

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 SOUTHWEST 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.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERIZON, 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 GRANTOR SHALL BE RESPONSIBLE FOR RESTORING THE PROPERTY TO CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA-1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. ZONING: R2 - RESIDENTIAL LOW DENSITY.
3. SEWAGE DISPOSAL: CITY OF ANACORTES.
4. WATER: CITY OF ANACORTES.
5. 20' SANITARY SEWER EASEMENT ACROSS LOTS 10-13 AND PORTION OF TRACT B 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 ROUTINE MANHOLE ACCESS, THE GRANTEE SHALL RESTORE THE EASEMENT AREA TO ALL WEATHER ACCESS CONDITION ONLY. GRANITOR, SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR RESTORATION TO PRIOR CONDITIONS.
6. 20' SANITARY SEWER EASEMENT ACROSS LOTS 4 AND 5 IS HEREBY GRANTED TO AND TO BE PRIVATELY MAINTAINED AND OPERATED BY THE OWNERS OF SERVED STRUCTURES LOCATED ON SAID LOTS AND ON THE ADJOINING TRACT E.

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. 100011290070. RECORDS OF SKAGIT COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUNSET COVE 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 AND ORDINANCES.

Jeffrey A. Skodje
JEFFREY A. SKODJE, P.E.S., CERTIFICATE NO. 19645
DATE: 11-26-2000

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29 DAY OF Nov, 2000 AT 2:57 P.M.
UNDER AUDITOR'S FILE NO. 100011290070. RECORDS OF
SKAGIT COUNTY, WASHINGTON AT THE REQUEST OF LEONARD, BOLDINOT AND SKODJE, INC.

Nancy Burmest Deputy
SKAGIT COUNTY AUDITOR



APPROVALS

THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION ON 9-18-00, DID FIND THAT THE PLAT OF SUNSET COVE ESTATES SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SUBDIVISION ADMINISTRATOR TO EXECUTE ITS WRITTEN APPROVAL HEREON.

Don J. Moore
SUBDIVISION ADMINISTRATOR

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

ATTEST: CITY CLERK

Debra K. Hansen

EXAMINED AND APPROVED THIS 14th DAY OF November, 2000.

Wendy Wick
CITY ENGINEER

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 2001.

I, Katie Jungquist, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANY UNPAID TAXES UP TO AND INCLUDING THE YEAR 2001.

CITY TREASURER'S CERTIFICATE

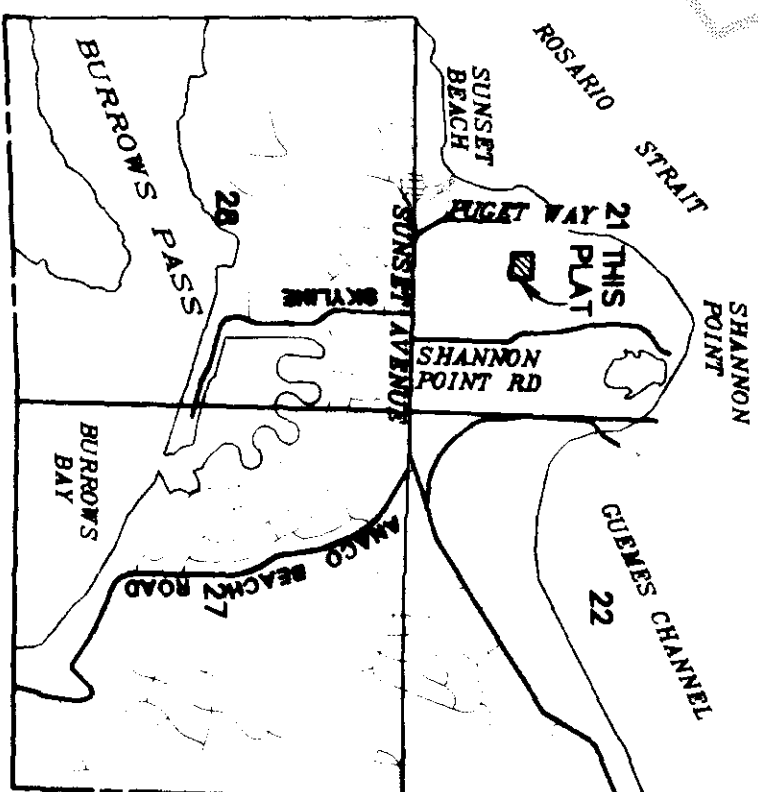
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 7th DAY OF November, 2000.

