

201402140089
Skagit County Auditor
2/14/2014 Page 1 of 3 3:38PM \$148.00PLAT OF SAN JUAN PASSAGE PHASE V
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

NOTES:

1. ASSESSOR'S ACCOUNT NO. 4974-000-999-1400 (P128122), 6000-000-999-0300 (P130617) & 6004-000-999-0400 (P130618).
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT, DATED NOVEMBER 22, 2013, GUARANTEE/CERTIFICATE NO. 620020481, 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 ANGLTON EASEMENT AGREEMENT), AF #200609150178 (VIEW AND LANDSCAPING EASEMENT), 9701030012 (STORM DRAIN EASEMENT), AF #200811260099 AND 200811260100 AND MODIFICATION AF #201105240062 (COVENANTS IDENTIFIED IN NOTE 22 BELOW) AF #200811250001 (PRELIMINARY PLAT APPROVED FACTS AND FINDINGS IDENTIFIED IN NOTE 23 BELOW), AF #200811250002 (MEMORANDUM OF UNDERSTANDING IDENTIFIED IN NOTE 24 BELOW), AF #200805050081 (LATECOMER AGREEMENT IDENTIFIED IN NOTE 17 BELOW), AF #201105020052 (COVENANTS NOTED ON PHASE II PLAT), AF #201105240061 (NATIVE GROWTH PROTECTION ESMT AGREEMENT) AND AF #201112080064 (COVENANTS NOTED ON PHASE III PLAT). DEEDS OF TRUST ARE RECORDED UNDER AF #200701190080, 200810170067 AND 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: PENTAX 323N TOTAL STATION.
9. ALL EXISTING REBAR & CAPS AND CONCRETE MONUMENTS WERE VISITED ON 2-11-2011.
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. BUILDING SETBACKS, 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 FEET BEING A PLANTING EASEMENT TO BE MAINTAINED BY THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION.
16. 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.
17. EACH LOT SHALL BE SUBJECT TO A LATECOMERS FEE OF \$2,840.00 PER LATECOMER AGREEMENT RECORDED UNDER A.F. NO. 200805050081.
18. 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.
19. ALL RETAINING WALLS WITHIN PHASES 1 THROUGH 5 OF THE PLAT SAN JUAN PASSAGE WILL BE THE RESPONSIBILITY OF THE SAN JUAN PASSAGE HOMEOWNERS ASSOCIATION AND RESPECTIVE LOT OWNERS. PER SECTION 2.11 RETAINING WALLS OF THE SAN JUAN PASSAGE DECLARATIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS, AF #200811260099 & 200811260100 AND AMENDED IN AF #201105240062.
20. 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. 44 PGS 131-136, A.F. NO. 9107220002 RECORD OF SURVEY A.F. NO. 200210220123.
21. ALL PARCELS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, ETC., AS STATED IN THE DECLARATION AND COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR SAN JUAN PASSAGE PHASE I AF #200811260099 & 200811260100 AND MODIFIED IN AF #201105240062.
22. 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, 2006 A.F. NO. 200811250001.
23. ALL PARCELS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE "MEMORANDUM OF UNDERSTANDING" RECORDED NOVEMBER 25, 2008, A.F. NO. 200811250002.
24. 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 APURTENANCES, IRRIGATION SYSTEM AND APURTENANCES, RETAINING WALLS AND APURTENANCES, AND ANY OTHER DEEMED AS PRIVATE INFRASTRUCTURE BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR.
25. 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).
26. A PRIVATE 10 FOOT STORM DRAINAGE EASEMENT ACROSS LOT 40 AS SHOWN ON THE PLAT 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. THE STORM DRAINAGE EASEMENT SHOWN ACROSS LOT 44 WAS ESTABLISHED IN THE PLAT OF SAN JUAN PASSAGE PHASE I, AF #200811260099.
27. A PRIVATE 20 FOOT ACCESS AND UTILITY EASEMENT ESTABLISHED ON THE PLAT OF SAN JUAN PASSAGE PHASE I AF #200811260099 SHOWN ON AND ACROSS LOTS 30 THROUGH 36 AND LOTS 41 THROUGH 44 IS FOR THE BENEFIT OF LOTS 28 THROUGH 37 AND 41 THROUGH 44 AND IS TO BE MAINTAINED BY THE SAN JUAN PASSAGE HOME OWNERS ASSOCIATION BUT COSTS AND EXPENSES SHARED EQUALLY BY SAID BENEFITTING LOT OWNERS PER COR's (SECTION 2.10 LOT OWNERS).

LEGAL DESCRIPTION

PARCEL A:
Revised Tract L PLAT OF SAN JUAN PASSAGE PHASE I, as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington.

Situated in Skagit County, Washington.

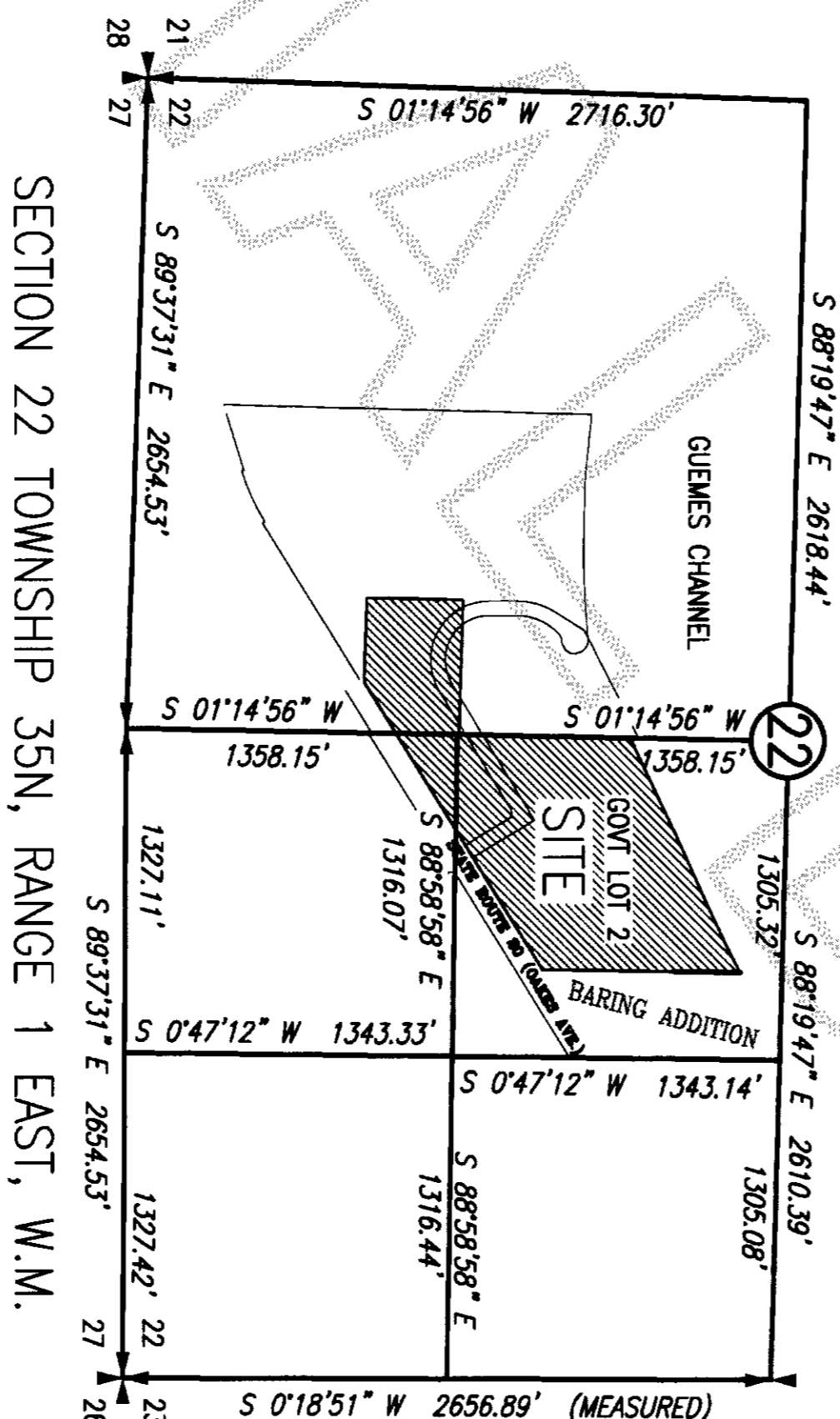
PARCEL B:
Revised Tract M, PLAT OF SAN JUAN PASSAGE, PHASE II, as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington.

PARCEL C:
Revised Tract N, PLAT OF SAN JUAN PASSAGE, PHASE III, as recorded under Auditor's File No. 201112080064, records of Skagit County, Washington.

Situated in Skagit County, Washington.

UTILITY EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET 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, under 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 January 14, 2014 did find that the Plat of San Juan Passage Phase V serves the public use & interest & has authorized the Subdivision Administrator to execute its written approval.

DEVELOPER

GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE, RHODE ISLAND 02093

Signature of Planning Director

Approved by the Council of the City of Anacortes, WA, this 14 day of January, 2014.

ATTEST: City Clerk

Examined and approved this 14 day of January, 2014.

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 28 day of January, 20 14.

Treasurer, City of Anacortes

DEDICATION

Know All Men by these Present that 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.

GP ANACORTES, LLC By: Gilbome Development Co., Inc.

State of RI

County of Providence
I certify that I know of have satisfactory evidence that Matthew Lawrence signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Sa VP 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 23 day of January, 20 14.

Notary Public in and for the State of Rhode Island

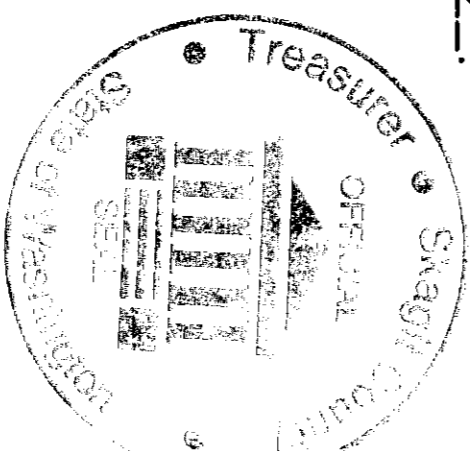
Nome printed Daniel A. Stevenson DAS
Residing at Cumberland, RI
My commissions expires 3/1/16

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 13.

Certified this 28 day of February, 20 14.

Dale Stevenson
Skagit County Treasurer



SURVEYORS CERTIFICATE

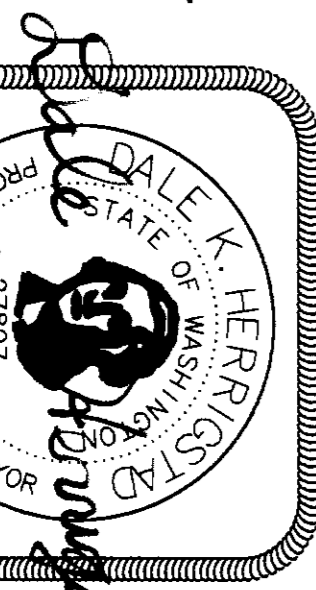
I hereby certify that the PLAT OF SAN JUAN PASSAGE PHASE V is based upon an actual survey and subdivision performed by me or under my supervision of Section 22, Township 35 North, Range 1 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions 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.

DALE K. HERRIGSTAD, P.L.S.

Certificate No. 27807

Date 1-30-2014

1-30-2014



(PW #03-091-DEV)

SHEET 1 OF 3

HERRIGSTAD ENGINEERING & SURVEYING

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

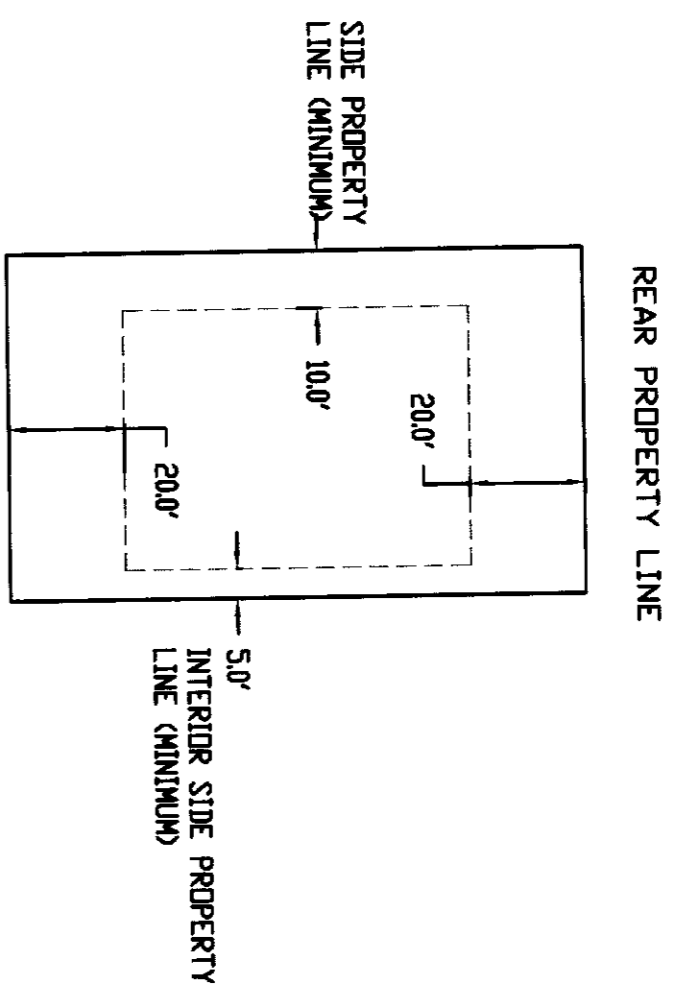
DWN BY: DH

DATE: Jan. 2014

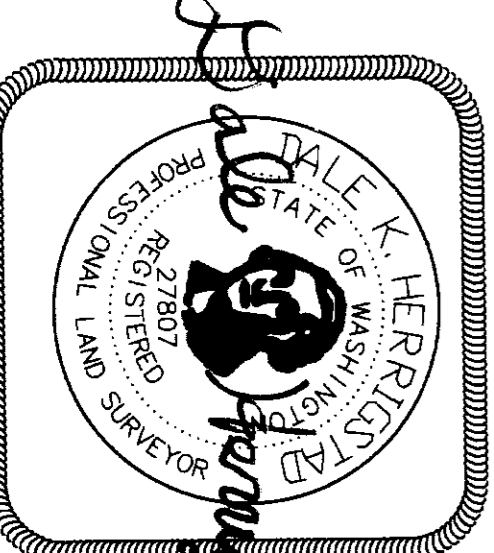
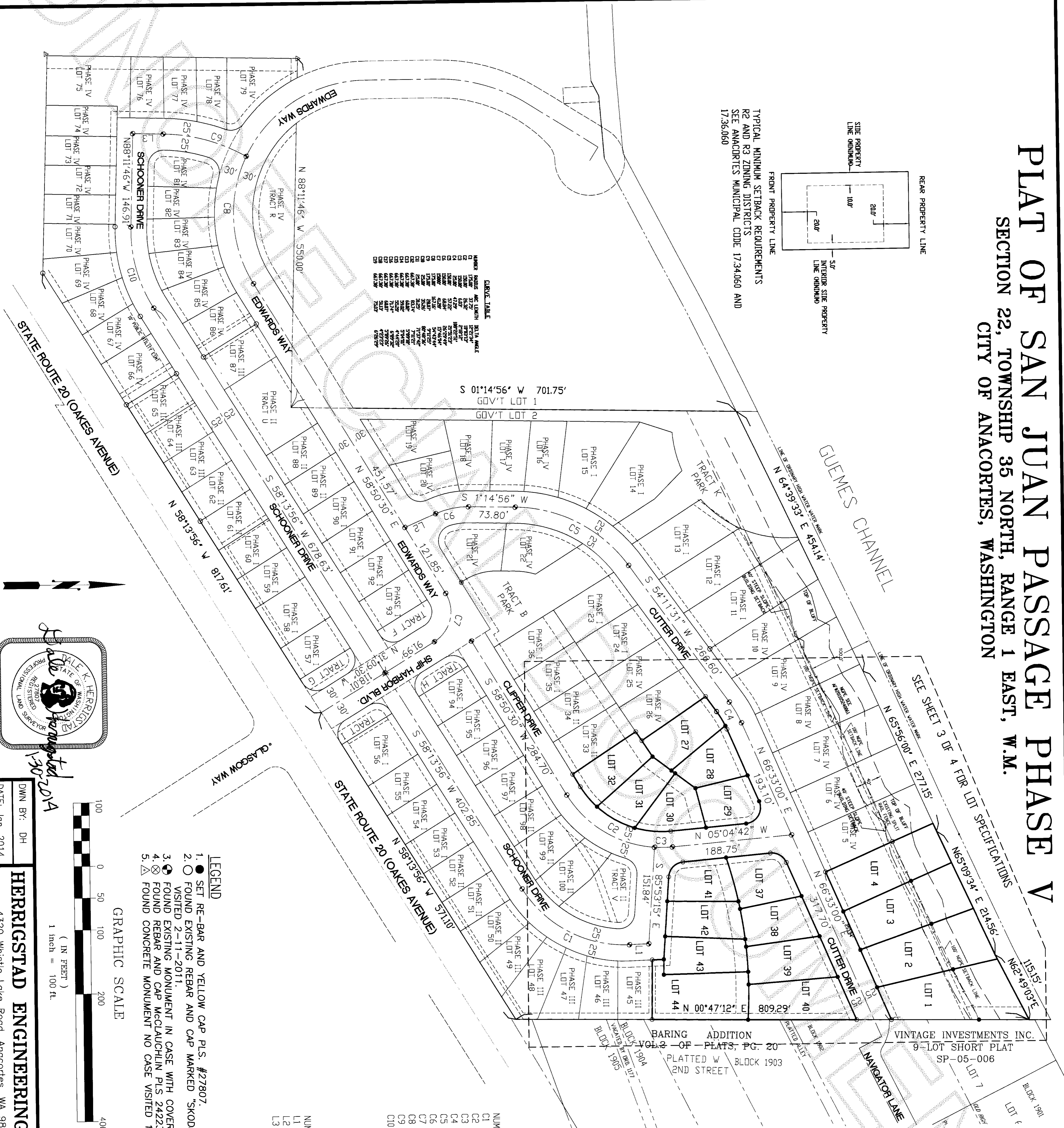
SCALE: NOTED

JOB 2013-81

PLAT OF SAN JUAN PASSAGE PHASE V
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: Jan. 2014

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

SCALE: NOTED
JOB 2013-81

- LEGEND**
1. SET RE-BAR AND YELLOW CAP PLS. #27807.
 2. FOUND EXISTING REBAR AND CAP MARKED "SKDUE #19645".
 3. VISITED 2-11-2011.
 4. FOUND EXISTING MONUMENT IN CASE WITH COVER VISITED 2-11-2011.
 5. FOUND REBAR AND CAP McLAUCHLIN PLS 24223.
 6. FOUND CONCRETE MONUMENT NO CASE VISITED 11-28-2012.

GRAPHIC SCALE



DEVELOPER

GP ANACORTES LLC
7 JACKSON WALKWAY
PROVIDENCE, RHODE ISLAND 02903

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1900.0'	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'	53.02'	24°18'09"
C7	55.00'	86.39'	89°59'46"
C8	210.00'	209.76'	57°13'49"
C9	275.00'	136.99'	28°32'30"
C10	230.00'	134.77'	33°34'22"

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'

ADDRESS TABLE

LOT 1	4404 CUTTER DRIVE
LOT 2	4408 CUTTER DRIVE
LOT 3	4412 CUTTER DRIVE
LOT 4	4416 CUTTER DRIVE
LOT 5	4420 CUTTER DRIVE
LOT 6	4424 CUTTER DRIVE
LOT 7	4428 CUTTER DRIVE
LOT 8	4432 CUTTER DRIVE
LOT 9	4436 CUTTER DRIVE
LOT 10	4440 CUTTER DRIVE
LOT 11	4444 CUTTER DRIVE
LOT 12	4448 CUTTER DRIVE
LOT 13	4452 CUTTER DRIVE
LOT 14	4456 CUTTER DRIVE
LOT 15	4460 CUTTER DRIVE
LOT 16	4464 CUTTER DRIVE
LOT 17	4468 CUTTER DRIVE
LOT 18	4472 CUTTER DRIVE
LOT 19	4476 CUTTER DRIVE
LOT 20	4480 CUTTER DRIVE
LOT 21	4484 CUTTER DRIVE
LOT 22	4488 CUTTER DRIVE
LOT 23	4492 CUTTER DRIVE
LOT 24	4496 CUTTER DRIVE
LOT 25	4500 CUTTER DRIVE
LOT 26	4504 CUTTER DRIVE
LOT 27	4508 CUTTER DRIVE
LOT 28	4512 CUTTER DRIVE
LOT 29	4516 CUTTER DRIVE
LOT 30	4520 CUTTER DRIVE
LOT 31	4524 CUTTER DRIVE
LOT 32	4528 CUTTER DRIVE
LOT 33	4532 CUTTER DRIVE
LOT 34	4536 CUTTER DRIVE
LOT 35	4540 CUTTER DRIVE
LOT 36	4544 CUTTER DRIVE
LOT 37	4548 CUTTER DRIVE
LOT 38	4552 CUTTER DRIVE
LOT 39	4556 CUTTER DRIVE
LOT 40	4560 CUTTER DRIVE
LOT 41	4564 CUTTER DRIVE
LOT 42	4568 CUTTER DRIVE
LOT 43	4572 CUTTER DRIVE
LOT 44	4576 CUTTER DRIVE

201402140089
Shagit County Auditor
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\$148.00

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201402140089
Skagit County Auditor
2/14/2014 Page 3 of 3 3:36PM \$148.00

VINTAGE INVESTMENTS INC.
9-LOT SHORT PLAT
SP-05-006



CURVE TABLE			
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	175.00'	37.75'	12°21'34"
C2	150.00'	26.32'	10°03'13"
C3	150.00'	6.03'	2°18'12"
C4	25.00'	47.29'	108°22'51"
C5	150.00'	57.22'	21°51'23"
C6	150.00'	68.84'	26°29'49"
C7	150.00'	41.28'	15°46'04"
C8	175.00'	167.16'	54°43'44"
C9	175.00'	28.07'	9°11'25"
C10	25.00'	35.26'	80°48'36"
C11	25.00'	31.25'	71°37'42"
C12	667.38'	83.74'	7°11'21"
C13	667.38'	60.02'	5°09'10"
C14	667.38'	59.02'	5°04'01"
C15	667.38'	55.20'	4°44'20"
C16	667.38'	71.74'	6°09'32"
C17	667.38'	60.07'	5°09'26"
C18	667.38'	51.13'	4°23'23"
C19	667.38'	75.03'	6°26'29"

- 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.
 4. ⊗ FOUND RE-BAR @ CAP McLaughlin 24223.



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

SHEET 3 OF 3

DWN BY: DH
DATE: Jan. 2014

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SCALE: NOTED
JOB 2013-81