

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

201505190075
\$158.00
5/19/2015 Page 1 of 5 3:37PM

- NOTES:
- ASSESSORS 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, Guarantee/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 under Note 2 above. Said report lists documents recorded under Auditor's File #617291 (Blanket general Puget Sound Power and Light Company easements, #740938 (United States of America easement shown off west side of plat), #764620 (no specific easements effecting this property), #699474 and #619670 (easements lying north of Cabana Lane), #819685 (will be terminating), #819686, #819687 (duplicate City of Anacortes Easements not on this plat), #8008190069 (City of Anacortes easements to be relinquished), #819682, #819683, #819684, #819687 (duplicate City of Anacortes Easements not on this plat), #8008190072 (Skyline No. 19 covenant), #824613 (Easement lies north of Cabana Lane), #2013042220242 (General PSE easement) and Skyline No. 19 and amendments recorded under AF #s 200907280031, 201208220010 and 201308290044.
 - 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-11-2015.
 - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 - SURVEY METHOD: STANDARD FIELD TRAVERSE.
 - BASIS OF BEARINGS, RECORD OF SURVEY / PLAT OF SKYLINE DIVISION NO. 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 and 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 tidelands 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 on the stormwater outfall.
 - Each single family home shall be subject to a BHAT YARD EASEMENT. This easement shall be signed by each Fidalgo Villas property owner, notarized, and recorded. This easement shall identify that their property is in a Commercial Marine zone, that there is an existing boat yard adjacent to Fidalgo Villas, that the boat yard may be used in intensity, that travel lifts and other boat yard equipment normally operate on Cabana Lane and Skyline Way between 6:00 a.m. and 6:00 p.m. 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.
 - Resolutes and herbicides shall be prohibited.
 - A 5-foot wide native 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. 201505190075 and records of Skagit County, Washington.

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 NO. 19, according to the plat thereof, recorded in Volume 13 of Plats, pages 19, 20 and 21, records of Skagit County, Washington.

Situated in 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, CASCADIA 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 of 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 to the City of Anacortes 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 storm drainage easements (SDE) on Lots 17, 18 and 20-foot 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#819685) has been terminated pursuant to the Termination of Easement recorded under AF# 201505190077

3. An easement is hereby granted to the Fidalgo Villas Homeowners Association, the City of Anacortes, GeofEngineers, 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.

* Re-record to add City Treasurer's signature on page 2

DALE K. HERRIGSTAD
AUDITOR

DALE K. HERRIGSTAD
DEPUTY AUDITOR

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, 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 or 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 to the adjacent properties by the construction, drainage and maintenance of said road and on said

Tract A is a future development Tract retained by the developer and is hereby provided 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 tidelands 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.

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that DALE K. HERRIGSTAD 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 NOTARY PUBLIC 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 CHOM SUN SIN

Residing at MILL CREEK

My commissions expires JUN 23 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.

Dale K. Herrigstad
Skagit County Treasurer

CHOM SUN SIN
NOTARY PUBLIC
STATE OF WASHINGTON
07-22-2015

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

Dale K. Herrigstad
DALE K. HERRIGSTAD
REGISTERED SURVEYOR
NO. 10000
STATE OF WASHINGTON
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
NOB 2012-33

PLAT OF FIDALGO VILLAS

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

CITY OF ANACORTES, WASHINGTON

CITY OF ANACORTES APPROVALS

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.

