

199909300131

Plat of Rosewind Subdivision

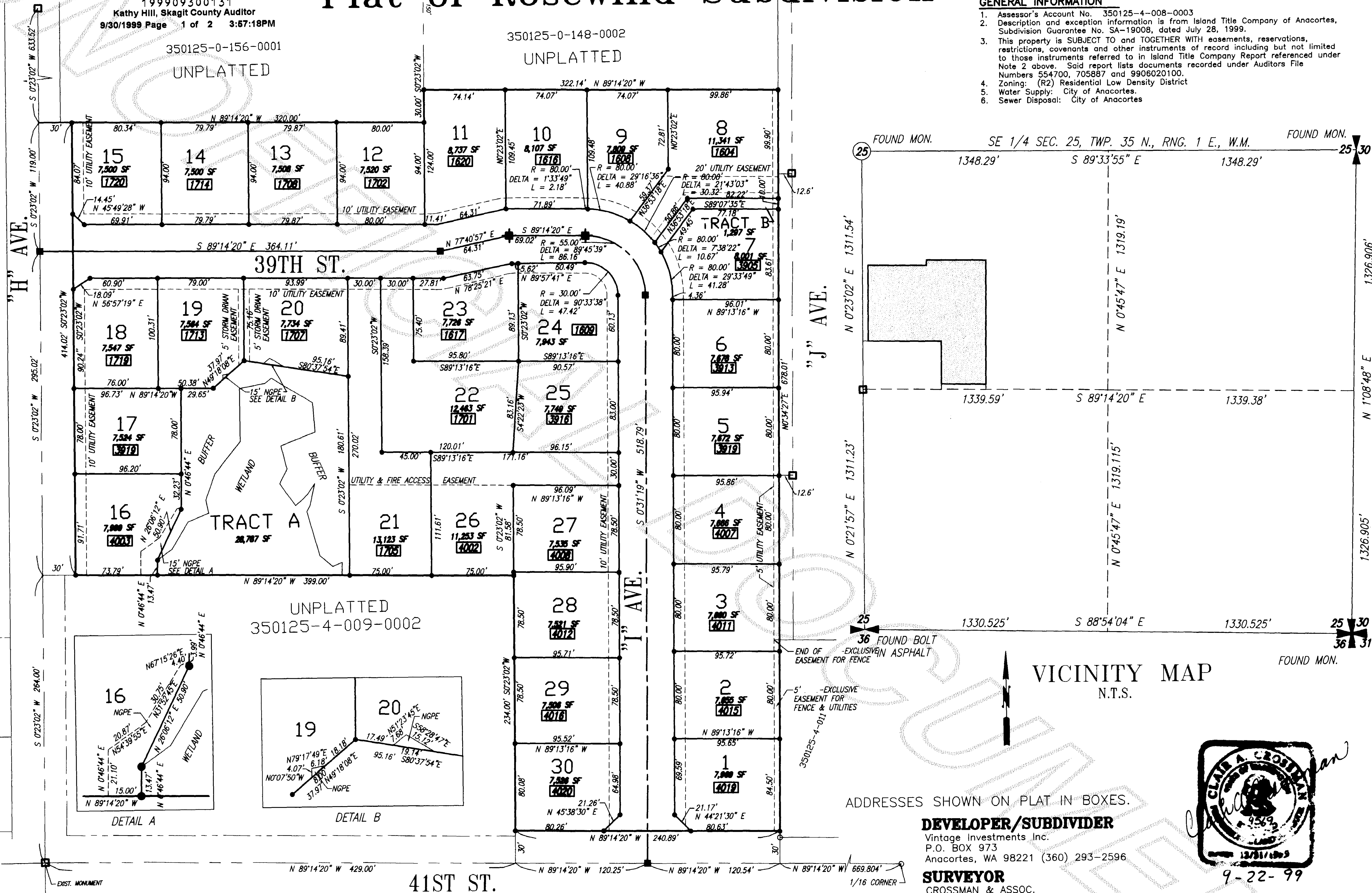
Kathy Hill, Skagit County Auditor
9/30/1999 Page 1 of 2 3:57:18PM

