



201105020032
Shaght County Auditor

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PLAT OF SAN JUAN PASSAGE PHASE II

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

CITY OF ANACORTES, WASHINGTON

NOTES:

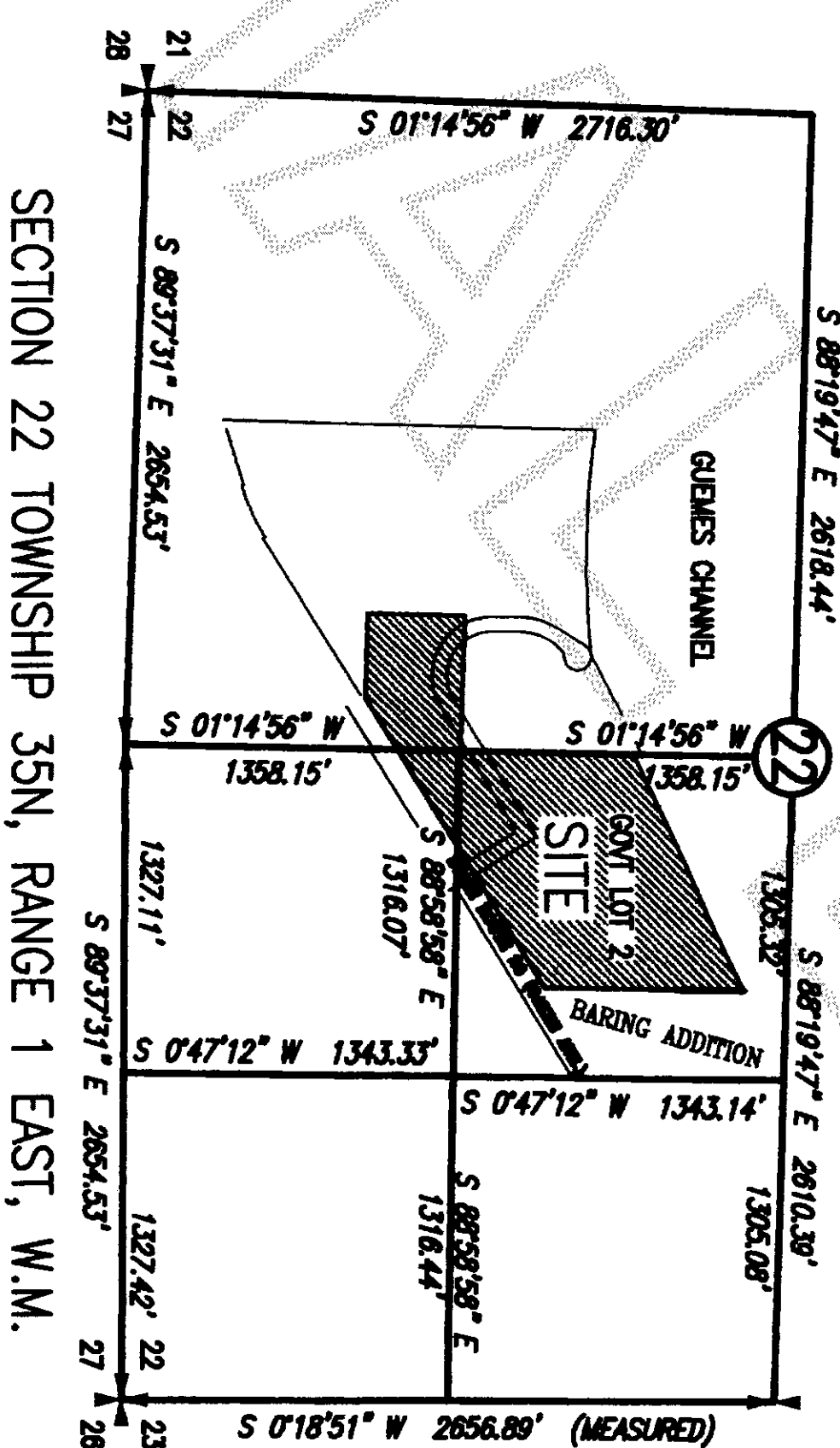
1. ASSESSOR'S ACCOUNT NO. 4974-000-999-0700 (P128123), 4974-000-999-0800 (P128124), 4974-000-999-0900 (P128125), 4974-000-999-1000 (P128126), 4974-000-999-1500 (P128131) 4974-000-999-1600 (P128132) AND 4974-000-999-1700 (P128133).
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT, DATED JANUARY 7, 2011, GUARANTEE/CERTIFICATE NO. 620012519, SUPPLIED BY CHICAGO TITLE COMPANY, OF SKAGIT COUNTY, DESCRIPTION AND EXCEPTION INFORMATION PROVIDED IN SAID REPORT.
3. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS REFERRED TO THE CHICAGO TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITORS FILE NUMBER 200807140094 (PIGET SOUND POWER AND LIGHT COMPANY EASEMENT), AF #200701300036 (RECORD OF SURVEY), AF #200609150177 (PORT OF ANACORTES AVIGATION EASEMENT AGREEMENT), AF #200609150178 (VIEW AND LANDSCAPING EASEMENT), 9701030012 (STORM DRAIN EASEMENT ACROSS TRACT P), AF #200811260099 AND 200811260100 (COVENANTS IDENTIFIED IN NOTE 25 BELOW), AF #200811250001 (PRELIMINARY PLAT APPROVED FACTS AND FINDINGS IDENTIFIED IN NOTE 26 BELOW), AF #200811250002 (MEMORANDUM OF UNDERSTANDING IDENTIFIED IN NOTE 27 BELOW) AND AF #200605050081 (LATECOMER AGREEMENT IDENTIFIED IN NOTE 18 BELOW). DEEDS OF TRUST ARE RECORDED UNDER AF #20070190080, 200801070067, 201002170052
4. ZONING: COMMERCIAL MARINE (CM)
5. WATER SUPPLY: CITY OF ANACORTES.
6. SEWER DISPOSAL: CITY OF ANACORTES
7. STORM SEWER: CITY OF ANACORTES.
8. EQUIPMENT USED: PENNAX 323N TOTAL STATION.
9. ALL EXISTING REBAR & CAPS AND CONCRETE MONUMENTS WERE VISITED ON 1-30-2009.
10. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
11. SURVEY METHOD: STANDARD FIELD TRAVERSE.
