

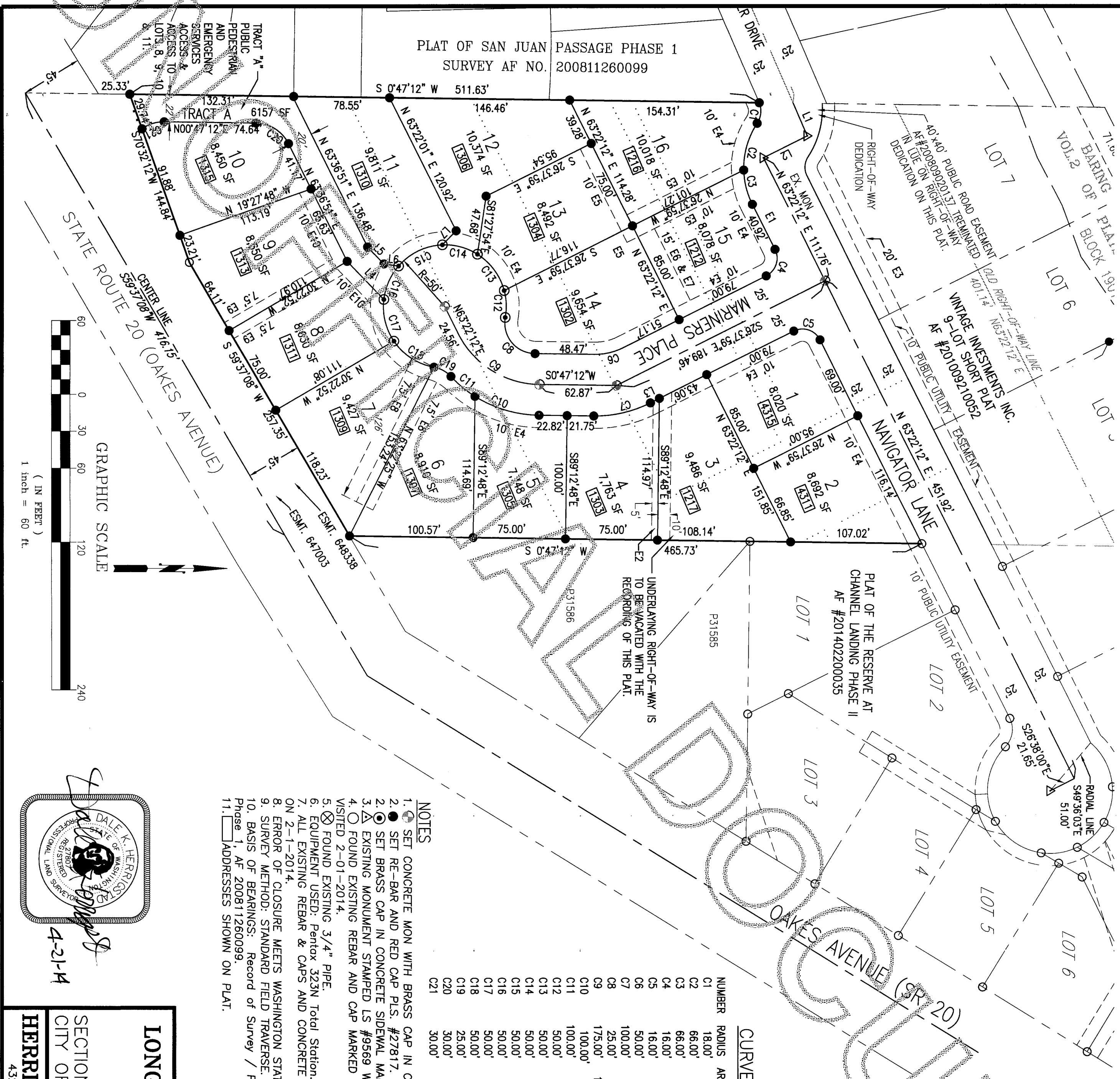
THE RESERVE AT CHANNEL LANDING

AUDITORS CERTIFICATE

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

J. HERRIGSTAD
DEPUTY AUDITOR

201405050873
\$149.00
Skagit County Auditor
5/5/2014 Page 1 of 3 3:12:59PM



EASEMENT DESCRIPTIONS

NUMBER	BEARING	DISTANCE
E1	N 66°33'00" E	28.96'
E1	N 26°38'00" W	39.71'
E1	N 26°37'59" W	8.11'
E4	N 48°00'58" E	42.85'
E4	N 46°00'58" E	19.05'
E6	N 08°21'44" E	12.05'
E7	S 45°32'23" E	15.97'

