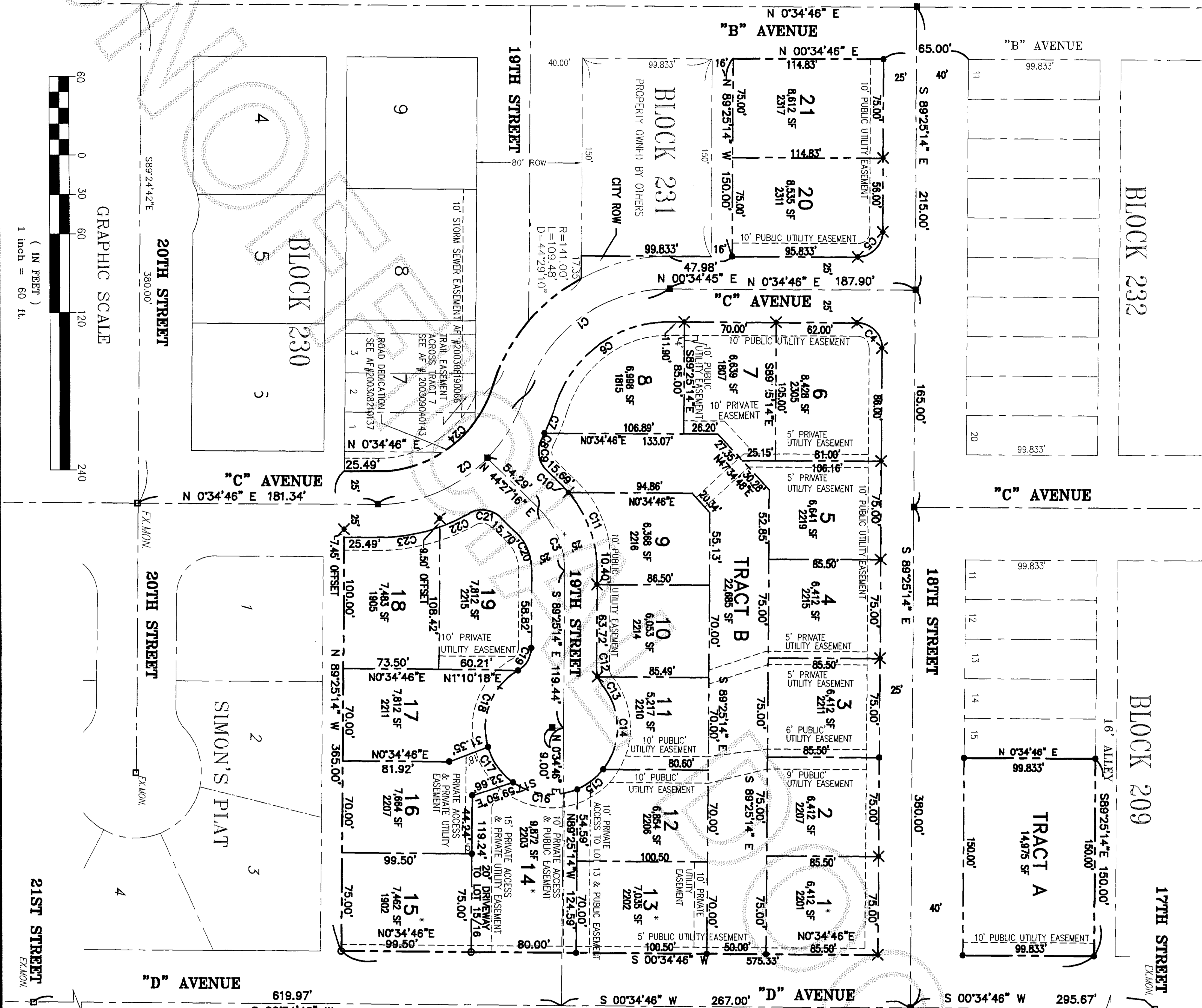


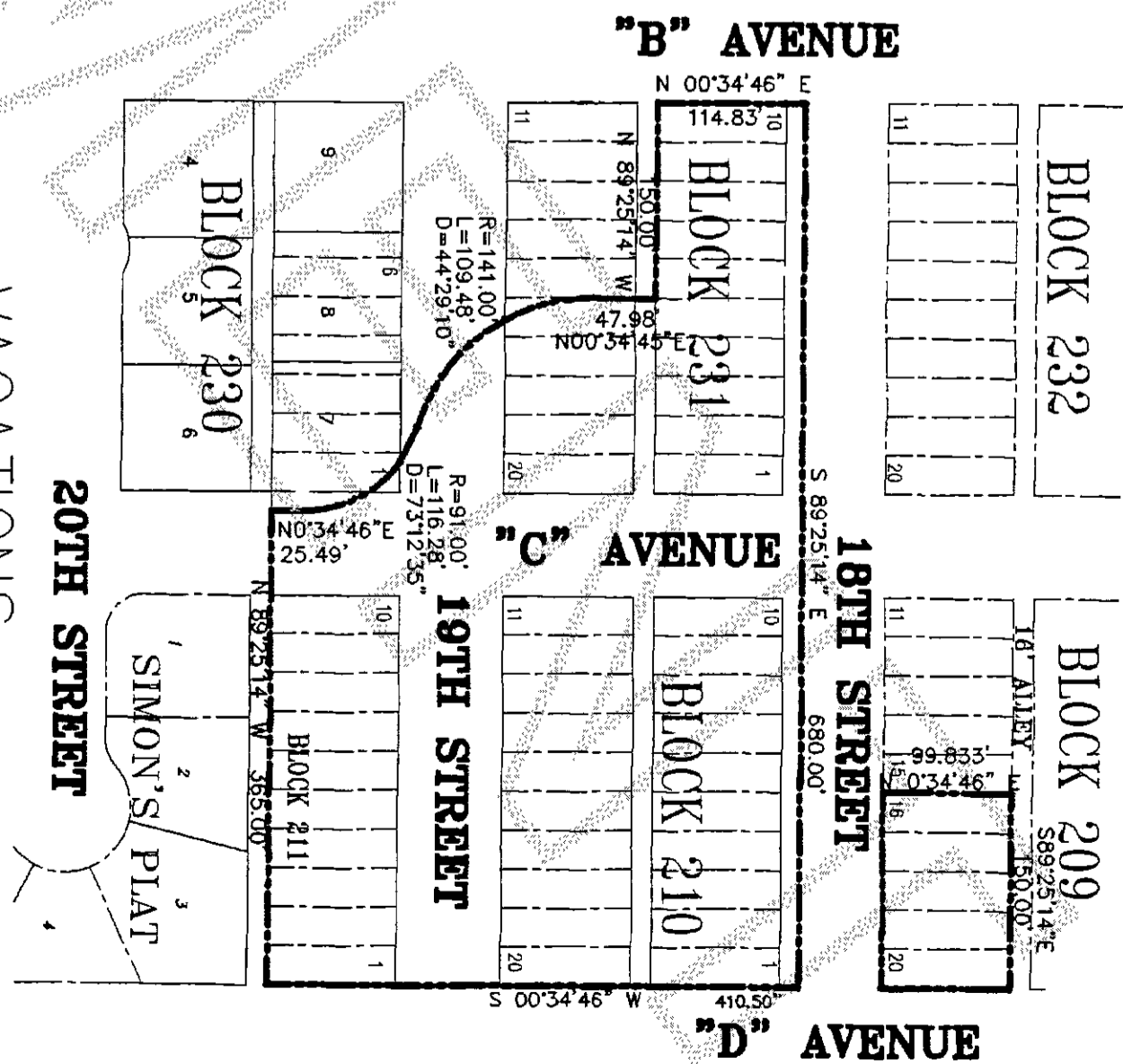
PLAT OF WINDWARD VILLAGE
IN THE N.W. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
JUNE 2004



VACATED STREETS & ALLEYS DESCRIPTION

The above legal description together with the vacated streets and alleys as follows: All alleys in block 210 and eastern portion of alley in block 231 between lots 16 through 20 and lots 1 through 5, 19th Street from the east boundary of blocks 210 and 211 to the west boundary of the realigned "C" Avenue between blocks 230 and 231; The original platted "C" Avenue from the north side of the alley of blocks 211 and 230 to the north boundary of blocks 210 and 231; The south 15 feet of 18th Street from the east boundary of block 210 to the west boundary of block 231.

