

PLAT OF ROCK RIDGE WEST
AN ALTERATION OF BLOCKS 11, 12, 17, & 40, TUTTLE AND BUCKLEY'S PLAT OF ANACORTES
NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES
SKAGIT COUNTY, WASHINGTON

DEDICATIONS

KNOW ALL PERSONS BY THESE PRESENTS THAT ROCK RIDGE WEST L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, DAVID O. OSTERGAARD, AND CHRISTINE A. OSTERGAARD, KENT L. ROBINSON, AND JUDY ANN. ROBINSON, AND WHIDBEY ISLAND 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, EASEMENTS 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 TRACTS B AND C TO ROCK RIDGE L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER ALSO DEDICATE TRACT A TO RALPH R. SCOTT AND COLLEEN J. SCOTT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 11TH DAY OF March, 2002.

ROCK RIDGE WEST L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

David O. Ostergaard Christine A. Ostergaard
DAVID O. OSTERGAARD CHRISTINE A. OSTERGAARD
Anthony L. Malo Jr. MEMBER
MANAGING MEMBER

Kent L. Robinson Judy Ann Robinson
KENT L. ROBINSON JUDY ANN ROBINSON

WHIDBEY ISLAND BANK

Susan Medalla Vice President
BY: Susan Medalla TITLE: Vice President

ACKNOWLEDGMENTS FOR OWNERS

STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY L. MALO JR. IS 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 MANAGING MEMBER OF ROCK RIDGE WEST L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: March 12, 2002

Sarah L. Wyke
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 1-1-06



STATE OF WASHINGTON)
COUNTY OF Bremner) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID O. OSTERGAARD AND CHRISTINE A. OSTERGAARD, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: March 11, 2002

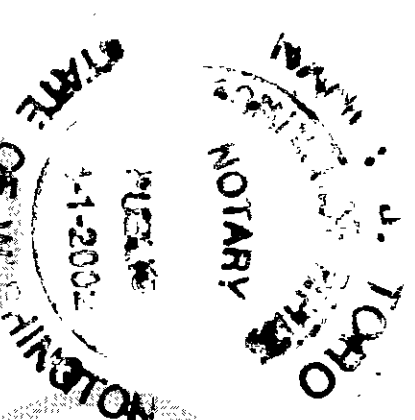
ACKNOWLEDGMENTS FOR OWNERS (CONT.)

STATE OF WASHINGTON)
COUNTY OF Bremner) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENT L. ROBINSON AND JUDY ANN. ROBINSON, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: March 11

Nancy J. Toro
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

(NOTARY NAME TO BE PRINTED)
RESIDING AT: Monroe

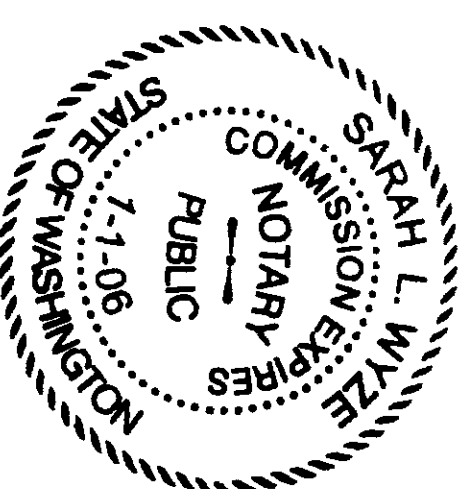


ACKNOWLEDGMENT FOR MORTGAGEE

STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Susan Medalla IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Vice President OF WHIDBEY ISLAND BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: March 12, 2002

Sarah L. Wyke
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 1-1-06



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF ROCK RIDGE WEST IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, 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 PLATTING REGULATIONS.

Carl H. Sorensen
CARL H. SORESEN P.L.S. CERTIFICATE NO. 18924

DATE 3/8/02



APPROVALS

THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION ON February 27, 2002 DID FIND THAT THE PLAT OF ROCK RIDGE WEST SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SUBDIVISION ADMINISTRATOR TO EXECUTE ITS WRITTEN APPROVAL HEREON.

Sam H. Hines
SUBDIVISION ADMINISTRATOR

APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON THIS 14 DAY OF March, 2002.

ATTEST: CITY CLERK George S. Hines

EXAMINED AND APPROVED THIS 22ND DAY OF March, 2002

David M. Hall
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 2002.

TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2002.
THIS 25TH DAY OF March, 2002.

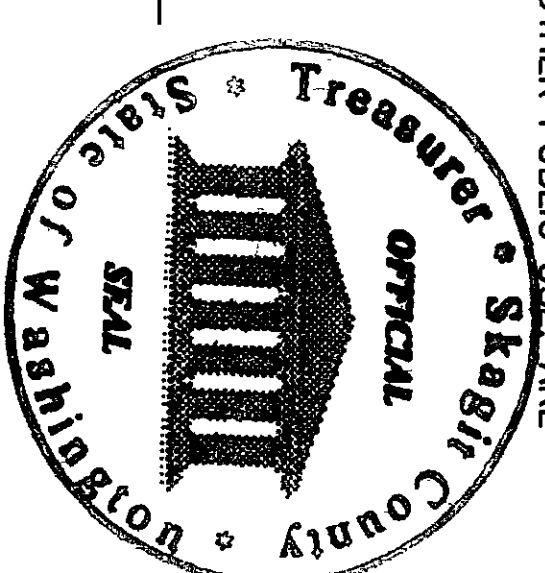
John D. Jorgensen
SKAGIT COUNTY TREASURER DEPUTY

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 25TH DAY OF March, 2002

John D. Jorgensen
CITY OF ANACORTES TREASURER



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 25TH DAY OF March, 2002 AT 3:19 PM
UNDER AUDITOR'S FILE NO. 200203250231 RECORDS OF SKAGIT COUNTY, WASHINGTON AT THE REQUEST OF Rock Ridge West LLC

Norma Drummett Deborah Dorsett
SKAGIT COUNTY AUDITOR DEPUTY

OSTERGAARD - ROBINSON & ASSOCIATES, INC.

3630 COLBY AVENUE
EVERETT, WA. 98201
(425) 259-6445 (425) 827-5854

SHEET 1 OF 6

A PORTION OF THE
NW 1/4, NW 1/4
SEC 26, TWP 35N, RGE 1E, W.M.

A.F. NO. _____

PLAT OF ROCK RIDGE WEST

AN ALTERATION OF BLOCKS 11, 12, 17, & 40, TUTTLE AND BUCKLEY'S PLAT OF ANACORTES

NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

CITY OF ANACORTES

SKAGIT COUNTY, WASHINGTON

200203250231
Skagit County Auditor
3/25/2002 Page 2 of 6 3:19PM

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING A PORTION OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING DIRECTLY NORTH OF THE NORTHEAST CORNER OF LOT 5, BLOCK 11, TUTTLE & BUCKLEY'S PLAT OF ANACORTES; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 16, BLOCK 11; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 18, BLOCK 11; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 11; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1, BLOCK 18; THENCE WEST 40.00 FEET; THENCE SOUTH 100.00 FEET; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 17; THENCE SOUTH TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 17; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 17; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 5, BLOCK 40; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 16, BLOCK 40; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 40; THENCE NORTH, ALONG THE EAST MARGIN OF THE RIGHT-OF-WAY OF WEST "W" AVENUE, TO THE NORTH LINE OF SAID SECTION 26; THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING.

