

PLAT OF "ROCK RIDGE WEST PHASE II"
ANACORTES, SKAGIT COUNTY, WASHINGTON
SURVEY IN A PORTION OF THE NW 1/4, NW 1/4
SECTION 26, TWP. 35N, RNG. 1E, W.M.

DEDICATIONS:

KNOW ALL PERSONS BY THESE PRESENTS THAT DG CONSTRUCTION, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AS TO PARCELS "A", "B", AND "C"; THOMAS A. GIACALONE AND LAURA ANN GIACALONE, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/4 INTEREST; ROCK RIDGE L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AS AN UNDIVIDED 1/2 INTEREST; BUEHL, J. BERENTSON AND VERNIA J. BERENTSON, TRUSTEES OF THE BERENTSON FAMILY TRUST, DATED FEBRUARY 18, 1992, AS TO THE REMAINING UNDIVIDED 1/4 INTEREST, AS TO PARCEL "D"; AND WHIBEY ISLAND BANK, AS MORTGAGE HOLDER, THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS PLAT AND DEDICATION 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 TRACT "A" TO ROCK RIDGE COMMUNITY ASSOCIATION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 15TH DAY OF NOVEMBER, 2004.

DG CONSTRUCTION, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

OFFICER:

AS: MEMBER

THOMAS A. GIACALONE

LAURA ANN GIACALONE

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

ANTHONY L. MAJO JR.

MANAGING MEMBER

BUEHL, J. BERENTSON

VERNIA J. BERENTSON

WHIBEY ISLAND BANK

OFFICER:

TITLE:

OWNER'S ACKNOWLEDGEMENTS:

STATE OF WASHINGTON

COUNTY OF Skagit)
) SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY L. MAJO JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF ROCK RIDGE 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: November 15, 2004

Karen A. McEllett
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
MY COMMISSION EXPIRES 11/29/05

STATE OF WASHINGTON)
COUNTY OF Skagit)
) SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Thomas A. Giacalone, Laura Ann Giacalone IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF DG CONSTRUCTION, 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: November 15, 2004

Karen A. McEllett
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
MY COMMISSION EXPIRES 11/29/05
RESIDING AT: Anacortes, WA

STATE OF WASHINGTON)
COUNTY OF Skagit)
) SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS A. GIACALONE AND LAURA ANN GIACALONE, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: November 15, 2004

Karen A. McEllett
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
MY COMMISSION EXPIRES 11/29/05
RESIDING AT: Anacortes, WA

STATE OF WASHINGTON)
COUNTY OF Skagit)
) SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BUEHL, J. BERENTSON AND VERNIA J. BERENTSON, TRUSTEES OF THE BERENTSON FAMILY TRUST, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: November 15, 2004

Karen A. McEllett
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
MY COMMISSION EXPIRES 11/29/05
RESIDING AT: Anacortes, WA

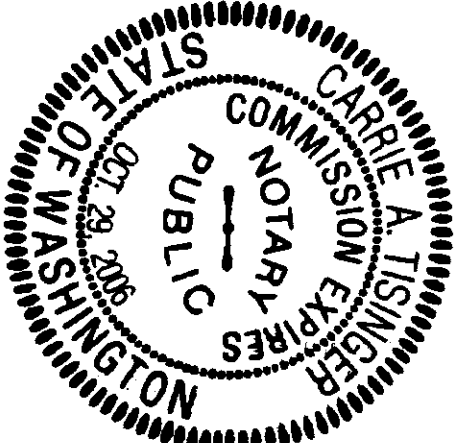
MORTGAGEE ACKNOWLEDGMENT:

STATE OF WASHINGTON)
COUNTY OF Skagit)
) SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Susan Medeiros 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 Mortgagee OF WHIBEY ISLAND BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: November 16, 2004

David A. Jurgens
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
MY COMMISSION EXPIRES 10-28-06
RESIDING AT: Anacortes, WA



UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND AT & T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, 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 TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

SURVEYOR'S CERTIFICATE:

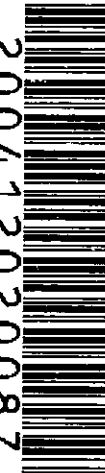
I HEREBY CERTIFY THAT THE PLAT OF ROCK RIDGE WEST PHASE II IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND TRACT CORNERS ARE SET CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE CITY OF ANACORTES AND STATE OF WASHINGTON STATUTES AND PLATING REGULATIONS.

