

PLAT OF SAN JUAN PASSAGE PHASE I
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT AS OUR FREE AND VOLUNTARY ACT FOR THE PURPOSES SHOWN HEREIN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER SCHOONER DRIVE, CLIPPER DRIVE, CUTTER DRIVE AND ALSO THE FILETS OF TRACT G AND I ABUTTING OAKES AVENUE SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF THE DRIVES SHOWN HEREON. THE UNDERSIGNED OWNERS AND THEIR HEIRS AND ASSIGNS HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED TO ADJACENT PROPERTY BY THE CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS. THE UNDERSIGNED HEREBY DEDICATE TO THE CITY OF ANACORTES

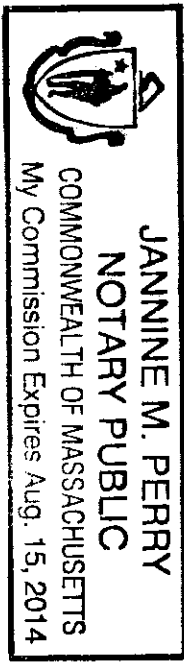
Robert V. Gilbane
OF ANACORTES, LLC
By: Gilbane Development Co., Manager
WELLS/FARGO BANK

ACKNOWLEDGMENT
STATE OF Washington
COUNTY OF Franklin) SS
ON THIS 21st DAY OF November, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED Robert V. Gilbane TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

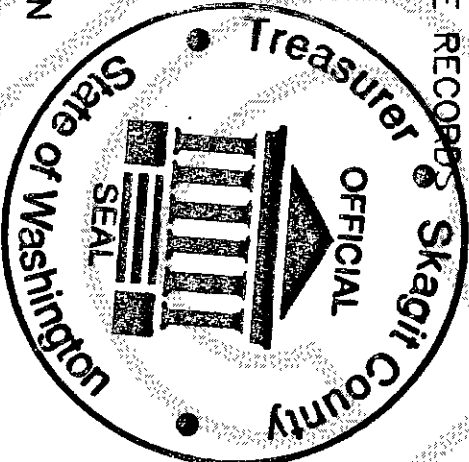
James P. Handman
NOTARY PUBLIC FOR THE STATE
OF Washington MY COMMISSION
EXPIRES 12-22-10 I. D. 6406

ACKNOWLEDGMENT
STATE OF Washington
COUNTY OF Skagit) SS
ON THIS 21st DAY OF November, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED Robert V. Gilbane TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

Jannine M. Perry
NOTARY PUBLIC FOR THE STATE
OF Washington MY COMMISSION
EXPIRES Aug. 15, 2014



TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2008. THIS 26th DAY OF November, 20 08

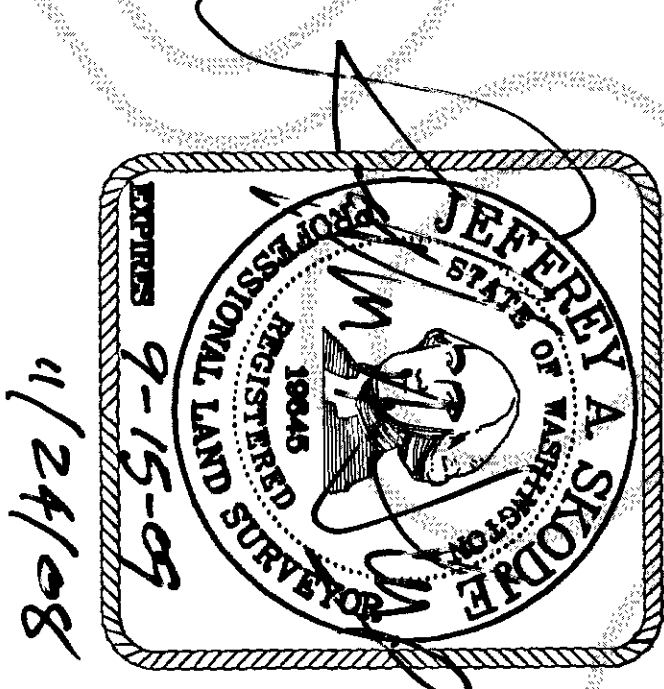


I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.
CERTIFIED THIS 24 DAY OF November, 20 08
Steve Haglund DO HEREBY CERTIFY THAT A DEPOSIT HAS BEEN MADE TO ~~COVER UNPAID TAXES FOR THE YEAR 20~~
CITY OF ANACORTES TREASURER

APPROVALS
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE
THIS 25 DAY OF Nov., 2008
Kevin C. Z
SUBDIVISION ADMINISTRATOR

DEVELOPER
OF ANACORTES, LLC
7 JACKSON WALKWAY
PROVIDENCE RHODE ISLAND 02903

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY, AND THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT PERMANENT CONTROL MONUMENTS HAVE BEEN ESTABLISHED AT EACH AND EVERY CONTROLLING CORNER OF THE PARCEL OF LAND BEING SUBDIVIDED. THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.
Jeffrey A. Skodje
JEFFREY A. SKODJE DATE 11-24-08
CERTIFICATE NO. 19645



