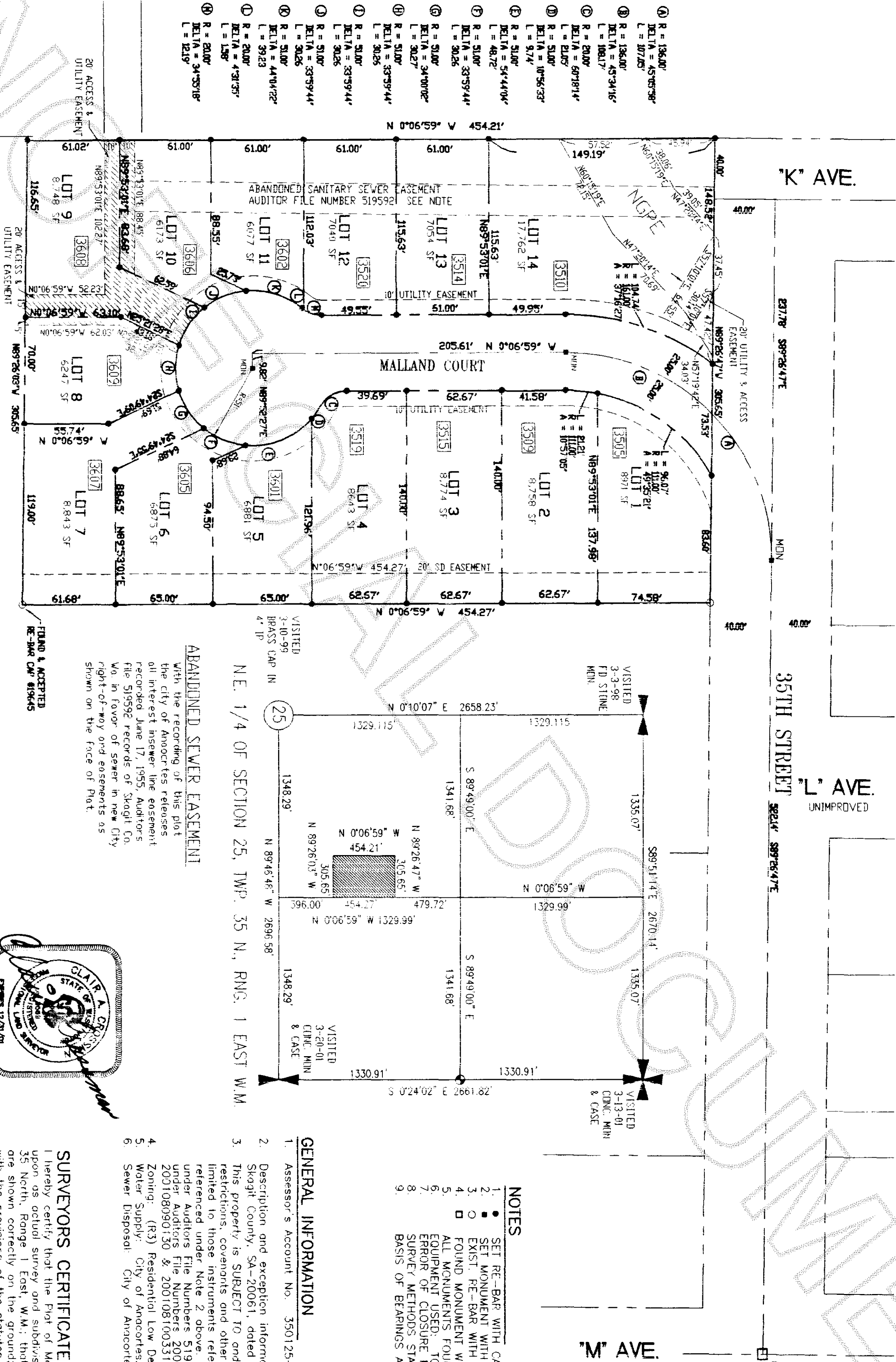


MALLAND MEADOWS PLAT

IN THE S.W. 1/4, N.E. 1/4, SEC. 25, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
NOVEMBER 2001
SHEET No. 1 of 2

12/26/2001 Page 1 of 2 2:50PM
Skagit County Auditor



- ### NOTES
1. SET RE-BAR WITH CAP NO. 9569.
 2. EXIST. RE-BAR WITH CAP NO. 19645.
 3. FOUND MONUMENT WITH CASE AND COVER.
 4. ALL MONUMENTS FOUND NOTED ON DRAWING.
 5. EQUIPMENT USED: TOPCON GTS-303.
 6. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
 7. SURVEY METHODS: STANDARD FIELD TRAVERSE.
 8. BASIS OF BEARINGS ASSUMED.
 - 9.

GENERAL INFORMATION

1. Assessor's Account No. 350125-0-126-0200, 350125-0-126-0016.
2. Description and exception information is from Island Title Company of Skagit County, SA-20061, dated August 30, 2001.
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 documents recorded under Auditors File Numbers 519592, 200108090128, 200108090129, 200108090130 & 200108100331.
4. Zoning: (R3) Residential Low Density District
5. Water Supply: City of Anacortes
6. Sewer Disposal: City of Anacortes

SURVEYORS CERTIFICATE

I hereby certify that the Plat of Malland Meadows 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 plating regulations.