YOUNG & KIM, P.L.S. #32169

DATE: 11/16/04

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.



200412020087

Skagit County Auditor

12/22/2004 Page 1 of 4 11:30AM

Norma Bunnnett
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

Wendy Zwick
BY DEPUTY

APPROVALS:

THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION ON 11-18-04 DID FIND THAT THE PLAT OF ROCK RIDGE WEST PHASE II SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SUBDIVISION ADMINISTRATOR TO EXECUTE ITS WRITTEN APPROVAL HEREON.

Janet Hume
PLANNING DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON THIS 15 DAY OF NOVEMBER, 2004.

ATTEST: CITY CLERK Wanda Johnson

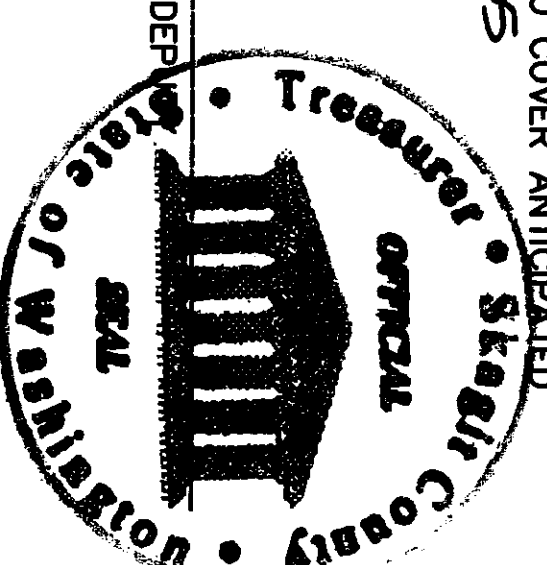
EXAMINED AND APPROVED THIS 1 DAY OF December, 2004.

John
CITY ENGINEER

COUNTY 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 2004.

Tracie Langquist TREASURER OF SKAGIT COUNTY, WASHINGTON,
HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2004, 2005
THIS 2nd DAY OF December, 2004.



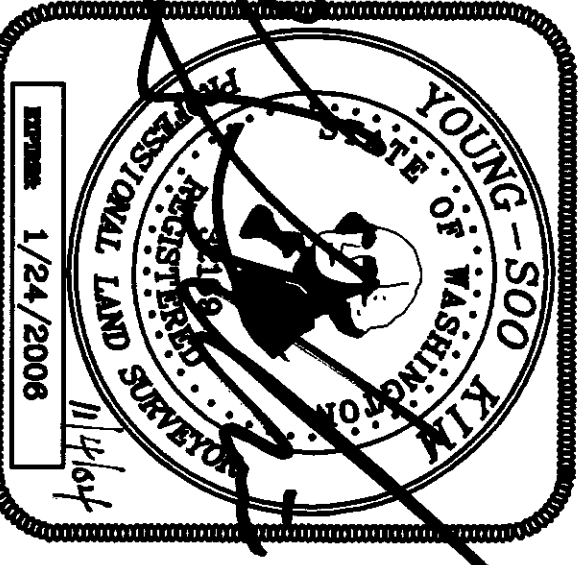
Tracie Langquist
SKAGIT COUNTY TREASURER

CITY'S 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 15 DAY OF November, 2004

Wanda Johnson
CITY OF ANACORTES TREASURER



SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: VSK@SUMMITES.COM



**PLAT OF "ROCK RIDGE WEST PHASE II"
ANACORTES, SKAGIT COUNTY, WASHINGTON
SURVEY IN A PORTION OF THE NW 1/4, NW 1/4
SECTION 26, TWP. 35N, RNG. 1E, W.M.**

FINDINGS OF FACT AND CONCLUSION 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 therefore 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 \$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 storm-water 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 storm-water detention.
10. Prior to clearing or fill and grade beginning, both a large parcel storm-water 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 storm-water runoff after construction and/or land clearing activities are completed. All off-site storm-water 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.
13. The City shall be compensated for net vacated right-of-way.
14. Mailbox locations shall be reviewed and approved by the City Engineer.
15. School bus waiting area(s) shall be as determined by the City Engineer.
16. Street lighting shall be energy efficient and installed as per PSE Schedule 52, Option "B". shall be installed as approved by the City Engineer.
17. 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.
18. A channelization and signage plan shall be submitted, approved by the City Engineer, and installed by the developer.
19. An aviation 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.

