

CHEUNG-MAVAR'S SKYLINE NO.21

SECTION 27, TOWNSHIP 35N, RANGE 1 E.W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASH.

JERRY McINTIFF
SKAGIT COUNTY AUDITOR
2500
15
86 OCT 23 AM 8:53
RECORDED
REQUESTED BY John Vadai

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE LAND TO BE PLATTED, DO HEREBY DECLARE THIS PLAT TO BE KNOWN AS: "CHEUNG-MAVAR'S SKYLINE NO. 21", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER CROATIAN WAY, AND EASEMENTS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON AS "PRIVATE ROAD" WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID STREETS, ROADS AND WAYS SHOWN HEREON. THE PRIVATE ROAD PORTION OF "CROATIAN WAY" AND THE "COMMUNITY PROPERTIES" - SHOWN ON PAGE 2 - HEREBY DEDICATED TO THE PRESENT AND FUTURE PROPERTY OWNERS. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT OF WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR RE-ROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

EASEMENT PROVISIONS:

- 1) A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PUBLIC AND PRIVATE UTILITIES SERVING THIS SUBDIVISION, WITHIN THE BOUNDARY LINES OF CROATIAN WAY AND UNDER AND UPON THE NORTHERLY TWO FEET OF LOTS 1 THROUGH 12, ALONG THE SOUTHERLY LINE OF SAID CROATIAN WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUCTS, CABLES, WIRES, AND PIPELINES, INCLUDING ALL EQUIPMENT AND APPURTENANCES NECESSARY AND RELATED THERETO, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, CATV, WATER, SEWER, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
- A 10 FOOT NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES UNDER AND UPON EACH SIDE OF THE COMMON BOUNDARY LINE BETWEEN LOTS 7 AND 8, EXTENDING FROM CROATIAN WAY - TO THE MEANDER LINE OF BURROWS BAY.
- 2) A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., NATIONWIDE CABLEVISION INC., AND CASCADE NATURAL GAS CORP., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PUBLIC AND/OR PRIVATE ROADS LOCATED IN THIS PLAT AND THE EXTERIOR TEN (10) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF LOTS 1 THROUGH 12 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUCTS, CABLE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND T.V. CABLE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED.

Linda C. Su
LINDA C. SU - EXECUTIVE VICE PRESIDENT
WEST COAST LAND INVESTMENT INC.

Nick Nicola Mavar
NICK (NICOLA) MAVAR - HUSBAND

Maureen P. Mavar
MAUREEN P. MAVAR - WIFE

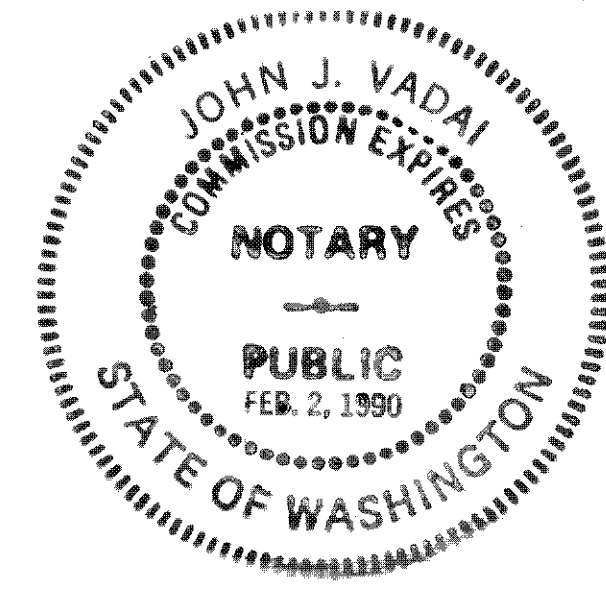
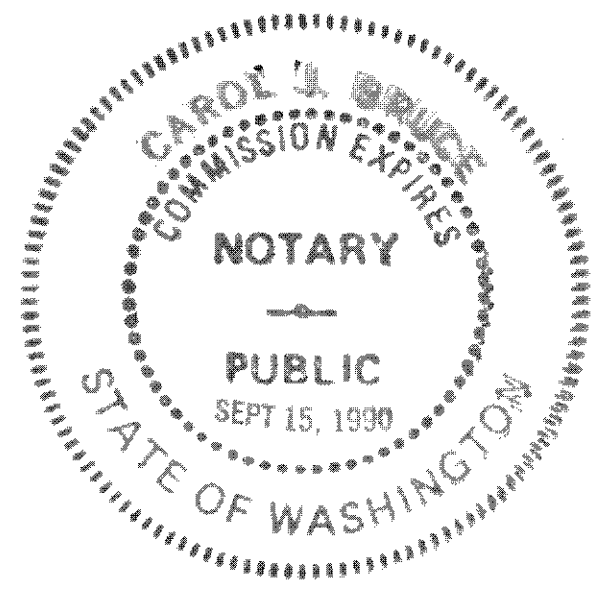
ACKNOWLEDGMENT:

