

Plat of Copper Pond Planned Unit Development

SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on JULY 26, 1995 did find that the Plat of Copper Pond serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Sam I. Murree
Signature of Secretary

Approved by the Council of the City of Anacortes, Washington, this 7th day of AUGUST, 1995.

ATTEST: City Clerk George K. Johnson

Examined and approved this 9th day of September, 1995.

Anda W. Bruchner
City Engineer

TREASURERS CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1995.

I, Judyan M. Merish, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1996.

This 11 day of Sept 11, 1995.

Judyan M. Merish
Skagit County Treasurer

Deputy

CITY TREASURERS 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 5th day of September, 1995.

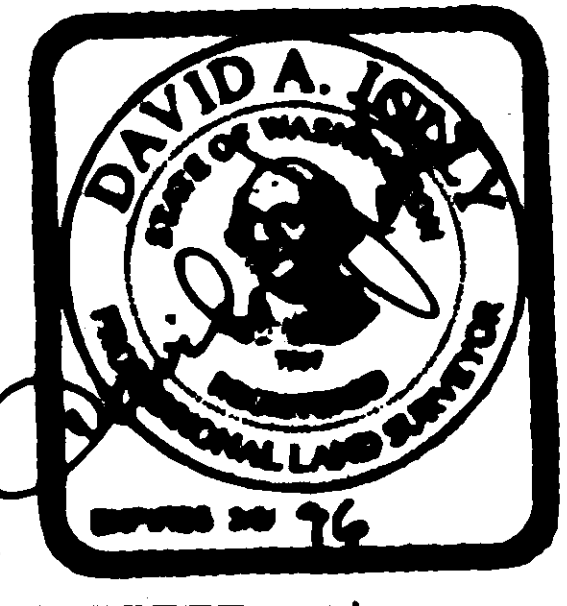
George K. Johnson
Treasurer, City of Anacortes

SURVEYORS CERTIFICATE

I hereby certify that the plat of COPPER POND is based upon an actual survey and subdivision of Section 23, Township 35 North, Range 1 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and platting regulations.

DAVID A. JOLLY, P.L.S., P.E.