J. Vanquist
SKAGIT COUNTY AUDITOR
BY Mark Skodje
DEPUTY

PLAT OF SAN JUAN PASSAGE PHASE I

SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

NOTES

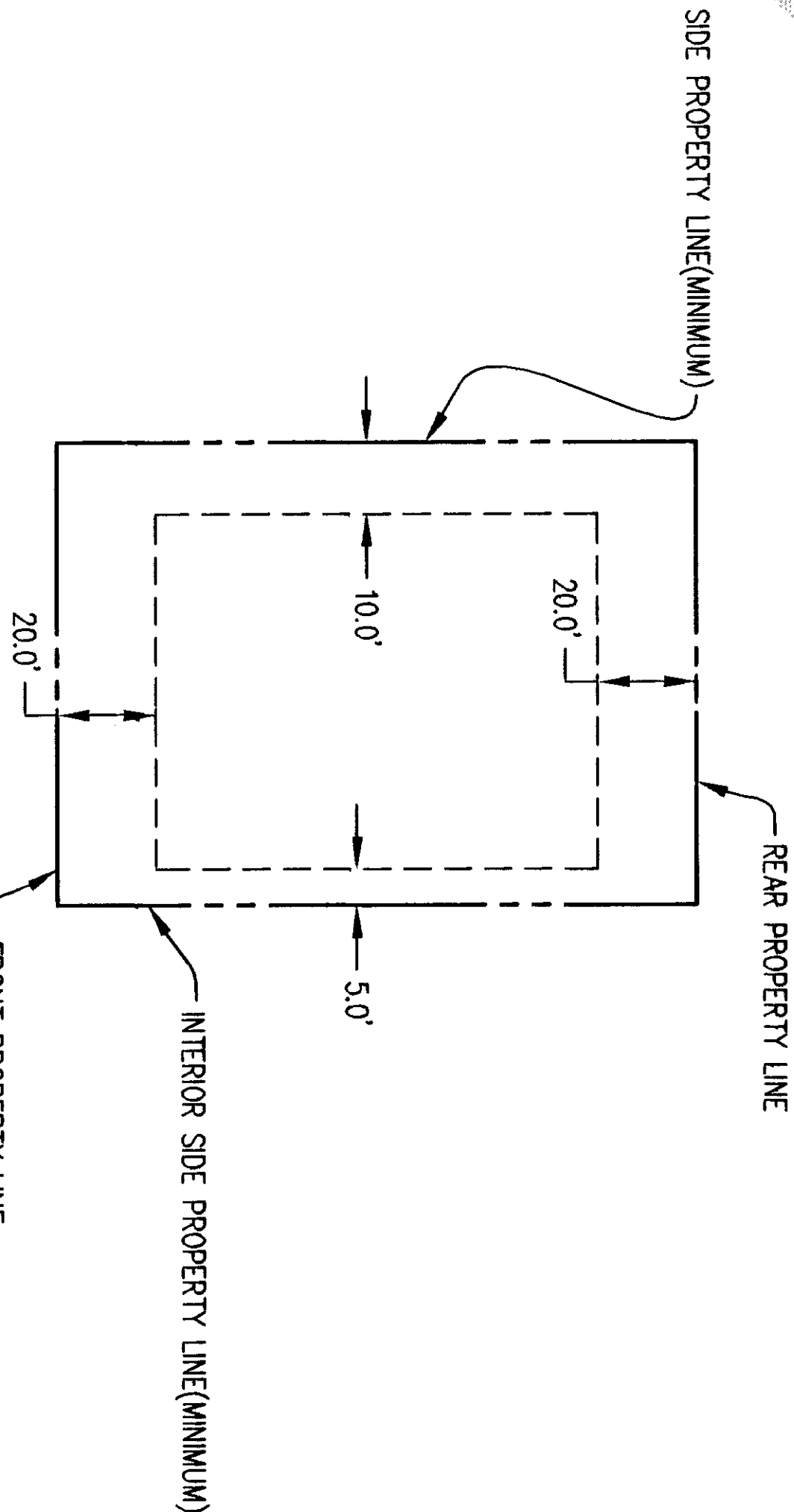
1. ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD. THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES. THAT THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF SKAGIT COUNTY COMMITMENT ORDER NO. 10646387 WITH AN EFFECTIVE DATE OF AUGUST 1, 2008 AND THAT EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
2. PARCELS "B" AND "C" HAVE DIRECT PHYSICAL ACCESS TO STATE ROUTE 20 (OAKES AVENUE), A PUBLIC STREET OR HIGHWAY AND TO EDWARDS WAY, A PUBLIC STREET.
3. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC01105 ELECTRONIC DISTANCE MEASURING THEODOLOITE.
4. BASIS OF BEARING: THE EAST LINE OF PARCEL "C" AS SHOWN"
5. HEREON AND ON RECORD OF SURVEY FILED IN BOOK 11 OF SURVEYS, AT PAGES 131-136, UNDER AUDITOR'S FILE NUMBER 9107230002, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEARS N 01°40'47" E.
6. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT, DATED AUGUST 1, 2008 ORDER NO. 10646387, SUPPLIED BY CHICAGO TITLE COMPANY OF SKAGIT COUNTY.
7. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
8. ZONING-- COMMERCIAL MARINE (CM)
9. SEWAGE DISPOSAL-- CITY OF ANACORTES
10. WATER-- CITY OF ANACORTES
11. AN EASEMENT FOR THE PURPOSE OF PROVIDING STORM DRAIN SERVICE AND SANITARY SEWER SERVICE TO THE PLAT IS HEREBY GRANTED TO THE CITY OF ANACORTES ACROSS TRACT A FOR THE PURPOSE OF PROVIDING STORM AND SEWER SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACT AT ALL TIMES TO INSTALL, MAINTAIN, RENEW, CONSTRUCT, OPERATE, AND REMOVE LINES, FITURES, APPURTENANCES WITH THE RIGHT TO ENTER UPON TRACT ALL TIMES FOR THE PURPOSES STATED.
12. TRACTS B, F, G, H, I, AND K, ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATIONS AS PARKS TO BE OPEN TO THE PUBLIC. THE MAINTENANCE OF THESE TRACTS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
13. TRACTS L, M, N, O, P, Q, R, S, T AND W SHALL BE RETAINED BY GP ANACORTES LLC FOR FUTURE DEVELOPMENT.
14. TRACTS U AND V SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION AS PARKS TO BE OPEN TO THE PUBLIC AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. BUILDING SETBACKS, LOT COVERAGE AND HEIGHT LIMIT:
LOTS 6,000 SQ. FT OR SMALLER--R2 ZONE SHALL APPLY
LOTS 6,000 SQ. FT OR LARGER--R3 ZONE SHALL APPLY
ON OAKES AVE. THE SETBACK SHALL BE 20 FEET WITH TEN FEET BEING A PLANTING EASEMENT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. EACH LOT SHALL BE SUBJECT TO A LATECOMER FEE OF \$2,840.00 PER LATECOMER AGREEMENT RECORDED UNDER A.F. NO. 200605050081
17. THERE IS A PARK IMPACT FEE OF \$1200.00 PER LOT WITH \$120,000.00 GOING TOWARDS CONSTRUCTING THE SHIP HARBOR INTERPRETIVE PRESERVE TRAIL SYSTEM.
18. ALL RETAINING WALLS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
19. A 100.00 FOOT NATIVE GROWTH PROTECTION (NGPT) AREA EXTENDS LAND INWARD OF THE ORDINARY HIGH WATER MARK ACROSS LOTS 11, 12, TRACT K, AND TRACT L. SEE FINDINGS AND CONCLUSIONS OF LAW AS ADOPTED BY ANACORTES CITY COUNCIL ON MAY 15, 2006.
20. A 20.00 FOOT NATIVE GROWTH PROTECTION (NGPT) AREA EXTENDS ACROSS THE WEST 20 FEET OF TRACT P. SEE FINDINGS AND CONCLUSIONS OF LAW AS ADOPTED BY THE CITY OF ANACORTES CITY COUNCIL ON MAY 15, 2006.

21. A 10 FOOT AND 15 FOOT STORM DRAINAGE EASEMENT BENEFITING LOT 53 AND TRACT N IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORM DRAINAGE AND THE REPAIRING AND MAINTAINING THE STORM DRAIN LINES.
22. A 10 FOOT PLANTING EASEMENT ACROSS LOTS 53, 54, 55, 56, 57, 58, 59, 60 AND THOSE PORTIONS OF TRACT P AND TRACT N PARALLEL WITH OAKES AVENUE IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF LANDSCAPING AND LANDSCAPING MAINTENANCE.
23. A 10 FOOT STORM DRAINAGE EASEMENT ACROSS TRACT N, TRACT V, AND TRACT O IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF MAINTAINING AND REPAIRING STORM DRAIN LINES.
24. FOR SECTION BREAKDOWN AND BOUNDARY RESOLUTION SEE:
ALTA/ASCM RECORD OF SURVEY FILED UNDER A.F. NO. 20070130036
RECORD OF SURVEY BK. 11 PGS 131-136, A.F. NO. 9107230002
RECORD OF SURVEY A.F. NO. 200210230123
25. ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE CONDITIONS AS OUTLINED IN THE FINDINGS OF FACT AND CONCLUSIONS OF LAW AS ADOPTED BY ANACORTES CITY COUNCIL ON MAY 15, 2006.
26. MAINTENANCE OF THE CONCRETE SIDEWALK AND DECORATIVE CROSSINGS AT THE FRONT ENTRANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
27. MAINTENANCE OF THE LANDSCAPING ON SHIP HARBOR BOULEVARD WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
28. HOUSE FOUNDATIONS WILL BE SETBACK A MINIMUM OF 40 FEET FROM THE TOP OF BLUFF. THE SETBACK MAY BE REDUCED TO 30 FEET FOR DECKS WITH POST AND PAD FOUNDATIONS OR 25 FEET FOR DECKS WITH FOUNDATIONS CONSISTING OF POLES INSTALLED ON CONCRETE SONOTUBE COLUMNS (AS DESIGNED BY) AND APPROVED BY STRUCTURAL ENGINEER. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PROVIDED BY GEO ENGINEERS, INC., DATED MAY 10, 2005.
29. A 20.00 FOOT SANITARY SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES ACROSS TRACT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE LINES, FITURES, AND APPURTENANCES ATTACHED HERETO FOR THE PURPOSE OF PROVIDING SANITARY SEWER TO THE SUBDIVISION TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS A ALL TIMES FOR THE PURPOSES STATED. WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR THE NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.
30. LOTS SHOWN IN TRACT L, M, N, O, P, Q, R, S AND T ARE PROPOSED ONLY.
31. ALL PARCELS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE "FINDINGS AND FACT AND CONCLUSIONS OF LAW" AS ADOPTED BY THE ANACORTES CITY COUNCIL ON MAY 15, 2006 RECORDED NOVEMBER 25, 2008, A.F. NO. 200811250001
32. COUNTY OF SKAGIT, STATE OF WASHINGTON.
33. ALL PARCELS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE "MEMORANDUM OF UNDERSTANDING" RECORDED NOVEMBER 25, 2008, A.F. NO. 200811250002
34. ENROACHMENT AGREEMENT
WITH THE RECORDING OF THIS PLAT, ALL PARCELS AND OR THE HOMEOWNERS ASSOCIATION WITHIN THIS SUBDIVISION ARE SUBJECT TO AN ENROACHMENT AGREEMENT, PER CHAPTER 12.20 - LATECOMER AGREEMENTS FOR STREET AND UTILITY IMPROVEMENTS OF THE CITY OF ANACORTES MUNICIPAL CODE, FOR PRIVATE INFRASTRUCTURE INSTALLED IN THE PUBLIC RIGHT-OF-WAY. SAID INFRASTRUCTURE IS, BUT NOT LIMITED TO: LANDSCAPING AND APPURTENANCES, IRRIGATION SYSTEM AND APPURTENANCES, RETAINING WALLS AND APPURTENANCES, AND ANY OTHER ITEMS DEEMED AS PRIVATE INFRASTRUCTURE BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR
35. VERTICAL DATUM, NAVD 88
PROJECT BENCHMARK-- TOP OF BRASS CAP IN CASE AT THE INTERSECTION OF SCHOONER DRIVE AND SHIP HARBOR BOULEVARD. SEE PAGE 6
ELEVATION=125.07 (NAVD 88)

