

The Woods at Sunset Cove

Survey in the SW1/4 of the SE1/4 of Section 21, Twp. 35 N., Rng. 1 E., W.M.

Notes

1. PLAT NAME AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED N89°36'35"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21.
3. ZONING - R2
4. SEWER - CITY OF ANACORTES
5. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-130-090.
6. WATER - CITY OF ANACORTES
7. THE TOTAL AREA IN THIS SUBDIVISION IS 13.44 ACRES.
8. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#255661; A.F.#200702080104; A.F.#200702080105; A.F.#200702080106; A.F.#200706180162.
9. THIS PLAT IS A REPLAT OF PORTIONS OF THE PLAT OF WOOD'S ADDITION TO ANACORTES, WASHINGTON, THOSE PORTIONS OF THE STREET AND ALLEY RIGHT OF WAYS FROM SAID PLAT OF WOOD'S ADDITION TO ANACORTES LYING INSIDE OF THE LOTS OF THIS PLAT ARE HEREBY VACATED, AND SOME NEW STREET RIGHT OF WAYS ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN HEREIN.

Utility Easement Note

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: THE CITY OF ANACORTES, PUEBT SOUND ENERGY, CASCADE NATURAL GAS, VERIZON, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SEWER, WATER, ELECTRICITY, GAS, TELEPHONE SERVICE, TELEVISION CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

