

# FOREST RIDGE PUD PHASE 1

PD. 5" X 5"  
SANDSTONE MON.  
TAG 20" D.F. STUMP  
TAG 14" D.F. TAG TORE  
VISITED 10/25/99

A PLANNED UNIT DEVELOPMENT IN THE N.W. 1/4, SW 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.  
CITY OF ANACORTES, WASHINGTON

OCTOBER 2000  
SHEET No. 1 OF 3

## LEGAL DESCRIPTION

ALL OF THE BLOCKS 252, 253, 254 AND 255 ACCORDING TO THE  
PLAN OF ANACORTES RECORDED IN VOLUME 2 OF PLATS, PAGES  
4-7, RECORDS OF SKAGIT COUNTY WASHINGTON.

TOGETHER WITH THE VACATED STREETS AND ALLEYS AS FOLLOWS:  
ALLEYS IN BLOCKS 252, 253, 254 AND 255: 21ST, 22ND AND 23RD  
STREETS FROM THE WEST BOUNDARY OF "B" AVENUE TO THE EAST  
BOUNDARY OF "A" AVENUE; ALL OF "A" AVE. LYING EAST OF THE  
SECTION LINE AND WEST OF BLOCKS 252, 253, 254 AND 255 AS SHOWN  
ON THE DRAWING OF THIS SURVEY.

## NOTES:

1. SET RE-BAR AND YELLOW CAP P.L.S. #9569.
2. ROUND MONUMENT WITH CASE AND COVER.
3. SET LEAD IN TACK IN ROCK ON SOUTH SLOPE OF ROCK  
OUTCROPPING FOR CORNER.
4. SET MONUMENT WITH CASE AND COVER.
5. SET SURFACE MONUMENT.
6. BASIS OF BEARINGS: USED THE BEARING OF N 0°09'35" W AS SHOWN  
ALONG THE WEST LINE OF SECTION 24.
7. EQUIPMENT USED: TOPCON GTS-303.
8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
9. SURVEY METHOD: STANDARD FIELD TRAVERSE

## GENERAL INFORMATION

1. Assessor's Account No. 3772-252-020-0003, 3772-253-020-0001, 3772-254-020-0009,  
3772-255-005-0005, 3772-255-015-0003, 3772-255-020-0006.
2. Description and exception information is from Island Title Company of Anacortes,  
Subdivision Guarantee No. SA-19988, dated September 25, 2000.
3. 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 Deeds of Trust recorded under Skagit County Auditors  
File Numbers 19991030115, 200003100117, 200004110089, 200005240086 and  
200008240082.
4. Zoning: (R2) Residential Low Density District
5. Water Supply: City of Anacortes
6. Sewer Disposal: City of Anacortes
7. The detention pond operation and maintenance is the responsibility of  
the homeowners association.

