

PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.

LEGAL DESCRIPTION:

(PER EXHIBIT "A", SECOND SUBDIVISION GUARANTEE, CHICAGO TITLE COMPANY - ISLAND DIVISON, ORDER NO. 10640326)

THAT PORTION OF BLOCKS 9,10,11,17,18,19,20,37,38,39,40,45,46,47,48,65,66,67 AND 68 IN THE PLAT OF TUTTLE AND BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

CORNER COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 89°56'12" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 1,984.37 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°27'18" WEST ALONG THE EAST LINE OF SAID WEST HALF 1,344.42 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE NORTH 89°14'46" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 689.80 FEET TO THE SOUTHWEST CORNER OF LOT 12 SAID BLOCK 67;

THENCE NORTH 11°12' EAST 120.79 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 67;

THENCE NORTH 88°42'48" WEST, ALONG THE NORTH LINE OF SAID BLOCK, 240.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 67;

THENCE NORTH 11°17'12" EAST 15.00 FEET;

THENCE NORTH 88°42'48" WEST 43.89 FEET, TO A POINT ON A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 125.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL OF 21°38'50", AN ARC LENGTH OF 47.23 FEET, TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 68;

THENCE SOUTH 11°17'12" WEST ALONG SAID NORTH PROLONGATION AND SAID EAST LINE OF BLOCK 68,144.09 FEET, TO THE SOUTHEAST CORNER OF SAID BLOCK 68;

THENCE NORTH 89°14'46" WEST 210.01 FEET, TO THE SOUTHEAST CORNER OF THE PLAT OF ROCK RIDGE WEST II, RECORDED UNDER AUDITOR'S FILE NO. 200412020087, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 11°17'12" EAST ALONG THE EAST LINE OF SAID PLAT OF ROCK RIDGE WEST II, 501.72 FEET TO THE NORTHEAST CORNER OF SAID PLAT;

THENCE SOUTH 88°42'48" EAST 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 16, SAID BLOCK 40;

THENCE NORTH 11°17'12" EAST 216.00 FEET TO THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 40 AND THE SOUTHWEST CORNER OF TRACT B, PLAT OF ROCK RIDGE WEST, UNDER AUDITOR'S FILE NO. 200203250231, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE CONTINUING NORTH 11°17'12" EAST 64.00 FEET TO THE SOUTHEAST CORNER OF LOT 11, OF SAID PLAT OF ROCK RIDGE WEST;

THENCE NORTH 36°49'28" EAST 86.02 FEET, TO THE NORTHEAST CORNER OF LOT 11 OF SAID PLAT OF ROCK RIDGE WEST;

THENCE NORTH 53°34'34" EAST 119.08 FEET, TO AN ANGLE POINT IN THE SOUTHEAST LINE OF LOT 7, OF SAID PLAT OF ROCK RIDGE WEST;

THENCE NORTH 35°40'45" EAST 239.89 FEET TO AN ANGLE POINT IN THE SOUTHEAST LINE OF LOT 3, OF SAID PLAT OF ROCK RIDGE WEST;

THENCE NORTH 45°34'57" EAST 100.05 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF LOT 1 OF SAID PLAT OF ROCK RIDGE WEST, AND THE NORTHWEST CORNER OF LOT 17, SAID BLOCK 11;

THENCE SOUTH 88°42'48" EAST 60.00 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID BLOCK 11;

THENCE SOUTH 1°17'12" WEST, ALONG THE EAST LINE OF SAID LOT 16, BLOCK 11 AND THE SOUTHERLY PROLONGATION THEREOF, 140.00 FEET TO THE CENTERLINE OF 30TH STREET OF SAID PLAT OF TUTTLE AND BUCKLEY'S PLAT OF ANACORTES;

THENCE SOUTH 88°42'48" EAST, ALONG SAID CENTERLINE, 90.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 12, SAID BLOCK 11;

THENCE NORTH 11°17'12" EAST, ALONG SAID WEST LINE AND SOUTHERLY PROLONGATION TO THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 11;

THENCE CONTINUING NORTH 11°17'12" EAST 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, ROCK RIDGE SHORT PLAT NO. 98-004, RECORDED IN VOLUME 14 OF SHORT PLATS, PAGES 30 AND 31, UNDER AUDITOR'S FILE NO. 9905240012, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE ALONG THE SOUTH LINE OF SAID SHORT PLAT, SOUTH 88°42'48" EAST 105.00 FEET TO THE CENTERLINE OF MICHAEL AVENUE;

THENCE CONTINUING SOUTH 88°42'48" EAST A DISTANCE OF 30 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2, ROCK RIDGE SHORT PLAT NO. 98-004;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SHORT PLAT, SOUTH 88°42'48" EAST 87.23 FEET, TO AN ANGLE POINT IN SAID SOUTH LINE;

THENCE NORTH 69°41'51" EAST ALONG THE SOUTHEASTERLY LINE OF SAID SHORT PLAT, 390.61 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE SOUTH 89°56'12" EAST 108.31 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AT&T BROADBAND, OTHER PUBLIC AND FRANCHISE UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET FRONTING ALL INTERIOR STREET RIGHTS-OF-WAY, HEREIN DEDICATED TO THE PUBLIC, OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT 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 RESTORING THE PROPERTY TO CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT.

