

PLAT OF EAGLE RIDGE
 SW 1/4, SW 1/4, SECTION 23, T35N, R1E, AND NW
 1/4, NW 1/4, SECTION 26, T35N, R1E, W.M.

EASEMENT PROVISIONS:
 THE CITY OF ANACORTES HEREBY RELINQUISHES THE UTILITY EASEMENT RELATED TO PARCEL "C" IN CITY ORD. # 2113 AS NO LONGER NEEDED.
 THE CITY OF ANACORTES HEREBY RESERVES FOR AND GRANTED TO THE CITY OF ANACORTES, AND OTHER PUBLIC FRANCHISE UTILITIES AND THEIR
 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, AND OTHER PUBLIC FRANCHISE UTILITIES AND THEIR
 RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TO FEET PARALLEL WITH AND ADJACENT TO THE ROAD FRONTAGE OF
 ALL LOTS TOGETHER WITH THE NORTHERLY 20 FEET OF LOT 11 IN WHICH TO INSTALL, MAINTAIN, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN
 UNDERGROUND UTILITIES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS A ALL TIME FOR THE PURPOSES HEREIN STATED. THESE
 EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

AVIGATION EASEMENT:
 ALL LOTS IN THIS PLAT ARE SUBJECT TO PORT OF ANACORTES AVIGATION EASEMENT RECORDED AUGUST 18, 2006 UNDER A.F.
 200609180118, RECORDS OF SKAGIT COUNTY WASHINGTON.
 COVENANTS, CONDITIONS, AND RESTRICTIONS APPLY TO ALL LOTS AND A RECORDED UNDER A.F. 200701080164 RECORDS OF
 SKAGIT COUNTY, WASHINGTON.
 DEED RESTRICTIONS:
 SEE NOTE 25 OF CITY FINDINGS.