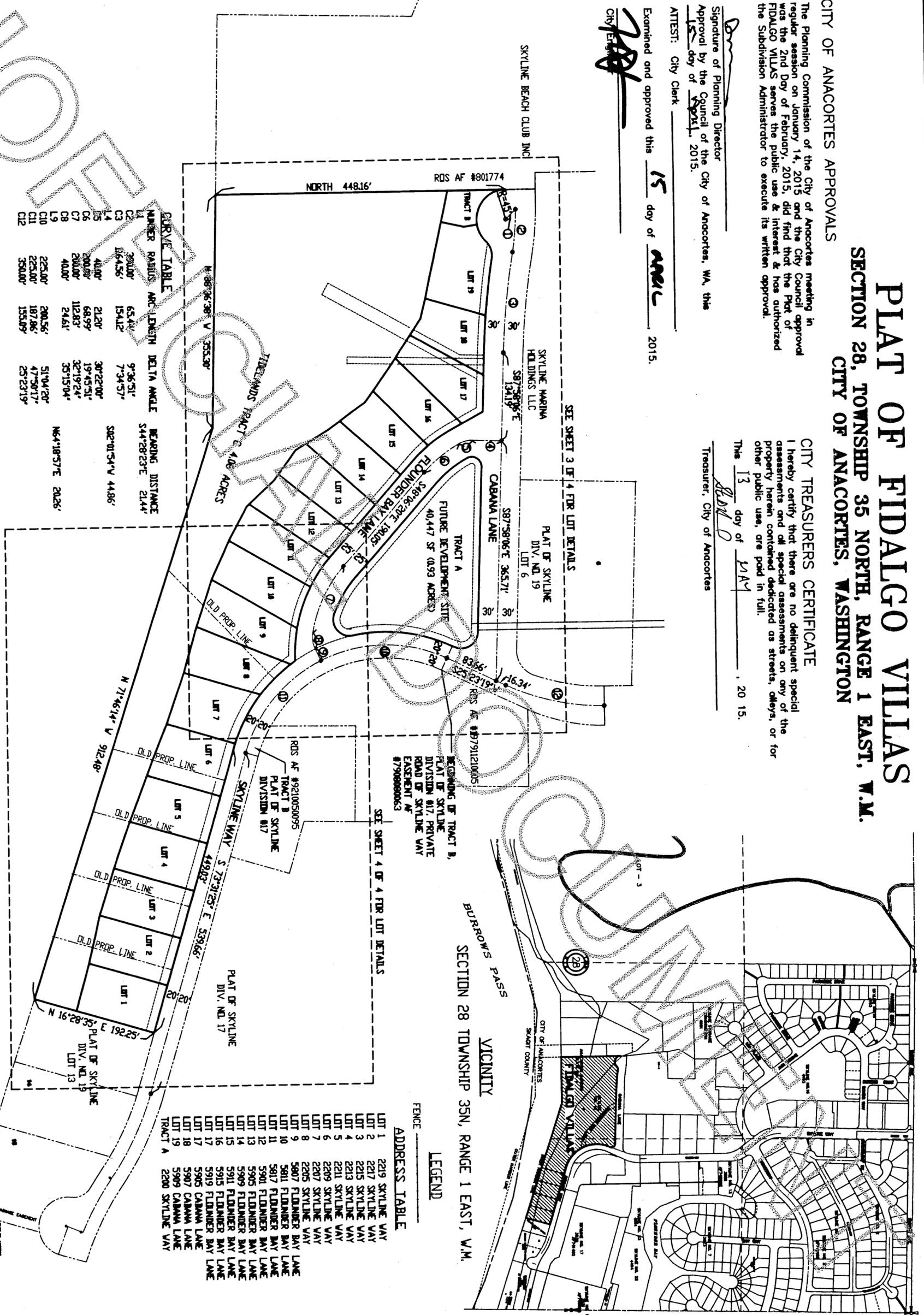
Signature of Planning Director
 Approval by the Council of the City of Anacortes, WA, this
 day of April, 2015.

ATTEST: City Clerk 15 day of April, 2015.

[Signature]
 City Clerk

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 13 day of May, 2015.

[Signature]
 Treasurer, City of Anacortes



CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	BEARING DISTANCE
C1	399.00'	65.44'	9°36'51"	S82°01'54"V 44.86'
C2	164.56'	15.41'	7°34'57"	S44°28'23"E 21.44'
C3	48.00'	21.20'	30°22'00"	S02°18'57"E 20.26'
C4	200.00'	68.99'	19°45'51"	
C5	200.00'	112.83'	32°19'24"	
C6	40.00'	24.61'	35°15'04"	
C7	225.00'	200.56'	51°04'20"	
C8	225.00'	187.86'	47°50'17"	
C9	350.00'	155.09'	25°23'19"	

