

**PLAT OF CASTILLEJA BLUFF  
NE 1/4 OF THE SE 1/4, SECTION 27, T. 35 N., R. 01 E., WM**

LEGAL DESCRIPTION OF PARENT PARCEL:  
LOT "A" OF ANACORTES SHORT PLAT ANA 02-003 AS RECORDED UNDER A.F. NO. 200211220121

ZONING R-2  
BUILDING SETBACKS:  
FRONT 20 FEET  
BACK 20 FEET  
SIDE 5 FOOT MIN., 15 FEET TOTAL  
WATER AND SEWER CITY OF ANACORTES

- FINDINGS
11. IN KEEPING WITH THE CITY'S STREET NAME SYSTEM, THE BUILDING DEPARTMENT SHALL APPROVE STREET NAMES.
  12. THE CITY OF ANACORTES PUBLIC WORKS DEPARTMENT AND THE POSTMASTER SHALL APPROVE MAILBOX LOCATIONS.
  13. STREET LIGHTING SHALL BE ENERGY EFFICIENT AND PROVIDED AS REQUIRED BY THE CITY ENGINEER.
  14. THE DEVELOPER SHALL PURCHASE AND INSTALL ALL STREET SIGNS.
  15. A MINIMUM OFF TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT, AS REQUIRED BY CITY ORDINANCES.
  16. A POTABLE WATER SYSTEM WITH NECESSARY PUMP STATION(S), PRESSURE REDUCING STATIONS AND STORAGE WILL BE DESIGNED TO MEET CITY OF ANACORTES, DOH, AWWA, NEC AND OTHER APPLICABLE REQUIREMENTS TO PROVIDE A MINIMUM OF 40 PSI TO EACH HOME BUILDING PAD AND NECESSARY FIRE FLOWS.
  17. THE PROPOSED ROADWAYS SHALL BE 28 FEET WIDE WITH SIDEWALKS ON ONE SIDE AS APPROVED BY THE CITY COUNCIL, PLANNING COMMISSION AND THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR FOR PARTICULAR ROADWAY SECTIONS.
  18. THE PROPOSED WATER BOOSTER PUMP STATION SHALL BE DESIGNED AND CONSTRUCTED AS REQUIRED BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR AND FIRE CHIEF.
  19. THE PROPOSED WATER BOOSTER PUMP STATION SHALL BE PROVIDED WITH TELEMETRY AND A BACKUP GENERATOR AS REQUIRED BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR AND FIRE CHIEF.
  20. AUTOMATIC FIRE AND SPRINKLER SYSTEMS MAY BE REQUIRED BASED ON AVAILABLE FIRE FLOW AND BUILDING SIZE.
  21. GRADING FOR THIS PROJECT SHALL NOT ENCROACH ONTO ADJACENT PARCELS.
  22. ACCESS TO THE WATER BOOSTER PUMP STATION SHALL BE AN ALL WEATHER SURFACE AS REQUIRED BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR.
  23. TRACT "N" A 30-FOOT (AVE.) NATIVE GROWTH PROTECTION EASEMENT SHALL BE PROVIDED ALONG THE ANACORTES COMMUNITY FOREST LANDS. CONSTRUCTION FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:
    - A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.
    - B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER, SUBJECT TO APPROVAL BY THE PARKS DEPARTMENT, WITH A 3 FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE PROPERTY OWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.
    - C. FALLEN TREES IN THE N.G.P.E. SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.
    - D. IF THE N.G.P.E. IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL, AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.
    - E. TRAILS THROUGH THE N.G.P.E. SHALL NOT BE PERMITTED WITHOUT APPROVAL OF THE PARKS DEPARTMENT.
    - F. THE DIRECTOR OF PARKS AND RECREATION SHALL APPROVE FENCING PLANS ALONG THE N.G.P.E.
  24. PRIOR TO CONSTRUCTION BEGINNING, THE PLANNING COMMISSION SHALL APPROVE THE FINAL LANDSCAPING PLAN.

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST  
OF SCHEMMER ENGINEERING INC.

200512090781  
Skagit County Auditor  
12/9/2005 Page 1 of 2 3:45PM

*Norma Baumert*  
SKAGIT COUNTY AUDITOR  
*George J. Jurek*  
DEPUTY

OWNER'S DECLARATION:  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, DECLARE THAT THIS SUBDIVISION WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES. IN ADDITION, THE UNDERSIGNED OWNERS AS HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER STREETS, AVENUES AND TRACT N SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH PUBLIC ROAD PURPOSES  
PEOPLES BANK *Schmitter Engineering Inc*  
ANACO WEST CORP. *Walter A. Miller*  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 8 DAY OF Dec, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED *James Verduyn* TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Adam Dade Kelly*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT *Skagit County*

THIS IS TO CERTIFY THAT ON THE 8 DAY OF Dec, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED *William Turner* TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*William Turner*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT *Skagit County*

TREASURER'S CERTIFICATE:  
I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2005.

