

MARINE POINT SHORT PLAT ANA 08-001
SE 1/4 SECTION 27, T. 35 N., R. 01 E., W.M. CITY OF ANACORTES, WASHINGTON

PARENT PROPERTY LEGAL DESCRIPTION CHICAGO TITLE COMPANY-ISLAND DIVISION ORDER #CG44866 DATED 1/30/08

LOT 4
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 32°07'33"EAST A DISTANCE OF 110.67 FEET; THENCE NORTH 281°3'01"EAST A DISTANCE OF 110.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 281°3'01"EAST A DISTANCE OF 20.06 FEET; THENCE NORTH 57°58'11" WEST A DISTANCE OF 114.28 FEET TO THE EASTERLY LINE OF MARINE DRIVE; THENCE NORTH 44°02'01" EAST A DISTANCE OF 55.31 FEET ALONG THE EASTERLY LINE OF MARINE DRIVE; THENCE ALONG A CURVE TO THE RIGHT ON SAID LINE HAVING A RADIUS OF 103.25 FEET, LENGTH OF 242.40 FEET, AND A DELTA ANGLE OF 134°30'48"; THENCE S 14°30'39"W A DISTANCE OF 2.47 FEET; THENCE SOUTH 08°11'00" WEST A DISTANCE OF 62.98 FEET ON SAID LINE; THENCE NORTH 81°49'00"WEST A DISTANCE OF 23.60 FEET ON SAID LINE; THENCE SOUTH 08°11'00" WEST A DISTANCE OF 30.00 FEET ON SAID LINE; THENCE NORTH 81°49'00"WEST A DISTANCE OF 31.33 FEET; THENCE NORTH 57°58'11"WEST A DISTANCE OF 71.09 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS LOT 4 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200612200173, RECORDS OF SKAGIT COUNTY, WASHINGTON)

LEGAL DESCRIPTIONS FOR SHORT PLAT LOTS

LOT 4
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 32°07'33"EAST A DISTANCE OF 110.67 FEET; THENCE NORTH 281°3'01"EAST A DISTANCE OF 110.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 281°3'01"EAST A DISTANCE OF 20.06 FEET; THENCE NORTH 06°03'52"EAST A DISTANCE OF 132.58 FEET TO THE SOUTHERLY LINE OF MARINE DRIVE; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT ON SAID LINE HAVING A RADIUS OF 103.25 FEET, LENGTH OF 98.93 FEET, AND A DELTA ANGLE OF 54°53'55", CHORD LENGTH OF 95.19 FEET, AND CHORD BEARING OF SOUTH 63°32'30"EAST; THENCE SOUTH 39°38'56"WEST A DISTANCE OF 149.77 FEET; THENCE NORTH 57°58'11"WEST A DISTANCE OF 15.5 FEET TO THE POINT OF BEGINNING.

LOT 5
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 32°07'33"EAST A DISTANCE OF 110.67 FEET; THENCE NORTH 281°3'01"EAST A DISTANCE OF 110.41 FEET; THENCE SOUTH 57°58'11"EAST A DISTANCE OF 15.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 281°3'01"EAST A DISTANCE OF 20.06 FEET; THENCE NORTH 06°03'52"EAST A DISTANCE OF 132.58 FEET TO THE SOUTHERLY LINE OF MARINE DRIVE; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT ON SAID LINE HAVING A RADIUS OF 103.25 FEET, LENGTH OF 98.93 FEET, AND A DELTA ANGLE OF 54°53'55", CHORD LENGTH OF 95.19 FEET, AND CHORD BEARING OF SOUTH 63°32'30"EAST; THENCE SOUTH 39°38'56"WEST A DISTANCE OF 149.77 FEET; THENCE NORTH 57°58'11"WEST A DISTANCE OF 15.5 FEET TO THE POINT OF BEGINNING.