STATE OF: Wash. S.S.
COUNTY OF: Skagit

THIS IS TO CERTIFY THAT, ON THIS 9th DAY OF October, 1986, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED: LINDA C. SU TO ME KNOWN TO BE THE EXECUTIVE VICE PRESIDENT OF THE WEST COAST LAND INVESTMENT INC., A WASHINGTON STATE CORPORATION, WHICH CORPORATION EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Carol J. Bruce
NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON
RESIDING AT: Mukilteo



ACKNOWLEDGMENT:

STATE OF: WASH S.S.
COUNTY OF: SKAGIT

THIS IS TO CERTIFY THAT, ON THIS 10th DAY OF OCTOBER, 1986, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED: NICK MAVAR AND MAUREEN P. MAVAR, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

John J. Vadai
NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON
RESIDING AT: Anacortes

LENDER'S CONSENT:

LENDER'S: "SKAGIT STATE BANK", A WASHINGTON STATE CORPORATION, HEREBY CONSENT TO THIS SUBDIVISION OF "CHEUNG-MAVAR'S SKYLINE NO. 21" AND TO THE DEDICATION OF ROADS TO PUBLIC ACCESS PURPOSES AS WELL AS TO ALL EASEMENTS HEREIN GRANTED.

FOR: SKAGIT STATE BANK

J.A. Hopper
J.A. HOPPER
VICE PRESIDENT

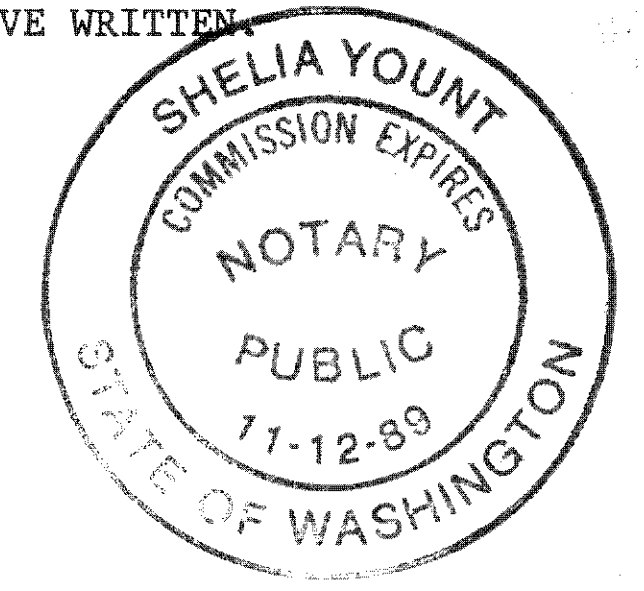
ACKNOWLEDGMENT:

STATE OF: Washington S.S.
COUNTY OF: SKAGIT

THIS IS TO CERTIFY THAT ON THIS 10 DAY OF OCTOBER, 1986, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED: J.A. HOPPER TO ME KNOWN TO BE THE: VICE PRESIDENT OF "SKAGIT STATE BANK", A WASHINGTON STATE CORPORATION, WHICH CORPORATION EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Shelia Yount
NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON
RESIDING AT: Anacortes



APPROVALS:

APPROVED AND ACCEPTED THIS 21st DAY OF October, 1986, BY THE CITY OF ANACORTES.

