MAINTAIN AND PEDESTRIAN ACCESS TO AND THROUGH 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 UNDERSTANDING DAMAGE IT CAUSED BY THE EXERCISE OF RIGHTS HEREIN GRANTED.

ALSO SEE PLAT OF BIG FIR SOUTH PUD, NO. LU-06-094 RECORDED UNDER AUDITOR'S FILE NO. 201405240051.

**PRIVATE STORMWATER DRAINAGE EASEMENT**

EASEMENTS FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF WERE GRANTED IN FAVOR OF ALL ADJOINING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS ON THE PLAT OF BIG FIR SOUTH PUD, NO. LU-06-094, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201405240051. THE EASEMENTS WERE GRANTED TO THE CITY OF MOUNT VERNON AND THE GRANTOR(S) HEREBY GRANTED THE RESPONSIBILITY OF AND THE COSTS THEREOF TO BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJOINING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON HAS ALSO GRANTED THE PERPETUAL RIGHT OF ENTRY ACCESS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANITOR, OR ASSIGNS, FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANITOR, OWNERS, AND ANY PERSONS HAVING ANY PRESENT OR SUBSEQUENT INTEREST IN THE PROPERTY, SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFETY OF PERSONS AND EMPLOYEES AND AGENTS HARBORERS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

ALSO SEE PLAT OF BIG FIR SOUTH PUD, NO. LU-06-094, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201405240051.

**PUBLIC SANITARY SEWER AND DRAINAGE EASEMENTS**

SANITARY SEWER AND DRAINAGE EASEMENTS WERE GRANTED TO THE CITY OF MOUNT VERNON ON THE PLAT OF BIG FIR SOUTH PUD, NO. LU-06-094, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201405240051 IN THE AREAS DESIGNATED AS PUBLIC SEWER AND DRAINAGE EASEMENTS ON THE PLAT OF BIG FIR SOUTH PUD, NO. LU-06-094, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201405240051. THE GRANTOR(S) HEREBY GRANTED THE RESPONSIBILITY OF AND THE COSTS THEREOF TO BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJOINING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE GRANITOR HAS TO 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.

ALSO SEE PLAT OF BIG FIR SOUTH PUD, NO. LU-06-094, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201405240051.

**UTILITIES EASEMENTS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, FUGET SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, FRONTIER COMMUNICATIONS, INC, AND CONCAST CORPORATION AND THEIR AREAS SUCCESSORS AND ASSIGNS UNDER THE TERMS AND CONDITIONS OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, OR AS NOTED, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 OR OTHER PROPERTY STATED WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNDERSTANDING DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

**ADJOINING PROPERTY OWNERSHIP INFORMATION**

- PLAT OF BIG FIR SOUTH
- TRACT D P-131984
- CITY OF MOUNT VERNON
- 910 CLEVELAND AVE
- MOUNT VERNON, WA 98273
- LOT 1, P-131983
- JEFFERY A. GODDARD
- 1947 FRASER AVE
- MOUNT VERNON, WA 98273
- LOT 2, P-131984
- MONSANTINI AND ZAVATIERA LLP/ASTEAN
- 1924 FRASER AVE
- MOUNT VERNON, WA 98273
- LOT 3, P-131985
- MILLIAN AND JEANETTE ELLIS
- 1924 FRASER AVE
- MOUNT VERNON, WA 98273
- LOT 4, P-131986
- GERALD AND ALMEDA GILLES
- 1913 FRASER AVENUE
- MOUNT VERNON, WA 98273

**LOT ADDRESS AND AREA INFORMATION**

LOT A	6101 SQ. FT. 015 ACRES	1975 SOUTH 22ND LANE
LOT B	6,886 SQ. FT. 016 ACRES	1976 SOUTH 22ND LANE
LOT C	6,948 SQ. FT. 016 ACRES	1984 SOUTH 22ND LANE
LOT D	5,954 SQ. FT. 014 ACRES	1983 SOUTH 22ND LANE
TRACT V	1,371 SQ. FT. 0.03 ACRES	
TRACT W	1,952 SQ. FT. 0.05 ACRES	
TRACT X	3,205 SQ. FT. 0.06 ACRES	
TRACT Y	1,413 SQ. FT. 0.03 ACRES	
TRACT Z	3,310 SQ. FT. 0.08 ACRES	