VACATIONS
SCALE: 1"=100'



NOTES

1. SET RE-BAR WITH CAP NO. 9569.
2. FOUND AND ACCEPTED RE-BAR WITH CAP.
3. SET MONUMENT WITH CASE & COVER
4. SET TACK IN LEAD IN SIDEWALK.
5. EQUIPMENT USED: TOPCON GTS-303 5" TOTAL STATION.
6. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
7. SURVEY METHODS STANDARD FIELD TRAVERSE.
8. BASIS OF BEARING: N00°34'46"E BETWEEN MONUMENTS ON "D" AVENUE.
9. INTERIOR LOT CORNERS ARE TO BE SET AS FINAL GRADES ARE ESTABLISHED.

GENERAL INFORMATION

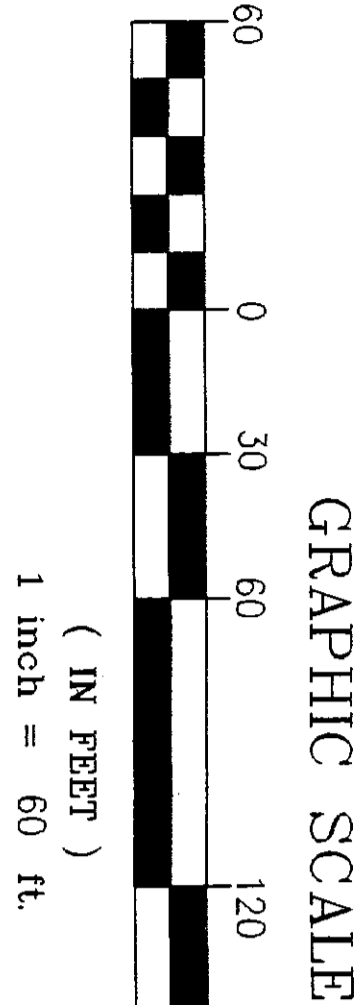
1. Assessor's Account Nos. 3772-211-004-0017, 3772-210-003-0002, 3772-210-020-0001, 3772-211-010-0000, 3772-231-005-0006, 3772-231-010-0009, 3772-231-020-0007, 3772-209-020-0003.
2. Description and exception information is from First American Title Company of Skagit County, Order No. 67808, dated February 20, 2004.
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 above. Said report lists documents recorded under Auditors File Number 9206190067 (10' strip parallel to private/public road right-of-way), 200302240288 (10' FSE easement), 200301270117 (survey), and 200308190066 (lots 1 through 7, block 230, underground storm sewer. Deeds of trust are recorded under Auditors File Number 200205210115, 200306130174, 200308220222, 20040122072.

SURVEYOR

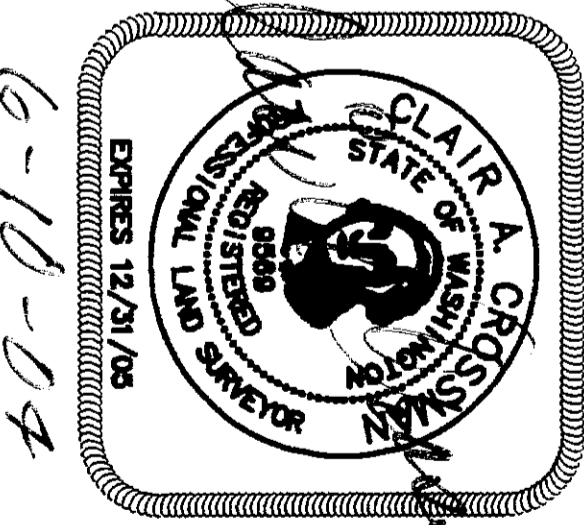
Crossman & Associates
16146 McLean Road
Mt. Vernon, WA 98273
(360) 424-7359

