

# PLAT OF FIDALGO VILLAS

SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE  
RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

20150520138  
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AUDITOR  
DALE K. HERRIGSTAD  
DEPUTY AUDITOR

- NOTES:
- ASSESSOR'S ACCOUNT NO. 4426-000-007-0001 (P82080), 4426-000-008-0000 (P82081), 4426-000-009-0009 (P82082), 4426-000-010-0006 (P82083), 4426-000-011-0005 (P82084) and 4426-000-012-0004 (P82085).
  - This survey was performed with the benefit of a current title report, dated March 29, 2013, Guarantor/Certificate No. 620018422 supplied by Chicago Title Company of Skagit County. Description and exception information provided in said report.
  - This property is subject to easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the Chicago Title Company report referenced in Note 2 above. Said report lists documents recorded under Assessor's File #617291 (Blonket general Puget Sound Power and Light Company easements, #740898 (United States of America easement shown on west side of plat), #764620 (no specific easements effecting this property, #609474 and #619670 easements lying north of Cabana Lane), #792225 and #79567 (Coastal Natural Gas easement shown on plat), #818681, #818682, #818683, #818684, #818687 (duplicate City of Anacortes Easements not on this plat), #8008190069 (City of Skyline No. 19), #8008190071 (Skyline No. 19 covenants), #8008190072 (Skyline No. 19 covenants), #824613 (Easement lies north of Cabana Lane), #201304220242 (General PSE easement) and Skyline Bylaws and amendments recorded under AF #'s 200907280031, 2012092220010 and 2013092290044.
  - ZONING: COMMERCIAL MARINE (CM)
  - WATER SUPPLY: CITY OF ANACORTES.
  - SEWER DISPOSAL: CITY OF ANACORTES
  - STORM SEWER: CITY OF ANACORTES.
  - EQUIPMENT USED: CARLSON CR2 2" ROBOTIC TOTAL STATION.
  - ALL EXISTING REBAR & CAPS AND CONCRETE MONUMENTS WERE VISITED ON APRIL-11-2013.
  - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
  - SURVEY METHOD: STANDARD FIELD TRAVERSE.
  - BASIS OF BEARINGS, RECORD OF SURVEY / PLAT OF SKYLINE DIVISION ND, 19, AF 8008190069, IDENTIFYING MONUMENTED STREETS.
  - ADDRESSES SHOWN ON PLAT SHEET 2.
  - ALL NEW MONUMENTS SET BY ME OR UNDER MY SUPERVISION.
  - SETBACKS
  - FRONT YARD - A minimum depth of 20 feet from the property line.
  - INTERIOR - A minimum depth of 5 feet on one side and no less than 15 feet on both sides combined.
  - REAR YARD - 30 feet from the DHWM as shown on the face of the plat or 20 feet from the rear property line, whichever is greater. The Building Official may require DHWM re-identification at the time of building permit application for each lot to verify the minimum required setback from DHWM.
  - MAXIMUM LOT COVERAGE SHALL BE 50%.
  - This project is subject to applicable wastewater general facilities charges, water, sewer, and stormwater hookup fees and transportation, 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.
  - Tract B is hereby dedicated to the City of Anacortes for public access and parking purposes. The public access pathway & bench shall be open to low-impact water-dependent recreational uses, such as kayak rentals, as approved by the City Parks Director.
  - A public access easement over, upon, and across Tract C is hereby reserved for and granted to the public for public access to the tidal waters and shall remain unobstructed by fences or structures. A public utility easement as depicted on Sheet 3 over Tract C is also granted to the City of Anacortes for maintenance and repair of the stormwater outfall.
  - Each single family home shall be subject to a DECK YARD EASEMENT. This easement shall be signed by each Fidalgo Villas property owner, notated, and recorded. This easement shall identify that their property is in a Commercial Marine zone, that there is an active boat yard adjacent to Fidalgo Villas, that the boat yard may expand in size and in intensity, that travel lifts and other boat yard equipment normally operate on Cabana Lane and Skyline Way between 6:00 am and 10:00 pm, and outside these hours for emergencies, and that this equipment and the boat yard itself generate noise, odor, and dust. This easement shall waive the Fidalgo Villas property owners' rights to object to any of the above described boat yard operations and any other uses legally allowed in the Commercial Marine zone.
  - South facing windows shall be outfitted with storm shutters or windows constructed of steel or equivalent materials).
  - Pesticides and herbicides shall be prohibited.
  - A 5-foot-wide riparian vegetation strip landward of the top of the bank shall be provided and maintained in accordance with the approved Shoreline Vegetation Landscape Plan and Shoreline Vegetation Maintenance and Monitoring Plan. Any proposed modifications require prior City of Anacortes review and approval.
  - All property within this plat is subject to covenants, conditions and restrictions, as recorded under auditor's file no. 20150520138.

