

48 NORTH PLAT & PUD  
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
CITY OF ANACORTES, WASHINGTON

GENERAL INFORMATION

1. Assessor's Account No.s 350122-4-004-0000, P31681..
2. Description and exception information is from the 3rd Revision to Subdivision Guarantee, Order No: 153377-0A, dated March 7, 2017.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments referred to in the Subdivision Guarantee referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF 732440 (Aviation Easement), AF 200807220033 (Record of Survey), AF 201607050142 (10' wide Puget Sound Easement over new utilities), AF 201612060089 (10' wide Puget Sound Easement over new utilities), AF 201612190147 (Covenants, Conditions and Restrictions on adjoining property) and AF 201702240096 (access and utility easement over Lot 17 as shown on the Plat).
4. Deed of Trust recorded under AF 201605130083 (Skagit State Bank).
5. Residential Low Density (R2).
6. Water Supply: City of Anacortes.
7. Sewer Disposal: City of Anacortes

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), recorded under;

AFN 201705020029  
2. This plat is subject to the Tree Preservation Plan dated August 12, 2015 and recorded under;

AFN 201705020030

3. The PUD reference number PUD-2015-0003 and date of approval shall be included in all deeds and contracts.

4. View Protection Covenant under Auditor's File No. To be recorded at later date.

SURVEYORS CERTIFICATE

I hereby certify that the 48 North Plat & PUD is based upon actual survey and subdivision performed by me or under my supervision of Section 22, Township 35 North, Range 1 East, W.M.; the plot is a true and correct representation of the land actually surveyed, and 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.

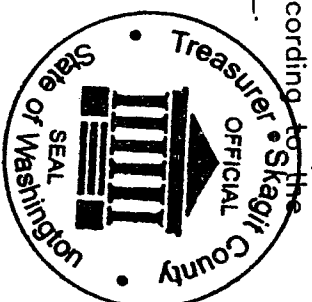
DALE K. HERRIGSTAD, P.L.S.  
Certificate No. 27807

Date APRIL 24, 2017

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 records of my office, up to and including the year of 20 17.

Certified this 2nd day of May, 20 17.  
Dale K. Herrigstad  
Skagit County Treasurer



DEDICATION  
Know All Men by these Present that SKAGIT STATE BANK, mortgage holder, and 48 NORTH ON FIDALGO ISLAND, LLC, property owner of the land hereby platted, declare this plat and dedication to the use of the public for 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 cut and fill 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 designated to the adjacent properties by the construction, drainage and maintenance of said road and or area.

James Ferguson  
AUDITOR  
John J. Smith  
DEPUTY AUDITOR

CITY OF ANACORTES APPROVALS

The Planning Commission of the City of Anacortes meeting in regular session on 2-24-2016 did find that the 48 North Plat & PUD 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 21st day of MARCH, 20 16.

ATTEST: City Clerk KEVIN O

Examined and approved this 25 day of APRIL, 20 17.

City Engineer

48 NORTH ON FIDALGO ISLAND, LLC

SKAGIT STATE BANK

State of Washington

County of Skagit

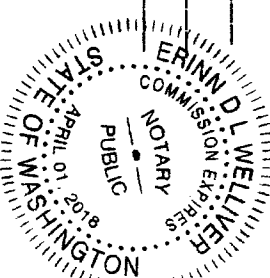
I certify that I know of have satisfactory evidence that Nels Strandberg signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the Member of 48 NORTH ON FIDALGO ISLAND, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 24th day of April, 20 17.  
Notary Public in and for the State of Washington