PROPERTY OWNER/SUBDIVIDER
Island Development L.L.C.
P.O. Box 456
Anacortes, WA 98221
(360) 293-9426
SHEET 1 OF 3

ROAD	CURVE	DELTA	RADIUS	LENGTH
C1	73°12'35"	116.00'	148.22'	148.22'
C2	73°12'35"	116.00'	148.22'	148.22'
C3	46°07'28"	86.00'	53.13'	53.13'
C4	90°00'00"	19.00'	29.85'	29.85'
C5	90°00'00"	19.00'	29.85'	29.85'
C6	73°12'26"	91.00'	116.27'	116.27'
C7	08°51'10"	141.00'	4.95'	4.95'
C8	02°00'36"	20.00'	25.75'	25.75'
C9	73°46'10"	91.00'	8.27'	8.27'
C10	40°55'26"	91.00'	64.99'	64.99'
C11	18°18'20"	20.00'	7.56'	7.56'
C12	21°42'08"	20.00'	6.58'	6.58'
C13	77°48'39"	50.50'	25.44'	25.44'
C14	58°26'14"	50.50'	51.51'	51.51'
C15	58°26'14"	50.50'	51.51'	51.51'
C16	58°26'14"	50.50'	51.51'	51.51'
C17	37°51'32"	50.50'	67.26'	67.26'
C18	76°19'46"	50.50'	20.70'	20.70'
C19	59°17'37"	41.00'	33.01'	33.01'
C20	46°07'28"	20.00'	25.75'	25.75'
C21	73°46'10"	141.00'	4.95'	4.95'
C22	8°59'10"	141.00'	25.75'	25.75'
C23	19°34'35"	141.00'	48.99'	48.99'
C24	73°12'35"	91.00'	116.28'	116.28'



21ST STREET
EX.MON.



PLAT OF WINDWARD VILLAGE
IN THE N.W. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
JUNE 2004

LEGAL DESCRIPTION
Lots 16 through 20 of Block 209,
Lots 1 through 10 of Block 211,
Lots 1 through 20 of Block 210,
Lots 1 through 10 and lots 16 through 20 of Block 231,
"Map of the City of Anacortes", as per plat recorded in Volume 2 of Plats,
page 4 through 7, records of Skagit County, Washington.

EASEMENT RECITALS

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 COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) and adjacent to "D" Avenue as shown 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 10' wide easement is hereby reserved for and conveyed to the City of Anacortes across lot 12, 13 and 14 as shown on the plat for the same purposes as stated above. Should excavation be required for maintenance the grantee shall restore the easement area to natural grade condition only. Grantor, successor or assigns shall be responsible for restoration to prior conditions.

3. An Easement is hereby granted to the City of Anacortes on and across lots 7, 11, 12, 2 and 3 as shown on the plat for the same purposes as stated in item 1. Restoration shall be as described in item 2.

4. All 4", 6" and 8" storm drain pipe located in the street right-of-way and with-in utility easements for all lots will remain private and the responsibility of the property owners.

5. The Private Utility and Access Easements on and across lots 3, 4, 5, 6, 7, 12, 13, 14, 16, 19 and Tract B as shown on the plat will remain private and shall be operated, maintained and restored to prior condition following any maintenance by the property owners which they serve.

6. 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 above. Said report lists documents; recorded under Auditors File Number 9206190067 (10' strip parallel to private/public road right-of-ways) 200302240288 (10' PSE easement), 2003012720117 (survey), and 200308190066 (lots 1 through 7, block 230, underground storm sewer.

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 10th day of June 2004.