CITY OF ANACORTES FACTS AND FINDINGS:
 (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
 PRELIMINARY PLAT APPROVAL MAY BE GRANTED FOR ONE ADDITIONAL YEAR ONLY.
 (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
 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 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 \$800 PLUS 2% OF THE TOTAL CONSTRUCTION COST SHALL BE DUE AT OR BEFORE THE MANDATORY
 PRE-CONSTRUCTION MEETING. NO CONSTRUCTION ACTIVITY IS ALLOWED UNTIL CONSTRUCTION PLANS ARE APPROVED. FEES HAVE BEEN PAID, AND THE
 PRE-CONSTRUCTION MEETING 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 CONTROL PLAN SHALL BE PREPARED BY THE APPLICANT, REVIEWED BY THE PUBLIC WORKS DEPARTMENT AND IMPLEMENTED
 PRIOR TO CLEARING, FILL AND GRADE TAKING PLACE.
 (9) PRIOR TO CLEARING, FILL AND GRADE TAKING PLACE BOTH A LARGE PARCEL STORM WATER PLAN AND A WATER QUALITY CONTROL PLAN SHALL BE
 PREPARED BY THE APPLICANT, APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT AND IMPLEMENTED.
 (10) ORANGE CONSTRUCTION FENCING SHALL DELINEATE THE SITE BOUNDARIES AND CLEARING LIMITS.
 (11) NO CONSTRUCTION SHALL BEGIN WITHOUT A 5-YEAR WATER QUALITY MANAGEMENT PLAN AND IMPLEMENTATION PROGRAM BEING APPROVED BY THE
 PLANNING DIRECTOR. THIS PLAN AND PROGRAM SHALL BE UNDERTAKEN BY AN INDEPENDENT CONSULTANT RETAINED BY THE CITY AND PAID BY THE
 APPLICANT. IT SHALL DETAIL THE CURRENT WATER QUALITY IN THE ADJACENT WATERS TO THE NORTH AND THEN DESCRIBE A PROCESS FOR PERIODIC
 MONITORING AND REVIEW BY THE PLANNING DIRECTOR AND SPECIFIC REMEDIAL ACTIONS THAT WILL BE TAKEN IF ANY SIGNIFICANT WATER QUALITY
 DEGRADATION IS DOCUMENTED TO HAVE OCCURRED AS A RESULT OF THE EAGLE RIDGE PLAT.
 (12) THE UNDERGROUND STORM WATER SYSTEM SHALL BE DESIGNED AS REQUIRED BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR.
 (13) 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.
 (14) IN KEEPING WITH THE CITY STREET GRID STREET NAME SYSTEM, THE BUILDING DEPARTMENT SHALL APPROVE STREET NAMES.
 (15) THE CITY OF ANACORTES PUBLIC WORKS DEPARTMENT AND THE POSTMASTER SHALL APPROVE MAILBOX LOCATIONS.
 (16) STREET LIGHTING SHALL BE ENERGY EFFICIENT AND PROVIDED AS REQUIRED BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR.
 (17) THE DEVELOPER SHALL PURCHASE AND INSTALL ALL STREET SIGNS.
 (18) A MINIMUM OF TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT, AS REQUIRED BY CITY ORDINANCES.
 (19) THE LANDSCAPING PLAN SHALL BE APPROVED BY THE PLANNING COMMISSION PRIOR TO CLEARING, GRADE, AND FILL TAKING PLACE.
 (20) A MINIMUM 20' WIDE SANITARY SEWER EASEMENT SHALL BE PROVIDED AT LOTS 10, 11, AND 12 AS REQUIRED BY THE CITY OF ANACORTES PUBLIC WORKS
 DIRECTOR. DRIVEWAYS PROVIDING ACCESS TO THE SANITARY SEWER EASEMENT SHALL BE A MINIMUM OF 6" THICK ON COMPACTED FILL.
 (21) AUTOMATIC FIRE SPRINKLER SYSTEMS MAY BE REQUIRED BASED ON AVAILABLE FIRE FLOW AND BUILDING SIZE.
 (22) GRADING FOR THIS PROJECT SHALL NOT ENDOUR ONTO ADJACENT PARCELS.
 (23) THE NEW ROADWAY TRANSITION TO PENNSYLVANIA AVENUE SHALL BE DESIGNED AS REQUIRED BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR.
 (24) AN AVIGATION EASEMENT, IN A FORM ACCEPTABLE TO THE CITY PLANNING DIRECTOR, SHALL BE INCLUDED IN THE FINAL PLAT. FEDERAL AVIGATION
 ADMINISTRATION APPROVAL SHALL BE DOCUMENTED PRIOR TO BUILDING PERMITS BEING ISSUED.
 (25) A DEED RESTRICTION SHALL BE ADDED TO LOTS 11-14 SUCH THAT NO PRIMARY VEHICULAR ACCESS TO LOTS 11-14 SHALL BE PERMITTED FROM THE ALLEY.
 (26) ONLY ORGANIC, AS OPPOSED TO CHEMICAL AGENTS, MAY BE USED TO COMBAT WEEDS, UNDERBRUSH, AND THE LIKE.
 (27) THE CURRENT WATER LEVEL IN THE PRESTON POND SHALL BE MAINTAINED.

LEGAL DESCRIPTION:
 PARCEL "A"
 THE EAST 350.00 FEET OF THE WEST 586.00 FEET OF THE SOUTH 325.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 SITUATED IN SKAGIT COUNTY, WASHINGTON,
 PARCEL "B"
 LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 13, TUTTLE AND BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME
 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON,
 SITUATED IN SKAGIT COUNTY, WASHINGTON,
 PARCEL "C"
 A PORTION OF 29TH STREET ADJACENT TO BLOCK 13, TUTTLE AND BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO., WASH., AS PER PLAT RECORDED
 IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON VACATED BY CITY OF ANACORTES ORDINANCE NO. 2113,
 SITUATED IN SKAGIT COUNTY, WASHINGTON.

CONSENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE FRANK LEWIS, CONTROLLING MEMBER OF EAGLE RIDGE PARTNERS, L.L.C., OWNERS OF
 THE LAND HEREBY PLATTED DO HEREBY DECLARE THE EAGLE RIDGE PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED
 AND DEDICATE THE STREETS AS SHOWN ON THE PLAT AS PUBLIC RIGHT OF WAY FOREVER. THE OWNERS, THEIR HEIRS AND ASSIGNS
 WAIVER ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED TO THE ADJACENT PROPERTY BY THE CONSTRUCTION, DRAINAGE AND
 MAINTENANCE OF SAID ROAD OR AREA.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.
 FRANK LEWIS CONTROLLING MEMBER, EAGLE RIDGE PARTNERS, L.L.C.

STATE OF WASHINGTON
 COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 15th DAY OF DEC 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED
 FRANK LEWIS, WHO SEEMED TO ME 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 WHOM I STATED THAT HE WAS AUTHORIZED TO
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

David Hoffman
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Anacortes



APPROVALS:

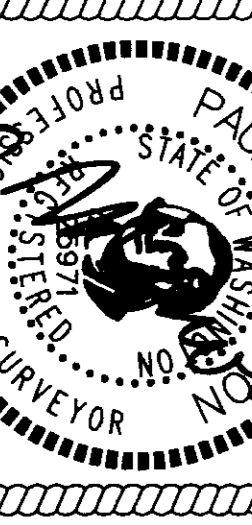
TREASURER'S CERTIFICATE:
 I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE, HAVE
 BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2007.
David Hoffman for *Kate Gungwuis* 12/20/06
 SKAGIT COUNTY TREASURER
 DATE
 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 2007.
David Hoffman
 ANACORTES CITY TREASURER
 DATE 1/1/07

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES, PLATTING ORDINANCE.

PLANNING COM. SECRETARY
 THIS 4 DAY OF JANUARY, 2007
Paul E. Monohon
 PLANNING COM. SECRETARY
 THIS 2 DAY OF JANUARY, 2007
Paul E. Monohon
 CITY ENGINEER
 EXAMINED AND APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON
 THIS 4 DAY OF JANUARY, 2007
Donna Phillips
 ALIST. CITY CLERK

LAND SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAT OF EAGLE RIDGE IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1
 EAST, 1/4, AND THAT THE COURSES, DISTANCES, AND ANGLES ARE SHOWN CORRECTLY, AND THAT PROPER MONUMENTS WILL BE SET AND ALL LOT
 CORNERS STAKED ON THE GROUND IN COMPLIANCE WITH PLATTING REGULATIONS.
Paul E. Monohon
 PAUL MONOHON CERT. NO. 25971
 DATE 10/15/06