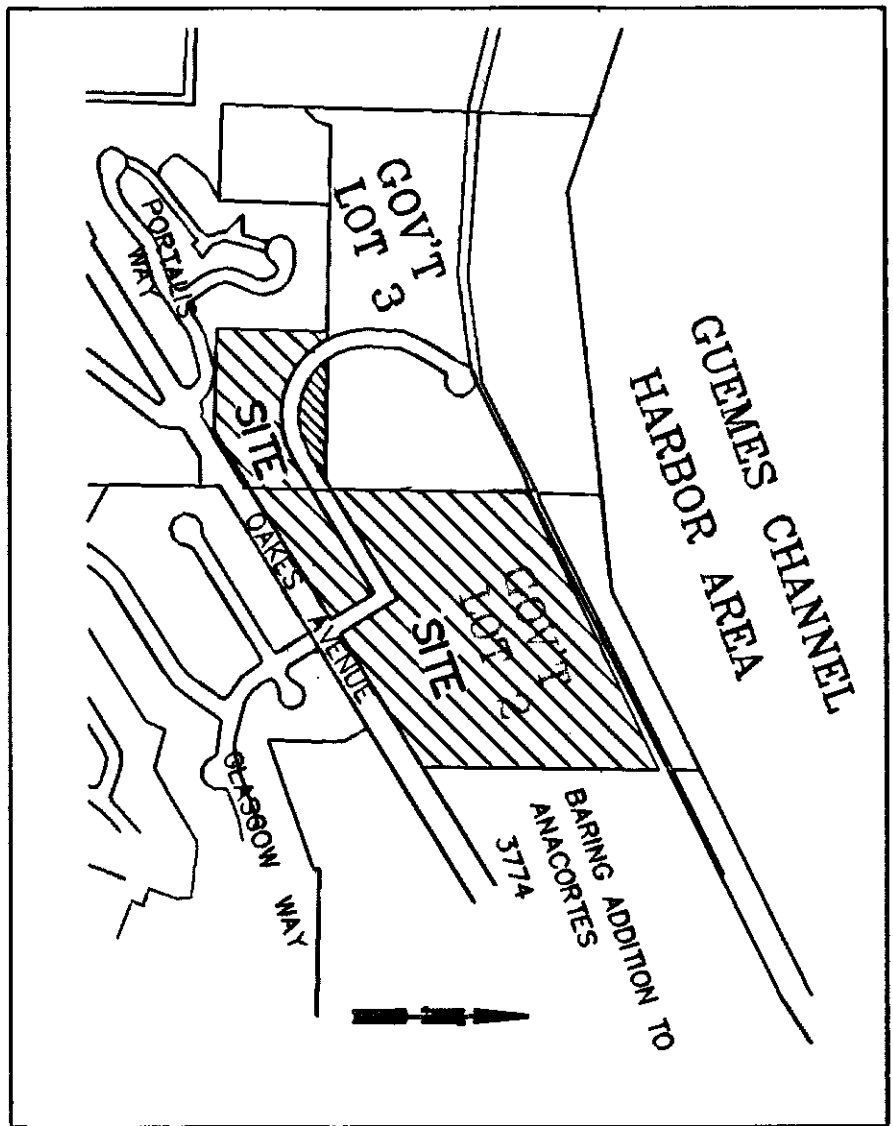
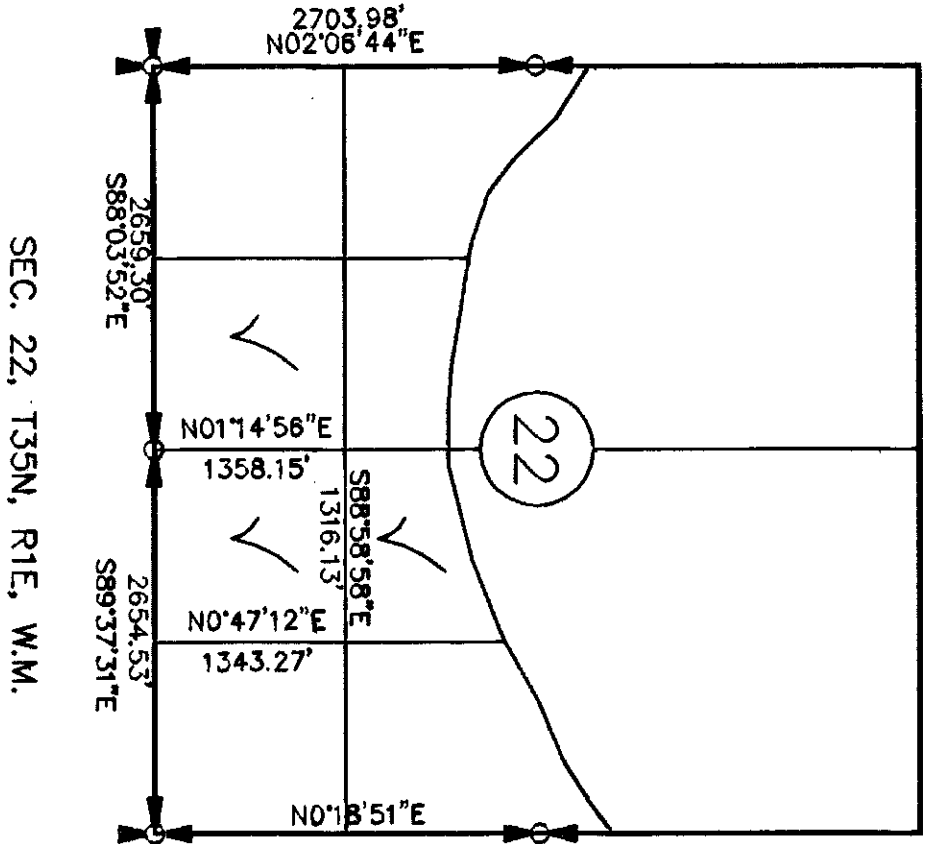
UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY (A.F. NO. 20080740094), PERCON, CASCADE NATURAL GAS CORP., COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNITED AND NON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS. THE CITY OF ANACORTES, WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE LINES, FITURES, AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTIES OTHER WITHIN 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 NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED

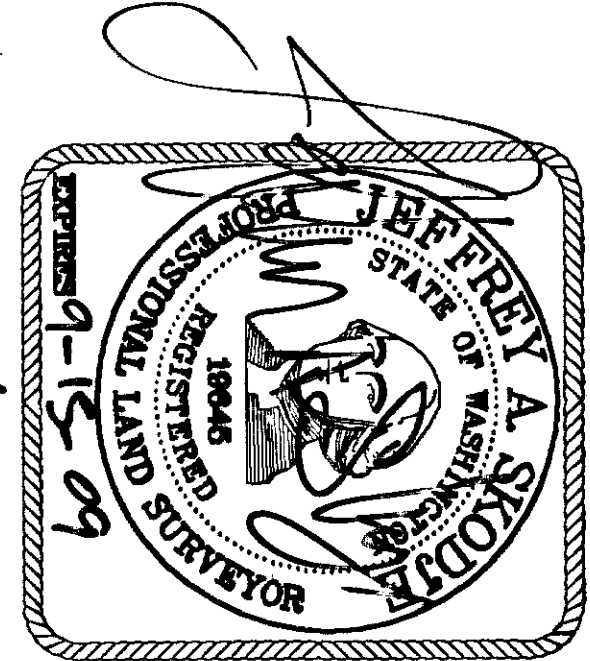
SKAGIT COUNTY AUDITOR BY DEPUTY



MINIMUM SETBACK REQUIREMENTS R2 AND R3 DISTRICT (TYPICAL).
SEE ANACORTES MUNICIPAL CODE 17.34.060 AND 17.36.060 FOR SPECIFICS



DEVELOPER
GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE RHODE ISLAND 02903





PLAT OF SAN JUAN PASSAGE PHASE I
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

LEGAL DESCRIPTION
PARCEL B:

ALL THAT PORTION OF GOVERNMENT LOT 2 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN LYING NORTHWESTERLY OF STATE ROUTE 20, ALSO KNOWN AS OAKES AVENUE, AND WEST OF BARING ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH A STRIP OF LAND 30 FEET WIDE IN SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LYING BETWEEN TWO LINES PARALLEL TO AND DISTANT, RESPECTIVELY, 20 FEET AND 50 FEET SOUTHEASTERLY FROM THE CENTERLINE OF THE RAILWAY OF THE GREAT NORTHERN RAILWAY COMPANY, AS THE SAME WAS LOCATED AND CONSTRUCTED ACROSS GOVERNMENT LOT 2, ON MARCH 6, 1940, AND AS SET FORTH IN INSTRUMENT RECORDED JUNE 7, 1940, UNDER AUDITOR'S FILE NO. 326147, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF SHORELINE TRACT NO. 1, AS DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JULY 23, 1991, UNDER AUDITOR'S FILE NO. 9701260002, IN VOLUME 11 OF SURVEYS, PAGES 131 TO 136, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THE PORTION THEREOF LYING WITHIN THE BOUNDARIES OF BARING ADDITION TO ANACORTES, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY WASHINGTON;

AND ALSO EXCEPTING THEREFROM SOUTHEASTERLY 5 FEET THEREOF AS CONVERTED TO THE CITY OF ANACORTES FOR ROAD PURPOSES, BY DEEDS RECORDED SEPTEMBER 14, 2004 UNDER AUDITOR'S NOS. 9209030111 AND 9209030112, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCEL, THAT PORTION CONVERTED TO THE CITY OF ANACORTES FOR ROADWAY PURPOSES BY INSTRUMENT RECORDED DECEMBER 14, 2004 UNDER AUDITOR'S FILE NO. 200412140134, RECORDS OF SKAGIT COUNTY, WASHINGTON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN GOVERNMENT LOTS 2 AND 3, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND IN SHORELINE TRACT NO. 1 AS DESCRIBED BELOW, ALL IN SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, WITH THE NORTHWEST LINE OF THE 5.00 FOOT STRIP, CALLED TRACT NO. 1, IN AUDITOR'S FILE NO. 9209110010, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVERTED FOR ROAD PURPOSES (FOR STATE ROUTE 20, ALSO KNOWN AS OAKES AVE.);

THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID NORTHWEST LINE, NORTH 58° 13' 56" EAST 540.38 FEET TO THE TRUE POINT OF BEGINNING OF THE ROAD RIGHT-OF-WAY BEING DESCRIBED HEREIN;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 307° 00' 00", AN ARC LENGTH OF 39.27 FEET; THENCE TANGENT TO THE PRECEDING CURVE, SOUTH 58° 50' 30" WEST 573.44 FEET;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, AND A CENTRAL ANGLE OF 121° 09' 30", AN ARC LENGTH OF 507.51 FEET;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AND A CENTRAL ANGLE OF 121° 09' 30", AN ARC LENGTH OF 188.90 FEET;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, AND A CENTRAL ANGLE OF 122° 46' 56", AN ARC LENGTH OF 227.71 FEET TO A POINT OF REVERSE CURVATURE;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 43° 15' 43", AN ARC LENGTH OF 30.20 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, AND A CENTRAL ANGLE OF 46° 27' 02", AN ARC LENGTH OF 194.57 FEET; THENCE TANGENT TO THE PRECEDING CURVE, SOUTH 00° 00' 00" WEST 112.82 FEET;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AND A CENTRAL ANGLE OF 121° 09' 30", AN ARC LENGTH OF 380.63 FEET; THENCE TANGENT TO THE PRECEDING CURVE, NORTH 58° 50' 30" EAST 658.44 FEET; (OAKES AVE.); THENCE SOUTH 31° 09' 30" EAST 294.68 FEET TO SAID NORTHWESTERLY LINE OF STATE ROUTE 20 THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 58° 13' 56" WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SHORELINE TRACT NO. 1, AS DESCRIBED BELOW:

SHORELINE TRACT NO. 1

THAT PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 3 OF SURVEYS, PAGE 47, UNDER AUDITOR'S FILE NO. 8006190004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF TRACTS NOS. 3 AND 4 OF PLAT NO. 6 OF THE TIDE AND SHORE LANDS MAP OF THE ANACORTES HARBOR IN SAID SECTION 22, LYING 30.00 FEET SOUTH AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3;

THENCE NORTH 1° 40' 47" EAST, ALONG THE WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 499.24 FEET TO SAID TRACT NO. 4;

THENCE NORTH 1° 40' 47" EAST, A DISTANCE OF 3.35 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE SOUTH 84° 06' 17" EAST, A DISTANCE OF 253.64 FEET;

THENCE SOUTH 88° 45' 30" EAST, A DISTANCE OF 330.91 FEET;

THENCE NORTH 87° 48' 35" EAST, A DISTANCE OF 192.73 FEET;

THENCE NORTH 85° 35' 18" EAST, A DISTANCE OF 134.85 FEET;

THENCE NORTH 82° 37' 20" EAST, A DISTANCE OF 261.45 FEET;

THENCE NORTH 63° 50' 09" EAST, A DISTANCE OF 144.43 FEET;

THENCE NORTH 64° 39' 33" EAST, A DISTANCE OF 53.22 FEET TO A POINT ON THE NORTH PROJECTION OF THE EAST LINE OF SAID GOVERNMENT LOT 3;

THENCE CONTINUING NORTH 64° 39' 33" EAST, A DISTANCE OF 439.46 FEET;

THENCE NORTH 65° 56' 00" EAST, A DISTANCE OF 277.28 FEET;

THENCE NORTH 65° 09' 34" EAST, A DISTANCE OF 213.74 FEET;

THENCE NORTH 62° 49' 03" EAST, A DISTANCE OF 130.47 FEET TO A POINT ON THE NORTH PROJECTION OF THE WEST LINE OF BARING ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TERMINUS OF THIS LINE DESCRIPTION;

AND FURTHER EXCEPTING, A 10.00 FOOT WIDE STRIP OF LAND LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF THE ABOVE DESCRIBED 30.00 FOOT WIDE STRIP, AND SAID 10.00 FOOT WIDE STRIP IS BOUNDED ON THE EAST BY THAT CERTAIN 30.00 FOOT WIDE GREAT NORTHERN RAILWAY COMPANY, RIGHT-OF-WAY DESCRIBED UNDER AUDITOR'S FILE NO. 313506, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS SHOWN ON SAID RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8006190004, RECORD OF SKAGIT COUNTY, WASHINGTON; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID GOVERNMENT LOT 3.

ALSO SHOWN AS PARCEL B ON SURVEY FILED UNDER AUDITOR'S FILE NO.200701300036

PARCEL C:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHWESTERLY OF STATE ROUTE 20, ALSO KNOWN AS OAKES AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE RUNNING NORTH 88° 11' 46" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 550 FEET; THENCE SOUTH 01° 14' 56" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 395.25 FEET;

THENCE SOUTH 88° 11' 48" EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 550 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 395.25 FEET TO THE PLACE OF BEGINNING;

EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCEL, THAT PORTION CONVERTED TO THE CITY OF ANACORTES FOR ROADWAY PURPOSES BY INSTRUMENT RECORDED DECEMBER 14, 2004 UNDER AUDITOR'S FILE NO. 200412140154, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN GOVERNMENT LOTS 2 AND 3, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND IN SHORELINE TRACT NO. 1 AS DESCRIBED BELOW, ALL IN SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, WITH THE NORTHWEST LINE OF THE 5.00 FOOT STRIP, CALLED TRACT NO. 1, IN AUDITOR'S FILE NO. 9209110010, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVERTED FOR ROAD PURPOSES (FOR STATE ROUTE 20, ALSO KNOWN AS OAKES AVE.);

THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID NORTHWEST LINE, NORTH 58° 13' 58" EAST 540.38 FEET TO THE TRUE POINT OF BEGINNING OF THE ROAD RIGHT-OF-WAY BEING DESCRIBED HEREIN;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 307° 00' 00", AN ARC LENGTH OF 39.27 FEET;

THENCE TANGENT TO THE PRECEDING CURVE, SOUTH 58° 50' 30" WEST 573.44 FEET;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, AND A CENTRAL ANGLE OF 121° 09' 30", AN ARC LENGTH OF 507.51 FEET;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AND A CENTRAL ANGLE OF 121° 09' 30", AN ARC LENGTH OF 188.90 FEET;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, AND A CENTRAL ANGLE OF 122° 46' 56", AN ARC LENGTH OF 227.71 FEET TO A POINT OF REVERSE CURVATURE;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 43° 15' 43", AN ARC LENGTH OF 30.20 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, AND A CENTRAL ANGLE OF 46° 27' 02", AN ARC LENGTH OF 194.57 FEET;

THENCE TANGENT TO THE PRECEDING CURVE, SOUTH 00° 00' 00" WEST 112.82 FEET;

THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AND A CENTRAL ANGLE OF 121° 09' 30", AN ARC LENGTH OF 380.63 FEET;