Debra K. Hansen
CITY OF ANACORTES TREASURER

OCCUPATIONAL INDICATORS NOTE

THIS SURVEY HAS DETECTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. OR 352.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP, BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.



VICINITY 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.
1610 COMMERCIAL AVE., SUITE A
ANACORTES, WA 98221
(360) 293-9006

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN J. PIAZZA, SR., DOROTHY ANN PIAZZA, WILLIAM L. OBRUCK, JARILYN M. OBRUCK, SUNSET COVE DEVELOPMENT, L.L.C., 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, ALLEYS 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 AND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS. THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER ALSO HEREBY DEDICATE TO THE CITY OF ANACORTES, WASHINGTON, THE ASSOCIATED STORM SEWER EASEMENTS AND TRACTS A, B, C AND D SHOWN HEREON AND CONSIDERED AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY AND REFERENCED HEREON.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 20 DAY OF November, 2000.

John J. Piazza, Sr.
JOHN J. PIAZZA, SR.
William L. Obruck
WILLIAM L. OBRUCK
Dorothy Ann Piazza
DOROTHY ANN PIAZZA
Jarilyn M. Obruck
JARILYN M. OBRUCK

SUNSET COVE DEVELOPMENT, L.L.C. Debra K. Hansen STERLING SAVINGS BANK

ACKNOWLEDGMENT FOR OWNER

STATE OF WASHINGTON }
COUNTY OF SKEKET } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBERS OF SUNSET COVE DEVELOPMENT, L.L.C. AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: November 20, 2000

Debra K. Hansen
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 8-17-2001

ACKNOWLEDGMENT FOR OWNER

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 20____.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES _____

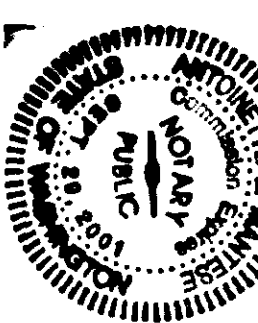
ACKNOWLEDGMENT FOR MORTGAGEE

STATE OF WASHINGTON }
COUNTY OF SKEKET } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Thomas D. Stewart AND _____ 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 VIC PRESIDENT RESPECTIVELY OF S.S.B. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED November 16, 2000.

Thomas D. Stewart
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 9-14-2001



PLAT OF SUNSET COVE ESTATES
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

GOVERNMENT LOTS 2 (THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER) AND 3 (THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 21, T.35N, R.1E, W.M.

DRAWN BY: DATE OCTOBER 2000
FIELD BOOK: 576-774 575-47
LEONARD, BOLDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360) 336-5751
SCALE: --
JOB NO: 00015-A

LEGAL DESCRIPTION

(PARCEL A)