James Rice
MAYOR

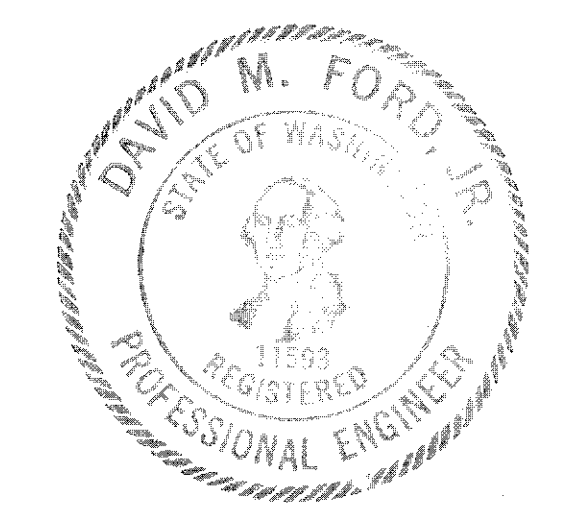
ATTEST: *Joyce Khtiam*
CITY CLERK

I HEREBY CERTIFY THAT THE WITHIN PLAT OF "CHEUNG-MAVAR'S SKYLINE NO. 21" IS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ANACORTES, THAT 23rd DAY OF April, 1986.

Roll Hogg
CHAIRMAN OF THE PLANNING COMMISSION

EXAMINED AND APPROVED THIS 21st DAY OF OCTOBER 1986.

David M. Ford
DAVE FORD
CITY ENGINEER



TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1986 AND A DEPOSIT FOR 1987.

DATED THIS 23rd DAY OF October, 1986.

Ruth Wylie
SKAGIT COUNTY TREASURER

BY: _____
DEPUTY TREASURER

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF JOHN J. VADAI & ASSOCIATES ON THIS 23rd DAY OF October 1986, AT 5:30 MINUTES PAST 8 A.M., AND RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 26, 27 UNDER AUDITOR'S FILE NUMBER: 8610230001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Jerry McIntiff
AUDITOR

