1. ASSESSOR'S 6000-000-999--0500 (P130619). <u>=</u> (P128127)

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT, DATED SEPTEMBER 20 2011, GUARANTEE/CERTIFICATE NO. 620013988, 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 (PUGET SOUND POWER AND LIGHT COMPANY EASEMENT), AF \$200701300036 (RECORD OF SURVEY), AF \$200609150177 (PORT OF ANACORTES AVIGATION EASEMENT), AF \$200609150178 (VIEW AND LANDSCAPING EASEMENT), 9701030012 (STORM DRAIN EASEMENT ACROSS TRACT P), AF \$200811260099 AND 200811260100 AND MODIFICATION AF \$201105240062 (COVENANTS IDENTIFIED IN NOTE 24 BELOW) AF \$200811250001 (PRELIMINARY PLAT APPROVED FACTS AND FINDINGS IDENTIFIED IN NOTE 25 BELOW), AF \$200811250002 (MEMORANDUM OF UNDERSTANDING IDENTIFIED IN NOTE 18 BELOW), AF \$201105020052 (COVENANTS NOTED ON PHASE 2 PLAT) AND AF \$201105240061 (NATIVE PROTECTION ESMT AGREEMENT). DEEDS OF TRUST ARE RECORDED UNDER AF \$200701190080, 200810170067 AND 201002170052. FINANCIAL STATEMENT UNDER AF \$200701190081.

- COMMERCIAL MARINE (CM)
- WATER SUPPLY: CITY OF ANACORTES
- SEWER DISPOSAL: CITY OF ANACORTES
- EQUIPMENT USED: PENTAX 323N TOTAL STATION.
- ALL EXISTING REBAR & CAPS AND CONCRETE MONUMENTS
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.

<del>0</del>

- BASIS OF BEARINGS: RECORD OF SURVEY / PLAT OF SAN JUAN PASSAGE
- 13. ADDRESSES SHOWN ON PLAT SHEET 2.
- MONUMENTS SET BY ME OR UNDER THE MY SUPERVISION.

15. BUILDING SETEACKS, LOT COVERAGE AND HEIGHT LIMIT:

LOTS LESS THAN 6,000 SQ. FT.—R3 ZONE SHALL APPLY.

LOTS 6,000 SQ. FT. OR LARGER—R2 ZONE SHALL APPLY.

ON OAKES AVE. THE SETBACK SHALL BE 20 FEET WITH 10 F

MAINTAINED BY THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION.

AS WELL A IS SUBJECT TO APPLICABLE WATER, SEWER AND STORMWATER GENERAL AS TRANSPORTATION, FIRE AND PARK IMPACT FEES.

EACH LOT SHALL BE SUBJECT TO A LATECOMERS FEE OF \$2,840.00 PER LATECOMER AGREEMENT RDED UNDER A.F. NO. 200605050081.

THERE IS A PARK IMPACT FEE OF \$1,200 PER LOT WITH \$120,000.00 GOING TOWARDS CONSTRUCTION SHIP HARBOR INTERPRETIVE PRESERVE TRAIL SYSTEM.

<u>19</u>. ALL RETAINING WALLS WILL BE THE RESPONSIBILITY OF THE SAN JUAN PASSAGE HOMEOWNERS ASSOCI ATION.

20. A PRIVATE 5 FOOT, 10 FOOT AND 15 FOOT STORM DRAINAGE EASEMENT ACROSS LOTS 45 THROUGH AND REVISED TRACT N AS SHOWN ON THE PLAT IS HEREBY GRANTED TO THE SAN JUAN PASSAGE HOMEOW ASSOCIATION FOR THE PURPOSES OF STORM DRAINAGE AND THE REPAIRING AND MAINTAINING OF THE STORDRAIN LINES.

21. A 10 FOOT PLANTING EASEMENT ACROSS LOTS 48, 49, 63, 64 AND 65 AS SHOWN ON THE PLAT PARMITH OAKES AVENUE IS HEREBY GRANTED TO THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF LANDSCAPING AND LANDSCAPE MAINTENANCE. IN ADDITION A 7.6 FOOT PLANTING EASEMENT ACROSS LOT 65 AS SHOWN ON THE PLAT IS HEREBY GRANTED TO THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF LANDSCAPING AND LANDSCAPE MAINTENANCE.

22. A 20 FOOT SANITARY SEWER AS IDENTIFIED ON THE PLAT OF SAN JUAN PASSAGE PHASE 1, AF \$200811260099, NOTE 28 SHEET 2, AND AS SHOWN ON THIS PLAT THAT ALSO INCLUDES 7.6 FEET EASEMENT ACROSS LOT 65 AND 5 FEET ACROSS LOT 85 FOR THE SAME PURPOSES AS STATED.

23. A SECTION BREAKDOWN AND BOUNDARY RESOLUTION IS IDENTIFIED IN THE PLAT OF SAN JUAN PASSAGE PHASE I NOTE 23 SEE: ALTA/ASCM RECORD OF SURVEY FILED UNDER A.F. NO. 20070130036 RECORD OF SURVEY BK. AA PGS 131—136, A.F. NO. 9107230002 RECORD OF SURVEY A.F. NO. 200210230123.

24. ALL PARCELS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, ECT... AS STATED IN THE DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR SAN JUAN PASSAGE PHASE 1 AF \$200811260099 & 200811260100 AND MODIFIED IN AF \$201105240062

25. ALL PARCELS WITHIN THE SUBDIVISION ARE SUBJECT TO THE "FINDINGS OF FACT AND CONCLUSION OF AS ADOPTED BY THE ANACORTES CITY COUNCIL ON MAY 15, 2006 RECORDED NOVEMBER 25, 2008 A.F. | 200811250001.

