

5 LOT LONG CARD SURVEY IN THE NE 1/4 OF SECTION 34, T. 35 N., R. 01 E., W.M.  
PL#08-0465

LEGAL DESCRIPTION

(0.9000 ac) BUCHAN BEACH CONDOMINIUM, ACRES 0.90,  
COMMON AREA COMMON AREA  
(3.1900 ac) BUCHAN BEACH CONDOMINIUM, ACRES 3.19, UNIT A UNIT A  
(3.1900 ac) BUCHAN BEACH CONDOMINIUM, ACRES 3.19, UNIT B UNIT B  
(3.1900 ac) BUCHAN BEACH CONDOMINIUM, ACRES 3.19, UNIT C UNIT C  
(3.1900 ac) BUCHAN BEACH CONDOMINIUM, ACRES 3.19, UNIT D UNIT D  
(3.1900 ac) BUCHAN BEACH CONDOMINIUM, ACRES 3.19, UNIT E UNIT E

NOTES

1. PARCEL "A", THE UPLANDS, IS SUBJECT TO EASEMENT CONTAINED IN DEDICATION OF ANACORTES BEACH PLAT FOR ALL NECESSARY SLOPES FOR CUTS AND FILLS ON ANY PORTION OF SAID PREMISES WHICH ABUT UPON STREETS, AVENUES, ALLEYS, AND ROADS.

2. PER DEED RECORDED UNDER AUDITOR'S FILE NO. 552848 THE STATE OF WASHINGTON "EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, " AND RESERVES THE RIGHT TO "ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS..." IN PARCEL "B" THE TIDELANDS.

3. OHWM LOCATED BY TINA MIRABILE OF SCHEMMER ENGINEERING ON 03-12-2007  
4. ANY PORTION OF THE SUBDIVISION THAT IS LOCATED WITHIN SHORELINE JURISDICTION MUST COMPLY WITH THE REGULATIONS OF SCC 14.26, WAC 173-27 AND ROW 90.58.

5. ANY FUTURE DEVELOPMENT WITHIN THE AREA DESIGNATED AS OS-PA SHALL REQUIRE A CRITICAL AREAS SITE ASSESSMENT FOR THAT PORTION OF THE OS-PA WITHIN 200 FEET THE PROPOSED DEVELOPMENT AREAS).

6. INGRESS AND EGRESS SHALL BE GRANTED TO THE COUNTY FOR MONITORING AND EVALUATION OF COMPLIANCE WITH ESTABLISHED CONDITIONS OF APPROVAL, BINDING CONDITIONS OR ANY REQUIRED MITIGATION.

7. PCA (OS-PA) SIGNAGE SHALL BE LOCATED EVERY 200 FT OR LESS, WHICHEVER IS CLOSER.

8. PCAE ARE RECORDED UNDER AF# 201006080033

9. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

10. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

11. VARIANCES NUMBER #P08-1127 APPROVED AUGUST 7, 2007 & P08-1128 APPROVED SEPTEMBER 11, 2007 APPLY TO THE PROPERTY.

12. ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL INTERMEDIATE (R).

13. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES, UNLESS OTHERWISE RESTRICTED. SEE AF# 201006080034

14. LONG PLAT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

15. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT PLANNING AND DEVELOPMENT SERVICES."

16. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES, WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

17. MAINTENANCE AND CONSTRUCTION OF ROAD IN TRACT E SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.

18. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.

19. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF BORROWS BAY SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT WATER PROGRAM AND THE SHORELINE MANAGEMENT ACT.

20. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION, AT THE TIME OF APPLICATION FOR BUILDING PERMIT AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

21. ANACORTES WATER IS THE WATER SERVICE PROVIDER

22. SEPTIC SYSTEM IS COMMUNITY SEPTIC SYSTEM PERMIT SW01-0282.

ADDRESS RANGE:

THE ADDRESS RANGE 11362-11449 HAS BEEN APPROVED FOR THIS LONG CARD

JOB NO. 06-226 BUCHAN BEACH LONG CARD

SHEET 5 LOT LONG CARD

1 OF 3

11330 MARINE DRIVE  
ANACORTES, WA. 98221

TREASURER'S CERTIFICATE:

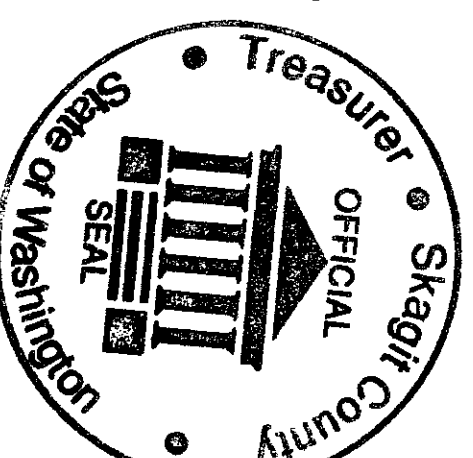
I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2010.