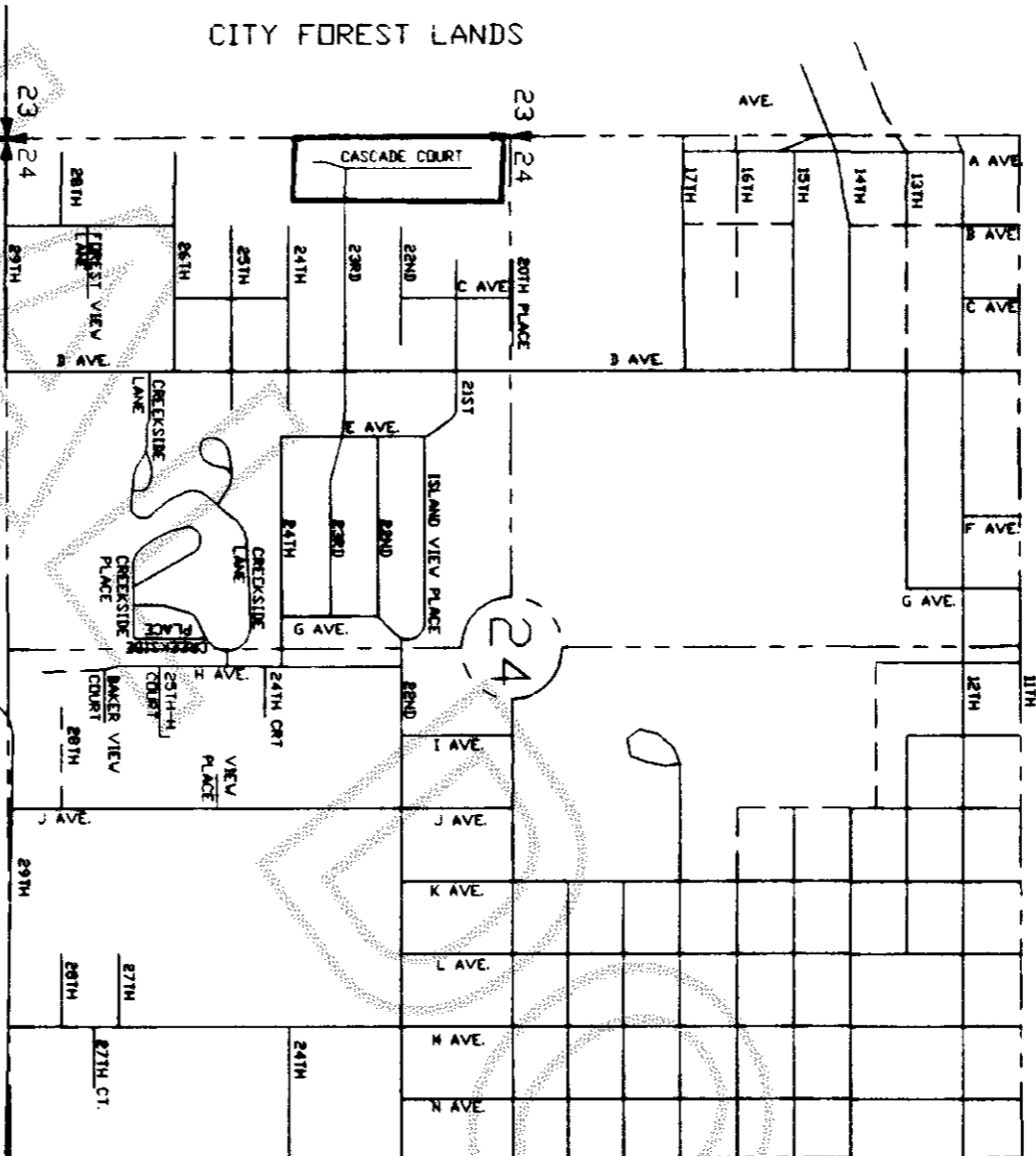
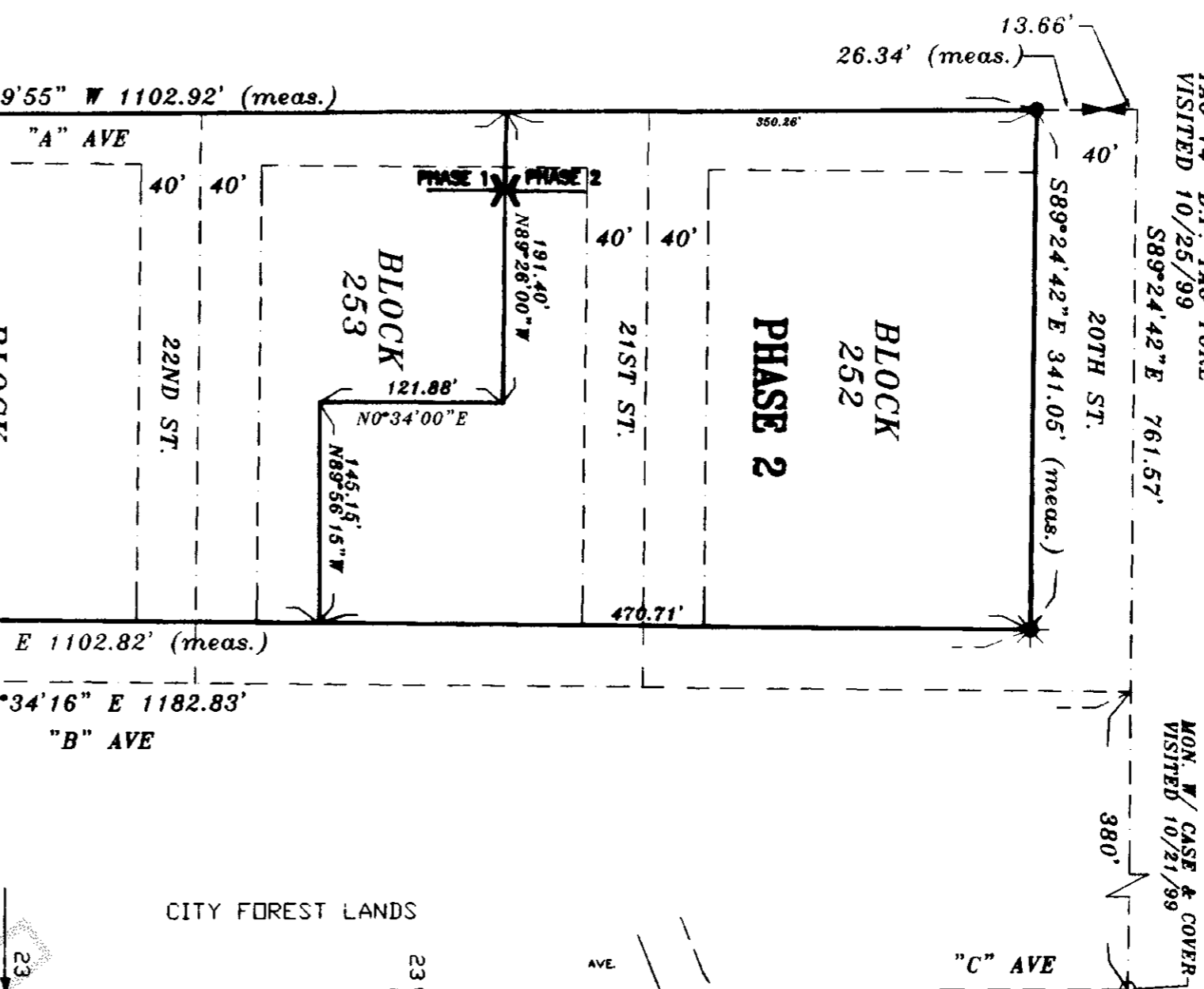
## UTILITIES EASEMENT

