

PLAT OF ROCK RIDGE SOUTH PHASE 4

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

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

GENERAL INFORMATION

1. Assessor's Account No.s 4918-002-999-0600, P125867.
2. Description and exception information is from the Subdivision Guarantee, Certificate No: 6200031711, dated July 5, 2017.
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 the Subdivision Guarantee referenced under Note 2 above. Said report lists documents recorded under Auditors File Number 200203250231 (CC&RS), AF #200203140025 (CC&RS), AF #200204260193 (CC&RS), AF #200202280226 (Easement over portion of Phase 1 of the Plot of Rock Ridge South), AF #200203220149 (Easement over portion of Phase 1 of the Plot of Rock Ridge South), AF #200607110101 (10' wide PSE easement superseded by Rock Ridge Plat Map), AF #200610200103 (Avigation Easement), AF #200701240094 (Plot of Rock Ridge South Phases 1 & 2, 200701250001 (CC&RS), 201004210064 (Access & Utility easement to be released at the recording of this Plat Phase 4), AF #201702060113 (10' wide PSE easement superseded by the recording of this Plat) and Deed of Trust under AF #201611100086 (Skagit Bank).
4. Residential Low Density (R2).
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.

LEGAL DESCRIPTION

Lot G, PLAT OF ROCK RIDGE SOUTH, PHASES 1 and 2, according to the duly recorded plat thereof, recorded in January 24, 2007, under Auditor's File No. 200701240094, and amended by Auditor's File No. 200701250133, records of Skagit County, Washington.

EXCEPT those portions of said Tract G replated as the "PLAT OF ROCK RIDGE SOUTH PHASE 3", as per plat recorded June 30, 2008 under Auditor's File No. 200806300185, record of Skagit County, Washington.

Situated in Skagit County, Washington.

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&RS), recorded under:

AFN 201711060066

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 20 17.

Certified this 27th day of October, 20 17.

Steve Quigley
Skagit County Treasurer

CITY OF ANACORTES APPROVALS

Examined and approved this 5th day of October, 20 17.

City Engineer

Examined and approved this 5th day of October, 20 17.

Signature of Planning Director



DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby shown, do hereby dedicate this plat to be the graphic representation of the short subdivision map hereby, and do hereby dedicate to the use of the public for all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary steps for cuts and fills upon the lots shown thereon in the original responsible grading of said streets, and avenues, and further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities, and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity other than the public in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby subdivided waive for themselves, their heirs and assigns and any person or entity deriving title for the undersigned, any and all claims for damages against the City of Anacortes, its successors and assigns to which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims resulting from inadequate maintenance by the City of Anacortes.

I further the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigned to indemnify and hold the City of Anacortes, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this subdivision or by establishment, construction or maintenance of the roads within this subdivision. This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

RR SUMMIT NW LLC

SKAGIT STATE BANK

State of Washington

County of Skagit
I certify that I know of have satisfactory evidence that Nels Strandberg (his/she/are) authorized to execute the signed this instrument, on oath stated that (his/she/are) authorized to execute the instrument and acknowledged it as the _____ of _____

Given under my hand and official seal this 5th day of October, 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



James H. HERRIGSTAD
AUDITOR

DALE K. HERRIGSTAD
DEPUTY AUDITOR

SURVEYORS CERTIFICATE

I hereby certify that the Plat of Rock Ridge South Phase 4 is based upon an actual survey and subdivision performed by me or under my supervision of Section 26, 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 10-5-2017



OWNER/DEVELOPER
RR Summit NW LLC
PO BOX 319
ANACORTES, WA 98221

360-293-7431

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

360-299-8804



PW #03-037-DEV SHEET 1 OF 4

DWN BY: DKH
DATE: JULY 2017

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

SCALE: NOTED
JOB 2015-146

PLAT OF ROCK RIDGE SOUTH PHASE 4

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

Shagit Canby Auditor
2017-06-06
11/6/2017 Page 2 of 4 410.07AM \$174.00

PLAT CONDITIONS

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 July 19, 2004. The following Conditions were required to be identified on the face of the Plat.

(FF #7) 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 latecomer charges may be payable.

THE FOLLOWING CONDITIONS ARE TO BE RECORDED WITH THE FINAL PLAT DRAWING.