NOTES

1. ZONING: R2- RESIDENTIAL LOW DENSITY.
2. SEWAGE DISPOSAL: CITY OF ANACORTES
3. WATER: CITY OF ANACORTES
4. STORM DRAIN PIPES IN RIGHT OF WAY 8 INCHES IN DIAMETER OR SMALLER ARE FOR THE BENEFIT OF THE LOT OWNERS. ALL MAINTENANCE AND OPERATION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERIZON, CASADIE NATURAL GAS CORP., AT&T BROADBAND, OTHER PUBLIC AND 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.

2. DOWN SPOUT DRAINAGE SYSTEMS AND SIDE YARD AND REAR YARD DRAINAGE EASEMENTS WILL REMAIN PRIVATE WITH ALL OPERATIONS AND MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNERS OR OTHERS. DOWN SPOUTS SHALL BE CONNECTED TO THE STORM SEWER.

3. THE 5 FOOT PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE ADJOINING LOTS AND TRACTS. LOT AND TRACT OWNERS ADJOINING ONE ANOTHER SHALL SHARE EQUALLY THE RESPONSIBILITY FOR MAINTAINING THE EASEMENTS, EXCEPT THAT NO LOT OR TRACT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THAT PORTION OF ANY PRIVATE DRAINAGE EASEMENT UPSTREAM FROM THEIR LOT OR TRACT.

4. THE 10 FOOT UTILITY EASEMENT CALLED OUT IN EASEMENT NOTE 1 ABOVE IS ALSO HEREBY GRANTED AND CONVEYED AS A PRIVATE EASEMENT TO LOTS 1 THROUGH 20 AND TRACTS A AND DRAINS WITH AN EQUAL AND UNDIVIDED INTEREST. PRIVATE AND DRAIN PLANS WITHIN THE EASEMENT, AS SHOWN ON THE RIGHT AND DRAIN PLANS FOR ROCK RIDGE WEST, ARE TO BE MAINTAINED BY THE BENEFITTING LOTS, WITH EACH BENEFITTING LOT HAVING AN EQUAL AND UNDIVIDED MAINTENANCE OBLIGATION.

5. THE ENTRY MONUMENT EASEMENT IN THE NORTHWEST CORNER OF LOT 9 IS HEREBY GRANTED AND CONVEYED TO THE ROCK RIDGE COMMUNITY ASSOCIATION.

6. ALL DRAINAGE AND UTILITY EASEMENTS IDENTIFIED AS PUBLIC HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ANACORTES. THE CITY SHALL HAVE THE RIGHT WITHOUT PRIOR NOTICE TO ENTER UPON SAID EASEMENTS FOR THE PURPOSES OF OBSERVING, CONSTRUCTING, REPAIRING, ALTERING OR RECONSTRUCTING DRAINAGE OR SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APPURTENANCES OR MAKING ANY CONNECTIONS THEREWITH, WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR. PROVIDED THAT IF THE AREA WITHIN THE EASEMENT IS DISTURBED BY SUCH OPERATING OF SAID FACILITIES AND APPURTENANCES, THE CITY SHALL RESTORE THE SURFACE OF THE EASEMENT AS NEARLY AS PRACTICAL TO THE ORIGINAL GRADES WHICH EXISTED PRIOR TO THE CITY'S ENTRY UPON THE EASEMENT. SUCH RESTORATION TO BE TO ROAD GRADE ONLY, NOT REPLACEMENT IN KIND. THE LOT OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS, SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE INSTALL, SEWER OPERATION AND MAINTENANCE OF THE DRAINAGE AND SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APPURTENANCES AND SO LONG AS NO OBSTRUCTIONS OR STRUCTURES SUCH AS BUILDINGS, ROCKERS, RETAINING WALLS, OR SIMILAR OBSTRUCTIONS ARE ERECTED WITHIN THE EASEMENTS.

7. THE SLOPE EASEMENT SHOWN ON TRACT A IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ANACORTES.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. PRELIMINARY PLAT APPROVAL AUTHORIZES THE APPLICANT TO PROCEED WITH APPLICATION FOR NECESSARY PERMITS TO CONSTRUCT REQUIRED IMPROVEMENTS AND TO PREPARE A FINAL PLAT IN ACCORDANCE WITH THE DETERMINATIONS MADE AND CONDITIONS IMPOSED BY THE CITY COUNCIL. THE SCOPE OF THIS PLAT IS NOT TO EXCEED THAT AS SET-OUT IN THE PRELIMINARY PLAT APPLICATION AND THE ACCOMPANYING SEPA CHECKLIST; APPROVAL OF THIS APPLICATION DOES NOT WAIVE OR ALTER ANY REQUIREMENTS OF CITY CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. IN THE CASE OF ANY CONFLICT BETWEEN THESE CONDITIONS AND THE APPLICATION THESE CONDITIONS CONTROL.

2. A FINAL PLAT MEETING ALL REQUIREMENTS OF THIS CHAPTER SHALL BE SUBMITTED TO THE CITY COUNCIL FOR APPROVAL WITHIN FIVE YEARS OF THE DATE OF PRELIMINARY PLAT APPROVAL. AN APPLICANT WHO FILES A WRITTEN REQUEST WITH THE CITY COUNCIL AT LEAST THIRTY (30) DAYS BEFORE THE EXPIRATION OF THIS FIVE (5) YEAR PERIOD SHALL BE GRANTED ONE (1) ONE-YEAR EXTENSION UPON A SHOWING THAT THE APPLICANT HAS ATTEMPTED IN GOOD FAITH TO SUBMIT THE FINAL PLAT WITHIN SAID FIVE YEAR PERIOD.

3. IF A FINAL PLAT MEETING THE REQUIREMENTS OF SECTION 16.020 OF THE CITY SUBDIVISION ORDINANCE IS NOT SUBMITTED TO THE PLANNING DIRECTOR WITHIN FIVE YEARS AND THE PERIOD OF ANY EXTENSION GRANTED, PRELIMINARY APPROVAL SHALL BE NULL AND VOID AND ANY NEW APPLICATION THEREFOR MUST BE IN ACCORDANCE WITH ALL REQUIREMENTS IN EFFECT AT THE TIME OF REAPPLICATION.

4. ALL WORK DONE PURSUANT TO THE PRELIMINARY PLAT SHALL BE CONSISTENT WITH THESE FINDINGS AND CONDITIONS WITH ANY CONFLICTS BETWEEN THESE BEING RESOLVED IN FAVOR OF THE CONDITIONS. THE PRELIMINARY PLAT MAY BE MODIFIED BY THE PLANNING DIRECTOR IF IT IS DETERMINED THAT SUCH MODIFICATION DOES NOT SUBSTANTIALLY CHANGE THE DENSITY OR USAGE OR INCREASE THE BULK PROPOSED OR OTHERWISE INCREASE THE IMPACT OF THE DEVELOPMENT IF THE PROPOSED CHANGES ARE NOT WITHIN THE SCOPE AND INTENT OF THE PRELIMINARY PLAT. THE APPLICANT SHALL APPLY FOR A NEW PRELIMINARY PLAT IN THE MANNER PROVIDED HEREIN.