*Paul E. Monahan*  
SKAGIT COUNTY TREASURER  
DATE 5-4-2010

APPROVALS:

THE WITHIN AND FOREGOING LONG CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY ORDINANCE THIS 8 DAY OF APRIL 2010  
*Paul E. Monahan*  
SKAGIT COUNTY ADMINISTRATOR  
COUNTY ENGINEER  
HEALTH OFFICER

*Charles D. Quinn*  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS



CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS 5 LOT LONG CARD IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

*Robin G. Buchanan*  
ROBIN G. BUCHAN  
GEORGE C. BUCHAN

*William H. Kitts*  
WILLIAM H. KITTS BYPASS TRUST  
IAN D. BUCHAN BYPASS TRUST  
BY WILLIAM BRUCE KITTS, TRUSTEE

*William H. Kitts*  
WILLIAM H. KITTS BYPASS TRUST  
IAN D. BUCHAN BYPASS TRUST  
BY IAN DOUGLAS BUCHAN, TRUSTEE

*Moira J. Buchanan*  
IAN D. BUCHAN BYPASS TRUST  
LAIRD COMYN LLC  
BY MOIRA J. BUCHAN, TRUSTEE  
BY ALAN G. BUCHAN, MANAGER

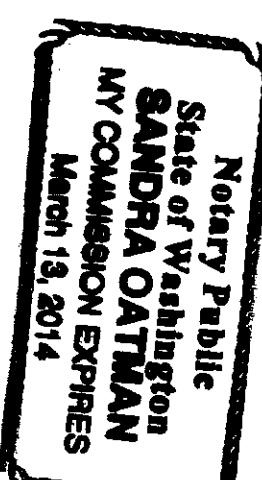
*Jeffery M. Buchanan*  
IAN D. BUCHAN BYPASS TRUST  
BY JEFFERY M. BUCHAN, TRUSTEE

ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBIN G. BUCHAN APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5-4-2010  
SIGNATURE *Sandra Oatman*

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 3/13/2014

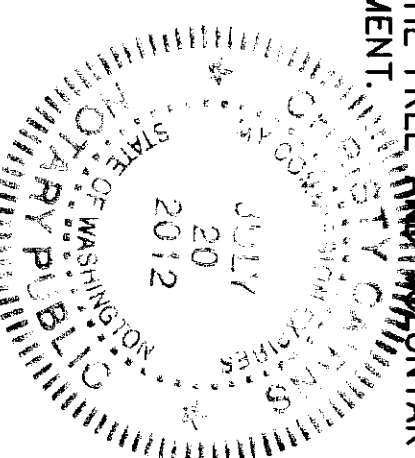


ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM BRUCE KITTS APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

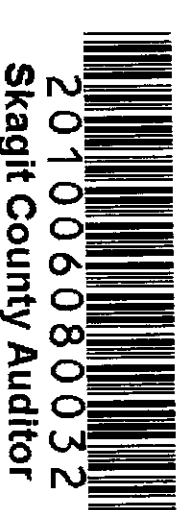
DATED April 5<sup>th</sup>, 2010  
SIGNATURE *Clayton C. Quinn*

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 7/1/2012



AUDITORS CERTIFICATE FILED FOR RECORD AT  
THE REQUEST OF SCHEMMER JOHNSTON PLLC

*James J. Quinn*  
SKAGIT COUNTY AUDITOR  
6/8/2010 Page 1 of 3 3:11:22AM



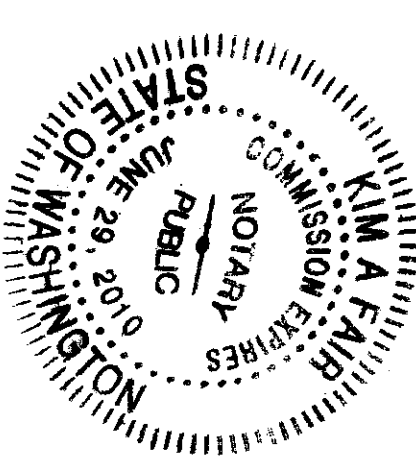
*James J. Quinn*  
SKAGIT COUNTY AUDITOR

ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CINDY TINS APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 6, 2010  
SIGNATURE *James J. Quinn*

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 06/29/10



ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MOIRA J. BUCHAN APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 24, 2010  
SIGNATURE *James J. Quinn*

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES Jan 24, 2014

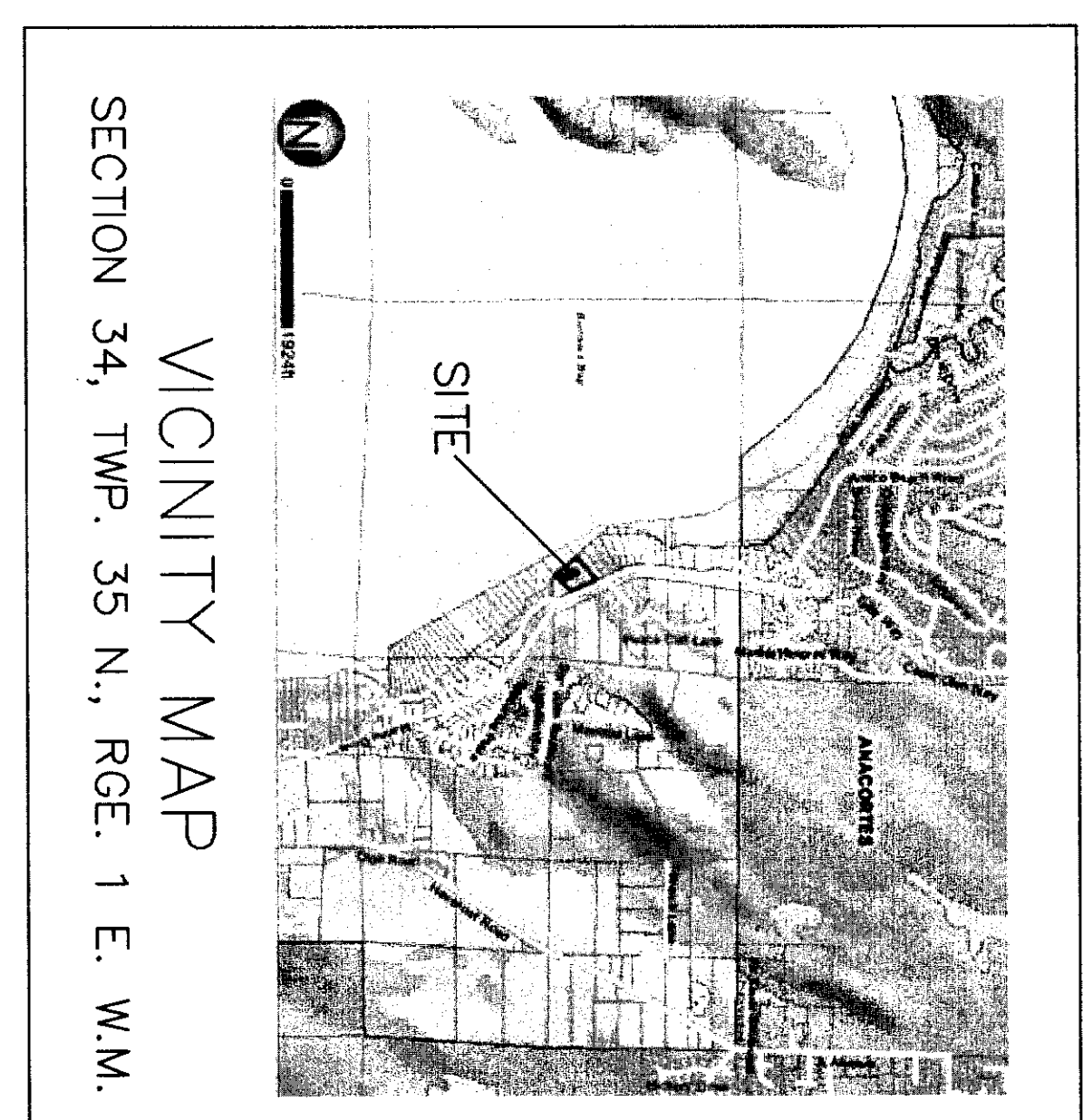


ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY M. BUCHAN APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 24, 2010  
SIGNATURE *James J. Quinn*

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES Jan 24, 2014



VICINITY MAP  
SECTION 34, TWP. 35 N., RGE. 1 E. W.M.

