

SPINNAKER COVE ADDITION TO THE CITY OF ANACORTES  
IN THE N.W. 1/4, SEC. 27, TWP 35 N., RNG 1 E., W.M.  
CITY OF ANACORTES, WASHINGTON  
APRIL 2003

RECORD S 88°04'09" E 2659.58'  
MEASURED S 88°04'09" E 2659.59'

SUNSET AVENUE

FOUND CONC.  
MON. IN CASE  
NORTH SIDE OF SUNSET  
VISITED 6-28-02

NGPE  
OPEN SPACE  
12,745 SF  
TRACT C

RADIUS = 130.00'  
LENGTH = 68.69'  
DELTA = 301°6'27"

FOUND 2" PLUGGED PIPE  
AT FENCE CORNER  
VISITED 7-2-02

CURVE	DELTA	RADIUS	LENGTH
C1	2016.24	141.00	49.89
C2	4226.22	141.00	104.44
C3	8944.41	41.00	64.22
C4	7429.04	20.00	26.00
C5	8406.04	51.00	74.86
C6	6054.48	51.00	54.22
C7	4329.59	51.00	38.72
C8	3459.43	51.00	31.15
C9	3057.44	51.00	27.56
C10	3313.33	91.00	5.60
C11	3208.10	91.00	51.04
C12	1854.05	91.00	30.02
C13	1854.05	91.00	30.02
C14	1616.55	91.00	25.86
C15	146.01	191.00	5.89
C16	2033.16	191.00	68.52
C17	0859.58	191.00	30.00
C18	0859.58	191.00	30.00
C19	1930.27	191.00	65.03
C20	253.09	191.00	9.62
C21	318.40	130.00	7.51

NOTES

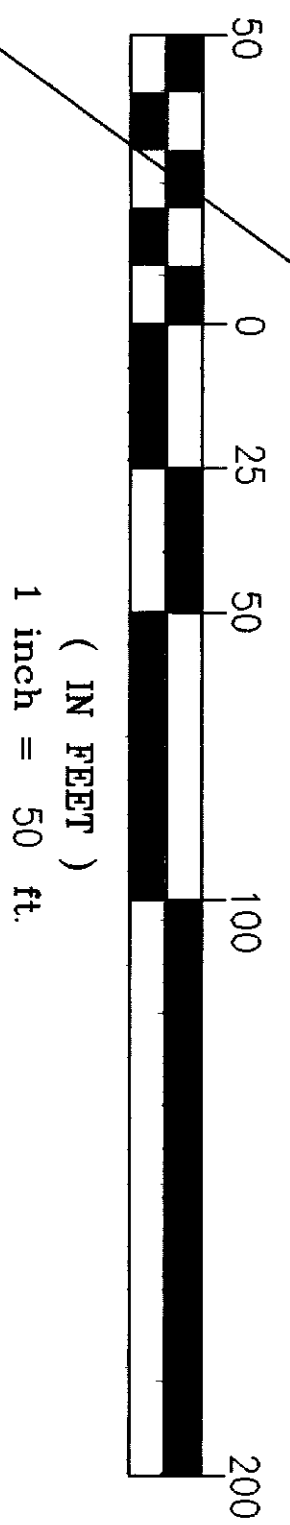
- SET RE-BAR WITH CAP NO. 9569.
- FOUND AND ACCEPTED RE-BAR WITH CAP LS #24216.
- SET MONUMENT WITH CAP LS #4908.
- SET TACK IN LEAD IN SIDEWALK.
- EQUIPMENT USED: TOPCON GTS-303.5" TOTAL STATION.
- ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
- SURVEY METHODS STANDARD FIELD TRANSFER.
- BAIS OF BEARING: NORTH LINE OF THE NW 1/4 OF SECTION 27, T35N, R1E W.M. N88°04'09"W PER RECORD OF SURVEY RECORDED IN BOOK 1 OF SURVEYS, PAGE 9.
- SECTION SUB-DIVISION FROM SHORT PLAT ANA-94-003.