12. BASIS OF BEARINGS: RECORD OF SURVEY / PLAT OF SAN JUAN PASSAGE PHASE I, AF 200811260099.
13. ADDRESSES SHOWN ON PLAT SHEET 2.
14. MONUMENTS SET BY ME OR UNDER THE MY SUPERVISION.
15. TRACTS U AND V ARE HEREBY DEDICATED TO THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION AS PARKS TO BE OPEN TO THE PUBLIC. THE MAINTENANCE OF THESE TRACTS SHALL BE THE SOLE RESPONSIBILITY OF THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION.
16. BUILDING SETBACKS, LOT COVERAGE AND HEIGHT LIMIT:
LOTS 5,000 SQ. FT. OR SMALLER-R3 ZONE SHALL APPLY.
ON OAKES AVE. THE SETBACK SHALL BE 20 FEET WITH 10 FEET BEING A PLANTING EASEMENT TO BE MAINTAINED BY THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION.
17. THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER AND STORMWATER GENERAL FACILITY AND HOOK UP FEES AS WELL AS TRANSPORTATION, FIRE AND PARK IMPACT FEES.
18. EACH LOT SHALL BE SUBJECT TO A LATECOMERS FEE OF \$2,840.00 PER LATECOMER AGREEMENT RECORDED UNDER A.F. NO. 200605050081.
19. THERE IS A PARK IMPACT FEE OF \$1,200 PER LOT WITH \$120,000.00 GOING TOWARDS CONSTRUCTION OF THE SHIP HARBOR INTERPRETIVE PRESERVE TRAIL SYSTEM.
20. ALL RETAINING WALLS WILL BE THE RESPONSIBILITY OF THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION.
21. A 10 FOOT AND 15 FOOT STORM DRAINAGE EASEMENT BENEFITING LOTS 50 THROUGH 52 AND REVISED TRACT N IS HEREBY GRANTED TO THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF STORM DRAINAGE AND THE REPAIRING AND MAINTAINING OF THE STORM DRAIN LINES.
22. A 10 FOOT PLANTING EASEMENT ACROSS LOTS 50, 51, 52 AND PORTION OF REVISED TRACT N PARALLEL WITH OAKES AVENUE IS HEREBY GRANTED TO THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF LANDSCAPING AND LANDSCAPING MAINTENANCE.
23. A 10 FOOT STORM DRAINAGE EASEMENT ACROSS LOTS 99 & 100 AND TRACT V AS SHOWN ON THE PLAT IS HEREBY GRANTED TO THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF MAINTAINING AND REPAIRING STORM DRAIN LINES.