25. The soft shore bank stabilization structure and shoreline vegetation shall be inspected and maintained at the expense of the Homeowners Association/property owners providing repair and replacement in accordance with the document titled "Beach Protection Project Monitoring and Maintenance Plan and Fidalgo Villas Beach Protection Project" dated July 12, 2013. Monitoring shall be conducted by a qualified professional approved by the City.

The Homeowners Association shall maintain, repair, replace, improve and otherwise manage the soft shore bank stabilization structure located within the property so as to keep it in good repair and condition. Until all of the lots have been conveyed to owners other than the developer, the developer, its successor or assign, shall pay the expenses reasonably necessary to maintain the soft shore bank stabilization structure in accordance with the standard provided in this paragraph, subject to the right to have such expenses offset or reimbursed by applicable assessments paid by lot owners to the Fidalgo Villas Homeowners Association pursuant to the Covenants, Conditions, and Restrictions for Fidalgo Villas.

## VICINITY PLAN SEE SHEET 2.

### LEGAL DESCRIPTION

PARCEL A:  
Lots 7, 8, 9, 10, 11 and 12, PLAT OF SKYLINE ND, 19, according to the plat thereof, recorded in Volume 13 of Plats, pages 19, 20 and 21, records of Skagit County, Washington.

### EASEMENTS

1. An easement is hereby reserved for and conveyed to the City of Anacortes, PUGET SOUND ENERGY INC., FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY AND COMCAST CABLE TELEVISION COMPANY, and their respective successors and assign under and upon the front ten (10) feet, or as shown on the plat, of front boundary line of lots, tracts and spaces within the plot lying parallel with and adjoining all public streets(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. 10-foot public storm drainage easements (SDE) on Lots 17, 18 and 20. Easement on Tract C, as depicted on Sheet 3, are hereby granted and conveyed to the City of Anacortes for the purpose of constructing, operating, maintaining, repairing and replacing utilities and related appurtenances, together with the right of ingress, and egress for all purposes necessary and related thereto, over, under, through, along, and across the SDE. The 10-foot storm drainage easement depicted on Sheet 3 (AF#818685) has been terminated pursuant to the Termination of Easement recorded under AF# 20150520138.

3. An easement is hereby granted to the Fidalgo Villas Homeowners Association, the City of Anacortes, Geographers, and their successors, agents and assigns for inspection, maintenance, repair and replacement of the soft shore bank stabilization structure located at the approximate top of the slope upland of the adjacent beach and extending approximately 10 feet landward and more specifically described in the document titled "Beach Protection Project Monitoring and Maintenance Plan and Fidalgo Villas Beach Protection Project" dated July 12, 2013. The Fidalgo Villas Homeowners Association shall be responsible for such inspection, maintenance, repair and replacement.

4. A sidewalk and pedestrian easement is hereby conveyed to the City of Anacortes across the exterior ten (10) feet of the front boundaries of all lots except 14 feet on Lot 5, 11 feet on Lot 3 and the chords on Tract A, as shown on the face of the plat sheets 3 & 4, for the purpose of pedestrian access and sidewalk encroachment. In the event of sidewalk replacement, by the property owner or the City of Anacortes, the homeowners are responsible for the replacement of the lost property corners.