ADDRESS TABLE

LOT	ADDRESS
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 FLDUMBER BAY LANE
LOT 10	5811 FLDUMBER BAY LANE
LOT 11	5817 FLDUMBER BAY LANE
LOT 12	5901 FLDUMBER BAY LANE
LOT 13	5905 FLDUMBER BAY LANE
LOT 14	5909 FLDUMBER BAY LANE
LOT 15	5911 FLDUMBER BAY LANE
LOT 16	5915 FLDUMBER BAY LANE
LOT 17	5919 FLDUMBER BAY LANE
LOT 18	5905 CABANA LANE
LOT 19	5907 CABANA LANE
TRACT A	2200 SKYLINE WAY



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

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

(PW #05-072-DEV) SHEET 2 OF 4

PLAT OF FIDALGO VILLAS

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

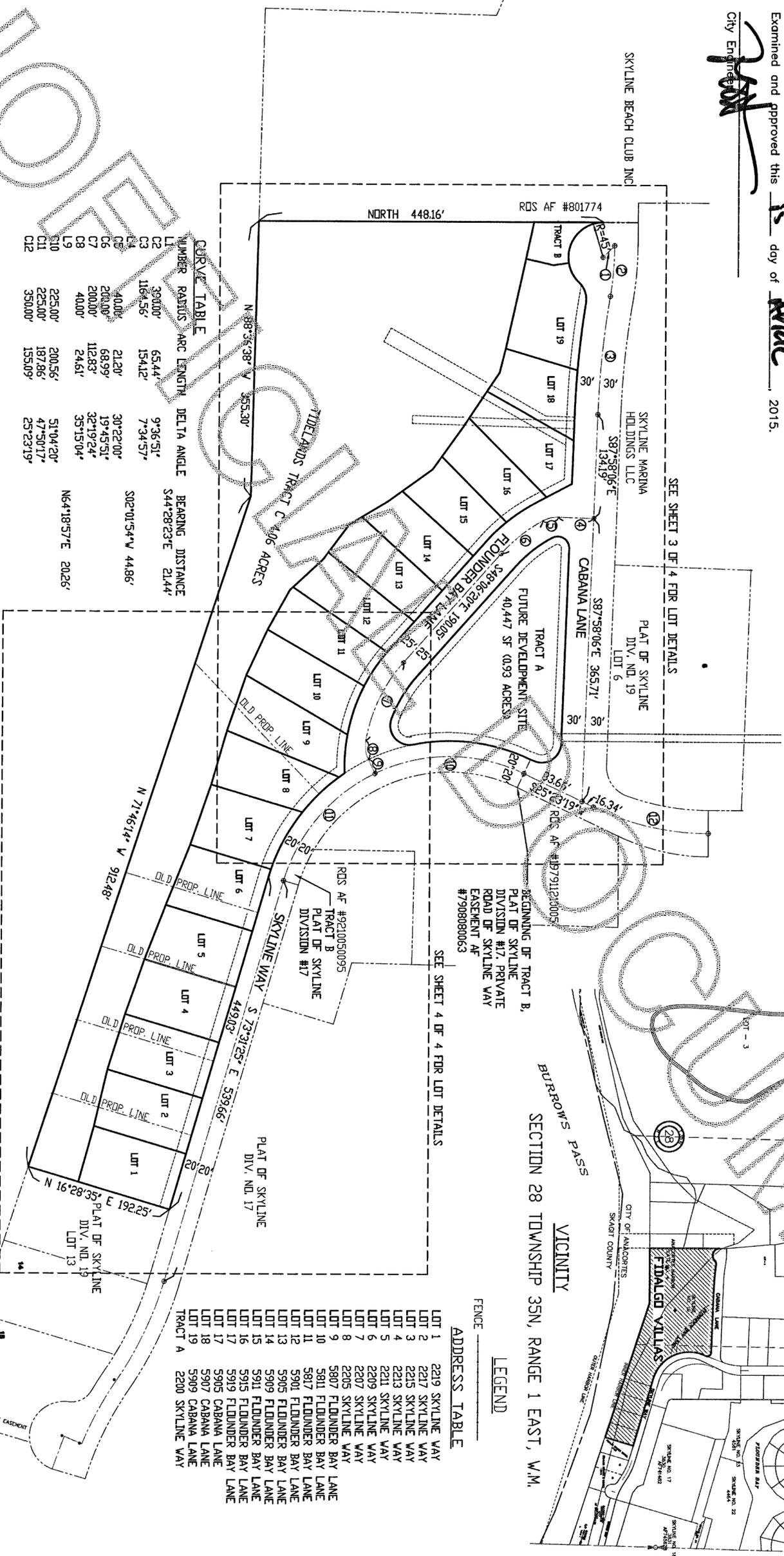
CITY OF ANACORTES, WASHINGTON

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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
 * See page 2 for original signature