20. The applicant shall ensure that its project activities are conducted such that the cross-island trail can be constructed by others across Pennsylvania Avenue or Tract A with a minimal slope.

21. Rock cuts shall utilize the "step method" in a manner approved by the Building Official and the project geologist or Geo-technical engineers.
22. Fence design shall be approved by the Parks Department to ensure public safety as far as practicable.
23. No significant removal of rock to off-site locations shall occur without approval of a plan by the Planning Commission.
24. Lot 10 or Lot 14 will remain undeveloped until such time as access is resolved to the Kikelly property.
25. Blasting can only occur weekdays between 8:00 a.m. to 6:00 p.m.
26. In order to protect the root structures on trees in the Anacortes Forestlands, and to reduce the impacts of wind throw, a 30-foot wide NCGE shall be established adjacent to the AGL before rock cutting/sloping begins.
27. A landscaping plan shall be approved by the Planning Commission prior to building permit issuance.
28. Geo-technical engineering reports shall be provided for all lots where any structure may be located on or within 15' of a slope of 40' grade or steeper.
29. Pages 17 through 19 of these Findings of Fact and Conclusion of Law shall be recorded with the Final Plat drawing.

LEGAL DESCRIPTION

PARCEL A:
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 44, TUTTLE AND BUCKLEY'S ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:
LOTS 1, 2, 3, 18, 19 AND 20, INCLUSIVE, BLOCK 68, TUTTLE AND BUCKLEY'S ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C:
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 69, TUTTLE AND BUCKLEY'S ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D:

LOTS 1, 2, 3, 18, 19 AND 20, BLOCK 45, TUTTLE AND BUCKLEY'S ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

NATIVE GROWTH PROTECTION AREA/EASEMENT (NGPA/E)

IN CONSIDERATION OF CITY OF ANACORTES CODE REQUIREMENTS, A NON-EXCLUSIVE NATIVE GROWTH PROTECTION AREA/EASEMENT (NGPA/E) IS HEREBY GRANTED AND TO THE CITY OF ANACORTES, ITS SUCCESSORS OR ASSIGNS. SAID EASEMENT AREA IS DEPICTED ON THE SUBDIVISION. THE NATIVE GROWTH PROTECTION AREA/EASEMENT SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRAZING, FILLING, BUILDING CONSTRUCTION, OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN SAID EASEMENT AREA. EXCEPT THE ACTIVITIES SET FORTH IN THE CITY CODE ARE ALLOWED. WHEN APPROVED BY THE CITY, SOME ACTIVITIES WHICH MAY BE PERMITTED ARE: (1) UNDERGROUND UTILITY CROSSINGS AND DRAINAGE DISCHARGE SWALES WHICH UTILIZE THE SHORTEST ALIGNMENT POSSIBLE AND FOR WHICH NO ALIGNMENT THAT WOULD AVOID SUCH A CROSSING IS FEASIBLE; (2) FENCES WHEN THE CRITICAL AREA AND ITS BUFFER ARE NOT DETRIMENTALLY AFFECTED; (3) REMOVAL OF HAZARDOUS TREES BY THE PROPERTY OWNER; AND (4) OTHER USES AND DEVELOPMENT ACTIVITY AS ALLOWED BY SAID CODE. THE RIGHT TO USE AND POSSESS THE EASEMENT AREA IS RETAINED, PROVIDED THAT THE USE DOES NOT INTERFERE WITH, OBSTRUCT OR ENDANGER PURPOSE OF SAID EASEMENT.

THE CITY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM THIS EASEMENT AND ACROSS THE ADJACENT PROPERTY IN THIS SUBDIVISION FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NATIVE GROWTH PROTECTION AREA EASEMENT.

THE LOT OWNER(S) SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RESTORING THE CONDITION OF THE NGPA/E IF ANY UNAUTHORIZED DISTURBANCE OCCURS.