**PLAN 23-0118**

SHEET 2 OF 5  
MOUNT VERNON SHORT PLAT PL-23-0118  
DATE: 7/27/2023

SURVEY IN A PORTION OF THE  
5N 1/4 OF THE NW 1/4 OF  
SECTION 28, T. 34 N., R. 4 E., M.M.,  
MOUNT VERNON WASHINGTON  
FOR: SKAGIT HABITAT FOR HUMANITY

FB	ISSUES & RESOLUTIONS BILL	SCALE
FS	ISSUES & RESOLUTIONS BILL	SCALE
FB	MERIDIAN ASSUMED	MOUNT VERNON, WA 98273
FB	DATE	2023-08-07
FB	DWG	21-115P



**NOTES**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL FEES AND CONTRACTS
2. ZONING - R-2 CONSERVATIVE PLAN PER R2 LOW DENSITY
3. SEWAGE DISPOSAL - CITY OF MOUNT VERNON GARBAGE CITY OF MOUNT VERNON POWER, FLEET SOUND ENERGY TELEPHONE, CASCADE COMMUNICATIONS GAS, CASCADE NATURAL GAS MATERS FIELD NO. 1 TELEVISIONCABLE (COWASH) CORPORATION
4. ASSESSOR'S PARCEL NO. P-131941
5.
  - INDICATES REBAR SET WITH YELLOW CAP INSCRIBED
  - INDICATES EXISTING REBAR OR IRON ROD FOUND AS NOTED
  - ⊗ INDICATES EXISTING MONUMENT IN CASE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MOUNTMENTED REGT LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH RANGE 4 EAST, NM. BEARING = NORTH 0°44'42" EAST (HELD PER PLAT OF BIG FIR NORTH)
8. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT ALTERATION AND PUD MODIFICATION PLAT OF BIG FIR SOUTH PUD. PLAT OF BIG FIR SOUTH PUD NO. 09-094 RECORDED UNDER A.F. NO. 2014092920037 IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM GUARDIAN NORTHEAST TITLE AND ESCROW COMPANY TITLE ORDER NO. 23-18009-10, DATED MARCH 26, 2023.
10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDS UNDER ADJUDICATED FILE NUMBERS 2020100072, 2020180012 AND 2022020348601.
11. INSTRUMENTATION: TRIBLE 5-5 TOTAL STATION
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER: SKAGIT HABITAT FOR HUMANITY 1022 RIVERSIDE DRIVE MOUNT VERNON, WA 98273
14. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME THE BUILDING PERMITS ARE ISSUED.
15. UTILITIES SHOWN HEREON ARE BASED UPON OBSERVABLE UTILITY LINES AND RESEARCH OF UTILITY COMPANY AND CITY RECORDS. PRIOR TO CONSTRUCTION UTILITIES SHOULD BE MARKED TO CONFIRM THE LOCATION OF THE MARKED UTILITY LINES SHOWN HEREON AS WELL AS IDENTIFY ANY ADDITIONAL UTILITIES THAT MAY HAVE BEEN ADDED OR NOT OBSERVED SINCE THIS WORK WAS PERFORMED.
16. DISTANCES SHOWN HEREON ARE IN FEET.
17. SITUATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT SEPARATELY BY THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR DETAILS.
18. TRACTS V, X, Y AND Z SHALL BE CONVEYED TO THE KENDALL COURT HOMEOWNERS ASSOCIATION AND ARE AS DESCRIBED IN DEVELOPMENT COVENANTS, CONDITIONS AND RESTRICTIONS, TOGETHER WITH MAINTENANCE AGREEMENT PLAT OF KENDALL COURT HOMEOWNERS ASSOCIATION RECORDED UNDER ADJUDICATED FILE NO. 20-230801001018.
19. TRACT "V" IS AN OPEN SPACE TRACT FOR THE PURPOSE OF LANDSCAPING, RECREATION AND OTHER COMMON USE FACILITIES.