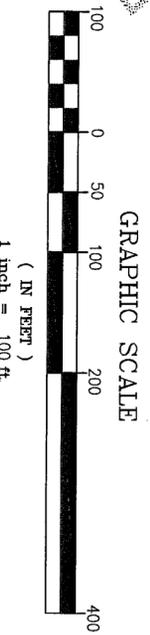


CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	BEARING	DISTANCE
L1	390.00'	65.44'	9°36'51"	S44°28'23"E	21.44'
C2	1164.56'	154.12'	7°34'57"	S02°01'54"W	44.86'
C3	4000'	21.20'	30°22'00"	N64°18'57"E	20.26'
C4	200.00'	68.99'	19°45'51"		
C5	200.00'	112.83'	32°19'24"		
C6	4000'	24.61'	35°15'04"		
C7	225.00'	200.56'	51°04'20"		
C8	225.00'	187.86'	47°50'17"		
C9	350.00'	155.09'	25°23'19"		

ADDRESS TABLE

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LOT 10	5811 FLOUNDER BAY LANE
LOT 11	5817 FLOUNDER BAY LANE
LOT 12	5901 FLOUNDER BAY LANE
LOT 13	5905 FLOUNDER BAY LANE
LOT 14	5909 FLOUNDER BAY LANE
LOT 15	5911 FLOUNDER BAY LANE
LOT 16	5915 FLOUNDER BAY LANE
LOT 17	5919 FLOUNDER BAY LANE
LOT 18	5905 CABANA LANE
LOT 19	5907 CABANA LANE
TRACT A	2200 SKYLINE WAY



DEVELOPER
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(PW #05-072-DEV) SHEET 2 OF 4