5. THE PROJECT SHALL COMPLY WITH THE CITY OF ANACORTES CONSTRUCTION STANDARDS AS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FOR WATER SEWER AND STREET ACCESS AND STORM DRAINAGE. ALL WORK PERFORMED WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH CITY CONSTRUCTION STANDARDS AND ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS.

6. ENGINEERING AND INSPECTION FEES IN THE AMOUNT OF \$600 PLUS 2% OF THE TOTAL CONSTRUCTION COST SHALL BE DUE AT OR BEFORE THE MANDATORY PRE-CONSTRUCTION CONFERENCE. NO CONSTRUCTION ACTIVITY IS ALLOWED UNTIL CONSTRUCTION PLANS ARE APPROVED. FEES HAVE BEEN PAID AND THE PRE-CONSTRUCTION CONFERENCE COMPLETED.

7. THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER, AND STORMWATER GENERAL, FACILITY AND HOOKUP FEES AND TRANSPORTATION, FIRE, SCHOOL, AND PARK IMPACT FEES. THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AND MAY DIFFER FROM THOSE FEE LEVELS CURRENTLY IN EFFECT; SEWER AND WATER LATECOMER CHARGES MAY BE PAYABLE.

8. A SILT FENCING, EROSION CONTROL, AND SEDIMENTATION PLAN, AS APPROVED BY THE CITY ENGINEER, SHALL BE PROVIDED, CONSTRUCTED, AND MAINTAINED DURING THE COURSE OF CONSTRUCTION.

9. THERE SHALL BE NO UNDERGROUND STORMWATER DETENTION.

10. PRIOR TO CLEARING OR FILL AND GRADE BEGINNING, BOTH A LARGE PARCEL STORMWATER PLAN AND A WATER QUALITY CONTROL PLAN, AS SPELLED OUT IN THE CITY'S STORM DRAINAGE ORDINANCE #441, SHALL BE PREPARED BY THE APPLICANT, APPROVED BY THE CITY DEPARTMENT OF PUBLIC WORKS, AND IMPLEMENTED. THE WATER QUALITY CONTROL PLAN SHALL ADDRESS PERMANENT BEST MANAGEMENT PRACTICES TO BE INCORPORATED IN THE PROJECT TO CONTROL POLLUTION OF STORMWATER RUNOFF AFTER CONSTRUCTION AND/OR LAND CLEARING ACTIVITIES ARE COMPLETED. ALL OFF-SITE STORMWATER IMPROVEMENTS SHALL BE MADE BEFORE CONSTRUCTION OR VEGETATION REMOVAL BEGINS.

11. FIRE HYDRANTS ARE TO BE LOCATED AS APPROVED BY THE CITY FIRE CHIEF. FIRE FLOW SHALL BE ADDRESSED IN A MANNER ACCEPTABLE TO THE FIRE CHIEF AND TO THE PUBLIC WORKS DEPARTMENT.

12. IN KEEPING WITH THE CITY'S STREET GRID STREET NAME SYSTEM, THE BUILDING DEPARTMENT SHALL APPROVE STREET NAMES.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

(CONTINUED)

13. 30TH STREET SHALL BE DEVELOPED TO CITY STANDARDS FROM OREGON AVENUE TO ANACOPPER ROAD. ALL STREET PAVEMENT THICKNESS SHALL BE APPROVED BY THE CITY ENGINEER.

14. ANACOPPER ROAD SHALL BE PAVED FROM THE EXISTING PAVEMENT TO THE 30TH STREET ENTRANCE AS APPROVED BY THE CITY ENGINEER.

15. THE CITY SHALL BE COMPENSATED FOR NET VACATED RIGHT-OF-WAY.

16. MAIL BOX LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

17. SCHOOL BUS WAITING AREAS(S) SHALL BE AS DETERMINED BY THE CITY ENGINEER.

18. NO PORTION OF OREGON AVENUE NORTH OF 30TH STREET IS TO BE VACATED AT THIS TIME. A 32 FOOT WIDE SECTION OF OREGON AVENUE SHALL BE PAVED FROM 30TH STREET TO THE NORTH SIDE OF PROPOSED LOT 6. THE CENTERLINE OF THIS 32-FOOT SECTION SHALL LINE UP WITH THE CENTERLINE OF THE 25-FOOT EMERGENCY ACCESS TO THE MEADOWS.

19. STREET LIGHTING SHALL BE ENERGY EFFICIENT AND INSTALLED AS PER PSE SCHEDULE 52, OPTION "B" AND SHALL BE INSTALLED AS APPROVED BY THE CITY ENGINEER.

20. ALL LOTS CREATED UNDER THIS PLAT SHALL BE SUBJECT TO ALL CITY OF ANACORTES CHARGES FOR UTILITY SERVICES UNFORMALLY CHARGED THROUGHOUT THE CITY OF ANACORTES INCLUDING APPLICABLE GENERAL FACILITIES CHARGES.

21. THE PROPOSED CUL-DE-SAC AT WEST 32ND STREET AND OREGON AVENUE SHALL BE TEMPORARY IN NATURE SO AS NOT TO BLOCK FURTHER ROAD EXTENSIONS.

22. WEST 30TH STREET SHALL BE INSTALLED THROUGH THE SUBDIVISION TO ANACOPPER NINE ROAD AND ANACOPPER NINE ROAD BE UPGRADED FROM WEST 30TH STREET NORTH TO THE AIRPORT ENTRANCE BEFORE ANY BUILDING PERMITS ARE ISSUED FOR THIS PROJECT. CONSTRUCTION TRAFFIC SHALL BE REQUIRED TO USE WEST 30TH STREET FOR ACCESS TO EXISTING AND FUTURE PHASES OF THE ROCK RIDGE DEVELOPMENT.

23. A CHANNELIZATION AND SIGNAGE PLAN SHALL BE SUBMITTED, APPROVED BY THE CITY ENGINEER, AND INSTALLED BY THE DEVELOPER.

24. THE CITY WATERLINE LOCATED NEAR THE ALLEY WITHIN BLOCK 13 SHALL BE RELOCATED, OR AN EASEMENT PROVIDED, AS APPROVED BY THE CITY ENGINEER.

25. OREGON AVENUE AND 30TH STREET SHALL BE REALIGNED TO MINIMIZE THE IMPACT ON THE POND AND ON THE TREE TO THE EXTENT POSSIBLE GIVEN THE TERRAIN AND TRAFFIC SAFETY CONSIDERATIONS.

26. AN AVIGATION EASEMENT, IN A FORM ACCEPTED TO THE CITY PLANNING DIRECTOR, SHALL BE INCLUDED IN THE FINAL PLAT. FEDERAL AVIATION ADMINISTRATION APPROVAL SHALL BE DOCUMENTED PRIOR TO BUILDING PERMIT(S) BEING ISSUED.

27. PAGES 17 THROUGH 19 OF THESE FINDINGS OF FACT AND CONCLUSIONS OF LAW SHALL BE RECORDED WITH THE FINAL PLAT DRAWING.

28. WITH THE COMPLETION OF 29TH/30TH STREET THE APPLICANT SHALL PROVIDE ACCESS TO LOTS 13, 14, AND 15, BLOCK 11, TUTTLE & BUCKLEY'S ADDITION TO ANACORTES.