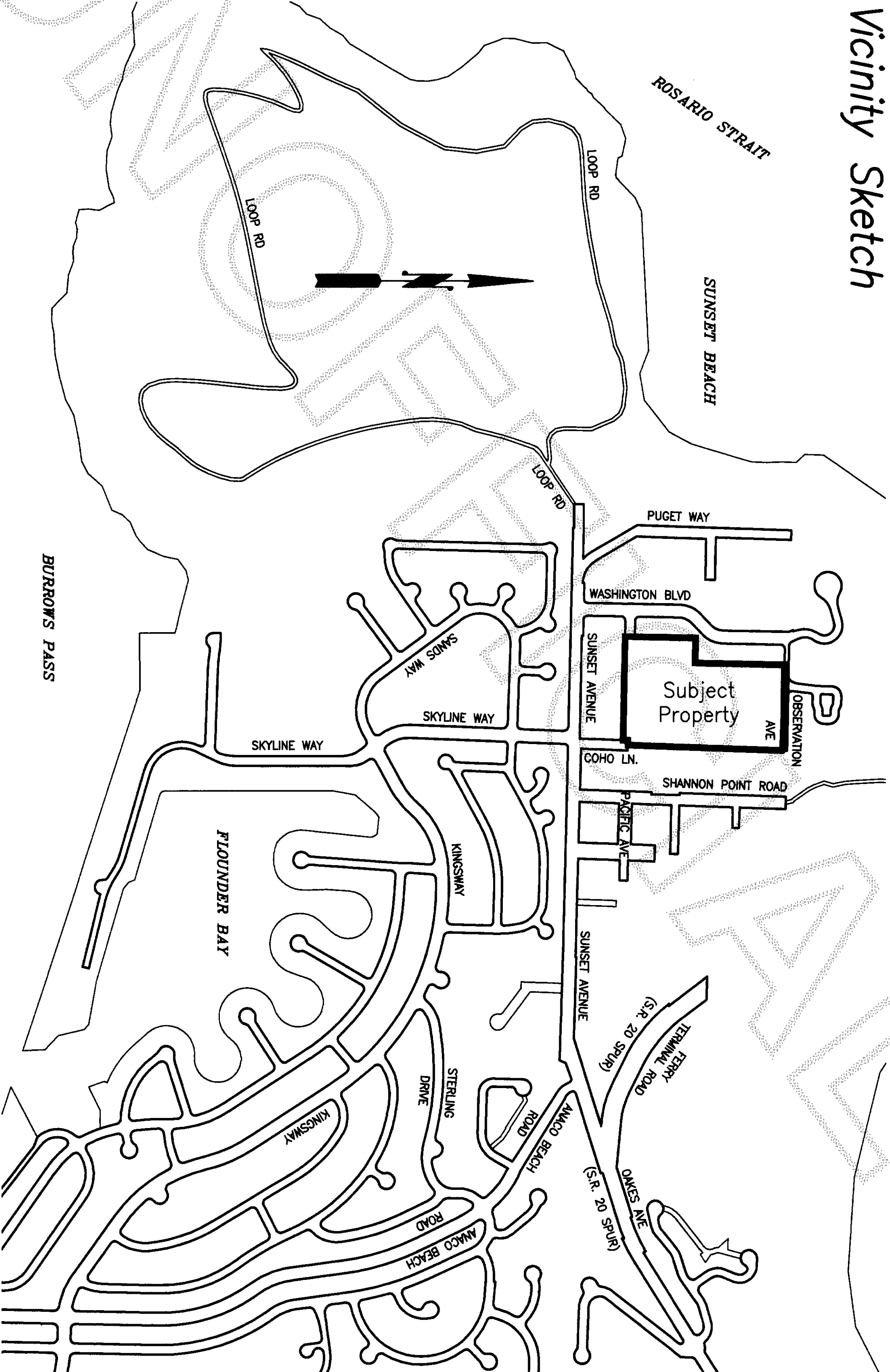
Rock Wall Encroachment Agreement Note

A ROCK REMAINING WALL BENEFITING LOTS 12, 13, AND 25 LIES PARTIALLY IN THE STREET RIGHTS OF WAY OF PACIFIC AVENUE AND/OR GERR LANE. THE PRESENT AND FUTURE OWNERS OF THE BENEFITED LOTS EACH HEREBY ACCEPT FULL RESPONSIBILITY FOR ALL MAINTENANCE OF THE PORTION OF SAID WALL BENEFITING THEIR LOT.

Covenants, Conditions, and Restrictions

SEE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FILED IN A.F.#200701070000

Vicinity Sketch



Owner/Developer
CHAFFEY HOMES INC.
P.O. BOX 560
KIRKLAND, WA. 98033

Legal Description

LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 7; LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 8; ALL IN PLAT OF WOOD'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, AT PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Surveyor's Certificate

I, JOHN L. ABENROTH, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT OF THE WOODS AT SUNSET COVE WAS SURVEYED AND PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND THAT PERMANENT CONTROL MONUMENTS HAVE BEEN ESTABLISHED AT EACH AND EVERY CORNER AND INTERIOR OF THE PARCEL OF LAND BEING SUBDIVIDED.

JOHN L. ABENROTH, PLS. CERT. #17651
DATE 9/26/07

Dedication

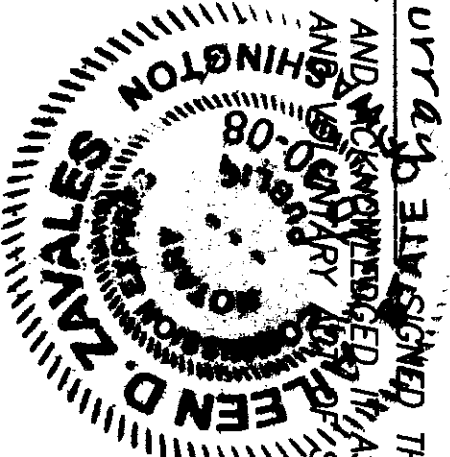
KNOW ALL MEN BY THESE PRESENTS, THAT CHAFFEY HOMES INC., THE OWNERS, IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED, AND WASHINGTON FEDERAL SAVINGS, THE MORTGAGEE THEREOF, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND TRACTS SHOWN HEREON AS PUBLIC WITH THE RIGHTS TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

CHAFFEY HOMES INC.
WASHINGTON FEDERAL SAVINGS

Acknowledgments

STATE OF WASHINGTON, COUNTY OF KING
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kevin Murray, Attorney at Law, AS THE NOTARY PUBLIC, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: Kevin Murray, Attorney at Law, TITLE Notary Public
DATE 9/27/07 MY APPOINTMENT EXPIRES 10-30-08



STATE OF WASHINGTON, COUNTY OF KING
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Denise Hershaw, Treasurer of Skagit County, AS THE CITY TREASURER, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: Denise Hershaw, TITLE City Treasurer
DATE 9/27/07 MY APPOINTMENT EXPIRES 10-30-08



City Treasurer's Certificate

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

CITY TREASURER: Denise Hershaw
DATE 10-15-07

County Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE COUNTY OF SKAGIT, WASHINGTON, FOR THE YEAR 2008.

COUNTY TREASURER: Linda Patterson
DATE 10-16-07

Approvals

THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION, DID FIND THAT THE PLAT OF THE WOODS AT SUNSET COVE, (A PLANNED UNIT DEVELOPMENT), SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SECRETARY TO EXECUTE ITS WRITTEN APPROVAL HEREON.

PLANNING COMMISSION SECRETARY: Susan Murren
DATE 10/15/07



EXAMINED AND APPROVED FOR THE CITY OF ANACORTES:

CITY CLERK: Jessica Jenkins, ACS
DATE 10-15-07

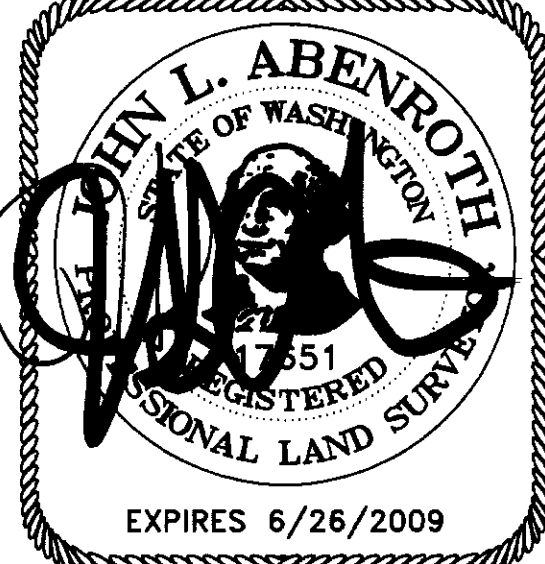
CITY ENGINEER: [Signature]
DATE 10-15-07

PW#05-044 DEV

Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2007 at the request of Chaffey Homes Inc.
John L. Abenroth CERT#17651
Date 9/26/07

AUDITOR'S CERTIFICATE
200710170081
Skagit County Auditor
10/17/2007 Page 1 of 4 12:45PM
County Auditor or Deputy Auditor: [Signature]



The Woods at Sunset Cove
Survey in the SW1/4 of the SE1/4 of Section 21, Twp. 35 N., Rng. 1 E., W.M.

Preliminary Plat conditions as adopted by the Anacortes City Council on June 5, 2006

1. NO MORE THAN 25 SINGLE FAMILY RESIDENCES SHALL BE BUILT ON THE 13.44 ACRE PROJECT SITE AS SHOWN ON PRELIMINARY SITE PLAN ATTACHMENT R.

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. 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.

8. 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.

9. 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 FEE IS 1.5% PLUS \$300.00.

10. 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.

11. FIRE APPARATUS ACCESS SHALL BE PROVIDED AS REQUIRED BY THE CITY FIRE CHIEF.

12. STREET LIGHTING SHALL BE ENERGY EFFICIENT AND SHALL LIMIT GLARE AND/OR EMISSION OF LIGHT DOWNWARD TO THE STREET AND 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.

13. THE BUILDING DEPARTMENT SHALL ASSIGN PROJECT STREET NAMES. THE DEVELOPER SHALL PURCHASE AND INSTAL ALL STREET SIGNS. SIGN LOCATIONS SHALL BE SHOWN ON THE CONSTRUCTION DRAWMINGS AND SHALL BE APPROVED BY THE CITY ENGINEER

14. THE CITY ENGINEER SHALL APPROVE ALL STREET PAVEMENT THICKNESSES.

15. PROPOSED STORM WATER OUTFALLS TO THE WETLANDS SHALL ENSURE CONTINUED PREDEVELOPMENT STORM WATER FLOWS TO THE WETLANDS WITH NO NET LOSS OF WETLAND AND WETLAND BUFFER FUNCTION OR VALUE. PRIOR TO CONSTRUCTION BEGINNING A 5 YEAR MONITORING PLAN AND IMPLEMENTATION PROGRAM SHALL BE APPROVED BY THE PLANNING COMMISSION; THIS PLAN AND PROGRAM SHALL BE UNDERTAKEN BY AN INDEPENDENT CONSULTANT RETAINED BY THE CITY AND PAID BY THE APPLICANT.

16. THE OPEN SPACE, BUFFERS AND WETLANDS NORTH OF LOTS 1, 7, 8, 18, AND 19, ALONG WITH THE BUFFER ADJACENT TO LOTS 19 THROUGH 25, ABUTTING THE WESTERLY DEVELOPMENT SHALL BE SUBJECT TO A NATIVE GROWTH PROTECTION EASEMENT. THIS LOT 26 SHALL BE DEDICATED TO THE CITY AT FINAL PLAT APPROVAL. THIS LOT IS APPROXIMATELY 7 1/2 ACRES IN SIZE. ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED ALONG THE BOUNDARY AND SIGNED "THIS IS A SENSITIVE AREA OR BUFFER NO DISTURBANCE BEYOND THIS FENCE" THE CONSTRUCTION FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AS REQUIRED BY THE BUILDING DEPARTMENT.

17. THE OPEN SPACE, BUFFERS AND WETLANDS SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS.

A. HAZARD 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 PARKS DEPARTMENT, WITH A 3 FOOT MINIMUM APPROPRIATE NATIVE STOCK FOR TREES, WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE AND ONE GALLON CONTAINERS FOR SHRUBS

C. FALLEN TREES IN THE NOPE SHALL ONLY BE REMOVED FROM THE SITE WITH APPROVAL OF THE PARKS DEPARTMENT.

D. IF THE BUFFER IS DISTURBED A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE PARKS DEPARTMENT, AND PLANNING DIRECTOR FOR APPROVAL, AND ONCE APPROVED IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