- (11) Fencing, as required by the Parks Director, shall be constructed on the perimeter of Tract B adjacent to Phase V, Lots 8-15 and the cul-de-sac. This fence shall continue north along the western and northern edge of the 30' NGPE wetland buffer located in Lots 8 and 9 of Phase IV. Fencing shall be non-sight obscuring. The intent of the fencing is to minimize disturbances to the wetlands and adjacent buffer. The access corridor between Lots 10 and 11 of Phase IV shall be eliminated and added to the adjacent lot(s). Prior to any adjacent site disturbance, the permanent fence line as described, together with the 30' NGPE buffer adjacent to the ACF, shall be delineated with construction fencing. Tract B and the 30' ACF, buffer shall be left untouched with the following exceptions:
 - a. Hand removal of non-native or adventitious plants as approved by the Park Department.
 - b. Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the Homeowners Association, subject to approval of the Parks Department, with a 3-foot minimum appropriate native stock which shall be maintained by the Homeowners Association until able to survive without care.
 - c. Fallen trees in the NGPE shall only be removed from the site with the approval of the Parks Department.
 - d. If the buffer is disturbed, a landscaping plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval and once approved, shall be implemented by the Homeowners Association.
 - e. Trails through the NGPE shall not be permitted without the approval of the Parks Department.
- (12) In keeping with the City's street grid street name system, the Building Department shall approve street names.
- (13) The City of Anacortes Public Works Department and the Postmaster shall approve mailbox locations.
- (14) Street lighting shall be energy efficient and provided as required by the City Engineer.
- (15) A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate, detailed, and approved Landscaping Plan that minimizes impacts to the hillside.
- (16) The developer shall purchase and install all street signs.
- (17) The project shall comply with the City of Anacortes Design construction standards as required by the Director of Public Works for water, sewer, street access, and storm drainage.
- (18) A minimum of two off-street parking spaces shall be provided for each dwelling unit, as required by City Ordinances. Required off-street parking location shall not interrupt or block in any way the required cul-de-sac diameter or sidewalks.
- (19) The Developer will construct the downstream sewer capacity as required by the City Public Works Director.
- (20) A potable water system with pressure pump stations(s), pressure reducing stations, and storage will be designed to meet City of Anacortes, DOH, AMWA, NEC, and other applicable requirements to provide a minimum of 40 psi to each home building pad and necessary fireflows.
- (21) All infrastructure improvements for each phase shall be constructed and approved prior to the issuance of building permits for that phase.
- (22) A pedestrian pathway shall be established generally as shown on the revised site plan dated May 12, 2004.
- (23) The existing detention pond, when converted to a wetpond facility, shall:
 - a. Have a gravity drain system to the new pond bottom.
 - b. Be vegetated on the perimeter and interior for sight screening, low maintenance, (i.e., no grasses requiring mowing), habitat value and access management.
 - c. Shall have safety benches or other safety features.
- (24) A secondary access (through driveway easements as needed) shall provide a vehicle outlet to W. 12th St.

(25) Each phase, as constructed and recorded, shall have all necessary improvements (roads, utilities, fire protection, etc.) in place and accepted prior to that phase recording.

- (26) A heavy maintenance truck access road (15 foot width) shall be provided to all utility structures not located in the right-of-way.
- (27) Pedestrian access roads shall be public, surfaced, and fenced (per Parks Director approved design) prior to that phase recording.
- (28) Tract A shall be privately maintained by a Homeowners Association.
- (29) The 4 acres of wetland habitat adjacent to the ACF (Tract B) shall be subject to a conservation easement administered by an established locally based land trust.
- (30) Tracts A and C shall be dedicated as open space and managed by the Homeowners Association.
- (31) The City right-of-way east of Lot 8, Phase III, shall be retained by the City.
- (32) Maximum slope in any direction in cul-de-sacs shall be 6%.
- (33) Legal and practical access by public road shall be provided to the Kilkenny property.
- (34) Condition No. 2 of the Declaration of Access Easement from the applicant to the Bowmans under Auditor's File # 200203220149 shall be deleted in its entirety; the legal access to the Bowman property from Antone Way extends to ingress, egress, and utilities but not actually provide any practical use (depending on final engineering grades).
- (35) The expansion of the West 8th detention pond shall be done in such a way that: the ponded area remain a "wet pond" (with the capability of periodic maintenance/drainage); 8 inches of topsoil be placed on the newly disturbed soil and around the entire pond and, submit a wetland landscaping plan for approval by the Planning Director.
- (36) Blasting can only occur weekdays between 8:00 a.m. to 6 p.m.
- (37) Geo-technical engineering reports shall be provided for all lots where any structure may be located on or within 15' of a slope of 40% grade or steeper.
- (38) An evigation easement, in a form acceptable to the Planning Director shall be placed on each Phase prior to its recording.
- (39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.
- (40) No construction shall begin without a 10-year water quality management plan and implementation program being approved by the City Council. This plan and program shall be undertaken by an independent consultant retained by the City and paid by the applicant. It shall detail the current water quality in the Cranberry Lake Watershed and then describe a process for periodic monitoring and review by the City Council and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Rock Ridge south plat; public comment will be solicited on all phases of the water quality program.
- (41) Only organic, as opposed to chemical agents, may be used to combat weeds, underbrush, and the like.
- (42) A five-year maintenance bond shall be established after completion of the final phase of the project; this maintenance bond is to assure that any remedial water-quality actions that need to be taken are taken.