An easement is hereby reserved for and conveyed to the  
CITY OF ANACORTES, PUGET SOUND ENERGY,  
CITY TELEPHONE COMPANY, CASCADIA NATURAL GAS COMPANY,  
AT&T CABLE TELEVISION COMPANY and any other franchise  
or public utility and their respective successors and assigns  
under and across those portions of TRACT "A" (common area)  
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  
therein for the purpose of serving this Planned Unit Development  
and other property with electric, gas, telephone and other utility  
service, together with the right to enter upon the tracts  
and spaces at all times for the purposes herein stated.

## NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A Native Growth Protection Easement (NGPE) is hereby dedicated to  
the public for Tract "B" 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 occupants 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.



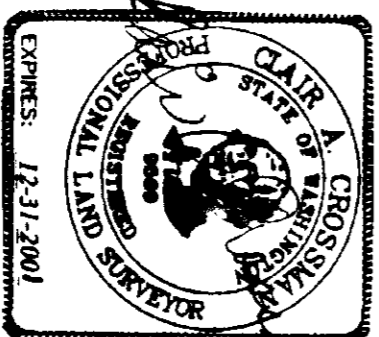
## SURVEYORS CERTIFICATE

I hereby certify that the PUD of Forest Ridge Condominiums is based  
upon an actual survey and subdivision of Section 24, 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.  
Certificate No. 9569

MON. W/ CASE & COVER  
VISITED 10/21/99

Date 10-10-2000



## VICINITY PLAN

SCALE: 1" = 1000'

## BOUNDARY PLAN

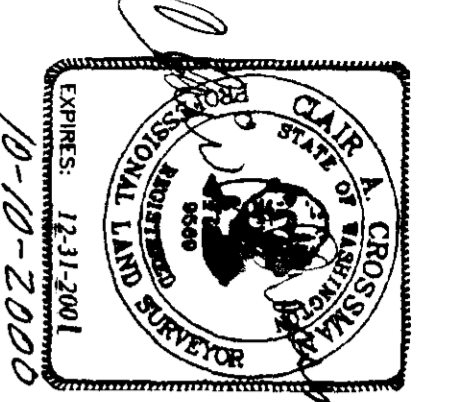
SCALE: 1" = 100'



GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

SURVEYOR  
Crossman & Associates  
16146 McLean Road  
Mt. Vernon, WA 98273

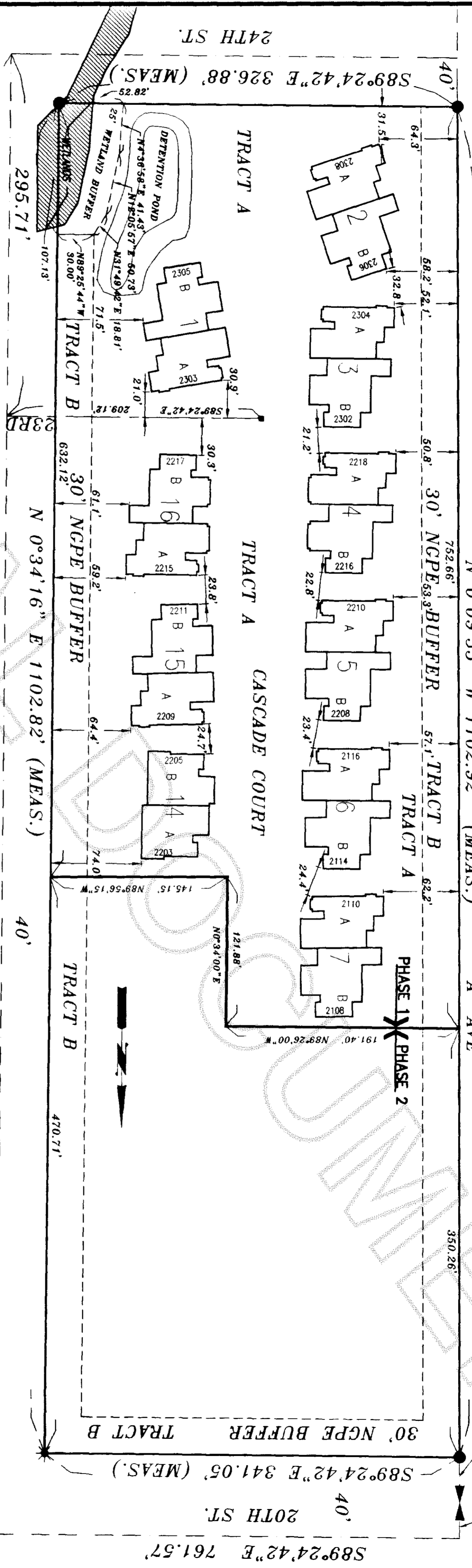
PROPERTY OWNER/SUBDIVIDER  
Vintage Investments  
PO Box 973  
Anacortes, WA 98221



# FOREST RIDGE PUD PHASE 1

A PLANNED UNIT DEVELOPMENT IN THE NW 1/4, SW 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.  
CITY OF ANACORTES, WASHINGTON  
OCTOBER 2000  
SHEET No. 2 OF 3

200010300144  
Skegitt County Auditor  
10/30/2000 Page 2 of 3 2:43:41PM



### APPROVALS

The City Council of the City of Anacortes, meeting in regular session on 4-5-00 did find that the Forest Ridge Condominium PUD serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Signature of Secretary  
*Aileen McFall*

Approved by the Council of the City of Anacortes, Washington, this 5th day of September, 2000.

ATTEST: City Clerk *Judy Hoo, Deputy City Clerk*

Examined and approved this 26th day of October, 2000.

City Engineer  
*Walter G. ...*

### 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 26th day of October, 2000.

Signature of Treasurer  
*Scott ...*

### 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 2000.

1. *Katie Sunquist*, Treasurer of Skagit County, Washington, hereby certifies that a deposit has been paid to cover anticipated taxes up to and including the year 2001.

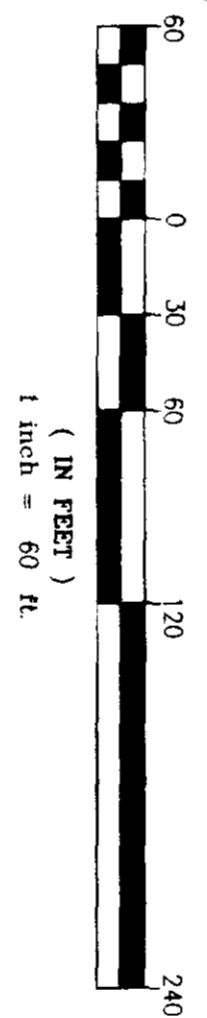
This 30 day of October, 2000.

Signature of Treasurer  
*Holly ...*

do hereby certify that a deposit has been made to cover anticipated taxes for the year 2001.

N 0°34'16" E 1102.82' (MEAS.)