18. THE RISK ASSESSMENT OF SELECTED TREES PREPARED BY BRIAN K. GILES DATED OCTOBER 28, 2005 FOR TREE REMOVAL IN THE BUFFERS, CONCLUSIONS AND RECOMMENDATIONS SHALL BE FOLLOWED FOR REMOVAL OF DANGER TREES IN BUFFERS. HABITAT TREES AND NURSE LOGS SHALL BE PROVIDED AS DESCRIBED IN THE AFOREMENTIONED REPORT. HEAVY EQUIPMENT SHALL NOT BE PERMITTED IN THE BUFFER AREAS. TREES IN THE BUFFER AREAS ADJACENT TO GRADING ACTIVITY SHALL BE PROVIDED WITH ROOT STRUCTURE PROTECTION AS REQUIRED BY THE ARBORIST. ALL TREE REMOVAL WITHIN THE BUFFER AREA SHALL BE MONITORED BY THE ARBORIST, AT THE DEVELOPER'S EXPENSE AS REQUIRED BY THE BUILDING DEPARTMENT.

19. STORM DRAIN INSTALLATIONS IN THE BUFFER AREAS SHALL BE MONITORED BY AND UNDER THE DIRECTION OF THE PROJECT ARBORIST, BRIAN K. GILES. REVEGETATION OF THE DISTURBED AREAS SHALL BE PROVIDED AS REQUIRED BY THE BUILDING DEPARTMENT AND PARKS DEPARTMENT IN CONJUNCTION WITH THE PROJECT ARBORIST RECOMMENDATIONS.

20. STREET NAMES WILL BE DESIGNATED AS FOLLOWS: LONG COURT - GEER LANE, SHORT COURT -STROM PLACE, COHO LANE - COHO LANE AND PACIFIC AVENUE - PACIFIC AVENUE.

21. THE PATHWAY EXTENDING FROM GEER LANE (LONG COURT) NORTHERLY TO OBSERVATION AVENUE SHALL BE DESIGNED AND CONSTRUCTED BY THE PARKS DEPARTMENT AS A MEANDERING TRAIL TO MINIMIZE IMPACTS TO EXISTING VEGETATION, AND REIMBURSED BY THE APPLICANT.

22. A CEDAR SPLIT RAIL FENCE SHALL BE INSTALLED AT THE REAR LOT LINE OF LOTS 1, 7, 8, 18, 19, AND THE SIDE LOT LINES OF 19 AND 20 PER PARKS DEPARTMENT APPROVAL.

23. THE PLANNING COMMISSION SHALL APPROVE THE FINAL LANDSCAPING PLAN AT THE FINAL DEVELOPMENT PLAN AND PRELIMINARY PLAT STAGE.

24. REVEGETATION OF THE REMAINING RIGHT-OF-WAY EAST OF WASHINGTON BOULEVARD FROM PACIFIC AVENUE TO SUNSET AVENUE SHALL BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY LOT IN THE PROJECT. THE DESIGN AND CONSTRUCTION OF ALL INFRASTRUCTURE MUST COMPLY WITH THE PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS.

25. THE DEVELOPMENT IS REQUIRED TO CONSTRUCT SIDEWALK, STANDARD CURB & GUTTER, AND ASSOCIATED STREET AND STORM DRAINAGE AND UTILITY IMPROVEMENTS, INCLUDING ASPHALT OVERLAY ON COHO LANE, PACIFIC AVENUE, AND THE 3 PROPOSED CUL-DE-SACS. THE STREETS MUST BE STANDARD 32 FOOT WIDE WITH FULL SIZE 90 FOOT CUL-DE-SACS.

26. INSTALL A FLOW CONTROL / OVERFLOW REGULATOR STRUCTURE ON THE DISCHARGE OF THE WETLAND AREA, AT A LOCATION AND DESIGN APPROVED BY THE PUBLIC WORKS DIRECTOR, TO ENSURE CONSTANT WATER LEVELS ARE MAINTAINED WITHIN THE WETLAND AREA.

27. THE DEVELOPER IS ENCOURAGED TO SEEK LATECOMER AGREEMENTS WHERE CONSTRUCTING FULL STREET IMPROVEMENTS ABUTTING NON-PARTICIPATING PROPERTIES.

28. THE FINAL CIVIL DESIGN MUST ADDRESS/MITIGATE THE OFFSET INTERSECTION AT COHO AND SUNSET AVENUE.

29. THE FINAL DRAINAGE PLANS/REPORT MUST ANALYZE THE DETENTION AND WATER QUALITY REQUIREMENTS, FOR BOTH DRAINAGE BASINS SERVING THE PROPERTY, INCLUDING THE RE-DIRECTION OF FLOWS ADJOINING THE WETLAND AREAS. FINAL DRAINAGE REPORT MUST EVALUATE DOWN STREAM CONVEYANCE AND PROPOSE MITIGATION AS REQUIRED BY CODE.

