

LEGAL DESCRIPTION

LOTS 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK 2, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK 3, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, BLOCK 6, LOT 16, BLOCK 7, LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 11; LOTS 14, 15, 16, 17, 18, 19, BLOCK 11; ALL IN PLAT OF WOOD'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOTS 16 THROUGH 19, INCLUSIVE, BLOCK 11, CONVEYED TO THE CITY OF ANACORTES BY DEED RECORDED APRIL 6, 1959, UNDER AUDITOR'S FILE NO. 578657

SITUATED IN SKAGIT COUNTY, WASHINGTON.

(DESCRIPTION FROM ISLAND TITLE COMPANY SUBDIVISION GUARANTEE NO. A19851, DATED JULY 24, 2000).

BASIS OF BEARING

BASIS OF BEARING IS SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE W.M., AS SHOWN ON RECORD OF SURVEY RECORDED AUGUST 27, 1991 IN BOOK 11 OF SURVEYS AT PAGES 161 AND 162, UNDER AUDITOR'S FILE NO. 9108270107, BEARING N 89° 56' 05" E FROM THE SOUTH-WEST CORNER OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF. MONUMENTS USED WERE RAILROAD SPIKE IN ASPHALT AT SAID SOUTHWEST CORNER AND MONUMENT IN CASE AT SAID SOUTHEAST CORNER.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. ZONING: R2- RESIDENTIAL LOW DENSITY.
3. SEWAGE DISPOSAL: CITY OF ANACORTES.
4. WATER: CITY OF ANACORTES.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERZON, CASCADE NATURAL GAS CORP., TOI CABLEVISION OF WASHINGTON, INC., OTHER PUBLIC FRANCHISE UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THE PLAT. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR RESTORING THE PROPERTY TO CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF WASHINGTON PARK ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS ARE SET CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE CITY OF ANACORTES, AND STATE OF WASHINGTON STATUTES.

Jeffrey A. Skodje
JEFFREY A. SKODJE, P.L.S. CERTIFICATE NO. 19645
DATE 11-6-2000



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29 DAY OF NOV 2000 AT 8:51 P.M.
UNDER AUDITOR'S FILE NO. 200011290008, RECORDS OF
SKAGIT COUNTY, WASHINGTON AT THE REQUEST OF LEONARD, BOUDINOT AND
SKODJE, INC.

Norma Burnmet
SKAGIT COUNTY AUDITOR

APPROVALS

THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION ON 2-13-2000 DID FIND THAT THE PLAT OF WASHINGTON PARK ESTATES SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SUBDIVISION ADMINISTRATOR TO EXECUTE ITS WRITTEN APPROVAL HEREON.

9-1-2000
John A. Hume
SUBDIVISION ADMINISTRATOR

APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON THIS 18th DAY OF September, 2000.

ATTEST: CITY CLERK *Debra K. Hume*
EXAMINED AND APPROVED THIS 28th DAY OF November, 2000.
CITY ENGINEER *Michael J. Smith*

TREASURER'S 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 2000.

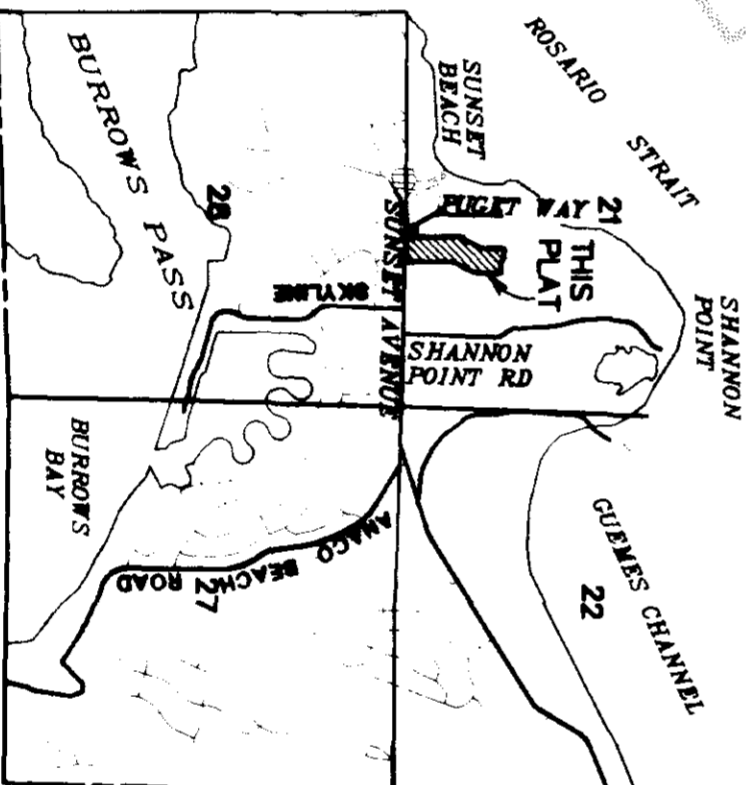
I, John Jungquist, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2001.
THIS 29th DAY OF November, 2000.
John Jungquist by *Paula Peterson*
SKAGIT COUNTY TREASURER DEPUTY

