

FOREST RIDGE PUD PHASE 2

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

FEBRUARY 2003

SHEET No. 1 of 3

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

LEGAL DESCRIPTION PHASE 2

All of Blocks 252 and 253, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

EXCEPT that portion of Block 253 platted as AMENDED PLAT OF FOREST RIDGE PUD PHASE 1, recorded November 8, 2000 under Auditor's File No. 200011080122, records of Skagit County, Washington, together with the vacated Alleys lying within Block 252 and that portion of block 253. Vacated 21st Street from the west boundary of "B" Avenue to the East Boundary of "A" Avenue and all that portion of vacated "A" Avenue lying east of the Section line and west of block 252 and that portion of block 253.

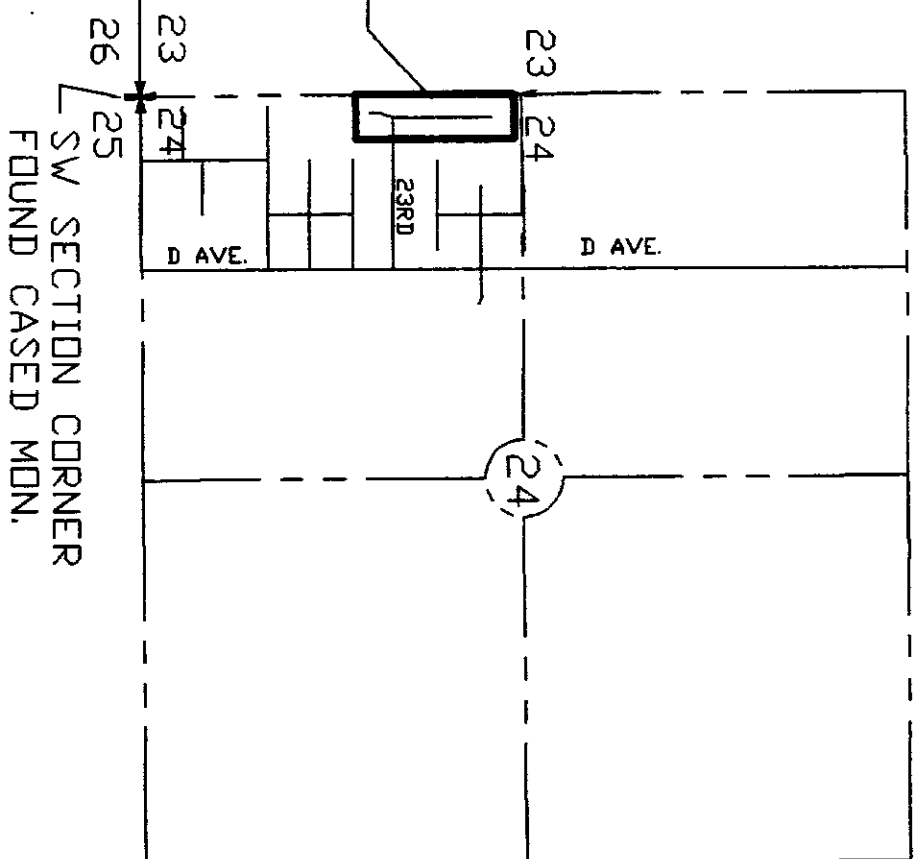
(Also delineated as a portion of Phase 2 on the face of AMENDED PLAT OF FOREST RIDGE PUD PHASE 1, recorded November 8, 2000 under Auditor's File No. 200011080122, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

- NOTES:-
1. FOUND RE-BAR AND YELLOW CAP P.I.S. #9569.
 2. FOUND MONUMENT WITH CASE AND COVER.
 3. FOUND LEAD IN JACK IN ROCK ON SOUTH SLOPE OF ROCK OUTCROPPING FOR CORNER.
 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.