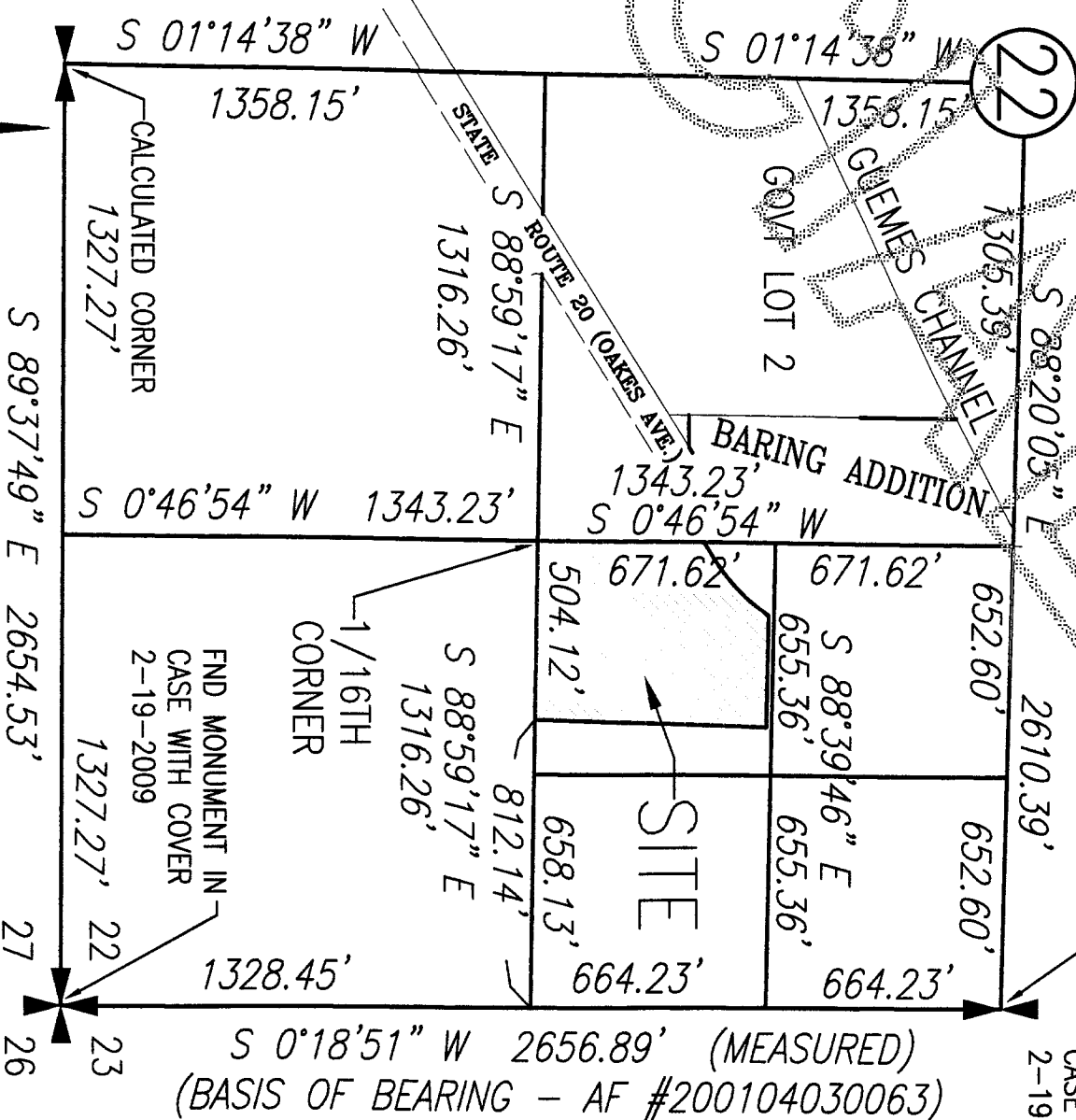
Name printed Erinn D L Welliver

Residing at Anacortes WA

My commissions expires 4/1/2018



FND MONUMENT IN CASE WITH COVER 2-19-2009



OWNER/DEVELOPER  
48 NORTH ON FIDALGO ISLAND LLC  
PO BOX 319  
ANACORTES, WA 98221

LAND SURVEYOR  
DALE HERRIGSTAD PLS  
4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221

SHEET 1 OF 3

4-24-2017

PUD-2015-0003

PW #16-005-DEV

SECTION 22 TOWNSHIP  
35N, RANGE 1 EAST, W.M.  
SCALE: NONE

DWN BY: DKH  
DATE: APRIL 2017

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

SCALE: NOTED  
JOB 2015-53

48 NORTH PLAT & PUD  
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
CITY OF ANACORTES, WASHINGTON

EASEMENT NOTE

△ PSE EASEMENTS UNDER  
AUDITORS FILE NUMBERS  
201607050142 &  
201612060089.