CITY TREASURER'S 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 29th DAY OF November, 2000.
John A. Hume
CITY OF ANACORTES TREASURER

DECLARATION REFERENCE

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PREPARED FOR THIS SUBDIVISION AND TO WHICH THIS PLAT REFERS IS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON November 28, 2000 UNDER AUDITOR'S FILE NO. 200011290008, RECORDS OF SKAGIT COUNTY, WASHINGTON.



MAP

SECTIONS 21, 22, 27, 28, TWP 35 N., RGE 1 E., W.M.
SCALE: 1" = 1/2 MILE

DEVELOPER:
SUNSET COVE DEVELOPMENT, LLC
C/O SCHEMMER ENGINEERING, INC.
100A COMMERCIAL AVE., SUITE 152
ANACORTES, WA 98221
(360) 293-1960

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SUNSET COVE DEVELOPMENT, LLC, AND STERLING SAVINGS BANK, THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES AND PUBLIC PLACES FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, ALL CLAIMS FOR DAMAGE BY THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS. THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER ALSO DEDICATE TO THE SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION THE STORM SEWER EASEMENT AS SHOWN HEREON AND COMMON AREAS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY AND REFERENCED HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 28th DAY OF November, 2000.
John Jungquist
Managing Member, SUNSET COVE DEVELOPMENT, LLC
John A. Hume
VICE PRESIDENT, STERLING SAVINGS BANK

ACKNOWLEDGMENT FOR OWNER

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Jungquist IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON DASH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Managing Member OF SUNSET COVE DEVELOPMENT, LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: November 28th, 2000.

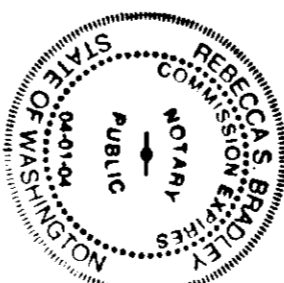
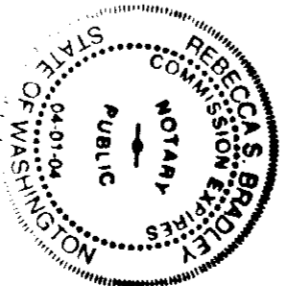
John Jungquist
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 04/01/04

ACKNOWLEDGMENT FOR MORTGAGEE

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Robert Clements AND VP of Sterling Savings Bank IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT ON 01/11/2001 THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS VP of Sterling Savings Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: November 28th, 2000.

Robert Clements
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 04-01-04



PLAT OF WASHINGTON PARK ESTATES
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

A REPLAT IN BLOCKS 2, 3, 6, 7 AND 11,
"PLAT OF WOOD'S ADDITION TO ANACORTES, WASHINGTON"
IN THE SOUTHWEST QUARTER OF SECTION 21, T. 35N., R. 1E., W.M.

