

SHORT PLAT ROCK RIDGE PHASE II

A PORTION OF THE SE 1/4, SW 1/4, S23, T35N, R1E
AND THE NE1/4, NW1/4, & NW1/4, NW1/4 S26, T35N, R1E
SKAGIT COUNTY, WASHINGTON

30 MAY 24 1999

FILED
REQUEST

LEGAL DESCRIPTION

ALL THAT PORTION OF BLOCK 1324, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11 AND BLOCKS 10 AND 11, PLAT OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, TOGETHER WITH THE ADJOINING STREETS THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF BLOCK 1124, NORTHERN PACIFIC ADDITION TO ANACORTES;
THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID BLOCK 1124 TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 3, BLOCK 10, PLAT OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES;
THENCE WEST, ALONG SAID SOUTH LINE OF LOT 3, BLOCK 10 AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 11, PLAT OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES;
THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 9, TO THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;
THENCE EAST, ALONG SAID SOUTH LINE, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF BLOCK 1324, NORTHERN PACIFIC ADDITION TO ANACORTES;
THENCE NORTHEASTERLY ALONG SAID LINE AND THE NORTHEASTERLY EXTENSION THEREOF TO THE MOST WESTERLY CORNER OF BLOCK 1124 OF SAID PLAT;
THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF BLOCK 1124 TO THE POINT OF BEGINNING;

SUBJECT TO THE FOLLOWING ENCUMBRANCES OF RECORD:
RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 290325 AND 9804280113.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

CONDITIONS

1. SURFACE WATER MANAGEMENT CONTROLS SHALL BE IMPLEMENTED TO THE CITY ENGINEER'S SPECIFICATIONS/ORDINANCE #2441 AND SHALL SPECIFICALLY PROTECT DOWNSTREAM PROPERTY OWNERS.
2. A SILT FENCING, EROSION CONTROL AND SEDIMENTATION PLAN SHALL BE PROVIDED, CONSTRUCTED AND MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. CONNECTION TO CITY WATER FOR ALL LOTS, WITH FIRE HYDRANTS LOCATED AS APPROVED BY THE CITY FIRE CHIEF.
4. CONNECTION TO CITY SEWER FOR ALL LOTS.
5. 30 FEET OF PROPERTY SHALL BE DEDICATED TO THE CITY FRONTING THE NORTH AND WEST SIDE OF 29TH STREET IN THE GENERAL VICINITY OF WEST "I" AND WEST "J" AVENUES. (SEE NOTE 10, SHEET 2)
6. ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS.
7. THE 30' ACCESS AND UTILITIES EASEMENT SHOWN ON LOTS 2 AND 3 IS FOR FUTURE DEVELOPMENT.

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT SUBDIVISION WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES. NO DECLARATION OF RESTRICTIVE COVENANTS WILL BE FILED WITH THIS SHORT SUBDIVISION. WE FURTHER DECLARE THAT THIS LAND DESCRIBED BY THIS SHORT SUBDIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PRECEDING FIVE (5) YEARS AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE (5) YEARS FROM THE DATE OF THE APPROVAL OF THIS SHORT PLAT.

IN WITNESS, WE HAVE SET OUR HANDS AND SEALS ON THIS 14TH DAY OF MAY 1999.

EASEMENT PROVISIONS

1. A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO: THE CITY OF ANACORTES, PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., NATIONWIDE CABLE VISION, INC. AND CASCADE NATURAL GAS CORP., ETC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE PUBLIC ROADS LOCATED INSIDE OF THIS SHORT PLAT AND THE EXTERIOR TEN (10) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF 12TH STREET, 29TH STREET AND WEST "K" AVENUE IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND UTILITIES, CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND T.V. CABLE SERVICES, GAS, ETC., WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

CONSENT

KNOW ALL PERSON BY THESE PRESENTS, THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

THIS 14TH DAY OF MAY 1999.

Anthony L. Malo, Jr.
ANTHONY L. MALO, JR.