PLAT OF FIDALGO VILLAS

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

CITY OF ANACORTES, WASHINGTON

SKYLINE MARINA HOLDINGS LLC

PLAT OF SKYLINE
DIV. ND. 19
LOT 6

MONUMENT NOTES

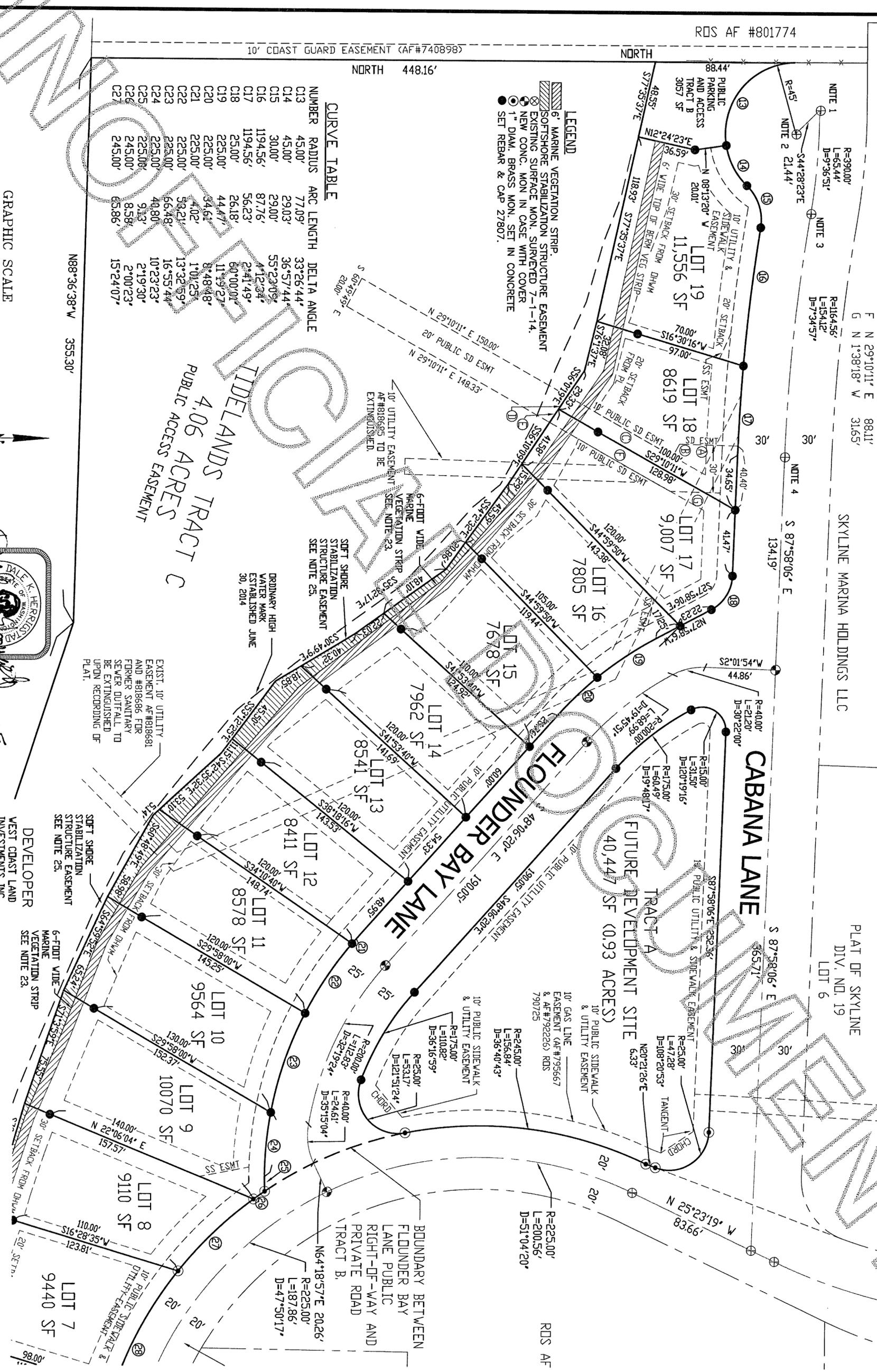
NOTE 1 FOUND SURFACE MONUMENT 0.73' N21°E
OF PLATED LOCATION.

NOTE 2 FOUND SURFACE MONUMENT 0.70' N20°E
OF PLATED LOCATION.

NOTE 3 FOUND SURFACE MONUMENT 0.39' N25°E
OF PLATED LOCATION.

NOTE 4 FOUND SURFACE MONUMENT 0.31' N37°30'E
OF PLATED LOCATION.

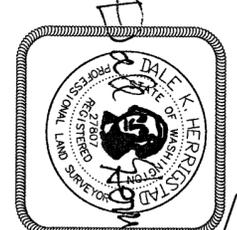
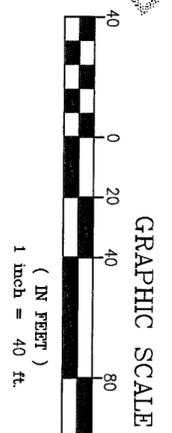
STDM EASEMENT #	BEARING	DISTANCE
A	S 1°38'18" W	36.97'
B	S 60°49'49" E	8.87'
C	S 29°10'11" E	76.92'
D	S 56°00'19" E	10.04'
E	S 56°10'09" E	10.03'
F	N 29°10'11" E	88.11'
G	N 1°38'18" W	31.65'



CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C13	45.00'	77.09'	33°26'44"
C14	45.00'	29.03'	36°57'44"
C15	30.00'	29.00'	55°23'03"
C16	1194.56'	87.76'	4°12'34"
C17	1194.56'	56.23'	2°41'49"
C18	25.00'	26.18'	60°00'00"
C19	225.00'	44.47'	11°59'27"
C20	225.00'	34.61'	8°48'48"
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"

- 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.