Certificate No. 7597
Date 9/1/95



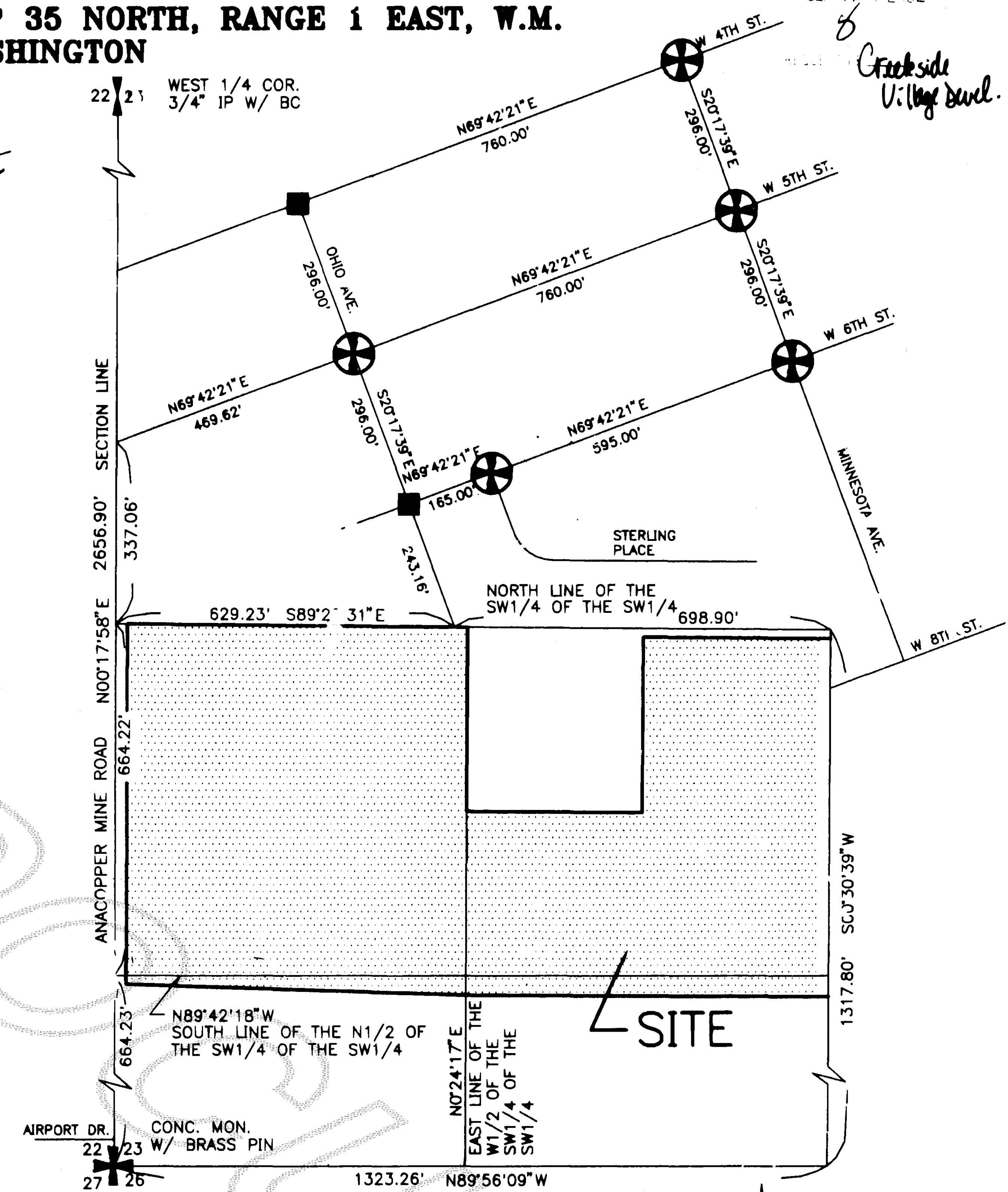
AUDITORS CERTIFICATE

Filed for record this 11 day of Sept, 1995 at 2:02 P.M.
in Volume 16 of Plats on pages 70-72
at the request of David A. Jolly. Auditors File No. 9509110092

Ruthy Hill
Skagit County Auditor

Cheryl Jussup
Deputy

33
26
61-



- INDICATES CASSED CONCRETE MONUMENT SET
- ⊕ INDICATES EXISTING MONUMENT

VACINITY MAP
N.T.S.

DEVELOPER/SUBDIVIDER

Creekside Village Development Co.
P.O. BOX 973
Anacortes, WA 98221 (360) 293-2596

SURVEYOR

D. A. JOLLY P.E., P.L.S.
P.O. BOX 218
Coupeville, WA 98239 (360) 678-4188

HERRIGSTAD ENGINEERING

DALE K. HERRIGSTAD P.E.
3001 R Avenue, Suite 210 B
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SKAGIT COUNTY, WASHINGTON

CURVE TABLE				
NO.	RADIUS (R)	DELTA	LENGTH (L)	TANGENT (T)
1.	30.00	90°00'00"	47.12'	
2.	140.00	54°21'36"	83.96'	
3.	140.00	29°27'40"	71.99'	
4.	30.00	63°49'18"	33.42'	
5.	140.00	4°53'33"	11.95'	
6.	140.00	21°21'58"	52.21'	
7.	140.00	12°38'25"	30.80'	
8.	140.00	13°58'54"	34.18'	
9.	140.00	18°15'30"	44.81'	
10.	140.00	18°40'42"	45.84'	
11.	25.00	52°38'39"	22.98'	
12.	50.00	41°00'14"	35.78'	
13.	50.00	45°28'48"	38.70'	
14.	50.00	25°47'38"	22.51'	
15.	50.00	33°28'24"	29.21'	
16.	50.00	31°04'28"	27.12'	
17.	50.00	52°03'32"	45.43'	
18.	50.00	57°21'22"	50.05'	
19.	25.00	53°35'47"	23.39'	
20.	100.00	88°47'03"	156.70'	
21.	100.00	48°22'23"	84.43'	
22.	150.00	27°30'05"	81.53'	
23.	100.00	47°58'06"	83.72'	
24.	140.00	36°33'13"	89.32'	
25.	140.00	11°49'10"	28.88'	
26.	100.00	11°41'27"	20.40'	
27.	25.00	53°43'02"	23.44'	
28.	50.00	31°30'29"	27.50'	
29.	50.00	36°05'38"	31.50'	