2. ALL DOWN SPOUT DRAINAGE SYSTEMS AND ANY SIDE YARD AND REAR YARD DRAINAGE EASEMENTS WILL REMAIN PRIVATE WITH ALL OPERATIONS AND MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNERS OR OTHERS. DOWN SPOUTS SHALL BE CONNECTED TO THE STORM SEWER, EXCEPT FOR PHASE 1, LOTS 9-13, INCLUSIVE, AND PHASE 2, LOTS 1-8, INCLUSIVE. SAID EXCEPTED LOTS SHALL OUTLET ROOF AND FOOTING DRAINS AT AN APPROPRIATE LOCATION ALONG THE DEVELOPED SIDE OF THE NATIVE GROWTH PROTECTION EASEMENT BOUNDARY, FOR THE PURPOSE OF HYDRATION OF THE ADJACENT WETLAND AREA. ALL OTHER DRAINAGE FROM SAID EXCEPTED LOTS SHALL SHEET FLOW ON THE SURFACE OF THE DEVELOPED/LANDSCAPED YARD TOWARD SAID NATIVE GROWTH PROTECTION EASEMENT BOUNDARY. CONCENTRATED SURFACE DISCHARGE SHOULD BE AVOIDED.

3. ALL DRAINAGE AND UTILITY EASEMENTS IDENTIFIED AS PUBLIC HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ANACORTES. THE CITY SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSES OF OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING DRAINAGE OR SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APURTANCES OR MAKING ANY CONNECTIONS THEREWITH, WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREOF. PROVIDED THAT IF THE AREA WITHIN THE EASEMENT IS DISTURBED BY SUCH OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING OF SAID FACILITIES AND APURTANCES, THE CITY SHALL RESTORE THE SURFACE OF THE EASEMENT AS NEARLY AS PRACTICAL TO THE ORIGINAL GRADES WHICH EXISTED PRIOR TO THE CITY'S ENTRY UPON THE EASEMENT. SUCH RESTORATION TO BE TO ROUGH GRADE ONLY, NOT REPLACEMENT IN KIND. THE LOT OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS, SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION, OPERATION AND MAINTENANCE OF THE DRAINAGE AND SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APURTANCES AND SO LONG AS NO OBSTRUCTIONS OR STRUCTURES SUCH AS BUILDINGS, ROCKERIES, RETAINING WALLS, OR SIMILAR OBSTRUCTIONS ARE ERRECTED WITHIN THE EASEMENTS.

4. A 30-FOOT NATIVE GROWTH PROTECTION EASEMENT AS SHOWN ON THE PLAT HEREIN, IS HEREBY ESTABLISHED AS CONDITION, AS STIPULATED UNDER CONDITION NO. 11, FINDINGS OF FACT, ABOVE.

JULY 19, 2004, DECISION TO ISSUE A PRELIMINARY PLAT PERMIT FOR
Rock Ridge South

Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby authorized to issue a Preliminary Plat approval for Rock Ridge South subject to the following conditions (Findings of Fact and Conclusions of Law numbers 11 through 42, inclusive, are the only finding listed as per Findings of Fact and Conclusions of Law number 43):

- (11) Fencing, as required by the Parks Director, shall be constructed on the perimeter of Tract B adjacent to Phase V, Lots 8-15 and the cul-de-sac. This fence shall continue north along the western and northern edge of the 30' NYPE wetland buffer located in Lots 10-12 of Phase IV. Fencing shall be non-sight obscuring. The intent of the fencing is to minimize disturbances to the wetlands and adjacent buffer. The access corridor between lots 10 and 11 of Phase IV shall be delimited and added to the adjacent lot(s). Prior to any adjacent site disturbance, the permanent fence line as described, together with the 30' NYPE buffer adjacent to the ACTL, shall be delineated with construction fencing.
- Tract B and the 30' ACTL buffer shall be left unenclosed with the following exceptions:
 - a. Hand removal of non-native or adventurous plants as approved by the Park 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 Homeowners Association, subject to approval of the Parks Department, with a 3-foot minimum appropriate native stock which shall be maintained by the Homeowners Association until able to survive without care.
 - c. Fallen trees in the NYPE shall only be removed from the site with the approval of the Parks Department.
 - d. If the buffer is disturbed, a landscaping plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval and once approved shall be implemented by the Homeowners Association.
- Trails through the NYPE shall not be permitted without the approval of the Parks Department.
- In keeping with the City's street grid street name system, the Building Department shall approve street names.
- The City of Anacortes Public Works Department and the Postmaster shall approve mailbox locations.
- Street lighting shall be energy efficient and provided as required by the City Engineer.
- A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate detailed and approved Landscaping Plan that minimizes impacts to the hillside.
- The developer shall purchase and install all street signs.
- The project shall comply with the City of Anacortes design construction standards as required by the Director of Public Works for water sewer, street access, and storm drainage.
- A minimum of two off-street parking spaces shall be provided for each dwelling unit as required by City Ordinances. Required off-street parking locations shall not interrupt or block in any way the required cul-de-sac diameter or sidewalks.
- The Developer will construct the downstream sewer capacity as required by the City Public Works Director.
- 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 gpi to each home building pad and necessary fireflows.
- All infrastructure improvements for each phase shall be constructed and approved prior to the issuance of building permits for that phase.
- A pedestrian pathway shall be established generally as shown on the revised site plan dated May 12, 2004.