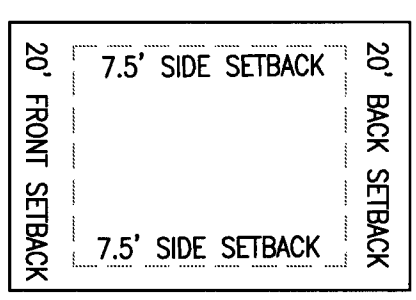
CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	18.00'	17.40'	55°22'51"
C2	66.00'	40.14'	34°50'46"
C3	66.00'	29.00'	25°10'39"
C4	16.00'	25.13'	89°59'49"
C5	16.00'	25.13'	90°00'11"
C6	50.00'	23.93'	27°25'12"
C7	100.00'	47.86'	27°25'12"
C8	25.00'	43.38'	99°24'38"
C9	175.00'	167.16'	54°43'44"
C10	100.00'	54.90'	31°27'13"
C11	100.00'	25.47'	14°35'49"
C12	50.00'	21.99'	25°11'34"
C13	50.00'	37.43'	42°53'29"
C14	50.00'	30.00'	34°22'48"
C15	50.00'	40.78'	46°43'35"
C16	50.00'	30.00'	34°22'48"
C17	50.00'	35.55'	40°44'20"
C18	50.00'	39.98'	45°48'29"
C19	25.00'	16.04'	36°45'27"
C20	30.00'	32.90'	62°49'39"
C21	30.00'	19.14'	36°33'09"

NOTES

1. SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
2. SET RE-BAR AND RED CAP PLS. #27817.
3. SET BRASS CAP IN CONCRETE SIDEWALK MARKED PLS #27817.
4. FOUND EXISTING MONUMENT STAMPED LS #9569 W/ CASE & COVER.
5. FOUND EXISTING REBAR AND CAP MARKED PLS #9569 OR AS NOTED. VISITED 2-01-2014.
6. FOUND EXISTING 3/4" PIPE.
7. EQUIPMENT USED: Pentax 323N Total Station.
8. ALL EXISTING REBAR & CAPS AND CONCRETE MONUMENTS WERE VISITED ON 2-1-2014.
9. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
10. SURVEY METHOD: STANDARD FIELD TRAVERSE.
11. BASIS OF BEARINGS: Record of Survey / Plat of San Juan Passage Phase I, AF 200811260099.
12. ADDRESSES SHOWN ON PLAT.

TYPICAL LOT SETBACKS



SIDE YARD SETBACK
MINIMUM IS 5' WITH
A TOTAL COMBINED
SETBACK NOT LESS
THAN 15'

IPS-2012-0001

(PW #12-048-DEV)

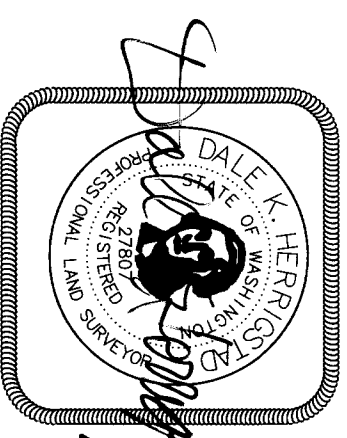
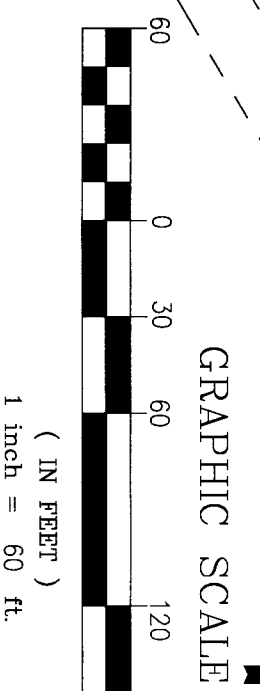
SHEET 1 OF 3

