

LEGAL DESCRIPTION

PARCEL "A"

LOT 1 OF SHORT PLAT NO. AN-82-003, APPROVED NOVEMBER 4, 1982 AND RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 26, UNDER AUDITOR'S FILE NO. 821080021, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M,

EXCEPT THAT PORTION, IF ANY, LYING WITHIN A TRACT CONVEYED TO GRACE RYDBERG, BY DEED RECORDED JULY 5, 1979, UNDER AUDITOR'S FILE NO. 7407050023

TOGETHER WITH THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M, ATTACHED TO THE ABOVE-DESCRIBED LOT 1, SHORT PLAT NO. AN-82-003 BY BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200504150044 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M;
THENCE SOUTH TO RODS, MORE OR LESS, TO A POINT 10 RODS NORTH OF THE SOUTH LINE OF SAID SECTION 25;
THENCE WEST PARALLEL, WITH THE SOUTH LINE THEREOF, 18 AND 2/7 RODS, THENCE NORTH PARALLEL, WITH THE EAST LINE THEREOF, A DISTANCE OF 70 OF SAID SECTION 25;
THENCE EAST ON SAID NORTH LINE A DISTANCE OF 18 AND 2/7 RODS TO THE POINT OF BEGINNING.

EXCEPT 41ST STREET;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THE SOUTH 150.00 FEET OF THE NORTH 400.00 FEET, OF THE WEST 150.00 FEET, OF THE EAST 18 AND 2/7 RODS (301.71 FEET) OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M.

AND ALSO EXCEPT THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SAID NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M;
THENCE SOUTH 1°24'34" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 532.00 FEET AND BEING THE POINT OF BEGINNING OF SAID LINE DESCRIPTION;

THENCE NORTH 88°54'27" WEST PARALLEL, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M, FOR A DISTANCE OF 301.72 FEET, MORE OR LESS (CALLED 18 AND 2/7 RODS ON PREVIOUS DESCRIPTIONS) TO THE WEST LINE OF THE ABOVE-DESCRIBED TRACT, ALSO BEING THE EAST LINE OF LOT 1, CITY OF ANACORTES SHORT PLAT NO. 82-003, APPROVED NOVEMBER 4, 1982 AND RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 26, UNDER SKAGIT COUNTY AUDITOR FILE NO. 821080021, AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

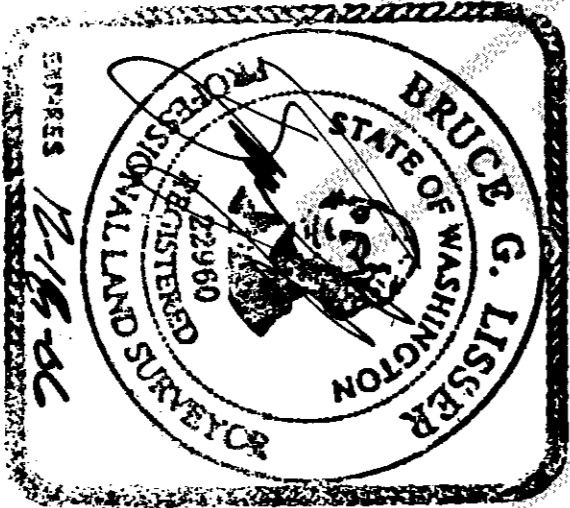
PARCEL "B"

THE NORTH 726 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M;
EXCEPT HEART LAKE ROAD, AND 41ST STREET,

AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 WHICH IS 581 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;
THENCE SOUTH 145 FEET;
THENCE WEST 250 FEET;
THENCE NORTH 145 FEET;
THENCE EAST 250 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT PLAT OF THE ORCHARDS PLANNED UNIT DEVELOPMENT, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M, AND 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 OF THE CITY OF ANACORTES.

BRUCE G. LISSNER, PLS CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-1442
FAX: (360) 419-0581
E-MAIL BRUCE@LISSNER.COM

PARCEL "C"

LOT 2 OF SHORT PLAT NO. AN-82-003, APPROVED NOVEMBER 4, 1982 AND RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 26, UNDER AUDITOR'S FILE NO. 821080021, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M.

PARCEL "D"

THE SOUTH 150.00 FEET OF THE NORTH 400.00 FEET, OF THE WEST 150.00 FEET, OF THE EAST 18 AND 2/7 RODS (301.71 FEET) OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M.

PARCEL "E"

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M;
THENCE SOUTH TO RODS, MORE OR LESS, TO A POINT 10 RODS NORTH OF THE SOUTH LINE OF SAID SECTION 25;
THENCE WEST PARALLEL, WITH THE SOUTH LINE THEREOF, 18 AND 2/7 RODS, THENCE NORTH PARALLEL, WITH THE EAST LINE THEREOF, A DISTANCE OF 70 RODS TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25;
THENCE EAST ON SAID NORTH LINE A DISTANCE OF 18 AND 2/7 RODS TO THE PLACE OF BEGINNING.

EXCEPT 41ST STREET;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THE SOUTH 150.00 FEET OF THE NORTH 400.00 FEET, OF THE WEST 150.00 FEET, OF THE EAST 18 AND 2/7 RODS (301.71 FEET) OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M.

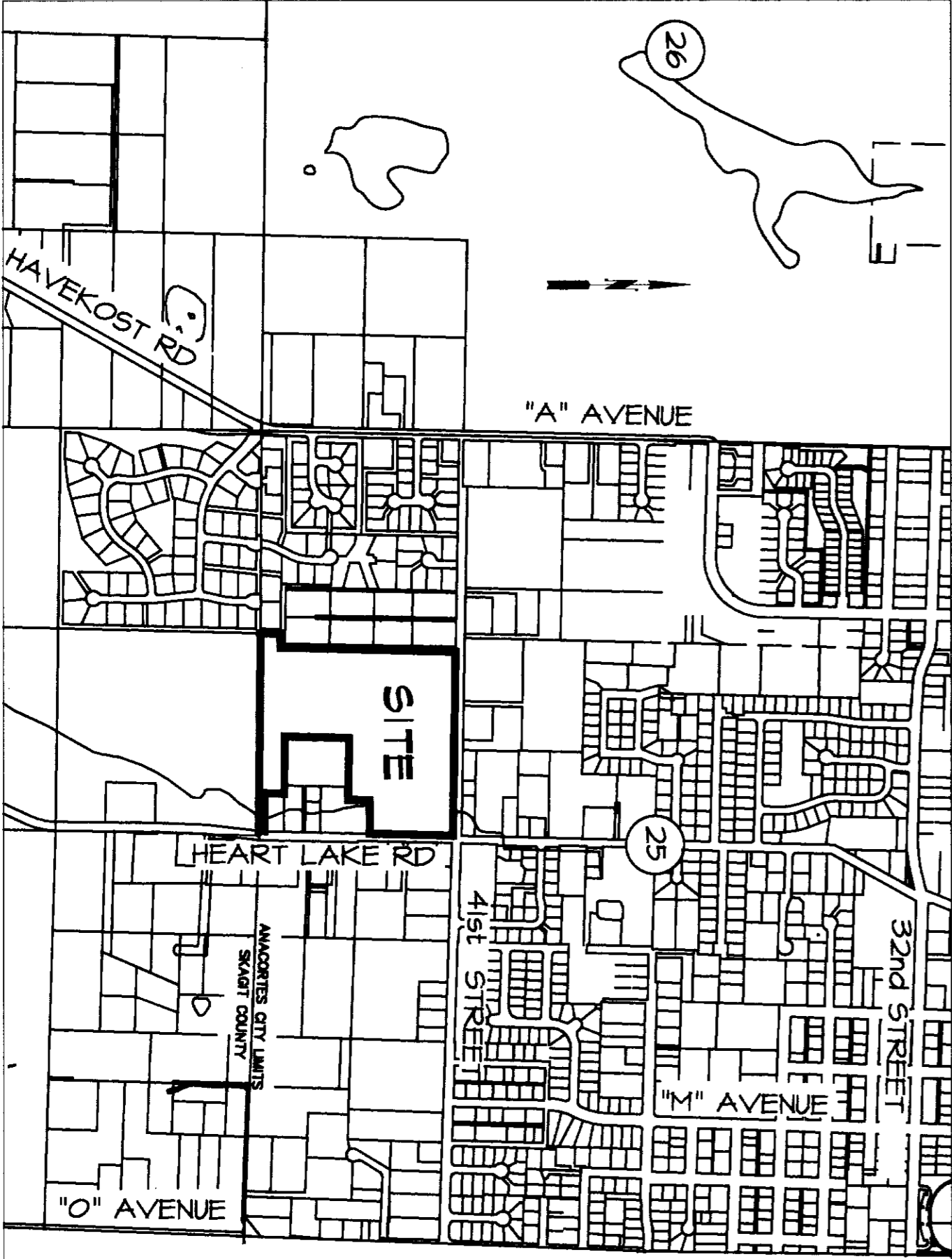
AND ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SAID NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M;
THENCE SOUTH 1°24'34" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 532.00 FEET AND BEING A POINT OF BEGINNING OF SAID LINE DESCRIPTION;