Dale A. Fowler
DALE A. FOWLER

Elizabeth Wilson-Fowler
ELIZABETH WILSON-FOWLER

Christiane T. Malo
CHRISTIANE T. MALO

Buehl Berentson
BUEHL BERENTSON

Verna J. Berentson
VERNA J. BERENTSON

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY L. MALO, JR. AND CHRISTIANE T. MALO, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

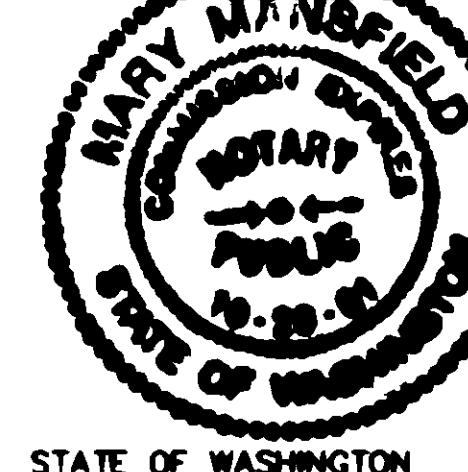
DATED: 5-14-99



STATE OF WASHINGTON
COUNTY OF SKAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DALE A. FOWLER AND ELIZABETH WILSON-FOWLER, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

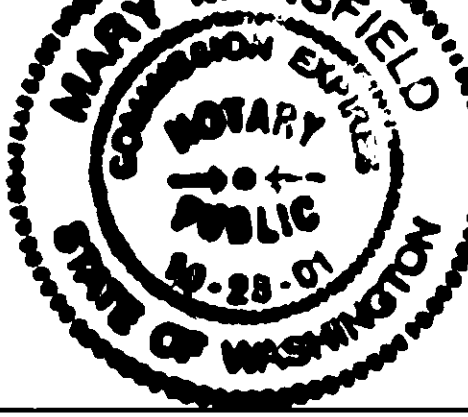
DATED: 5-14-99



STATE OF WASHINGTON
COUNTY OF SKAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BUEHL BERENTSON AND VERNA J. BERENTSON, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEES OF THE BERENTSON FAMILY TRUST TO BE THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-14-99



* executed this instrument for himself as attorney in fact for Christiane T. Malo + acknowledged that he signed this as his free + voluntary act + deed for himself + as her free + voluntary act + deed for said Christiane T. Malo, in capacity as for purposes mentioned.

Mary Mansfield
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MARY MANSFIELD
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Anacortes

MY APPOINTMENT EXPIRES: 10-28-01

Mary Mansfield
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MARY MANSFIELD
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Anacortes