30. IF MECHANICAL WATER QUALITY DEVICES ARE EMPLOYED THE APPLICANT IS ENCOURAGED TO WORK JOINTLY WITH PUBLIC WORKS STAFF TO DETERMINE THE MOST ADVANTAGEOUS DOWNSTREAM POSITION.

31. IN THE EVENT DIRECT STORM WATER DISCHARGE AND CONVEYANCE UPGRADS PROVE TO BE UNFEASIBLE, THE DEVELOPMENT MUST PROVIDE CONVENTIONAL STORM WATER DETENTION AND QUALITY.

32. PERIMETER DRAINS MUST BE INSTALLED ALONG THE EXTERIOR OF THE PLAT TO CONTROL STORM RUN OFF FROM THE SITE, ABUTTING RESIDENTIAL AREAS.

33. STORM STUBS SHALL BE PROVIDED TO ADJOINING PROPERTIES WHERE DIRECTED BY THE CITY ENGINEER TO AVOID FUTURE DISRUPTION OF STREETS.

34. SANITARY SEWER STUBS SHALL BE PROVIDED TO ADJOINING PROPERTIES WHERE DIRECTED BY THE CITY ENGINEER TO AVOID FUTURE DISRUPTION OF STREETS.

35. DESIGN AND CONSTRUCTION OF ALL UTILITY TRENCHES MUST INCORPORATE UNDER DRAIN DEVICES TO FACILITATE COLLECTION AND CONVEYANCE OF SUBSURFACE DRAINAGE.

36. THE WETLAND DELINEATION AND BUFFER AVERAGING REQUIREMENTS OF AMC 17.70.340 SHALL BE ADDRESSED BY THE APPLICANT IN THE FINAL DEVELOPMENT PLAN/PRELIMINARY PLAT SUBDIVISION AND MUST BE APPROVED BY THE CITY COUNCIL. THE SUBMISSION MUST BE ACCOMPANIED BY AN INDEPENDENT THIRD PARTY REVIEW BY A COMPANY/AGENCY APPROVED BY THE PLANNING DIRECTOR, WITH THE COSTS, IF ANY, BORNE BY THE APPLICANT.

37. PESTICIDES ARE PROHIBITED IN THIS SUBDIVISION AND THIS PROHIBITION SHALL ALSO BE INCLUDED IN THE PROJECT COVENANTS.

CONDITIONS 12 THROUGH 37 OF THESE FINDINGS OF FACT AND CONCLUSIONS OF LAW SHALL BE RECORDED ON THE FINAL PLAT DRAINING.

Plot Date/Time: 09/27/07 07:41am DWG FullPath: P:\SS\Dplus\Data\213501E0\DRAW\205037-FINAL-PLAT.dwg

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			205037	strm	jlg	02JUL07	N/A	2 OF 4

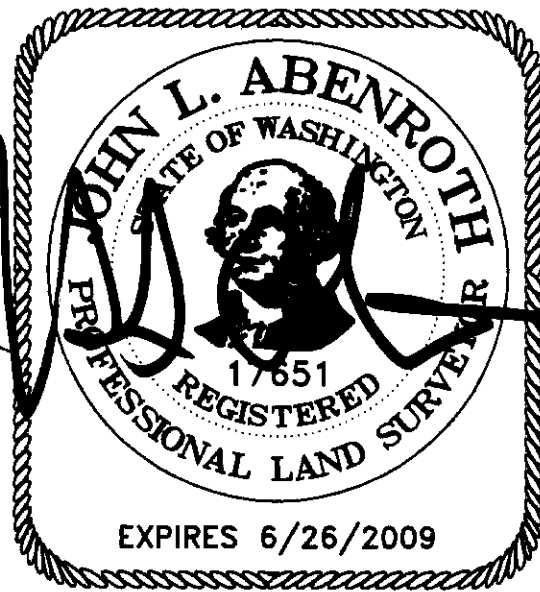
Owner/Developer
CHAFFEY HOMES INC.
P.O. BOX 560
KIRKLAND, WA. 98083

PW#05-044 DEV



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2007 at the request of Chaffey Homes Inc.

John L. Abenroth CERT#17651
Date 9/27/07

AUDITOR'S CERTIFICATE



200710170081
Skagit County Auditor

10/17/2007 Page 2 of 4 12:45PM

County Auditor or Deputy Auditor

The Woods at Sunset Cove

Survey in the SW1/4 of the SE1/4 of Section 21, Twp. 35 N., Rng. 1 E., W.M.

COMPUTED POSITION FROM SURVEY RECORDED IN VOLUME 11 OF SURVEYS AT PAGE 161&162 AND FILED IN A.F. #9108270107.