THENCE NORTH 88°54'27" WEST PARALLEL, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4M, FOR A DISTANCE OF 301.72 FEET, MORE OR LESS (CALLED 18 AND 2/7 RODS ON PREVIOUS DESCRIPTIONS) TO THE WEST LINE OF THE ABOVE-DESCRIBED TRACT, ALSO BEING THE EAST LINE OF LOT 1, CITY OF ANACORTES SHORT PLAT NO. 82-003, APPROVED NOVEMBER 4, 1982 AND RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 26, UNDER SKAGIT COUNTY AUDITOR FILE NO. 821080021, AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE PARCELS BEING SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.



VICINITY
SCALE 1" = 1320'

AUDITOR'S CERTIFICATE

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.



200601190126

Skagit County Auditor

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N. Burnette
COUNTY AUDITOR
Quinn Doherty
DEPUTY

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 UP TO AND INCLUDING THE YEAR OF 2006.

THIS 18th DAY OF January, 2006.

Spencer Peterson for Kellyunguic
SKAGIT COUNTY TREASURER
DEPUTY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSIGNMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 17 DAY OF January, 2006.

Danella Johnson
TREASURER, CITY OF ANACORTES
APPROVALS

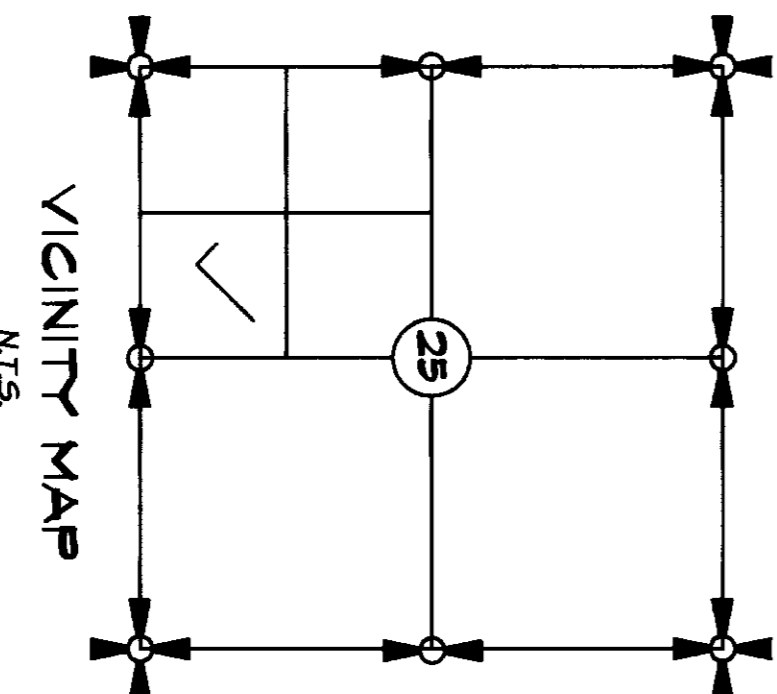
THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION ON December 14, 2005 DID FIND THAT PLAT OF THE ORCHARDS PLANNED UNIT DEVELOPMENT SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SECRETARY TO EXECUTE ITS WRITTEN APPROVAL HEREON.

Don A. Moore
SIGNATURE OF PLANNING DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON, THIS 30th DAY OF January, 2006.

ATTEST: CITY CLERK Lyndal Peterson
EXAMINED AND APPROVED THIS 17 DAY OF January, 2006.

City Engineer
ATTEST



VICINITY MAP
N.T.S.

SHEET 1 OF 4

DATE: 12/23/05

PLAT OF "THE ORCHARDS PUD"

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., 1/4M
CITY OF ANACORTES, WASHINGTON

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, RISET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORP., AND CONCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES 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 FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

STORM DRAINAGE SYSTEM EASEMENT

A WATER QUALITY AND DETENTION POND EASEMENT IS HEREBY CONVERTED TO THE CITY OF ANACORTES FOR ACCESS AND MAINTENANCE OF THE STORM DRAINAGE SYSTEM AND POND LOCATED WITHIN THE EASEMENT AREA SHOWN HEREON.

PRIVATE DRAINAGE AND SANITARY SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER AND/OR SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR SANITARY SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF ANACORTES IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT IRVING CONSTRUCTION CORPORATION, A WASHINGTON CORPORATION (AS TO PARCELS A AND B), RICHARD A. BALLOU AND GAIL G. BALLOU, HUSBAND AND WIFE (AS TO PARCEL C), CONRAD C. LEVESEN AND DIANNA LEVESEN, HUSBAND AND WIFE (AS TO PARCELS D AND E), AND HORIZON BANK, A WASHINGTON CORPORATION (AS TO PARCELS A, B AND C), OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASES AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS, 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.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAMES TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS 17th DAY OF January, 2006.

IRVING CONSTRUCTION CORPORATION,
A WASHINGTON CORPORATION

BY: W. Leckard
PRINT NAME: M. SCOTT IRVING

TITLE: PRESIDENT
Richard A. Ballou
Richard A. Ballou, Husband
Gail G. Ballou, Wife
Conrad C. Levesen, Husband
Dianna Levesen, Wife

HORIZON BANK,
A WASHINGTON CORPORATION
BY: John K. Stevenson
PRINT NAME: John K. Stevenson
TITLE: Sr. Vice President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

200601190126
Skagit County Auditor
1/19/2006 Page 2 of 9 2:22PM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD A. BALLOU AND GAIL G. BALLOU, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan 12, 2006

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2008

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD A. BALLOU AND GAIL G. BALLOU, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan 12, 2006

STATE OF WASHINGTON
COUNTY OF SKAGIT
NOTARY PUBLIC
My Appointment Expires 10-8-09
RESIDING AT Anacortes

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, CONRAD C. LEVESEN AND DIANNA LEVESEN, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