CURVE TABLE				
NO.	RADIUS (R)	DELTA	LENGTH (L)	TANGENT (T)
30.	50.00	35°25'09"	30.91'	
31.	50.00	53°04'35"	46.32'	
32.	50.00	39°16'37"	34.28'	
33.	50.00	55°33'12"	48.48'	
34.	50.00	35°19'41"	30.83'	
35.	25.00	52°32'19"	22.82'	
36.	140.00	11°41'27"	28.57'	
37.	100.00	60°25'40"	105.47'	
38.	100.00	31°10'18"	54.40'	
39.	30.00	88°24'02"	46.29'	
40.	124.50	78°17'37"	165.78'	
41.	124.50	15°18'21"	33.28'	
42.	115.50	11°41'27"	23.97'	11.82'
43.	115.50	48°22'23"	97.51'	51.88'
44.	125.00	47°58'05"	104.85'	55.61'
45.	124.50	89°47'03"	195.09'	

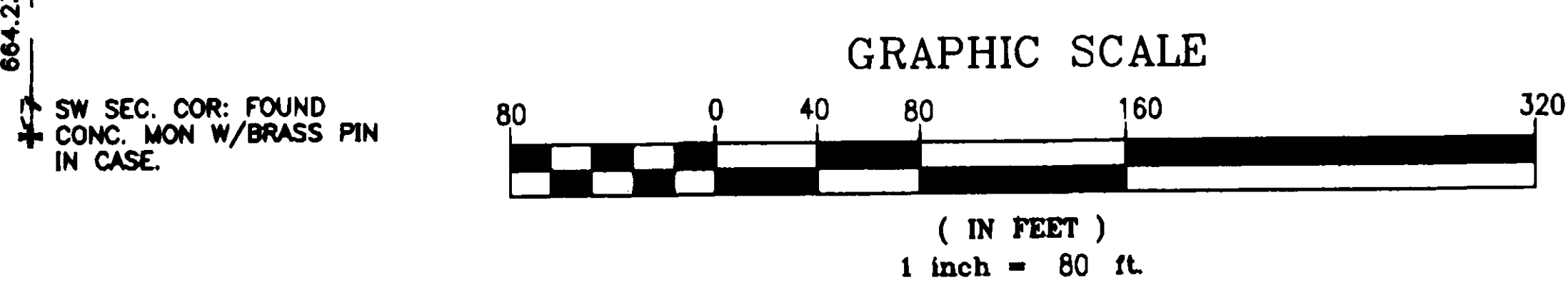
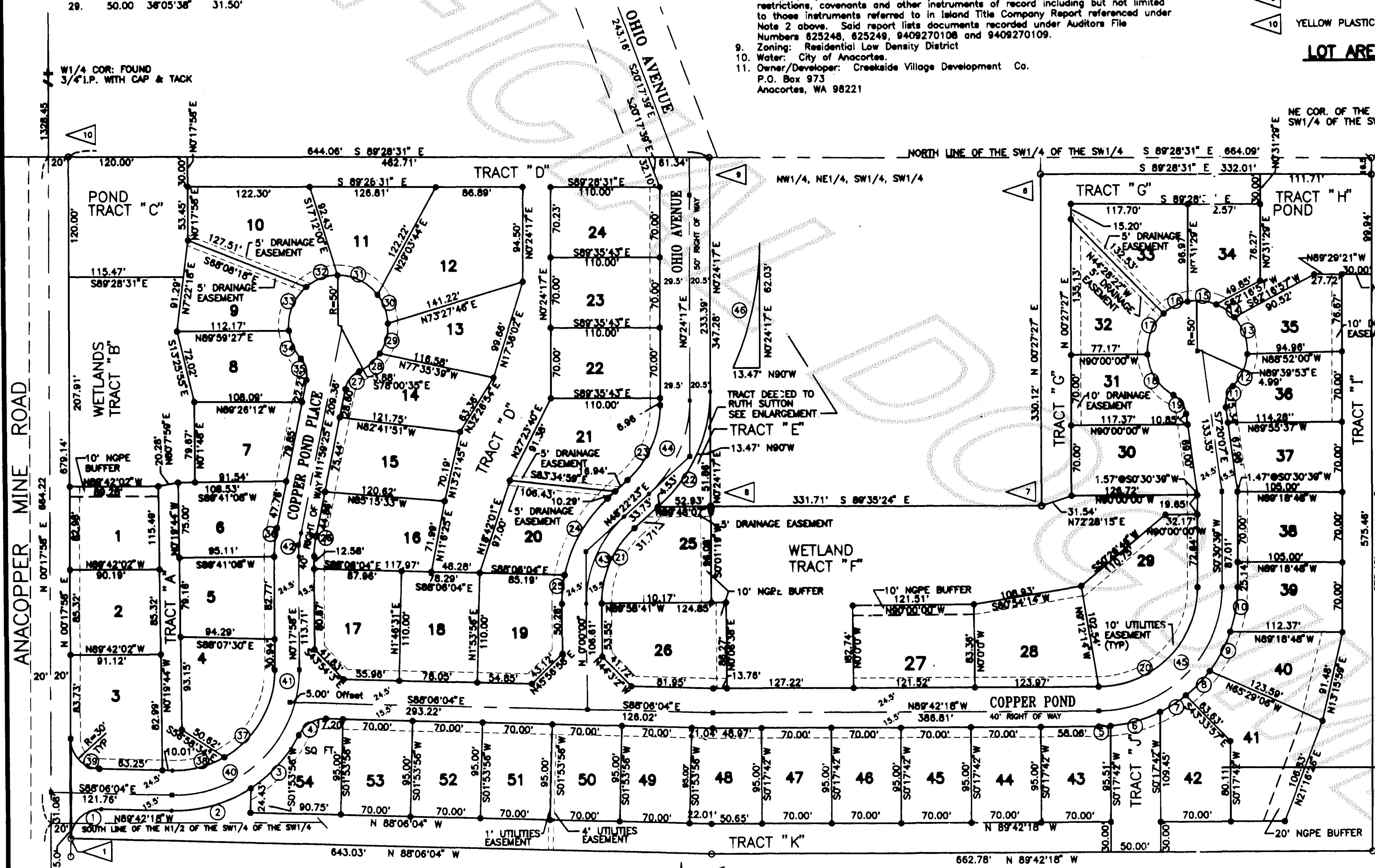
- ### NOTES
- Indicates cased concrete monument or surface monument with brass top.
 - Indicates existing monument.
 - Indicates rebar or iron pipe set with yellow cap inscribed DA JOLLY 7597.
 - Indicates existing rebar or iron pipe found.
 - Description and exception information is from Island Title Company of Anacortes, Subdivision Guarantee, Order No. SA-14971, dated August 3, 1995.
 - Meridian Assumed.
 - Base of Bearing: Monumented West line of property Bearing North 00°17'58" East.
 - Instrumentation: Topcon GTS 2B Total Station.
 - Survey Procedure: Field traverse double measured.
 - This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Island Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Numbers 825248, 825249, 9409270108 and 9409270109.
 - Zoning: Residential Low Density District.
 - Water: City of Anacortes.
 - Owner/Developer: Creekside Village Development Co. P.O. Box 973, Anacortes, WA 98221.