20. TRACT "N" IS DESIGNATED AS A NATIVE GROWTH PROTECTION AREA BECAUSE IT WAS PREVIOUSLY PART OF THE PLAT OF BIG FIR SOUTH PUD (LU-06-084) SUBJECT TO DIFFERENT CRITICAL AREA STANDARDS. THE TRACT IN AREA WAS NOT PART OF THE EXISTING BIG FIR SOUTH PUD STEENMAN NMPA. THE AREA WAS INTERFERED WITH A GRAVEL ROAD THAT SERVES THE EXISTING HOMEOWNERS ASSOCIATION AND A PORTION OF AN EXISTING ASPHALT DRIVE. LANDSCAPING AND A PORTION OF AN EXISTING ASPHALT DRIVE. THESE DEVELOPED FEATURES WOULD BE CONSIDERED NONCONFORMING LAND USES AS DESCRIBED IN NMC 15.40.035 AND WOULD BE SUBJECT TO PROVISIONS DESCRIBED IN THE NOTE TITLED NONCONFORMING LAND USE. ANY PORTION OF TRACT N NOT NOW OR IN THE FUTURE SUBJECT TO THE NONCONFORMING USES ARE REFERRED IN THE NOTE TITLED NATIVE GROWTH PROTECTION AREA (NMPA).
21. TRACT "X" IS FOR INGRESS, EGRESS AND UTILITIES PURPOSES AND PURPOSES OF A 5-FOOT WIDE PUBLIC PEDESTAL SIDEWALK. ACCESS TO LOTS A AND B SHALL BE REQUIRED TO BE FROM TRACT "X" ONLY AND NO PARKING IS ALLOWED ON THE TRACT.
22. TRACT "Y" IS FOR INGRESS, EGRESS, UTILITIES AND STORM DRAINAGE PURPOSES. ACCESS TO LOTS C AND D SHALL BE REQUIRED TO BE FROM TRACT "Y" ONLY AND NO PARKING IS ALLOWED ON THE TRACT.
23. TRACT "Z" IS AN OPEN SPACE TRACT FOR THE LANDSCAPING, UTILITIES AND STORM DRAINAGE PURPOSES.
24. THE HOVES CONSTRUCTED WITHIN THIS SHORT PLAT ARE SUBJECT TO THE CITY'S DESIGN REVIEW STANDARDS WHICH ARE CODIFIED IN NMC CHAPTER 17.00. THESE DESIGN REVIEW STANDARDS REQUIRE A NUMBER OF APPLICANTS TO BE SUBMITTED AS PART OF THE SUBMITTAL. ALSO INSTALLED UTILITIES THAT HOLD OTHERWISE NOT BE REQUIRED. SALES AGREEMENTS AND TITLES FOR THE LOTS AND HOMES SOLD IN THIS SHORT PLAT SHALL NOTE THIS RESTRICTION. AT THE TIME OF BUILDING PERMIT REVIEW, THE PROPOSED HOMES WILL BE SUBJECT TO REVIEW OF THE DESIGN REVIEW STANDARDS INDIVIDUALS AND TO ENSURE COMPLIANCE WITH THE OVERALL DEVELOPMENT WITH THE DESIGN STANDARDS. WHILE THE CITY'S DESIGN REVIEW STANDARDS REQUIRE ADDITIONAL APPLICANTS THEY ALSO ALLOW REDUCED SETBACKS AS FOLLOWS:
  - A) FRONT YARD: NOT LESS THAN 10 FEET FROM THE PROPERTY LINE, ACCESS EASEMENT OR BACK OF SIDEWALK, THE FRONT PRIVATE PROPERTY LINE OR ACCESS EASEMENT.
  - B) REAR YARD: NOT LESS THAN 10 FEET.
  - C) SIDE YARD: NO LESS THAN 5 FEET FOR SINGLE-STORY HOMES, PROVIDED THAT NOTHING (I.E. EAVES, BAY WINDOWS, ENCLOSED STRIKE LANDINGS, CHIMNEYS, ETC.) SHALL BE OVER SIDING THAT HAVE MORE THAN 6 FEET FROM THE SIDE YARD SETBACK SHALL BE A MINIMUM OF 5 FEET WITH THE TOTAL OF THE TWO SIDE YARDS BEING NO LESS THAN 15 FEET. THE SIDE YARD SETBACK IS 6 FEET OR MORE, THE EAVES OF THE STRUCTURE MAY PROJECT NO MORE THAN 12 INCHES INTO THE SIDE YARD.
  25. MAXIMUM BUILDING LOT COVERAGE FOR THE LOTS IN THIS SHORT PLAT IS 40 PERCENT OF THE LOT AREA.
  26. RESIDENTIAL FIRE SPRINKLERS PER NFPA 13D AND MOUNT VERNON MUNICIPAL CODE ARE REQUIRED FOR THE FUTURE HOMES CONSTRUCTED ON THE LOTS IN THIS SHORT PLAT.
  27. THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET OR DRIVE. THE PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR LOT OWNERS WITHIN THIS SHORT PLAT. THE CITY ENGINEER'S STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER AND/OR FIRE CHIEF.