EXCEPTIONS AND RESTRICTIONS:

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEAVES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
- UNPAID LENTENED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN THE UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- TITLE TO ANY PROPERTY BEYOND THE LINES OF THE REAL PROPERTY EXPRESSLY DESCRIBED HEREIN, OR TITLE TO STREETS, ROADS, AVENUES, LANES, WAYS OR WATERWAYS ON WHICH SUCH REAL PROPERTY ABUTS, OR THE RIGHT TO MAINTAIN THERIN VAULTS, TUNNELS, RAMPS OR ANY OTHER STRUCTURE OR IMPROVEMENT, OR ANY RIGHTS OR EASEMENTS THEREIN UNLESS SUCH PROPERTY, RIGHTS OR EASEMENTS ARE EXPRESSLY AND SPECIFICALLY SET FORTH IN SAID DESCRIPTION.
- AN EASEMENT ON THE PLAT OF ROCK RIDGE WEST IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AT&T BROADBAND, OTHER PUBLIC AND FRANCHISE UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THE PLAT 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 RESTORING THE PROPERTY TO CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT.
- AFFECTS: TRACTS B AND C, ROCK RIDGE WEST.
- NOTE ON THE FACE OF PLAT OF ROCK RIDGE WEST, AS FOLLOWS:
 - a. DOWN SPOUT DRAINAGE SYSTEMS AND SIDE YARD AND REAR YARD DRAINAGE EASEMENTS WILL REMAIN PRIVATE WITH ALL OPERATIONS AND MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNERS OR OTHERS. DOWN SPOUTS SHALL BE CONNECTED TO THE STORM SEWER.
 - b. MAINTENANCE OBLIGATIONS AS SET FORTH ON THE PLAT OF ROCK RIDGE WEST AS FOLLOWS:
 - a. THE 5 FOOT PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE ADJUTING LOTS AND TRACTS. LOT AND TRACT OWNERS ABUTTING ONE ANOTHER SHALL SHARE EQUALLY THE RESPONSIBILITY FOR MAINTAINING THE EASEMENTS, EXCEPT THAT NO LOT OR TRACT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THAT PORTION OF ANY PRIVATE DRAINAGE EASEMENT UPSTREAM FROM THEIR LOT OR TRACT.
 - c. AFFECTS: TRACTS BAND C, ROCK RIDGE WEST.
- NOTE ON THE FACE OF PLAT OF ROCK RIDGE WEST, AS FOLLOWS:
 - a. ALL DRAINAGE AND UTILITY EASEMENTS IDENTIFIED AS PUBLIC HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ANACORTES. THE CITY SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSES OF OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING DRAINAGE OR SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APURTANCES OR MAKING ANY CONNECTIONS THEREWITH, WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREOF. PROVIDED THAT IF THE AREA WITHIN THE EASEMENT IS DISTURBED BY SUCH OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING OF SAID FACILITIES AND APURTANCES, THE CITY SHALL RESTORE THE SURFACE OF THE EASEMENT AS NEARLY AS PRACTICAL TO THE ORIGINAL GRADES WITH EXISTED PRIOR TO THE CITY'S ENTRY UPON THE EASEMENT. SUCH RESTORATION TO BE TO ROUGH GRADE ONLY, NOT REPLACEMENT IN KIND. THE LOT OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS, SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION, OPERATION AND MAINTENANCE OF THE DRAINAGE AND SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APURTANCES AND SO LONG AS NO OBSTRUCTIONS OR STRUCTURES SUCH AS BUILDINGS, ROCKERIES, RETAINING WALLS, OR SIMILAR OBSTRUCTIONS ARE ERRECTED WITHIN THE EASEMENTS.
 - b. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTION, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS.