5. Sanitary sewer easements across Lot 19 serving Lot 18, across Lot 16 serving Lot 17, across Lot 9 serving Lot 8 are hereby granted to the benefiting lots for the purposes of sanitary sewer piping and are the responsibility of the properties for which they serve.

DEDICATION  
Know All Men by these presents that WEST COAST LAND INVESTMENTS, 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 by the adjacent properties by the construction, drainage and maintenance of said road and or deed.

Tract A is a future development tract retained by the developer and is hereby reserved by the developer for future development. Tract B is a public access Tract to provide public access to the tidelands and is hereby dedicated to the City of Anacortes. Tract C is a tideland. Tract to provide public access over and upon the tidelands. Subject to the public access easements described in Note 19, Tract C is hereby granted and conveyed to the Fidalgo Villas Homeowners Association for ownership and maintenance.

WEST COAST LAND INVESTMENTS  
State of Washington  
County of Snohomish  
I certify that I know or have satisfactory evidence that GRACE PARK is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the SECRETARY of West Coast Land Investments, Inc. 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 9th day of APRIL, 20 15

Notary Public in and for the State of Washington  
Name printed CHOI SAN SIN  
Residing at WALL CREEK  
My commissions expires JULY 2, 2016

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 15.

Certified this 12th day of May, 20 15.

[Signature]  
Skagit County Treasurer

SURVEYORS CERTIFICATE  
I hereby certify that the PLAT OF FIDALGO VILLAS is based upon an actual survey and subdivision performed by me or under my supervision of Section 28, 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.  
Certificate No. 27807

Date April 6, 2015



4-6-2015

DEVELOPER  
WEST COAST LAND INVESTMENTS INC.  
16521 13TH AVE. W, #208  
LYNNWOOD, WA 98037

DWN BY: DH  
DATE: FEB 2015

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

(PW #05-072-DEV)