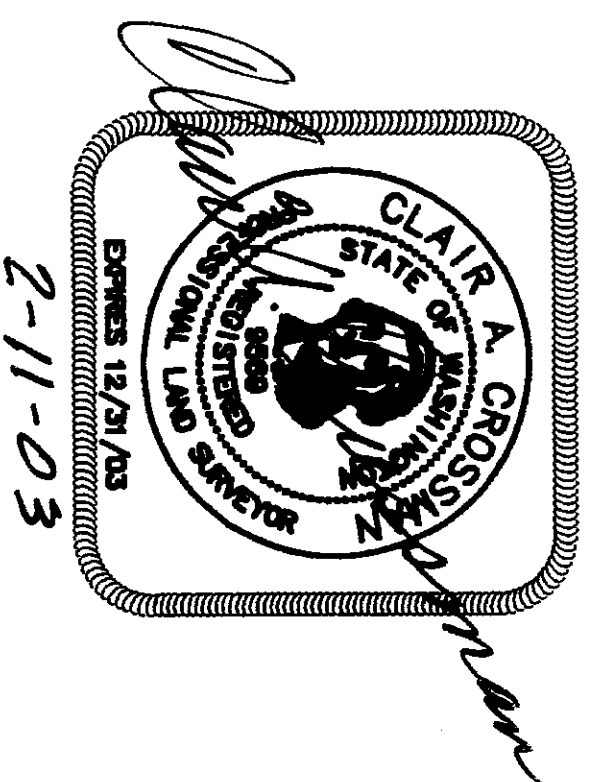
VICINITY PLAN

SCALE: 1"=2000'



GENERAL INFORMATION

1. Assessor's Account No. 4764-000-999-0200.
2. Description and exception information is from Island Title Company of Anacortes. Subdivision Guarantee No. C24787, dated October 22, 2002.
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 Deeds of Trust recorded under Skagit County Auditors File Numbers 200203050173 & 200011010001.
4. Zoning: (R2) Residential Low Density District
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. The detention pond operation and maintenance is the responsibility of the homeowners association.



SURVEYORS CERTIFICATE

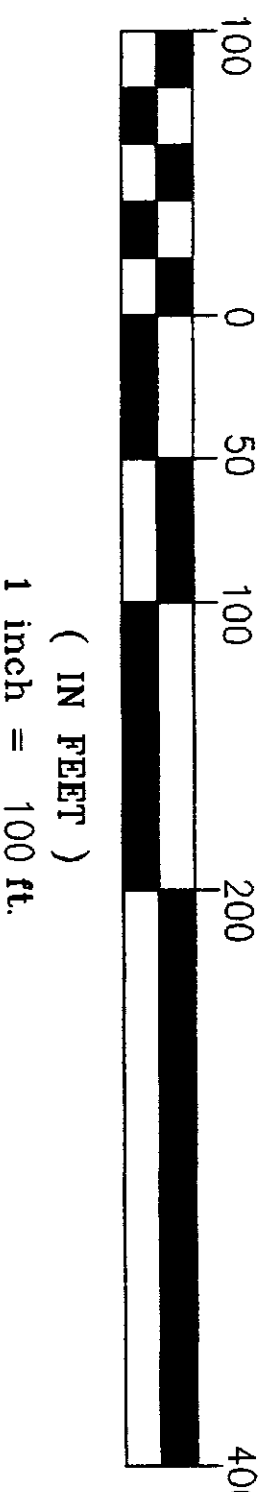
I hereby certify that the PUD of Forest Ridge Condominiums is based upon as actual survey and subdivision of Section 24, Township 35 North, Range 1 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and plating regulations.

CLAIR A. CROSSMAN, P.L.S. *Clair A. Crossman*
Certificate No. 9569

Date 2-11-03

MON. W/ CASE & COVER
VISITED 10/21/99

GRAPHIC SCALE



BOUNDARY PLAN

SCALE: 1"=100'

200303250127
Skagit County Auditor
3/25/2003 Page 1 of 3 2:28PM

UTILITIES EASEMENT

An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY, GTE 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.

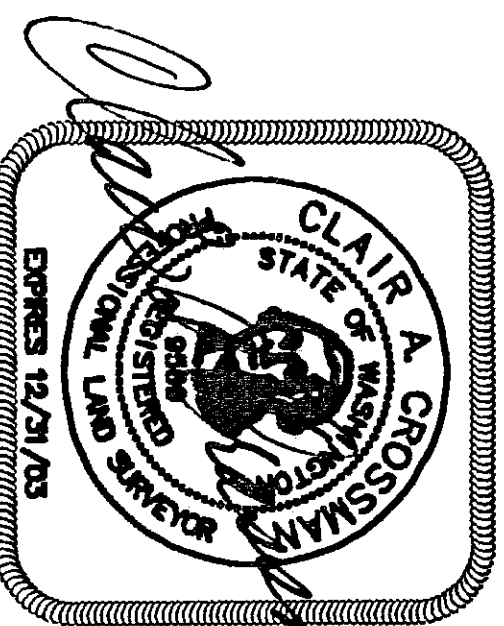
NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

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 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.