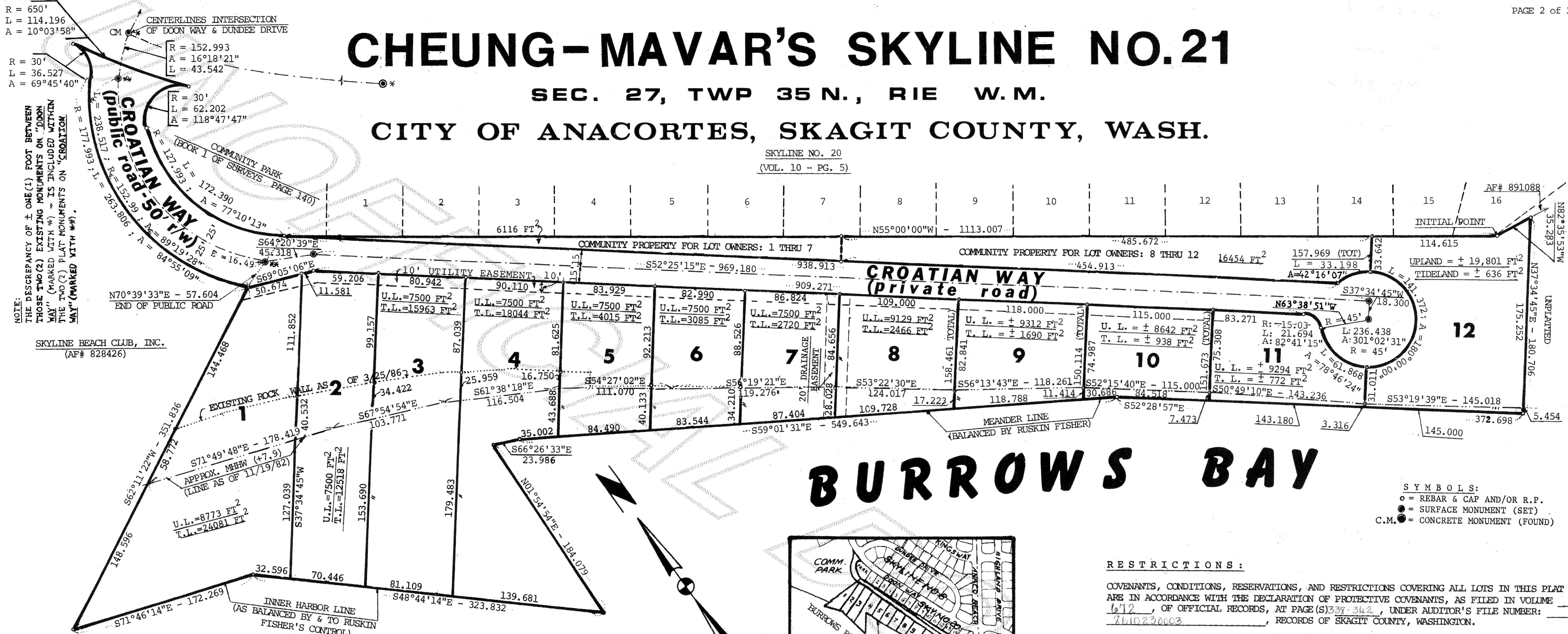
Joan Buchanan
BY: DEPUTY AUDITOR

CHEUNG-MAVAR'S SKYLINE NO.21

SEC. 27, TWP 35 N., R1E W.M.

CITY OF ANACORTES, SKAGIT COUNTY, WASH.

SKYLINE NO. 20
(VOL. 10 -- PG. 5)



BURROWS BAY

SYMBOLS:
 ○ = REBAR & CAP AND/OR R.P.
 ● = SURFACE MONUMENT (SET)
 C.M. ● = CONCRETE MONUMENT (FOUND)

RESTRICTIONS:

COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS COVERING ALL LOTS IN THIS PLAT ARE IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS, AS FILED IN VOLUME 672, OF OFFICIAL RECORDS, AT PAGE(S) 337-342, UNDER AUDITOR'S FILE NUMBER: 8610230003, RECORDS OF SKAGIT COUNTY, WASHINGTON.

CERTIFICATE OF TITLE:

RECORDED ON THIS 23RD DAY OF Oct, 1986, IN VOLUME 672 OF OFFICIAL RECORDS, AT PAGE(S) 337-342 UNDER AUDITOR'S FILE NUMBER: 8610230003, RECORDS OF SKAGIT COUNTY, WASHINGTON.

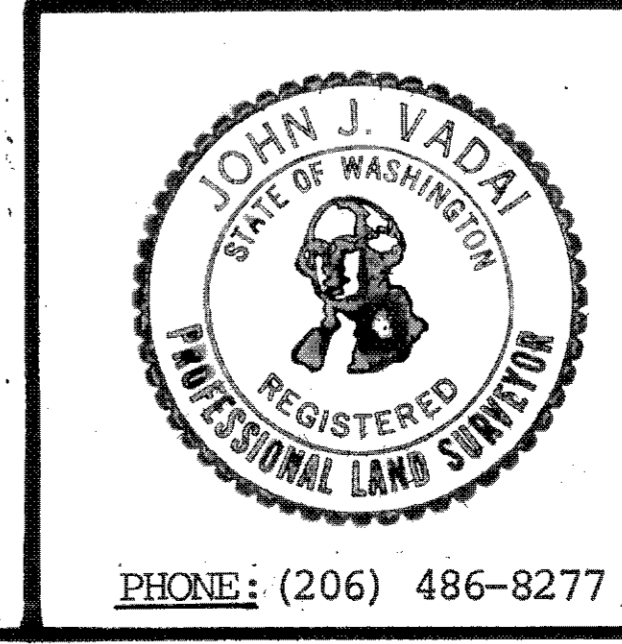
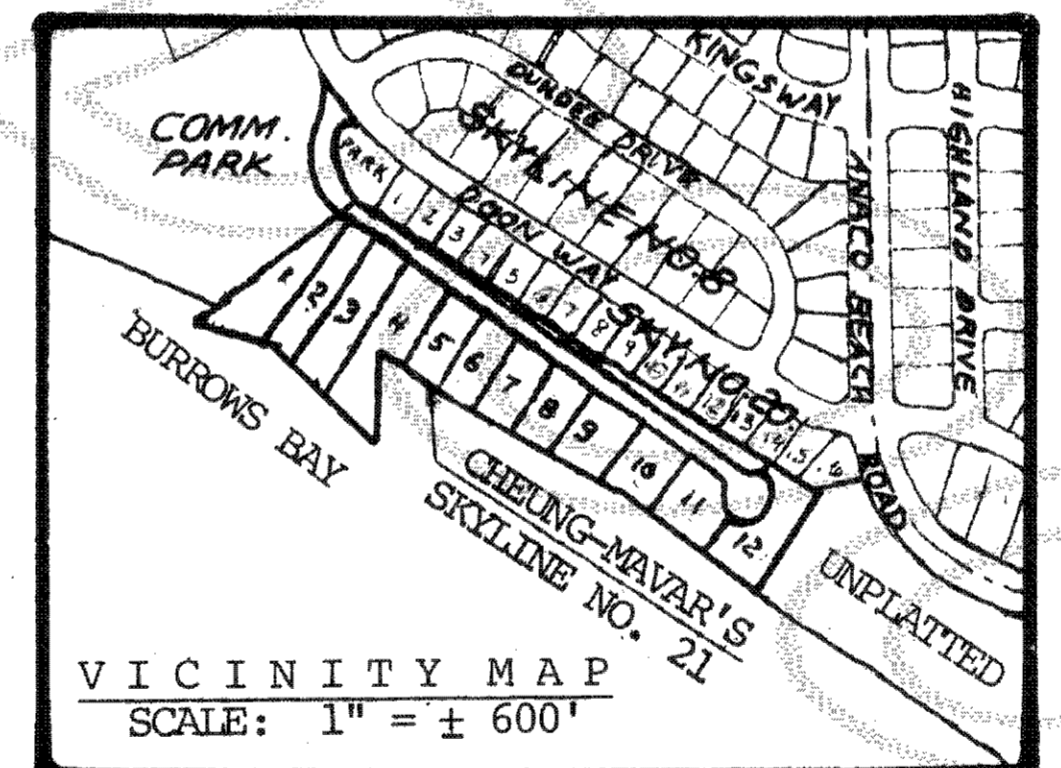
LAND SURVEYOR'S CERTIFICATE:

I, JOHN J. VADAI, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "CHEUNG-MAVAR'S SKYLINE NO. 21" IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.
 DATED IN BOTHELL THIS 9th DAY OF OCTOBER, 1986.

John J. Vadai
 JOHN J. VADAI
 CERTIFICATE NO. 9636

SURVEYOR'S REMARKS:

- THE PREPARATION OF THIS PLAT BASED ON THE FOLLOWING SOURCES:
 - FIRST AMERICAN TITLE COMPANIES ORDER NO: 18891
 - THE APPLICABLE, RECORDED PLATS OF SKYLINE DEVELOPMENT (S).
 - THE BALANCED SURVEY DATA OF THE TIDE AND SHORE LANDS OF BURROWS BAY BY RUSKIN FISHER & ASSOCIATES.
 - THE APPLICABLE STREET MONUMENTS FOUND IN THE VICINITY OF SUBJECT PROJECT.
 - OUR PREVIOUS LAND SURVEYS AND LEGAL DESCRIPTIONS PREPARED FOR "SKYLINE ASSOCIATES".
- THE "MEAN HIGHER HIGH WATER" (MHHW) LINE OF BURROWS BAY (+7.9 FEET) WAS ESTABLISHED ALONG THE LOT LINES ONLY ON NOVEMBER 19, 1982, PER U.S.N.O.A.A.'S "TIDAL BENCH MARK NO. 1." AT BURROWS BAY.
- ALL LOTS ARE MONUMENTED WITH 5/8" REBARS - ALONG THE FOLLOWING LINES:
 - NORTHERLY SUBDIVISION BOUNDARY.
 - THE SOUTHERLY LINE OF "CROATIAN WAY".
 - MEAN HIGHER HIGH WATER (+7.9 FT) OF BURROWS BAY, AND/OR ALONG THE EXISTING ROCK RETAINING WALL).
- SEE: THE "NULL AND VOID" PLAT OF "MAVAR'S SKYLINE NO.21" RECORDED IN VOLUME 13 OF PLATS, AT PAGES 62-63, UNDER AUDITOR'S FILE NUMBER: 8301050073, RECORDS OF SKAGIT COUNTY, WASHINGTON.



PREPARED FOR: WEST COAST LAND INVESTMENT INC. 411 - 1ST AVENUE SOUTH SUITE 320-N SEATTLE, WA 98104 TEL: (206) 622-9384		
SCALE: 1" = 60'	DRAWN BY: J.V.	JOB NO: 1240-86
DATE: 10/8/86	APPROVED BY: -	DRAWING NO: -
DESCRIPTION: SEE ABOVE		
PHONE: (206) 486-8277 17903 BOTHELL WAY S.E. - SUITE NO. 106 BOTHELL, WASHINGTON 98012		MERIDIAN: PBR SKYLINE PLATS