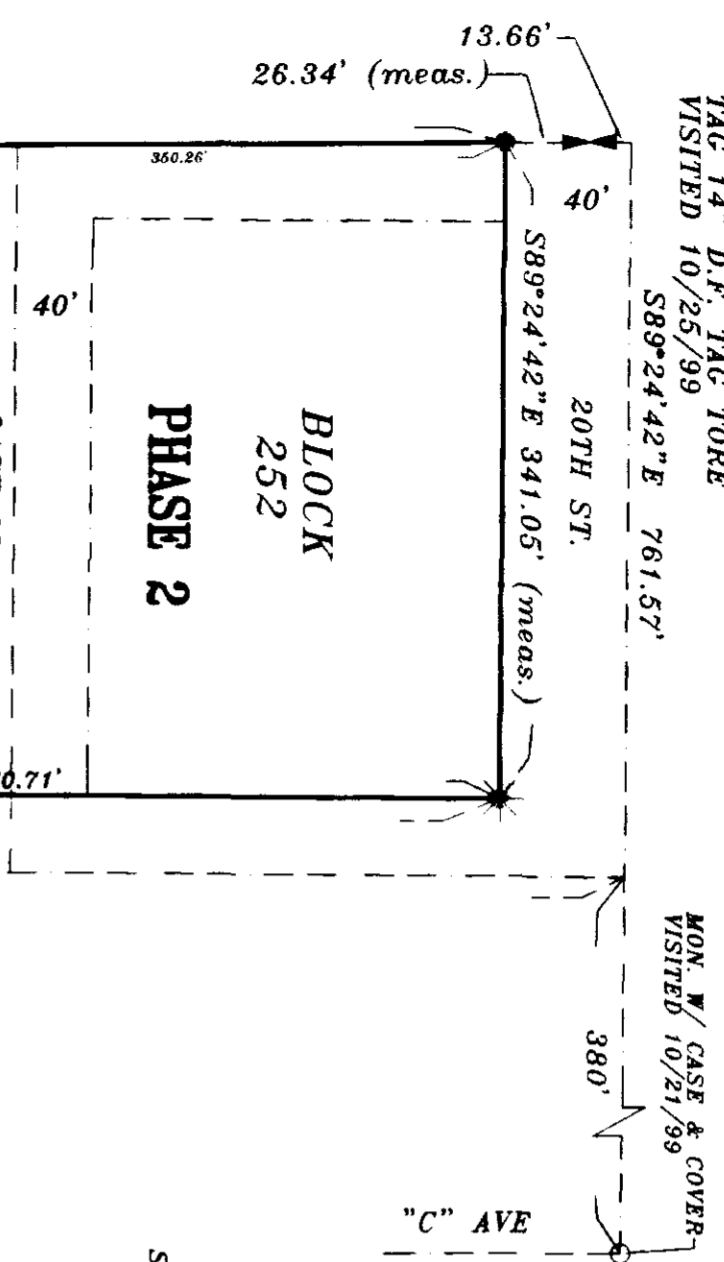


# AMENDED FOREST RIDGE PUD PHASE 1

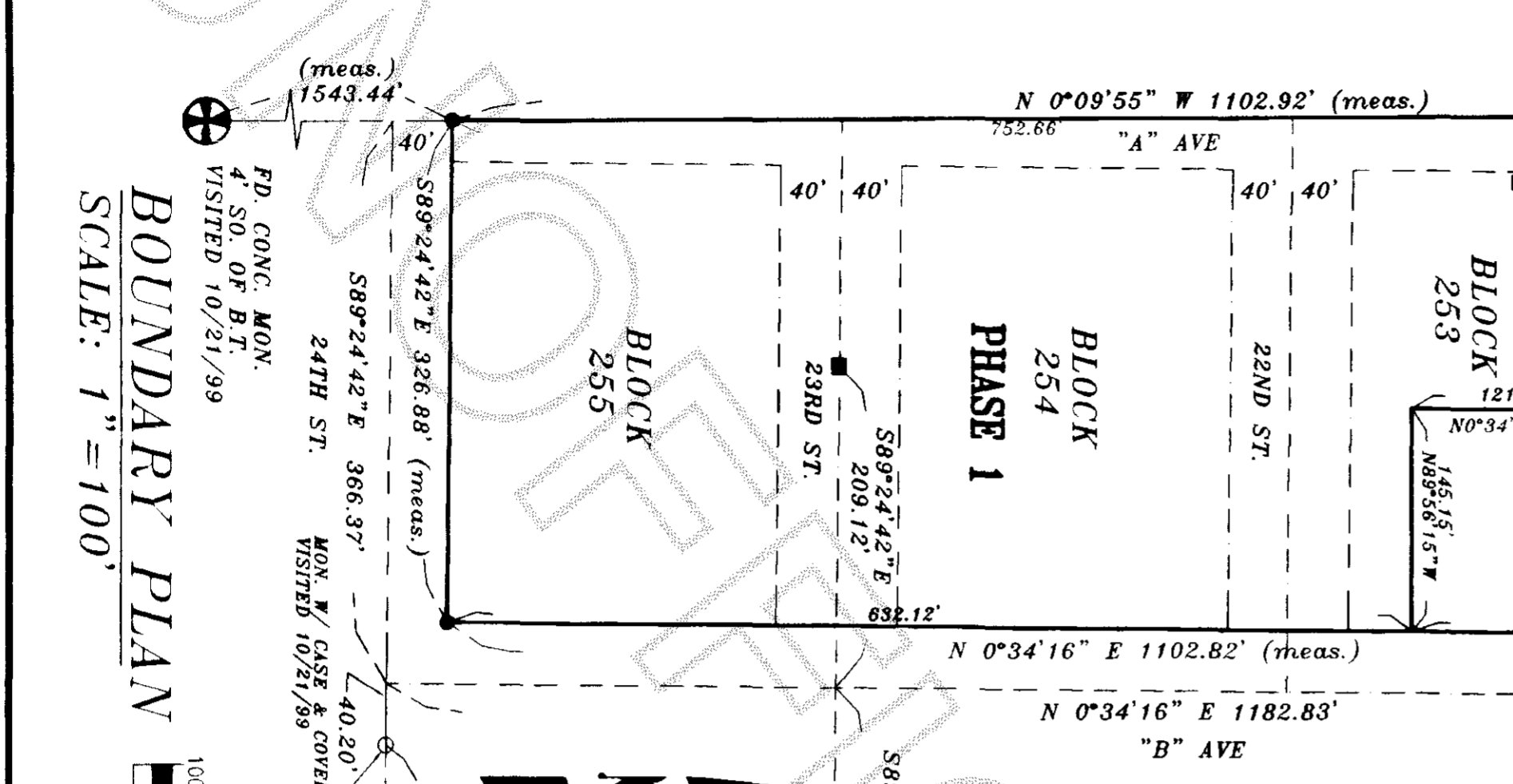
FD. 5" X 5" SANDSTONE MON. TAG 20" D.F. STUMP TAG 14" D.F. TAG TORE VISITED 10/25/99  
 MON. W/ CASE & COVER VISITED 10/21/99  
**A PLANNED UNIT DEVELOPMENT IN THE N.W. 1/4, SW 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.**  
**CITY OF ANACORTES, WASHINGTON**  
**OCTOBER 2000**  
**SHEET No. 1 OF 3**