LONG PLAT Developer: Channel Landing LLC
PO Box 319
Anacortes, WA 98221

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

CHECK BY: DKH	DATE: Mar 2014
SCALE: 1"=60'	JOB 2012-32



TRACT "A" PUBLIC PEDESTRIAN AND EMERGENCY SERVICES ACCESS TO LOTS 8, 9 AND 11

PLAT OF SAN JUAN PASSAGE PHASE 1 SURVEY AF NO. 200811260099

STATE ROUTE 20 (OAKES AVENUE)

MARINERS PLACE

NAVIGATOR LANE

PLAT OF THE RESERVE AT CHANNEL LANDING PHASE II AF #201402200035

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6

UNDERLYING RIGHT-OF-WAY IS TO BE DEDICATED WITH THE RECORDING OF THIS PLAT.

RIGHT-OF-WAY DEDICATION

40'-40' PUBLIC ROAD EASEMENT (OLD RIGHT-OF-WAY LINE) IN LIEU OF RIGHT-OF-WAY DEDICATION ON THIS PLAT.

VINTAGE INVESTMENTS INC. 9-LOT SHORT PLAT AF #201009210052

10'-10' PUBLIC UTILITY EASEMENT

15' UTILITY EASEMENT TO PARCEL P31586

20' NON-EXCLUSIVE UTILITY EASEMENT AF #20080920136

NEW 10' PUBLIC UTILITY EASEMENT ALONG FRONTAGE OF RIGHT-OF-WAY

NEW 10' PRIVATE UTILITY EASEMENT ON LOTS 13, 14, 15 & 16 FOR THE BENEFIT OF LOTS 12, 13, 14, 15 & 16.

NEW 15' PRIVATE ACCESS EASEMENT ON LOT 15 FOR THE BENEFIT OF LOT 16.

NEW 15' PRIVATE SANITARY SEWER EASEMENT ON LOT 15 FOR THE BENEFIT OF LOTS 12 & 13.

NEW 7.5' PRIVATE ACCESS EASEMENT ON EACH OF LOTS 6 & 7 FOR THE COMMON BENEFIT OF LOTS 6 & 7.

NEW 7.5' PRIVATE ACCESS EASEMENT ON EACH OF LOTS 8 & 9 FOR THE COMMON BENEFIT OF LOTS 8 & 9.

NEW 10' PUBLIC UTILITY EASEMENT EASEMENT ON LOTS 8 & 9 FOR THE BENEFIT OF LOTS 8, 9 AND 10.

**THE RESERVE AT CHANNEL LANDING
PHASE III
IN THE S.E. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON**

2014-05050073
\$149.00
Skagit County Auditor
5/24/14 Page 3 of 3 3:12:59PM

GENERAL INFORMATION

1. Assessor's Account No.s: 3774-905-003-0005, P56559; 3774-904-003-0008, P56557; 3774-802-010-0005, P56553; 3774-902-010-0003, P56555; 3774-903-011-0000, P56556; 3774-904-013-0006, P56558; 3774-905-015-0001, P56560.
2. Description and exception information is from Land Title Company, Order No: 144447-SA, dated January 8, 2014.
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 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 comers agreement), City of Anacortes Ordinance No. 1177 (Vacation of alley between Blocks 1904 and 1095); AF 647003 (City of Anacortes water pipe line located in Oakes Avenue ROW), AF 648338 (PSE overhead power lines and poles located in Oakes Avenue ROW); AF 200809220114 (50 foot road and utility easement extinguished in favor of road dedication on this Plat); AF 200811200114 (10' PSE easement superseded by this plat easement E4 as shown on the face of the plat); AF 201311120052 (10' PSE easement superseded by this plat easement E4 as shown on the face of the plat); and AF 201311140066 (CC & R's). Deeds of Trust recorded under AF 201307170066 (Skagit State Bank) and Assignments of Rents AF 201307170067 (Skagit State Bank).
4. Zoning: Commercial Marine (CM) and Residential Low Density (R2).
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes

SKAGIT 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 2014.

Certified this 5th day of May, 2014.



Valerie Overstreet
Skagit County Treasurer

CITY OF ANACORTES APPROVALS

The Planning Commission of the City of Anacortes meeting in regular session on March 1, 2014 did find that the Plat of The Reserve at Channel Landing Phase III Plat serves the public use & interest & has authorized the Subdivision Administrator to execute its written approval.