**NONCONFORMING LAND USE**

WHERE A STRUCTURE OR LAND USE IS NONCONFORMING UNDER THE PROVISIONS OF CHAPTER 15.40.035 NMC, SUCH STRUCTURE OR USE MAY BE CONTINUED, AND MAY BE MODIFIED, ENLARGED OR EXPANDED UNDER THE PROVISIONS OF CHAPTER 17.02 NMC, WITH THE FOLLOWING ADDITIONAL CONDITIONS: THE APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING BY CONDITION A WRITTEN FINDING THAT THE MITIGATION ASSOCIATED WITH THE CHANGE SHALL HAVE FULLY INITIATED ANY INCIDENTAL IMPACTS TO THE AFFECTED CRITICAL AREA FUNCTIONS AND VALUES UNDER THE BEST AVAILABLE SCIENCE GUIDELINES APPLICABLE TO THE AFFECTED CRITICAL AREA. THE APPLICANT AND PERMIT HOLDER SHALL PROCEED AS A TYPE III PERMIT.

**NATIVE GROWTH PROTECTION AREA (NMPA)**

A NATIVE GROWTH PROTECTION AREA (NMPA) TRACT IS HEREBY CREATED (TRACT N) WITH THIS SHORT PLAT. EXCEPT AS PROVIDED IN TRACT N AND NON CONFORMING LAND USE NOTES, THIS NMPA IS CREATED FOR THE PURPOSE OF PRESERVING CRITICAL AREAS, ENHANCING AND PROTECTING PLANTS AND ANIMALS, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION AND MAINTAINING SLOPE STABILITY. THE NMPA ESTABLISHES AND CREATES AN OBLIGATION TO MAINTAIN AND PROTECT THE NMPA TRACT AND LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THIS AREA EXCEPT FOR THE REMOVAL OF DISEASED OR DYING VEGETATION. PLANT REMOVAL AND/OR APPROVED BY THE CITY. ANY WORK IN THE NMPA, INCLUDING REMOVAL OF DEAD, DISEASED OR DYING VEGETATION, SHALL NOT OCCUR UNLESS THE EXPENSE WRITTEN AUTHORIZATION OF THE CITY HAS BEEN RECEIVED. THE COST ASSOCIATED WITH THE EVALUATION, REMOVAL AND REPLANTING OF ANY PLANTS SHALL BE THE RESPONSIBILITY OF THE CITY. BUT RIGHTS AND SHALL BE FOR THE CITY. ANY WORK IN THE NMPA, INCLUDING REMOVAL OF DEAD, DISEASED OR DYING VEGETATION, SHALL NOT OCCUR UNLESS THE EXPENSE WRITTEN AUTHORIZATION OF THE CITY HAS BEEN RECEIVED. THE COST ASSOCIATED WITH THE EVALUATION, REMOVAL AND REPLANTING OF ANY PLANTS SHALL BE THE RESPONSIBILITY OF THE CITY. BUT RIGHTS AND BINDING UPON ALL THE PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNEES, AND SHALL RUN WITH THE LAND.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED AN IRREVOCABLE EASEMENT OVER, THROUGH AND ACROSS TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO AND FROM THE NMPA FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NMPA DESCRIBED HEREIN. THE CITY OF MOUNT VERNON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THIS RESTRICTION BY ANY METHOD AVAILABLE UNDER THE RESPONSIBILITY OF THE HOA.