ALL THAT PORTION OF THE SOUTH 15 1/2 ACRES OF GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH 15 1/2 ACRES OF GOVERNMENT LOT 2, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 11 OF SURVEYS AT PAGES 161 AND 162, UNDER AUDITOR'S FILE NO. 9108270107, IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89° 40' 16" EAST ALONG THE SOUTH LINE OF SAID SOUTH 15 1/2 ACRES, A DISTANCE OF 30.01 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BORS OLICH AND ANN B. OLICH, HUSBAND AND WIFE, BY INSTRUMENT DATED MARCH 16, 1964, AND RECORDED MARCH 27, 1964, UNDER AUDITOR'S FILE NO. 648412, RECORDS OF SAID COUNTY AND STATE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 18° 00' 16" EAST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 31.60 FEET TO THE SOUTHWEST CORNER OF SAID OLICH TRACT; THENCE NORTH 89° 40' 16" EAST ALONG THE SOUTH LINE OF SAID OLICH TRACT, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 18° 00' 16" EAST ALONG THE EAST LINE OF SAID OLICH TRACT, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 85° 41' 05" WEST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 4.37 FEET; THENCE NORTH 07° 16' 24" EAST A DISTANCE OF 12.54 FEET; THENCE NORTH 85° 22' 39" WEST A DISTANCE OF 110.33 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID OLICH TRACT; THENCE NORTH 70° 42' 09" WEST A DISTANCE OF 73.87 FEET TO THE WEST LINE OF SAID SOUTH 15 1/2 ACRES OF GOVERNMENT LOT 2; THENCE NORTH 00° 45' 59" EAST ALONG SAID WEST LINE, A DISTANCE OF 21.47 FEET; THENCE NORTH 13° 33' 37" EAST A DISTANCE OF 43.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 449.28 FEET; THENCE NORTHEASTERLY, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 43' 14" FOR AN ARC DISTANCE OF 327.15 FEET TO THE NORTH LINE OF SAID SOUTH 15 1/2 ACRES OF GOVERNMENT LOT 2; THENCE NORTH 89° 40' 16" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1139.22 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 15 1/2 ACRES; THENCE SOUTH 00° 45' 59" WEST A DISTANCE OF 479.40 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 15 1/2 ACRES; THENCE SOUTH 89° 40' 16" WEST ALONG THE SOUTH LINE OF SAID SOUTH 15 1/2 ACRES, A DISTANCE OF 1296.12 FEET TO THE TRUE POINT OF BEGINNING.

(PORTION OF PARCEL B)

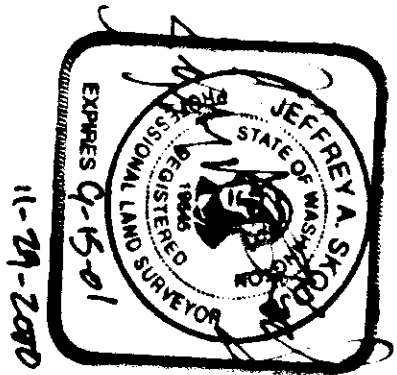
TOGETHER WITH ALL THOSE PORTIONS OF THE SOUTH 15 1/2 ACRES OF GOVERNMENT LOT 2 AND OF GOVERNMENT LOT 3, ALL IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH 15 1/2 ACRES OF GOVERNMENT LOT 2, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 11 OF SURVEYS AT PAGES 161 AND 162, UNDER AUDITOR'S FILE NO. 9108270107, IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0° 45' 59" EAST ALONG THE WEST LINE OF SAID SOUTH 15 1/2 ACRES, A DISTANCE OF 13.73 FEET TO THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DECEDED TO HAROLD HARKER AND MADINE L. HARKER, HUSBAND AND WIFE, BY DEED RECORDED MAY 13, 1971 UNDER AUDITOR'S FILE NO. 752522, RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 89° 56' 55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 26.41 FEET TO THE SOUTHEAST CORNER OF SAID HAROLD HARKER TRACT; THENCE NORTH 18° 16' 55" EAST ALONG THE EAST LINE OF SAID HAROLD HARKER TRACT, A DISTANCE OF 91.16 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89° 40' 16" WEST ALONG THE NORTH LINE OF SAID HAROLD HARKER TRACT, A DISTANCE OF 31.66 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN TRACT OF LAND DECEDED TO HOWARD D. HARKER AND JOAN HARKER, HUSBAND AND WIFE, BY DEED RECORDED SEPTEMBER 13, 1991 UNDER AUDITOR'S FILE NO. 9109130047, RECORDS OF SAID COUNTY AND STATE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HOWARD D. HARKER TRACT FOR THE FOLLOWING COURSES:

NORTH 23° 05' 19" WEST A DISTANCE OF 26.72 FEET;
SOUTH 46° 58' 38" WEST A DISTANCE OF 38.34 FEET;
SOUTH 89° 40' 16" WEST A DISTANCE OF 10.36 FEET;
NORTH 1° 00' 37" EAST A DISTANCE OF 10.94 FEET;
NORTH 72° 59' 14" WEST A DISTANCE OF 9.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 72° 59' 14" WEST A DISTANCE OF 80.77 FEET; THENCE SOUTH 33° 59' 14" WEST A DISTANCE OF 45.88 FEET TO THE NORTH LINE OF SAID HAROLD HARKER TRACT; THENCE SOUTH 89° 40' 16" WEST ALONG SAID NORTH LINE, A DISTANCE OF 33.64 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 30° 14' 27" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 430.25 FEET; THENCE NORTH 65° 59' 28" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 22.04 FEET TO THE NORTH LINE OF SAID SOUTH 15 1/2 ACRES OF GOVERNMENT LOT 2; THENCE NORTH 89° 40' 16" EAST ALONG SAID NORTH LINE, A DISTANCE OF 92.02 FEET TO A POINT ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 38° 08' 23" EAST AND IS 469.28 FEET DISTANT; THENCE SOUTHWESTERLY, FOLLOWING SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38° 18' 00" FOR AN ARC DISTANCE OF 313.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 13° 33' 37" WEST FOR A DISTANCE OF 110.62 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS ISLAND TITLE COMPANY SUBDIVISION GUARANTEE NO. SA-19921, DATED AUGUST 23, 2000.



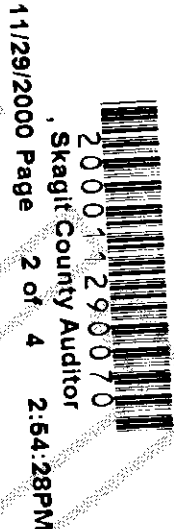
SHEET 2 OF 4

PLAT OF SUNSET COVE ESTATES
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

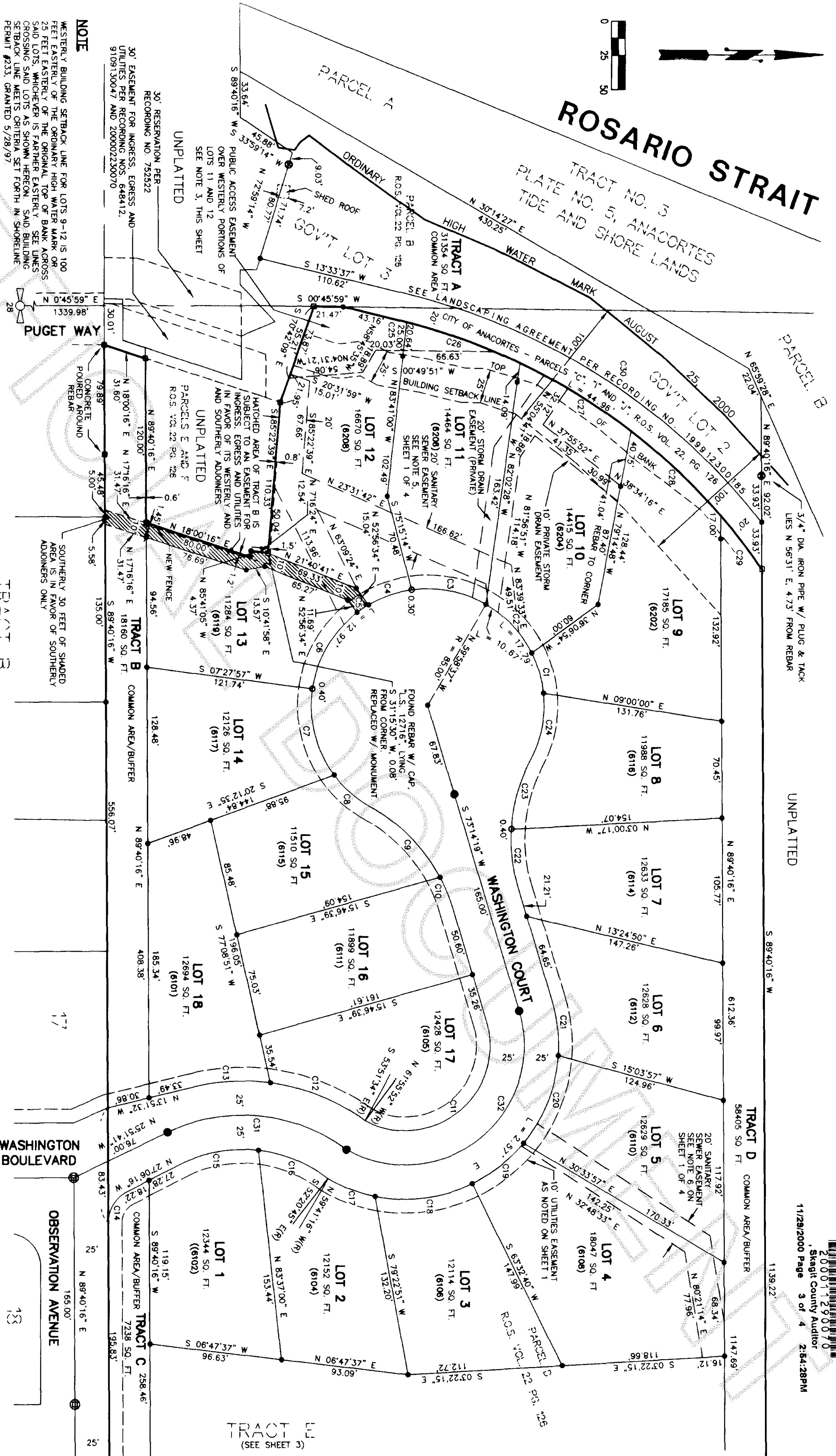
GOVERNMENT LOTS 2 (THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER)
AND 3 (THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 21, T.35N, R.1E., W.M.