N 0°34'16" E 1182.83' GRAPHIC SCALE



1 inch = 60 ft.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Vintage Investment, Inc., a corporation, owner in fee simple of the land hereby platted, and Washington Federal Savings and Loan Association, mortgagee, do hereby declare this plat as their free and voluntary act and deed and dedicate the area shown on the plat as private road and as common area to the common use and enjoyment of the Forest Ridge Home Owners Association as more fully described in the Auditor's File No. 200010300144.

Signature of Dedicator  
*Greg ...*

Washington Federal Savings  
Vintage Investment, Inc.



I certify that I know of have satisfactory evidence that Dave Russell 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 12th day of October, 2000.

Notary Public in and for the State of Washington  
Name printed Cheryl C. Holmstrom, Cheryl Holmstrom  
Residing at Mount Vernon  
My commissions expires 10-15-2000

### AUDITORS CERTIFICATE

Filed for record this 30 day of October, 2000 at 2:43:41 PM of Plats on pages 2 in Volume 200010300144 at the request of Clair A. Crossman, P.L.S.

Auditors File No. 200010300144

Signature of Auditor  
*Mary Mansfield*



State of Washington  
County of Skagit

I certify that I know of have satisfactory evidence that Bonnie A. Woodworth 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 12th day of October, 2000.

Notary Public in and for the State of Washington  
Name printed Mary Mansfield, Mary Mansfield  
Residing at Amotitas  
My commissions expires 10-28-01

PROPERTY OWNER/SUBDIVIDER  
Vintage Investments  
PO Box 973  
Anacortes, WA 98221

SURVEYOR  
Crossman & Associates  
16146 McLean Road  
Mt. Vernon, WA 98273

PROPERTY OWNER/SUBDIVIDER  
Vintage Investments  
PO Box 973  
Anacortes, WA 98221

SHEET 2 OF 3

# FOREST RIDGE PUD

## PHASE 1

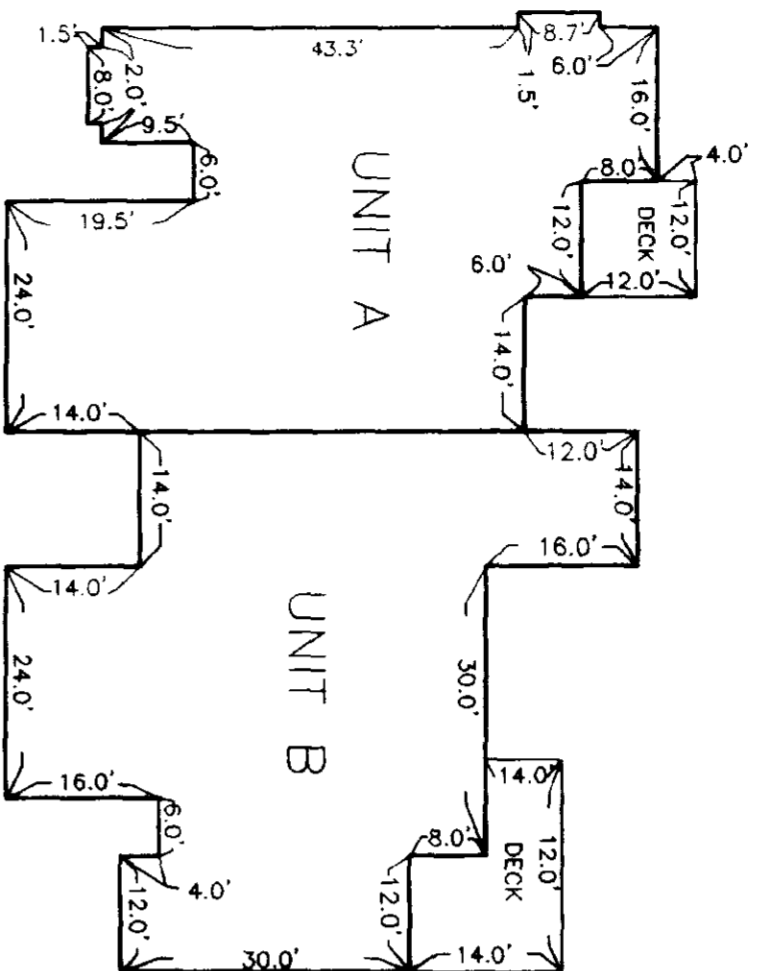
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CITY OF ANACORTES, WASHINGTON