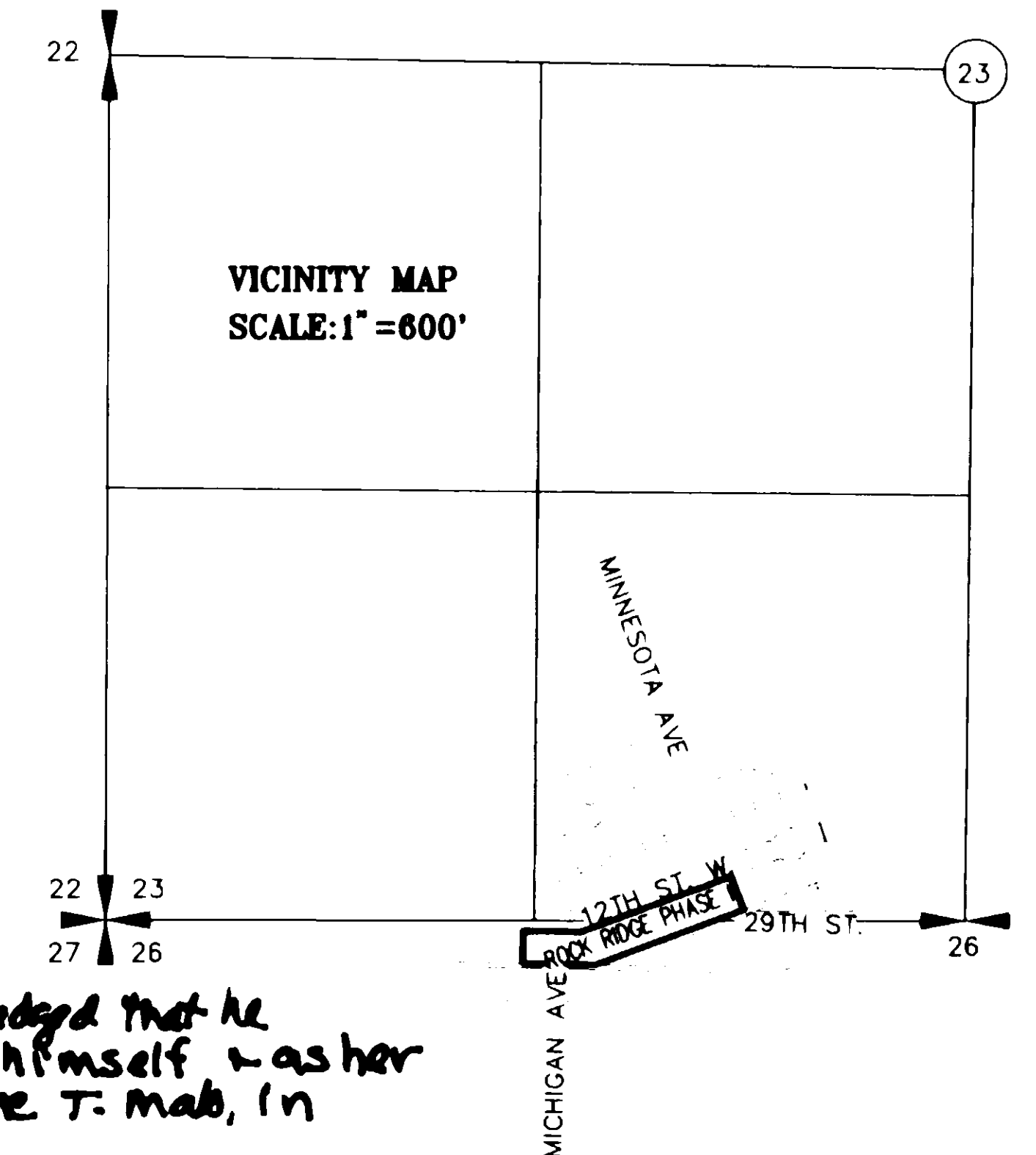
MY APPOINTMENT EXPIRES: 10-28-01

Mary Mansfield
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MARY MANSFIELD
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Anacortes

MY APPOINTMENT EXPIRES: 10-28-01



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805.

Ian Munce
IAN MUNCE
PLANNING DIRECTOR

David Lervik
DAVID LERVIK
CITY ENGINEER

TREASURER'S CERTIFICATE

SKAGIT COUNTY

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 OF 1999.

DATED THIS 24TH DAY OF MAY 1999.

Judyann Menich
JUDYANN MENICH
SKAGIT COUNTY TREASURER

BY: Deputy Treasurer
DEPUTY TREASURER

CITY OF ANACORTES

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 OF 1999.

DATED THIS 18TH DAY OF MAY 1999.

Gregg Peterson
GREGG PETERSON
TREASURER, CITY OF ANACORTES

A PORTION OF BLOCKS 10 & 11
TUTTLE & BUCKLEY'S PLAT OF ANACORTES
AND

BLOCK 1324
NORTHERN PACIFIC ADDITION TO ANACORTES

A PORTION OF THE SE 1/4, SW 1/4, S23, T35N, R1E
AND THE NE1/4, NW1/4, S26, T35N, R1E
SKAGIT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF MAY 1999

AT 9:24 AM IN BOOK 14 OF SHORT PLATS AT PAGE 30 & 31

AT THE REQUEST OF Rock Ridge II

Clayton Ingersoll
CLAYTON INGERSOLL
DEPUTY AUDITOR

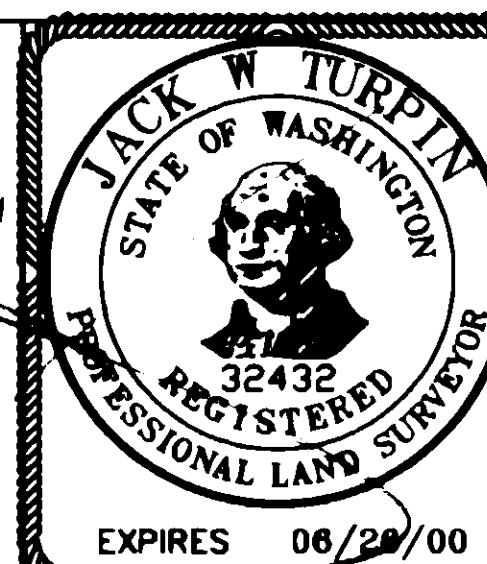
Kathleen
KATHLEEN
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF ANTHONY MALO IN NOVEMBER OF 1998.

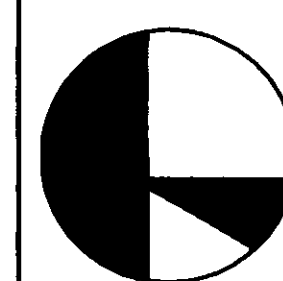
JACK W. TURPIN

CERTIFICATE NO. 32432



APPLICANT:

ANTHONY MALO
3307 "H" AVE.
ANACORTES, WA 98221
(360) 299-0408



OSTERGAARD & ASSOC. INC. CONSULTING ENGINEERS

3630 COLBY AVE. EVERETT, WA 98201
(425) 259-8445 BELLEVUE: (425) 827-5854

DRAWN BY: JWT

CHECKED BY: JWT

DATE: 05-12-99

SCALE:

SHEET 1 OF 2

JOB NO.: 96145SP

SHORT PLAT
ROCK RIDGE PHASE III

[illegible]