29. AREAS OF STEEP SLOPES GREATER THAN 60% SHALL BE PROTECTED IN ACCORDANCE WITH THE REGULATED SLOPES CHAPTER OF THE ANACORTES ZONING CODE.

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 March 14, 2002 UNDER AUDITOR'S FILE NO. 20000140005

OSTERGAARD – ROBINSON & ASSOCIATES, INC.

3630 COLBY AVENUE

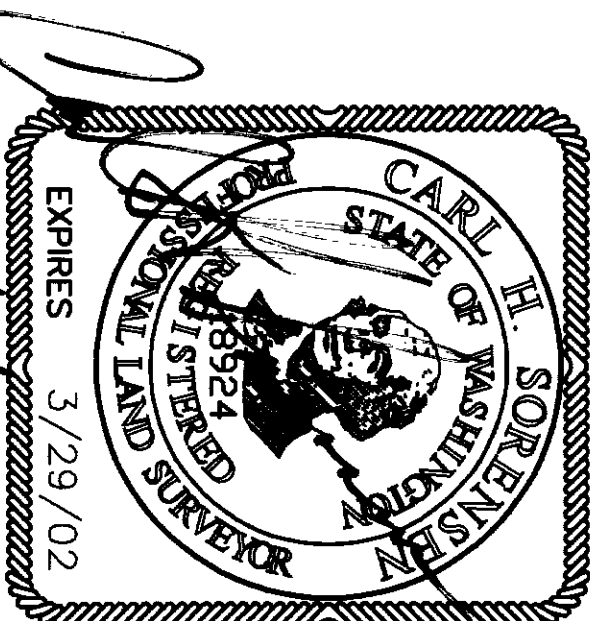
EVERETT, WA. 98201

(425) 259-6445 (425) 827-5854

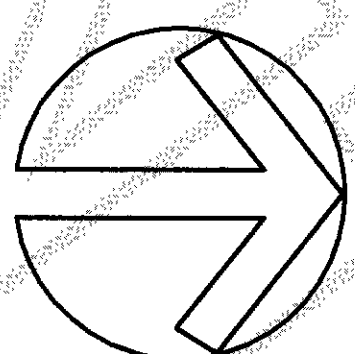
SHEET 2 OF 6

A PORTION OF THE
NW 1/4, NW 1/4
SEC 26, TWP 35N, RGE 1E, W.M.

A.F. NO. _____



PLAT OF ROCK RIDGE WEST
AN ALTERATION OF BLOCKS 11, 12, 17, & 40, TUTTLE AND BUCKLEY'S PLAT OF ANACORTES
NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES
SKAGIT COUNTY, WASHINGTON



FOUND 4" X 4" CONCRETE MON. W/ 2" BRASS DISK IN CASE
VISITED 4/26/00

FOUND 4" X 4" CONCRETE MONUMENT WITH PUNCHED 2" BRASS DISK IN CASE
VISITED 4/26/00

* ROCK RIDGE PHASE II
SHORT PLAT NO. 98-004
A.F. NO. 9905240012

SOUTHEAST CORNER OF THE SW 1/4, SW 1/4 S23, T35N, R1E

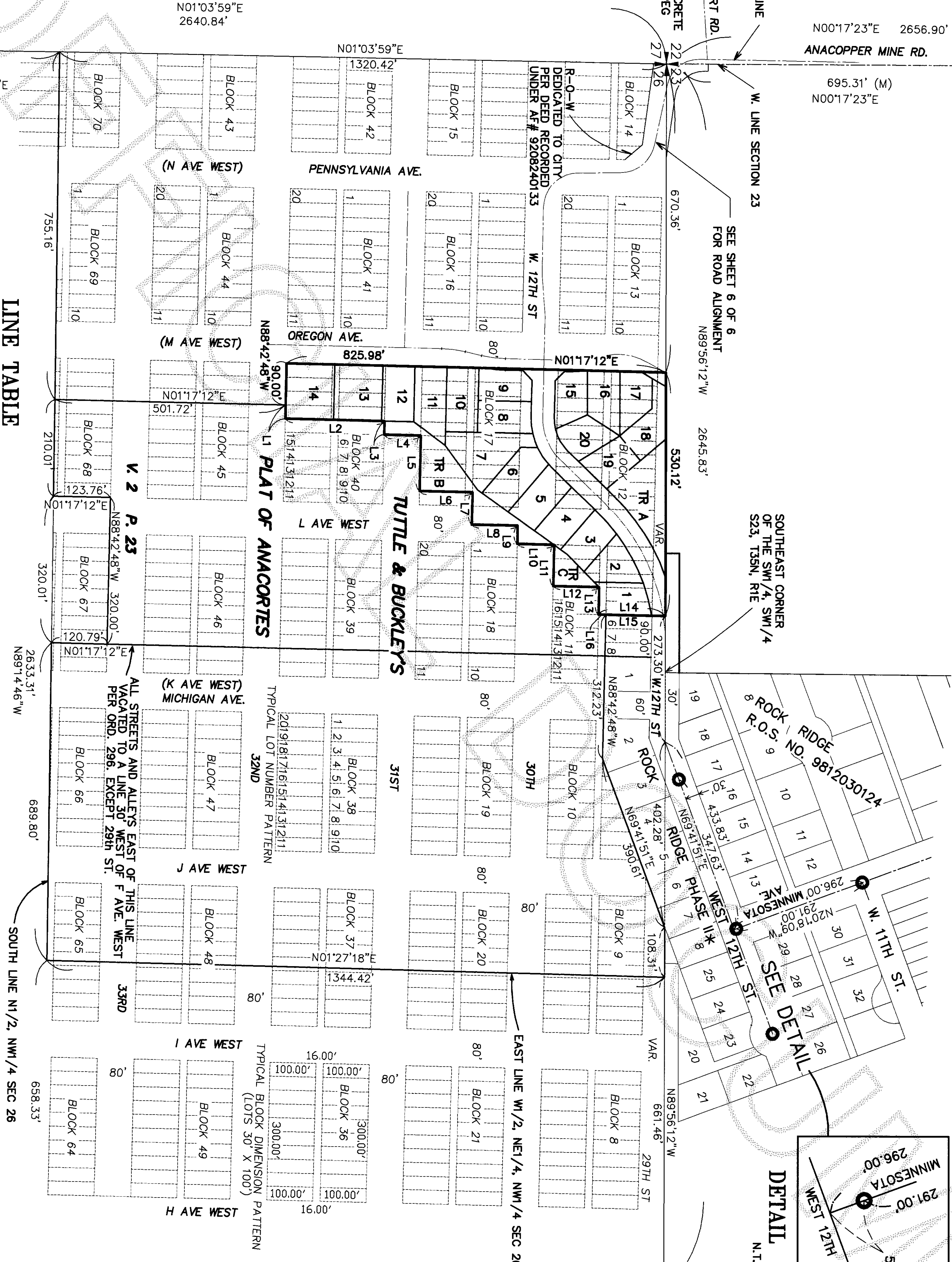
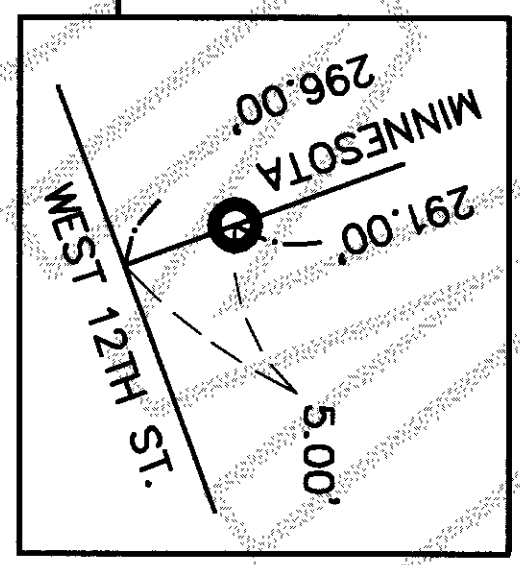
CONSTRUCTED CENTERLINE
AIRPORT RD.
W. LINE SECTION 23