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

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



2-11-03

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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

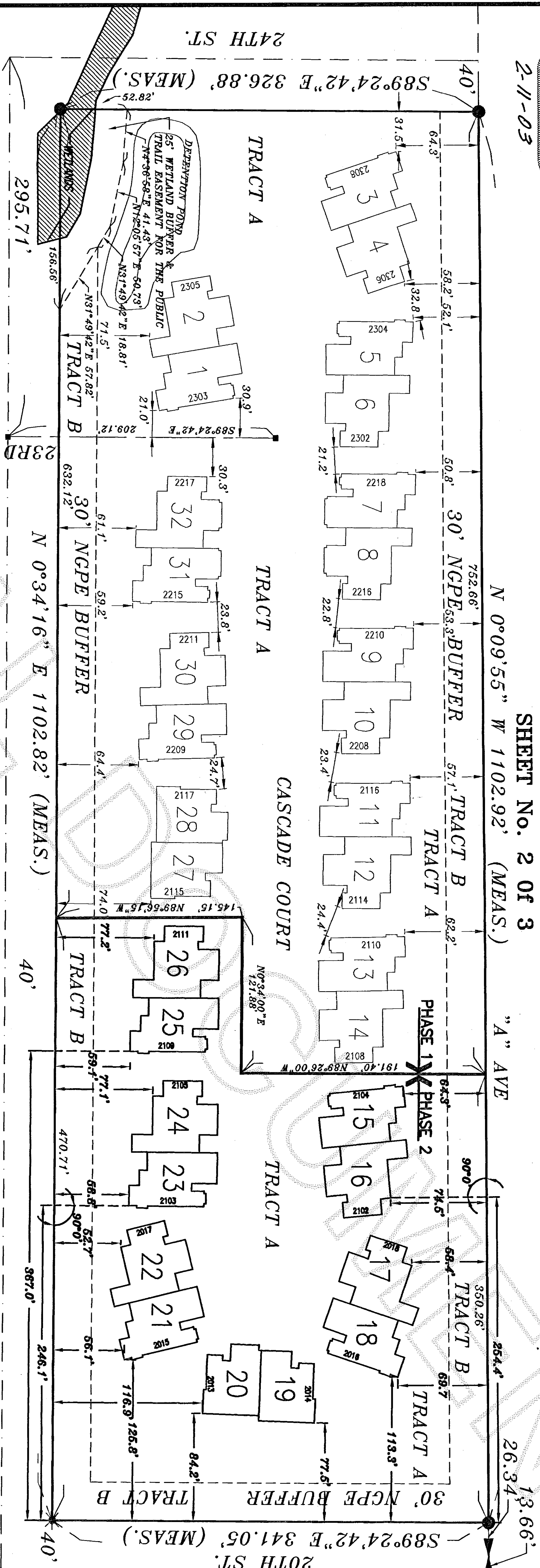
FEBRUARY 2003

SHEET No. 2 of 3

N 0°09'55" W 1102.92' (MEAS.)

"A" AVE

13.66'



APPROVALS

The City Council of the City of Anacortes, meeting in regular session on January 21, 2003, did find that the Forest Ridge Conformance PUD serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Signature of Secretary
Don Hume

Approved by the Council of the City of Anacortes, Washington, this 21st day of January, 2003.

ATTEST: City Clerk
Janet Hume
Examined and approved this 19 day of March, 2003.

City Engineer
John D. Smith

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 March, 2003.

Treasurer, City of Anacortes
Janet Hume

TREASURERS CERTIFICATE

This is to certify that all taxes heretofore levied and assessed have become a lien upon the lands herein described and have been fully paid and discharged according to the records of the County of Skagit, Washington, hereby testifying that a deposit has been made and accepted, anticipated taxes up to and including the year 2003.

This 25th day of March, 2003.

Patricia J. Jorgensen, Treasurer of Skagit County, Washington.