- ### FLAGS
- YELLOW PLASTIC CAP, #L.S. 9622 ON 3/8" REBAR W/ WHITE STAKE
 - WHITE PLASTIC CAP, #L.S. 12716 ON 1/2" REBAR W/ WHITE STAKE
 - 3/8" REBAR W/ WHITE STAKE
 - YELLOW PLASTIC CAP, DUNSMORE, #L.S. 24216 ON 1/2" REBAR W/ WHITE STAKE
 - YELLOW PLASTIC CAP, #L.S. 12716 ON 1/2" REBAR W/ WHITE STAKE
 - YELLOW PLASTIC CAP, DUNSMORE, #L.S. 24216 ON 1/2" REBAR W/ WHITE STAKE
 - YELLOW PLASTIC CAP, DUNSMORE, #L.S. 24216 ON 1/2" REBAR
 - YELLOW PLASTIC CAP, DUNSMORE, #L.S. 24216 ON 1/2" REBAR
 - PC DESTROYED BY CONSTRUCTION ACTIVITY
 - YELLOW PLASTIC CAP, #L.S. 12716 ON 3/8" REBAR W/ WHITE STAKE

LOT AREAS AND STREET ADDRESS INFORMATION

1.	1819 Anacopper Road	7,446 Sq. Ft.
2.	1901 Anacopper Road	7,734 Sq. Ft.
3.	1905 Anacopper Road	10,296 Sq. Ft.
4.	1906 Copper Pond	9,300 Sq. Ft.
5.	1902 Copper Pond	7,666 Sq. Ft.
6.	1820 Copper Pond	7,554 Sq. Ft.
7.	1814 Copper Pond	7,877 Sq. Ft.
8.	1810 Copper Pond	8,109 Sq. Ft.
9.	1802 Copper Pond	7,867 Sq. Ft.
10.	1800 Copper Pond	10,761 Sq. Ft.
11.	1801 Copper Pond	8,151 Sq. Ft.
12.	1803 Copper Pond	13,636 Sq. Ft.
13.	1807 Copper Pond	7,575 Sq. Ft.
14.	1811 Copper Pond	8,043 Sq. Ft.
15.	1815 Copper Pond	7,863 Sq. Ft.
16.	1819 Copper Pond	8,984 Sq. Ft.
17.	1901 Copper Pond	9,095 Sq. Ft.
18.	3902 Copper Pond	8,599 Sq. Ft.
19.	3906 Copper Pond	8,792 Sq. Ft.
20.	1820 Ohio Avenue	8,084 Sq. Ft.
21.	1818 Ohio Avenue	10,543 Sq. Ft.
22.	1812 Ohio Avenue	7,700 Sq. Ft.
23.	1806 Ohio Avenue	7,700 Sq. Ft.
24.	1802 Ohio Avenue	7,713 Sq. Ft.
25.	1901 Ohio Avenue	8,842 Sq. Ft.
26.	1903 Ohio Avenue	10,133 Sq. Ft.
27.	3822 Copper Pond	10,091 Sq. Ft.
28.	3818 Copper Pond	10,752 Sq. Ft.
29.	3810 Copper Pond	14,116 Sq. Ft.
30.	3808 Copper Pond	8,550 Sq. Ft.
31.	3806 Copper Pond	6,798 Sq. Ft.
32.	3804 Copper Pond	7,739 Sq. Ft.
33.	3802 Copper Pond	8,251 Sq. Ft.
34.	3800 Copper Pond	6,646 Sq. Ft.
35.	3801 Copper Pond	6,365 Sq. Ft.
36.	3803 Copper Pond	7,430 Sq. Ft.
37.	3805 Copper Pond	7,605 Sq. Ft.
38.	3807 Copper Pond	7,351 Sq. Ft.
39.	3809 Copper Pond	7,459 Sq. Ft.
40.	3811 Copper Pond	7,703 Sq. Ft.
41.	3813 Copper Pond	10,905 Sq. Ft.
42.	3815 Copper Pond	7,578 Sq. Ft.
43.	3817 Copper Pond	6,652 Sq. Ft.
44.	3819 Copper Pond	6,850 Sq. Ft.
45.	3821 Copper Pond	6,650 Sq. Ft.
46.	3823 Copper Pond	6,650 Sq. Ft.
47.	3825 Copper Pond	6,650 Sq. Ft.
48.	3827 Copper Pond	6,650 Sq. Ft.
49.	3829 Copper Pond	6,650 Sq. Ft.
50.	3901 Copper Pond	6,650 Sq. Ft.
51.	3907 Copper Pond	6,650 Sq. Ft.
52.	3911 Copper Pond	6,650 Sq. Ft.
53.	3915 Copper Pond	6,650 Sq. Ft.
54.	3917 Copper Pond	6,219 Sq. Ft.

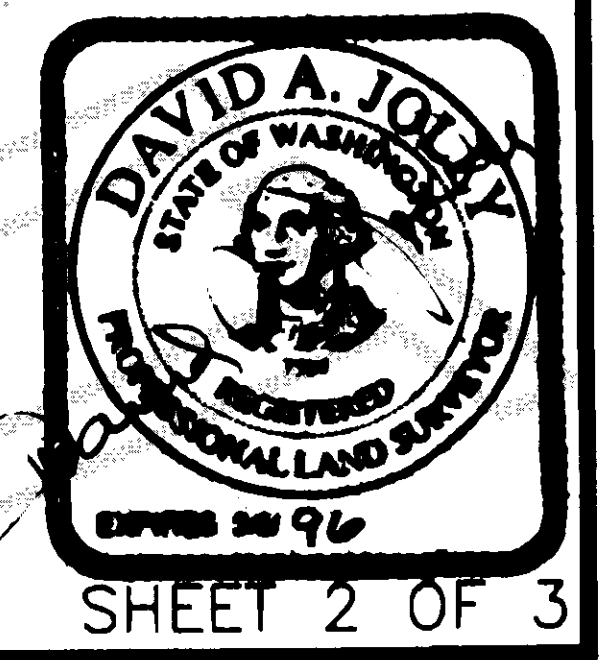
Tract "A"	Open Space	6,636 Sq. Ft.
Tract "B"	Wetland	24,713 Sq. Ft.
Tract "C"	Pond	14,317 Sq. Ft.
Tract "D"	Buffer & Utility	32,933 Sq. Ft.
Tract "E"	Open Space	1,567 Sq. Ft.
Tract "F"	Wetland	51,735 Sq. Ft.
Tract "G"	Buffer & Utility	15,465 Sq. Ft.
Tract "H"	Pond	12,723 Sq. Ft.
Tract "I"	Buffer	20,261 Sq. Ft.
Tract "J"	City Right-of-Way	6,540 Sq. Ft.
Tract "K"	Buffer	31,725 Sq. Ft.