LOT #1 LOT #3  
P31583 SHORT PLAT ANA-98-002  
AF #9806220012 P31682

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	670.00'	83.10'	7°06'23"	C27	80.00'	30.43'	21°47'32"
C2	67.50'	165.72'	140°40'08"	C28	90.00'	5.15'	3°16'54"
C3	57.50'	89.13'	88°48'41"	C29	90.00'	52.06'	33°08'26"
C4	57.50'	90.09'	89°46'41"	C30	96.00'	29.15'	18°33'35"
C5	67.50'	64.77'	54°58'55"	C31	647.50'	39.20'	3°28'07"
C6	670.00'	83.10'	7°06'23"	C32	20.00'	10.06'	28°48'20"
C7	687.50'	134.87'	11°05'24"	C33	20.00'	22.64'	64°50'58"
C8	687.50'	37.66'	3°08'24"	C34	20.00'	26.36'	75°31'21"
C9	50.00'	128.76'	1°40'48'00"	C35	20.00'	6.33'	18°07'56"
C10	40.00'	62.06'	88°48'41"	C36	647.50'	39.01'	3°27'06"
C11	40.00'	62.67'	89°46'41"	C37	522.50'	6.986'	7°39'39"
C12	50.00'	18.11'	20°45'08"	C38	522.50'	20.00'	2°11'35"
C13	50.00'	18.11'	20°45'08"	C39	522.50'	125.40'	13°00'15"
C14	50.00'	29.87'	22°24'53"	C40	552.50'	80.82'	8°22'54"
C15	90.00'	35.24'	19°06'00"	C41	552.50'	44.58'	4°37'21"
C16	90.00'	20.00'	41°44'31"	C42	670.00'	34.52'	2°57'07"
C17	90.00'	30.06'	19°12'00"				
C18	90.00'	30.16'	19°12'00"				
C19	90.00'	30.02'	19°06'36"				
C20	80.00'	39.50'	28°17'27"				
C21	80.00'	33.75'	24°10'07"				
C22	80.00'	34.21'	24°30'00"				
C23	80.00'	16.55'	11°51'16"				
C24	80.00'	23.74'	17°00'00"				
C25	80.00'	30.02'	21°30'00"				
C26	80.00'	41.16'	29°28'39"				

LINE TABLE

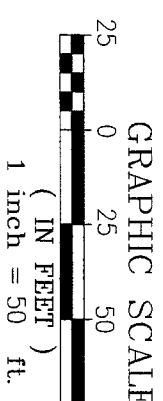
NUMBER	BEARING	DISTANCE
L1	N 29°29'13" E	21.20'
L2	N 29°29'13" E	17.30'
L3	N 34°46'17" E	34.11'
L4	N 60°33'11" W	20.02'
L5	N 39°30'43" E	22.27'
L6	N 39°30'43" E	22.22'
L7	N 88°59'17" E	40.64'
L8	S 54°30'43" W	16.82'

NOTES

- SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
- SET RE-BAR AND RED CAP PLS. #27817.
- FOUND EXISTING REBAR AND CAP MARKED PLS. #9569 OR AS NOTED.
- EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
- ALL CONCRETE MONUMENTS WERE VISITED ON 2-1-2017.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE.
- BASIS OF BEARINGS: Record of Survey, AF 200104030063.
- ADDRESSES SHOWN ON PLAT.
- SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.

OFFSET PROPERTY CORNER NOTES

- REBAR & CAP SET 1.00' S 32°20'58" W OF TRUE CORNER DUE TO FENCE.
- REBAR & CAP SET 1.00' S 1°20'14" W OF TRUE CORNER DUE TO FENCE.
- REBAR & CAP SET 0.75' N 1°0'43" E OF TRUE CORNER DUE TO FENCE.
- REBAR & CAP SET 0.50' N 13°21'22" W OF TRUE CORNER DUE TO FENCE.
- REBAR & CAP SET 1.00' S 62°27'00" E OF TRUE CORNER DUE TO FENCE.
- REBAR & CAP SET 1.00' N 58°29'41" E OF TRUE CORNER DUE TO FENCE.
- REBAR & CAP SET 1.00' S 2°12'02" W OF CORNER DUE TO WATER METER BOX.