LOT 6
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 32°07'33"EAST A DISTANCE OF 110.67 FEET; THENCE NORTH 281°3'01"EAST A DISTANCE OF 110.41 FEET; THENCE SOUTH 57°58'11"EAST A DISTANCE OF 15.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39°38'56"EAST A DISTANCE OF 149.77 TO THE SOUTHERLY LINE OF MARINE DRIVE; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT ON SAID LINE HAVING A RADIUS OF 103.25 FEET, LENGTH OF 62.42 FEET, AND A DELTA ANGLE OF 34°38'15", CHORD LENGTH OF 61.47 FEET, AND CHORD BEARING OF SOUTH 18°46'26"EAST; THENCE SOUTH 14°30'39"WEST A DISTANCE OF 2.47 FEET; THENCE SOUTH 08°11'00"WEST A DISTANCE OF 62.98 FEET; THENCE NORTH 81°49'00" A DISTANCE OF 23.60 FEET; THENCE SOUTH 08°11'00"WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 81°49'00"WEST A DISTANCE OF 31.33 FEET; THENCE NORTH 57°58'11"WEST A DISTANCE OF 55.59 TO THE POINT OF BEGINNING.

CITY OF ANACORTES FACTS AND FINDINGS:

- BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE ANACORTES PLANNING DIRECTOR/HEREBY ISSUES SHORT PLAT APPROVAL FOR THE SVD, LLC 3-LOT SHORT PLAT SUBJECT TO THE FOLLOWING CONDITIONS:
1. SHORT PLAT APPROVAL AUTHORIZES THE APPLICANT TO PROCEED WITH APPLICATION FOR NECESSARY PERMITS TO CONSTRUCT REQUIRED IMPROVEMENTS AND PERMIT NOT TO EXCEED THAT AS SET-OUT IN EXHIBIT A AND ATTACHMENTS.
 2. THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER, AND STORMWATER GENERAL FACILITY AND HOOKUP FEES AND TRANSPORTATION, FIRE, SCHOOL, AND PARKING FEES. THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AND MAY DIFFER FROM THOSE FEE LEVELS CURRENTLY IN EFFECT.
 3. THE APPLICANT SHALL ACQUIRE ALL NECESSARY CHARGES, FEES, AND LOCAL PERMITS.
 4. THE APPLICANT SHALL COMPLY WITH CITY OF ANACORTES CONSTRUCTION STANDARDS AS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FOR WATER, SEWER, AND STREET ACCESS, AND STORM DRAINAGE ALL WORK PERFORMED WITHIN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH CITY CONSTRUCTION STANDARDS 5A. PRIOR TO ANY BUILDING PERMIT BEING ISSUED FOR THE SITE, THE STORMWATER DESIGN SHALL COME BACK TO THE CITY COUNCIL FOR REVIEW AND APPROVAL.
 5. THE PROPOSED NATIVE GROWTH PROTECTION EASEMENT SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS: (A) HAZARD REMOVAL OF NON-HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLACED BY THE LANDOWNER SUBJECT TO APPROVAL OF THE PARKS DEPARTMENT, WITH 3 FOOT MINIMUM APPROPRIATE NATIVE STOCK AND SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE. (C) TRAILS THROUGH THE NGE SHALL NOT BE PERMITTED WITHOUT APPROVAL OF THE PARKS DEPARTMENT.
 6. FIRE APPARATUS ACCESS AND TURNAROUND SHALL BE PROVIDED AS REQUIRED BY THE FIRE CHIEF; FIRE FLOW SHALL BE PROVIDED AS REQUIRED BY THE FIRE CHIEF.
 7. EASEMENTS SHALL BE SHOWN ON THE FACE OF THE PLAT INCLUDING SEWER, WATER, AND FIRE APPARATUS ACCESS.
 8. FRONTAGE AND ACCESS IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY THE PUBLIC WORKS DIRECTOR PRIOR TO FINAL PLAT APPROVAL.
 9. THE STREET ADDRESS SHALL BE DETERMINED BY THE BUILDING DEPARTMENT.
 10. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.