Signature of Planning Director _____

Approval by the Council of the City of Anacortes, WA, this 15th day of April, 2014.

ATTEST: City Clerk Debra D

Examined and approved this 25 day of April, 2014.

John
City Treasurer

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 25 day of April, 2014.

Debra D
Treasurer, City of Anacortes

DEDICATION

Know All Men by these Present that SKAGIT STATE BANK, mortgage holder, and CHANNEL LANDING LLC, property 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 reasonable 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 by the dedication of properties by the construction, drainage and maintenance of said road and area.

CHANNEL LANDING LLC

SKAGIT STATE BANK

State of Washington

County of Skagit

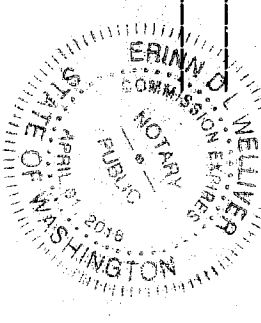
I certify that I know of no satisfactory evidence that Nels Strandberg signed this instrument, on oath stated that (he/she/it) (was/are) authorized to execute the instrument and acknowledged it as the member of CHANNEL LANDING LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 25th day of April, 2014.

Name printed Clynn DL Wellner

Residing at PO Box 931 Anacortes WA

My commissions expires 4/1/2018



State of Washington

County of Skagit

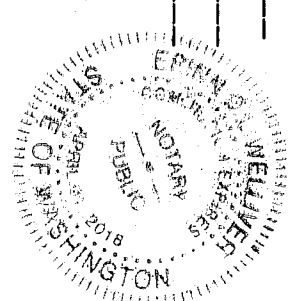
I certify that I know of no satisfactory evidence that Michael Fredlund signed this instrument, on oath stated that (he/she/it) (was/are) authorized to execute the instrument and acknowledged it as the Vice President of SKAGIT STATE BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 21st day of April, 2014.

Name printed Chan DL Wellner

Residing at PO Box 931 Anacortes WA

My commissions expires 4/1/2018



SURVEYORS CERTIFICATE

I hereby certify that the Reserve at Channel Landing Phase III Plat 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.; the plat is a true and correct representation of the land actually surveyed; 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 Herrigstad
Certificate No. 27807

Date April 21, 2014

(PW #12-048-DEV)