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360) 336-5751

DRAWN BY: JLB DATE: OCTOBER 2000
FIELD BOOK 576/74, 575/47

SCALE: --

SHEET 1 OF 3

UNPLATTED

UNPLATTED

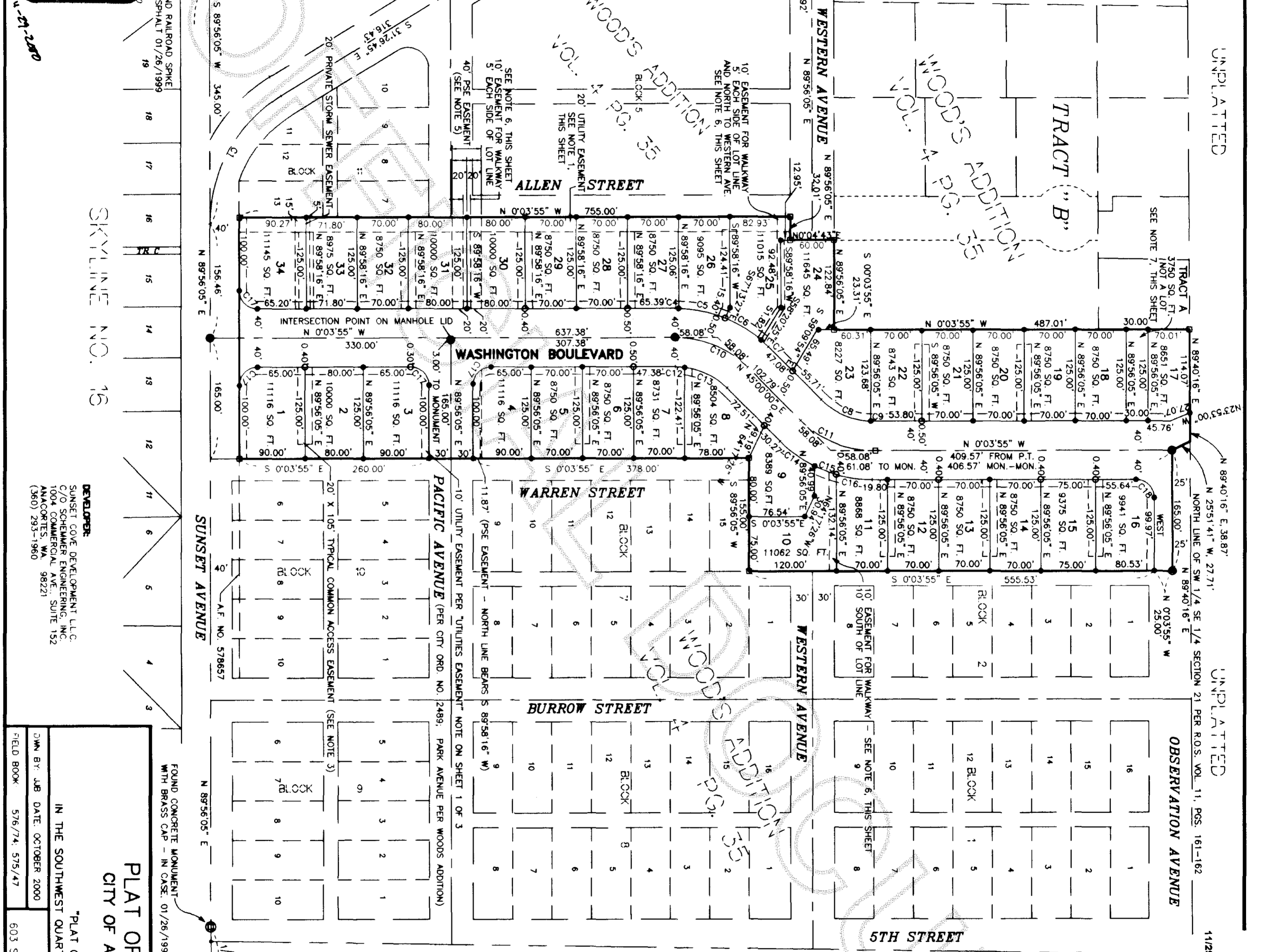
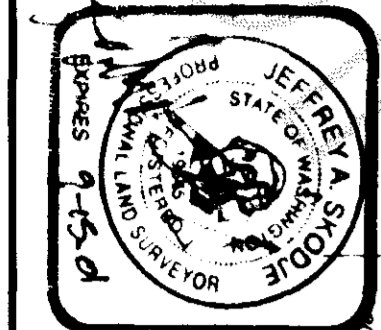
11/29/2000 Page 2 of 3 2:51:19PM