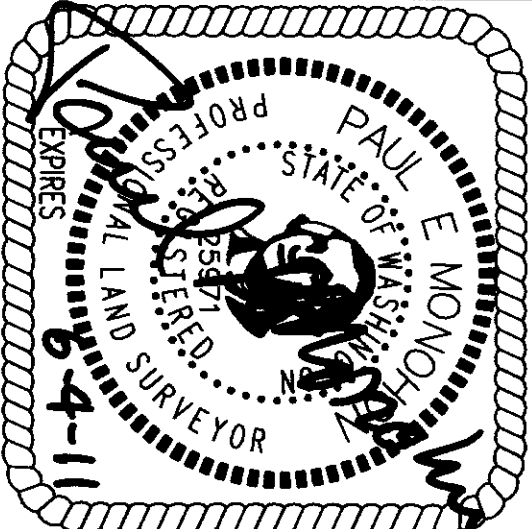
JOB NO.
07-167

SURVEY FOR:

SUNSET VIEW CONDOMINIUM DEVELOPER,
L.L.C.
1015 14TH STREET
ANACORTES, WASHINGTON 98221

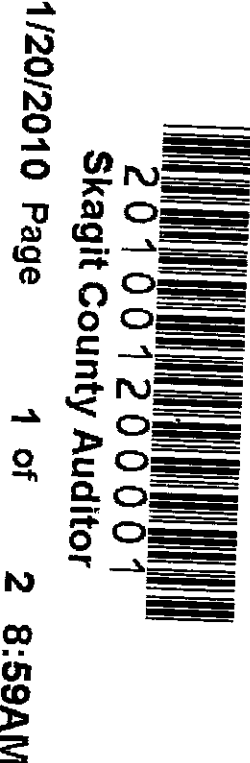


SCHEMMER JOHNSTON, PLLC
3014 COMMERCIAL AVE., SUITE C
ANACORTES, WA 98221
360-293-9006



SURVEYORS CERTIFICATE
This map correctly represents a survey made by me or \ under my direction in conformance with the Survey Recording Act.
Paul E. Monohon CERT#25971
Date

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



ACCEPTANCE:
THIS SHORT PLAT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE
THIS 21 DAY OF December 2009
Paul E. Monohon
Auditor

William Brock
DEPUTY

SCHEMMER
SUBDIVISION ADMINISTRATOR

CONSENT:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNERS HEREBY CERTIFY THAT THE SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

William Brock - for SVD LLC
member

STATE OF WASHINGTON COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 21st DAY OF Dec, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,

PERSONALLY APPEARED

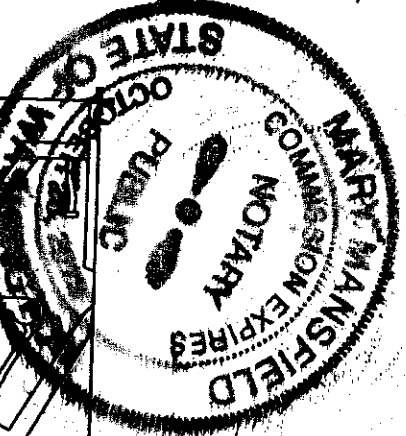
William Brock

EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SUNSET VIEW CONDOMINIUM DEVELOPER LLC.

Paul E. Monohon

RESIDING AT Anacortes

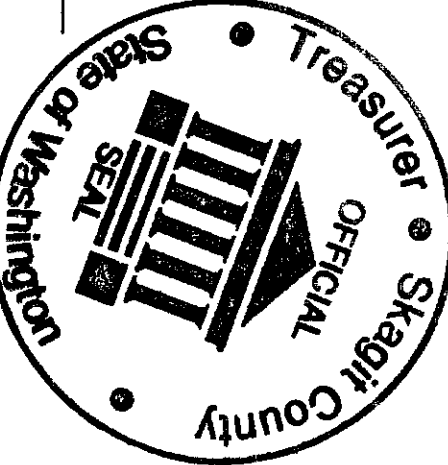
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