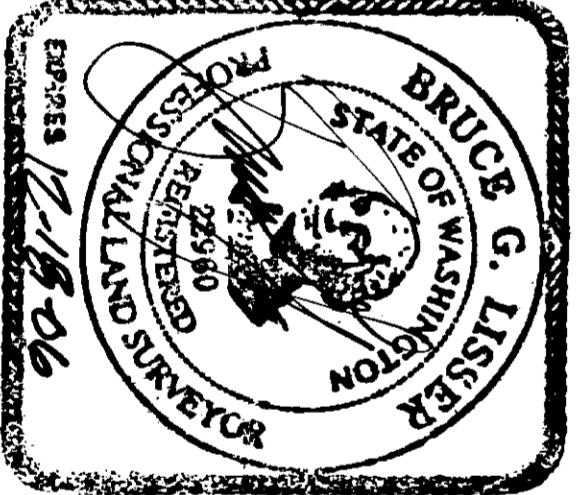
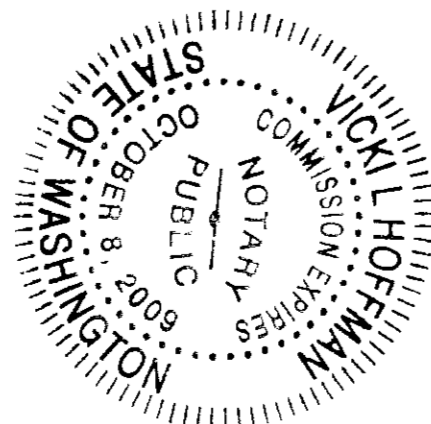
DATED: Jan 12, 2006

STATE OF WASHINGTON
COUNTY OF SKAGIT
NOTARY PUBLIC
My Appointment Expires 10-8-09
RESIDING AT Anacortes

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN K. STEVENSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE SR. VICE PRES OF HORIZON BANK, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan 12, 2006

SIGNATURE: John K. Stevenson
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10-8-09
RESIDING AT Anacortes



SHEET 2 OF 4

DATE: 1/6/06

PLAT OF "THE ORCHARDS PUD"

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., WM
CITY OF ANACORTES, WASHINGTON

FB 244 PG 31 LISSER & ASSOCIATES, PLLC SCALE: 1" = 100'
SURVEYING & LAND-USE CONSULTATION DRAWING: 03-083FP
MOUNT VERNON, WA 98273 360-419-7442

NOTES

1. ☐ - INDICATES EXISTING MONUMENT IN CASE
☐ - INDICATES EXISTING PIPE OR REBAR FOUND
● - INDICATES CAPPED REBAR OR WAGHER NAILED IN CONCRETE INSCRIBED LIGSER 22960.
■ - INDICATES CONCRETE MONUMENT WITH BRASS CAP IN CASE.
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 112134-5A, DATED OCTOBER 7, 2005.
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE THE PLAT OF PARKSIDE DIVISION NO. 2, RECORDED IN VOLUME 16 OF PLATS, PAGES 20-22, CITY OF ANACORTES SHORT PLAT NO. AN-82-003, RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 26 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200004190067 AND 4409280076, IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. PROPERTY ZONING: R-1, RESIDENTIAL LOW DENSITY (15,000)
5. ADJACENT ZONING: WEST R-1, EAST R-1, NORTH R-2, SOUTH PUBLIC
6. GROSS AREA (INCLUSIVE OF ROAD RIGHT-OF-WAY): .2966 ACRES. CITY OF ANACORTES IS ALLOWING DENSITY OF 2 UNITS PER ACRE TO BE BASED UPON 30 ACRES FOR A TOTAL OF 60 UNITS.
7. ALL OPEN SPACE AREAS ARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS HOMEOWNERS ASSOCIATION. THE MAINTENANCE WILL INCLUDE LANDSCAPING, TRAILS, PLAY STRUCTURES AND OTHER IMPROVEMENTS CONSTRUCTED WITHIN THE OPEN SPACE AREAS THAT ARE TO BENEFIT THE LOT OWNERS.
8. BUILDING SET BACKS:
FRONT 15' (CORNER LOTS HAVE TWO FRONT YARDS)
REAR: 20'
SIDE: 10'
9. OWNERSHIP:
PARCEL S, A AND C: IRVING CONSTRUCTION CORPORATION
PARCEL B: RICHARD BALLON AND GAIL BALLON
PARCEL D AND E: CONRAD LEVESEN AND DIANE LEVESEN
10. DEVELOPER:
IRVING CONSTRUCTION CORPORATION
PO BOX 82
ANACORTES WA 98221-0082
PHONE: (360) 293-6354
11. UTILITIES:

SANITARY SEWER: CITY OF ANACORTES
STORM SEWER: CITY OF ANACORTES
WATER: CITY OF ANACORTES
POWER: PUGET SOUND ENERGY
TELEPHONE: VERIZON
GAS: CASCADE NATURAL GAS
T.V.: COMCAST
12. SURVEY DATUM: BASED UPON CITY OF ANACORTES DATUM, BENCHMARK PROVIDED BY LITTLE DAVIS, CITY OF ANACORTES, NORTH RIM SANITARY SEWER MANHOLE AT 34TH AND H AVENUE
ELEVATION = 245.6'
BENCH MARK "A": TOP BRASS CAPPED MONT IN CASE
ELEVATION = 306.65'
BENCH MARK "B": TOP BRASS CAPPED MONT IN CASE
ELEVATION = 334.27'
BENCH MARK "C": TOP BRASS CAPPED MONT IN CASE
ELEVATION = 336.37'
13. SURVEY MERIDIAN: ASSUMED
14. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
15. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL FEET.
16. BASIS OF BEARING: EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, N1/4.
BEARING = NORTH 1°30'24" EAST
17. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
18. MAXIMUM BUILDING ROOF ELEVATION RESTRICTIONS ARE REQUIRED FOR LOTS 1, 3, 4, 5, 6, 7, AND 8. AS AN ATTEMPT TO REDUCE THE POTENTIAL LOSS OF VIEWS FOR THE HOMES LOCATED TO THE WEST OF THIS PROJECT, THE MAXIMUM ALLOWED ROOF HEIGHT (ON CITY DATUM) REFERENCED IN NOTE NO. 12) RESTRICTIONS ARE AS FOLLOWS:
LOT 1 348.0
LOT 3 362.0
LOT 4 362.0
LOT 5 364.0
LOT 6 364.0
LOT 7 378.0
LOT 8 378.0
19. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF ANACORTES ENGINEERING DEPARTMENT FOR DETAILS.
20. THIS PROPERTY IS SUBJECT TO, AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200504180044, 200504260196, 8211080021, 200504150044, 9401220116, 750919, 8211080021, 200504150044, AND 200505271010. THE 12' WIDE ROADWAY AND UTILITIES EASEMENT MENTIONED ON QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 750919 IS HEREBY ELIMINATED.
21. PRIVATE ACCESS AND UTILITIES EASEMENT AREAS TO LOTS 16, 17, 18 AND 19, AS WELL AS LOTS 43, 44 AND 45, SHALL BE MAINTAINED BY THE BENEFITTED LOT OWNERS WITH COSTS BEING SHARED EQUALLY FOR MAINTENANCE AND REPAIRS. SEE COVENANTS REFERENCED UNDER NOTE NO. 22 FOR ADDITIONAL INFORMATION.
22. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS HAVE BEEN PREPARED WITH RESPECT TO THE ORCHARDS PLANNED UNIT DEVELOPMENT AND HAVE BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200601190127.
23. TRACT E IS TO BE BOUNDARY LINE ADJUSTED TO CONTIGUOUS PROPERTY TO THE SOUTH AND IS NOT TO BE CONSIDERED A SEPARATE BUILDABLE TRACT.