FOUND 6" DIAMETER CONCRETE MONUMENT WITH BRASS PEG IN CASE, 1.3' NWLY OF FENCE CORNER
VISITED 06-30-97

R-O-W DEDICATED TO CITY PER DEED RECORDED UNDER A.F. # 9208240133

FOUND 1" PLUGGED IRON PIPE 4" NORTH OF TRAIL AROUND LAKE.
VISITED 07-01-97

DETAIL
N.T.S.



FOUND 1" IRON PIPE WITH TACK IN WOOD PLUG 3.5' NORTH OF EDGE PAVEMENT.
VISITED 04-28-98

LINE TABLE

L1	30.00'	N 88°42'48" W	L15	129.30'	N 01°17'12" E
L2	216.00'	N 01°17'12" E	L16	16.00'	N 01°17'12" E
L3	30.00'	N 88°42'48" W			
L4	80.00'	N 01°17'12" E			
L5	120.00'	N 88°42'48" W			
L6	116.00'	N 01°17'12" E			
L7	70.00'	N 88°42'48" W			
L8	100.00'	N 01°17'12" E			
L9	40.00'	N 88°42'48" W			
L10	80.00'	N 01°17'12" E			
L11	90.00'	N 88°42'48" W			
L12	100.00'	N 01°17'12" E			
L13	60.00'	N 88°42'48" W			
L14	145.30'	N 01°17'12" E			

SURVEY REFERENCES
REFER TO RECORD OF SURVEY A.F. NO. 200203070086 FOR BOUNDARY CONTROL DETAIL

BASIS OF BEARING
RECORD OF SURVEY VOLUME 14 OF SHORT PLATS, PAGES 30-31 (NORTH LINE NW 1/4 - MONUMENTS AS SHOWN)

NOTES

1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A LEITZ 1" TOTAL STATION.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.

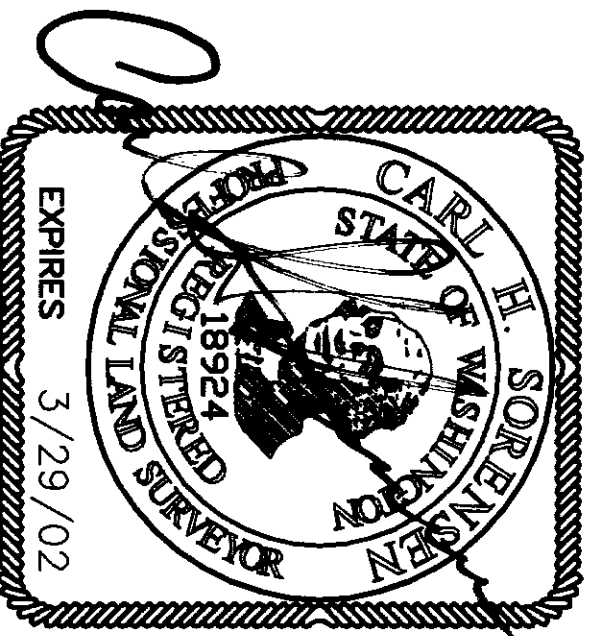
LEGEND

○ FOUND 4"x4" CONC MON W/ 2" BRASS DISK SET FOR ROCK RIDGE RECORD OF SURVEY, VOL. 21, PGS. 85-87 VISITED 12-17-01

✚ FOUND 1/4 OR SECTION CORNER AS NOTED.

VICINITY AND CONTROL MAP

OSTERGARD - ROBINSON & ASSOCIATES, INC.
3630 COLBY AVENUE
EVERETT, WA 98201
(425) 259-6445 (425) 827-5554
SHEET 3 OF 6
A PORTION OF THE
NW 1/4, NW 1/4
SEC 26, TWP. 35N, RGE. 1E, W.M.



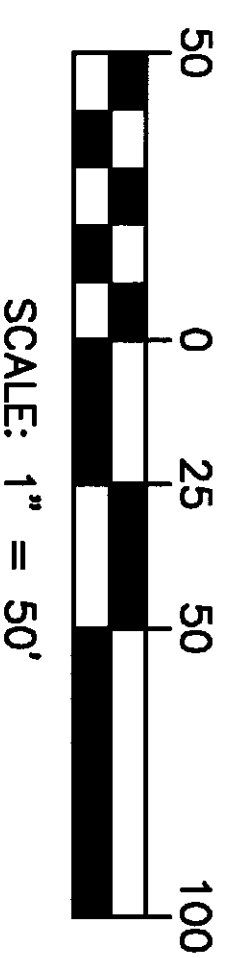
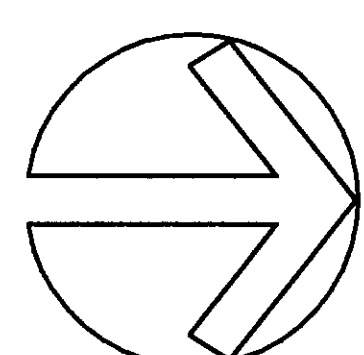
A.F. NO.

22 23
27 26
N. LINE SEC. 26
670.36'
2.59'
N01°17'12"E
1.46'
N89°56'12"W
PROPERTY LINE

PLAT OF ROCK RIDGE WEST

AN ALTERATION OF BLOCKS 11, 12, 17, & 40, TUTTLE AND BUCKLEY'S PLAT OF ANACORTES
NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

CITY OF ANACORTES
SKAGIT COUNTY, WASHINGTON



PARCEL B
R.O.S. A.F. NO. 9808200008

RIGHT-OF-WAY DEDICATED TO THE CITY OF ANACORTES
UPON THE RECORDING OF THIS SUBDIVISION
PER A.F. NO. 19990800093

ROCK RIDGE
R.O.S.
A.F. NO. 9812030124

200203250231
Skagit County Auditor
3/25/2002 Page 4 of 6 3:19PM

CONSTRUCTED
OLD RIGHT OF WAY
NEW RIGHT OF WAY
DETAIL
N.T.S.

RIGHT OF WAY HEREBY
DEDICATED TO CITY OF ANACORTES
SEE DETAIL ABOVE

22 23
27 26
N. LINE SEC. 26
670.36'

Q OF EXISTING
RIGHT OF WAY

CONSTRUCTED

BLOCK 13

RIGHT OF WAY HEREBY
DEDICATED TO CITY OF ANACORTES
SEE DETAIL
SHEET 6 OF 6

W. 12TH ST

BLOCK 16

OREGON AVE.
("M" AVE. W.)