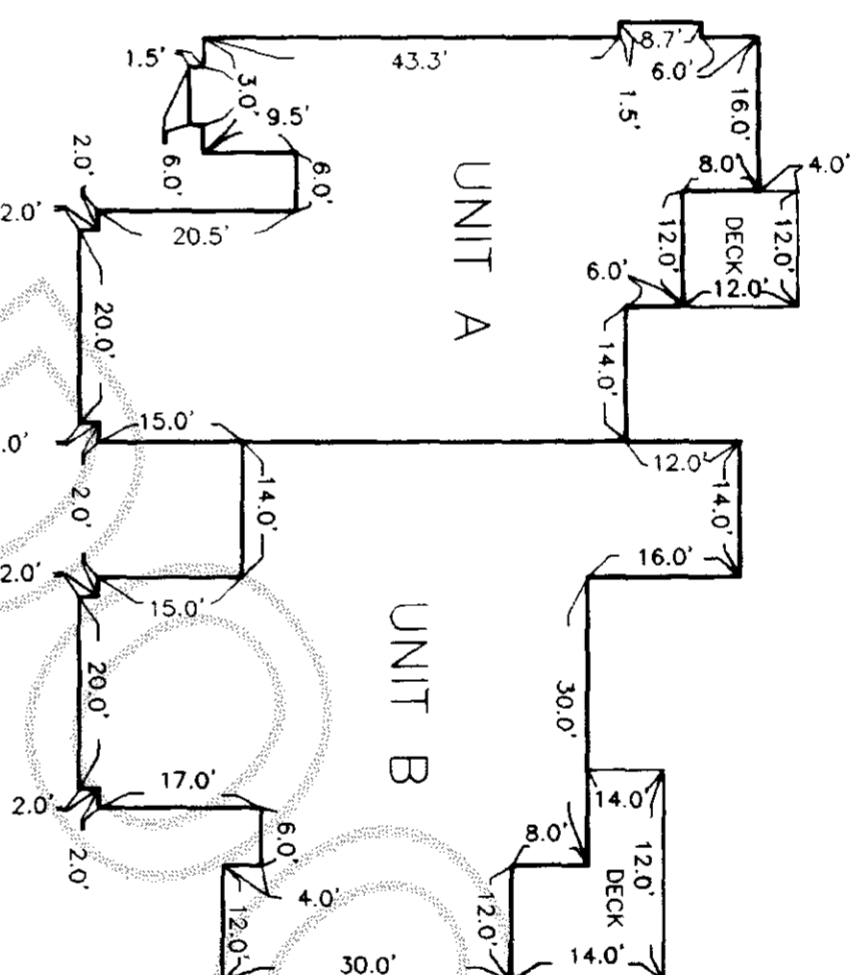
OCTOBER 2000

SHEET No. 3 of 3

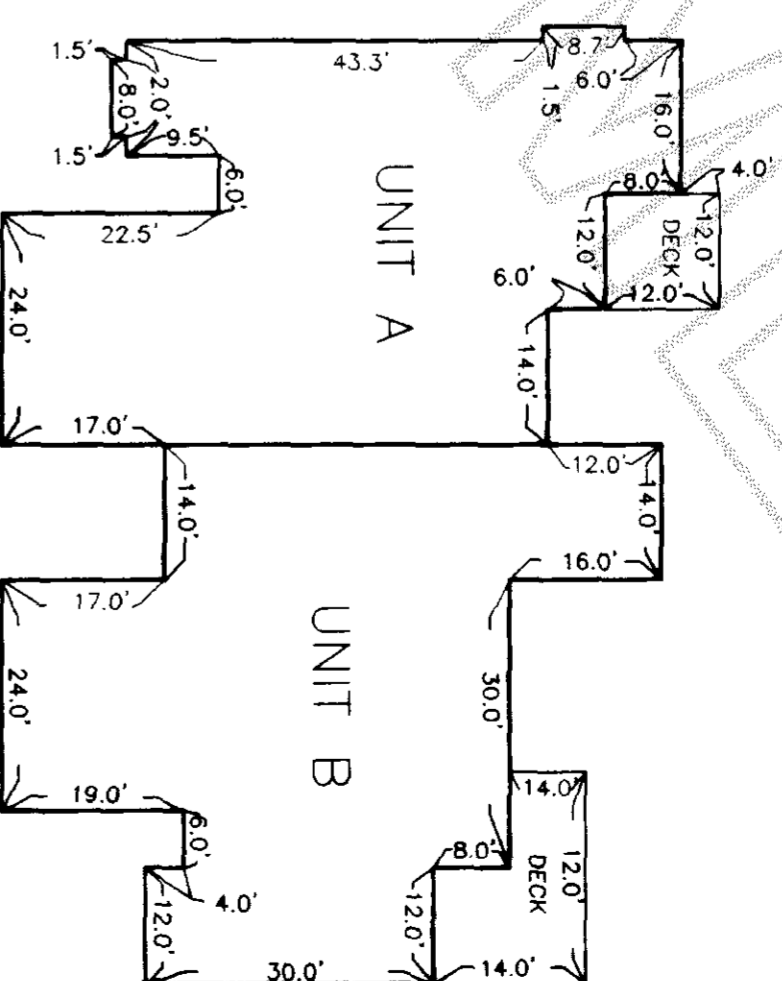
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10/30/2000 Page 3 of 3 2:43:41PM