TRACT "B"

UPON RECORDATION OF THIS PLAT, TRACT "B" SHALL BECOME THE UNDIVIDED 1/2 INTEREST OF THE INDIVIDUAL OWNERSHIP(S) OF LOT 5 AND LOT 6, AS SHOWN ON THE MAP OF SAID PLAT, FOR THE MUTUAL BENEFIT OF SAID LOTS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, USE AND INCIDENTAL PURPOSES RELATED THERETO, AS IT PERTAINS TO INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND UPON SAID TRACT. SAID UNDIVIDED 1/2 INTEREST SHALL BE REFLECTED ON THE TITLE OF SAID LOT 5 AND LOT 6, AND SHALL BE BINDING WITH THE HENS, AND ASSIGNS OF THE OWNERSHIP(S) THEREOF.

LANDSCAPE MAINTENANCE

ALL INSTALLED LANDSCAPING WITHIN THIS PLAT INCLUDING THE TREES IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE EACH HOME OWNERS.

PUBLIC RIGHTS-OF-WAY VACATION

THOSE PORTIONS OF THE OF THE PUBLIC RIGHT-OF-WAY KNOWN AS "W" AVENUE WEST, 32ND STREET, 33RD STREET, AND APPURTENANT ALLEYS, AS DEDICATED WITH THE PLAT OF TUTTLE AND BUCKLEY'S ADDITION TO THE CITY OF ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 40, OF SAID PLAT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 14 OF THE PLAT OF ROCK RIDGE WEST, RECORDED UNDER AUDITOR'S FILE NUMBER 200203250231, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 4, BLOCK 45, OF SAID TUTTLE AND BUCKLEY'S ADDITION TO THE CITY OF ANACORTES, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH, ALONG SAID PROLONGATION, A DISTANCE OF 80.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 45; THENCE WEST, ALONG THE NORTH LINE OF SAID BLOCK 45, A DISTANCE OF 90.00 FEET, TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 45; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST, ALONG THE SOUTH LINES OF LOTS 1, 2 AND 3 OF SAID BLOCK 45, A DISTANCE OF 90.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH, A DISTANCE OF 16.00 FEET, TO THE NORTHWEST CORNER OF LOT 17 OF SAID BLOCK 45; THENCE WEST ALONG THE NORTH LINES OF LOTS 18, 19 AND 20 OF SAID BLOCK 45, TO THE NORTHWEST CORNER OF LAST SAID LOT 20; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 100.00 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 45, A DISTANCE OF 90.00 FEET, TO THE SOUTHEAST CORNER SAID LOT 18; THENCE SOUTH, A DISTANCE OF 80.00 FEET, TO THE NORTHWEST CORNER OF LOT 4, BLOCK 68; THENCE WEST, ALONG THE NORTH LINE OF SAID BLOCK 68, A DISTANCE OF 90.00 FEET, TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 68; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE EAST, ALONG THE SOUTH LINES OF LOTS 1, 2 AND 3 OF SAID BLOCK 68, A DISTANCE OF 90.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH, A DISTANCE OF 16.00 FEET, TO THE NORTHWEST CORNER OF LOT 17 OF SAID BLOCK 68; THENCE WEST ALONG THE NORTH LINES OF LOTS 18, 19 AND 20 OF SAID BLOCK 68, TO THE NORTHWEST CORNER OF LAST SAID LOT 20; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 10.55 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH ONE HALF, OF THE NORTHWEST ONE QUARTER, OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE WESTERLY, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 80.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF LOT 11, BLOCK 69, OF SAID PLAT OF TUTTLE AND BUCKLEY'S ADDITION; THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 11.30 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE WEST, ALONG THE NORTH LINES OF LOTS 11 THROUGH 20, INCLUSIVE, OF SAID BLOCK 69, A DISTANCE OF 300.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 20, BLOCK 69; THENCE NORTH, A DISTANCE OF 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, OF SAID BLOCK 69; THENCE EAST, ALONG THE SOUTH LINES OF LOTS 1 THROUGH 10, INCLUSIVE, OF SAID BLOCK 69, A DISTANCE OF 300.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 100.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE EAST, ALONG THE EAST PROLONGATION OF THE NORTH LINE OF LAST SAID LOT 10, A DISTANCE OF 12.74 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 335.00 FEET, A RADIAL LINE OF SAID CURVE, TO SAID POINT, BEARS SOUTH 82°03'15" EAST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°39'33", AN ARC DISTANCE OF 38.93 FEET; THENCE NORTH 01°17'12" EAST, A DISTANCE OF 40.15 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 14 OF SAID PLAT OF ROCK RIDGE WEST; THENCE EAST, ALONG SAID PROLONGATION AND SAID SOUTH LINE, A DISTANCE OF 155.00 FEET TO THE TRUE POINT OF BEGINNING.



SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



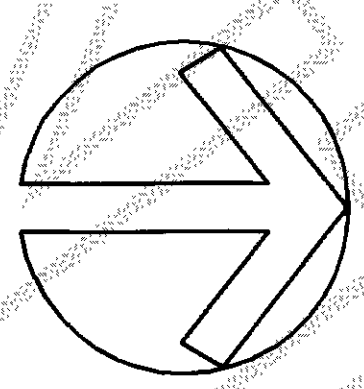
FOUND 4" x 4" CONCRETE MON. W/ 2" BRASS DISK IN CASE (SEPT. 2004)

FOUND 4" x 4" CONCRETE MON. W/ 2" BRASS DISK IN CASE (SEPT. 2004)

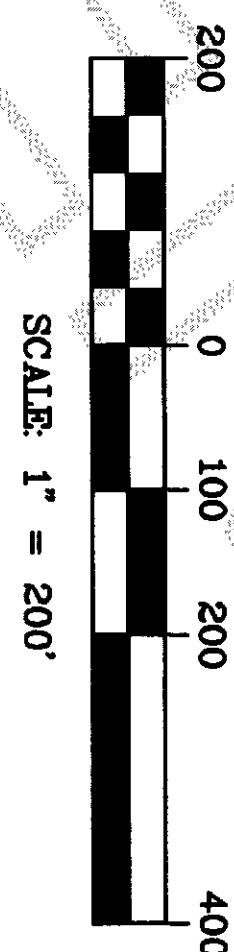
FOUND 6" DIAMETER CONCRETE MONUMENT WITH BRASS PEG IN CASE. 1.3' NWLY OF FENCE CORNER (SEPT. 2004)

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

PLAT OF "ROCK RIDGE WEST PHASE II" ANACORTES, SKAGIT COUNTY, WASHINGTON SURVEY IN A PORTION OF THE NW 1/4, NW 1/4, SEC. 26, TWP. 35 N, RNG. 1 E, W.M.