350125-0-156-0001
UNPLATTED

350125-0-148-0002
UNPLATTED

GENERAL INFORMATION

- Assessor's Account No. 350125-4-008-0003
- Description and exception information is from Island Title Company of Anacortes, Subdivision Guarantee No. SA-19008, dated July 28, 1999.
- 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 554700, 705887 and 9906020100.
- Zoning: (R2) Residential Low Density District
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes

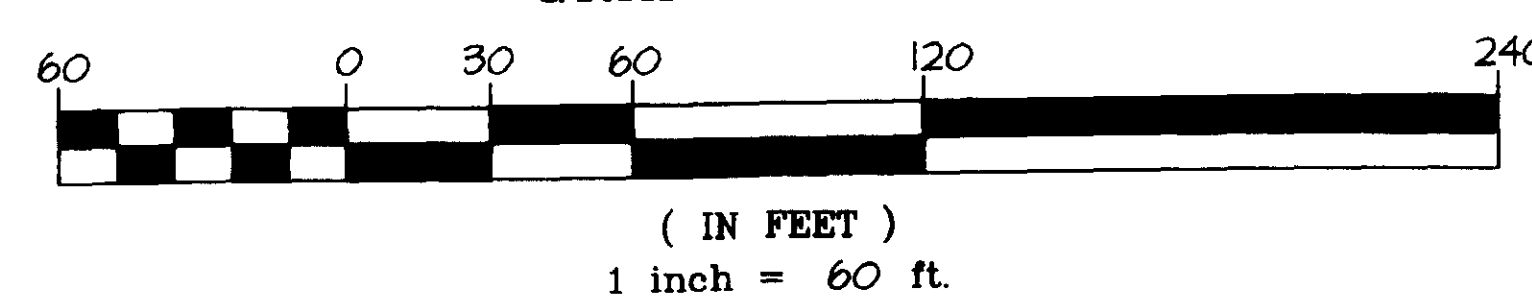


NOTES

- SET RE-BAR WITH CAP NO. 9569.
- SET MONUMENT WITH CASE & COVER
- SURFACE MONUMENT
- FOUND RE-BAR AND CAP #7598, 0.32' SOUTH AND 0.33' EAST OF 25' ROAD R/W.
- FOUND MONUMENT WITH CASE AND COVER.
- ALL MONUMENTS FOUND 3-25-99 EXCEPT THE SE SECTION CORNER WHICH WAS SURVEYED IN 11-4-96.
- EQUIPMENT USED: TOPCON GTS-303.
- ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
- SURVEY METHODS STANDARD FIELD TRAVERSE.
- BASIS OF BEARINGS ASSUMED.



GRAPHIC SCALE



VICINITY MAP

N.T.S.

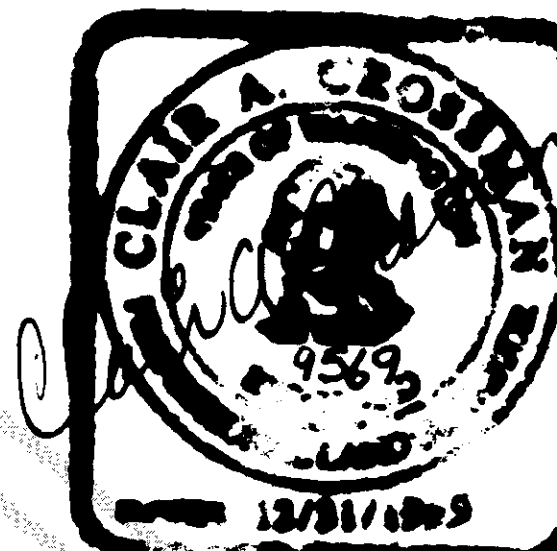
ADDRESSES SHOWN ON PLAT IN BOXES.