LPS-2012-0001

SHEET 3 OF 3

LONG PLAT

Developer: Channel Landing LLC
PO Box 319
Anacortes, WA 98221

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

SCALE:	Noted
DATE:	Mar 2014
CHECK BY:	DKH
DWN BY:	DKH
JOB	2012-32

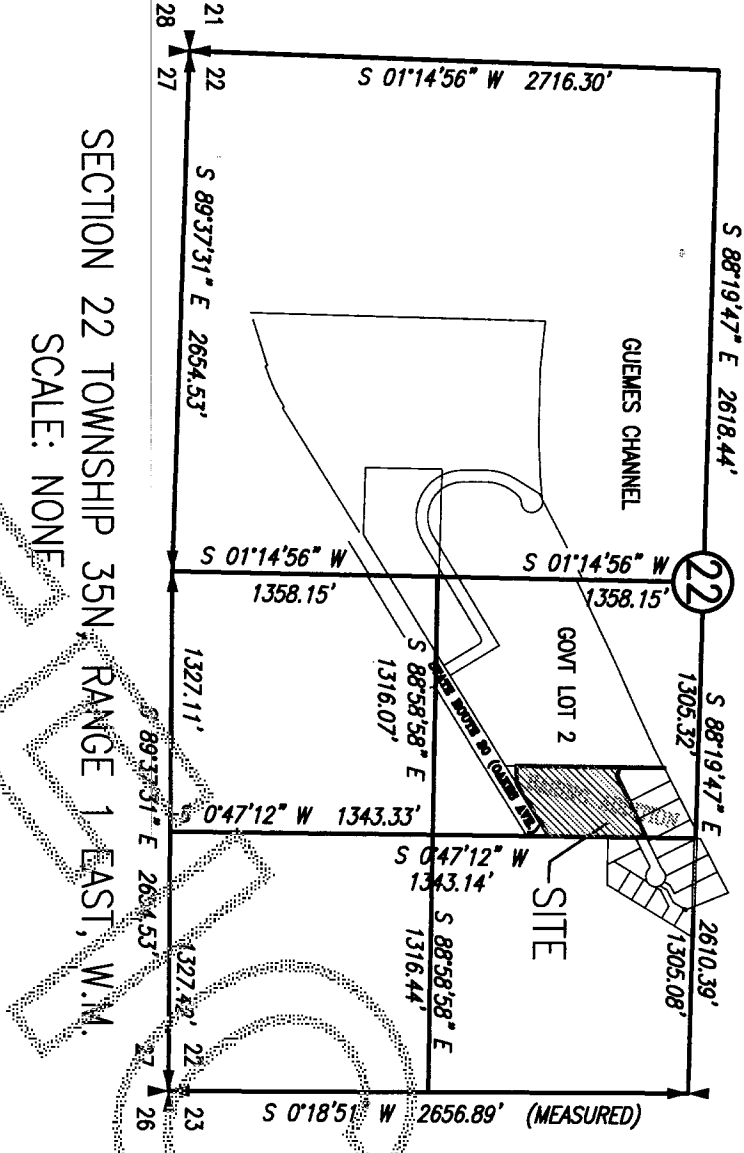
THE RESERVE AT CHANNEL LANDING

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

PLAT CONDITIONS

CHANNEL LANDING
 LONG PLAT NUMBER LPS-2012-0001

1. Prior to building permit issuance for each lot, Fire Department review and approval will be required for individual lot access to determine apparatus turnaround and/or fire sprinkler requirements. Where the public road grade exceeds 12% adjacent to lots, residential fire sprinklers systems may be required for homes as determined by the Fire Department.
2. The lots in this subdivision are subject to payment of latecomer's fees consistent with the document recorded under AFN 200605050081.
3. The applicant has agreed to pay traffic impact fees for the development prior to final plan approval. Fees shall be used, as determined by the City, toward design and permitting of future intersection improvements at Ship Harbor Blvd. & SR 20/Oakles Ave. Accordingly, the final plat map shall contain a note that the individual lots in this development are not subject to payment of traffic impact fees.
4. The project is subject to applicable water, sewer, and stormwater general facility and hookup fees and fire, school, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect.
5. Prior to building permit issuance for each lot, the applicant shall submit for review and approval a landscaping plan consistent with the requirements outlined for residential zones in Chapter 17.41, Landscaping Requirements, and Chapter 16.30 - Tree Preservation.
6. Site and individual lot development and landscaping shall follow the final recommendations provided in the final tree preservation plan, as determined by the Building Official.
7. Development shall consist of detached single family residential homes and adhere to the R2 zoning standards.
8. Direct access to any lot onto Oakles Avenue shall be prohibited.
9. Mailbox locations shall be reviewed and approved by the City Public Works Department.



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.
2. A 10 foot private utility easement on Lots 13, 14, 15 & 16 is hereby reserved for and conveyed to Lots 12, 13, 14, 15 & 16 as shown on the Plat as ES for utilities as stated in #1 above to service lots 12, 13, 14, 15 & 16 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 the lots herein. The maintenance of the improvements to the easement will be the responsibility of and shared by the benefiting lots.
3. A 15 foot private access easement on Lot 15 is as shown on the plat as E6 hereby reserved for and conveyed to Lot 16 for private access. The maintenance of the improvements to the easement will be the responsibility of and shared by the benefiting lots.
4. A 15 foot private sanitary sewer easement on Lot 15 shown as E7 on the plat is hereby reserved for and conveyed to Lots 12 & 13 for sanitary sewer pipes to service lots 12 & 13 in which to construct, operate, maintain, repair, replace and enlarge underground pipes for the purpose of serving the lots herein. The maintenance of the improvements to the easement will be the responsibility of and shared by the benefiting lots.
5. A 7.5 foot private access easement on each of Lots 6 & 7 as shown on the plat as E8 is hereby reserved for and conveyed to Lots 6 & 7 for private access. The maintenance of the improvements to the easement will be the responsibility of and shared by the benefiting lots.
6. A 15 foot private access easement on Lots 8 & 9 as shown on the plat as E9 is hereby reserved for and conveyed to Lots 8 & 9 for private access. The maintenance of the improvements to the easement will be the responsibility of and shared by the benefiting lots.
7. A 10 foot public utility easement on Lots 8 & 9 as shown on the plat as E10 is hereby reserved for and conveyed to the public as stated in #1 above to service lots 8, 9 & 10 and for the purposes stated in #1 above.
8. Tract A is hereby dedicated to the City of Anacortes and the public as a Pedestrian Pathway as well as an emergency access road. Tract A is also dedicated to Lots 8, 9, 10, and 11 as an access and utility easement. The Tract Improvements will be maintained by the Plats Home Owners Association.
9. 15 foot utility easement on and across Lots 3 and 4, shown as E2 on the plat, will be dedicated to Parcel P31586 east of the plat in which to construct, operate, maintain, repair, replace and enlarge underground pipes for the purposes of serving the parcel herein. The maintenance of the improvements to the easement will be the responsibility of and shared by the benefiting