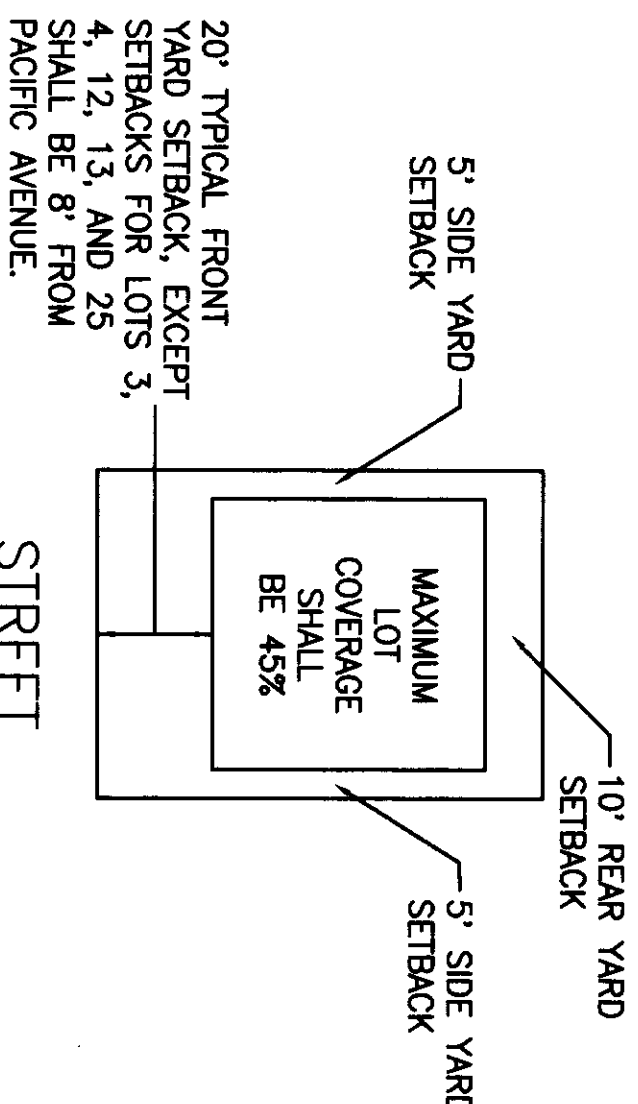
FOUND 4x4 CONCRETE MONUMENT WITH 2" BRASS CAP IN CASE & COVER ON 3/17/05

COMPUTED POSITION FROM SURVEY RECORDED IN VOLUME 11 OF SURVEYS AT PAGE 161&162 AND FILED IN A.F. #9108270107.

Legend

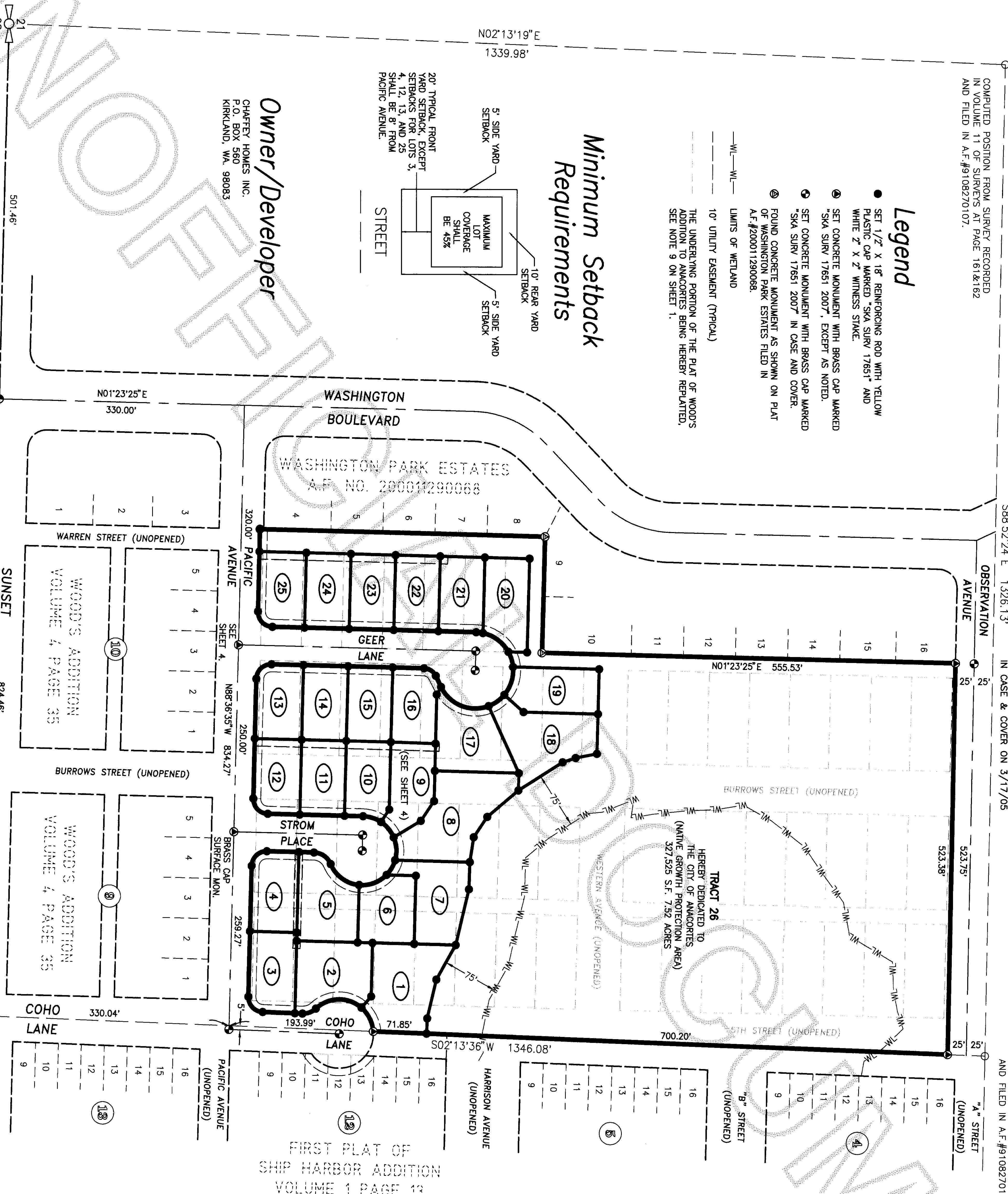
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE.
 - ⊙ SET CONCRETE MONUMENT WITH BRASS CAP MARKED "SKA SURV 17651 2007", EXCEPT AS NOTED.
 - ⊙ SET CONCRETE MONUMENT WITH BRASS CAP MARKED "SKA SURV 17651 2007" IN CASE AND COVER.
 - ⊙ FOUND CONCRETE MONUMENT AS SHOWN ON PLAT OF WASHINGTON PARK ESTATES FILED IN A.F. #20001290068.
- WL—WL— LIMITS OF WETLAND
- 10' UTILITY EASEMENT (TYPICAL)
- THE UNDERLYING PORTION OF THE PLAT OF WOOD'S ADDITION TO ANACORTES BEING HEREBY REPLATED, SEE NOTE 9 ON SHEET 1.

Minimum Setback Requirements



Owner/Developer

CHAFFEY HOMES INC.
P.O. BOX 560
KIRKLAND, WA. 98083

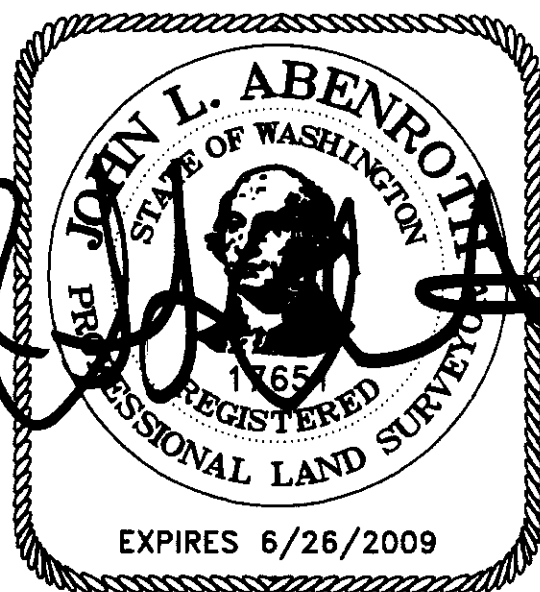


Addresses

- LOT 1 = 2712 COHO LANE
LOT 2 = 2716 COHO LANE
LOT 3 = 2720 COHO LANE
LOT 4 = 2719 STROM PLACE
LOT 5 = 2715 STROM PLACE
LOT 6 = 2711 STROM PLACE
LOT 7 = 2709 STROM PLACE
LOT 8 = 2708 STROM PLACE
LOT 9 = 2710 STROM PLACE
LOT 10 = 2712 STROM PLACE
LOT 11 = 2716 STROM PLACE
LOT 12 = 2720 STROM PLACE
LOT 13 = 2719 GEER LANE
LOT 14 = 2717 GEER LANE
LOT 15 = 2715 GEER LANE
LOT 16 = 2711 GEER LANE
LOT 17 = 2707 GEER LANE
LOT 18 = 2705 GEER LANE
LOT 19 = 2703 GEER LANE
LOT 20 = 2704 GEER LANE
LOT 21 = 2708 GEER LANE
LOT 22 = 2712 GEER LANE
LOT 23 = 2716 GEER LANE
LOT 24 = 2718 GEER LANE
LOT 25 = 2720 GEER LANE



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200710170081
Skagit County Auditor

10/17/2007 Page 3 of 4 12:45PM

County Auditor or Deputy Auditor

Survey in the SW1/4 of the SE1/4 of Section 21, Twp. 35 N., Rng. 1 E., W.M.