GENERAL INFORMATION

- Assessor's Account No. 350127-2-003-0208, 350127-2-003-0109.
- Description and exception information is from First American Title Company of Skagit County, 67017, dated October 26, 2001.
- 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 above. Said report lists documents recorded under Auditors File Number 20021210177. Deeds of trust are recorded under Auditors File Number 200208250157.
- Zoning: (R2) Residential Low Density District
- Water Supply: City of Anacortes
- Sewer Disposal: City of Anacortes



GRAPHIC SCALE



SURVEYOR

Crossman & Associates  
16146 McLean Road  
Mt. Vernon, WA 98273  
(360) 424-7359

PROPERTY OWNER/SUBDIVIDER

Spinnaker Cove L.L.C.  
P.O. Box 818  
Anacortes, WA 98221  
(360) 293-7431



LEGAL DESCRIPTION

The northeast quarter of the northwest quarter of the northwest quarter of Section 27, Twp. 35 North range one east of the W.M. Lying Southwesterly of Anaco Beach Road as it now exists. Situated in Skagit County, Washington.

TRACT C - NATIVE GROWTH PROTECTION EASEMENT

Tract C located in the northwest corner of the Plat shall be a Native Growth Protection Easement, except that a 7' trail easement shall be provided through the Tract to create a walking path to Sunset Avenue. The remainder of the Tract shall be provided as a buffer or area left untouched with the following restrictions: \* \* \* see below

1. Hazard removal on non-native exotic or adventitious plants.
2. Hazard trees shall be identified with concurrence with the City Forest Lands Manager. Hazard trees removed or blown down may be replaced by the City or the homeowner with 3' minimum appropriate native stock, which shall be maintained until able to survive without care.
3. If the buffer has been degraded by previous site disturbances, the Forest Advisory Board may approve a replanting plan using appropriate native stock. Before and during the course of any grading, building construction, or other development activity on a lot subject to the NYPE, 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.

LANDSCAPE TRACTS A & B

Tracts A & B as shown on the plat shall be reserved and maintained by the Spinnaker Cove Owners Association as stipulated in the CC & Rs as recorded with this plat. \* \* \* Said trail easement shall be established by direction of City of Anacortes and said easement shall follow the centerline of the constructed trail and shall be conveyed to the City of Anacortes.

PRIVATE ROAD EASEMENT

A road and utility easement across lots 18 through 25 and lot 29 as shown on the plat is hereby reserved to the City of Anacortes for access and egress on the 20' road as constructed on the plat. Access will include use by the Fire Department and Waste and Recycling collection. No parking will be allowed in the 20' fire lane but will be allowed in designated parking spots. The utility easement is reserved for the purposes as described in the utility easement. Road maintenance will remain the responsibility of the Home Owners Association.

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 to streets, alleys, or for other public use, are paid in full. This 9th day of April, 2003.

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, up to and including the year of 2003.

I, James K. Stearns, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2003.

This 10th day of April, 2003.

John J. Jorgensen City Auditor  
Judith Patterson Deputy

AUDITORS CERTIFICATE

Filed for record this 10th day of April, 2003 at 1:48 P. M. of pages on pages in Volume of Plats at the request of Clair A. Crossman, P.L.S.