LOT ADDRESS AND AREA INFORMATION

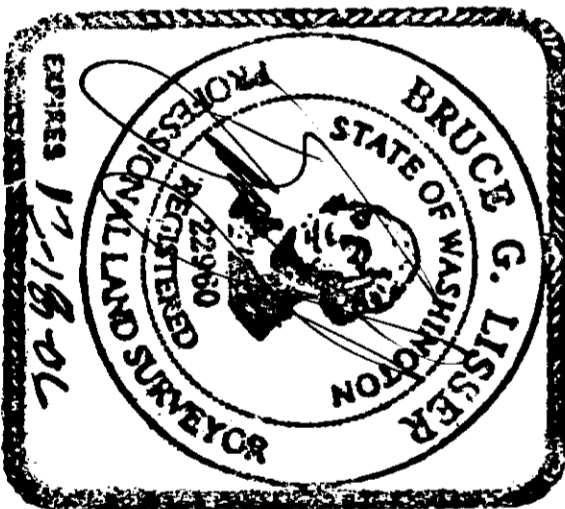
LOT 1	4102 ORCHARD AVENUE	16,392 SQ. FT.
LOT 2	4108 ORCHARD AVENUE	15,163 SQ. FT.
LOT 3	4116 ORCHARD AVENUE	15,163 SQ. FT.
LOT 4	4206 ORCHARD AVENUE	15,163 SQ. FT.
LOT 5	4210 ORCHARD AVENUE	15,094 SQ. FT.
LOT 6	4218 ORCHARD AVENUE	15,084 SQ. FT.
LOT 7	4304 ORCHARD AVENUE	15,003 SQ. FT.
LOT 8	4308 ORCHARD AVENUE	15,003 SQ. FT.
LOT 9	4316 ORCHARD AVENUE	15,003 SQ. FT.
LOT 10	4402 ORCHARD AVENUE	15,003 SQ. FT.
LOT 11	4404 ORCHARD AVENUE	15,228 SQ. FT.
LOT 12	4406 ORCHARD AVENUE	15,228 SQ. FT.
LOT 13	4407 ORCHARD AVENUE	10,781 SQ. FT.
LOT 14	4409 ORCHARD AVENUE	11,194 SQ. FT.
LOT 15	4411 ORCHARD AVENUE	11,534 SQ. FT.
LOT 16	1917 ORCHARD PLACE	12,180 SQ. FT.
LOT 17	1911 ORCHARD PLACE	12,180 SQ. FT.
LOT 18	1905 ORCHARD PLACE	12,180 SQ. FT.
LOT 19	1819 ORCHARD PLACE	26,107 SQ. FT.
LOT 20	4413 ORCHARD AVENUE	9,606 SQ. FT.
LOT 21	4415 ORCHARD AVENUE	9,680 SQ. FT.
LOT 22	4417 ORCHARD AVENUE	9,680 SQ. FT.
LOT 23	4419 ORCHARD AVENUE	9,680 SQ. FT.
LOT 24	4426 ORCHARD AVENUE	9,986 SQ. FT.
LOT 25	4424 ORCHARD AVENUE	12,278 SQ. FT.
LOT 26	4422 ORCHARD AVENUE	11,082 SQ. FT.
LOT 27	4420 ORCHARD AVENUE	10,080 SQ. FT.
LOT 28	4418 ORCHARD AVENUE	9,984 SQ. FT.
LOT 29	4416 ORCHARD AVENUE	10,080 SQ. FT.
LOT 30	4414 ORCHARD AVENUE	10,272 SQ. FT.
LOT 31	4412 ORCHARD AVENUE	10,116 SQ. FT.
LOT 32	4405 ORCHARD AVENUE	11,012 SQ. FT.
LOT 33	4403 ORCHARD AVENUE	10,494 SQ. FT.
LOT 34	4315 ORCHARD AVENUE	10,551 SQ. FT.
LOT 35	4304 ORCHARD AVENUE	10,024 SQ. FT.
LOT 36	4305 ORCHARD AVENUE	10,085 SQ. FT.
LOT 37	4301 ORCHARD AVENUE	9,713 SQ. FT.
LOT 38	4211 ORCHARD AVENUE	10,640 SQ. FT.
LOT 39	4211 ORCHARD AVENUE	12,515 SQ. FT.
LOT 40	4117 ORCHARD AVENUE	9,664 SQ. FT.
LOT 41	4104 ORCHARD AVENUE	9,642 SQ. FT.
LOT 42	4103 ORCHARD AVENUE	9,624 SQ. FT.
LOT 43	1915 41ST STREET	19,532 SQ. FT.
LOT 44	1917 41ST STREET	20,834 SQ. FT.
LOT 45	1919 41ST STREET	45,521 SQ. FT.
LOT 46	1913 41ST STREET	15,564 SQ. FT.
LOT 47	4104 CHERRY LANE	12,103 SQ. FT.
LOT 48	4108 CHERRY LANE	9,600 SQ. FT.
LOT 49	4112 CHERRY LANE	9,600 SQ. FT.
LOT 50	4118 CHERRY LANE	9,600 SQ. FT.
LOT 51	4204 CHERRY LANE	9,600 SQ. FT.
LOT 52	4208 CHERRY LANE	9,600 SQ. FT.
LOT 53	4216 CHERRY LANE	10,200 SQ. FT.
LOT 54	4302 CHERRY LANE	10,911 SQ. FT.
LOT 55	4301 CHERRY LANE	10,714 SQ. FT.
LOT 56	4215 CHERRY LANE	11,042 SQ. FT.
LOT 57	4207 CHERRY LANE	12,000 SQ. FT.
LOT 58	4203 CHERRY LANE	12,000 SQ. FT.
LOT 59	4111 CHERRY LANE	12,000 SQ. FT.
LOT 60	4107 CHERRY LANE	12,000 SQ. FT.
OPEN SPACE TRACT A PARK		4,678 SQ. FT.
OPEN SPACE TRACT B NEPE		19,231 SQ. FT.
OPEN SPACE TRACT C NEPE		27,140 SQ. FT.
OPEN SPACE TRACT D PARK AND NEPE		211,717 SQ. FT.
BOUNDARY LINE ADJUSTMENT TRACT E		12,720 SQ. FT.

SHEET 3 OF 4

1/6/06

PLAT OF "THE ORCHARDS PUD"

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., WM
CITY OF ANACORTES, WASHINGTON

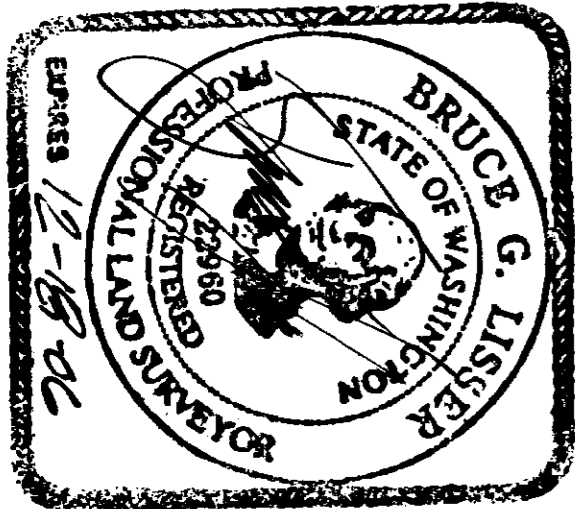


PRELIMINARY PLAT CONDITIONS AS ADOPTED BY THE ANACORTES CITY COUNCIL ON FEBRUARY 14, 2005.