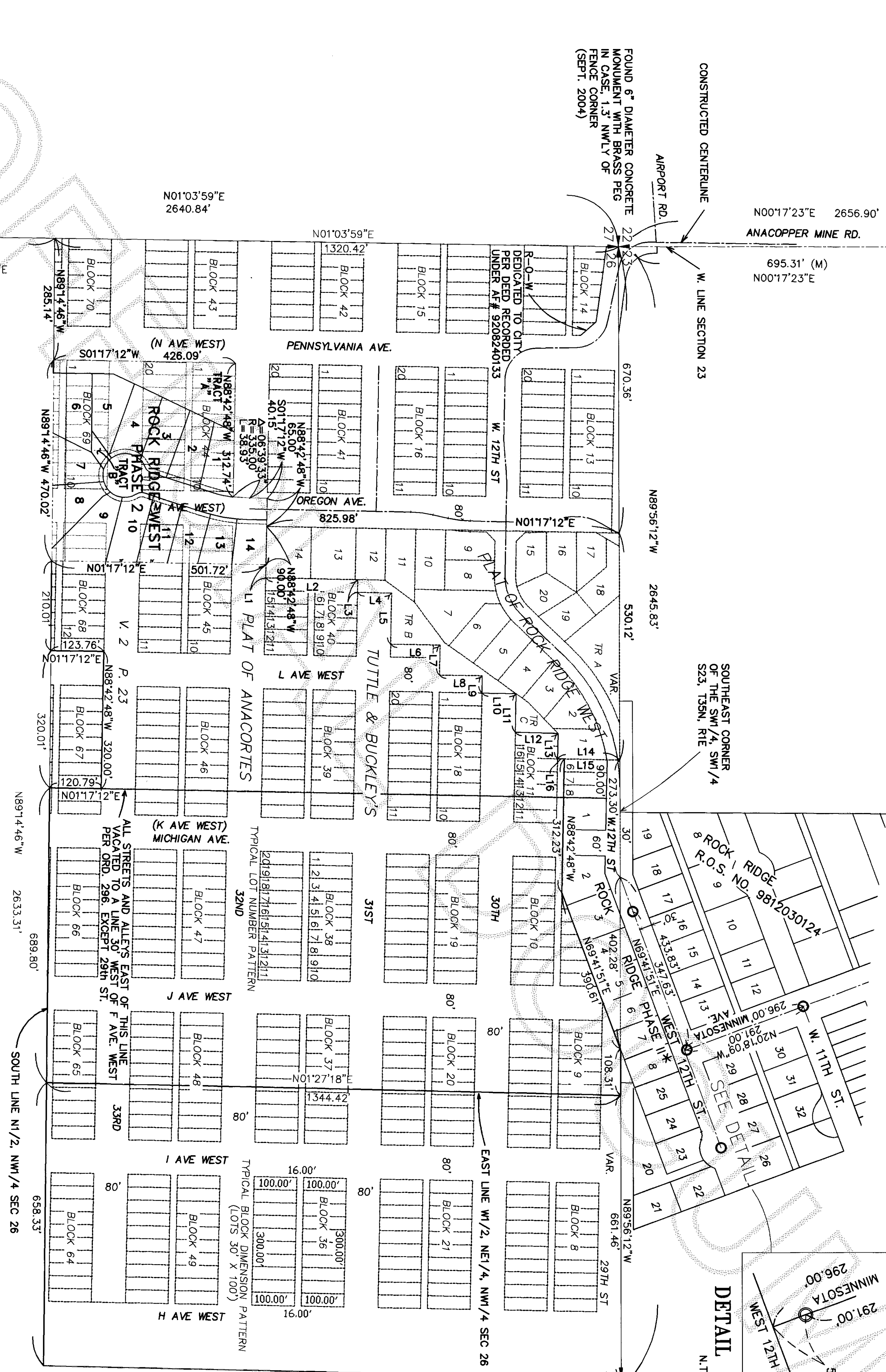
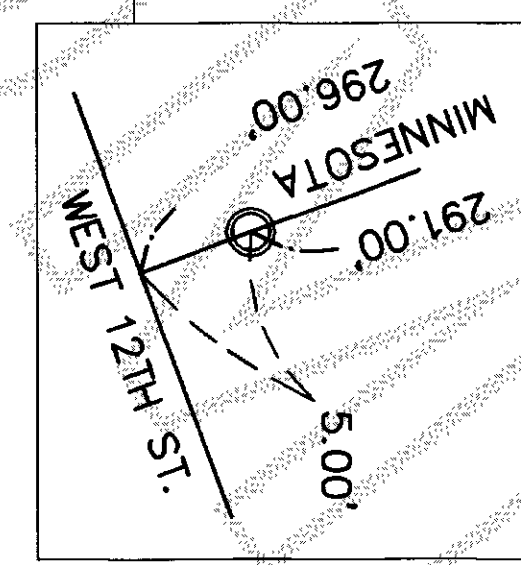


200412020087
Skagit County Auditor
12/2/2004 Page 3 of 4 4:11:30AM



* ROCK RIDGE PHASE II
SHORT PLAT NO. 98-004
A.F. NO. 9805240012

DETAIL
N.T.S.



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 NIKON DTM-520 TOTAL STATION.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR
EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-080.

LEGEND
○ FOUND 4"x4" CONC MON W/ 2" BRASS DISK SET FOR
ROCK RIDGE RECORD OF SURVEY, VOL. 21, PGS. 85-87
VISITED OCTOBER 29, 2004

✱ FOUND 1/4 OR SECTION CORNER AS NOTED.