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V.16 Plats Pg 71

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SKAGIT COUNTY, WASHINGTON

DESCRIPTION

PARCEL A:

The West Half of the Southwest Quarter of the Southwest Quarter of Section 23, Township 35 North, Range 1 East of the Willamette Meridian, EXCEPT road along the West line thereof, as conveyed to the City of Anacortes, under Auditors File No. 8007110020; and EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at a point on the West line of Tract C of that certain Survey recorded April 11, 1978, in Volume 2 of Surveys, page 85, under Auditors File No. 877240, being a portion of the Southwest Quarter of the Southwest Quarter of Section 23, Township 35 North, Range 1 East of the Willamette Meridian, said point being 18 feet North of the Southwest corner of said Tract C; thence Southeasterly in straight line to the Southeast corner of said Tract C and termination of said line.

The Above described property also known as a portion of Tract C and all of Tract D of that certain Survey filed April 11, 1978, under Auditors File No. 877240, in Volume 2 of Surveys, page 85, records of Skagit County, Washington.

PARCEL B:

The Northwest Quarter of the Southwest Quarter of the Southwest Quarter and the North 33 feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter, all in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, EXCEPT the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter;
AND EXCEPT the North 16 1/2 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter;
AND ALSO EXCEPT the North 16 1/2 feet of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter.

The Above described property also known as a portion of Tract F and all of Tract G and H of Survey filed May 11, 1978, under Auditors File No. 879264, in Volume 2 of Surveys, page 96, records of Skagit County, Washington.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All Situated in Skagit County, Washington.

NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tracts A, B, D, E, F, G, I and K, a beneficial interest in the land within the easement. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

The above tracts contain storm water conveyance systems and may require maintenance and/or repair by the City of Anacortes.

STORM WATER DETENTION PONDS

Two Storm Water Detention Ponds and access roads are hereby dedicated to the City of Anacortes for Tracts C and H for operation and maintenance by the City of Anacortes.

CITY RIGHT-OF-WAY

TRACT "J" is hereby dedicated to the City of Anacortes for purposes as a road and utility access and for purposes of operation and maintenance by the City of Anacortes.

UTILITIES EASEMENT

An easement is hereby reserved for and granted to the CITY OF ANACORTES, PUGET POWER, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLE VISION OF WASHINGTON, INC. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with right to enter upon the lots and tracts at all times for the purpose stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

DEDICATIONS

Know All Men by these Present that WASHINGTON FEDERAL SAVINGS AND LOAN, RONALD A. WOOLWORTH and PHYLLIS A. WOOLWORTH, husband and wife, and THE CREEKSIDE VILLAGE DEVELOPMENT INC., owners of fee simple or mortgage holders of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. And also Tract J for future road purpose.

[Signature]
Washington Federal Savings and Loan

[Signature] *[Signature]*
Ronald A. Woolworth, Husband Phyllis A. Woolworth, Wife

[Signature]
The Creekside Village Development Inc.

ACKNOWLEDGMENT

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Doug Colglazier signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the vice president/manager of WASHINGTON FEDERAL SAVINGS AND LOAN, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated September 1, 1995
Signature *[Signature]*
Title Joanne Timmerman - Notary
My Appointment expires May 19, 1999



State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that RONALD A. WOOLWORTH and PHYLLIS A. WOOLWORTH, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated September 1, 1995
Signature *[Signature]*
Title Joanne Timmerman - Notary
My Appointment expires May 19, 1999



State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Ronald A. Woolworth signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the president of THE CREEKSIDE VILLAGE DEVELOPMENT INC., to be the free and voluntary act of THE party for the uses and purposes mentioned in the instrument.

Dated September 1, 1995
Signature *[Signature]*
Title Joanne Timmerman - Notary
My Appointment expires May 19, 1999



DEVELOPER/SUBDIVIDER

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