24. A SECTION BREAKDOWN AND BOUNDARY RESOLUTION AS IDENTIFIED IN THE PLAT OF SAN JUAN PASSAGE PHASE I NOTE 23 SEE: ALTA/ASCM RECORD OF SURVEY FILED UNDER A.F. NO. 200701300036 RECORD OF SURVEY BK. 44 PGS 131-136, A.F. NO. 9107220002 RECORD OF SURVEY A.F. NO. 200210230123.
25. ALL PARCELS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, ECT., AS STATED IN THE DECLARATION AND COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR SAN JUAN PASSAGE AF #200811260099 & 200811260100.
26. ALL PARCELS WITHIN THE SUBDIVISION ARE SUBJECT TO THE "FINDINGS OF FACT AND CONCLUSION OF LAW" AS ADOPTED BY THE ANACORTES CITY COUNCIL ON MAY 15, 2006 RECORDED NOVEMBER 25, 2008 A.F. NO. 200811250001.
27. ALL PARCELS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE "MEMORANDUM OF UNDERSTANDING RECORDED NOVEMBER 25, 2008, A.F. NO. 200811250002.
28. ENCROACHMENT AGREEMENT
WITH THE RECORDING OF THIS PLAT, ALL PARCELS AND OR THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION WITH THIS SUBDIVISION ARE SUBJECT TO AN ENCROACHMENT AGREEMENT PER CHAPTER 12.30 - ENCROACHMENT REMEDIES 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 APPEARANCES, IRRIGATION SYSTEM AND APPEARANCES, RETAINING WALLS AND APPEARANCES, AND ANY OTHER DEEMED AS PRIVATE INFRASTRUCTURE BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR.
29. VERTICAL DATUM, NAVD 88.
PROJECT BENCHMARK - TOP OF BRASS CAP IN CASE AT THE INTERSECTION OF SCHOONER DRIVE AND SHIP HARBOR BOULEVARD. ELEVATION=125.07' (NAVD 88).
30. A 15 FOOT STORM DRAINAGE EASEMENT BENEFITING LOTS 59 THROUGH 61 AND A 3 FOOT AND 7 FOOT STORM DRAINAGE EASEMENT CROSSING LOTS 60 AND 61 RESPECTIVELY IS HEREBY GRANTED TO THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF STORM DRAINAGE AND THE REPAIRING AND MAINTAINING OF THE STORM DRAIN LINES.