CITY OF ANACORTES PROJECT NO. 04-076-DEV



SURVEYORS 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 10-15-06

DESIGNED	PEM
DRAWN	PEM
CHECKED	JH
BY	

DATE	BY	APP	REVISIONS

CAD FILE: 04-166 LEWIS PLAT.DWG DATE: 12-07-06

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

200701110039
 Skagit County Auditor
 1/11/2007 Page 1 of 2 9:35AM

S. Youngquist
 SKAGIT COUNTY AUDITOR
 DEPUTY
Paul E. Monohon

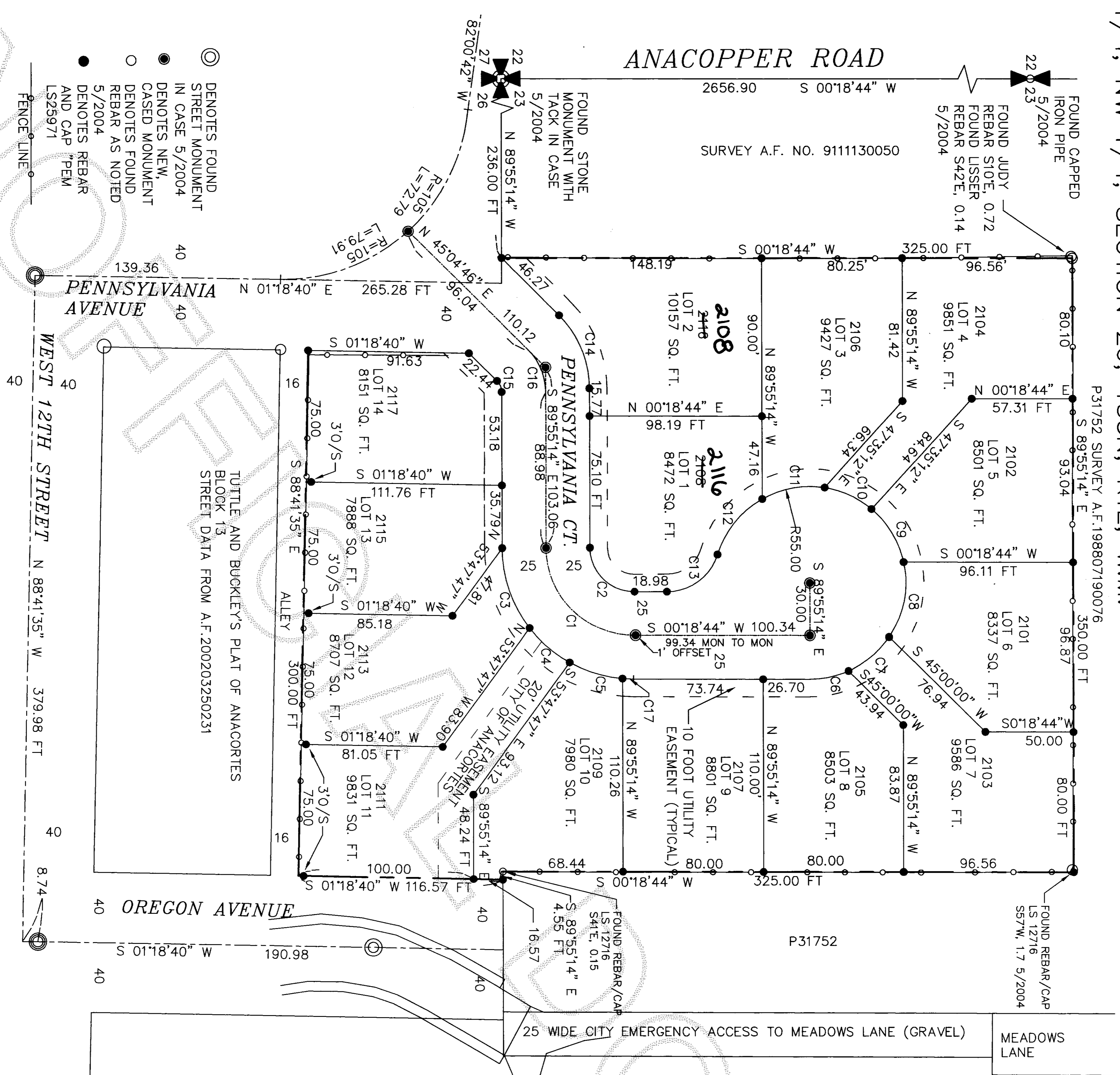
JOB NO.
 04-166
 SHEET
 1 OF 2

PLAT OF EAGLE RIDGE
 EAGLE RIDGE PARTNERS
 2518 WASHINGTON BYLD.
 ANACORTES, WA 98221

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

PLAT OF EAGLE RIDGE
 SW 1/4, SW 1/4, SECTION 23, T35N, R1E, AND NW
 1/4, NW 1/4, SECTION 26, T35N, R1E, W.M.