4.6-2015

DWN BY: DH
DATE: FEB 2015

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(PW #05-072-DEV)

SHEET 3 OF 4

SCALE: NOTED
JOB 2012-33

PLAT OF FIDALGO VILLAS

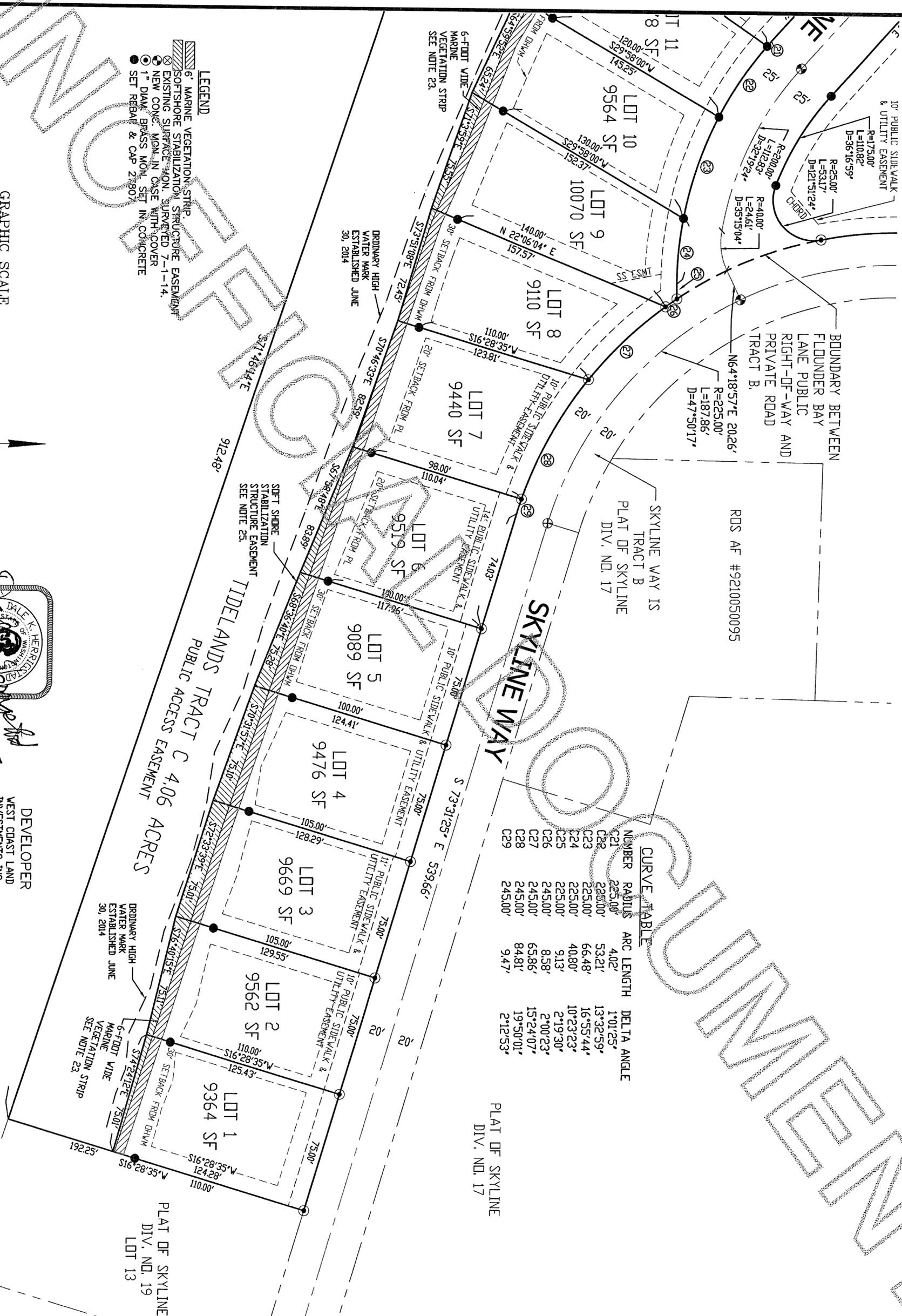
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CITY OF ANACORTES, WASHINGTON

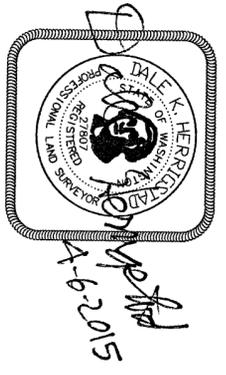

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 Skagit County Auditor
 5/19/2015 Page 5 of 5 \$188.00
 3:42PM

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



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(PW #05-072-DEV) SHEET 4 OF 4

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