LEGAL DESCRIPTION

- P128123 TRACT M, FUTURE DEVELOPMENT IN SAN JUAN PASSAGE PHASE 1, RECORDED UNDER AF#200811260099, BEING A PORTION OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
- P128124 TRACT N, FUTURE DEVELOPMENT IN SAN JUAN PASSAGE PHASE 1, RECORDED UNDER AF#200811260099, BEING A PORTION OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
- P128125 TRACT O, FUTURE DEVELOPMENT IN SAN JUAN PASSAGE PHASE 1, RECORDED UNDER AF#200811260099, BEING A PORTION OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
- P128126 TRACT P, FUTURE DEVELOPMENT IN SAN JUAN PASSAGE PHASE 1, RECORDED UNDER AF#200811260099, BEING A PORTION OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
- P128131 TRACT W, FUTURE DEVELOPMENT IN SAN JUAN PASSAGE PHASE 1, RECORDED UNDER AF#200811260099, BEING A PORTION OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
- P128132 TRACT U, FUTURE DEVELOPMENT IN SAN JUAN PASSAGE PHASE 1, RECORDED UNDER AF#200811260099, BEING A PORTION OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
- P128133 TRACT V, FUTURE DEVELOPMENT IN SAN JUAN PASSAGE PHASE 1, RECORDED UNDER AF#200811260099, BEING A PORTION OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

UTILITY EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PIGET SOUND ENERGY INC.(A.F. NO. 200807140094), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns boundary and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plot lying parallel with and adjoining all public street(s), as shown on the plat, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.



CITY OF ANACORTES APPROVALS

The Planning Commission of the City of Anacortes meeting in regular session on February 2, 2011 did find that the Plat of San Juan Passage Phase II serves the public use & interest & has authorized the Subdivision Administrator to execute its written approval.

Signature of Planning Director

Approved by the Council of the City of Anacortes, WA, this 25 day of April, 2011.

ATTEST: City Clerk Dee D. D.

Examined and approved this 25 day of April, 20 11

City Engineer

CITY TREASURERS CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.

This 20 day of April, 20 11

Treasurer, City of Anacortes

DEDICATION

Know All Men by these Present that WELLS FARGO BANK, mortgage holder, and GP ANACORTES, LLC, owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original responsible grading of all such streets and avenues shown hereon. The Owners and their assigns hereby waive all claims for damages against which may be occasioned to the adjacent properties by the construction, drainage, and maintenance of said road and or area.

gpAnacortes, LLC By GilbaneDevelopment Co, Manager

Seal T. Ruiz

GP ANACORTES, LLC

WELLS FARGO BANK

State of RI

County of Providence

I certify that I know of have satisfactory evidence that Edward Saboosnick signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the SA V.P. of GP ANACORTES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 4 day of April, 20 11

Notary Public in and for the State of RI

Name printed DANIEL P. STORVENSON

Residing at 151 Cowardin Ave, Cumberland, RI

My commissions expires 3/11/12

State of Washington

County of Suffolk

I certify that I know of have satisfactory evidence that Robert E. Deignan signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the Vice President of WELLS FARGO BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 13 day of April, 20 11

Notary Public in and for the State of Washington

Name printed Arlene E. Doherty Quinn & Doherty

Residing at 1st Federal St. Bellingham WA

My commissions expires 12/31/13

COUNTY TREASURERS CERTIFICATE

I certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 20 11

Certified this 2nd day of MAY, 20 11

DALE K. HERRIGSTAD, P.L.S. Dale K. Herrigstad

SURVEYORS CERTIFICATE

I hereby certify that the PLAT OF SAN JUAN PASSAGE PHASE II is based upon an actual survey and subdivision performed by me or under my supervision of Section 22, Township 35 North, Range 1 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and plating regulations and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S. Dale K. Herrigstad