DWNER/DEVELOPER  
48 NORTH ON FIDALGO ISLAND LLC  
PO BOX 319  
ANACORTES, WA 98221

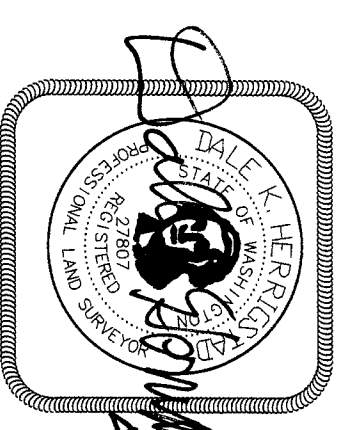
LAND SURVEYOR  
DALE HERRIGSTAD PLS  
4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221

SHEET 2 OF 3

PUD-2015-0003 PW #16-005-DEV

DWN BY: DKH HERRIGSTAD ENGINEERING & SURVEYING  
DATE: APRIL 2017 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: NOTED  
JOB 2015-53





48 NORTH PLAT & PUD  
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
CITY OF ANACORTES, WASHINGTON

281705020028  
\$188.00  
Skagit County Auditor  
5/2/2017 Page 3 of 3 3:11:40AM

PUD AND PLAT CONDITIONS

48 NORTH PLAT & PUD  
PUD—2015—0003

All parcels within the subdivision are subject to the "Findings of Fact and Conclusion of Law" as adopted by the Anacortes City Council on the 21st day of March, 2016. The following Conditions were required to be identified on the face of the Plat.

- (FF #10) The lots in this subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, 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; sewer and water latecorner charges may be payable.
- (FF #11) ZONING INFORMATION:  
Underlying Zone: Residential District (R2)  
Zone's Minimum Lot Size: 7,500 Square Feet  
Gross Acreage: 7.48 Acres (Included 1/2 abutting ROW)  
Net Acreage: 7.20 Acres  
Zone's Maximum Density: 4 Dwelling Units (DU) per Gross Acre  
Density Calculation: 4 DU 7.48 Acres = 29.92, rounded to 30 DU  
Proposed Lots: 30 Lots +1 Community Park

SETBACKS:  
Front Yard:  
For lots 3—17 only, the front setback is 10 feet for the residence & 20 feet for garages.  
All other lots must meet the 20 foot front yard setback for the R2 Zone.  
Rear Yard:  
For lots 3—17 only, the rear setback is increased from 20 feet to 30 feet.  
All other lots must meet the 20 foot rear yard setback for the R2 Zone.  
Side Yard:  
All lots shall meet the R2 side yard setback requirements for the R2 Zone.

- (FF #15) A homeowner's association shall be established and be responsible for the maintenance of the bioretention swale (Tract A), landscaping buffer (Tract B) and community park (Tract C).
- (FF #19) Pursuant to AMC 16.50.120 (D), the applicant shall record notice with the Skagit County Auditor's Office which provides a public record of any approved tree preservation plan and conservation areas; the application of this title to the property; and that limitations on actions of or affecting the property may exist. See recording number on sheet
- (FF #20) This Subdivision is subject to the Tree Preservation Plan Dated August 12, 2015. Retained Trees shall be maintained by the lot owners, unless approved for removal by the City of Anacortes.
- (FF #21) The maximum permitted height for Lot 15 shall be restricted to twenty-five (25) feet from the high point of the property of existing grade.
- (FF Modifications) Lot coverage is modified from R2 Zoning District's maximum of thirty-five (35) percent to a maximum of thirty seven and one half (37.5%).

UTILITY and ACCESS EASEMENTS & DEDICATIONS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC (A.F. NO. 201607050142 & 201612060089), 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.

- A 10 foot private storm drainage easement across the North boundary of Lots 2, 3 and Tract B as shown on the plat is hereby reserved for and conveyed to Lots 2, 3 & 4 for storm drainage to service lots 2, 3 & 4 in which to construct, operate, maintain, repair, replace and enlarge underground pipes, thereto for the purpose of serving the lots herein. The maintenance of the improvements of the improvements to the easement will be the responsibility of and shared by the benefiting lots.
- A 10 foot private sanitary sewer & storm drainage easement across Lot 1 and Tract B as shown on the plat is hereby reserved for and conveyed to Lot 2 for sanitary sewer pipes to service lot 2 in which to construct, operate, maintain, repair, replace and enlarge underground pipe for the purpose of serving lot 2. The maintenance of the improvements to the easement will be the responsibility of lot 2.

4. A 10 foot private sanitary sewer & storm drainage easement across the West boundary of Lots 27, 28, 29 & 30 as shown on the plat is hereby reserved for and conveyed to lots 26, 27, 28, 29 & 30 for sanitary sewer & storm drainage pipes to service lots 26, 27, 28, 29 & 30 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 10 foot private sanitary sewer & storm drainage easement across the West boundary of Lots 18, 19, 20, 21 & Tract A as shown on the plat is hereby reserved for and conveyed to Lots 17, 18, 19, 20 & 21 for sanitary sewer & storm drainage pipes to service lots 17, 18, 19, 20 & 21 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.