1. NO MORE THAN 60 SINGLE-FAMILY RESIDENCES SHALL BE BUILT ON THE 30-ACRE PROJECT SITE AS SHOWN ON PRELIMINARY SITE PLAN ATTACHMENT F.
2. THE PROJECT SHALL COMPLY WITH THE CITY OF ANACORTES CONSTRUCTION STANDARDS AS REQUIRED BY THE CITY DIRECTOR OF PUBLIC WORKS FOR WATER, SEWER, STREET ACCESS, AND STORM DRAINAGE.
3. 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 ACCEPTANCE OF A COMPLETE BUILDING PERMIT APPLICATION AND MAY DIFFER FROM THOSE FEE LEVELS CURRENTLY IN EFFECT. SEWER AND WATER LATECOMER CHARGES MAY BE PAYABLE.
4. PRIOR TO CLEARING OR FILL AND GRADE BEGINNING, 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 OFF-SITE STORMWATER IMPROVEMENTS SHALL BE MADE BEFORE CONSTRUCTION OR VEGETATION REMOVAL BEGINS.
5. A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE APPROVED BY THE CITY OF ANACORTES PUBLIC WORKS DEPARTMENT, CONSTRUCTED, AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. DUST CONTROL TECHNIQUES WILL BE EMPLOYED AS REQUIRED BY THE CITY ENGINEER. SUCH MEASURES WOULD INCLUDE WATERING HAIL ROADS AND/OR RESTRICTING THE AMOUNT OF EXCAVATION UNTIL CONDITIONS ARE MORE FAVORABLE AND SHALL BE DETAILED IN THE FINAL DEVELOPMENT PLAN ALONG WITH A CONSTRUCTION ACCESS PLAN.
7. THE FINAL DEVELOPMENT PLAN DESIGN SHALL BE BASED ON ACTUAL FIELD SURVEYS AND NOT ON EXISTING TOPOGRAPHICAL MAPS.
8. WITHIN A MAXIMUM OF THREE YEARS FOLLOWING THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, THE APPLICANT SHALL FILE WITH THE PLANNING COMMISSION A FINAL DEVELOPMENT PLAN CONTAINING IN A FINAL DETAILED FORM THE INFORMATION REQUIRED IN PART E(1) OF SECTION 16.40 OF THE CITY OF ANACORTES MUNICIPAL CODE. AT ITS DISCRETION AND FOR GOOD CAUSE, THE PLANNING COMMISSION MAY EXTEND FOR ONE YEAR THE PERIOD FOR FILING OF THE FINAL DEVELOPMENT PLAN. DRAFT PROJECT COVENANTS SHALL BE SUBMITTED WITH THE FINAL DEVELOPMENT PLAN FOR PLANNING COMMISSION REVIEW AND APPROVAL AS BEING CONSISTENT WITH THE PRELIMINARY DEVELOPMENT PLAN CONDITIONS.
9. IF THE APPLICANT FAILS TO APPLY FOR FINAL APPROVAL FOR ANY REASON, THE PRELIMINARY APPROVAL SHALL BE DEEMED TO BE REVOKED AND ALL THAT PORTION OF THE AREA INCLUDED IN THE DEVELOPMENT PLAN FOR WHICH FINAL APPROVAL HAS NOT BEEN GIVEN SHALL BE SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCES OTHERWISE APPLICABLE THERETO.
10. ENGINEERING REVIEW AND INSPECTION FEES ARE PAYABLE ON OR BEFORE ANY ACTUAL CONSTRUCTION WORK BEGINS. THEY ARE BASED ON ENGINEERING ESTIMATES OF CONSTRUCTION OR ACTUAL QUOTES FOR THE WORK. THE ENGINEERING REVIEW FEE IS .5% AND THE INSPECTION FEES IS 1.5% PLUS \$500.00.
11. FIRE HYDRANTS SHALL BE LOCATED AS APPROVED BY THE CITY FIRE CHIEF, AND THE POSTAL DROP AREA SHALL BE AS APPROVED BY THE CITY ENGINEER.
12. FIRE APPARATUS ACCESS SHALL BE PROVIDED AS REQUIRED BY THE CITY FIRE CHIEF.
13. STREET LIGHTING SHALL BE ENERGY EFFICIENT AND SHALL LIMIT GLARE AND/OR EMISSION OF LIGHT DOWNWARD TO THE STREET AND THE FRONT YARD AREAS. STREET LIGHTING WILL BE INSTALLED PER PSE SCHEDULE 52, OPTION "B". LIGHTING FIXTURES AND DESIGN TO BE AS APPROVED BY THE PUBLIC WORKS DIRECTOR.
14. THE BUILDING DEPARTMENT SHALL ASSIGN PROJECT STREET NAMES. THE DEVELOPER SHALL PURCHASE AND INSTALL ALL STREET SIGNS. SIGN LOCATIONS SHALL BE SHOWN ON THE CONSTRUCTION DRAININGS AND SHALL BE APPROVED BY THE CITY ENGINEER.
15. THE CITY ENGINEER SHALL APPROVE ALL STREET PAVEMENT THICKNESSES.

16. A SIGNAGE PLAN SHALL BE SUBMITTED, APPROVED BY THE CITY ENGINEER, AND INSTALLED BY THE DEVELOPER.
17. THE PLANNING COMMISSION SHALL APPROVE THE FINAL LANDSCAPING PLAN AT THE FINAL DEVELOPMENT PLAN AND PRELIMINARY PLAT STAGE. THE FINAL LANDSCAPING PLAN SHALL INDICATE THE PLANTING OF NATIVE PLANTS ALONG ACE OF HEARTS CREEK, ALL IN ACCORDANCE WITH PERMIT REQUIREMENTS OF PERMITS ISSUED BY THE WASHINGTON STATE DEPARTMENTS OF FISH AND WILDLIFE, AND ECOLOGY; THE U.S. ARMY CORPS OF ENGINEERS; AND ANY OTHER STATE OR FEDERAL AGENCY HAVING JURISDICTION.
18. NATIVE VEGETATION SHALL BE USED FOR LANDSCAPING OF THE DETENTION POND AND ACE OF HEARTS CREEK IN ACCORDANCE WITH THE FOREGOING CONDITION NO. 17, ALL PER PLANNING COMMISSION APPROVAL.
19. THE TRAIL ACCESS BETWEEN LOTS 15 AND 16 SHALL BE DEDICATED TO THE CITY OF ANACORTES, MAINTAINED BY THE CITY OF ANACORTES, AND CONSTRUCTED BY THE DEVELOPER AS REQUIRED BY THE CITY OF ANACORTES PARKS DIRECTOR. THE INCLUSION OF THIS CONDITION IS NOT INTENDED TO CREATE ANY CLASSIFICATION OF PERSONS TO BE BENEFITED BY THIS CONDITION, BUT RATHER THE CONDITION IS FOR THE BENEFIT OF THE GENERAL PUBLIC.
20. A NATIVE GROWTH PROTECTION EASEMENT SHALL BE PROVIDED FOR THE AREA ADJUTING 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 OF THE PARK DEPARTMENT, WITH A 3-FOOT (INCH) MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LAND OWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.
 - C. FALLEN TREES IN THE NOPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.
 - D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.
 - E. TRAILS THROUGH THE NOPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.
 - F. FENCING PLANS ALONG THE NOPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.
21. THE ACE OF HEARTS CREEK SHALL BE REALIGNED SUCH THAT THE CREEK IS RELOCATED OUT OF THE PUBLIC RIGHT-OF-WAY. FINAL PLAT APPROVAL AND FINAL PUD APPROVAL SHALL NOT BE CONTINGENT UPON THE COMPLETION OF THE RELOCATION OF THE CREEK, PROVIDED THAT ADEQUATE FINANCIAL ASSURANCES ARE PROVIDED TO GUARANTEE THE COMPLETION OF THE WORK.
22. THE ACE OF HEARTS OPEN SPACE AREA SHALL BE CONSIDERED NOPE EXCEPT FOR EVERYTHING WEST OF THE 50' WESTERLY BOUNDARY OF THE 50' CREEK BUFFER AND SUBJECT TO THE SAME CONDITIONS AND EXCEPTIONS AS CONDITION #20.
23. DOWNSTREAM SEWER IMPROVEMENTS SHALL BE INSTALLED AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
24. POTABLE WATER SUPPLY FOR THE PROJECT SHALL BE PROVIDED AS APPROVED BY THE PUBLIC WORKS DIRECTOR.
25. THE APPLICANT WILL INSTALL A SEPARATE CONCRETE SIDEWALK ON THE SOUTH SIDE OF 41ST STREET FROM "H" AVENUE WESTERLY TO THE IN WITH THE EXISTING SIDEWALK. THE APPLICANT SHALL FURTHER INSTALL SIDEWALKS ON ONE SIDE OF THE PLAT'S INTERIOR STREETS, INCLUDING THOSE STREETS CURRENTLY DESIGNATED "ORCHARD AVENUE", "ORCHARD LANE", "APPLE COURT", AND "CHERRY LANE". THE UNNAMED STREET THAT CURRENTLY CONNECTS CHERRY LANE WITH APPLE COURT SHALL HAVE A SIDEWALK INSTALLED ON ONE SIDE OF THE CURRENTLY UNNAMED STREET.
26. CHERRY LANE SHALL BE CONNECTED TO APPLE COURT SO AS TO ALLOW UNRESTRICTED VERTICAL TRAFFIC WITH SIDEWALKS, CURB, AND GUTTER ON ONE SIDE AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
27. THE MAXIMUM BUILDING HEIGHT FOR ALL STRUCTURES BUILD ON LOTS 1, 3, 4, 5, 6, 7, AND 8 SHALL NOT EXCEED THAT HEIGHT SHOWN IN NOTE 17 OF EXHIBIT F.