Janet Anne Deputy
Deputy City of Anacortes

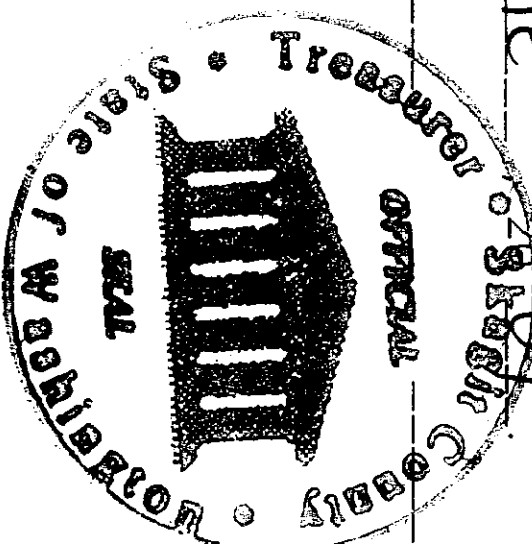
COUNTY TREASURERS CERTIFICATE

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 2004.

I, *Katie Jungquist*, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2005.

This 14th day of June 2004.

Bob Jungquist
Skagit County Treasurer



Deputy

POND TRACT A
A Water Quality and Detention Pond Tract A is hereby conveyed to the City of Anacortes for Access and maintenance of the storm drainage system and pond located on said tract.

PARK CORRIDOR TRACT B
A Pedestrian Access Tract B is hereby conveyed to the City of Anacortes for Construction, access and maintenance of a pedestrian access trail system and for access and maintenance of a Storm Drainage System located in the Tract.

SIDEWALK AND PEDESTRIAN EASEMENT
A Sidewalk and Pedestrian easement is hereby conveyed to the City of Anacortes along the front and upon the exterior twenty (20) inches of front boundary lines of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) for the purpose of pedestrian access and sidewalk encroachment.

AUDITORS CERTIFICATE

Filed for record this 14th day of June 2004 at 10:08 A.M. of Plats on pages 1-4

Auditors File No. 200400040125

Steve Bennett *Clay D. Davis*
Skagit County Auditor Deputy

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that *BARRY E. OWEN* signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the *Member* of The Marine Heights 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 9th day of June 2004. Notary Public in and for the State of Washington

Name printed: *Barbara Jean Davis*
Residing at: *Marine Heights LLC, 1000 1st St SE*
My commissions expires *12/31/06*

APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on April 14, 2004, did find that the Plat of Windward Village subdivision serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Jim F. Murre
Signature of Planning Director

Approved by the Council of the City of Anacortes, Washington, this 10th day of June 2004.

ATTEST: City Clerk *Janet Anne Deputy*, acting

Examined and approved this 10th day of June 2004.
Gary Barnwell
City Engineer

SURVEYORS CERTIFICATE

I hereby certify that the Plat of Windward Village 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 6-09-04

DEDICATION

Know All Men by these Present that Washington Federal Savings, mortgage holder, Marine Heights LLC, mortgage holder, Peoples Bank, mortgage holder, and Island Development 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 reasonable grading of all such streets and avenues shown hereon.

Barbara A. Redgate
Washington Federal Savings

Madeline McLean-Lynch
Peoples Bank

Charles H. Redgate
Island Development LLC

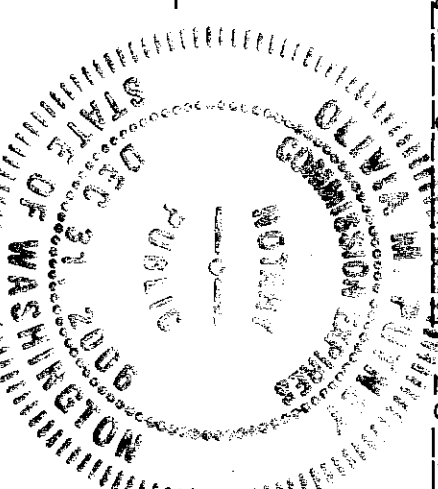
Barbara A. Redgate
Marine Heights LLC

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that *Barbara A. Redgate* signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the *Barbara A. Redgate* 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 8th day of June 2004.
Notary Public in and for the State of Washington
Name printed *Barbara A. Redgate*
Residing at *Anacortes WA*
My commissions expires *6-11-06*