CLAIR A. CROSSMAN, P.L.S.

Clair A. Crossman
Certificate No. 9569
Date 12-05-01

SURVEYOR

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

PROPERTY OWNER/SUBDIVIDER

C C & R L.L.C.
4604 Camano Pl.
Anacortes, WA 98221

SHEET 1 OF 2

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

MALLAND MEADOWS PLAT
IN THE S.W. 1/4, N.E. 1/4, SEC. 25, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
NOVEMBER 2001
SHEET NO. 2 OF 2

LEGAL DESCRIPTION

That portion of the Southwest quarter of the Northeast quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point 396 feet North of the Southeast corner of the Southwest quarter of the Northeast quarter of said section; thence Northerly along the East line of said Southwest quarter of the Northeast quarter 427.35 feet to the South line of 35th Street as platted in Hogdon's and Stewart's Addition; thence Westerly along the South line of 35th Street 308.9 feet to the West line of "K" Avenue extended; thence South on a line parallel to the East line of said Southwest quarter of the Northeast quarter 427.35 feet to a point due West of the place of beginning; thence East to place of beginning.

Situated in Skagit County, Washington.

APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on 11-26-01, did find that the Plat of Malland Meadows subdivision serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Signature of Planning Director
Don S. Stock

Approved by the Council of the City of Anacortes, Washington, this 3RD day of December, 2001.

ATTEST: City Clerk Jane F. Klein

Examined and approved this 15 day of December, 2001.

Michael C. Hend
City Engineer

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 19th day of September, 2001.

Charles F. Heston
Treasurer, City of Anacortes

COUNTY 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, to and including the year of 2002.

Patricia Dwyer
Treasurer of Skagit County, Washington, hereby certifies that a deposit has been paid into the public treasury of said county of the taxes on the property herein described for the year 2002.

This 26th day of December, 2001.

Jeanie Calum
Deputy, Skagit County Treasurer

AUDITORS CERTIFICATE

Filed for record this 24th day of December, 2001 at 2:50 P.M. of Plats on pages 1 of the request of Clair A. Crossman, P.L.C.

Auditors File No. 200112260185

Norma Bruunett
Skagit County Auditor

Muddy Denosett
Deputy

NATIVE GROWTH PROTECTION EASEMENT

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for across Lot 14 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 NGPE contains a pedestrian access path and may require maintenance and/or repair by the City of Anacortes

PEDESTRIAN, UTILITY & FIRE ACCESS EASEMENT

A pedestrian, utility and fire access easement for the purposes of pedestrian, utilities and fire truck access is hereby reserved and conveyed to the City of Anacortes across lots 8, 9 and 10 as shown on the Plat.

UTILITIES EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND POWER & LIGHT COMPANY, VERIZON TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND AT&T 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.

2. In addition to the above utility easement, a Storm Drainage easement is hereby reserved for and conveyed to the City of Anacortes upon the exterior twenty (20) feet of the rear boundary or eastern boundary of lots 1, 2, 3, 4, 5, 6 & 7 in which to construct, operate, maintain, repair, replace and enlarge underground pipes for the purpose of serving this subdivision and other property with storm drainage purposes. The storm drain system of 4", 6" and 8" pipes providing lot drainage for lots 1-7, located within this easement, is a private storm drain system to be maintained and operated by lots 1-7.

Also, a utility and access easement shall be provided in and across lots 8, 9 and 10 as shown on the plat drawing is hereby reserved and conveyed to the City of Anacortes. Finally, a utility and access easement shall be provided in and across lot 14 as shown on the plat drawing is hereby reserved and conveyed to the City of Anacortes.

DEDICATION

Know All Men by these Present that Horizon Bank, mortgage holder, and Donald S. Stock, mortgage holder, Island Title Company, and C&R LLC, 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 responsible grading of all such streets and avenues shown hereon.

Karla C. Lewis
Horizon Bank

Donald S. Stock
& R LLC

Donald S. Stock

Island Title Company

State of Washington
County of Whatcom
I certify that I know of have satisfactory evidence that Karla C. Lewis 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 Horizon Bank, 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 17th day of December, 2001.
Notary Public in and for the State of Washington

Name printed Grace E. Purpura
Residing at Whitman County, Washington
My commissions expires 6-26-04

State of Washington
County of New Mexico
I certify that I know of have satisfactory evidence that Donald S. Stock signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Valid Signature of Donald S. Stock, 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 13th day of December, 2001.
Notary Public in and for the State of Washington

Name printed Jocetta J. Yarell
Residing at Eddy County, New Mexico
My commissions expires Sept 5, 2005
vic the justice

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that J. Phillip Davis signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the Owner of CC&R LLC, 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 17th day of December, 2001.
Notary Public in and for the State of Washington

Name printed Melissa Ann Lewis
Residing at Whitman County, Washington
My commissions expires 12/11/04

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Island Title Company signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the Island Title Company, 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 17th day of December, 2001.
Notary Public in and for the State of Washington

Name printed Jean A. Campbell
Residing at Skagit County, Washington
My commissions expires 12-11-04

Don S. Stock