W. 21ST ST
("M" AVE. W.)
(NOT OPEN)

40'

N01°17'12"E

81.33'

23.36'

23.70'

70.00'

23.36'

23.70'

70.00'

23.36'

23.70'

70.00'

23.36'

23.70'

70.00'

23.36'

23.70'

70.00'

23.36'

23.70'

70.00'

23.36'

ORE AVE
2305
10,150 S.F.

ORE AVE
2301
7,580 S.F.

ORE AVE
2301
8,186 S.F.

ORE AVE
2301
9,817 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

ORE AVE
2301
10,150 S.F.

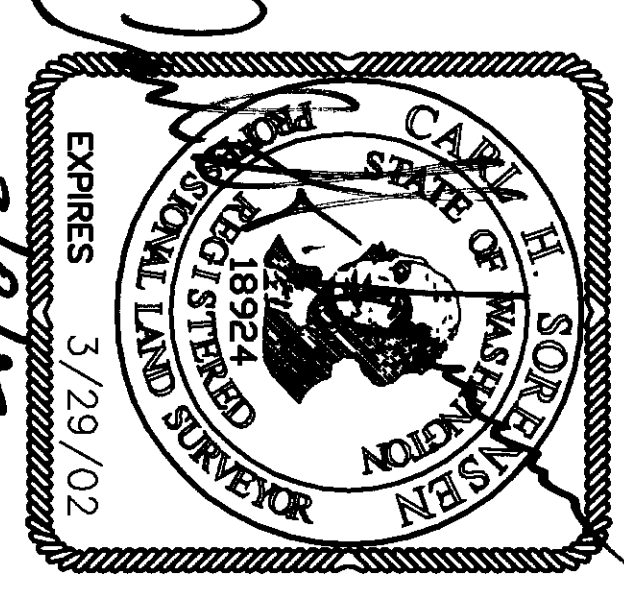
ORE AVE
2301
10,150 S.F.

LEGEND

SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP
LS 18924 & 19583 AT ALL LOT CORNERS & ANGLE POINTS

SET CAGED 4"x4" CONC. MON WITH 2" BRASS DISK
CURB TACK WITH LS TAG #18924 SET AT OFFSET
TO PROPERTY CORNER AS SHOWN

FOUND 1/4 OR SECTION CORNER AS NOTED.



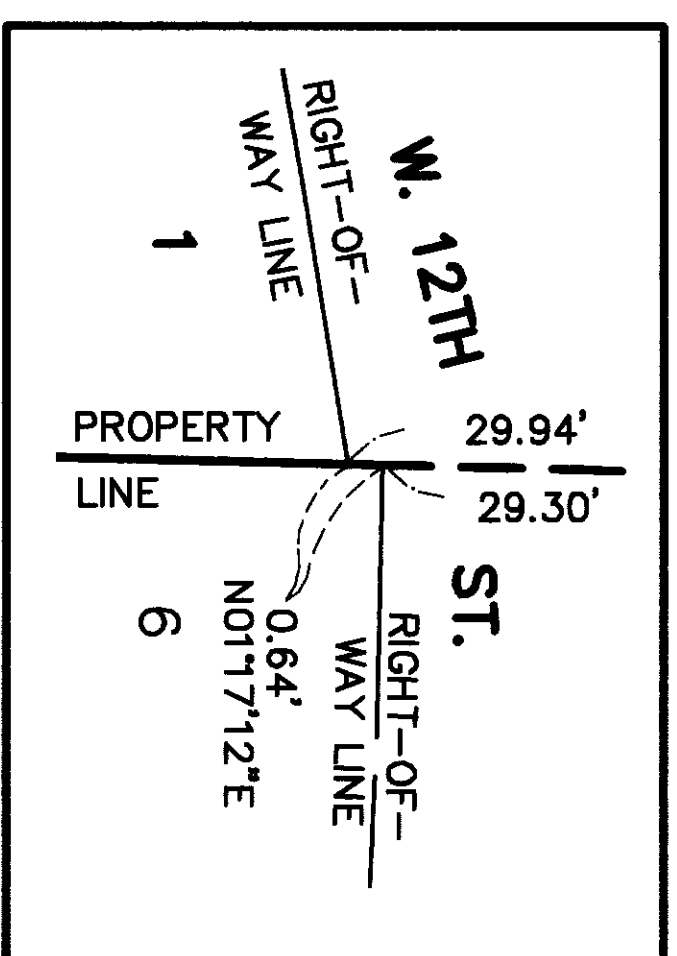
3/8/02

A.F. NO.

OSTERGAARD - ROBINSON & ASSOCIATES, INC.
3630 COLBY AVENUE
EVERETT, WA. 98201
(425) 259-6445 (425) 827-5854

SHEET 4 OF 6

A PORTION OF THE
NW 1/4, NW 1/4
SEC 26, TWP 35N, RGE 1E, W.M.



DETAIL
N.T.S.

30TH
PLAT OF ANACORTES
V. 2, P. 23

TUTTLE & BUCKLEY'S
PLAT OF ANACORTES

30' NON-EXCLUSIVE
LEGAL ACCESS &
UTILITY EASEMENT
AF# 20020128022

MICHIGAN AVE
("K" AVE. W.)

BLOCK 10

ROCK RIDGE PHASE II
SHORT PLAT NO. 98-004
A.F. NO. 9905240012

W. 12TH ST

W. 12TH ST

PLAT OF ROCK RIDGE WEST

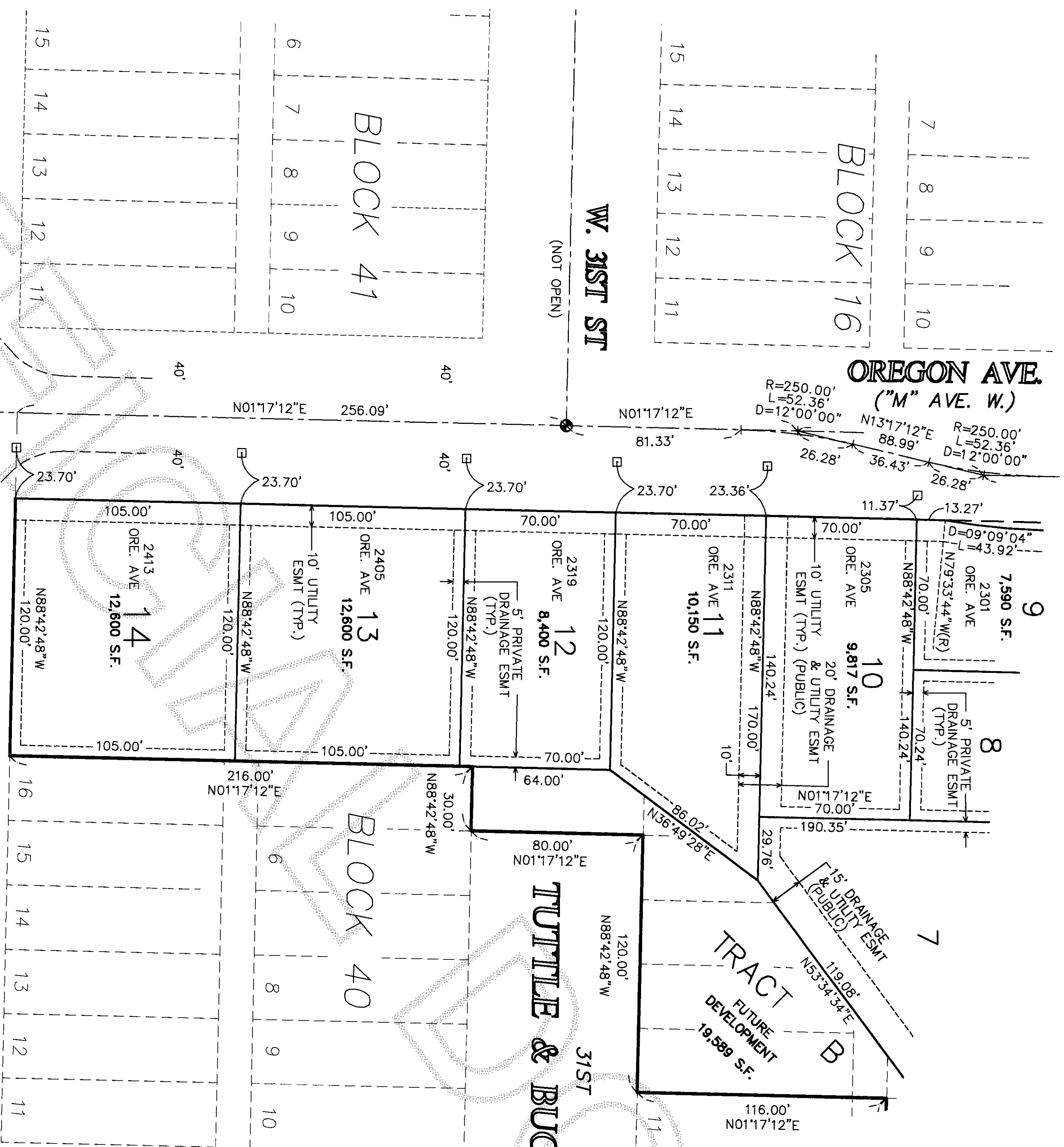
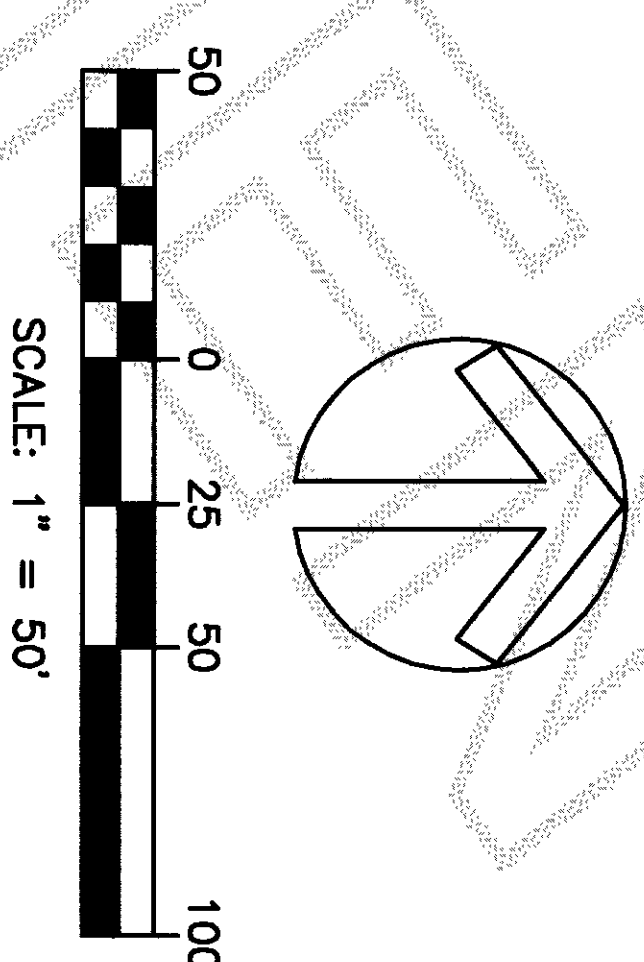
AN ALTERATION OF BLOCKS 11, 12, 17, & 40, TUTTLE AND BUCKLEY'S PLAT OF ANACORTES

NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

CITY OF ANACORTES

SKAGIT COUNTY, WASHINGTON

SEE SHEET 4 OF 6



TUTTLE & BUCKLEY'S

PLAT OF ANACORTES
V. 2, P. 23

LEGEND

- SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP
LS 18924 & 19583 AT ALL LOT CORNERS & ANGLE POINTS
- SET CASED 4"x4" CONC. MON WITH 2" BRASS DISK
- CURB TACK WITH LS TAG #18924 SET AT OFFSET
TO PROPERTY CORNER AS SHOWN

OSTERGAARD - ROBINSON & ASSOCIATES, INC

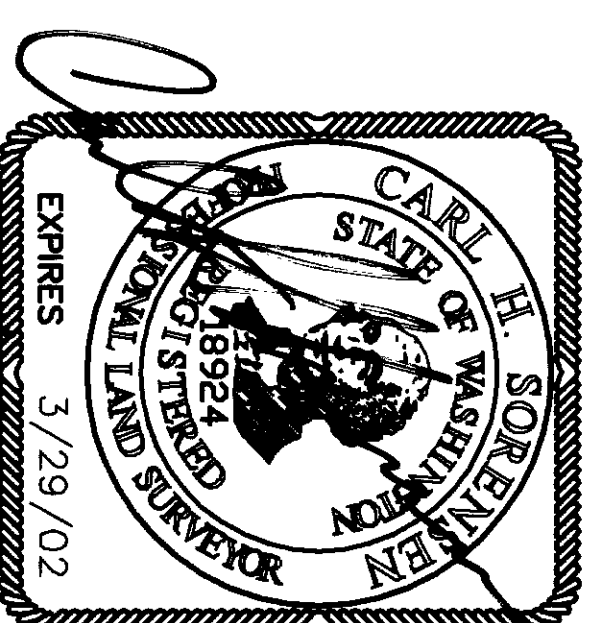
3630 COLBY AVENUE

EVERETT, WA, 98201

(425) 259-6445 (425) 827-5854

SHEET 5 OF 6

A PORTION OF THE
NW 1/4, NW 1/4
SEC 26, TWP 35N, RGE 1E, W.M.