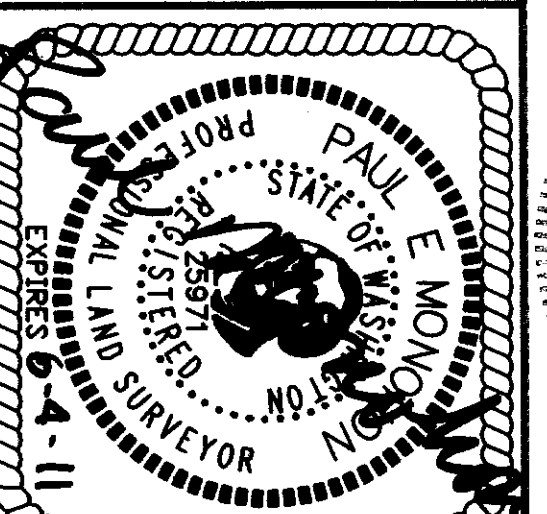
SURVEYOR'S CERTIFICATE:

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 3-25-10



SCHEMMER JOHNSTON, PLLC  
317 COMMERCIAL AVE., SUITE 101  
ANACORTES, WA 98221



DRAWN	JMS
CHECKED	JMS
DATE	BY
APR 29, 2010	JMS

CAD FILE: 06-226

PLOT DATE: 3-24-2010



ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MORIA NANCY BARRICK APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 24, 2010

SIGNATURE Valmty. Valsd

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES Jan 29, 2014

ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IAN DOUGLAS BUCHAN APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 03/26/10

SIGNATURE John D. Fair

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 06/29/10

ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN G. BUCHAN APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 25<sup>th</sup> 2010

SIGNATURE Mansi Thakur Mathole

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES November 15<sup>th</sup> 2013

## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF MULTNOMAH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE GEORGE C. BUCHAN APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 01 2010

SIGNATURE Cedric A. S.

NOTARY PUBLIC FOR THE STATE OF OREGON

MY APPOINTMENT EXPIRES Oct 16 2010

**JOB NO**  
**06-226**

SHEET

2  
OF  
(3)

BUCHAN BEACH LONG CARD

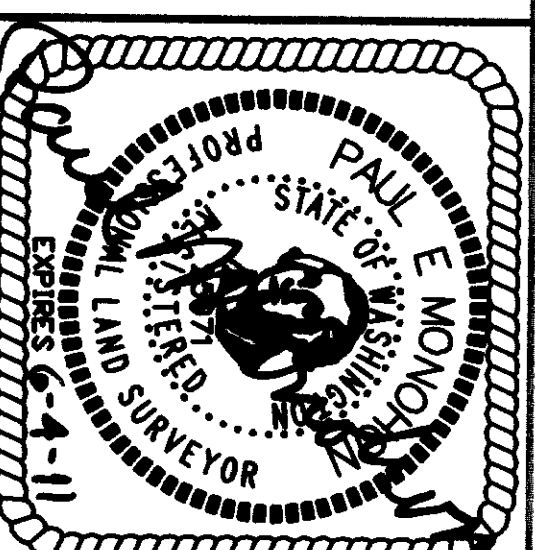
5 LOT LONG CARD

11330 MARINE DRIVE

ANACORTES, WA. 98221



SCHEMMER JOHNSTON, PLLC  
317 COMMERCIAL AVE., SUITE 101  
ANACORTES, WA 98221



## 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 3/25/10

DRAWN	JAS
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CHECKED	JTS
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	BY
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DATE	BY	APP	REVISIONS
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CAD FILE: 06-226

PLOT DATE: 3-24-2010

201006080032  
Sagitt County Auditor  
6/8/2010 Page 2 of 34432AM

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5 LOT LONG CARD SURVEY IN THE NE 1/4 OF SECTION 34, T. 35 N., R. 01 E., W.M. PL#08-0465