*Shirley J. Taylor*  
SKAGIT COUNTY TREASURER  
DATE 12-9-05

APPROVALS:  
I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2005.

*Wanda Johnson*  
ANACORTES CITY TREASURER  
DATE 12-9-05

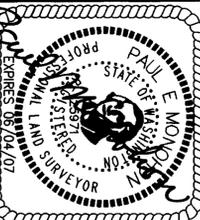
THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SUBDIVISION ORDINANCE THIS 4 DAY OF December, 2005

*Donna L. Miller*  
SUBDIVISION ADMINISTRATOR  
*Walter A. Miller*  
CITY ENGINEER

JOB NO.  
04-090  
SHEET  
1 OF 2

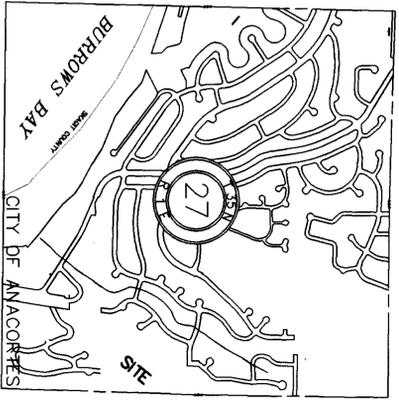
PLAT OF CASTILLEJA BLUFF  
ANACO WEST CORPORATION  
13725 GOODMAN LANE  
ANACORTES, WA. 98221

  
SCHEMMER ENGINEERING INC.  
317 COMMERCIAL AVENUE, SUITE 101  
ANACORTES, WA 98221 (360) 293-9006



SURVEYOR'S CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.  
PAUL E. MONOHON CERT#25971  
DATE 12-7-05

DATE	BY	APP	REVISIONS

VICINITY MAP N.T.S.  
  
CAD FILE: 04-090 CASTILLEJA PLAT OT DATE: 12/8/05



PLAT OF CASTILLEJA BLUFF  
NE 1/4 OF THE SE 1/4, SECTION 27, T. 35 N., R. 01 E., WM

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST  
OF SCHEMMER ENGINEERING INC.

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Skagit County Auditor  
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SKAGIT COUNTY AUDITOR

DEPUTY

SURVEY NOTES:  
BASIS OF BEARINGS NORTH END OF MARINE HEIGHTS WAY  
N 4°30'26" E AS PER PLAT OF MARINE HEIGHTS.  
THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA  
TORA1103 ELECTRONIC TOTAL STATION.

SCALE 1" = 100'

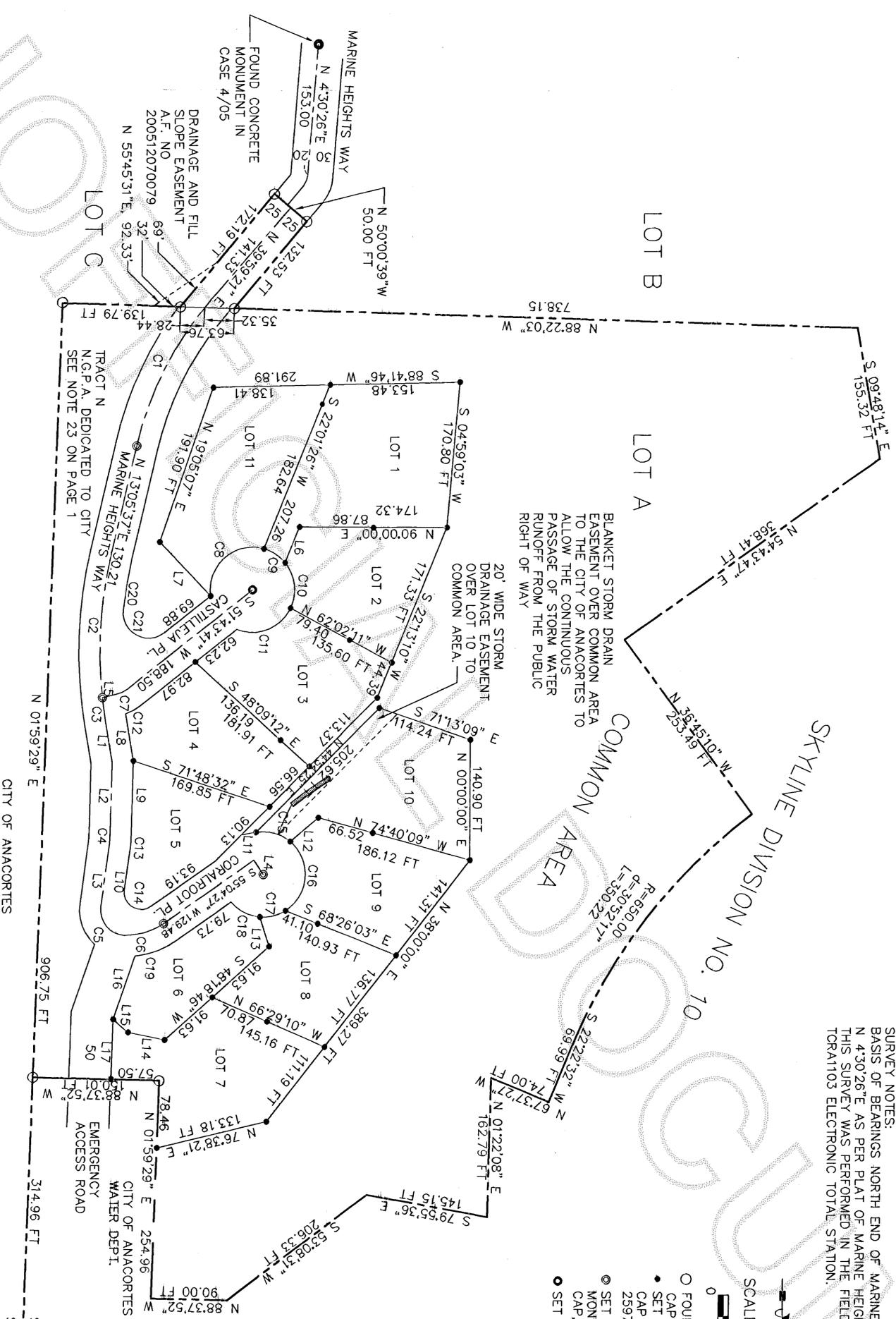
ROAD CENTERLINE TABLE:

LINE	BEARING	DISTANCE	AREA
C1	R 400	d 27°59'18"	L195.39
C2	R 500	d 19°22'01"	L169.01
C3	R 500	d 3°20'22"	L 29.14
C4	R146.55	d 11°04'28"	L 28.33
C5	R 30	d1°05'52.26"	L 55.44
C6	R 75	d 26°30'05"	L 34.69
C7	R 30	d 25°52'29"	L 13.02
L1	N 09°36'46"W		47.50
L2	N 01°23'18"E		80.62
L3	N 07°26'59"E		60.32
L4	N 34°56'08"W		20.00
L5	S 76°36'10"W		18.08

LOT LINE TABLE:

LINE	BEARING	DISTANCE	AREA
C 8	R 50	d 113°51'20"	L19.36
C 9	R 50	d 34°50'14"	L30.40
C10	R 50	d 64°54'00"	L56.64
C11	R 50	d 86°24'26"	L75.40
C12	R 55	d 20°09'55"	L19.36
C13	R171.55	d 10°41'41"	L32.02
C14	R 20	d 132°22'31"	L46.21
C15	R 50	d 49°59'39"	L43.34
C16	R 50	d 108°14'55"	L94.46
C17	R 50	d 36°25'54"	L31.79
C18	R 50	d 49°59'20"	L39.26
C19	R100	d 26°30'05"	L46.25
C20	R475	d 07°17'14"	L60.41
C21	R 30	d 134°04'43"	L70.20
L 6	N 50°39'44"E		65.91
L 7	N 43°50'19"W		62.99
L 8	S 09°34'32"E		55.77
L 9	S 01°23'18"W		82.78
L10	S 07°26'59"W		36.96
L11	S 79°59'47"W		17.40
L12	S 49°58'00"W		43.39
L13	S 17°59'02"E		36.20
L14	N 78°21'26"W		44.18
L15	N 49°28'47"W		23.14
L16	N 19°03'47"W		78.64
L17	S 01°59'29"W		69.84

BLANKET STORM DRAIN  
EASEMENT OVER COMMON AREA  
TO THE CITY OF ANACORTES TO  
ALLOW THE CONTINUOUS  
PASSAGE OF STORM WATER  
RUNOFF FROM THE PUBLIC  
RIGHT OF WAY



LOT	ADDRESS	AREA
LOT 1	4002 CASTILLEJA PL.	31928 SQ. FT.
LOT 2	4006 CASTILLEJA PL.	19433 SQ. FT.
LOT 3	4010 CASTILLEJA PL.	22436 SQ. FT.
LOT 4	3912 MARINE HTS. WAY	19680 SQ. FT.
LOT 5	3906 MARINE HTS. WAY	16388 SQ. FT.
LOT 6	4018 CORALROOT PL.	14950 SQ. FT.
LOT 7	3804 MARINE HTS. WAY	25035 SQ. FT.
LOT 8	4104 CORALROOT PL.	18186 SQ. FT.
LOT 9	4110 CORALROOT PL.	20356 SQ. FT.
LOT 10	4113 CORALROOT PL.	25649 SQ. FT.
LOT 11	4001 CASTILLEJA PL.	26914 SQ. FT.

JOB NO. 04-090  
SHEET 2 OF 2  
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CAD FILE: 04-090-CASTILLEJA PLAT.DWG DATE: 12/7/05