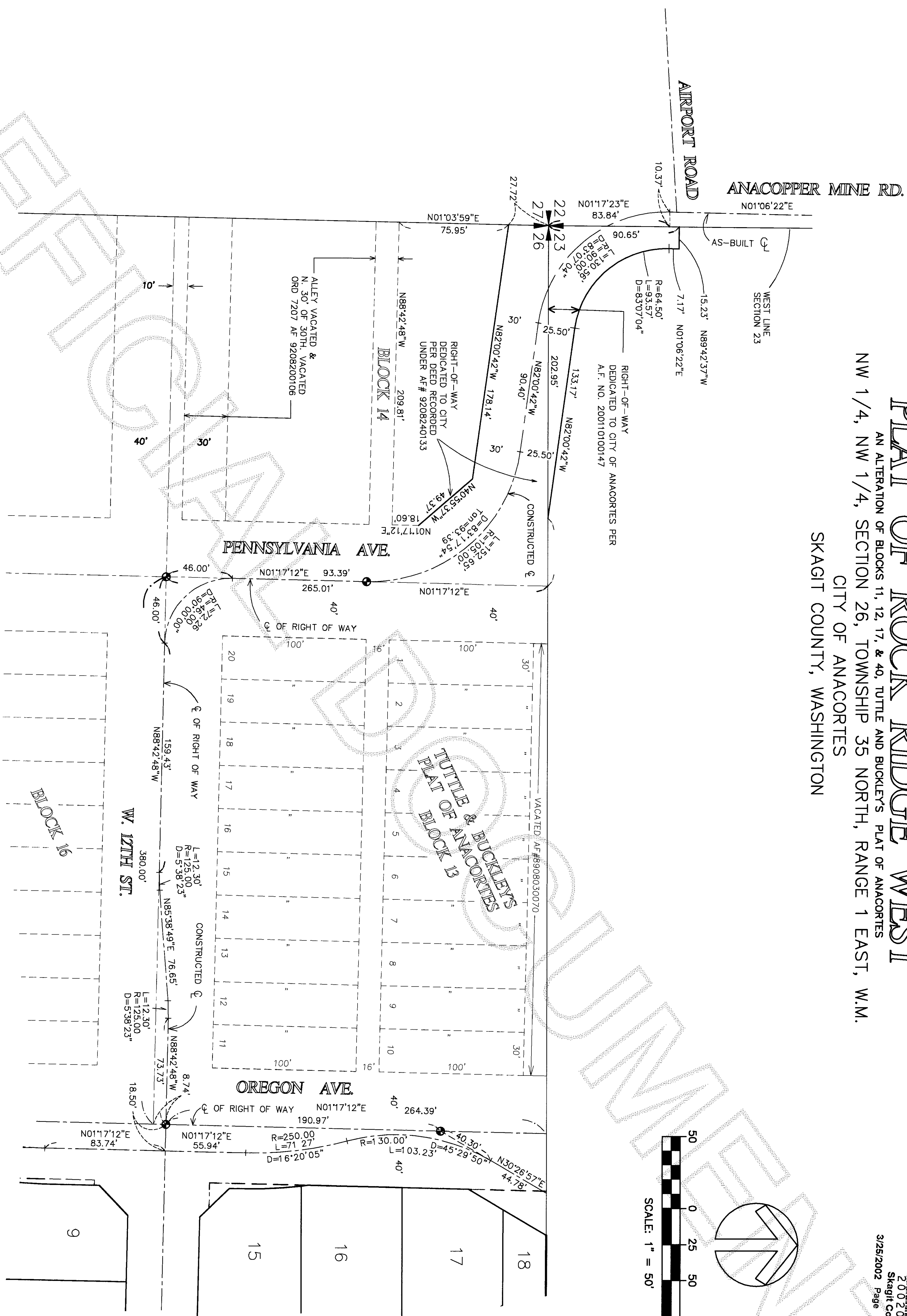
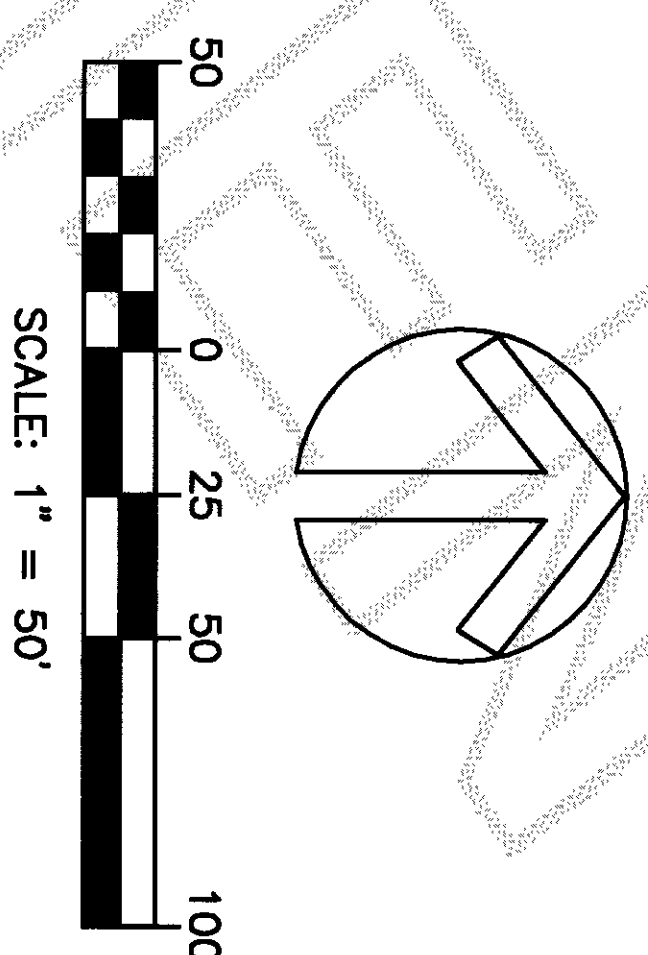


3/8/02

A.F. NO.

PLAT OF ROCK RIDGE WEST
AN ALTERATION OF BLOCKS 11, 12, 17, & 40, TUTTLE AND BUCKLEY'S PLAT OF ANACORTES
NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES
SKAGIT COUNTY, WASHINGTON

200203250231
Skagit County Auditor
3/25/2002 Page 6 of 6 3:19PM

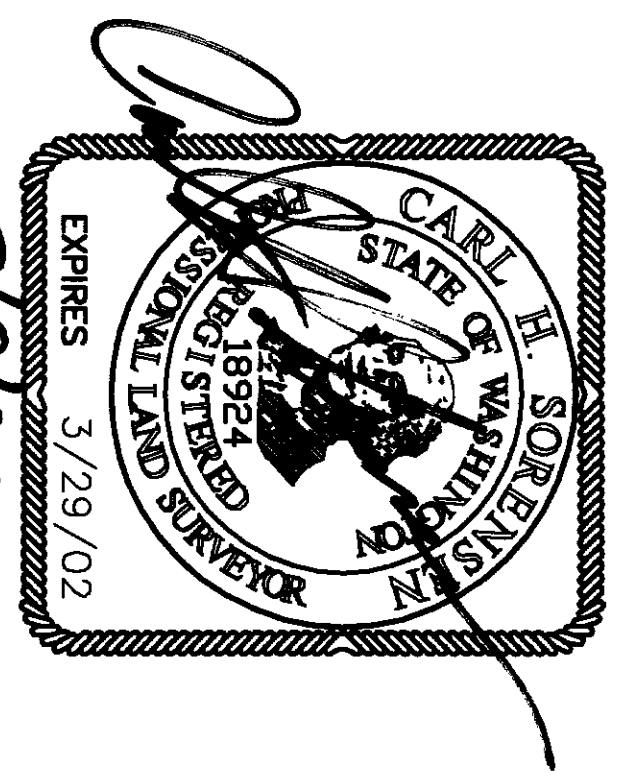


LEGEND

- SET CASED 4"x4" CONC. MON WITH 2" BRASS DISK
- ✚ FOUND 1/4 OR SECTION CORNER AS NOTED.

WEST ACCESS DETAIL

OSTERGAARD — ROBINSON & ASSOCIATES, INC
3630 COLBY AVENUE
EVERETT, WA 98201
(425) 259-6445 (425) 827-5854
SHEET 6 OF 6
A PORTION OF THE
NW 1/4, NW 1/4
SEC 26, TWP 35N, RGE 1E, W.M.



A.F. NO. _____