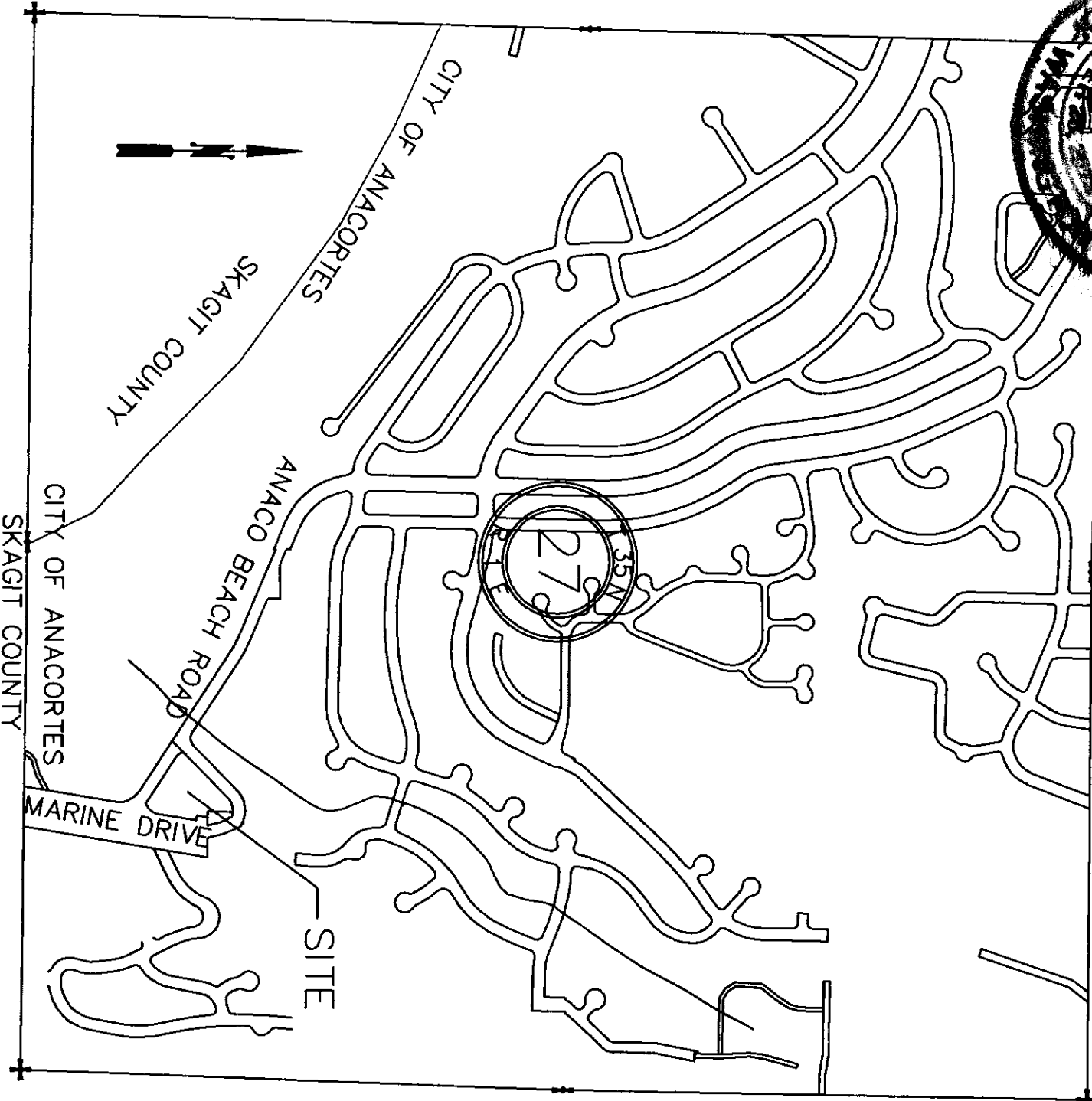
TREASURER'S CERTIFICATE: I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2009.

CERTIFIED THIS 19th DAY OF January, 2009

Paul E. Monohon
Treasurer



COVENANTS AND RESTRICTIONS
RECORDED UNDER A.F. 200612180221
AFFECT LOTS 4,5, AND 6



DESIGNED PEM
DRAWN PEM
CHECKED JB
DATE BY APP REVISIONS
PW#08-013-DEV
VICINITY MAP
SECTION 27
N.T.S.