Certificate No. 27607

Date MARCH 31, 2011

HERRIGSTAD ENGINEERING & SURVEYING

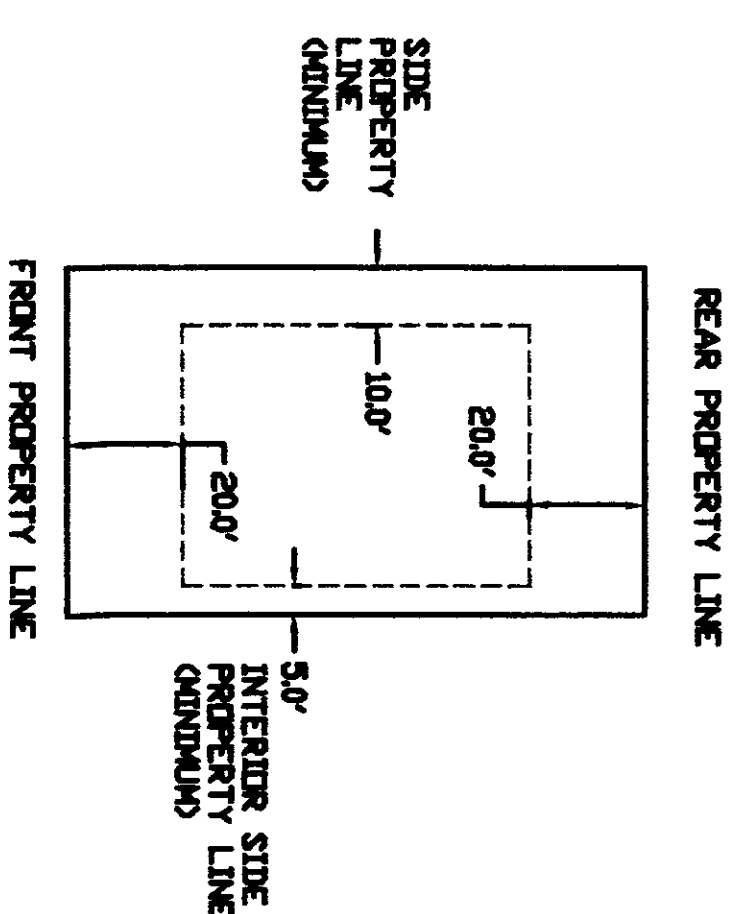