THENCE TANGENT TO THE PRECEDING CURVE, NORTH 58° 50' 30" EAST 658.44 FEET; (OAKES AVE.); THENCE SOUTH 31° 09' 30" EAST 294.68 FEET TO SAID NORTHWESTERLY LINE OF STATE ROUTE 20 THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 58° 13' 56" WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SHORELINE TRACT NO. 1, AS DESCRIBED BELOW:

SHORELINE TRACT NO. 1

THAT PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 3 OF SURVEYS, PAGE 47, UNDER AUDITOR'S FILE NO. 8006190004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF TRACTS NOS. 3 AND 4 OF PLAT NO. 6 OF THE TIDE AND SHORE LANDS MAP OF THE ANACORTES HARBOR IN SAID SECTION 22, LYING 30.00 FEET SOUTH AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3;

THENCE NORTH 1° 40' 47" EAST, ALONG THE WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 499.24 FEET TO SAID TRACT NO. 4;

THENCE NORTH 1° 40' 47" EAST, A DISTANCE OF 3.35 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE SOUTH 84° 06' 17" EAST, A DISTANCE OF 253.64 FEET;

THENCE SOUTH 88° 45' 30" EAST, A DISTANCE OF 330.91 FEET;

THENCE NORTH 87° 48' 35" EAST, A DISTANCE OF 192.73 FEET;

THENCE NORTH 85° 35' 18" EAST, A DISTANCE OF 134.85 FEET;

THENCE NORTH 82° 37' 20" EAST, A DISTANCE OF 261.45 FEET;

THENCE NORTH 63° 50' 09" EAST, A DISTANCE OF 144.43 FEET;

THENCE NORTH 64° 39' 33" EAST, A DISTANCE OF 53.22 FEET TO A POINT ON THE NORTH PROJECTION OF THE EAST LINE OF SAID GOVERNMENT LOT 3;

THENCE CONTINUING NORTH 64° 39' 33" EAST, A DISTANCE OF 439.46 FEET;

THENCE NORTH 65° 56' 00" EAST, A DISTANCE OF 277.28 FEET;

THENCE NORTH 65° 09' 34" EAST, A DISTANCE OF 213.74 FEET;

THENCE NORTH 62° 49' 03" EAST, A DISTANCE OF 130.47 FEET TO A POINT ON THE NORTH PROJECTION OF THE WEST LINE OF BARING ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TERMINUS OF THIS LINE DESCRIPTION;

AND FURTHER EXCEPTING, A 10.00 FOOT WIDE STRIP OF LAND LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF THE ABOVE DESCRIBED 30.00 FOOT WIDE STRIP, AND SAID 10.00 FOOT WIDE STRIP IS BOUNDED ON THE EAST BY THAT CERTAIN 30.00 FOOT WIDE GREAT NORTHERN RAILWAY COMPANY, RIGHT-OF-WAY DESCRIBED UNDER AUDITOR'S FILE NO. 313506, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS SHOWN ON SAID RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8006190004, RECORD OF SKAGIT COUNTY, WASHINGTON; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID GOVERNMENT LOT 3.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

ALSO SHOWN AS PARCEL C ON SURVEY FILED UNDER AUDITOR'S FILE NO 200701300036.

SOURCE OF LEGAL DESCRIPTION IS CHICAGO TITLE COMPANY-- ISLAND DIVISION, SUBDIVISION GUARANTEE FOR TITLE INSURANCE, ORDER NO. IC646387; DATED: AUGUST 1, 2008.

DEVELOPER

GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE RHODE ISLAND 02903

EXCEPTIONS

SCHEDULE A, CHICAGO TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NO. IC646387 DATED-AUGUST 1, 2008

1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT RECORDED JANUARY 3, 1997

AUDITOR'S NO.: 970103012, RECORDS OF SKAGIT COUNTY, WA

IN FAVOR OF: CITY OF ANACORTES

FOR: 20-FOOT STORMWATER LINE AFFECTS: PARCEL C

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S); RECORDED: SEPTEMBER 13, 2006

AUDITOR'S NO(S): 200609150177, RECORDS OF SKAGIT COUNTY, WASHINGTON

IN FAVOR OF: PORT OF ANACORTES

FOR: AVIGATION EASEMENT

3. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S); RECORDED: SEPTEMBER 13, 2006

AUDITOR'S NO(S): 200609150176, RECORDS OF SKAGIT COUNTY, WASHINGTON

IN FAVOR OF: ANACORTES, LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY

FOR: VIEW AND LANDSCAPING EASEMENT, PEDESTRIAN & MAINTENANCE & CONSTRUCTION EASEMENT

4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S); RECORDED: SEPTEMBER 14, 2004

AUDITOR'S NO(S): 20080714004, RECORDS OF SKAGIT COUNTY, WASHINGTON

IN FAVOR OF: FIJEST SOUND POWER AND LIGHT COMPANY

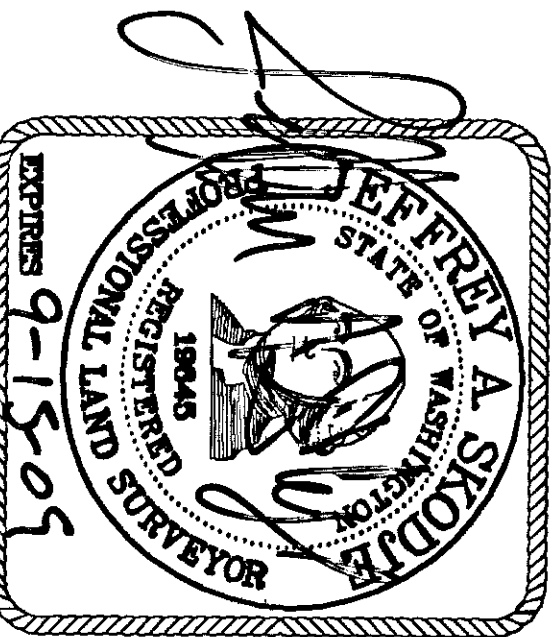
UNDERGROUND ELECTRIC SYSTEM, TOGETHER WITH APPURTENANCES

5. LATECOMER AGREEMENT RECORDED BY THE CITY OF ANACORTES RECORDED: MAY 5, 2006

AUDITOR'S NO(S): 200605050001, RECORDS OF SKAGIT COUNTY, WASHINGTON

ADDRESS TABLE

LOT 11	4518 CUTTER DRIVE
LOT 12	4520 CUTTER DRIVE
LOT 13	4602 CUTTER DRIVE
LOT 14	4608 CUTTER DRIVE
LOT 15	4610 CUTTER DRIVE
LOT 23	4603 CUTTER DRIVE
LOT 24	4519 CUTTER DRIVE
LOT 35	4518 CLIFFER DRIVE
LOT 36	4520 CLIFFER DRIVE
LOT 53	4511 SCHOONER DRIVE
LOT 54	4513 SCHOONER DRIVE
LOT 55	4517 SCHOONER DRIVE
LOT 56	4519 SCHOONER DRIVE
LOT 57	4601 SCHOONER DRIVE
LOT 58	4603 SCHOONER DRIVE
LOT 59	4607 SCHOONER DRIVE
LOT 60	4611 SCHOONER DRIVE
LOT 90	4610 SCHOONER DRIVE
LOT 91	4606 SCHOONER DRIVE
LOT 92	4604 SCHOONER DRIVE
LOT 93	4602 SCHOONER DRIVE
LOT 94	4520 SCHOONER DRIVE
LOT 95	4518 SCHOONER DRIVE
LOT 96	4514 SCHOONER DRIVE
LOT 97	4512 SCHOONER DRIVE



PW# 03-091-DEV

LEONARD, BOUDINOT & SKODJE, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: NTS

JOB NO: 03123

PLAT OF SAN JUAN PASSAGE PHASE I
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

1/2" REBAR WITH YELLOW
PLASTIC CAP MARKED "SKODJE 19645"
POINT ON LINE 20-F.T. SE OF GREAT
NORTHERN RAILWAY CENTERLINE, LIES
N 47°12' E, 80.0' FROM SET REBAR,
FOUND 2" BRASS CAP MONUMENT
MARKED "PORT PROP", 8992', LIES
N 01°00'16" W, 8.80' FROM SET 102
REBAR, PER R.O.S. 200103070102

SHORELINE TRACT #1
PORT OF ANACORTES
UTILITY AND PEDESTRIAN EASEMENT
A.F. NO. 200808190065.