DEVELOPER/SUBDIVIDER

Vintage Investments Inc.
P.O. BOX 973
Anacortes, WA 98221 (360) 293-2596

SURVEYOR

CROSSMAN & ASSOC.
16146 MCLEAN RD.
MT. VERNON, WA (360) 424-7359



9-22-99

SHEET 1 OF 2

SUBDIVISION

FOR: Vintage Investments Inc.
P.O. Box 973
Anacortes, WA 98221

A PORTION ON THE WEST HALF OF THE NW 1/4
OF THE SE 1/4 OF SECTION 25, TOWNSHIP 35N.,
RANGE 1, E.W.M.
CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON

HERRIGSTAD ENGINEERING

3001 R Avenue, Suite 210 B, Anacortes, WA. 98221 (360) 299-8804

DWG.: J121-PLAT

DWN BY: DKH

CHECK BY: CAC

DATE: Sep. 1999

SCALE: 1"=60'

JOB NO.: 121

199909300131
Kathy Hill, Skagit County Auditor
9/30/1999 Page 2 of 2 3:57:18PM

Plat of Rosewind Subdivision

LEGAL DESCRIPTION

The south 858 feet of the West half of the NW 1/4 of the SE 1/4 of Section 25, Township 35 North, Range 1 East W.M., EXCEPT road and EXCEPT the following described tracts, to wit:

Commencing at the southwest corner of the said NW 1/4 of the SE 1/4; thence north 16 rods(264'); thence east 26 rods(429'); thence south 16 rods(264'); thence West to the point of beginning EXCEPT county roads;

Commencing at a point 453.5 feet South and 350 feet East of the Northwest corner of the NW 1/4 of the SE 1/4 of Section 25, Township 35 North, Range 1 East, W.M., thence 150 feet south; thence 323.95 feet east to the north and south center line of the NW 1/4 of the SE 1/4 of Section 25, Township 35 North, Range 1 East W.M., thence north 150 feet along said center line; thence west 323.95 feet to the point of beginning.

Beginning at the southeast corner of said west half of the NW 1/4 of the SE 1/4; thence North 858 feet; thence west to the west line of said NW 1/4 of the SE 1/4 and the true point of beginning of the description; thence east 350 feet to the west line of that certain tract conveyed to the City of Anacortes by deed dated April 20, 1943 and recorded April 24, 1943, under auditors file No. 361682; thence south along the west line of the City of Anacortes tract and the west line thereof extended a distance of 180 feet; thence west 350 feet to the west line of said NW 1/4 of the SE 1/4, 180 feet to the point of beginning;

As recorded under Auditor's file number # 9508080051, records of Skagit County Washington.

Subject to the following easements:

Puget Sound Power and Light Company, Recorded under Auditor's file # 554700.
Cascade Natural Gas Corporation, Recorded under Auditor's file # 705887.

APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on FEBRUARY 10, 1999 did find that the Plat of Rosewind subdivision serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Sam L. Murre
Signature of Secretary

Approved by the Council of the City of Anacortes, Washington, this 7 day of SEPTEMBER, 19 99.

ATTEST: City Clerk George Khtarian

Examined and approved this 23 day of SEPTEMBER, 19 99.

David A. Smith
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 1999.

I, Judyann Menish, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 19-2000.

This 30 day of Sept, 19 99.

Judyann Menish
Skagit County Treasure

Linda Patterson
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 27th day of September, 19 99.

George Khtarian
Treasurer, City of Anacortes

AUDITORS CERTIFICATE

Filed for record this 30 day of Sept 19 99 at 3:57 P M.
in Volume 357 P of Plats on pages 1
at the request of Clair A. Crossman, P.L.S.

Auditors File No. 199909300131

Kathy Hill
Skagit County Auditor

Clayton Lavin
Deputy

UTILITIES EASEMENT

An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND **ENERGY**, GTE TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND TCI CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

TOGETHER W/ THE S' ON THE EASTERLY BOUNDARY.

NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract "A", including a 15' easement on lots 16, 19 and 20 measured from the wetland boundary as shown on the plat drawing for the beneficial interest in the land within the easement.