28. THE MINIMUM LOT SIZE FOR THOSE LOTS ALONG THE WEST SIDE OF ORCHARD AVENUE AND CURRENTLY IDENTIFIED AS LOTS 1-13 SHALL BE A MINIMUM OF 15,000 SQUARE FEET; ALL OTHER LOTS SHALL HAVE A MINIMUM LOT SIZE OF 9,600 SQUARE FEET.
 29. LOTS 43, 44, 45, AND 46 SHALL NOT BE FURTHER SUBDIVIDED.
 30. THE ORCHARDS DEVELOPERS WILL PAY THEIR SHARE OF THE HEART LAKE ROAD CONNECTOR AT FINAL PLAT APPROVAL.
 31. THE APPLICANT SHALL PROVIDE A REPLACEMENT CULVERT MEETING WASHINGTON DEPARTMENT OF FISH AND WILDLIFE STREAM STANDARDS (60") FOR ACE OF HEARTS CREEK UNDER 41ST STREET TO BE LOCATED AT "H" AVENUE TO DIRECTLY CONNECT THE CREEK INTO THE NEW OPEN STREAM NORTH OF 41ST STREET.
 32. THE CREEK CHANNEL SOUTH OF 41ST STREET SHALL BE REALIGNED TO THE NEW CULVERT AND REPLANTED WITH APPROVED NATIVE VEGETATION ON THE SUBJECT PROPERTY MEETING CITY AND WASHINGTON DEPARTMENT OF FISH AND WILDLIFE STREAM REQUIREMENTS AND STANDARDS.
 33. ALL UNTREATED STORM WATER (CATCH BASINS, CULVERTS AND DITCHES) ALONG 41ST STREET AND "H" AVENUE SHALL BE SEPARATED FROM THE CREEK FLOW AND CONNECTED TO APPROPRIATELY ENGINEERED RETENTION PONDS. WATER QUALITY AND CONNECTIONS FROM RETENTION PONDS TO THE CREEK SHALL MEET APPROPRIATE STATE AND LOCAL DESIGN STANDARDS.
- CONDITIONS 11 THROUGH 33 OF THESE FINDINGS OF FACT AND CONCLUSIONS OF LAW SHALL BE RECORDED ON THE FINAL PLAT DRAWING.



1-16-06

SHEET 4 OF 9

DATE: 1/6/06

PLAT OF "THE ORCHARDS PUD"

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., WM
CITY OF ANACORTES, WASHINGTON

FB 249	PG 31	LISSENER & ASSOCIATES, PLLC	SCALE: 1"= 100'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	DRAWING: 03-083FP

(R-2)

CENTER OF SECTION
HELD EXISTING MONT
(25) IN CASE (2005)

41ST STREET

1274.93' (HELD LEGAL)

MONT IN CASE
15.014' S AND 0.14' W OF
CALCULATED 1/16 CORNER

200601190126
Skagit County Auditor
1/19/2008 Page 5 of 9 2:22PM

* NOTE: BUILDING HEIGHT
RESTRICTIONS ARE
REQUIRED FOR
LOTS 1, 3, 4, 5, 6, 7 AND 8
(SEE SHEET 3, NOTE 16)

WEST LINE
A.F. NO. 7407050023
(HELD)

PRIVATE ROAD "E" AVENUE

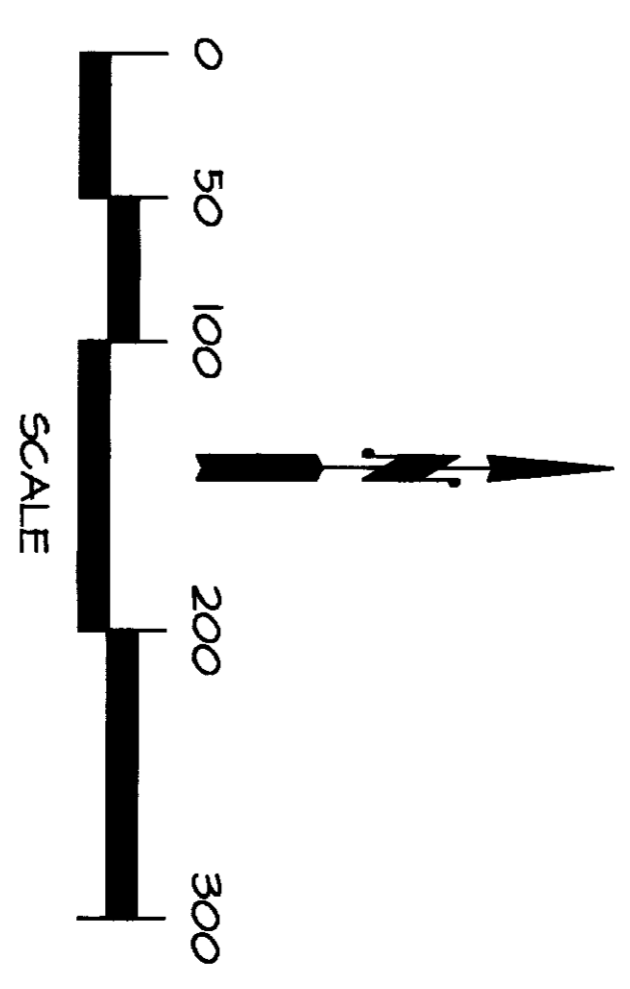
WEST LINE OF
SHORT PLAT NO. AN 82-003
(NOT ACCEPTED)