SHEET 1 OF 4

SCALE: NOTED  
JOB 2012-33

# PLAT OF FIDALGO VILLAS

## SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

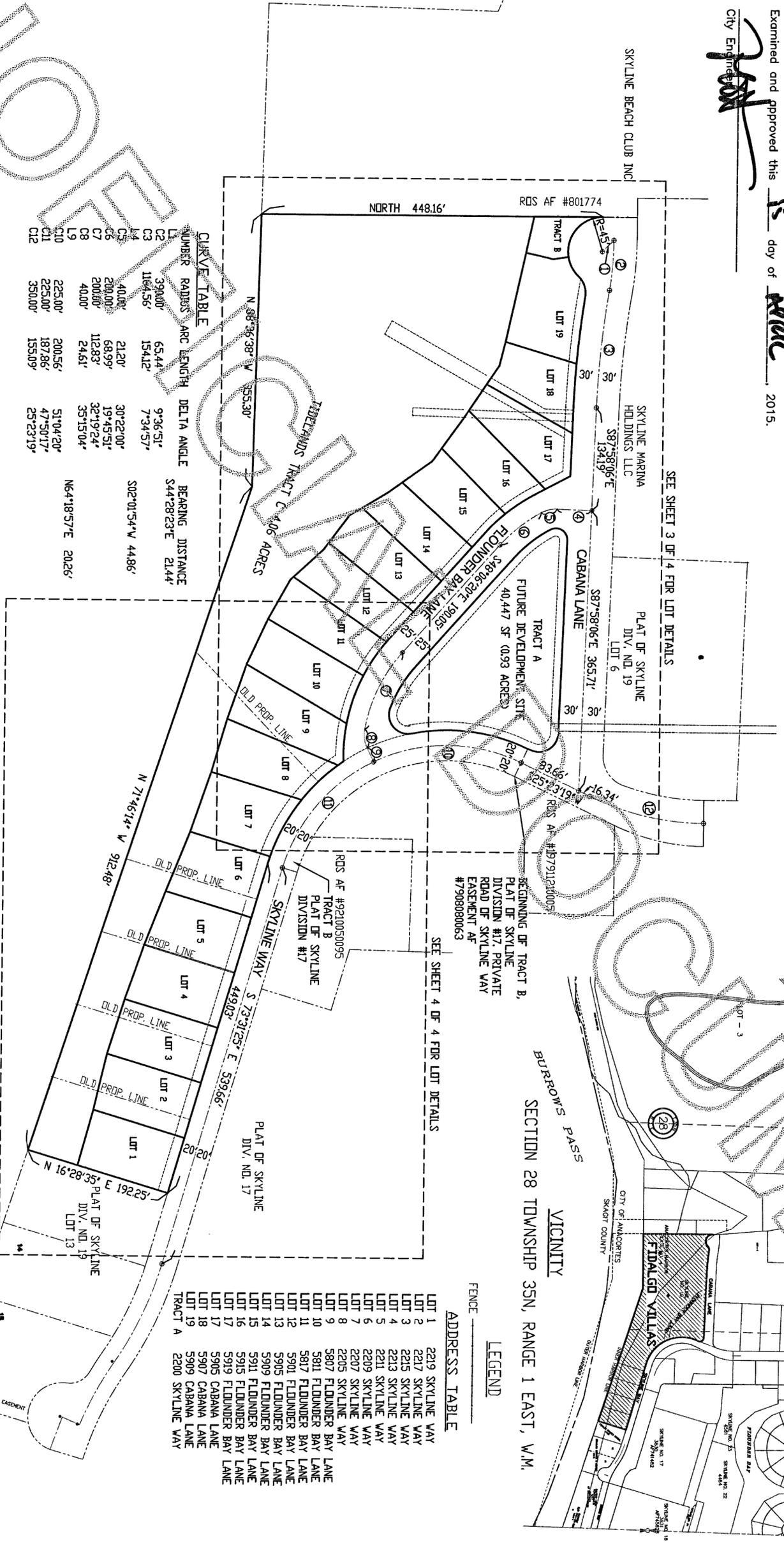
### CITY OF ANACORTES, WASHINGTON

The Planning Commission of the City of Anacortes meeting in regular session on January 14, 2015 and the City Council approval was the 2nd Day of February, 2015, did find that the Plat of FIDALGO VILLAS 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 \_\_\_\_\_ day of April, 2015.  
 ATTEST: City Clerk \_\_\_\_\_

Examined and approved this 15 day of April, 2015.  
 City Engineer [Signature]

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 \_\_\_\_\_ day of \_\_\_\_\_, 20 15.  
 Treasurer, City of Anacortes

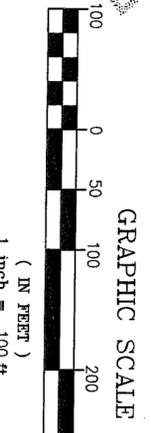


**CHORD TABLE**

| NUMBER | RADIUS   | ARC LENGTH | DELTA ANGLE | BEARING     | DISTANCE |
|--------|----------|------------|-------------|-------------|----------|
| L1     | 390.00'  | 65.44'     | 9.3651°     | S44°28'23"E | 21.44'   |
| L2     | 1164.56' | 154.12'    | 7.3457°     | S02°01'54"V | 44.86'   |
| L3     | 40.00'   | 21.20'     | 30°22'00"   |             |          |
| L4     | 200.00'  | 68.99'     | 19°43'51"   |             |          |
| L5     | 200.00'  | 112.83'    | 32°19'24"   |             |          |
| L6     | 40.00'   | 24.61'     | 35°15'04"   |             |          |
| L7     | 225.00'  | 200.56'    | 51°04'20"   | N64°18'57"E | 20.26'   |
| L8     | 225.00'  | 187.86'    | 47°50'17"   |             |          |
| L9     | 350.00'  | 155.09'    | 25°23'19"   |             |          |
| L10    |          |            |             |             |          |
| L11    |          |            |             |             |          |
| L12    |          |            |             |             |          |