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

JOB NO.: 915

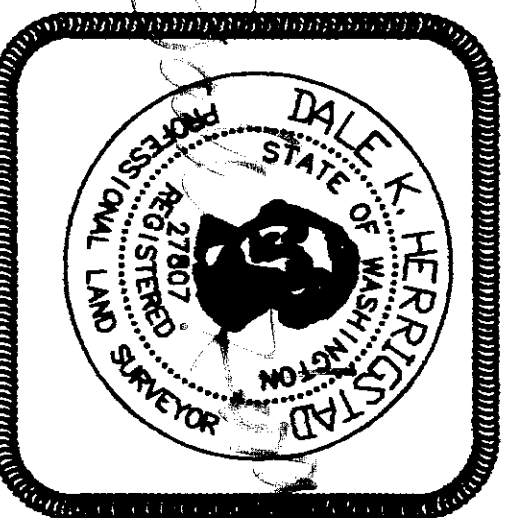
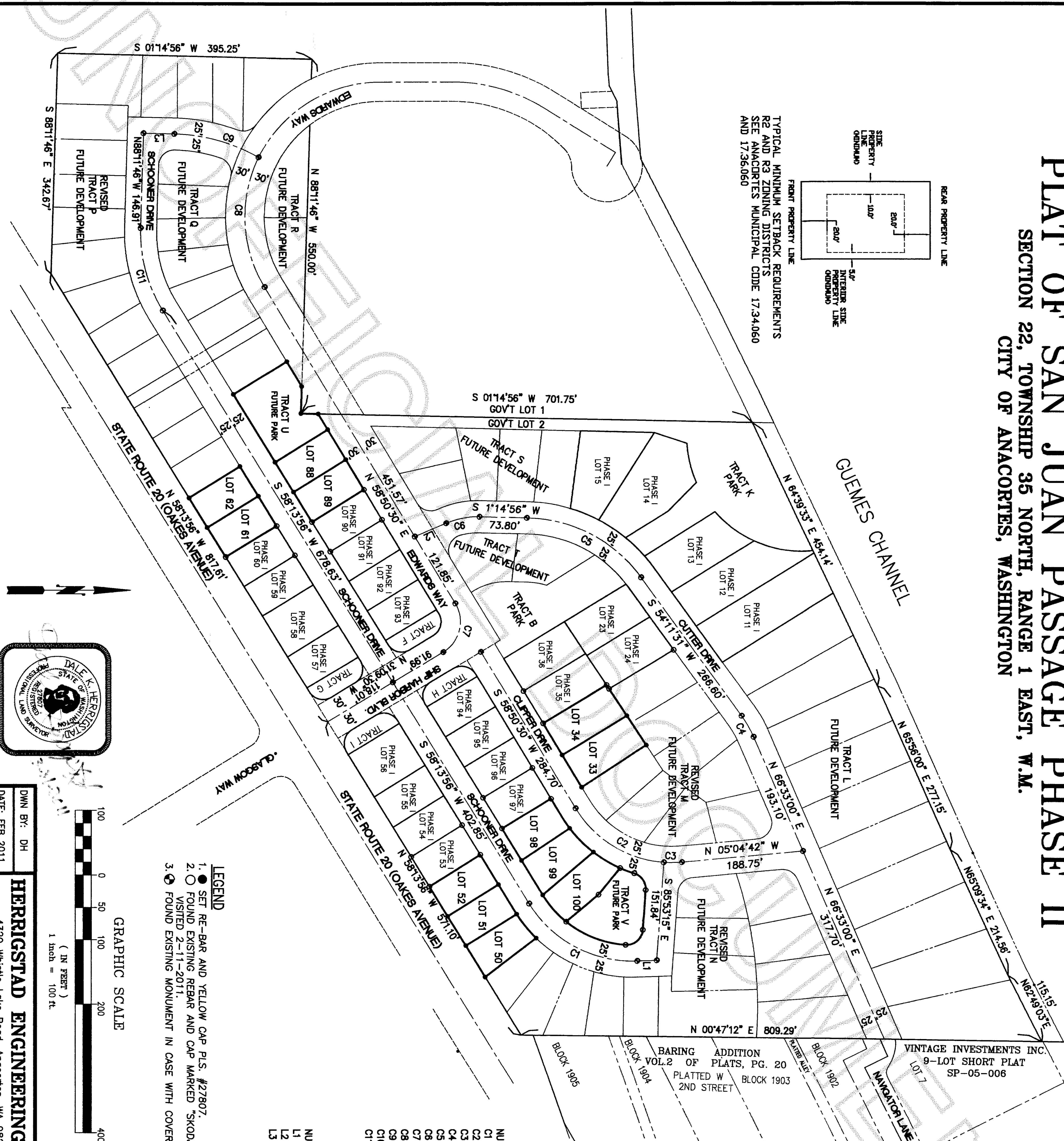
(PW #03-091-DEV)