PLAT OF PARKSIDE DIV. 2
SECTION CORNER
CALCULATED PER
PREVIOUS SURVEY

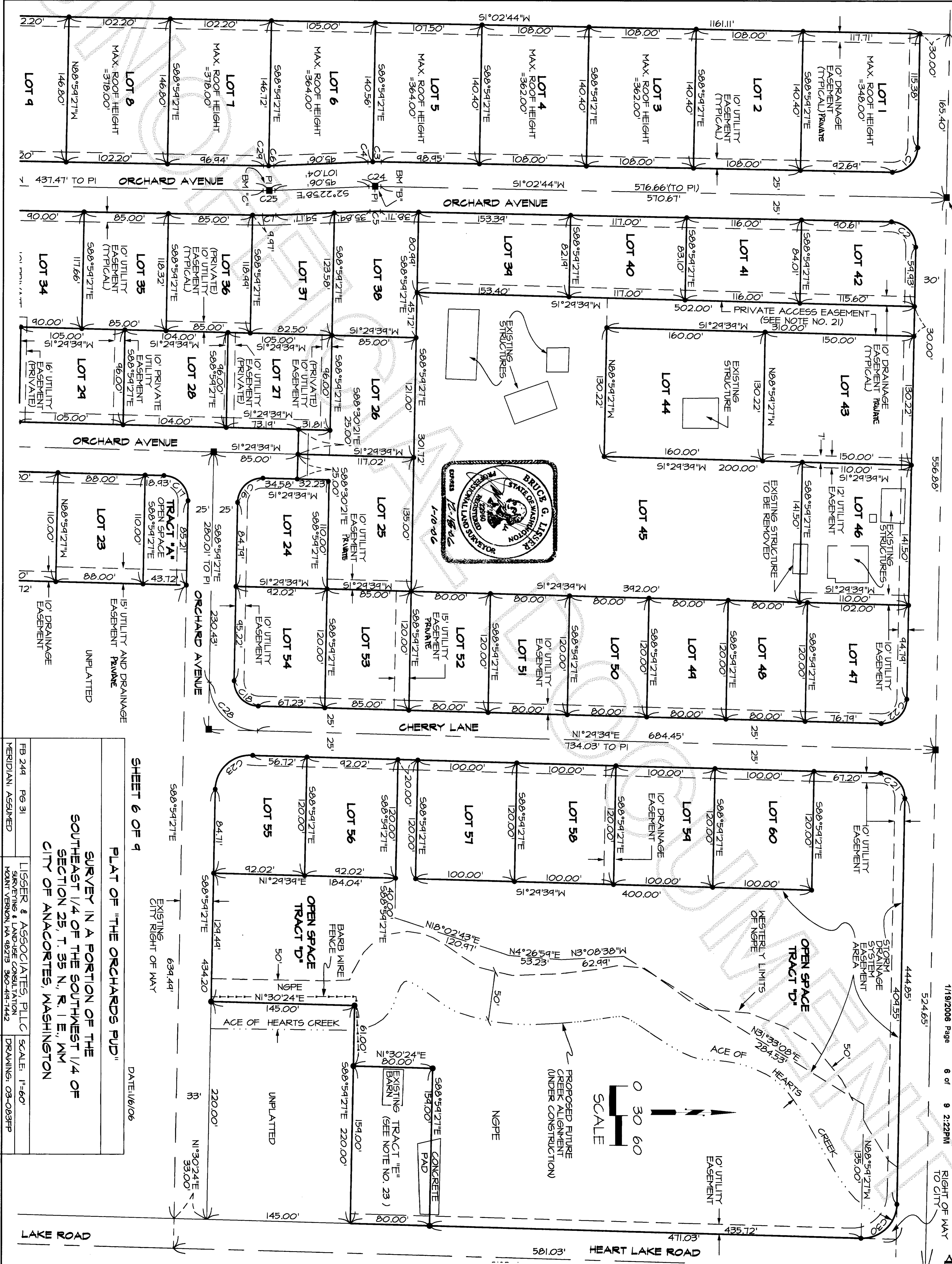
CITY OF ANACORTES PARK LAND
(P)

PLAT OF "THE ORCHARDS PUD"
SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., WM
CITY OF ANACORTES, WASHINGTON

SHEET 5 OF 4 DATE: 1/6/06



FB 249	PG 31	LISSEY & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 03-083FP
		MONT VERSION: WA 98273 360-419-7442	

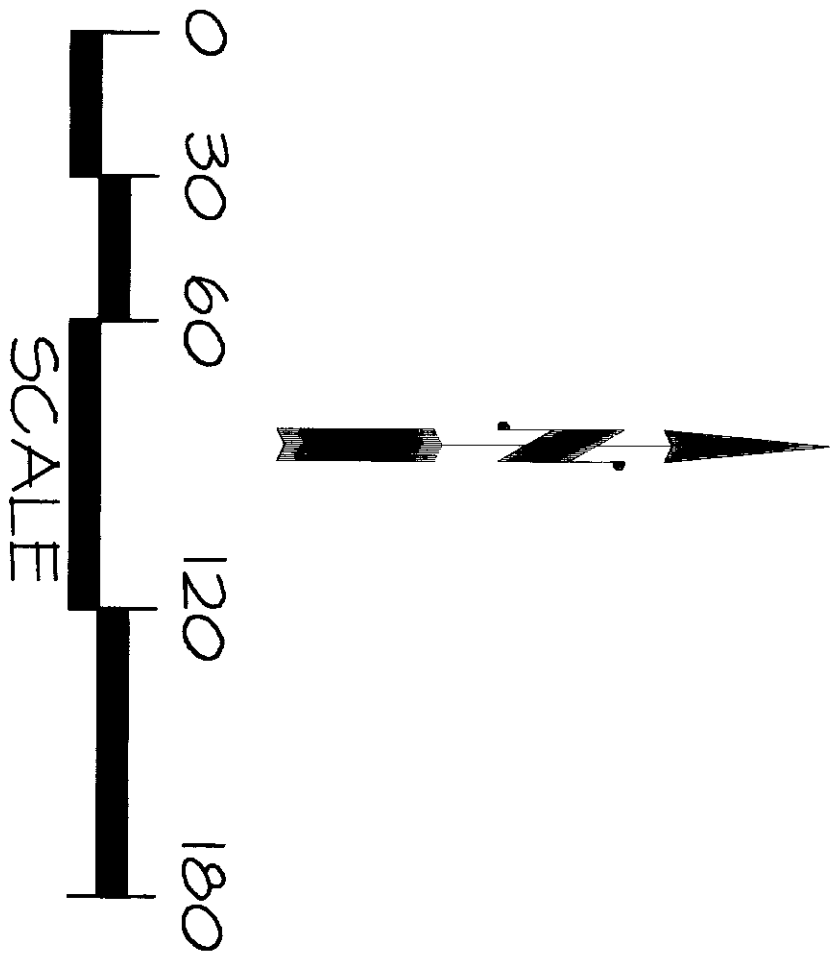


SHEET 6 OF 9

PLAT OF "THE ORCHARDS PUD"

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., 1M
CITY OF ANACORTES, WASHINGTON

FB 244 PG 31 LIGSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-419-7442
SCALE: 1"=60'
DRAWING: 03-083RP