CAD FILE: 07-167 PLOT DATE: 12/21/09

MARINE POINT SHORT PLAT ANA 08-001
SE 1/4 SECTION 27, T. 35 N., R. 01 E., W.M. CITY OF ANACORTES, WASHINGTON

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



1/20/2010 Page 2 of 2 8:59AM

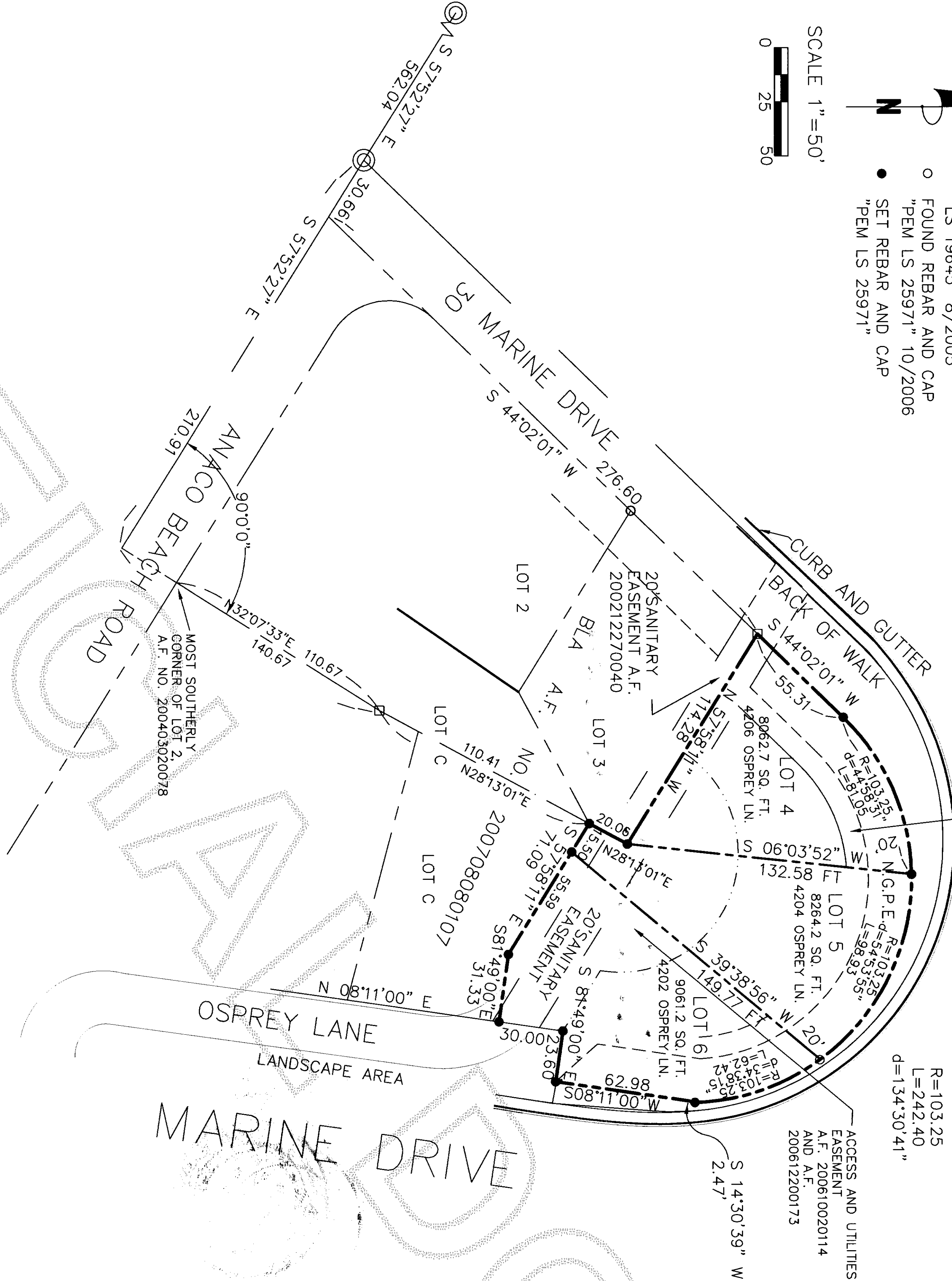
20100120007
Skagit County Auditor

Skagit County Auditor

DEPUTY

- FOUND CASED CONCRETE MONUMENT 12/2004
- FOUND REBAR AND CAP "LS 19645" 8/2005
- FOUND REBAR AND CAP "PEM LS 25971" 10/2006
- SET REBAR AND CAP "PEM LS 25971"