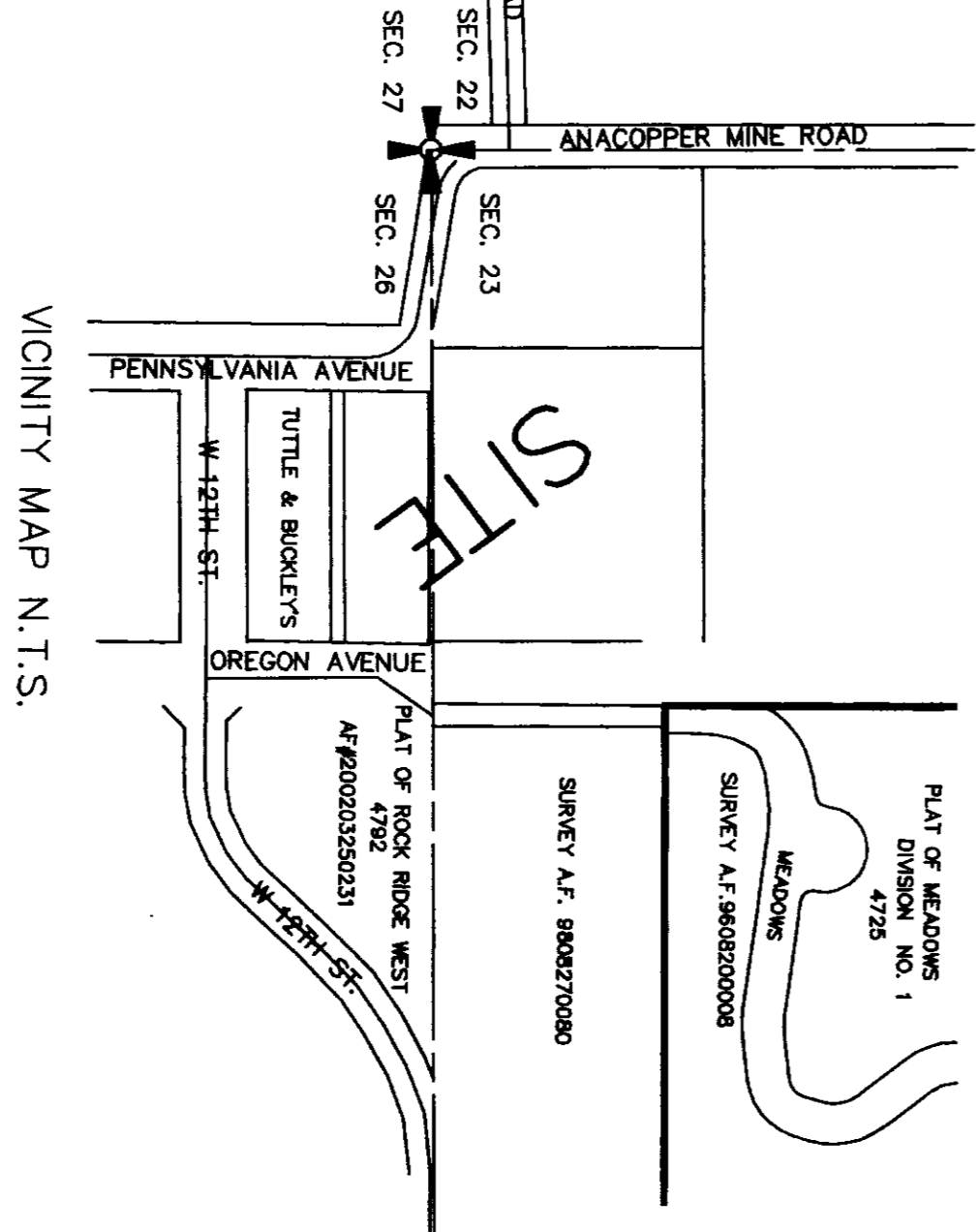
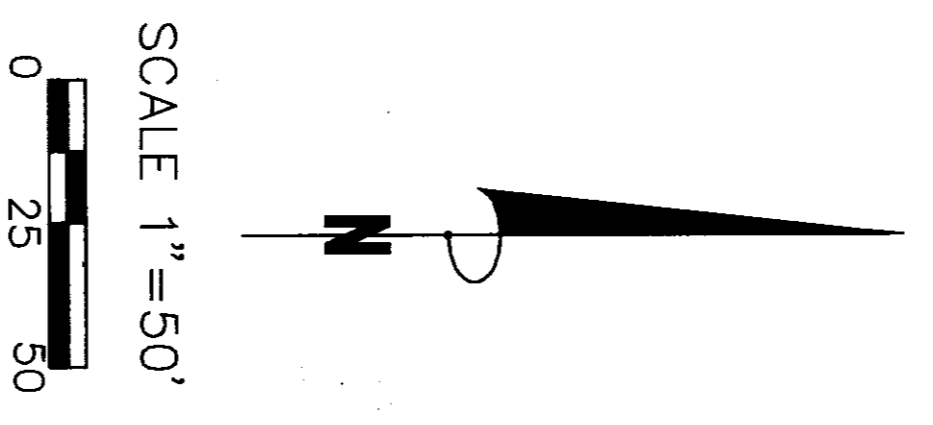
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 Skagit County Auditor
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SURVEY NOTES:
 BASIS OF BEARINGS: WEST LINE OF SW 1/4 SECTION 23 AT N 01°18'44"E FROM SURVEY A.F. NO. 8807190076.
 THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCRA1103 ELECTRONIC TOTAL STATION.
 THIS SURVEY SHOWS LINES OF OCCUPATION (FENCES) THAT MAY BE THE BASIS FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP AND DOES NOT PURPORT TO RESOLVE SUCH CLAIMS.
 ZONE R2 LOW DENSITY
 SEWAGE DISPOSAL CITY OF ANACORTES
 WATER CITY OF ANACORTES