SHEET 7 OF 9

DATE: 1/5/06

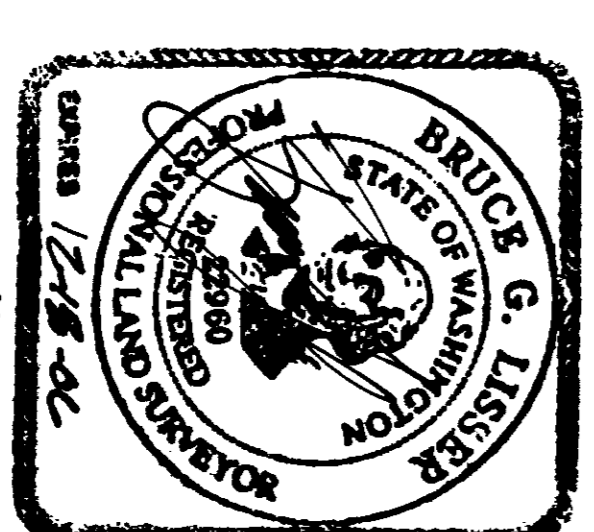
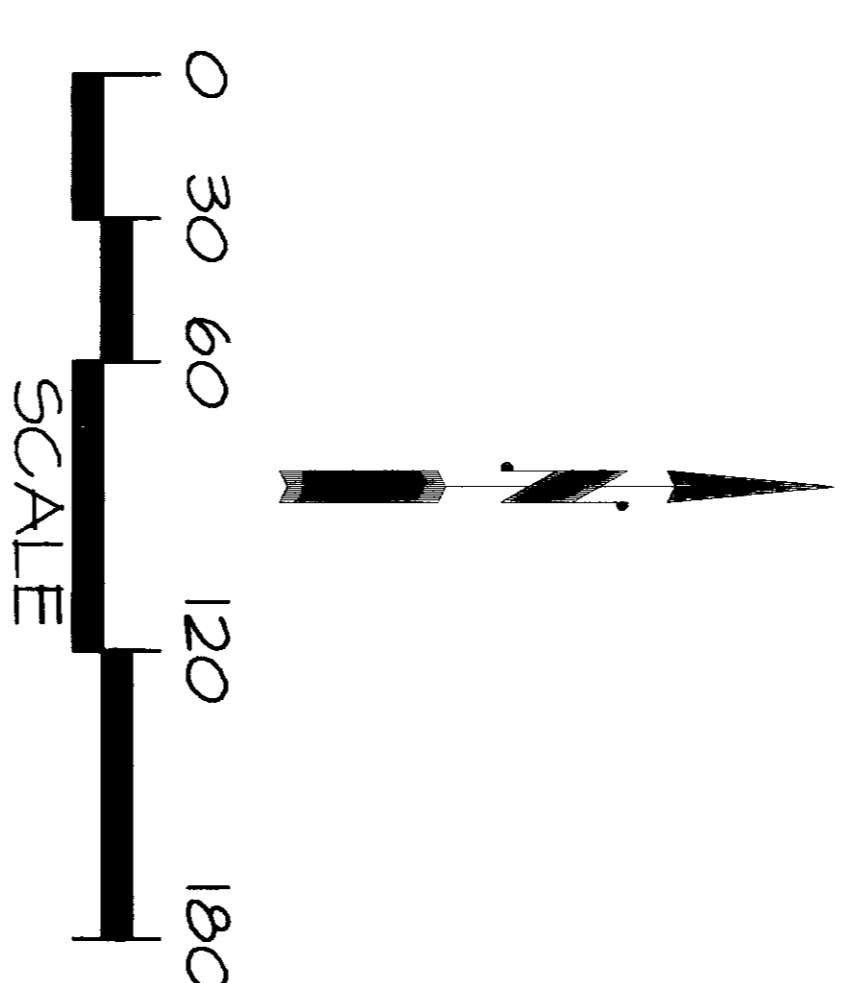
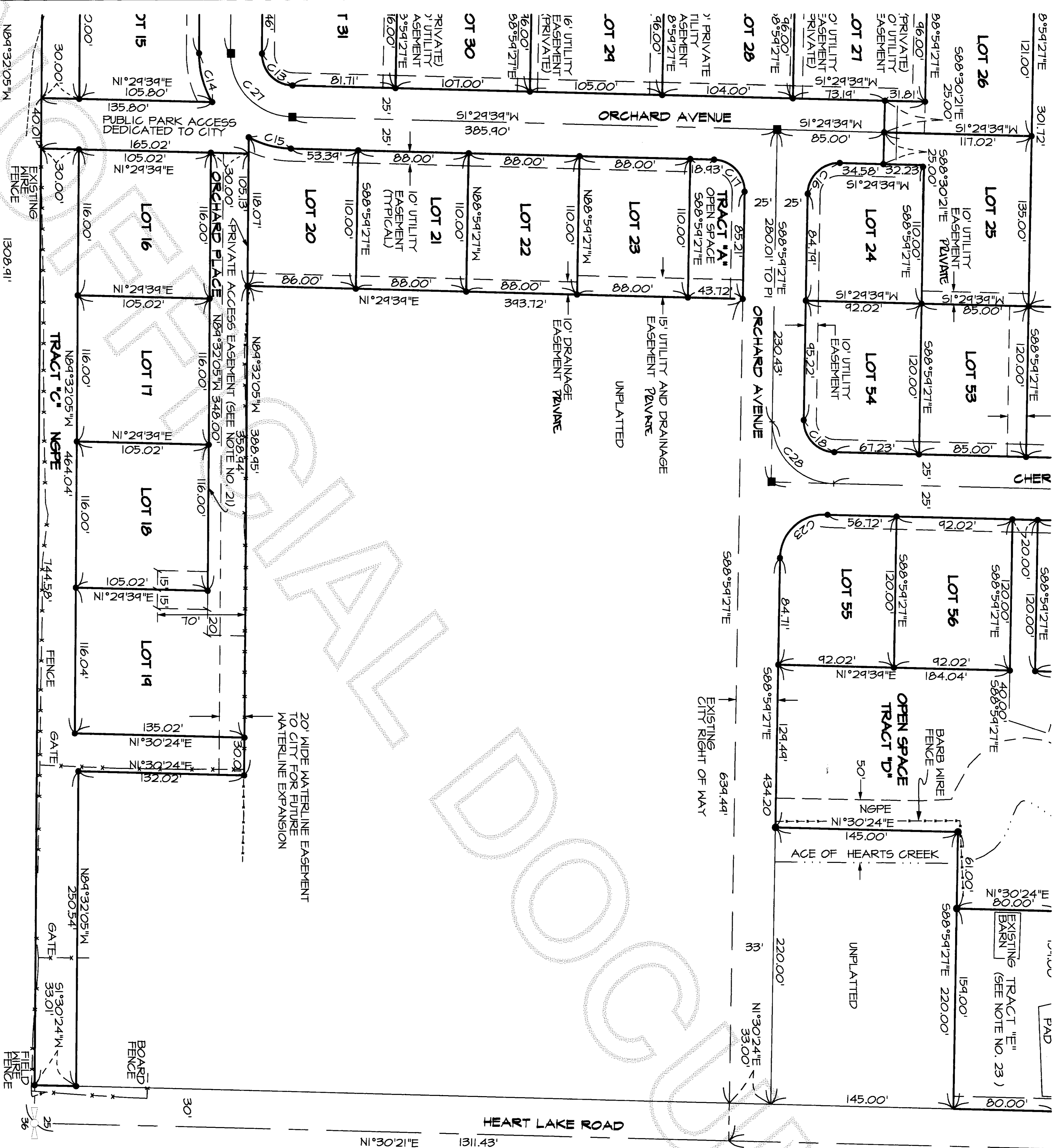
CITY OF ANACORTES, WASHINGTON

LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOBILE VERSION VIA TEXT: 350.415.7443
SCALE: 1" = 60'
DRAWING: 03-0835D



CURVE TABLE				
NO.	DELTA	LENGTH	RADIUS	TANGENT
C1	90°02'11"	34.24'	25.00'	
C2	84°57'44"	34.25'	25.00'	
C3	2°10'40"	8.55'	225.00'	
C4	1°15'02"	4.41'	225.00'	
C5	3°25'42"	10.47'	175.00'	
C6	1°42'21"	5.21'	175.00'	
C7	3°25'42"	13.46'	225.00'	
C8	40°34'44"	34.52'	25.00'	
C9	45°17'24"	54.28'	75.00'	
C10	15°27'58"	20.24'	75.00'	
C11	16°45'54"	21.95'	75.00'	
C12	13°03'33"	17.04'	75.00'	
C13	88°58'16"	38.82'	25.00'	
C14	31°06'08"	40.71'	75.00'	
C15	26°47'21"	35.07'	75.00'	
C16	40°24'06"	34.48'	25.00'	
C17	84°30'54"	34.06'	25.00'	
C18	84°30'54"	34.06'	25.00'	
C19	55°56'34"	73.23'	75.00'	
C20	33°34'20"	43.95'	75.00'	
C21	84°30'54"	34.06'	25.00'	
C22	40°24'06"	34.48'	25.00'	
C23	40°24'06"	55.27'	35.00'	
C24	3°25'42"	11.97'	200.00'	5.94'
C25	3°25'42"	11.97'	200.00'	5.94'
C26	40°34'44"	74.05'	50.00'	50.51'
C27	88°58'16"	77.64'	50.00'	
C28	84°30'54"	78.12'	50.00'	44.58'
C29	1°43'21"	5.26'	175.00'	
C30	40°24'51"	55.28'	35.00'	

SHEET 8 OF 4
DATE: 12/23/05
PLAT OF "THE ORCHARDS PUD"
SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., WM
CITY OF ANACORTES, WASHINGTON
LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-415-1742
FB 244 Pg 31
MERIDIAN: ASSUMED
SCALE: 1" = 60'
DRAWING: 03-083FP



SHEET 9 OF 9 DATE: 1/16/06

PLAT OF "THE ORCHARDS PUD"

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., WM
CITY OF ANACORTES, WASHINGTON