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			

VICINITY AND CONTROL MAP



SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4899 FAX: (360) 416-4849
E-MAIL: YSK@SUMMITES.COM

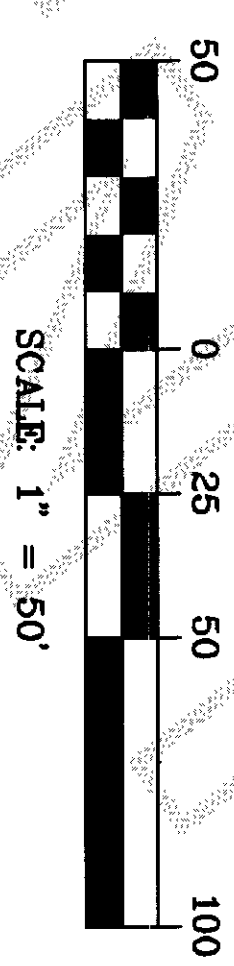
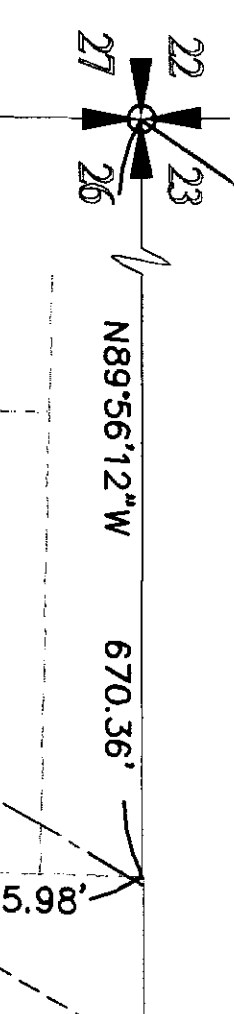


03210

PLAT OF "ROCK RIDGE WEST PHASE II"
ANACORTES, SKAGIT COUNTY, WASHINGTON
SURVEY IN A PORTION OF THE NW 1/4, NW 1/4,
SEC. 26, TWP. 35 N, RNG. 1 E, W.M.

FOUND 6" DIAMETER CONCRETE
MONUMENT WITH BRASS PEG
IN CASE, 1.3" NWLY OF
FENCE CORNER
(SEPT. 2004)

200412020087
Skagit County Auditor
12/22/2004 Page 4 of 4 4:11:30AM



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	278°22'25"	51.50	250.21	44.47
C2	49°11'13"	25.00	21.46	11.44
C3	165°9'20"	350.00	106.74	53.77
C4	165°9'20"	335.00	99.33	50.03
C5	354°50'06"	335.00	207.67	15.11
C6	10°19'48"	335.00	60.40	30.26
C7	6°39'33"	335.00	38.93	19.49
C8	4°17'49"	385.00	28.87	14.44
C9	9°22'00"	385.00	62.94	31.54
C10	3°19'31"	385.00	22.34	11.18
C11	16°59'20"	385.00	114.16	57.50
C12	49°11'13"	25.00	21.46	11.44
C13	23°17'34"	51.50	20.94	10.61
C14	81°46'52"	51.50	73.51	44.60
C15	36°08'18"	51.50	32.48	16.80
C16	33°22'34"	51.50	30.00	15.44
C17	32°07'29"	51.50	28.88	14.83
C18	34°22'49"	51.50	30.90	15.93
C19	37°16'48"	51.50	33.51	17.37

BUILDING SETBACKS:
FRONT YARD = 20 FEET MINIMUM
SIDE YARD = 10 FEET MINIMUM
REAR YARD = 20 FEET MINIMUM

EXCEPTIONS TO SETBACKS:
BUILDING SETBACK LINE FOR THOSE LOTS ADJACENT TO THE NATIVE GROWTH PROTECTION EASEMENT LOCATED ALONG THE SOUTHERLY PORTION OF THE PLAT SHALL BE ALONG THE NORTH MARGIN OF SAID EASEMENT.