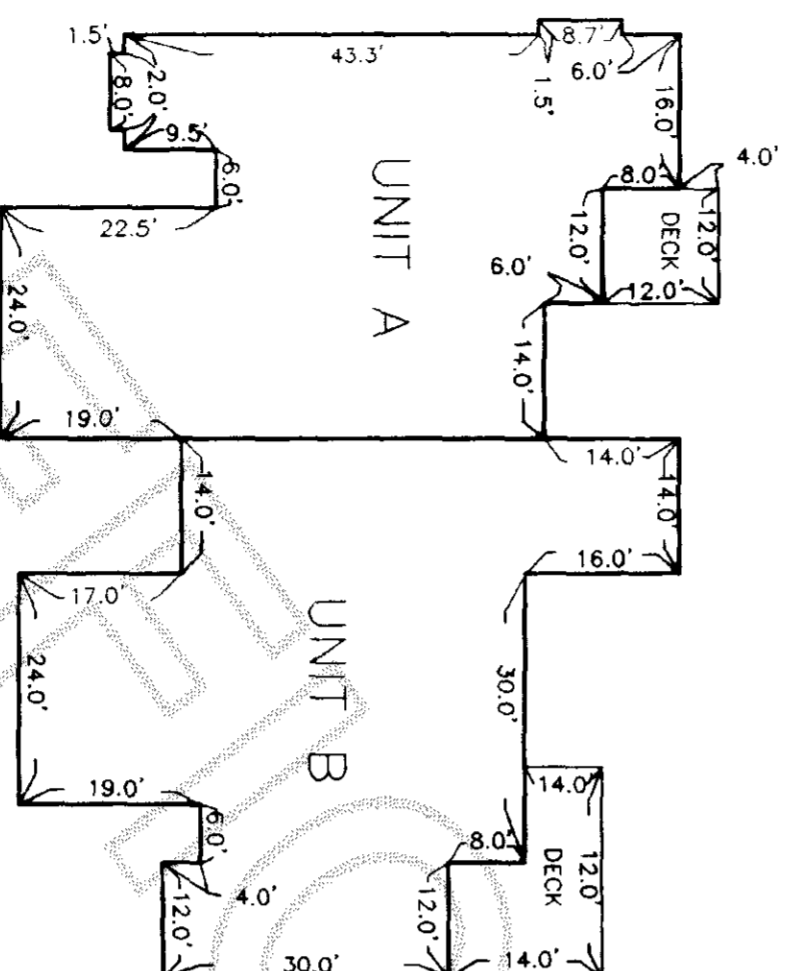
BUILDINGS 1, 2, 3 & 15



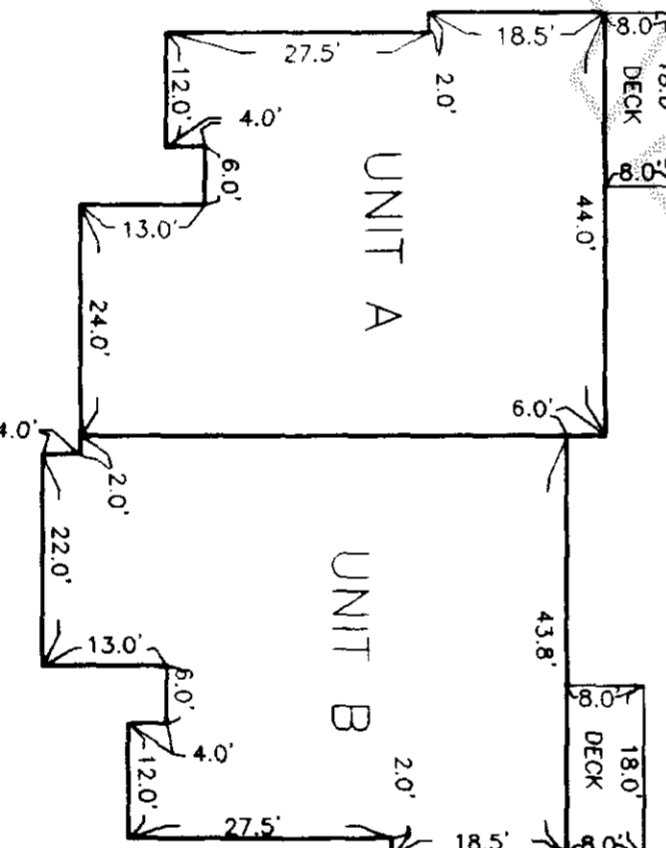
BUILDING 4



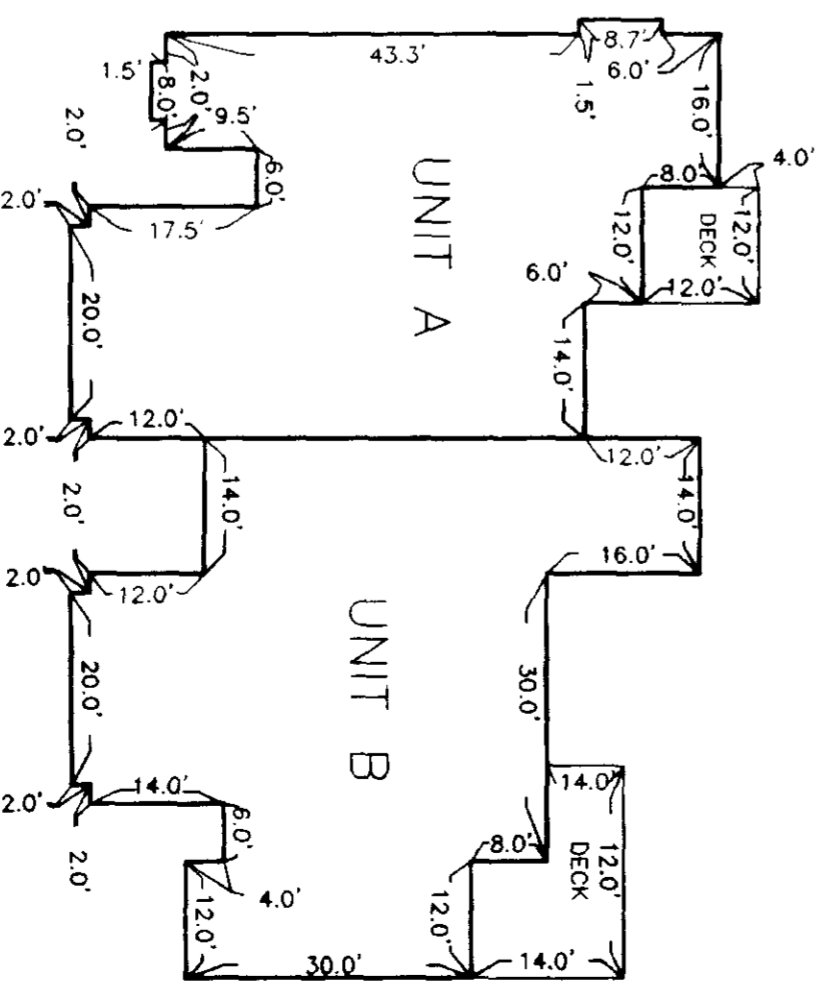
BUILDINGS 5



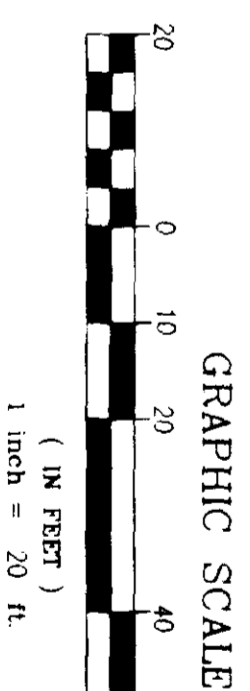
BUILDINGS 6



BUILDINGS 14



BUILDING 16



**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