5 CITY OF ANACORTES WATER METERS AT JUNCTION OF MARINE DRIVE AND BUCHAN ACCESS ROAD

FOUND 3" X 3" CONCRETE MONUMENT SET BY J. VADAI (1975), 0.16' N. & 1.34' E. AT FENCE CORNER

SCALE 1"=30'

- SET REBAR AND CAP "PEW 25971"
- FOUND CONCRETE MONUMENT
- BOLT IN ROCK

SURVEY NOTES:  
EXTERIOR BOUNDARY SHOWN HERE-ON IS BASED ON RECORD OF SURVEY FILED APRIL 4, 1999 UNDER AUDITOR'S FILE NO. 9904140088. BASIS OF BEARINGS WAS THE NORTHWESTERLY LINE OF SAID SURVEY AT NORTH 49°48'27" EAST.

THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TORRAT03 ELECTRONIC TOTAL STATION.

#	BEARING	DISTANCE
L1	N 45°12'58" W	21.06'
L2	N 35°09'33" W	22.88'
L3	N 48°24'34" W	4.31'
L4	N 48°24'34" W	13.57'
L5	N 40°51'39" W	20.15'
L6	N 43°02'24" W	22.56'
L7	N 43°02'24" W	21.95'
L8	N 39°19'54" W	23.68'
L9	N 41°34'08" W	10.42'
L10	N 41°34'08" W	27.36'
L11	N 40°32'06" W	22.67'
L12	N 40°32'06" W	21.84'
L13	N 40°14'27" W	28.21'
L14	S 30°27'56" E	17.32'
L15	S 27°30'27" E	28.29'
L16	S 22°05'25" E	22.66'
L17	S 60°38'06" E	13.65'
L18	S 42°59'01" E	18.55'
L19	S 60°38'06" W	9.26'
L20	S 42°59'01" E	33.63'

OHWM LOCATED BY TINA MIRABILE OF SCHEMMER ENGINEERING ON 3-12-2007  
BOLT IN ROCK SET BY J. VADAI (1975)  
0.11' S. & 2.49' E.