- RECORDED: MARCH 14, 2002
- AUDITOR'S NO.: 200203140025, RECORDS OF SKAGIT COUNTY, WASHINGTON
- EXECUTED BY: ROCK RIDGE WEST, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY; DAVID OSTERGARD AND CHRISTINE A. OSTERGARD, HUSBAND AND WIFE; AND KENT ROBINSON AND JUDY ANN ROBINSON, HUSBAND AND WIFE
- AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
9. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN RECORDING.
- RECORDED: APRIL 26, 2002
- AUDITOR'S NO.: 200204260193, RECORDS OF SKAGIT COUNTY, WASHINGTON
- IMPOSED BY: ROCK RIDGE WEST, L.L.C.
- AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
- SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT (5);
- RECORDED: MARCH 14, 2002
- AUDITOR'S FILE NO(S): 200203140025, RECORDS OF SKAGIT COUNTY, WASHINGTON

ANTONY MAIO, JR.,
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1538
ANACORTES, WASHINGTON 98221



FINDINGS OF FACT (CONTINUED):

- (23) The existing detention pond, when converted to a wetpond facility, shall:
 - a. Have a gravity drain system to the new pond bottom.
 - b. Be vegetated on the perimeter and interior for sight screening, low maintenance (i.e., no grasses requiring mowing), habitat value and access management.
 - c. Shall have safety benches or other safety features.
- (24) A secondary access (through driveway easements as needed) shall provide a vehicle outlet to W. 12th St.
- (25) Each phase, as constructed and recorded, shall have all necessary improvements (roads, utilities, the protection, etc.) in place and accepted prior to that phase recording.
- (26) A heavy maintenance truck access road (15-foot width) shall be provided to all utility structures not located in the right-of-way.
- (27) Pedestrian access tracts shall be public, surfaced, and fenced (per Parks Director approved design) prior to that phase recording.
- (28) Tract A shall be privately maintained by a Homeowners Association.
- (29) The 4 acres of wetland habitat adjacent to the ACTL (Tract B) shall be subject to a conservation easement administered by an established locally based land trust.
- (30) Tracts A and C shall be dedicated as open space and managed by the Homeowners Association.
- (31) The City right-of-way east of Lot 8, Phase III, shall be retained by the City.
- (32) Maximum slope in any direction in cul-de-sacs shall be 6%.
- (33) Legal and practical access by public road shall be provided to the Killemy property.
- (34) Condition No. 2 of the Declaration of Access Easement from the applicant to the Bowman Auditor's File # 200203220149 shall be deleted in its entirety; the legal access to the Bowman property from Antone Way extends to ingress, egress, and utilities but may not actually provide any practical use (depending on final engineering grades).
- (35) The expansion of the West 8th detention pond shall be done in such a way that: the ponded area remain a "wet pond" (with the capability of periodic maintenance/drainage); 8 inches of topsoil be placed on the newly disturbed soil and around the entire pond; and, submit a wetland landscaping plan for approval by the Planning Director.
- (36) Blasting can only occur weekdays between 8:00 a.m. to 6:00 p.m.
- (37) 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.
- (38) An evisgation easement in a form acceptable to the Planning Director shall be placed on each phase prior to its recording.
- (39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.
- (40) No construction shall begin without a 10-year water quality management plan and implementation program being approved by the City Council. 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 Cranberry Lake Watershed and then describe a process for periodic monitoring and review by the City Council and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Rock Ridge South plat; public comment will be solicited on all phases of the water quality program.
- (41) Only organic, as opposed to chemical agents, may be used to combat weeds, underbrush, and the like.
- (42) A five-year maintenance bond shall be established after completion of the final phase of the project; this maintenance bond is to assure that any remedial water quality actions that need to be taken are taken.

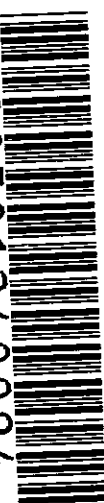
10. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATIONS OF RESTRICTION, BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY LAW; RECORDED: APRIL 26, 2002
- AUDITOR'S NO(S): 200204260193, RECORDS OF SKAGIT COUNTY, WASHINGTON
- EXECUTED BY: ROCK RIDGE WEST, L.L.C.
- AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
- SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT (5);
- RECORDED: MARCH 14, 2002
- AUDITOR'S FILE NO(S): 200203140025, RECORDS OF SKAGIT COUNTY, WASHINGTON
11. EASEMENT CONTAINED IN DEDICATION OF SAID PLAT OF ROCK RIDGE WEST: FOR ALL NECESSARY SLOPES FOR CUTS AND FILLS AND CONTINUED DRAINAGE OF ROADS
12. PUBLIC AND PRIVATE EASEMENTS, IF ANY, OVER VACATED PORTIONS OF SAID PREMISES.
13. TERMS, CONDITIONS AND OBLIGATIONS, OF THE DECLARATION OF ACCESS EASEMENT; RECORDED: FEBRUARY 28, 2002
- AUDITOR'S FILE NO.: 200202280226, RECORDS OF SKAGIT COUNTY, WASHINGTON
- AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
14. TERMS, CONDITIONS AND OBLIGATIONS OF THE DECLARATION OF ACCESS EASEMENT; RECORDED: MARCH 22, 2002
- AUDITOR'S FILE NO.: 200203220149, RECORDS OF SKAGIT COUNTY, WASHINGTON
- AFFECTS: TRACTS BAND C, ROCK RIDGE WEST
15. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S); RECORDED: JULY 11, 2006
- AUDITOR'S NO(S): 200607110101, RECORDS OF SKAGIT COUNTY, WASHINGTON
- IN FAVOR OF: PUGET SOUND ENERGY, INC.
- FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APURTANCES
16. TERMS AND CONDITIONS OF THE LIMITED LIABILITY COMPANIES UNDER WHICH TITLE IS VESTED.
17. DUES, CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY ROCK RIDGE COMMUNITY ASSOCIATION.
18. LIABILITY TO FUTURE ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF ANACORTES.
19. IF AN ABBREVIATED LEGAL DESCRIPTION IS REQUIRED, IT CAN READ AS FOLLOWS:

PTN NW 26-35-1
20. THE LEGAL DESCRIPTION IN THIS COMMITMENT IS BASED ON INFORMATION PROVIDED WITH THE APPLICATION AND THE PUBLIC RECORDS AS DEFINED IN THE POLICY TO ISSUE. THE PARTIES TO THE FORTHCOMING TRANSACTION MUST NOTIFY THE TITLE INSURANCE COMPANY PRIOR TO CLOSING IF THE DESCRIPTION DOES NOT CONFORM TO THEIR EXPECTATIONS.

DECLARATION REFERENCE

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PREPARED FOR THIS SUBDIVISION AND TO WHICH THIS PLAT REFERS IS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON _____

AUDITOR OF SAID COUNTY, WASHINGTON, RECORDS OF SKAGIT COUNTY, WASHINGTON.



200707240094
Skagit County Auditor

1/24/2007 Page

2 of

5:11:36AM

SUMMIT ENGINEERS & SURVEYORS, INC.

2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273

PHONE: (360) 416-4899 FAX: (360) 416-4949

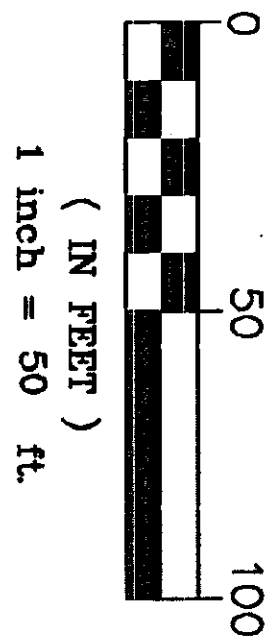
E-MAIL: YSK@SUMMITES.COM



03203

PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.

200701240094
Skagit County Auditor
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CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21.35°	125.00	47.23	23.90
C2	9.5314°	350.00	60.40	30.27
C3	28.7014°	0.08	0.04	0.02
C4	34.4212°	90.00	54.51	28.12
C5	34.3206°	325.00	195.89	101.02
C6	11.1939°	325.00	64.25	32.23
C7	23.7272°	325.00	131.64	66.74
C8	34.3206°	300.00	180.82	93.29
C9	32.528°	300.00	17.93	8.97
C10	12.4341°	300.00	66.64	33.46
C11	14.3419°	300.00	19.95	9.98
C12	34.6317°	300.00	34.44	20.58
C13	28.5514°	25.00	34.44	20.58
C14	8.3331°	230.00	34.33	17.20
C15	14.2572°	22.78	56.83	67.98
C16	26.1305°	50.00	228.21	58.01
C17	48.7123°	25.00	21.03	11.18
C18	12.4814°	350.00	78.21	39.27
C19	34.5510°	60.00	36.57	18.87
C20	83.3912°	30.00	43.80	26.85
C21	40.3426°	50.00	35.41	18.48
C22	34.5455°	50.00	30.47	15.72
C23	34.5611°	50.00	30.49	15.73
C24	34.5455°	50.00	30.47	15.72
C25	11.3051°	50.00	10.05	5.04
C26	34.5455°	50.00	30.47	15.72
C27	69.4437°	50.00	60.86	34.84
C28	18.2036°	125.00	40.02	20.18
C29	77.2149°	25.00	33.69	19.95
C30	34.4212°	100.00	60.57	31.25
C31	83.4549°	75.00	109.65	67.25
C32	83.4549°	100.00	146.19	89.67
C33	65.4549°	125.00	182.74	112.08
C34	90.0000°	25.00	39.27	25.00
C35	6.4707°	325.00	38.49	19.27
C36	6.4707°	300.00	35.53	17.78
C37	6.4707°	275.00	32.57	16.30
C38	90.0000°	25.00	39.27	25.00
C39	23.0426°	125.00	40.17	20.26
C40	18.2450°	125.00	40.17	20.26
C41	21.3850°	125.00	47.23	23.90
C42	9.5314°	350.00	60.40	30.27
C43	2.3500°	350.00	12.82	8.91
C44	16.4731°	125.00	36.63	18.45
C45	11.2525°	325.00	64.80	32.51
C46	11.3911°	325.00	66.10	33.16
C47	9.5622°	325.00	56.38	28.26
C48	20.3144°	25.00	30.72	12.68
C49	25.0314°	50.00	21.83	70.53
C50	40.4033°	50.00	35.50	18.81
C51	60.1831°	325.00	342.09	188.81
C52	100.4432°	50.00	87.92	60.38
C53	35.4421°	50.00	31.19	16.12
C54	44.2539°	50.00	38.78	20.42
C55	47.905°	50.00	37.77	1.89
C56	60.1831°	300.00	315.77	174.28
C57	60.1831°	275.00	289.46	159.76
C58	15.2154°	275.00	118.23	60.05
C59	24.3802°	275.00	102.98	52.10
C60	21.2724°	275.00	102.98	52.10
C61	5.3817°	275.00	22.06	13.54
C62	38.5633°	112.50	76.46	39.77
C63	13.3723°	325.00	77.28	38.82
C64	13.4007°	325.00	77.53	38.95