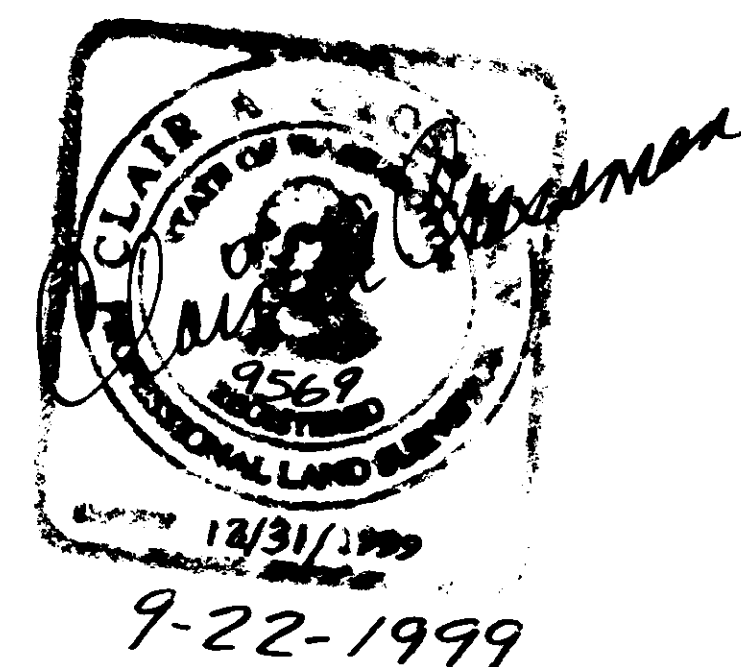
This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes 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.

PEDESTRIAN ACCESS PATH

TRACT "B" is hereby dedicated to the City of Anacortes for purposes as a pedestrian access path and for purposes of maintenance by the City of Anacortes.



DEVELOPER/SUBDIVIDER

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P.O. BOX 973
Anacortes, WA 98221 (360) 293-2596

SURVEYOR

CROSSMAN & ASSOC.
16146 MCLEAN RD.
MT. VERNON, WA (360) 424-7359

DEDICATION

Know All Men by these Present that Washington Federal Savings, mortgage holder, and VINTAGE INVESTMENTS, INC., owner 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 "B" for pedestrian access path purpose.

Walter Small SR. V.B.
Washington Federal Savings

Ronald A. Woolworth
VINTAGE Investment, Inc.

State of Washington
County of

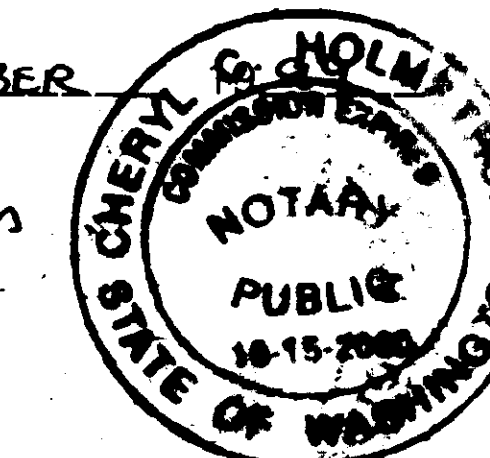
I certify that I know of have satisfactory evidence that DOUG ROWELL signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the SENIOR VICE-PRESIDENT of Washington Federal Savings, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 28th day of SEPTEMBER Notary Public in and for the State of Washington

Name printed CHERYL C HOLMSTROM Cheryl C Holmstrom

Residing at Mount Vernon

My commissions expires 10-15-2000



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 Vintage Investment, INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 22nd day of Sept., 19 99 Notary Public in and for the State of Washington

Name printed MARY MANSFIELD Mary Mansfield

Residing at Anacortes

My commissions expires 10-28-01



SURVEYORS CERTIFICATE

I hereby certify that the plat of Rosewind Subdivision is based upon an actual survey and subdivision of Section 25, 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.

CLAIR A. CROSSMAN, P.L.S. Clair A. Crossman
Certificate No. 9569
Date 9-22-99

SHEET 2 OF 2

SUBDIVISION

FOR: Vintage Investments Inc.
P.O. Box 973
Anacortes, WA 98221

A PORTION OF THE WEST HALF OF THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1, EAST W.M.
CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON

HERRIGSTAD ENGINEERING

3001 R Avenue, Suite 210 B, Anacortes, WA. 98221 (360) 299-8804

DWG.: J121-PLAT

DWN BY: DKH

CHECK BY: CAC

DATE: Aug. 1999

SCALE: None

JOB NO.: 121