SHORELINE TRACT #1
PORT OF ANACORTES
UTILITY AND PEDESTRIAN EASEMENT
A.F. NO. 200808190065

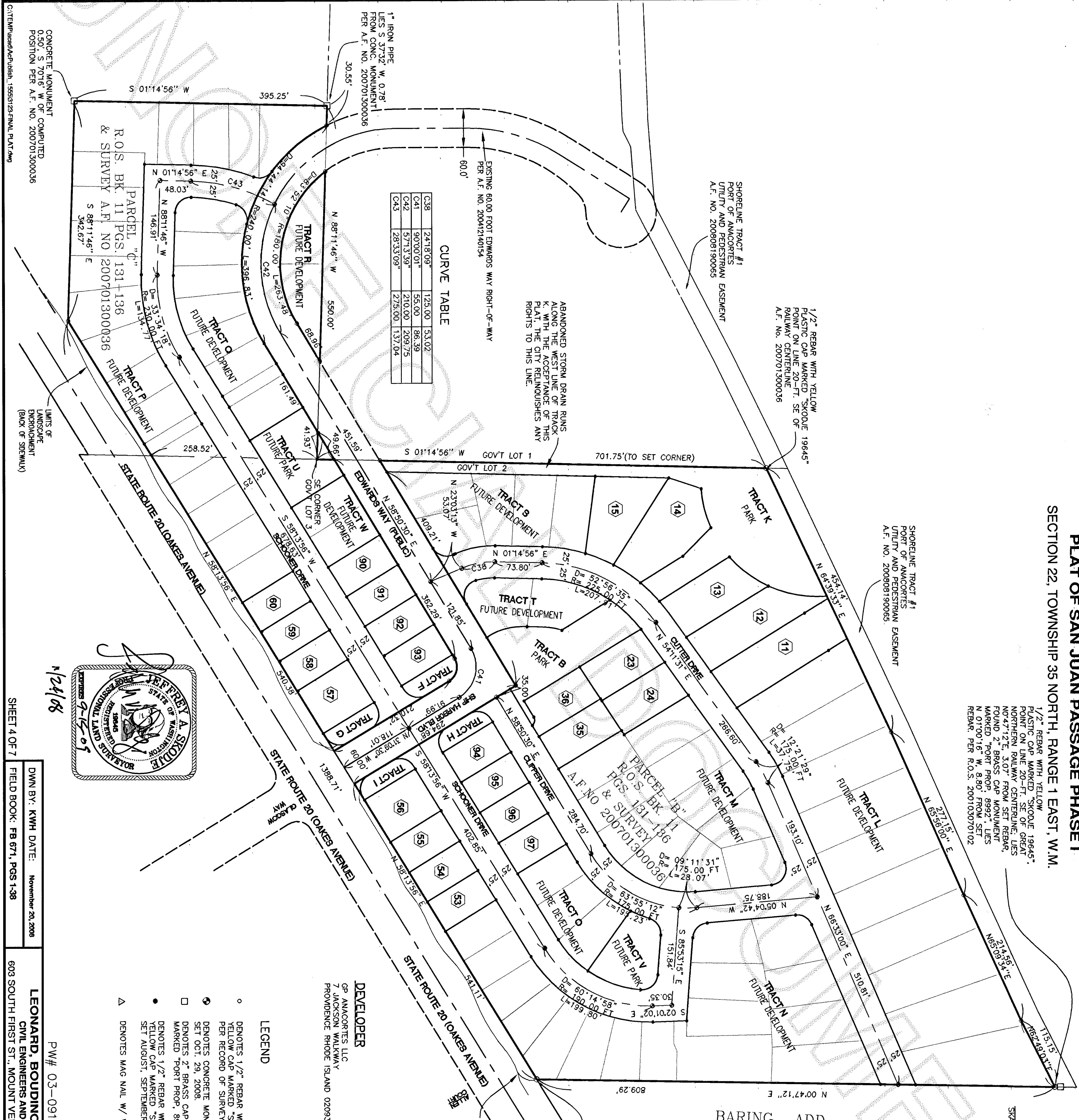
1/2" REBAR WITH YELLOW
PLASTIC CAP MARKED "SKODJE 19645"
POINT ON LINE 20-F.T. SE OF
RAILWAY CENTERLINE
A.F. NO. 200701300036

CURVE TABLE			
C38	24°18'09"	125.00	53.02
C41	90°00'01"	55.00	86.39
C42	57°13'39"	210.00	209.75
C43	28°33'09"	275.00	137.04

ABANDONED STORM DRAIN RUNS
ALONG THE WEST LINE OF TRACK
K, WITH THE ACCEPTANCE OF THIS
PLAT, THE CITY RELINQUISHES ANY
RIGHTS TO THIS LINE.

EXISTING 60.00 FOOT EDWARDS WAY RIGHT-OF-WAY
PER A.F. NO. 200412140154

1" IRON PIPE
LIES S 37°32' W, 0.78'
FROM CONC. MONUMENT
PER A.F. NO. 200701300036



BARING ADD.
VOL.2 OF PLATS, PG. 20

AUDITOR'S CERTIFICATE

200811260099
Skagit County Auditor

SKAGIT COUNTY ADDITION 11/28/2008 Page 4 of 7 11:30AM

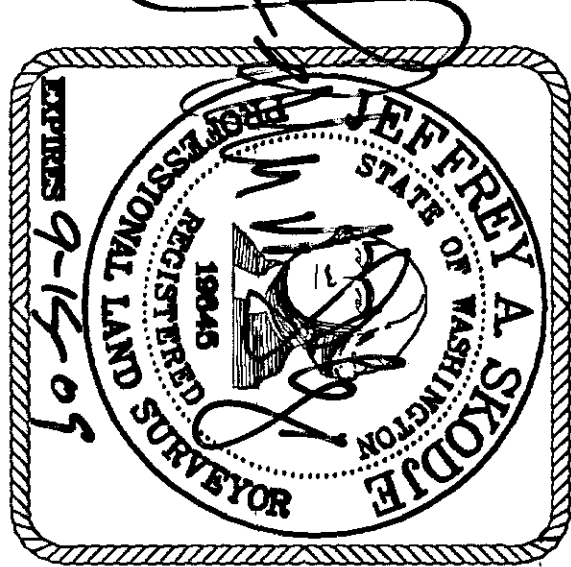
DEVELOPER
GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE RHODE ISLAND 02093

LEGEND

- DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" PER RECORD OF SURVEY UNDER A.F. NO. 200103070102
- DENOTES CONCRETE MONUMENT CASE SET OCT. 29, 2008.
- DENOTES 2" BRASS CAP MONUMENT MARKED "PORT PROP", 8992' FOUND OCT. 29, 2008.
- DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" SET AUGUST, SEPTEMBER, OCT, NOVEMBER 2008.
- △ DENOTES MAG NAIL W/ WASHER SET OCT., NOV., 2008

0 50 100 200
SCALE
FEET

NORTH



CONCRETE MONUMENT
0.50', S 70°16' W OF COMPUTED
POSITION PER A.F. NO. 200701300036

1/24/08
9-15-09

PW# 03-091-DEV

DWN BY: KWH DATE: November 20, 2008

LEONARD, BOUDINOT & SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)396-5751

SCALE: 1"=100'

JOB NO: 03123

PLAT OF SAN JUAN PASSAGE PHASE I
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

AUDITOR'S CERTIFICATE

2008.11.26.0099
Skagit County Auditor

SKAGIT COUNTY AUDITOR 11/26/2008 Page 5 of 7 7:11:30AM

LEGEND

- DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" PER RECORD OF SURVEY UNDER A.F. NO. 200103070102
- DENOTES CONCRETE MONUMENT CASE SET OCT. 29, 2008.
- DENOTES 2" BRASS CAP MONUMENT MARKED "PORT PROP. 8892" FOUND OCT. 29, 2008.
- DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" SET AUGUST, SEPTEMBER, OCT, NOVEMBER 2008.
- △ DENOTES MAG NAIL W/ WASHER SET OCT., NOV., 2008