NW CORNER SW 1/4
SE 1/4 SECTION 21
AS SHOWN ON RECORD
OF SURVEY RECORDED
IN VOLUME 11 OF
SURVEYS, PAGES 161
AND 162, UNDER
AUDITOR'S FILE
NO. 9108270107

NE CORNER SW 1/4
SE 1/4 SECTION 21
AS SHOWN ON RECORD
OF SURVEY RECORDED
IN VOLUME 11 OF
SURVEYS, PAGES 161
AND 162, UNDER
AUDITOR'S FILE
NO. 9108270107

NUMBER	RADIUS	CENTRAL ANGLE	LENGTH
C1	204.85'	58° 37' 10"	209.58'
C2	174.85'	2° 48' 07"	8.53'
C3	174.85'	55° 49' 06"	170.34'
C4	180.00'	1° 28' 08"	4.61'
C5	180.00'	20° 56' 48"	65.81'
C6	180.00'	18° 16' 49"	57.43'
C7	180.00'	4° 22' 10"	13.73'
C8	100.00'	35° 44' 42"	62.39'
C9	100.00'	9° 19' 13"	16.27'
C10	140.00'	45° 03' 55"	110.12'
C11	140.00'	45° 03' 55"	110.12'
C12	100.00'	13° 04' 22"	22.82'
C13	100.00'	31° 59' 33"	55.84'
C14	180.00'	10° 15' 54"	32.25'
C15	180.00'	16° 11' 32"	50.87'
C16	180.00'	90° 00' 00"	39.27'
C17	25.00'	90° 03' 55"	39.30'
C18	25.00'	90° 03' 55"	39.30'

CURVE TABLE



NOTES

- PUBLIC UTILITY EASEMENT ACROSS THE WEST 20 FEET OF LOTS 25-34 IS HEREBY GRANTED TO THE CITY OF ANACORTES. ACCESS SHALL NOT BE OBSTRUCTED BY FENCING, SHRUBS OR OTHER LANDSCAPE OR FENCE FEATURES THAT WOULD OBSTRUCT ACCESS TO MANHOLES. SHOULD EXCAVATION OF THE SEWER LINE BE REQUIRED FOR MAINTENANCE BEYOND MANHOLE ACCESS, THE GRANTEE SHALL RESTORE THE EASEMENT AREA TO ALL WEATHER ACCESS CONDITION ONLY. GRANTEE SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR RESTORATION TO PRIOR CONDITIONS.
- SOME LOT CORNERS ALONG WASHINGTON BOULEVARD WERE OFFSET TOWARD THE CENTER OF THE STREET DUE TO CONFLICTS WITH WATER METERS. DIRECTIONS ARE ALONG LOT LINES EXTENDED. DISTANCES TO THE TRUE LOT CORNER ARE SHOWN NEXT TO THE LOT CORNER SYMBOL.
- LOTS 1 AND 2, 5 AND 6, 7 AND 8, 11 AND 12, 13 AND 14, 15 AND 16, 19 AND 20, 21 AND 22, 25 AND 26, 27 AND 28, 29 AND 30, 31 AND 32, AND 33 AND 34 ARE SUBJECT TO COMMON ACCESS EASEMENTS OVER THE SOUTH OR NORTH 10 FEET OF THE EAST OR WEST 105 FEET OF EACH AS SHOWN HEREON. EACH LOT OF EACH PAIR SHALL HAVE THE RIGHT TO USE THAT AREA FOR INGRESS AND EGRESS AND PRIVATE UTILITIES. NO PARKING SHALL OCCUR ON THE COMMON ACCESS EASEMENTS UNLESS BY MUTUAL AGREEMENT OF THE ADJACENT OWNERS. SAID AREA SHALL EXTEND 105 FEET EAST ALONG THE LINE COMMON TO LOTS 7 AND 8, AND 105 FEET WEST ALONG THE LINE COMMON TO LOTS 25 AND 26 FROM THE ANGLE POINT IN THEIR COMMON LINE.
- THIS PLAT IS A REPLAT OF PORTIONS OF "PLAT OF WOOD'S ADDITION TO ANACORTES WASHINGTON". SOME OF THE STREET AND ALLEY RIGHTS OF WAY FROM SAID "WOOD'S ADDITION" IS HEREBY VACATED. AND SOME NEW STREET RIGHT OF WAY IS HEREBY DEDICATED TO THE PUBLIC. SEE SHEET 3 OF 3 FOR OVERLAY.
- PSE EASEMENTS ACROSS LOTS 4 AND 30 AND 31 ARE HEREBY GRANTED TO PUGET SOUND ENERGY, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF ELECTRICAL POWER TRANSMISSION.
- EASEMENTS FOR WALKWAY SHOWN HEREON ARE PEDESTRIAN OR OTHER NON-MOTORIZED ACCESS EASEMENTS, AND ARE HEREBY GRANTED TO THE CITY OF ANACORTES AND THE PUBLIC. THE EASEMENT AREA MAY NOT BE OBSTRUCTED OR USED FOR ANY PURPOSE OTHER THAN PEDESTRIAN OR OTHER NON-MOTORIZED ACCESS WITH THE EXCEPTION OF LANDSCAPING THAT SHALL NOT OBSTRUCT, OVERHANG OR INTERFERE WITH THE INTENDED USE OF THE EASEMENT. NO DRIVEWAY SURFACING, PARKING OF VEHICLES, BOATS, TRAILERS, ETC. OR ANY OTHER OBSTRUCTION TO NON-MOTORIZED USE SHALL BE PERMITTED.
- TRACT A IS NOT A BUILDABLE LOT. IT SHALL BE ATTACHED TO AND BECOME A PART OF THE PARCEL ADJOINING IT TO THE WEST BY LOT LINE ADJUSTMENT. TRACT A IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN FAVOR OF ADJOINING LOTS 17 AND 18.