Patricia J. Jorgensen by *Janet Hume*, Deputy
Skagit County Treasurer

DEDICATION

KNOW ALL MEN BY THESE PRESENTS 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. _____

Alan J. Collins, ASST. M.P.
Washington Federal Savings

Alan J. Collins, ASST. M.P.
Vintage Investment, Inc.

State of Washington
County of Skagit

I certify that I know of no satisfactory evidence that _____

_____ signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the

instrument and acknowledged it as the _____ 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.

Given under my hand and official seal this 13th day of February,

2003. Notary Public in and for the State of Washington

Name printed *Steven E. Housman* *Clayton E. Johnson*

Residing at *Mount Vernon*
My commissions expires *10-15-2004*

AUDITORS CERTIFICATE

Filed for record this 25th day of March 2003 at 2:28 PM
in Volume _____ of Plats on pages _____
at the request of Clair A. Crossman, P.L.S.
Auditors File No. 200303250127

Norma Gunnell, *Wendy Denosoff*
Skagit County Auditor Deputy

State of Washington
County of Skagit
I certify that I know of no satisfactory evidence that _____

Ronald A. Woolsworth signed this instrument, on oath stated that (he/she/they) (was/are) 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 14th day of Feb.

2003. Notary Public in and for the State of Washington

Name printed *Marjannfeld* *Marjannfeld*

Residing at *10-28-05*

My commissions expires _____

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