NOTE

FOR ROAD CENTERLINE BEARINGS AND DISTANCES, SEE SHEET 4 OF 7

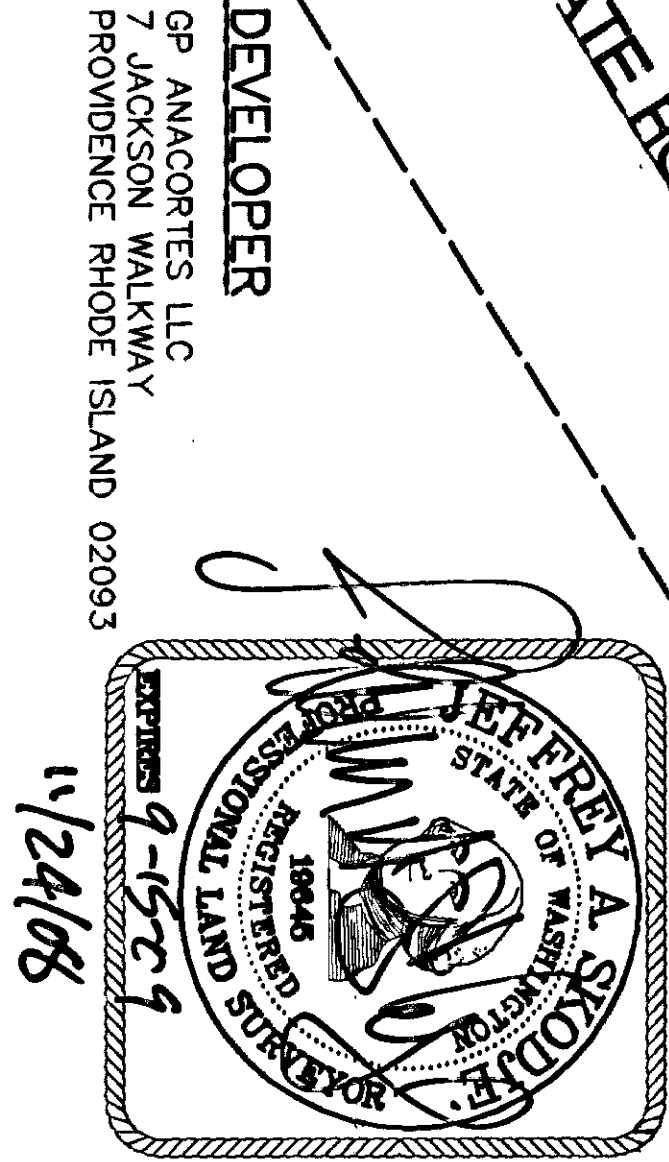
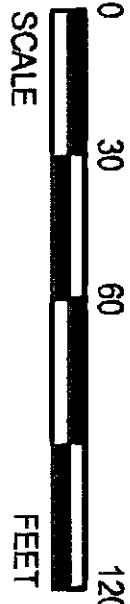
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	05°25'16"	250.00	23.65
C2	09°28'06"	250.00	41.31
C3	01°29'17"	200.00	5.19
C4	36°02'44"	95.00	59.77
C6	16°52'29"	100.00	29.45
C7	15°19'42"	125.00	33.44
C8	10°54'18"	250.00	47.38
C12	19°07'04"	200.00	66.73
C14	90°00'00"	25.00	39.27
C15	89°23'26"	25.00	39.00
C16	90°00'00"	25.00	39.27
C17	90°36'34"	25.00	39.54
C18	89°23'26"	25.00	39.00
C19	90°36'22"	25.00	39.53
C20	11°30'39"	250.00	50.23
C21	19°56'40"	180.00	62.66
C23	71°37'42"	25.00	31.25
C24	80°48'33"	25.00	35.26
C27	89°48'32"	25.00	39.19
C28	77°09'35"	25.00	33.67
C30	108°22'18"	25.00	47.29
C31	88°37'37"	25.00	38.67
C33	86°54'12"	25.00	37.93
C35	85°54'12"	25.00	37.48
C36	15°38'17"	250.00	68.23
C37	105°31'57"	25.00	46.05
C38	2°41'09"	125.00	53.02
C40	88°23'11"	25.00	39.00
C41	90°00'01"	55.00	86.39
C42	57°13'39"	210.00	209.75
C43	28°33'09"	275.00	137.04
C45	09°05'45"	200.00	31.75

CURVE TABLE

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 64°39'33" W	4.03'
L2	N 56°33'49" E	7.37'
L3	S 02°01'02" E	52.81'
L4	N 58°50'30" E	66.67'
L5	N 31°09'30" W	10.00'
L6	S 58°41'14" W	29.44'
L7	N 31°09'30" W	42.58'
L8	N 31°09'30" W	41.41'
L9	S 58°50'30" W	5.00'
L10	N 58°13'56" E	4.73'
L11	S 58°50'30" W	7.00'
L12	S 58°13'56" W	7.27'
L13	S 58°13'56" W	6.73'
L14	N 31°09'30" W	43.00'
L15	N 31°09'30" W	43.00'
L16	N 58°13'56" E	5.27'
L17	N 58°13'56" E	4.73'
L18	S 58°13'56" W	7.27'
L19	N 23°03'13" W	2.88'
L20	S 85°53'15" E	61.79'

NORTH



DWN BY: KWH DATE: November 20, 2008
FIELD BOOK: FB 671, PGS. 1-38
SHEET 5 OF 7

LEONARD, BOUDINOT & SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1"=60'
JOB NO: 03123

PLAT OF SAN JUAN PASSAGE PHASE I

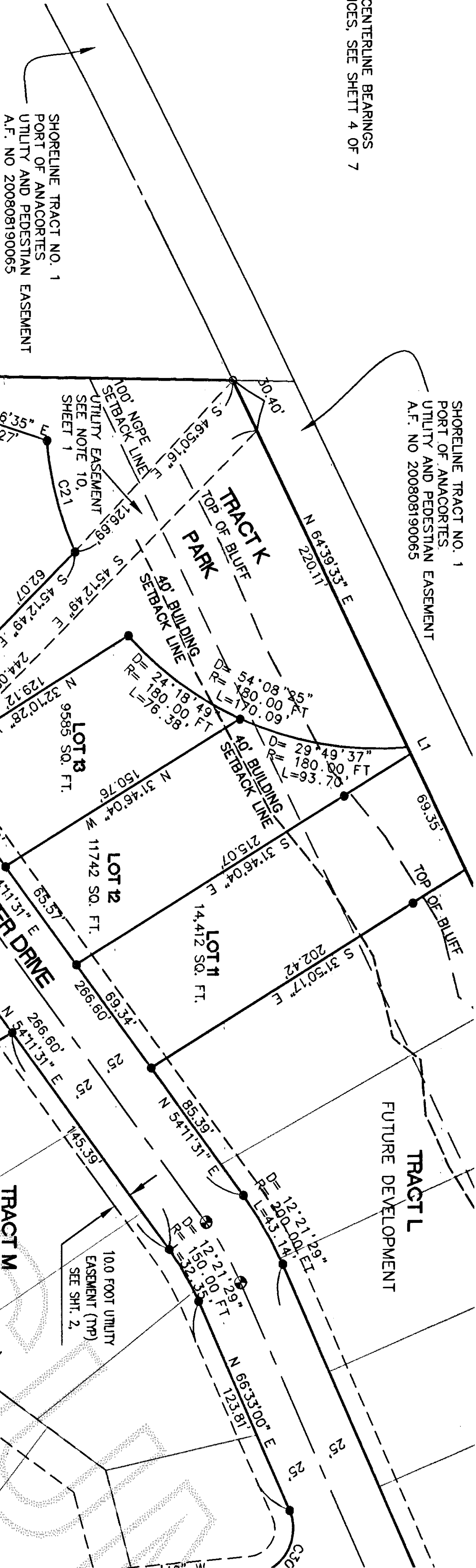
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

AUDITOR'S CERTIFICATE

200811260099
Sagitt County Auditor

SAGITT COUNTY AUDITOR 11/26/2008 Page 6 of 7 7:11:30AM

NOTE
FOR ROAD CENTERLINE BEARINGS
AND DISTANCES, SEE SHEET 4 OF 7



DEVELOPER
GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE RHODE ISLAND 02093

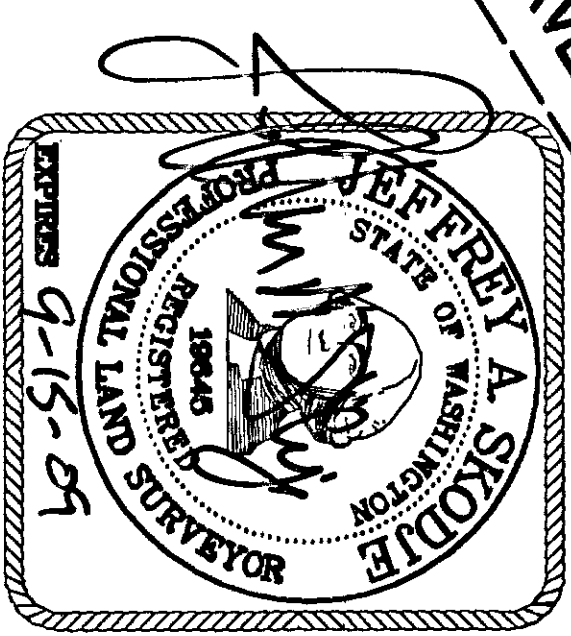
- LEGEND
- DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" PER RECORD OF SURVEY UNDER A.F. NO. 200103070102 SET OCT. 29, 2008.
 - DENOTES CONCRETE MONUMENT CASE
 - DENOTES 2" BRASS CAP MONUMENT MARKED "PORT PROP. 8992" FOUND OCT. 29, 2008.
 - DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" SET AUGUST, SEPTEMBER, OCT. NOVEMBER 2008.
 - △ DENOTES MAG NAIL W/ WASHER SET OCT., NOV., 2008