SCALE 1"=50'
0 25 50



SURVEY NOTES:
BASIS OF BEARINGS IS THE CENTRELINE OF ANACO BEACH ROAD AT SOUTH 87°52'27" EAST BETWEEN FOUND, CASED MONUMENTS SHOWN ON CITY OF ANACORTES BLA SURVEY RECORDED UNDER A.F. 200403220173.
RIGHT OF WAY OF MARINE DRIVE AND ANACO BEACH ROAD BASED ON ABOVE SURVEY.
THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC04103 ELECTRONIC TOTAL STATION.
MONUMENT AT INTERSECTION OF ANACO BEACH ROAD AND MARINE DRIVE NOW (8/06/07) CASED CONCRETE MONUMENT IN CONCRETE SIDEWALK.

UTILITY ACCESS NOTES:
THE ACCESS AND UTILITY EASEMENT SHOWN ON PRIVATE PROPERTY AND BENEFITTING THE ADJOINING PROPERTY OWNERS IS ALSO GRANTED TO THE CITY OF ANACORTES, VERIZON, CASCADE NATURAL GAS, PUGET SOUND ENERGY, COMCAST, AND POTELCO AND THEIR HEIRS AND ASSIGNS FOR ACCESS AND UTILITY IMPROVEMENTS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, ALL NECESSARILY ON CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES, THERETO FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE OR OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER A.F. 200612180021, RECORDS OF SKAGIT COUNTY, WASHINGTON.
DESCRIPTION OF ALL EXCEPTIONS, RESTRICTIONS, EASEMENTS, ETC. CAN BE FOUND IN THE SUBDIVISION GUARANTEE BY CHICAGO TITLE COMPANY-ISLAND DIVISION ORDER #CG44856 DATED 1/30/08

ACCESS AND UTILITIES EASEMENT LEGAL DESCRIPTION: OSPREY LANE, PRIVATE DRIVE COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 3 AS RECORDED IN BOUNDARY LINE ADJUSTMENT SURVEY UNDER AUDITOR'S FILE NUMBER 200708080107, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 4, SAID SURVEY: THENCE SOUTH 57°58'11"EAST A DISTANCE OF 64.54 FEET ALONG THE LINE COMMON TO SAID LOTS 3 AND 4 TO THE POINT OF BEGINNING;
THENCE ALONG A NON TANGENT CURVE HAVING A RADIUS OF 55.00 FEET THE RADIUS OF WHICH BEARS SOUTH 57°01'27"EAST, ANGLE OF 136°36'39", AND LENGTH OF 150.34 FEET;
THENCE SOUTH 57°58'11"EAST A DISTANCE OF 32.86 FEET TO THE EAST LINE OF MARINE DRIVE;
THENCE SOUTH 08°11'00"WEST A DISTANCE OF 30.00 FEET ALONG SAID EAST LINE;
THENCE NORTH 81°49'00"WEST A DISTANCE OF 31.33 FEET;
THENCE NORTH 57°58'11"WEST A DISTANCE OF 71.09 FEET;
THENCE NORTH 28°13'01"EAST A DISTANCE OF 20.06 FEET;
THENCE NORTH 57°58'11"WEST A DISTANCE OF 49.74 FEET TO THE POINT OF BEGINNING.