**ADDRESS TABLE**

|         |                        |
|---------|------------------------|
| LOT 1   | 2219 SKYLINE WAY       |
| LOT 2   | 2217 SKYLINE WAY       |
| LOT 3   | 2215 SKYLINE WAY       |
| LOT 4   | 2213 SKYLINE WAY       |
| LOT 5   | 2211 SKYLINE WAY       |
| LOT 6   | 2209 SKYLINE WAY       |
| LOT 7   | 2207 SKYLINE WAY       |
| LOT 8   | 2205 SKYLINE WAY       |
| LOT 9   | 5807 FLOUNDER BAY LANE |
| LOT 10  | 5811 FLOUNDER BAY LANE |
| LOT 11  | 5817 FLOUNDER BAY LANE |
| LOT 12  | 5905 FLOUNDER BAY LANE |
| LOT 13  | 5909 FLOUNDER BAY LANE |
| LOT 14  | 5911 FLOUNDER BAY LANE |
| LOT 15  | 5913 FLOUNDER BAY LANE |
| LOT 16  | 5915 FLOUNDER BAY LANE |
| LOT 17  | 5905 CABANA LANE       |
| LOT 18  | 5907 CABANA LANE       |
| LOT 19  | 5909 CABANA LANE       |
| TRACT A | 2200 SKYLINE WAY       |



DEVELOPER  
 WEST COAST LAND INVESTMENTS INC.  
 16521 13TH AVE. W., #208  
 LYNNWOOD, WA 98037

DWN BY: DH  
 DATE: DEC 2014  
**HERRIGSTAD ENGINEERING & SURVEYING**  
 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804  
 SCALE: NOTED  
 SHEET 2 OF 4  
 JOB 2012-33