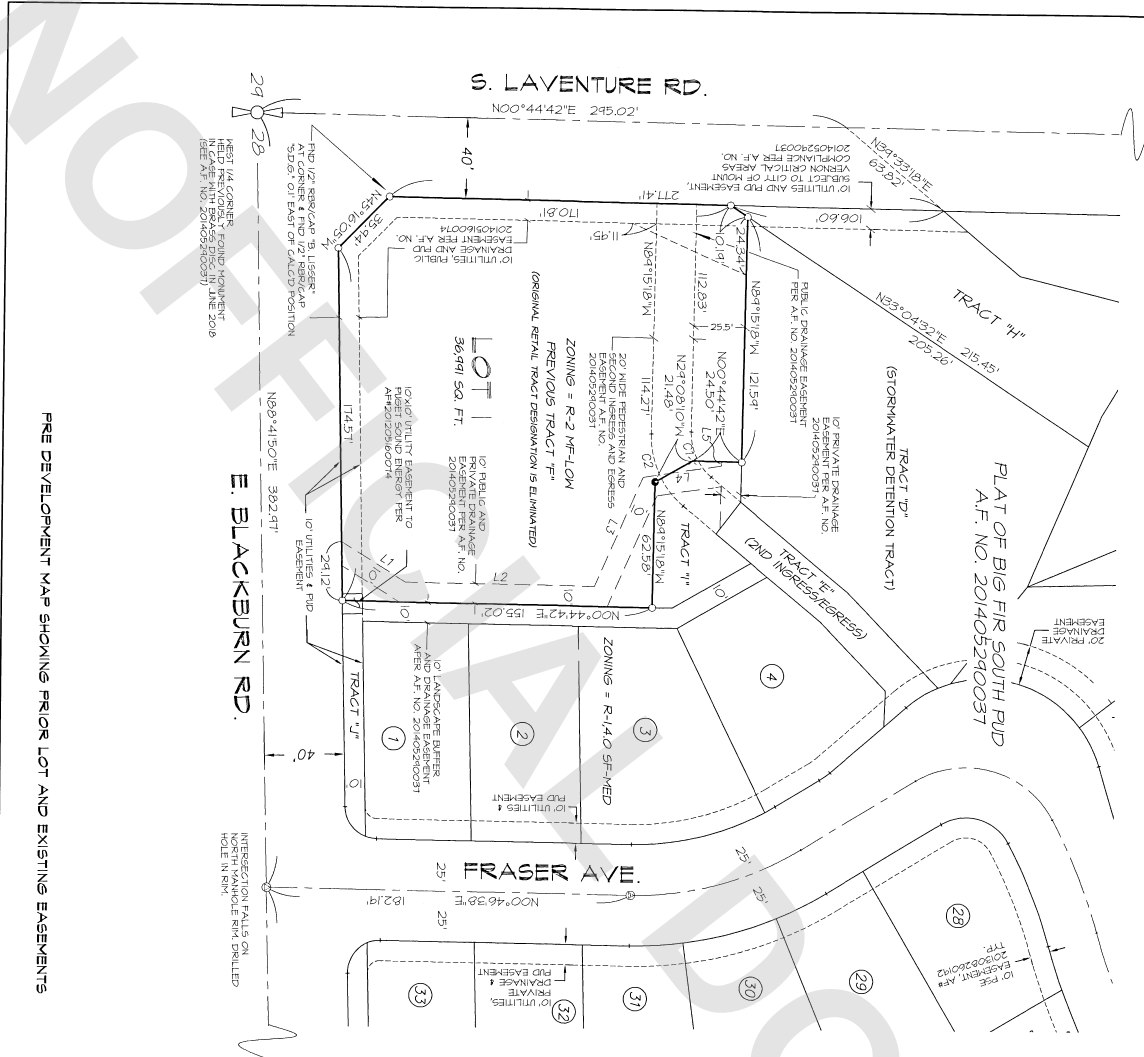
THE HOA SHALL HEREAFTER BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND REPAIRING THE NMPA TRACT AND IS HEREBY REQUIRED TO LEAVE NMPA AREAS UNDISTURBED IN A NATURAL STATE (EXCEPT AS APPROVED WITH RESPECT TO PREVIOUS NON CONFORMING ACTIVITIES), MAINTAINANCE AND INCLUDING VEGETATION REMAINS UNDISTURBED UNLESS THE EXPRESS WRITTEN AUTHORIZATION OF THE CITY OF MOUNT VERNON HAS BEEN RECEIVED. SHOULD ANY DISTURBANCE OF THE NMPA OCCUR, THE HOA SHALL HAVE THE OBLIGATION TO RESTORE AND RETURN THE AFFECTED AREA TO ITS NATURAL STATE IMMEDIATELY, UNDER THE PROVISIONS OF A CITY APPROVED MITIGATION PLAN.