LEGEND

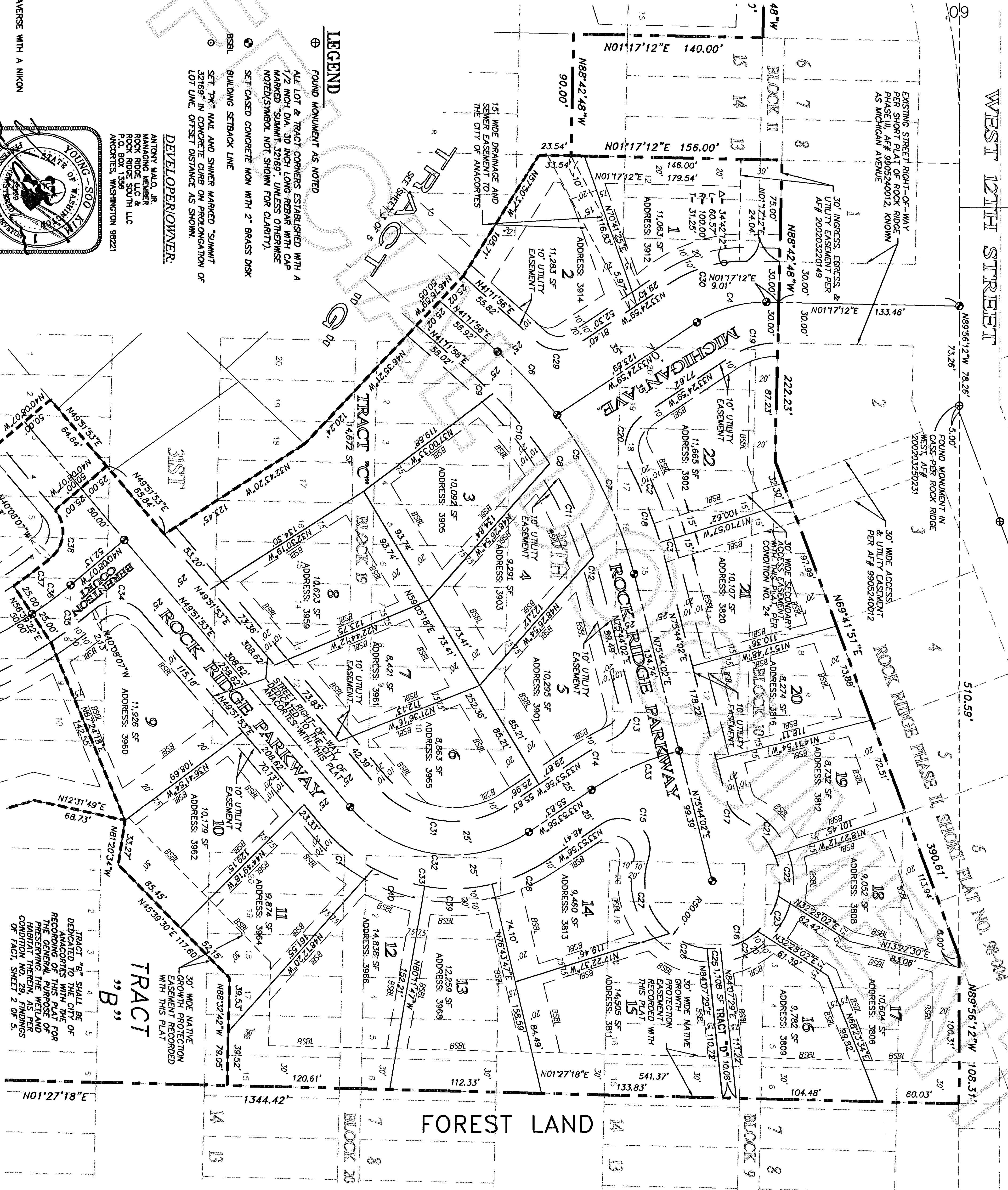
- ⊕ FOUND MONUMENT AS NOTED
- ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2 INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169". UNLESS OTHERWISE NOTED, SYMBOL NOT SHOWN FOR CLARITY.
- ⊙ SET CASSED CONCRETE MON WITH 2" BRASS DISK
- ⊙ BUILDING SETBACK LINE
- ⊙ SET "X" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE, OFFSET DISTANCE AS SHOWN.