UTILITY and ACCESS EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY (AF No. 2011020601), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, ESCAPE 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 streets(s), as shown in 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. An access easement is hereby granted on and across lots 10 and 11 as shown on the face of the Plat sheet 4 as a shared access for both lots 10 and 11 and the maintenance of the private drive will be shared between the owners of lots 10 and 11.
3. An access easement is hereby granted on and across lot 13 as shown on the face of the Plat sheet 4 as a shared access for both lots 12 and 13 and the maintenance of the private drive will be shared between the owners of lots 12 and 13.
4. An access and utility easement is hereby granted on and across lot 7 and 8 as shown on the face of the Plat sheet 4 as a shared access and utility for lots 7, 8 and 9 and the maintenance of the private drive will be shared between the owners of lots 7, 8 and 9. Utility maintenance is the responsibility of the lot for which it serves.
5. A 20 foot wide storm drainage easement on and across lots 1 through 6 lying parallel with and adjoining Rock Ridge Parkway as shown on the face of the plat is for the purposes of storm drainage pipes, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, for the purpose of serving lots 1 through 7.

OWNER/DEVELOPER
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PW #03-037-DEV

SHEET 2 OF 4



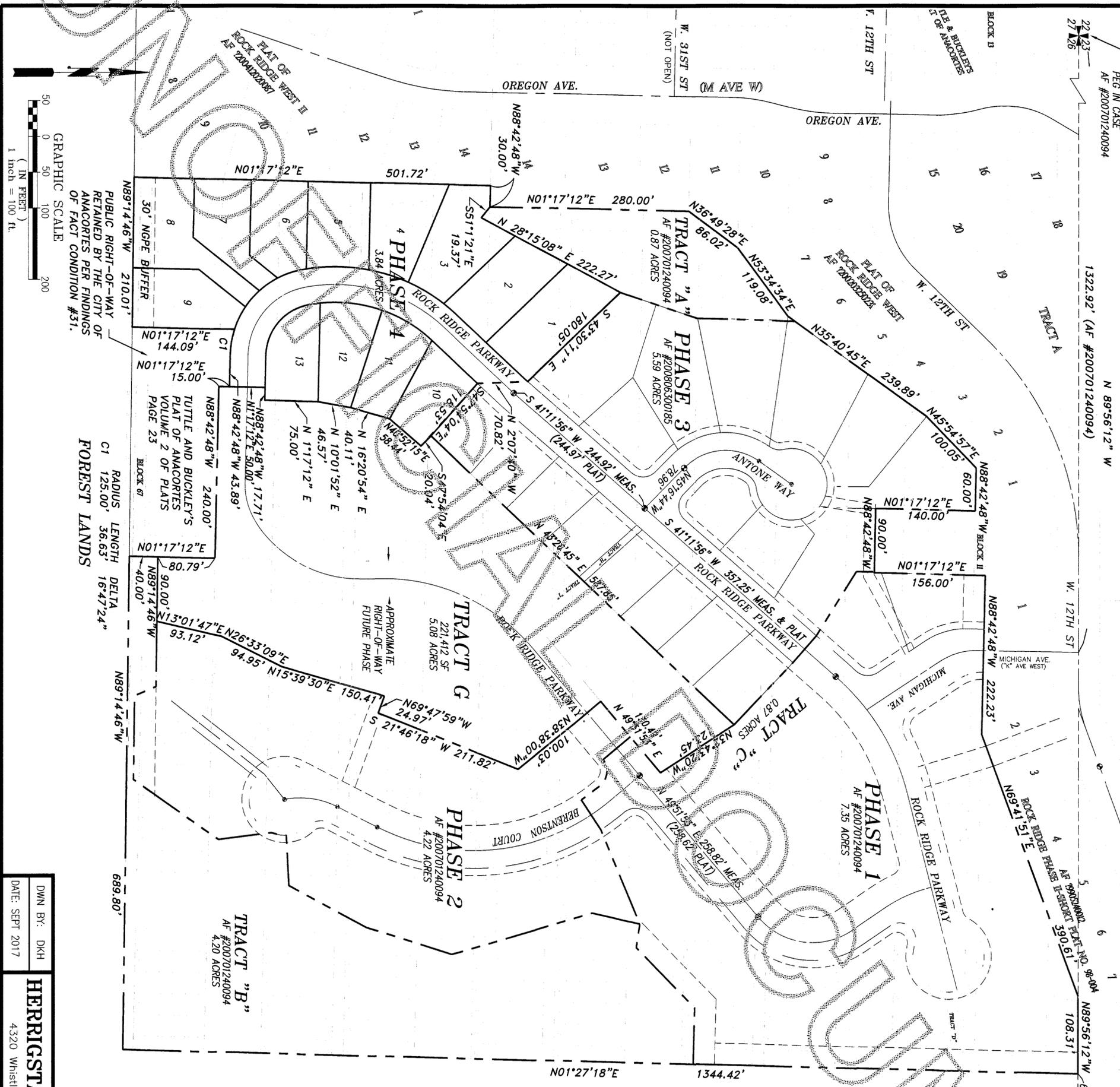
DWN BY: DKH
DATE: JULY 2017

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

SCALE: NOTED
JOB 2015-146

PLAT OF ROCK RIDGE SOUTH PHASE 4

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.



6" DIAM. CONC. MON. WITH BRASS PEG IN CASE AF #200701240094

1" PLUGGED IRON PIPE AF #200701240094

- NOTES**
1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
 2. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
 3. ALL CONCRETE MONUMENTS WERE VISITED ON 3-22-2017.
 4. ERROR OF CLOSURE MEANS WASHINGTON STATE SURVEY STANDARDS.
 5. SURVEY METHOD: STANDARD FIELD TRAVERSE.
 6. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2 AF #200701240094



10-5-17



PUBLIC RIGHT-OF-WAY RETAINED BY THE CITY OF ANACORTES PER FINDINGS OF FACT CONDITION #31.

TUTTLE AND BUCKLEY'S PLAT OF ANACORTES VOLUME 2 OF PLATS PAGE 23

RADIUS LENGTH DELTA C1 125.00' 36.63' 16°47'24"

FOREST LANDS

DWRN/DEVELOPER
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LAND SURVEYOR
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PW #03-037-DEV SHEET 3 OF 4

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	SCALE: NOTED
DATE: SEPT 2017		JOB 2015-146