LEGAL DESCRIPTION

Lots 4 to 13, inclusive, Block 1904 and Lots 4 to 15, inclusive, Block 1905, all in "BARKING ADDITION TO ANACORTES, WASH.," as per plat thereof in Volume 2 of Plats, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated alley which upon vacation reverted to said premises by operation of law;

EXCEPT the following described tract:

That portion of Block 1905 of "BARKING ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Block 1905;

Thence Southwesterly along the Southern line of said block, a distance of 94.3 feet; Thence Northwesterly a distance of 107.5 feet, more or less, to a point on the East line of said block which lies a distance of 27.0 feet from the said Southeast corner; Thence Southerly along the East line of said block to the point of beginning.

Situated in the City of Anacortes, County of Skagit, State of Washington.

PARCEL B:

Lots 9, 10 and 11, Block 1802; Lots 1 to 10, inclusive, Block 1902; and Lots 1 to 11, inclusive, Block 1903, BARKING ADDITION TO ANACORTES, WASH., according to the plat thereof, recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington.

Situated in the City of Anacortes, County of Skagit, State of Washington.

PARCEL C:

Lots 1, 2 and 3, Block 1904 and Lots 1, 2 and 3, Block 1905, "BARKING ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated alley adjacent thereto.

EXCEPT that portion of Block 1905 conveyed to the City of Anacortes by deed dated March 21, 1988 and recorded April 3, 1988, under Auditor's File No. 711937, described as follows:

Beginning at the Southeast corner of said Block 1905; Thence Southwesterly along the Southerly line of said block, a distance of 94.3 feet; Thence Northwesterly a distance of 107.5 feet, more or less, to a point on the East line of said block which lies a distance of 27.0 feet from the said Southeast corner; Thence Southerly along the East line of said block to the point of beginning.

Situated in the City of Anacortes, County of Skagit, State of Washington.

TOGETHER with the vacated Streets and Alleys all in "BARKING ADDITION TO ANACORTES, WASH.," according to the plat thereof recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington, as follows: The alley between Blocks 1902 and 1903; All of 2nd Street, West between Blocks 1903 and 1904 EXCEPT the South half of 2nd Street West from the West boundary of Lot 3, Block 1904, to the East boundary of Lot 1, Block 1904; All of Seattle Avenue; the alley South of Block 1802.

(PW #12-043-DEV)
 LPS-2012-0001

SHEET 2 OF 3

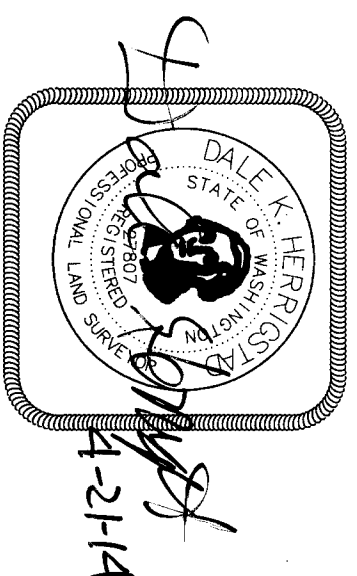
LONG PLAT

Developer: Channel Landing LLC
 PO Box 319
 Anacortes, WA 98221

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



DMN BY: DKH
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DATE: Mar 2014
SCALE: Noted
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