CURVE TABLE:

C1	R=50	L=78.34	d=89°46'02"
C2	R=25	L=39.17	d=89°46'02"
C3	R=75	L=49.19	d=37°34'48"
C4	R=75	L=30.31	d=23°09'13"
C5	R=75	L=31.74	d=24°14'44"
C6	R=55	L=22.85	d=23°47'56"
C7	R=55	L=30.53	d=31°48'03"
C8	R=55	L=44.76	d=46°37'41"
C9	R=55	L=35.99	d=37°29'43"
C10	R=55	L=30.00	d=31°15'08"
C11	R=55	L=36.82	d=38°21'39"
C12	R=55	L=41.39	d=43°19'33"
C13	R=30	L=38.17	d=72°15'41"
C14	R=59	L=46.34	d=45°00'00"
C15	R=09	L=07.07	d=45°00'00"
C16	R=34	L=26.70	d=45°00'00"
C17	R=75	L=06.27	d=04°47'17"

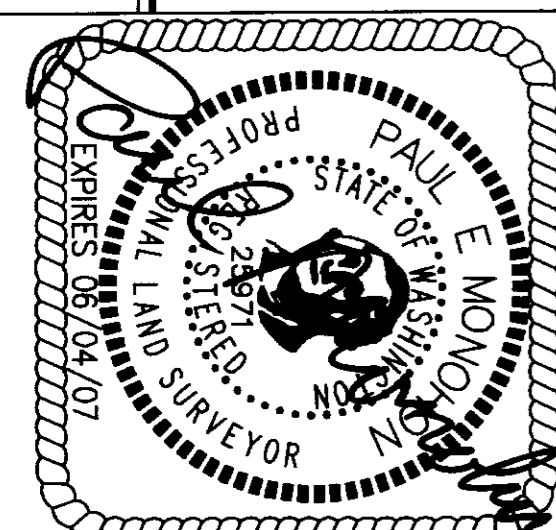


- DENOTES FOUND STREET MONUMENT IN CASE 5/2004
- DENOTES NEW, CASSED MONUMENT DENOTES FOUND REBAR AS NOTED 5/2004
- DENOTES REBAR AND CAP "PEM" LS25971

JOB NO.
 04-166
 SHEET
 2 OF 2

PLAT OF EAGLE RIDGE
 EAGLE RIDGE PARTNERS
 2518 WASHINGTON BLD.
 ANACORTES, WA 98221

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



SURVEYORS 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 10-15-06

CITY OF ANACORTES PROJECT NO. 04-076-DEV

DATE	BY	APP	REVISIONS
10-15-06	JB	PEM	DESIGNED
	JB	PEM	DRAWN
	JB	PEM	CHECKED
	JB	PEM	BY

CAD FILE: 04-166 PLOT DATE: 12-07-06