DEVELOPER:
SUNSET COVE DEVELOPMENT L.L.C.
C/O SCHEMWER ENGINEERING, INC.
1610 COMMERCIAL AVE., SUITE A
ANACORTES, WA 98221
(360) 293-9006

DRAWN BY: JHB		DATE: OCTOBER 2000		LEONARD, BOUDINOT and SKODJE, INC.		SCALE: --
FIELD BOOK		576/74, 575/47		CIVIL ENGINEERS AND LAND SURVEYORS		JOB NO. 00015-A
				603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360) 336-5751		



ROSARIO STRAIT



CURVE TABLE

NUMBER	RADIUS	CENTRAL ANGLE	LENGTH
C1	85.00	20° 43' 02"	30.73
C2	85.00	33° 17' 19"	49.38
C3	85.00	37° 55' 03"	56.25
C4	85.00	22° 36' 09"	33.53
C5	85.00	6° 45' 18"	10.02
C6	85.00	44° 41' 58"	66.31
C7	85.00	44° 40' 53"	66.29
C8	85.00	24° 32' 39"	36.41
C9	125.00	33° 09' 55"	72.36
C10	125.00	11° 15' 00"	24.54
C11	62.00	134° 49' 49"	145.90
C12	151.00	28° 36' 07"	75.38
C13	151.00	21° 23' 51"	56.39
C14	25.00	63° 13' 28"	27.59
C15	101.00	32° 14' 56"	56.85
C16	101.00	31° 16' 00"	55.12
C17	112.00	19° 03' 32"	37.26
C18	112.00	37° 15' 21"	72.83
C19	112.00	24° 30' 29"	47.91
C20	112.00	35° 40' 40"	69.74
C21	112.00	20° 34' 23"	40.22
C22	125.00	20° 02' 57"	43.74
C23	125.00	24° 21' 58"	53.16
C24	85.00	33° 37' 29"	49.88

CURVE TABLE (CONT.)

NUMBER	RADIUS	CENTRAL ANGLE	LENGTH
C25	449.28	00° 34' 02"	4.45
C26	449.28	11° 13' 21"	88.00
C27	449.28	12° 10' 11"	95.43
C28	449.28	11° 28' 40"	90.00
C29	449.28	6° 16' 59"	49.27
C30	468.28	38° 18' 00"	313.70
C31	126.00	62° 42' 01"	137.89
C32	87.00	136° 08' 31"	206.72



NOTES

- TRACT B IS SUBJECT TO A 10 FOOT WIDE PUBLIC PEDESTRIAN AND NON-MOTORIZED TRANSPORTATION EASEMENT. THE LOCATION OF SAID EASEMENT IS TO FOLLOW THE CENTER LINE OF THE TRAIL AS DESIGNED, BUILT AND ACCEPTED BY THE CITY OF ANACORTES.
- SOME LOT CORNERS ALONG WASHINGTON COURT WERE OFFSET TOWARD THE CENTER OF THE STREET DUE TO DISTANCES FROM TRUE LOT CORNERS. DIRECTIONS FROM TRUE LOT CORNERS ARE ALONG LOT LINES EXTENDED.
- THE PUBLIC ACCESS EASEMENT OVER THE WESTERLY PORTIONS OF LOTS 11 AND 12 AS SHOWN HEREON IS A PEDESTRIAN OR OTHER NON-MOTORIZED ACCESS EASEMENT, AND IS 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 OTHER OBSTRUCTION TO PEDESTRIAN OR NON-MOTORIZED USE SHALL BE PERMITTED.

PLAT OF WOODS ADDITION TO ANACORTES

VOL. 4 PG. 35

LEGEND

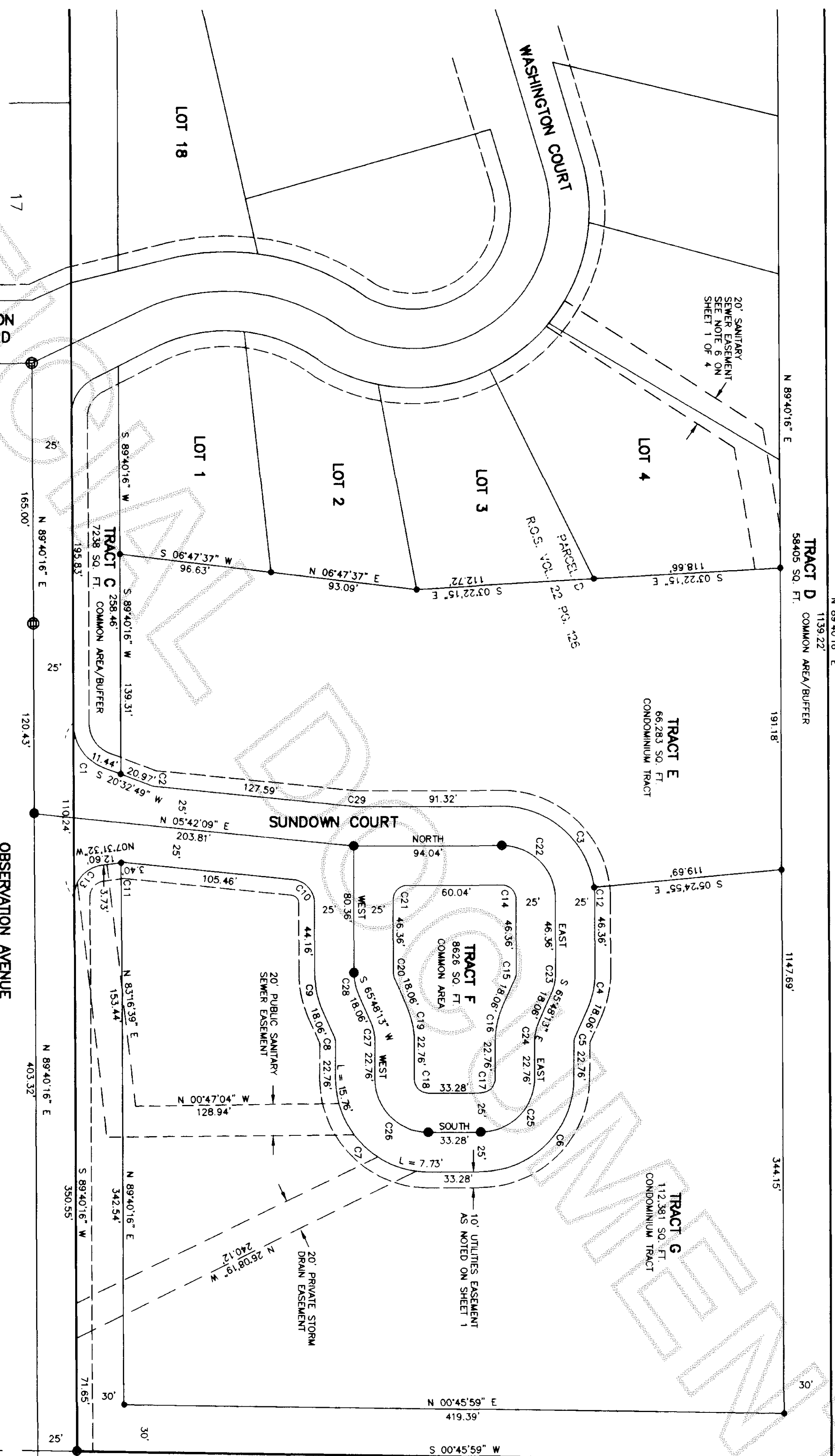
- DENOTES REBAR WITH YELLOW CAP MARKED "L.S. 19645". SET
- DENOTES CONCRETE MONUMENT SET
- DENOTES CONCRETE MONUMENT IN CASE SET
- ⊙ DENOTES FOUND CONCRETE MONUMENT IN CASE
- ⊙ DENOTES LOT ADDRESS ALONG WASHINGTON COURT
- ⊙ DENOTES REBAR W/ CAP, "L.S. 12716". FOUND AS NOTED, 12/23/1999.
- DENOTES REBAR WITH RED CAP MARKED "TRAY. POINT" "L.S. 19645". SET