SHEET 3 OF 5		DATE: 7/27/2023	
<b>MOUNT VERNON SHORT PLAT P-23-0118</b>			
SURVEY IN A PORTION OF THE 5N 1/4 OF THE NW 1/4 OF SECTION 28, T. 34 N., R. 4 E., 1M, MOUNT VERNON WASHINGTON FOR: SKAGIT HABITAT FOR HUMANITY			
FB:	LESSER & ASSOCIATES PLLC	SCALE:	AS SHOWN
PO:	KEVIN W. LARSON	DATE:	7/27/2023
MOUNT VERNON, WA 98273	360-444-7442	DWG:	21-115P

20  
21  
29  
28  
E. SECTION ST.

FOUND MONUMENT AT NW CORNER PREVIOUS SURVEY SEE NOTE NO. 6

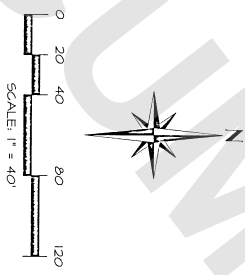


PRE DEVELOPMENT MAP SHOWING PRIOR LOT AND EXISTING EASEMENTS



8-1-23

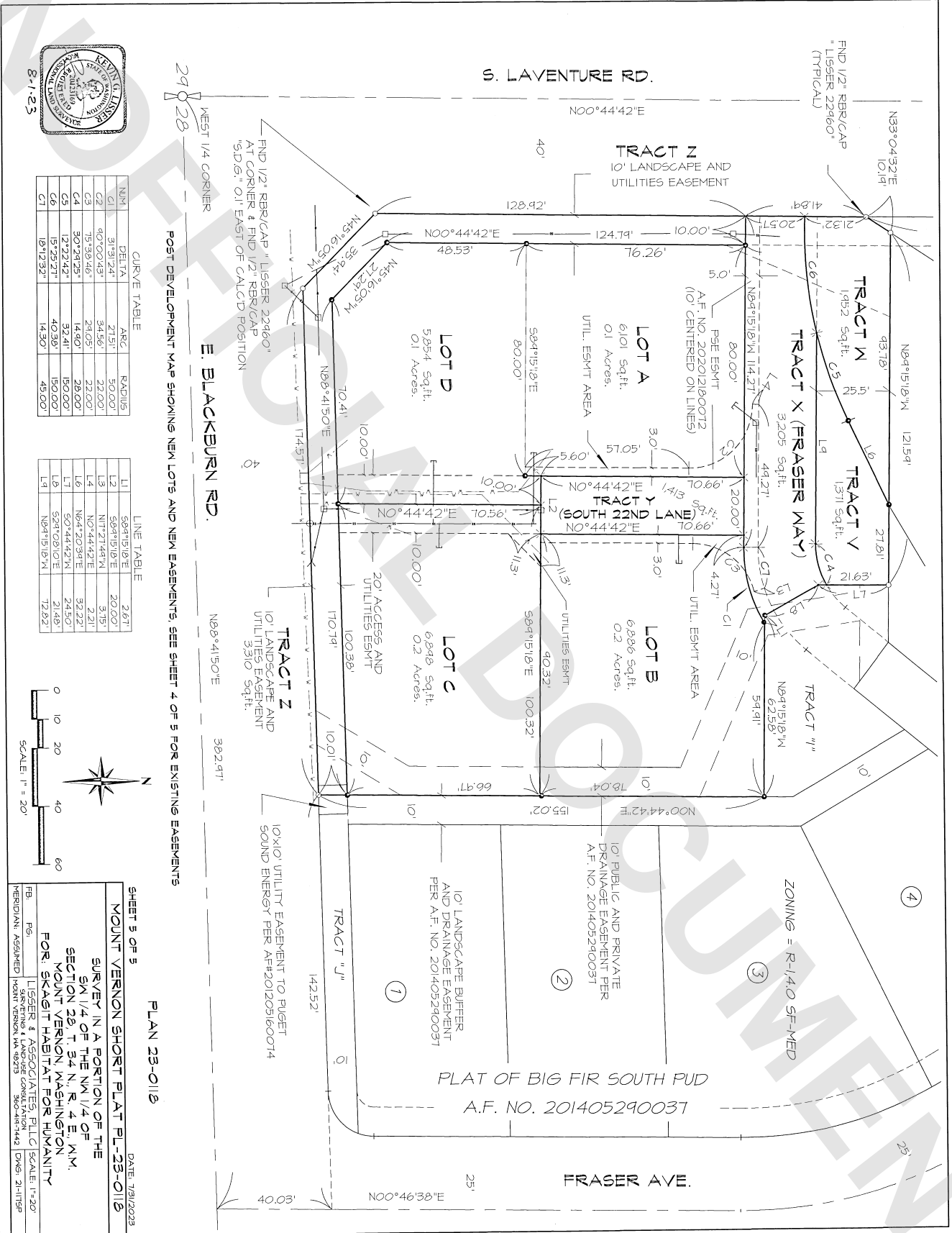
LINE TABLE			
L-1	N81°15'18"W	271.83'	
L-2	N00°44'42"E	414.01'	
L-3	N60°22'14"W	54.46'	
L-4	N06°35'14"W	54.57'	
L-5	N84°15'18"W	211.0'	
CURVE TABLE			
C-1	R=28.00'	D=51°14'55"	L=25.04'
C-2	R=45.00'	D=51°15'55"	L=40.25'