**(PW #05-072-DEV)**



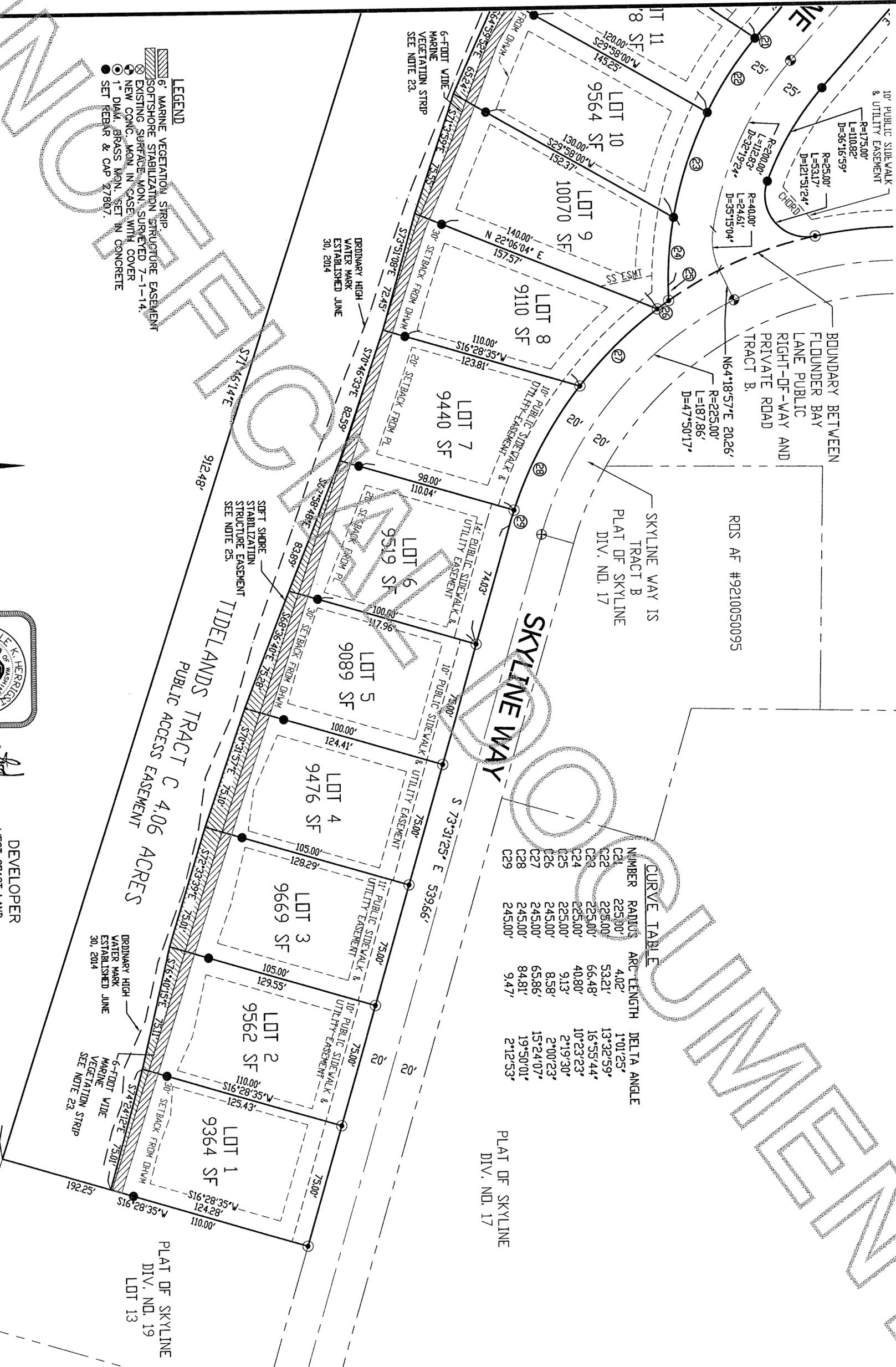


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**SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.**  
**CITY OF ANACORTES, WASHINGTON**

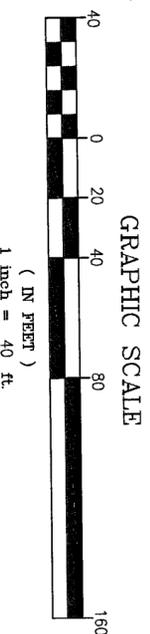
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 Skagit County Auditor  
 5/12/2015 Page 4 of 4 4:3:37PM  
 \$163.00

**CURVE TABLE**

| NUMBER | RADIUS  | ARC LENGTH | DELTA ANGLE |
|--------|---------|------------|-------------|
| C21    | 225.00' | 4.02'      | 1°01'25"    |
| C22    | 225.00' | 53.21'     | 13°32'59"   |
| C23    | 225.00' | 66.48'     | 16°55'44"   |
| C24    | 225.00' | 40.80'     | 10°23'23"   |
| C25    | 225.00' | 9.13'      | 2°19'30"    |
| C26    | 245.00' | 8.58'      | 2°00'23"    |
| C27    | 245.00' | 65.86'     | 15°24'07"   |
| C28    | 245.00' | 84.81'     | 19°50'01"   |
| C29    | 245.00' | 9.47'      | 2°12'53"    |



- LEGEND**
- 6' MARINE VEGETATION STRIP
  - SOFTSHORE STABILIZATION STRUCTURE EASEMENT
  - EXISTING SURFACE MON. SURVEYED 7-1-14
  - NEW CONC. MON. IN CASE WITH COVER
  - 1" DIAM. BRASS MON. SET IN CONCRETE
  - SET REBAR & CAP 27807



*Dale K. Herrigstad*  
 A-6-2015

**DEVELOPER**  
 WEST COAST LAND INVESTMENTS INC.  
 16521 13TH AVE. W, #208  
 LYNNWOOD, WA 98037

**(PW #05-072-DEV)**

**SHEET 4 OF 4**

DWN BY: DH  
 DATE: FEB 2015

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

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