DEVELOPER:
SUNSET COVE DEVELOPMENT L.L.C.
C/O SCHEMMER ENGINEERING, INC.
1610 COMMERCIAL AVE., SUITE A
ANACORTES, WA 98221
(360) 293-8006

PLAT OF SUNSET COVE ESTATES

CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

OWN BY: JMD	DATE: OCTOBER 2000	LEONARD, BOUDINOT and SKODJE, INC.	CIVIL ENGINEERS AND LAND SURVEYORS
FIELD BOOK	576/74, 575/47	603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: 1" = 50'



CURVE TABLE

NUMBER	RADIUS	CENTRAL ANGLE	LENGTH
C1	30.00'	69° 07' 27"	36.19'
C2	4.50'	14° 50' 40"	1.17'
C3	59.00'	82° 45' 02"	85.21'
C4	59.00'	24° 11' 47"	24.92'
C5	9.00'	24° 11' 47"	3.80'
C6	59.00'	90° 00' 00"	92.68'
C7	59.00'	90° 00' 00"	92.68'
C8	9.00'	24° 11' 47"	3.80'
C9	59.00'	24° 11' 47"	24.92'
C10	15.00'	84° 17' 51"	22.07'
C11	3.50'	13° 13' 41"	0.81'
C12	59.00'	07° 14' 58"	7.47'
C13	20.00'	82° 48' 12"	28.90'
C14	9.00'	90° 00' 00"	14.14'
C15	9.00'	24° 11' 47"	3.80'
C16	59.00'	24° 11' 47"	24.92'
C17	9.00'	90° 00' 00"	14.14'
C18	9.00'	90° 00' 00"	14.14'
C19	9.00'	24° 11' 47"	24.92'
C20	9.00'	24° 11' 47"	3.80'
C21	9.00'	90° 00' 00"	14.14'
C22	34.00'	90° 00' 00"	53.41'
C23	34.00'	24° 11' 47"	14.36'
C24	34.00'	24° 11' 47"	14.36'
C25	34.00'	90° 00' 00"	53.41'
C26	34.00'	90° 00' 00"	53.41'
C27	34.00'	24° 11' 47"	14.36'
C28	34.00'	24° 11' 47"	14.36'
C29	29.50'	05° 42' 09"	2.94'

LEGEND

- DENOTES REBAR WITH YELLOW CAP MARKED "LS 19645", SET
- DENOTES CONCRETE MONUMENT SET
- DENOTES CONCRETE MONUMENT IN CASE, SET
- DENOTES FOUND CONCRETE MONUMENT IN CASE
- DENOTES LOT ADDRESS ALONG WASHINGTON COURT
- DENOTES MONUMENT FOUND AS NOTED, 12/23/1999



PLAT OF WOODS ADDITION TO ANACORTES
VOL. 4 PG. 35

PLAT OF SUNSET COVE ESTATES
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

GOVERNMENT LOTS 2 (THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER)
AND 3 (THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 21, T.35N., R.1E., W.M.

DEVELOPER:
SUNSET COVE DEVELOPMENT, LLC
C/O SCHEMMER ENGINEERING, INC.
1610 COMMERCIAL AVE., SUITE A
ANACORTES, WA 98221
(360) 293-9006

DRAWN BY JMD DATE OCTOBER 2000

SCALE: 1" = 50'

SHEET 4 OF 4