DEVELOPER/OWNER:

ANTONY MAIO, JR.
MANUFACTURED HOME
ROCK RIDGE LLC &
P.O. BOX 1356
ANACORTES, WASHINGTON 98221

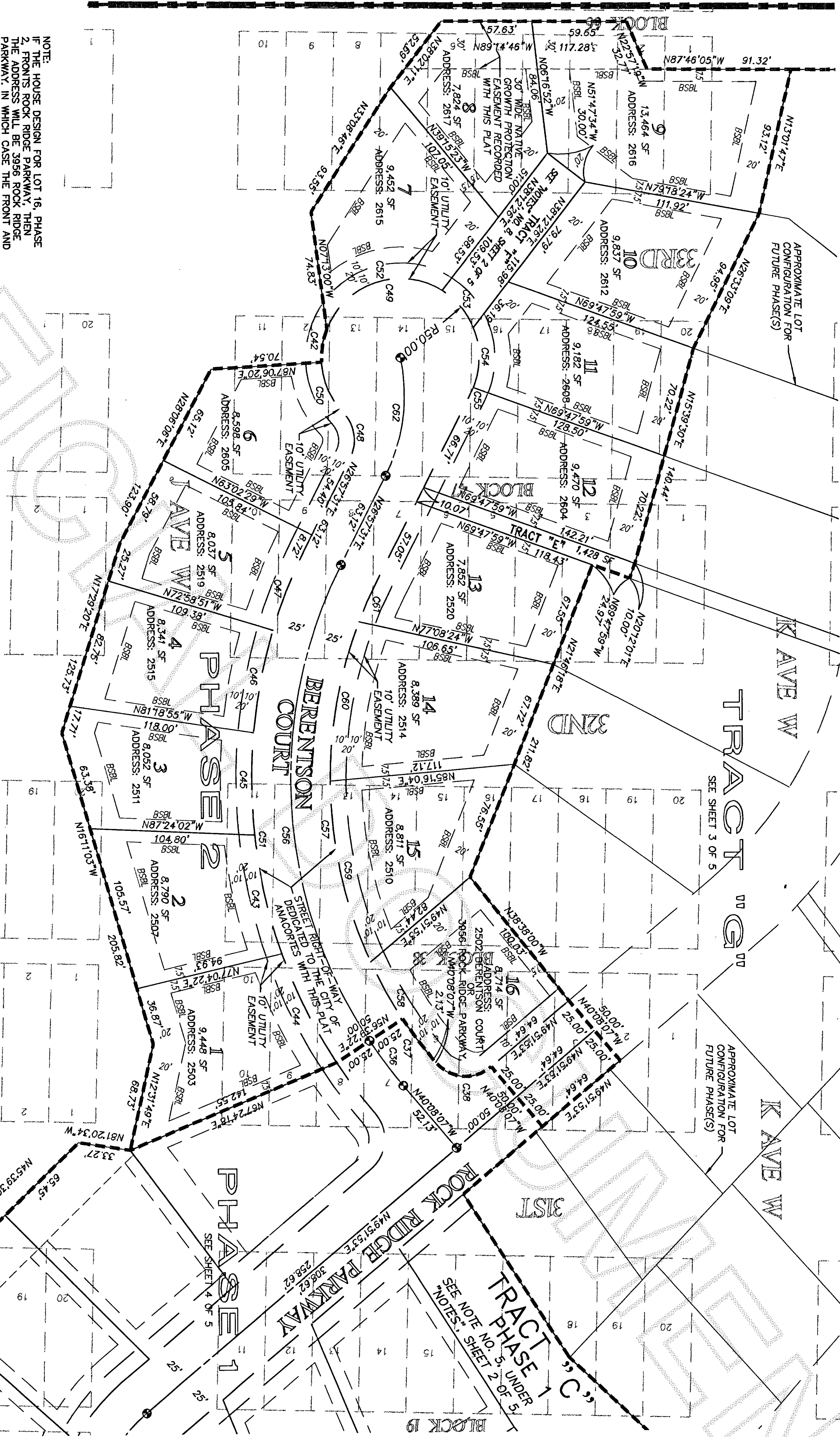
NOTES

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. 532-150-090.
3. SEE SHEET 3 OF 5 FOR SECTION TIES.



PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.