Auditors File No. 200304100183

Norma Brumwell Skagit County Auditor  
Melody Derossell Deputy

UTILITIES EASEMENT

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., 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 plot 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 20' wide Sanitary sewer and Storm sewer easement is hereby reserved for and conveyed to the City of Anacortes across lots 9 and 10 as shown on the plat for the same purposes as stated above. Access shall not be obstructed by fencing, shrubs or other landscape or fence features that would obstruct access to the manhole. 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 conditions only. Grantor, successor or assigns shall be responsible for restoration to prior conditions.
3. All 4", 6" and 8" storm drain pipe located in the street, right-of-way and within utility easements for all lots will remain private and the responsibility of the Home Owners Association.
4. The storm drainage easement located on the south side of lots 2 through 10 and the west side of lot 10 as shown on the plat shall remain private and the responsibility of the Home Owners Association.
5. A utility easement is hereby reserved on and across lots 18 through 25 and lot 29 as shown on the plat for the same purposes as stated in 1 above.
6. A 7' wide public path easement is hereby reserved on and across lots 16 and 17 as shown on the plat for the establishment of up to a 5' path by the City of Anacortes for access to and across Tract C to Sunset Avenue.
7. A 20' wide landscape easement is hereby reserved on and across lots 16 through 23 as shown on the plat for use as a buffer as described in the CC&Rs recorded with this Plat.
8. A 20' wide common driveway easements being 10' on each side of the common property lines of lots 2 & 3, 16 & 17, 18 & 19, 20 & 21 and 22 & 23 is hereby reserved as shown on the plat for use as a common driveway.
9. A 20' wide sanitary sewer, storm and water utility easement is hereby reserved for and conveyed to the City of Anacortes across lots 16 and 17 as shown on the plat for the same purposes as stated in #1 above. Should excavation of the water line be required for maintenance beyond routine access, the grantee shall restore the easement area to all weather access in the driveway or existing grade conditions beyond the driveway only. Grantor, successor or assigns shall be responsible for restoration to prior conditions.

10. A common driveway easement is hereby reserved across lots 9 and 10 as shown on the plat for access to lots 8, 9 & 10 for purposes of driveway access.

SURVEYORS CERTIFICATE

I hereby certify that the Spinnaker Cove Addition to the City of Anacortes is based upon as actual survey and subdivision of Section 27, 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 platting regulations.

CLAIR A. CROSSMAN, P.L.S. Clair A. Crossman  
Certificate No. 9569 Date 4-02-03

DEDICATION

Know All Persons by these Present that Washington Federal Savings, mortgage holder, and Spinnaker Cove L.L.C., 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 reasonable grading of all such streets and avenues shown hereon.

Washington Federal Savings

Nels Stranberg  
Spinnaker Cove L.L.C.

State of Washington

I certify that I know of have satisfactory evidence that Barbara A. Rodgers signed this instrument, on oath stated that (he/she/they/) (is/are) authorized to execute the instrument and acknowledged it as the branch manager 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 2nd day of April, 2003.  
Notary Public in and for the State of Washington  
Name printed Jeff. A. Lang Jeff. Lang  
Residing at Anacortes  
My commissions expires 6/30/06

State of Washington

I certify that I know of have satisfactory evidence that Nels Stranberg signed this instrument, on oath stated that (he/she/they/) (is/are) authorized to execute the instrument and acknowledged it as the operating manager of Spinnaker Cove L.L.C., 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 2nd day of April, 2003.  
Notary Public in and for the State of Washington  
Name printed Jeff. A. Lang Jeff. Lang  
Residing at Anacortes  
My commissions expires 6/30/06

APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on March 12, 2003 did find that the Spinnaker Cove Addition to the City of Anacortes subdivision serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Signature of Planning Director

Approved by the Council of the City of Anacortes, Washington, this 17th day of March, 2003.

ATTEST: City Clerk James K. Stearns

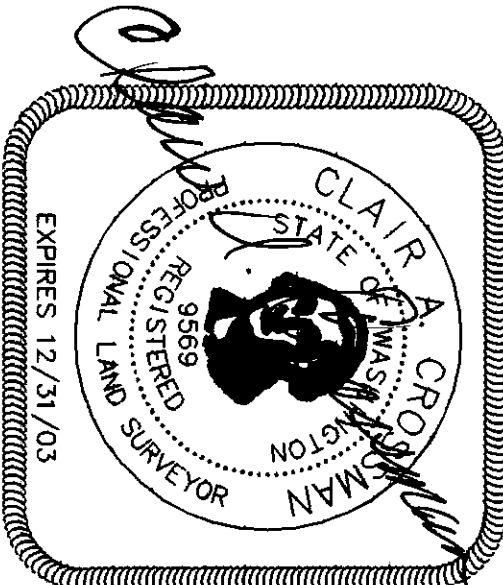
Examined and approved this 19 day of April, 2003.  
City Engineer Steve Davitt

SURVEYOR

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

PROPERTY OWNER/SUBDIVIDER

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4-02-03