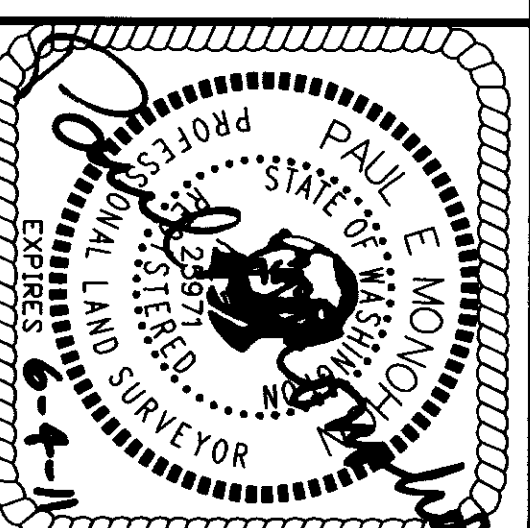
BUCHAN BEACH LONG CARD

JOB NO. 06-226  
SHEET 3 OF 3

5 LOT LONG CARD  
11330 MARINE DRIVE  
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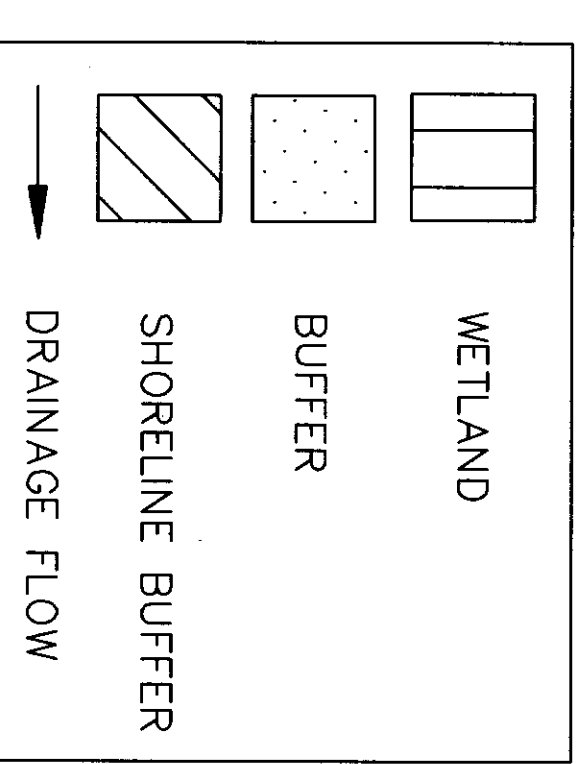
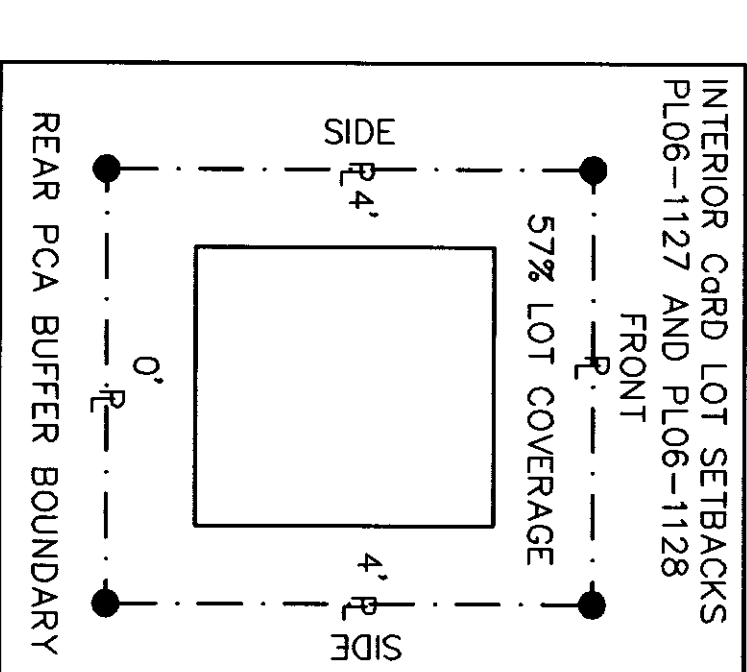
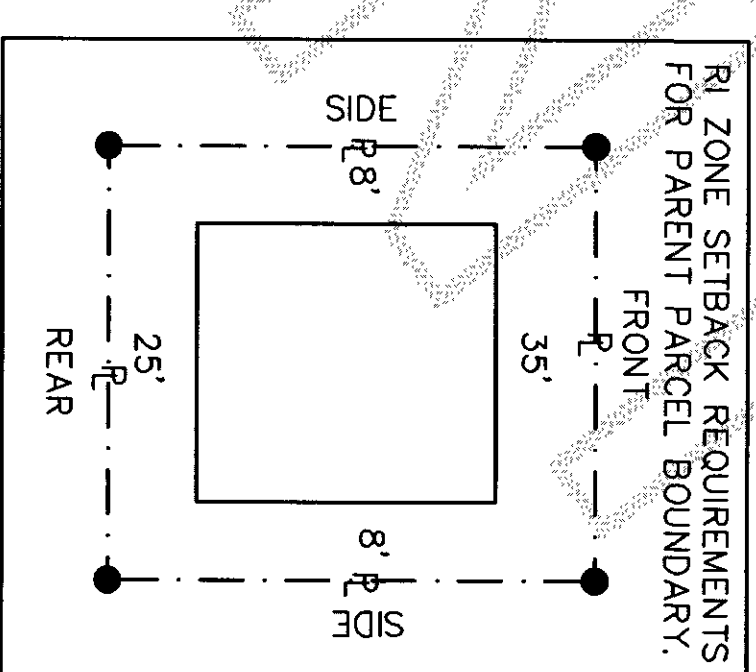
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PAUL E. MONOHON CERT#25971  
DATE 3-25-10

UTILITIES LINE TABLE	
POWER	---
CABLE	---
PHONE	---
WATER	---
GAS	---
SEPTIC	---

PCA SIGN



TRACT A-PCA	25312 SQ. FT.
TRACT B-PCA	22778 SQ. FT.
TRACT C-OS-PA	26522 SQ. FT.
TRACT D-SHORELINE BUFFER	26031 SQ. FT.
TRACT E-ENTRANCE ROAD	10310 SQ. FT.
TOTAL:	110953 SQ. FT.