6. A 20 foot & 10 foot public water main easement on and across Lots 12 & 13 as shown on the plat is hereby reserved for and conveyed to the City of Anacortes, in which to construct, operate, maintain, repair, replace and enlarge underground pipes for the purpose of serving this subdivision and other property with water service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

7. An access and utility easement on and across Lot 17 is described in Auditor's File No. 201702240096.

8. Tract A is hereby dedicated to the City of Anacortes as a storm drainage conveyance and water quality treatment facility. Tract A will be maintained by the 48 North Home Owners Association and the City of Anacortes. The 48 North Home Owners Association maintenance and upkeep requirements are identified in the recorded Declaration of Covenants, Conditions, & Restrictions. See Note #1 on sheet 1 of 3. All other maintenance and upkeep is the responsibility of the City of Anacortes.

9. Tract B is hereby dedicated to the 48 North Homeowners Association for the purposes of landscaping and landscape maintenance.

10. Tract C is hereby dedicated to the 48 North Homeowners Association for the purposes of a Community Park to be maintained by the Homeowners Association.

11. All common retaining walls will be the responsibility and owned by the 48 North Homeowners Association. A 5 foot wide easement across Tract C and Lot 30 for the length of the wall as shown on the plat map is granted to the Homeowners Association for upkeep as identified in the recorded Declaration of Covenants, Conditions, & Restrictions. See Note #1 on sheet 1 of 3.

LEGAL DESCRIPTION

That portion of the South 1/2 of the Northeast 1/4, of Section 22, Township 35 North, Range 1 East, W.M., lying southeasterly of the "BURROWS BAY ROAD", EXCEPT the "COPPER MINE ROAD" along the East line thereof, AND EXCEPT the following described tracts:

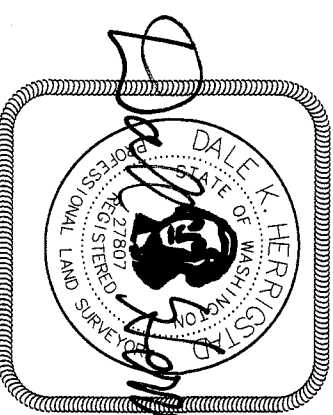
- Beginning at the Southeast corner of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section:  
thence North 88°53'46" West along the South line of said South 1/2 of the Northeast 1/4 of the Southeast 1/4, 30.00 feet to the West line of the "COPPER MINE ROAD";  
thence continue North 88°53'46" West 781.88 feet;  
thence North 2°11'29" East 669.34 feet to the North line of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4;  
thence North 1/4 of the Southwest 1/4, and the true point of beginning of this description, said point being the Northwest corner of that certain tract conveyed to the Port of Anacortes, a municipal corporation, by deed recorded July 22, 1968, under Auditor's File No. 716164;  
thence from said true point of beginning run South 2°11'29" West along the West line of said Port of Anacortes tract, a distance of 15 feet;  
thence West parallel with the North line of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 to the Easterly line of the "BURROWS BAY ROAD";  
thence Northerly along said Easterly line to the North line of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4;  
thence East along said North line to the true point of beginning.

- Beginning at the Southeast corner of the South 1/2 of the Northeast 1/4 of the Southeast 1/4, thence North 88°53'46" West along the South line of said subdivision 30.00 feet to the West line of the "COPPER MINE ROAD", and the true point of beginning;  
thence continue North 88°53'46" West 781.88 feet;  
thence North 2°11'29" East 669.34 feet to the North line of said subdivision;  
thence South 88°40'23" East along the North line of said subdivision 760.00 feet to the West line of the "COPPER MINE ROAD";  
thence South 0°18'59" West along said road a distance of 664.96 feet to the true point of beginning.

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

IMPERVIOUS COVERAGE LIMITATIONS

Based on the storm water design for the plat the total impervious coverage for each lot is 48%.



SHEET 3 OF 3

OWNER/DEVELOPER  
48 NORTH ON FIDALGO ISLAND LLC  
PO BOX 319  
ANACORTES, WA 98221

LAND SURVEYOR  
DALE HERRIGSTAD PLS  
4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221

PUD—2015—0003 PW #16—005—DEV