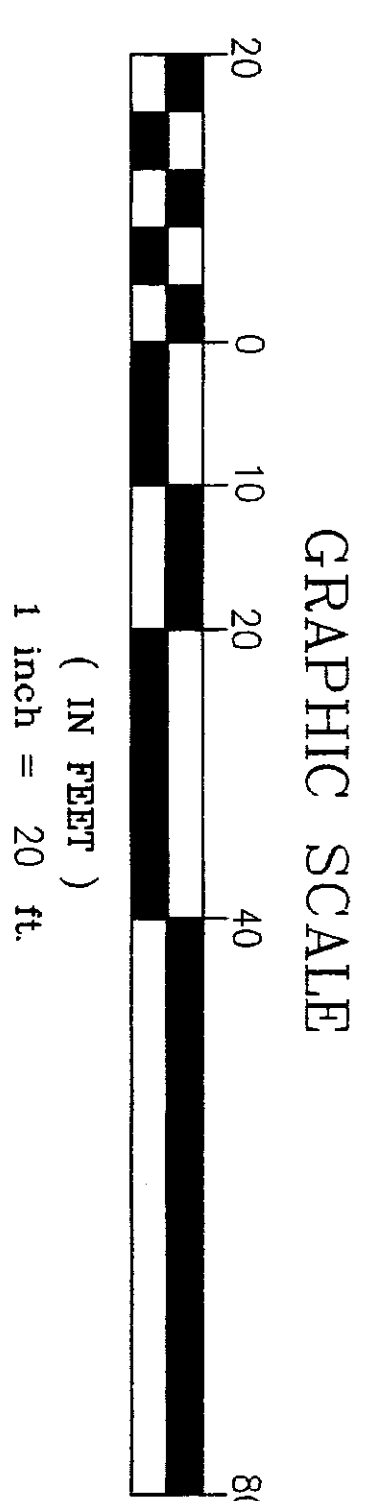
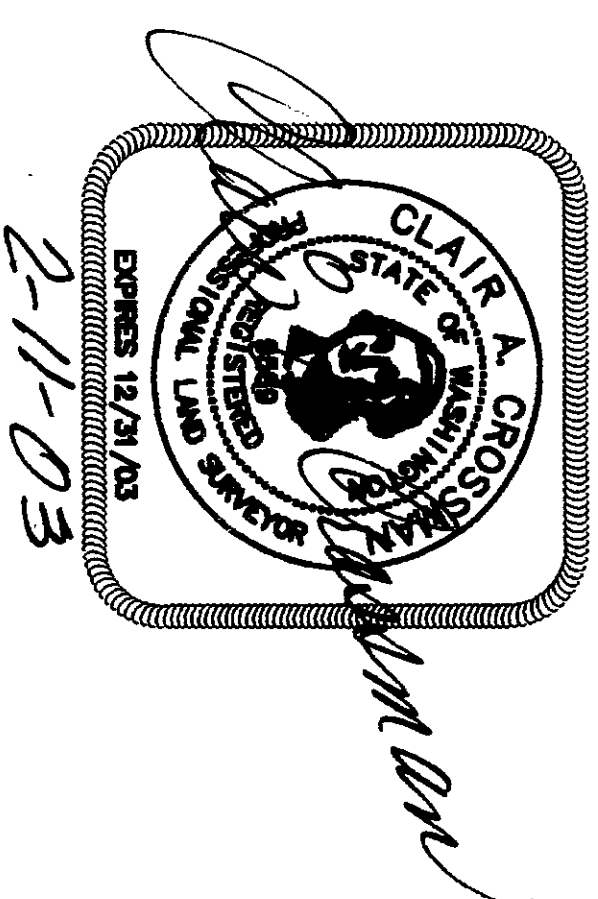
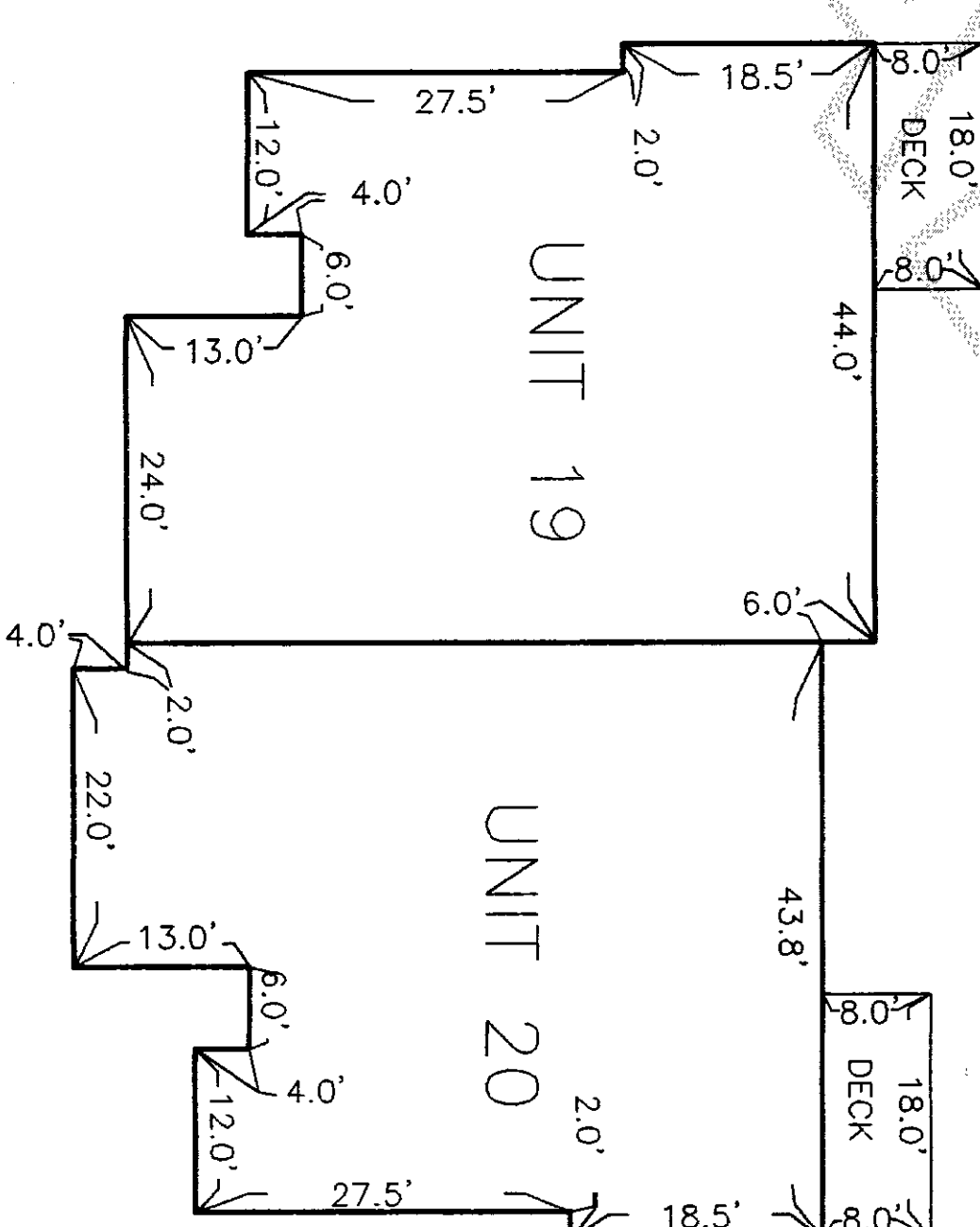
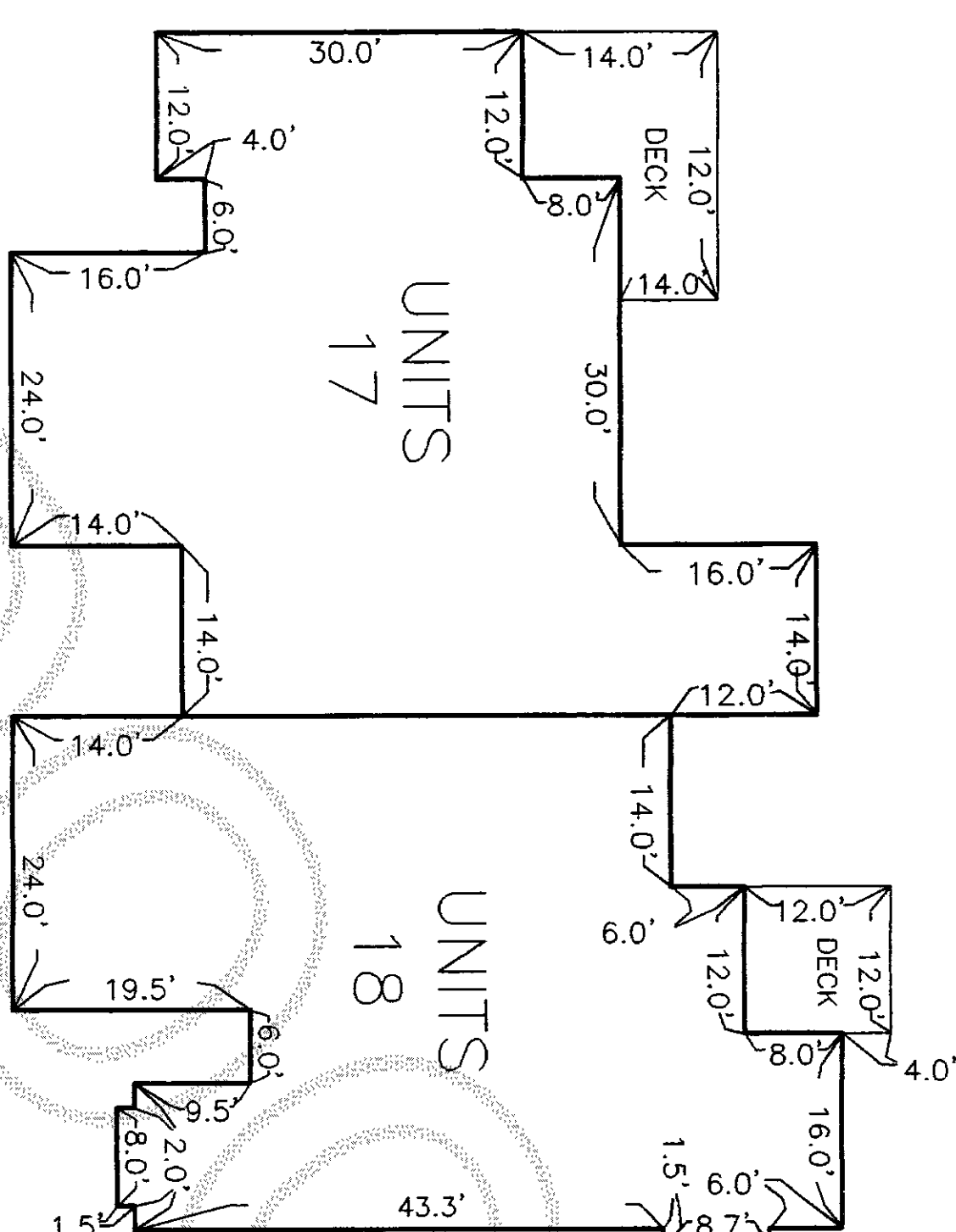
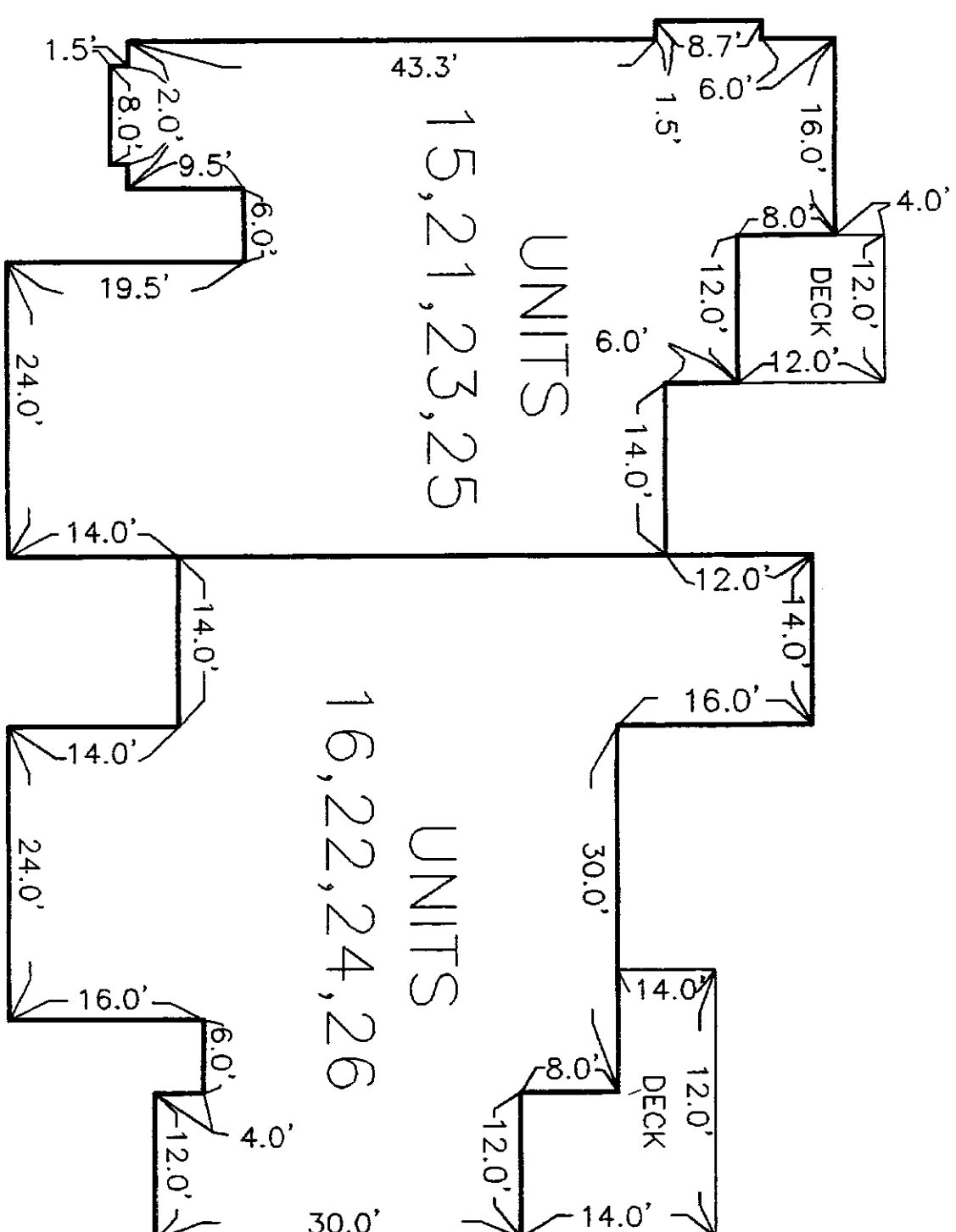
PROPERTY OWNER/SUBDIVIDER
Vintage Investments
PO Box 973
Anacortes, WA 98221

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DEVELOPER/SUBDIVIDER
Vintage Investments Inc.
P.O. BOX 973
Anacortes, WA 98221 (360) 293-2596

SURVEYOR
CROSSMAN & ASSOC.
16146 MCLEAN RD.
MT. VERNON, WA (360) 424-7359