11/8/2000 Page 1 of 3 3:34:03PM  
 2000-11080122  
 Skagit County Auditor



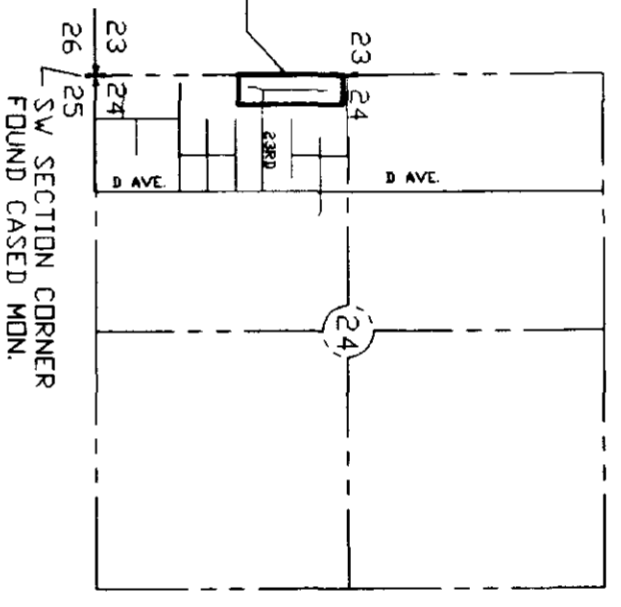
## VICINITY PLAN

SCALE: 1" = 2000'



## BOUNDARY PLAN

SCALE: 1" = 100'



## 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.
3. Subdivision Guarantee No. SA-19988, dated September 25, 2000.
4. 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 199911030115, 200003100117, 200004110089, 200005240086 and 200008240082.
5. Zoning: (R2) Residential Low Density District
6. Water Supply: City of Anacortes.
7. Sewer Disposal: City of Anacortes.
8. The detention pond operation and maintenance is the responsibility of the homeowners association.

## 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 plating regulations.

CLAIR A. CROSSMAN, P.L.S.  
 Certificate No. 9569  
 Date 11-3-2000  
 MON. W/ CASE & COVER VISITED 10/21/99



## LEGAL DESCRIPTION PHASE 1

ALL OF BLOCKS 254, 255, AND A PORTION BLOCK 253 MAP OF THE CITY OF ANACORTES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4-7, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE VACATED ALLEYS LYING WITHIN BLOCKS 254, 255 AND THAT PORTION OF BLOCK 253, VACATED 23RD AND 22ND STREETS FROM THE WEST BOUNDARY OF "B" AVENUE TO THE EAST BOUNDARY OF "A" AVENUE, AND ALL OF THAT PORTION OF VACATED "A" AVENUE LYING EAST OF THE SECTION LINE AND WEST OF BLOCKS 254, 255 AND THAT PORTION OF BLOCK 253, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 255; THENCE N 0°34'16" E 632.12' ALONG THE EAST BOUNDARIES OF BLOCKS 255, 254 AND 253;  
 THENCE N 89°56'15" W 145.15';  
 THENCE N 0°34'00" E 121.88';  
 THENCE N 89°26'00" W 191.40' TO THE WEST LINE OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W. M.;  
 THENCE S 0°09'55" E 752.66' ALONG THE WEST LINE OF SAID SECTION 24 TO THE SOUTH LINE OF BLOCK 255 PROJECTED WEST;  
 THENCE S 89°24'42" E 326.88' ALONG THE SOUTH LINE OF BLOCK 255 TO THE POINT OF BEGINNING.

## 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°09'55" 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

## UTILITIES EASEMENT

An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY, CTE TELEPHONE COMPANY, CASCADE 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 thereto 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.