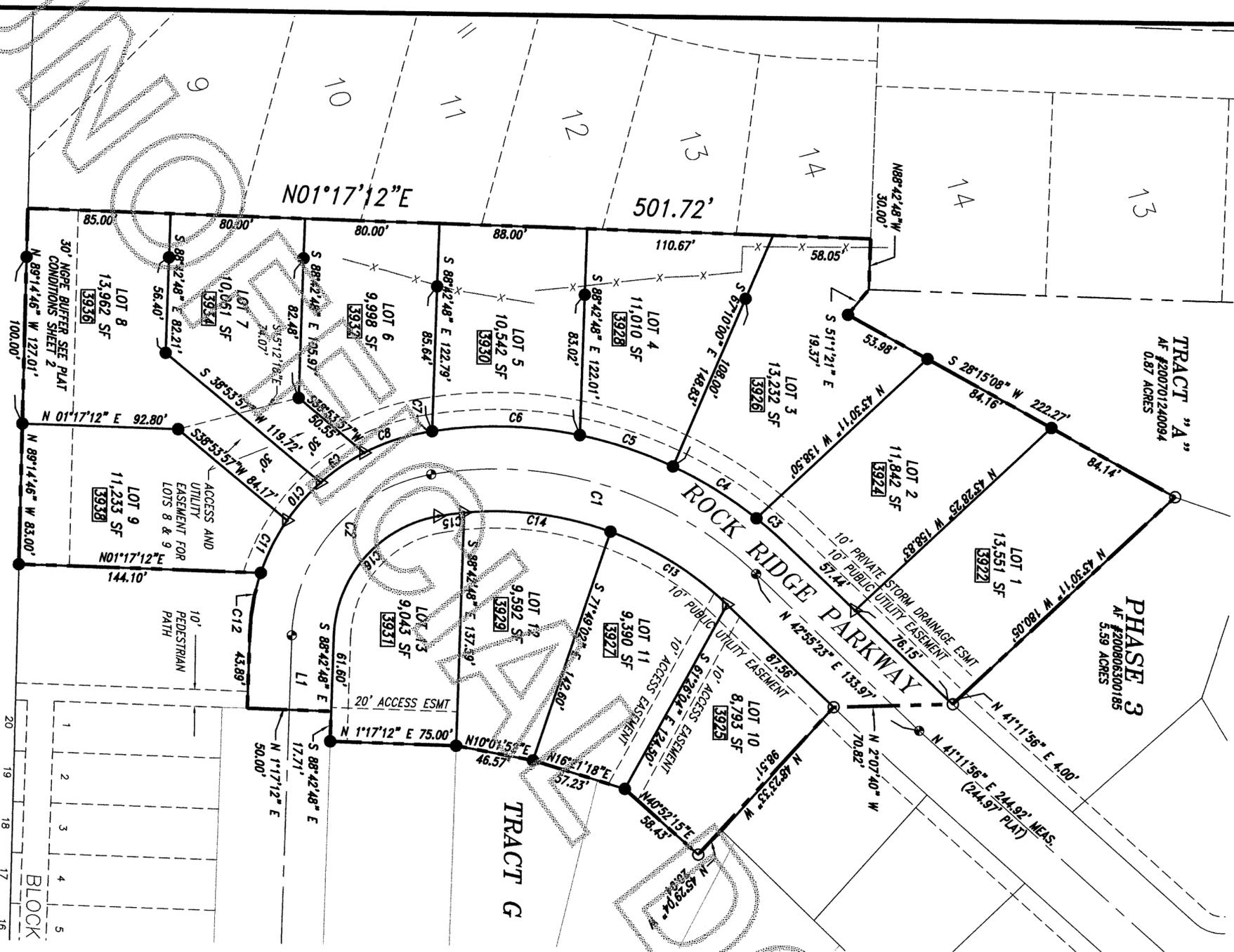
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PLAT OF ROCK RIDGE SOUTH PHASE 4

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

TRACT "A"
AF #200701240094
0.87 ACRES

PHASE 3
AF #200806300185
5.59 ACRES



- NOTES**
- SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
 - SET REBAR AND RED CAP PLS. #27817.
 - SET PK NAIL IN SIDEWALK WITH YELLOW DISK.
 - FOUND EXISTING REBAR AND CAP PLS 32169 OR AS NOTED. (LISTED 3-22-2017).
 - EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
 - ALL CONCRETE MONUMENTS WERE VISITED ON 3-22-2017.
 - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 - SURVEY METHOD: STANDARD FIELD TRAVERSE.
 - BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2, AF #200701240094.
 - ADDRESSES SHOWN ON PLAT.
 - SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.
 - BSBL BUILDING SETBACK LINE.

CURVE TABLE

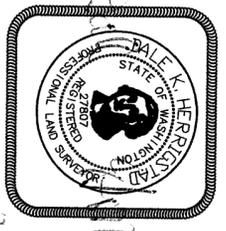
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	209.67'	53°23'31"
C2	100.00'	136.56'	78°14'35"
C3	250.00'	22.66'	5°11'35"
C4	250.00'	58.50'	13°24'25"
C5	250.00'	58.50'	13°24'26"
C6	250.00'	88.46'	20°16'28"
C7	250.00'	4.85'	01°06'39"
C8	125.00'	37.70'	17°16'51"
C9	125.00'	31.32'	14°21'18"
C10	125.00'	30.09'	13°47'37"
C11	125.00'	34.96'	16°01'20"
C12	125.00'	36.64'	16°47'31"
C13	200.00'	82.29'	23°34'30"
C14	200.00'	88.58'	25°22'39"
C15	200.00'	15.50'	4°26'25"
C16	75.00'	102.42'	78°14'37"

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 88°42'48" E	43.89'

DWNER/DEVELOPER
RR Summitt NW LLC
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ANACORTES, WA 98221
360-293-7431

LAND SURVEYOR
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ANACORTES, WA 98221
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10-9-2017

PW #03-037-DEV

SHEET 4 OF 4

DWN BY: DKH
DATE: SEPT 2017

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

SCALE: NOTED
JOB 2015-146