SHEET 1 OF 4

PLAT OF SAN JUAN PASSAGE PHASE II
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON



TYPICAL MINIMUM SETBACK REQUIREMENTS
R2 AND R3 ZONING DISTRICTS
SEE ANACORTES MUNICIPAL CODE 17.34.060
AND 17.36.060



DWN BY: DH
DATE: FEB 2011

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: NOTED
JOB NO.: 915

GRAPHIC SCALE
1 inch = 100 ft.
0 50 100 200 400

DEVELOPER
GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE, RHODE ISLAND 02093

SHEET 2 OF 4

- LEGEND**
- 1. ● SET RE-BAR AND YELLOW CAP PLS. #27807.
 - 2. ○ FOUND EXISTING REBAR AND CAP MARKED "SKODJE #19645".
 - 3. ⊙ FOUND EXISTING MONUMENT IN CASE WITH COVER VISITED 2-11-2011.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 02°01'02" W	30.35'
L2	S 23°03'13" E	53.07'
L3	N 01°14'56" W	48.03'

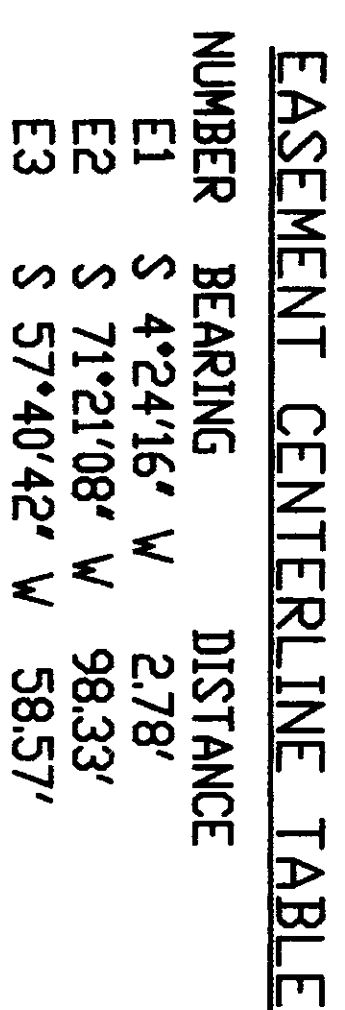
CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	190.00'	199.80'	60°15'04"
C2	175.00'	167.16'	54°43'44"
C3	175.00'	28.07'	9°11'25"
C4	175.00'	37.75'	12°21'34"
C5	225.00'	207.91'	52°56'38"
C6	125.00'	86.39'	39°35'54"
C7	55.00'	23.55'	6°44'48"
C8	210.00'	209.76'	57°13'49"
C9	275.00'	136.99'	28°32'30"
C10	45.00'	70.25'	89°26'42"
C11	230.00'	134.77'	33°34'22"

ADDRESS TABLE

LOT 33	4514 CLIPPER DRIVE
LOT 34	4516 CLIPPER DRIVE
LOT 50	4503 SCHODNER DRIVE
LOT 51	4505 SCHODNER DRIVE
LOT 52	4507 SCHODNER DRIVE
LOT 61	4615 SCHODNER DRIVE
LOT 62	4619 SCHODNER DRIVE
LOT 88	4618 SCHODNER DRIVE
LOT 89	4614 SCHODNER DRIVE
LOT 98	4508 SCHODNER DRIVE
LOT 99	4506 SCHODNER DRIVE
LOT 100	4502 SCHODNER DRIVE

SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON



1. ☒ SET RE-BAR AND YELLOW CAP PLS. #27807.
2. ☐ FOUND EXISTING REBAR AND CAP MARKED "SKODJE #19645" VISITED 2-11-2011.
3. ☒ FOUND EXISTING MONUMENT IN CASE WITH COVER VISITED 2-11-2011.
4. ☒ FOUND EXISTING PK NAIL IN CONCRETE