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	05°25'16"	250.00	23.65
C2	09°28'06"	250.00	41.31
C3	01°29'17"	200.00	51.19
C4	36°02'44"	95.00	59.77
C5	16°52'29"	100.00	29.45
C6	15°19'42"	125.00	33.44
C7	10°54'18"	250.00	47.58
C8	19°07'04"	200.00	66.73
C9	90°00'00"	25.00	39.27
C10	89°23'26"	25.00	39.27
C11	90°00'00"	25.00	39.27
C12	89°23'26"	25.00	39.27
C13	90°00'00"	25.00	39.27
C14	89°23'26"	25.00	39.27
C15	90°00'00"	25.00	39.27
C16	89°23'26"	25.00	39.27
C17	90°00'00"	25.00	39.27
C18	89°23'26"	25.00	39.27
C19	90°00'00"	25.00	39.27
C20	89°23'26"	25.00	39.27
C21	90°00'00"	25.00	39.27
C22	89°23'26"	25.00	39.27
C23	90°00'00"	25.00	39.27
C24	89°23'26"	25.00	39.27
C25	90°00'00"	25.00	39.27
C26	89°23'26"	25.00	39.27
C27	90°00'00"	25.00	39.27
C28	89°23'26"	25.00	39.27
C29	90°00'00"	25.00	39.27
C30	89°23'26"	25.00	39.27
C31	90°00'00"	25.00	39.27
C32	89°23'26"	25.00	39.27
C33	90°00'00"	25.00	39.27
C34	89°23'26"	25.00	39.27
C35	90°00'00"	25.00	39.27
C36	89°23'26"	25.00	39.27
C37	90°00'00"	25.00	39.27
C38	89°23'26"	25.00	39.27
C39	90°00'00"	25.00	39.27
C40	89°23'26"	25.00	39.27
C41	90°00'00"	25.00	39.27
C42	89°23'26"	25.00	39.27
C43	90°00'00"	25.00	39.27
C44	89°23'26"	25.00	39.27
C45	90°00'00"	25.00	39.27

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 64°39'33" W	4.03
L2	N 56°33'49" E	7.37
L3	S 02°01'02" E	52.81
L4	N 58°50'30" E	66.67
L5	N 31°09'30" W	10.00
L6	S 58°41'14" W	29.44
L7	N 31°09'30" W	42.58
L8	N 31°09'30" W	41.41
L9	S 58°50'30" W	5.00
L10	N 58°13'56" E	4.73
L11	S 58°50'30" W	7.00
L12	S 58°13'56" W	7.27
L13	S 58°13'56" W	6.73
L14	N 31°09'30" W	43.00
L15	N 31°09'30" W	43.00
L16	N 58°13'56" E	5.27
L17	N 58°13'56" E	4.73
L18	S 58°13'56" W	7.27
L19	N 23°03'13" W	2.88
L20	S 85°53'15" E	61.79



DWN BY: KWH DATE: November 20, 2008
FIELD BOOK: 671, PGS. 1-38
LEONARD, BOUDINOT & SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360) 336-5751
JOB NO: 03123

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PLAT OF SAN JUAN PASSAGE PHASE I
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

SHORELINE TRACT NO. 1
PORT OF ANACORTES
UTILITY AND PEDESTAL EASEMENT
A.F. NO. 200808190085

100.0' NATIVE GROWTH
PROTECTION EASEMENT
SEE SHT. 2, NOTE 18

SHORELINE TRACT NO. 1
PORT OF ANACORTES
UTILITY AND PEDESTAL EASEMENT
A.F. NO. 200808190085

STRAIGHT COUNTY AUDITOR

11/26/2008 Page 7 of 7 7:11:30AM

200811260099

Staight County Auditor

11/26/2008 Page 7 of 7 7:11:30AM

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	05:25:16"	250.00	23.65
C2	08:28:06"	250.00	41.31
C3	01:29:17"	200.00	51.19
C4	36:02:44"	95.00	59.77
C5	16:52:29"	100.00	29.45
C6	15:19:42"	125.00	33.44
C7	10:54:18"	250.00	47.58
C8	19:07:04"	200.00	66.73
C9	90:00:00"	25.00	39.27
C10	89:23:26"	25.00	39.00
C11	90:00:00"	25.00	39.27
C12	90:36:34"	25.00	39.54
C13	89:32:28"	25.00	39.00
C14	90:36:22"	25.00	39.53
C15	11:30:39"	250.00	50.23
C16	19:56:40"	180.00	62.66
C17	71:37:42"	25.00	31.25
C18	80:48:33"	25.00	35.26
C19	89:48:32"	25.00	39.19
C20	77:09:35"	25.00	33.67
C21	108:22:18"	25.00	47.29
C22	88:37:37"	25.00	38.67
C23	86:55:35"	25.00	37.93
C24	85:54:12"	25.00	37.48
C25	15:38:17"	250.00	68.23
C26	105:31:57"	25.00	46.05
C27	24:18:09"	125.00	53.02
C28	89:23:11"	25.00	39.00
C29	90:00:01"	35.00	66.39
C30	57:13:39"	210.00	208.75
C31	28:33:08"	275.00	137.04
C32	09:05:45"	200.00	31.75

CURVE TABLE

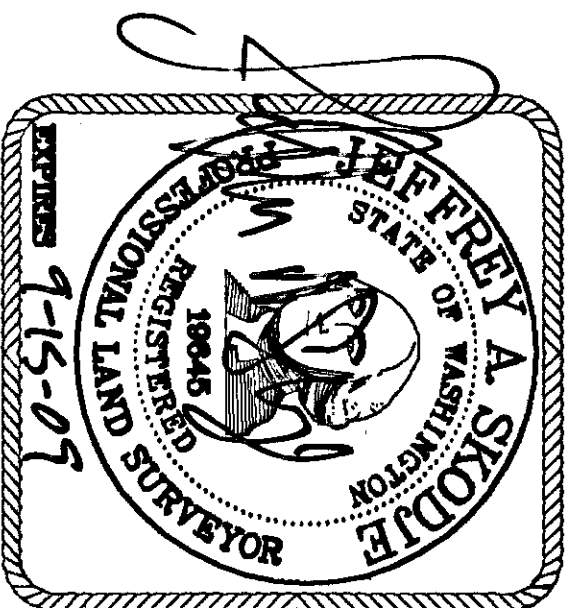
LEGEND

- DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" PER RECORD OF SURVEY UNDER A.F. NO. 200103070102
- DENOTES CONCRETE MONUMENT CASE SET OCT. 29, 2008.
- DENOTES 2" BRASS CAP MONUMENT MARKED "PORT PROP. 8992" FOUND OCT. 29, 2008.
- DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" SET AUGUST, SEPTEMBER, OCT, NOVEMBER 2008.
- △ DENOTES MAG NAIL W/ WASHER SET OCT., NOV., 2008

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 64°39'33" W	4.03'
L2	N 56°33'49" E	7.37'
L3	S 02°01'02" E	52.81'
L4	N 58°50'30" E	66.67'
L5	N 31°09'30" W	10.00'
L6	S 58°41'14" W	28.44'
L7	N 31°09'30" W	42.58'
L8	N 31°09'30" W	41.41'
L9	S 58°50'30" W	5.00'
L10	N 58°13'56" E	4.73'
L11	S 58°50'30" W	7.00'
L12	S 58°13'56" W	7.27'
L13	S 58°13'56" W	6.73'
L14	N 31°09'30" W	43.00'
L15	N 31°09'30" W	43.00'
L16	N 58°13'56" E	5.27'
L17	N 58°13'56" E	4.73'
L18	S 58°13'56" W	7.27'
L19	N 23°03'13" W	2.88'
L20	S 85°33'15" E	61.79'
L21	N 88°11'46" W	38.55'

NOTE
FOR ROAD CENTERLINE BEARINGS
AND DISTANCES, SEE SHEET 4 OF 7



NORTH
SCALE
0 30 60
FEET

BARING ADD.
VOL. 2 OF PLATS, PG. 20

DEVELOPER

GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE RHODE ISLAND 02903