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that *Madeline McLean-Lynch* 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 The Peoples 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 8th day of June 2004.
Notary Public in and for the State of Washington
Name printed *Barbara A. Redgate*
Residing at *Anacortes WA*
My commissions expires *12/31/06*



State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that *Charles H. Redgate* signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the *Member* of The Island Development LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

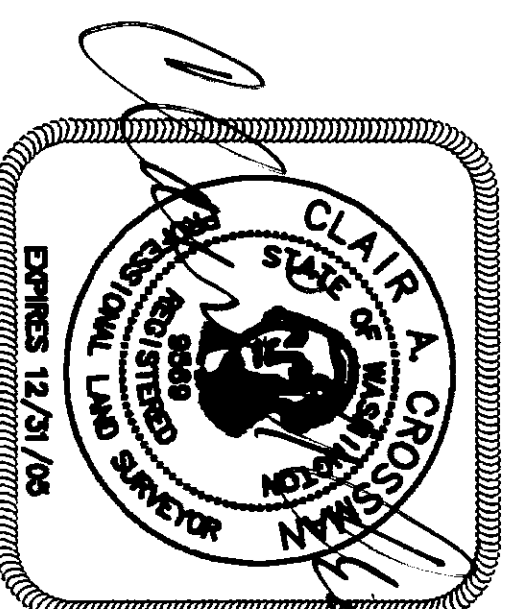
Given under my hand and official seal this 9th day of June 2004.
Notary Public in and for the State of Washington
Name printed *Barbara A. Redgate*
Residing at *Anacortes WA*
My commissions expires *6/11/06*

SURVEYOR

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

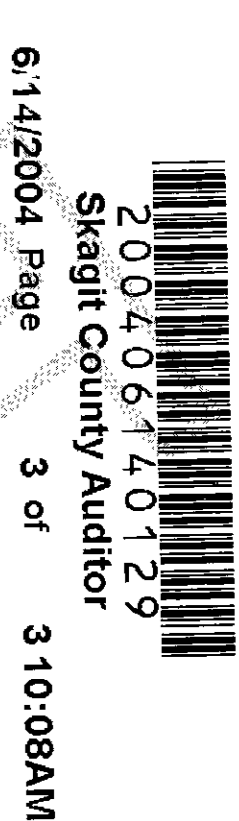
PROPERTY OWNER/SUBDIVIDER

Island Development LLC
P.O. Box 456
Anacortes, WA 98221



6-09-04

PLAT OF WINDWARD VILLAGE
IN THE N.W. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
JUNE 2004



DECISION TO ISSUE A PRELIMINARY PLAT PERMIT FOR
The Windward Village Plat

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby authorized to issue approvals for Preliminary Plat, Conditional Use, and requested modifications to Subdivision Standards for the Windward Village Plat subject to the following conditions:

- (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 16.16 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 modified herein, as required by the Director of Public Works for water, sewer, 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 \$500 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 temporary erosion sedimentation control plan shall be prepared and submitted with the grading plan for approval by the City Director of Public Works. The plan's shall identify the potential for erosion and downstream sedimentation during construction and describe the measures that will be used to mitigate impacts of erosion. Measures that will likely be employed include sedimentation ponds, silt fences, hay bale filters, and restricting the amount of excavation until condition are favorable.
- (9) Prior to clearing or fill and grade beginning, a landsloping plan and both a large parcel stormwater plan and a water quality control plan, as spelled out in the City's Storm Drainage Ordinance #2441, 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 on-site detention ponds and all off-site stormwater improvements shall be made before construction or vegetation removal begins.
- (10) Detailed geotechnical reports shall be submitted to support construction design of detention pond(s), roads, utilities, and site grading.
- (11) The trail shall be 10 feet wide, shall have a gravel or paved surface (as determined by the Parks Board), shall not exceed 12% grade, and shall not utilize stairs; the trees in the right-of-way west of "C" Avenue shall not be removed without the written approval of City Planning Director. Additionally, every effort shall be made to retain trees and understory in the wildlife corridor. Prior to any clearing the final Trail and Clearing Plan shall be approved by the City council
- (12) Fire hydrants shall be provided as required by the Fire Chief. Fire flow shall be addressed in a manner acceptable to the Fire Chief and to the Public Works Department; this may involve oversizing of waterlines, City participation, and fee credits.