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

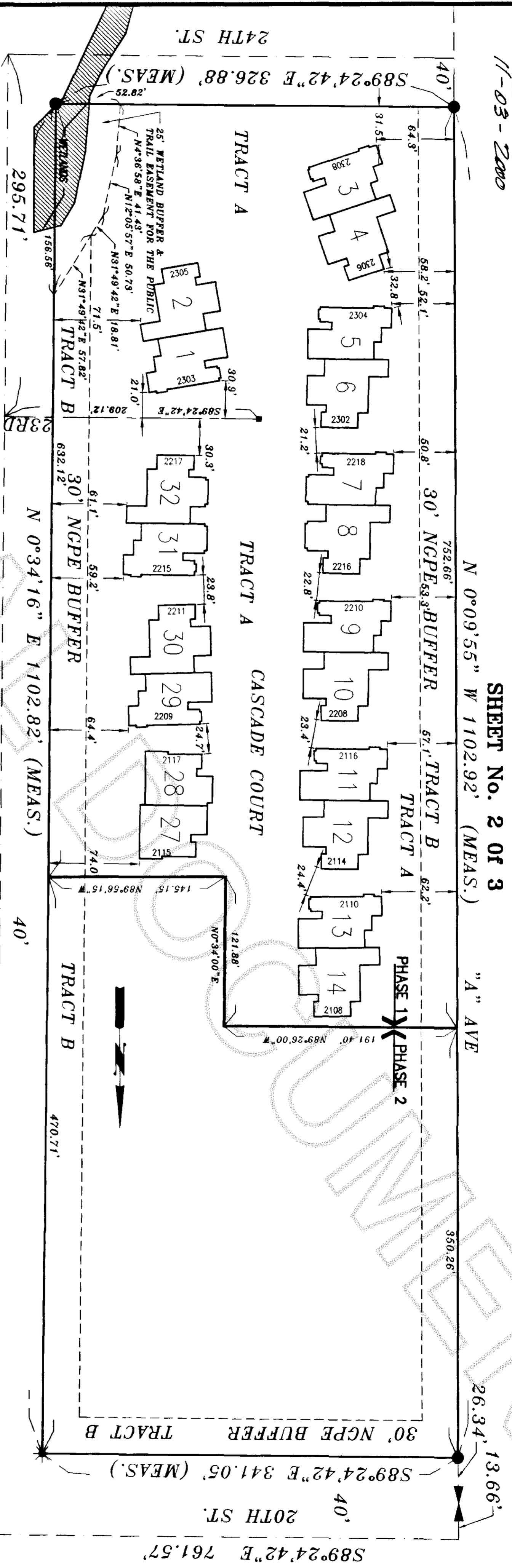
PROPERTY OWNER/SUBDIVIDER  
 Vintage Investments  
 PO Box 973  
 Anacortes, WA 98221 SHEET 1 OF 3



11-03-2000

# AMENDED FOREST RIDGE PUD PHASE 1 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. 2 of 3

200011080122  
Skagit County Auditor  
11/8/2000 Page 2 of 3 3:34:22PM



### APPROVALS

The City Council of the City of Anacortes, meeting in regular session on 9-5-00 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.

Jan. Munez  
SUBDIVISION ADMINISTRATOR/PLANNING DIRECTOR

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

ATTEST: City Clerk Gayle K. Hansen

Examined and approved this 5th day of November 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 5th day of November 2000.

Treasurer, City of Anacortes Jan K. Hansen

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.

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

This 5th day of Nov, 2000  
Kathie Stangor  
Skagit County Treasurer

### DEDICATION

KNOW ALL MEN BY THESE PRESENT 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. 2000080122

Wayne ...  
Washington Federal Savings

Ronald A. Woodworth  
Vintage Investment, Inc.

State of Washington  
County of Skagit  
I certify that I know of have satisfactory evidence that Doug Powell signed this instrument, on oath stated that (he/~~she/they~~) (was/~~was~~) 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.



### AUDITORS CERTIFICATE

Filed for record this 8 day of November 2000 at 3:34 PM of Plats on pages 1 in Volume 334 of Plats on pages 1 at the request of Clair A. Crossman, P.L.S.

Auditors File No. 2000080122  
Norma Bennett  
Skagit County Auditor

State of Washington  
County of Skagit  
I certify that I know of have satisfactory evidence that Ronald A. Woodworth signed this instrument, on oath stated that (he/~~she/they~~) (was/~~was~~) 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 3rd day of NOV, 2000. Notary Public in and for the State of Washington.  
Name printed Mary Mansfield  
Residing at Anacortes  
My commissions expires 10-28-01

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