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Sagitt County Auditor
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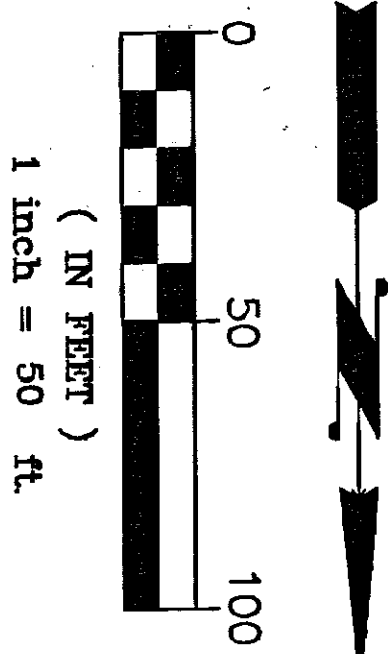


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH TANGENT
C1	21.3650°	126.00	47.23 23.90
C2	9.5314°	350.00	60.40 30.27
C3	28.1044°	0.08	0.04 0.02
C4	34.4212°	90.00	54.51 28.12
C5	34.3206°	325.00	195.89 101.02
C6	11.7939°	325.00	64.25 32.23
C7	23.1242°	325.00	131.64 66.74
C8	34.3206°	300.00	180.82 93.25
C9	32.5282°	300.00	17.93 8.97
C10	12.4341°	300.00	66.64 33.46
C11	14.3419°	300.00	76.30 38.36
C12	3.4837°	300.00	19.95 9.98
C13	78.5514°	25.00	34.44 20.58
C14	8.3311°	230.00	34.33 17.20
C15	14.5725°	22.78	36.83 67.98
C16	26.1305°	50.00	228.21 58.01
C17	4.81123°	25.00	21.03 11.18
C18	12.48174°	350.00	78.21 39.27
C19	34.3510°	60.00	36.57 18.87
C20	83.3912°	30.00	43.80 26.85
C21	40.3426°	30.00	35.41 18.48
C22	34.5455°	50.00	30.47 15.72
C23	34.5611°	50.00	30.49 15.73
C24	34.5455°	50.00	30.47 15.72
C25	11.3051°	50.00	10.05 5.04
C26	34.5455°	50.00	30.47 15.72
C27	69.4437°	50.00	60.86 34.84
C28	18.2036°	125.00	40.02 20.18
C29	77.1249°	25.00	33.69 19.95
C30	34.4212°	100.00	60.57 31.25
C31	83.4549°	75.00	109.65 67.25
C32	83.4549°	100.00	146.19 89.67
C33	83.4549°	125.00	182.74 112.05
C34	90.0700°	25.00	39.27 23.00
C35	6.4707°	325.00	38.49 19.27
C36	6.4707°	300.00	35.53 17.78
C37	6.4707°	275.00	32.57 16.30
C38	90.0700°	25.00	39.27 23.00
C39	23.0426°	125.00	50.34 25.52
C40	18.2450°	125.00	40.17 20.26
C41	21.3850°	125.00	47.23 23.90
C42	9.5314°	350.00	60.40 30.27
C43	2.8500°	350.00	17.82 8.97
C44	16.4731°	125.00	36.50 18.45
C45	11.2528°	325.00	64.80 32.57
C46	11.2528°	325.00	66.10 33.16
C47	9.5622°	325.00	56.38 28.26
C48	70.5144°	25.00	30.77 17.68
C49	25.0314°	50.00	218.63 70.77
C50	40.4033°	50.00	35.50 18.53
C51	40.4033°	325.00	342.08 188.87
C52	100.4452°	50.00	87.92 46.39
C53	35.4421°	50.00	31.19 16.12
C54	44.2559°	50.00	38.78 20.42
C55	41.905°	50.00	3.77 1.89
C56	60.1831°	300.00	315.77 174.28
C57	60.1831°	275.00	289.48 159.76
C58	15.2194°	275.00	73.75 37.10
C59	24.5802°	275.00	118.23 60.05
C60	21.2724°	275.00	102.98 52.10
C61	5.3817°	275.00	27.06 13.54
C62	38.5633°	112.50	76.46 39.77
C63	13.5725°	325.00	77.28 38.82
C64	13.4007°	325.00	77.53 38.95

NOTE:
IF THE HOUSE DESIGN FOR LOT 16, PHASE 2, FRONTS ROCK RIDGE PARKWAY, THEN THE ADDRESS WILL BE 3956 ROCK RIDGE PARKWAY. IN WHICH CASE THE FRONT AND SIDE YARD SETBACK WILL CHANGE AS WELL. SETBACKS SHOWN ON MAP ARE FOR BERENSON COURT FRONTAGE.

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2 INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169" UNLESS OTHERWISE NOTED(SYMBOL NOT SHOWN FOR CLARITY)
- ⊙ SET CASED CONCRETE MON WITH 2" BRASS DISK
- BSBL BUILDING SETBACK LINE
- ⊙ SET "X" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE. OFFSET DISTANCE AS SHOWN.



SHEET 5 OF 5

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



DEVELOPER/OWNER:

ANTONY MAIO, JR.
MANAGING MEMBER
ROCK RIDGE SOUTH LLC &
P.O. BOX 1356
ANCORRES, WASHINGTON 98221

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