LEGEND

- - DENOTES REBAR WITH YELLOW CAP MARKED "L.S. 19645". SET.
- - DENOTES REBAR WITH RED CAP MARKED "TRAV. POINT" "L.S. 19645". SET.
- - DENOTES CONCRETE MONUMENT SET.
- - DENOTES CONCRETE MONUMENT IN CASE. SET.
- ⊙ - DENOTES FOUND CONCRETE MONUMENT IN CASE.
- ⊕ - DENOTES LOT ADDRESS ALONG WASHINGTON BOULEVARD (SEE SHEET 3).

FOUND CONCRETE MONUMENT WITH BRASS CAP - IN CASE. 01/26/1999

FOUND CONCRETE MONUMENT WITH BRASS CAP - IN CASE. 01/26/1999

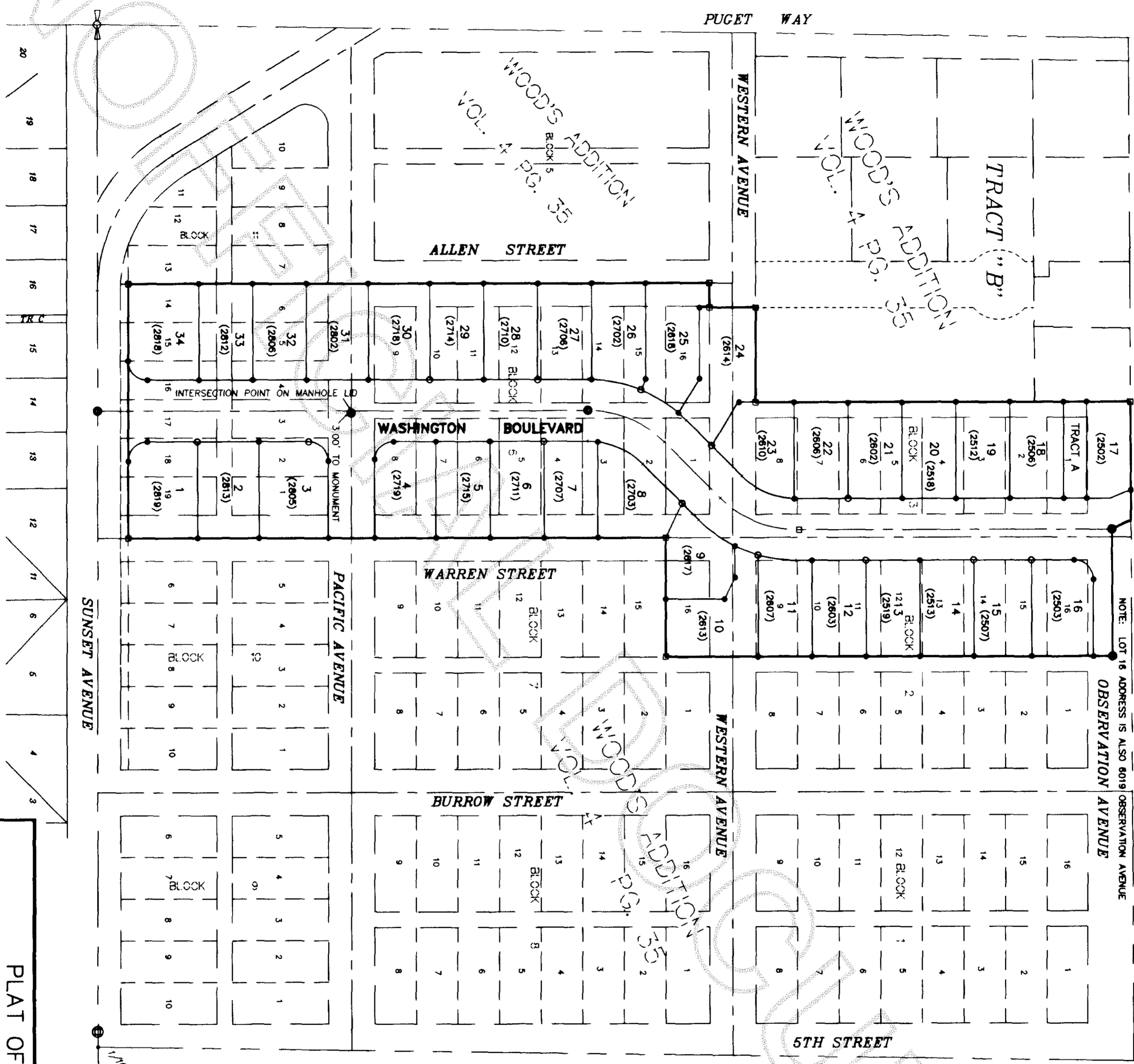
SHEET 2 OF 3

PLAT OF WASHINGTON PARK ESTATES
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON
A REPLAT IN BLOCKS 2, 3, 6, 7 AND 11.
"PLAT OF WOOD'S ADDITION TO ANACORTES, WASHINGTON"
IN THE SOUTHWEST QUARTER OF SECTION 21, T.35N., R.1E., W.M.
DEVELOPER: SUNSET COVE DEVELOPMENT LLC
C/O SCHEMME ENGINEERING, INC.
1004 COMMERCIAL AVE., SUITE 152
ANACORTES, WA 98221
(360) 293-1960
DATE: OCTOBER 2000
JOB NO.: 00015-B

UNPLATTED

UNPLATTED

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Skagit County Auditor
11/29/2000 Page 3 of 3 2:51:19PM



LEGEND

- - DENOTES REBAR WITH YELLOW CAP MARKED "L.S. 19645", SET
- - DENOTES REBAR WITH RED CAP MARKED "TRAV POINT" "L.S. 19645", SET
- - DENOTES CONCRETE MONUMENT SET
- ⊙ - DENOTES CONCRETE MONUMENT IN CASE, SET
- ⊕ - DENOTES FOUND CONCRETE MONUMENT IN CASE.
- ⊖ - DENOTES LOT ADDRESS ALONG WASHINGTON BOULEVARD



PLAT OF WASHINGTON PARK ESTATES
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

A REPLAT IN BLOCKS 2, 3, 6, 7 AND 11,
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IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, T.35N., R.1E., W.M.

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(360) 293-1960

DWN BY: JAB DATE: OCTOBER 2000
FIELD BOOK: 576/74, 575/47

SCALE: 1" = 100'
SHEET NO. 00015-B

SHEET 3 OF 3