26. ALL PARCELS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE "MEMORANDUM OF UNDERSTANDING RECORDED NOVEMBER 25, 2008, A.F. NO. 200811250002.

27. 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 PERMITS 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 DEEMED AS PRIVATE INFRASTRUCTURE BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR.

VERTICAL DATUM. NAVD 88.

PROJECT BENCHMARK — TOP OF BRASS CAP
OR BOULEVARD. ELEVATION=125.07' (NAVD 8 CASE **\*** 윾

## CTION ANACORTES, SHINGTON W.M.

AUDITORS
RECORD OF SURVEY AT THE

SURVEY AT THE REQUEST OF

DALE K. HERRIGSTAD

CERTIFIC

 $\geq$ 

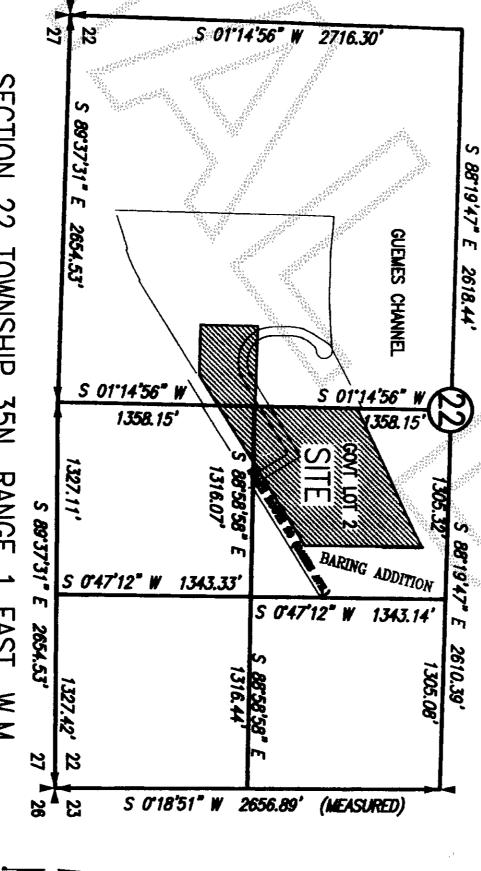
DESCRIPTION

JUAN PASSAGE nty, Washington.

Revised Tracts N 201105020052, PLAT OF of Skagit

## **EASEMENTS**

and



ECTION 22 TOWNSHIP 35N, RANGE  $\rightarrow$ 

ANACORTES A g Commission of the sion on October 24 n Passage Phase III red the Subdivision A

Signatur Planning

Appraval g g e Council of November 2 2011

and 00

delinquent

DWN

8 :

모

HERRI

SEPT

2011

DEDICAT S

AUDITOR

DEPUTY

**AUDITOR** 

12/8/2011 Page

<u>کی</u> چو

4:22PM

Skagit County Auditor

SAMONOM.

len by these Present that WELLS FARGO BANK, mortgage holder, and GP, LLC, owner of the land hereby platted, declare this plat and dedicate to the public forever, streets and avenues shown hereon and the use there lic purposes consistent with the use thereof for public highway purposes ith the right to make all necessary slope for cuts and fills upon the lots shown hereon in the original reasonable grading of all such streets and nown hereon. The Owners and their assigns hereby waiver all claims for gainst which may be occasioned to the adjacent properties by the n, draipage and maintenance of said road and or area. thereof

By Gilbane Development Co., Mgr.

RGO BANK

RHO94 SC320

signed County 1 tor instrument, know of have sat satisfactory evidence that MATINGS LAWRENTES
th stated that he is authorized to execute the
it as the Se JP

instrument GP ANACOR party for t and acknowledged it as the RTES, LLC to be the free and voluntary the uses and purposes mentioned in the act of such e instrument.

Public in r my hand and for the and official seal this State of RHOOE day 앜 budmaan 20

ted sions expires 0 mule CJAROR CANO 3/1/12 いてのあんいろ

0

instrum( of Shall med that I know of I his instrument, o have satisfactory evidence that Robert on oath stated that (he/she/) (was/are) YP. authorized to o execute

under my hand and official seal this Public in and acknowledged it as the VY GO BANK to be the free and act of such party for the uses and and for the State of Asser out purposes mentioned in the instrument. day 으 Janontos 0 20

Residing printed hora L. Mar Trason

commissions expires スカ 112/15 RONNIE L. MARTINSON
Notary Public
Commonwealth of Massachuseths
My Commission Expires
January 2, 2015

certify lands he that all taxes heretofore levied and which have become a lien ein described have been fully paid and discharged according the my office, up to and including the year of 2012.

lien upon the ling te the Skagij

COUNT

**≺** 

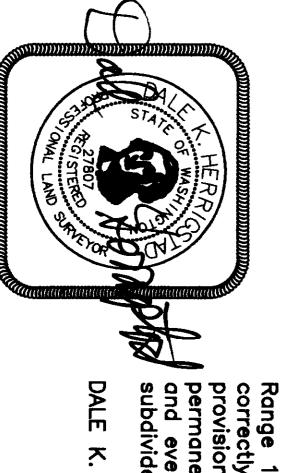
**TREASURERS** 

CERTIFICATE

Vanty this Tredsure 0 8th day of December , 20 1

VELOPER

ANACORTES LLC JACKSON WALKWAY ISLAND 02093



SURVEYORS CERTIFICATE

I hereby certify that the PLAT OF SAN JUAN PASSAGE PHASE III 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 platting regulations and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided. S SOL

HERRIGSTAD, P.L.S. Certificate No. 27807

Date NOVEMBER

-091DEV

OF

ENGINEERING 80 SURVEYING SCALE: NOTED

GSTAD Whistle Lake Road, Anacortes,

WA 98221 (360)299-8804

JOB NO.:

968