SHEET 4 OF 5  
MOUNT VERNON SHORT PLAT PL-23-01B  
DATE: 7/27/2023

SURVEY IN A PORTION OF THE  
SW 1/4 OF THE NW 1/4 OF  
SECTION 28, T. 34 N., R. 4 E., N.M.  
MOUNT VERNON, WASHINGTON  
FOR: SKAGIT HABITAT FOR HUMANITY

PLANNING & ASSOCIATES, PLLC | SCALE: 1"=40'  
MERIDIAN ASSIGNED | MOUNT VERNON, WA 98735 | 360-414-1442 | DWG: 21-115P



8-1-23

CURVE TABLE

LINE	N/M	DELTA	ARC	RADIUS
C1	31°31'24"	21.51'	50.00'	27.51'
C2	40°02'43"	34.56'	22.00'	34.56'
C3	15°33'46"	24.05'	22.00'	24.05'
C4	30°24'25"	14.40'	28.00'	14.40'
C5	12°22'42"	32.41'	150.00'	12.22'
C6	15°25'21"	40.39'	150.00'	15.25'
C7	18°12'32"	14.30'	45.00'	18.12'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S64°51'05"E	2.61'
L2	S64°51'05"E	20.00'
L3	N17°21'44"N	3.15'
L4	N0°44'42"E	2.21'
L5	N64°20'59"E	32.22'
L6	N0°44'42"E	24.50'
L7	S24°05'07"E	21.46'
L8	S64°51'05"E	12.82'

POST DEVELOPMENT MAP SHOWING NEW LOTS AND NEW EASEMENTS, SEE SHEET 4 OF 5 FOR EXISTING EASEMENTS

PLAN 23-0118

SHEET 5 OF 5

DATE: 7/31/2023

MOUNT VERNON SHORT PLAT PL-23-0118

SURVEY IN A PORTION OF THE

SW 1/4 OF THE NW 1/4 OF

SECTION 28, T. 34 N., R. 4 E., N.W.

MOUNT VERNON WASHINGTON

FOR SKAGIT HABITAT FOR HUMANITY

DATE: 7/31/2023

ISSUER: & ASSOCIATES, PLLC SCALE: 1"=20'

DATE: 7/31/2023

DATE: 7/31/2023

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DATE: 7/31/2023

DATE: 7/31/2023