GRAPHIC SCALE



GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE, RHODE ISLAND 02093

SHEET 3 OF 4

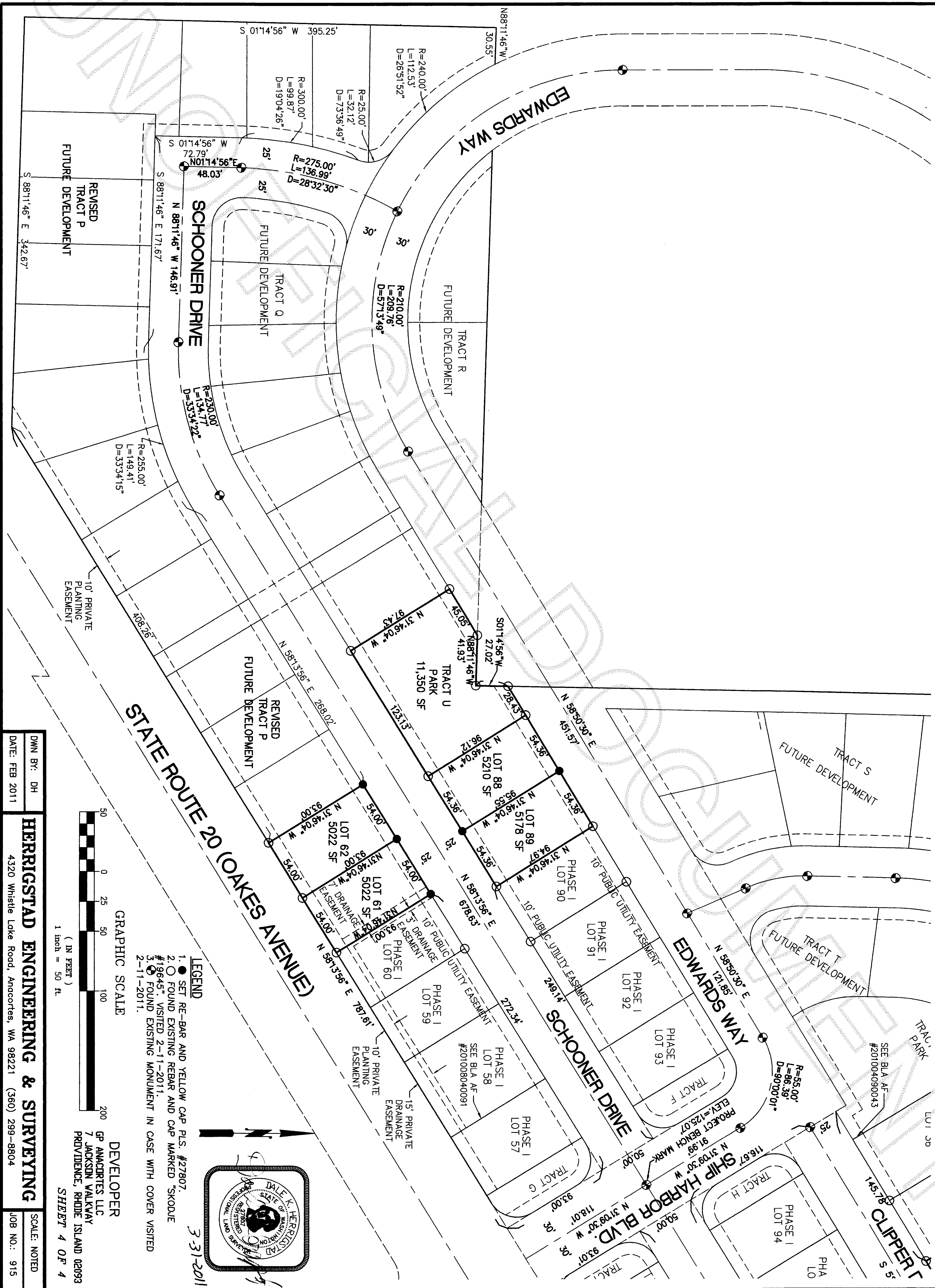
HERRIGSTAD ENGINEERING & SURVEYING

SCALE: NOTED

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Sikagit County Auditor
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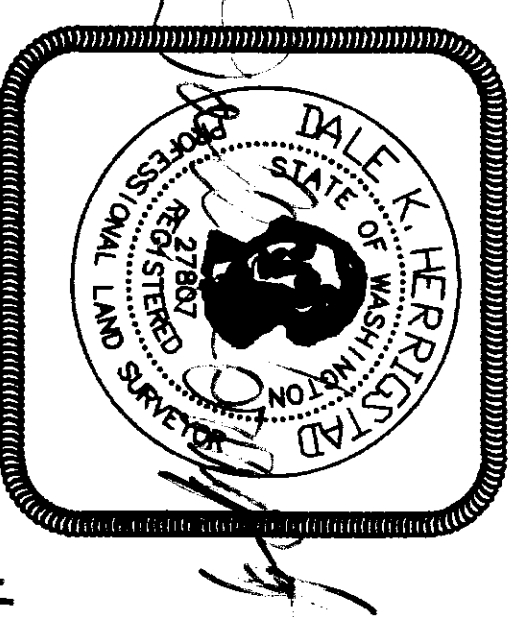
PLAT OF SAN JUAN PASSAGE PHASE II
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

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Skagit County Auditor
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DWN BY: DH
DATE: FEB 2011
HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804
SCALE: NOTED
JOB NO.: 915

LEGEND
1. ● SET RE-BAR AND YELLOW CAP PLS. #27807.
2. ○ FOUND EXISTING REBAR AND CAP MARKED "SKODJE #19645" VISITED 2-11-2011.
3. ⊙ FOUND EXISTING MONUMENT IN CASE WITH COVER VISITED 2-11-2011.



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
DEVELOPER
GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE, RHODE ISLAND 02903
SHEET 4 OF 4