



201510280097

Skagit County Auditor
10/28/2015 Page

1 of

\$77.00
5 3:17PM

When recorded return to:

City of Anacortes

P.O. Box 547

Anacortes, WA 98221

CHICAGO TITLE 620025707-M

This Agreement is made and entered into by and between the City of Anacortes, a municipal corporation and, hereinafter referred to as "OWNER".

Whereas, OWNER, Earl Joseph Beatty and Reta Stephenson, the owner of the following described real estate located within the City of Anacortes, Skagit County, Washington, also known as 1311 Mariners Place, Anacortes, WA. 98221

Encroachment Agreement — - Parcel # 131881 - LOT 8, RESERVE AT CHANNEL LANDING PHASE III, RECORDED UNDER AF#201405050073 BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

Tax Parcel Number: P131881 6017-000-000-0008

Chicago Title has placed this document for recording as a customer convenience and accepts no liability for its accuracy or validity

Whereas, the Owners has placed certain improvements in the right of way adjacent to said property consisting of:

Encroachment Description - Proposed encroachment is to place some two man rock in 10' utility easement. Completed: see photo and survey attached.

Now, therefore, parties hereby agree as follows:

Whereas, the City is agreeable to allowing said encroachment on certain terms and standard conditions:

1. The enclosed agreement must be signed and notarized by each property owner(s) and returned to Cherri Kahns, Executive Secretary.

2. The Owner(s) agree to comply with all applicable ordinances, laws and codes in constructing the encroachment and further agree to remove the said encroachment within a reasonable time upon request by the City of Anacortes or a duly franchised public utility. The Owner(s) understand and agree that all costs incurred in removing said improvements shall be at the Owner's sole expense.
3. The Owner(s) agree to indemnify and hold the City harmless from any claims for damages resulting from construction, maintenance or existence of those improvements encroaching into said right-of-way.
4. The Owner(s) shall not obstruct water meters or other public or private facilities except as approved in this agreement.
5. The Owner(s) shall ensure that any public or private utilities are not impacted or damaged by construction or use.
6. The Owner(s) shall leave a minimum of 48 inches of clearance between the curb or edge of street and any above grade construction.
7. The construction and use shall not create clear view obstructions at intersections or private property access.

DATED this 22 day of January, 2015

OWNER: By: _____

Earl Joseph Beatty

OWNER: By: _____

Reta Stephenson

APPROVED By: _____

Laurie M Gere, Mayor

STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT)

On this day personally appeared before me, Earl Joseph Beatty and Reta Stephenson, to me known to be the individual described in and who executed the foregoing agreement and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 22nd day of October, 2015.

Cheryl A. Brue

(Signature)

Notary Public in and for the State of WA

Cheryl A. Brue

Print Name)

Residing in Stedro Woolley, Washington.

My commission expires: 9/30/17

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

AUDITORS CERTIFICATE

1144.00
6/8/2014
1144.00
6/8/2014

J. Young
AUDITOR

EASEMENT DESCRIPTIONS

- E1 50' PUBLIC ROAD & UTILITY EASEMENT AT #20080220114
- E2 10' UTILITY EASEMENT TO PARCEL P01009
- E3 20' NON-ENCUMBERED UTILITY EASEMENT AT #20080220114
- E4 NEW 10' PUBLIC UTILITY EASEMENT LONG FRONTAGE OF RIGHT-OF-WAY
- E5 NEW 10' UTILITY EASEMENT ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 FOR THE BENEFIT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
- E6 NEW 15' PRIVATE ACCESS EASEMENT ON LOT 16 FOR THE BENEFIT OF LOT 15.
- E7 NEW 15' PRIVATE SANITARY SEWER EASEMENT ON LOT 15 FOR THE BENEFIT OF LOTS 12 & 13.
- E8 NEW 7.5' PRIVATE ACCESS EASEMENT ON EACH OF LOTS 12 & 13 FOR THE COMMON BENEFIT OF LOTS 12 & 13.
- E9 NEW 7.5' PRIVATE ACCESS EASEMENT ON EACH OF LOTS 12 & 13 FOR THE COMMON BENEFIT OF LOTS 12 & 13.
- E10 NEW 10' PUBLIC UTILITY EASEMENT EASEMENT ON LOTS 8 & 9 FOR THE BENEFIT OF LOTS 8, 9 AND 10.

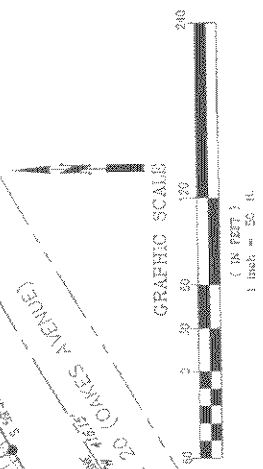
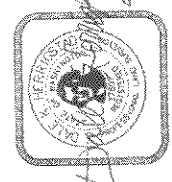


TYPICAL LOT SETBACKS

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	18.00'	17.40'	55.22°51"
C2	58.00'	40.14'	34.50°46"
C3	66.00'	29.00'	25.10°39"
C4	18.00'	23.13'	89.58°49"
C5	16.00'	25.13'	90.20°11"
C6	15.00'	23.03'	27.25°12"
C7	100.00'	47.86'	27.25°12"
C8	25.00'	43.35'	98.24°38"
C9	175.00'	157.16'	54.43°44"
C10	100.00'	54.90'	31.72°13"
C11	100.00'	25.47'	14.35°48"
C12	50.00'	21.99'	25.11°34"
C13	50.00'	37.43'	42.53°28"
C14	50.00'	30.80'	34.22°48"
C15	50.00'	40.78'	46.43°30"
C16	50.00'	33.85'	34.22°48"
C17	50.00'	33.85'	46.43°30"
C18	50.00'	39.88'	45.46°58"
C19	25.00'	16.04'	39.42°27"
C20	30.00'	32.90'	62.49°38"
C21	30.00'	19.14'	39.53°08"

- 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. EXISTING MONUMENT STAMPED LS #9569 W/ CASE & COVER.
 5. FOUND EXISTING REBAR AND CAP MARKED PLS. #9569 OR AS NOTED.
 6. FOUND EXISTING 3/4" PIPE.
 7. FOUND EXISTING 3/4" PIPE.
 8. EQUIPMENT USED: Perkin Elmer 323N Total Station.
 9. ALL EXISTING REBAR & CAPS AND CONCRETE MONUMENTS WERE VISITED ON 2-1-2014.
 10. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 11. SURVEY METHOD: STANDARD FIELD TRIANGULATION.
 12. BASIS OF BEARINGS: Magnetic North.
 13. PAGE 1 OF 1.
 14. ADDRESSSES SHOWN ON PLAT.



STATE ROUTE 20 (COMES AVENUE)
MARNERS PLACE
NAVIGATOR LANE
PLAT OF THE RESERVE AT CHANNEL LANDING PHASE II AT #201402200325

PLAT OF SAN JUAN PASSAGE PHASE I SURVEY AT NO. 200811260099

TRACT A PUBLIC AND PRIVATE ACCESS TO LOT 8 FROM LOT 10

TRACT A PUBLIC AND PRIVATE ACCESS TO LOT 8 FROM LOT 10

LPS-2012-0001 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 EAS., W.M.
CITY OF ANACORTES, SKagit COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING
432a Whistle Lake Road, Anacortes, WA 98221 (360) 298-2804
JOB 2012-32

DWN BY: DKH
CHECK BY: DKH
DATE: Mar 2014
SCALE: 1"=50'

(PW #12-048-DEV)