NATIVE GROWTH PROTECTION EASEMENT:
THE EXTERIOR 20.00 FEET OF LOTS 4, 5, AND 6 ADJOINING MARINE DRIVE EXCEPT THAT PORTION WITHIN THE 20 FOOT SANITARY SEWER EASEMENT ON LOT 4, AND ALSO EXCEPT THAT PORTION OF THE ACCESS AND UTILITIES EASEMENT ON LOT 6 THAT IS WITHIN 20 FEET OF THE WEST LINE OF MARINE DRIVE

ENCROACHMENT AGREEMENT:
1. DRIVEWAY ACCESS (PRIVATE) A PORTION OF THE PRIVATE DRIVEWAY ACCESS, KNOWN AS OSPREY LANE, LIES WITHIN THE PUBLIC RIGHT OF WAY OF MARINE DRIVE. ALL MAINTENANCE HEREBY BECOMES THE FULL RESPONSIBILITY OF THE PRESENT AND FUTURE OWNERS OF THE BENEFITING PARCELS THAT IT SERVES, WITH THE EXCEPTION OF CITY OWNED UTILITIES (WATER AND SEWER).
2. LANDSCAPING (PRIVATE) A LANDSCAPE AREA THAT EXTENDS FROM THE ENTRANCE OF OSPREY LANE AT MARINE DRIVE, NORTHERLY TO THE SOUTHERLY BOUNDARY LINE OF LOT 6, AS IDENTIFIED IN THIS PLAT, LIES WITHIN THE PUBLIC RIGHT OF WAY OF MARINE DRIVE. ALL MAINTENANCE HEREBY BECOMES THE FULL RESPONSIBILITY OF THE PRESENT AND FUTURE OWNERS OF THE BENEFITING PARCELS OF WHICH THE PRIVATE DRIVEWAY ACCESS (OSPREY LANE) SERVES.
3. WATER QUALITY SWALE (PRIVATE) A WATER QUALITY SWALE BENEFITTING THE PRESENT AND FUTURE OWNERS OF THE PARCELS OF WHICH THE PRIVATE DRIVEWAY ACCESS (OSPREY LANE) SERVES, LIES PARTIALLY IN THE MARINE DRIVE PUBLIC RIGHT OF WAY. ALL MAINTENANCE OF THE SWALE AND WATER QUALITY SWALE SHALL BE KEPT TO THE STANDARD OF THE MAINTENANCE AND TERMS OF THE ENCROACHMENT AGREEMENT AS STATED ARE SUBJECT TO THE TERMS OUTLINED IN CHAPTER 12.30-ENCROACHMENT AGREEMENTS OF THE ANACORTES MUNICIPAL CODE.

NOTICE:
THE PROPERTY DESCRIBED BELOW IS PUTATIVELY OWNED BY M.R. WOOD AND GEORGIE WOOD, HUSBAND AND WIFE, BOTH DECEASED:
THAT PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 33 NORTH, RANGE 1 EAST, W.M.: BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF ANACO BEACH, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS SAID POINT IS SHOWN ON THAT CERTAIN SURVEY RECORDED MARCH 22, 2004 UNDER AUDITOR'S FILE NO. 200403220173, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00°08'38"WEST, A DISTANCE OF 387.10 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LOT 69 OF SAID PLAT OF ANACO BEACH; THENCE NORTH 89°05'25"EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 35.17 FEET, MORE OR LESS, TO THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 00°33'37"WEST ALONG SAID EAST LINE, A DISTANCE OF 386.56 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 3 THAT IS NORTH 88°14'08"EAST OF THE POINT OF BEGINNING; THENCE SOUTH 88°14'08"WEST, A DISTANCE OF 30.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.
ANY QUESTIONS REGARDING PUTATIVE OWNERSHIP OF M.R. AND GEORGIE WOOD WILL BE EXTINGUISHED AUTOMATICALLY UPON THE ENTRY OF AN ORDER QUIETING TITLE IN THE PROPERTY IN SUNSET VIEW CONDOMINIUM DEVELOPMENT LLC PER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 10-1-000070-7

PW#08-013-DEV

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971
DATE

DRAWN PEM
CHECKED JB

DATE BY APP REVISIONS

CAD FILE: 07-167

PLOT DATE: 12/21/09

JOB NO.
07-167

SHEET
2 OF 2

SURVEY FOR:
SUNSET VIEW CONDOMINIUM DEVELOPER,
L.L.C.
1015 14TH STREET
ANACORTES, WASHINGTON 98221



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