(13) In keeping with the City's street grid street name system, the Public Safety Departments shall approve street names.

(14) The detention pond(s) shall be designed to City standards, shall be lined (if required by the Geotechnical Engineering Report), shall be landscaped, and shall include geotechnical engineering.

(15) The Detention Pond improvements shall be set back 5 feet from the west property line and extensively landscaped with native material; the parking area on the site plan shall be removed.

(16) Street trees shall have a root containment system as approved by the City Public Works Department.

(17) Trees to be planted shall be sized as required by ordinance; trail fencing shall be as required by the City Parks Director.

(18) School bus waiting area(s) and mailbox locations shall be as determined by the City Engineer.

(19) All lots created under this Plat shall be subject to all City of Anacortes charges for utility services uniformly charged throughout the City of Anacortes including applicable General Facilities Charges.

(20) Street and sidewalk design shall meet "AASHTO" and City Public Works Construction Standards and ADA standards; driveways shall not exceed a 15% grade

(21) The "D" Avenue sidewalk shall be extended to connect to the existing sidewalk at 17th Street

(22) 18th Street shall be developed to the East Side of "W" Avenue.

(23) Erosion Control and Clearing Plans shall be reviewed, approved, and implemented as required by the City Engineer.

(24) Street lighting shall be energy efficient and installed as per PSE Schedule 62, Option "B", and shall be installed as approved by the City Engineer.

(26) City water quality standards shall be met as required by the City Engineer.

(26) There shall be no access for Lots 1, 13,14, and 15 to "D" Avenue.

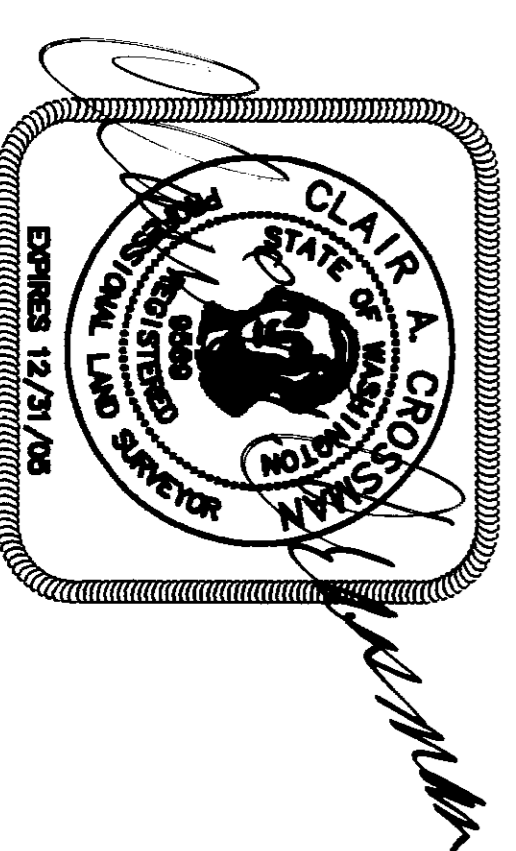
(27) A traffic channelization and signage plan shall be submitted, approved by the City Engineer, and installed by the developer.

(28) Structural alteration necessary to develop this plat shall not encroach into adjacent land parcels without recorded easements for such encroachment.

(29) No modifications beyond those set forth in this approval are authorized.

(30) Pages 17-20 of these Findings of Fact and Conclusions of Law shall be recorded with the Final Plat drawing.

These Findings of Fact and Conclusions of Law were adopted by the Anacortes City Council on February 4, 2002.



SURVEYOR

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

PROPERTY OWNER/SUBDIVIDER

Island Development LLC
P.O. Box 456
Anacortes, WA 98221