	#	BEARING	DISTANCE
	LINE	TABLE	
L1	S87.46124°E	20.40'	
L2	S89.17074°E	20.00'	
L3	S88.36335°E	26.00'	
L4	S88.3634°E	21.00'	
L5	S105.9534°E	29.21'	
L6	S18.43337°E	18.47'	
L7	S16.02332°W	31.92'	
L8	S88.36335°E	23.05'	
L9	S86.1307°E	32.78'	
L10	S81.0837°E	33.61'	
L11	S66.3454°W	20.00'	
L12	S01.23225°E	25.26'	
L13	N64.0617°E	16.46'	
L14	S60.72545°E	11.74'	
L15	S02.1536°W	10.14'	

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	46.00	45.1619*	36.35
C2	20.00	90.9094*	31.42
C3	20.00	87.009	31.42
C4	25.00	65.9333*	28.75
C5	46.00	62.0920*	49.90*
C6	46.00	57.3435*	40.61*
C7	46.00	28.4331*	23.06*
C8	46.00	38.4113*	31.06*
C9	46.00	32.4352	27.07
C10	46.00	32.0141*	25.71*
C11	20.00	90.0000*	31.42*
C12	20.00	90.0000*	31.42*
C13	18.00	62.4252*	19.70*
C14	51.00	29.2456	40.19
C15	51.00	45.0855	40.19
C16	51.00	49.0021*	43.65*
C17	20.00	90.0000*	31.42
C18	51.00	23.5340*	21.27*
C19	51.00	10.1847	9.18
C20	25.00	45.1359*	19.74

Legend

- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV/ 17651" AND WHITE π X π WITNESS STAKE.
- ④ SET CONCRETE MONUMENT WITH BRASS CAP MARKED "SKA SURV/ 17651 2007". EXCEPT AS NOTED.
- ⑤ SET CONCRETE MONUMENT WITH BRASS CAP MARKED "SKA SURV/ 17651 2007" IN CASE AND COVER.
- ⑥ FOUND CONCRETE MONUMENT AS SHOWN ON PLAN OF WASHINGTON PARK ESTATES TIEB IN A.F.#20001290088.

LIMITS OF WETLAND

WARREN STREET
(UNOPENED)

WOOD'S ADDITION
VOLUME 4 PAGE 35

BURROWS
STREET
(UNOPENED)

WOOD'S ADDITION
VOLUME 4 PAGE 35

COHO
— —
LANE

(UNOPENED)

WASHINGTON
BOULEVARD

BURROWS STREET
(UNOPENED)

WESTERN AVENUE (UNOPENED)

(UNOPENED)

8' 700.20

FIRST PLAT OF SHIP HARBOR
ADDITION VOLUME 1 PAGE 13

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2007 at the request of Chaffey Homes Inc.

John L. Abenroth CERT#17651
Date 9/27/07

AUDITOR'S CERTIFICATE

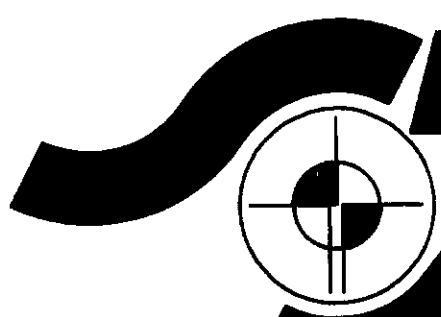


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Skagit County Auditor

10/17/2007 Page 4 of 4 12:45PM

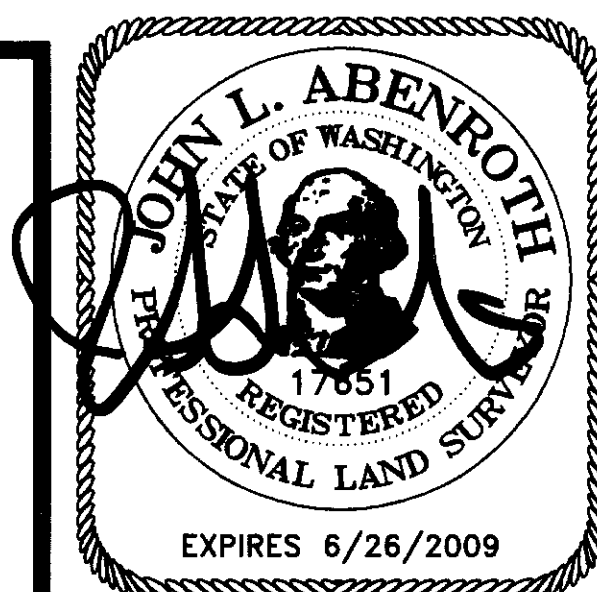
County Auditor or Deputy Auditor

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Surveyors & Engineers

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EXPIRES 6/26/2009