SURVEY REFERENCES

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

BASIS OF BEARING

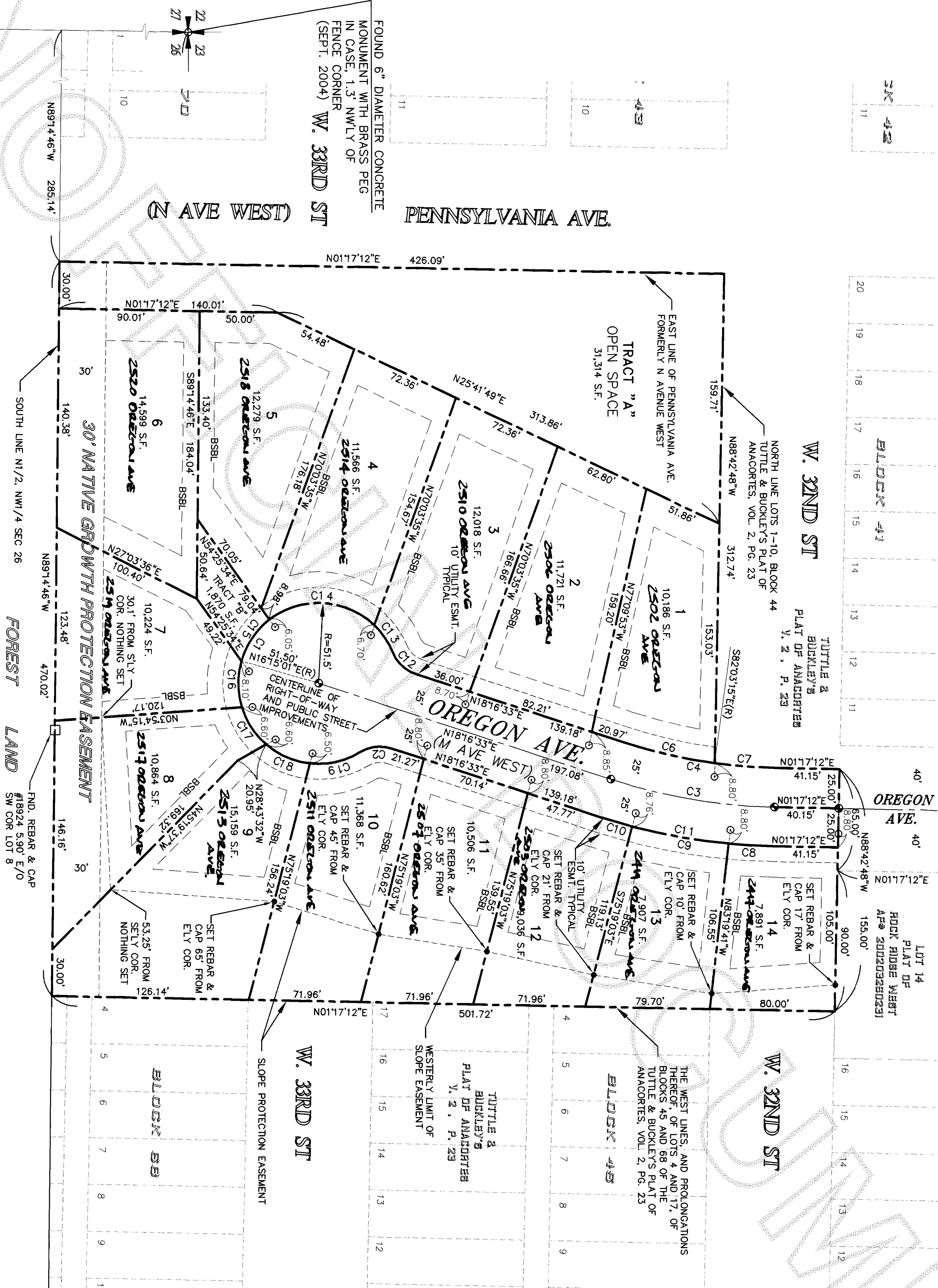
RECORD OF SURVEY VOLUME 14 OF SHORT PLATS, PAGES 30-31 (NORTH LINE NW 1/4 - MONUMENTS AS SHOWN)

NOTES

1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A NIKON DTM-520 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 OCTOBER 29, 2004
- ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2" INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169" ON OFFSET FROM CORNER AS INDICATED.
- SET 1/2" INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169" ON OFFSET FROM CORNER AS INDICATED.
- FOUND SURVEY MARKER AS NOTED
- SET "PK" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE, OFFSET DISTANCE AS SHOWN.
- FOUND 1/4 OR SECTION CORNER AS NOTED.
- BSBL BUILDING SETBACK LINE



SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE: (360) 416-4899 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM

