

THE RESERVE AT CHANNEL LANDING

AUDITORS CERTIFICATE

IN THE S.E. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.  
CITY OF ANACORTES, WASHINGTON

PROPERTY BOUNDARY LINE TABLE

BEARING	DISTANCE
L1 S30°20'4"W	35.05'
L2 S30°20'4"W	41.77'
L3 S30°20'4"W	16.55'
L4 S30°20'4"W	22.20'
L5 S63°22'0"W	91.51'
L6 N58°23'34"W	70.36'

ROAD CURVE & LINE TABLE

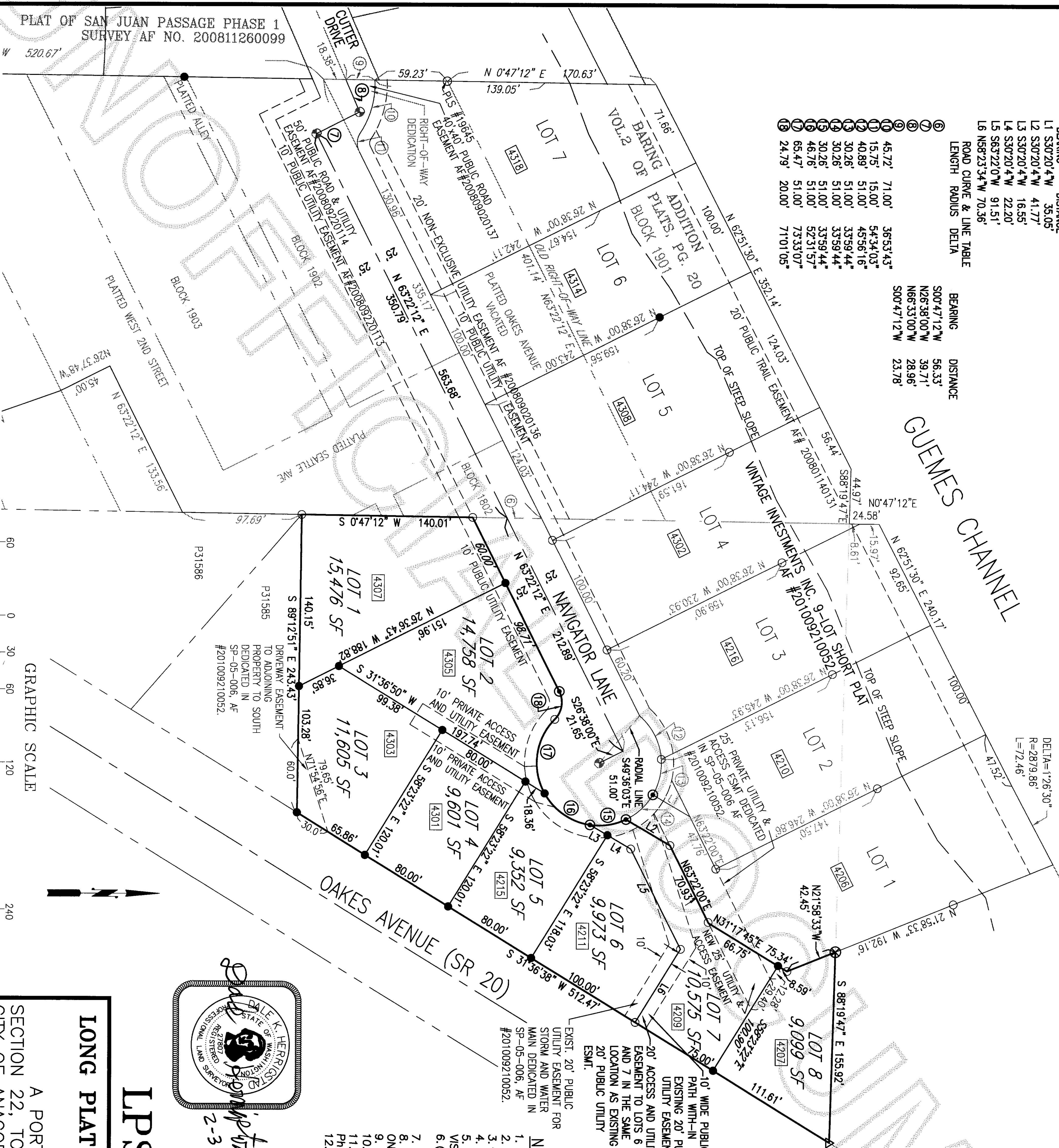
LENGTH	RADIUS	DELTA
①	45.72'	71.00'
②	15.75'	15.00'
③	40.89'	51.00'
④	30.26'	51.00'
⑤	30.26'	51.00'
⑥	30.26'	51.00'
⑦	46.76'	51.00'
⑧	65.47'	51.00'
⑨	24.79'	20.00'

BEARING DISTANCE

S00°47'12"W	56.33'
N26°36'00"W	39.71'
N66°33'00"W	28.96'
S00°47'12"W	23.78'

DELTA=1°26'30"  
R=2879.86'  
L=72.46'

GUEMES CHANNEL

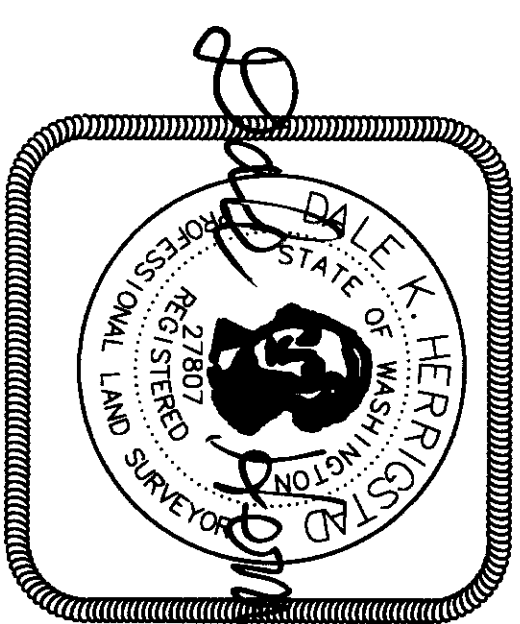


GENERAL INFORMATION

- Assessor's Account No.s 350122-4-001-0008, P130305 and 350122-4-001-0009, P130306.
- Description and exception information is from Land Title Company, Order No. 144756-0, dated November 19, 2012, and updated on January 30, 2013.
- 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 in Land Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF 200605050081 (Regional sewer pump station late corners agreement), AF 8905090034 & 8910060006 (Records of Survey), AF 566376 (PSE Easement for electric line, poles and anchor wires along Oakes Avenue), AF 200207260099 (Avigation Easement), 200608090085 (Hazardous Substances Certificate), 200801140131 (Guemes Channel Trail Easement along northerly 20 feet of Plot to the City of Anacortes), AF 200809020137 (Access easement as shown on the Plat), AF 200809020137 (Access easement terminated upon road dedication), AF 200811200113 (PSE Easement vacated in favor of platted easements shown here-on), AF 201009210052 (Short Plat SP-05-006) and AF 201311140066 (CC & R's). Deeds of trust and Appointment of Successor Trustee recorded under Auditors File Number 200608090084, 201202290118, 201205140117 (Trustee) and 201311140068.
- Zoning: (R2) Residential Low Density
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes
- Storm Sewer: City of Anacortes

NOTES

- SET RE-BAR AND RED CAP PLS. #27817.
- EXISTING BRASS CAP IN SIDEWALK MARKED PLS #9569.
- EXISTING MONUMENT STAMPED LS #9569 W/ CASE & COVER.
- EXISTING PK NAIL IN LARGE ROCK.
- FOUND EXISTING REBAR AND CAP MARKED PLS #9569 OR AS NOTED. VISITED 2-11-09.
- FOUND EXISTING REBAR AND CAP MARKED "LEONARD 8992" VISITED 7-10-2010.
- EQUIPMENT USED: Pentax 323N Total Station.
- ALL EXISTING REBAR & CAPS AND CONCRETE MONUMENTS WERE VISITED ON 1-25-2014.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE.
- BASIS OF BEARINGS: Record of Survey / Plat of San Juan Passage Phase 1, AF 200811260099.
- ADDRESSES SHOWN ON PLAT.



(PW #05-055-DEV)

LPS-2010-0001

SHEET 1 OF 2

LONG PLAT Developer: Channel Landing LLC

PO Box 319

A PORTION OF THE SE 1/4 OF

SECTION 22, TOWNSHIP 35 N., RNG. 1 EAST, W.M.  
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4329 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWN BY: DKH	CHECK BY: DKH	DATE: Jun 2014	SCALE: 1"=60'	JOB NO.: 886
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