

LEGAL DESCRIPTION.

THE SOUTH 231 FEET OF THE EAST 990 FEET OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILMLETTE MERIDIAN, EXCEPT THAT PORTION CONVERTED TO THE STATE OF WASHINGTON BY DEED RECORDED IN THE PUBLIC RECORDS OF SKAGIT COUNTY, WASHINGTON, AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE WEST 330 FEET OF SAID GOVERNMENT SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON, GUARANTEE ORDER #115755 DATED MARCH 19, 2018)

CONDITIONS, COVENANTS & RESTRICTIONS

- ZONING: R1 WITH R2 ZONING APPLIED PER PUD RESIDENTIAL (R1) ZONING DISTRICT (WITH R2 ZONING APPLIED PER PUD MINIMUM LOT SIZE = 15,000 SQ.FT. (7,500 SQ.FT. MODIFIED AS PART OF PUD PER AMC 17.38.070-R2 STANDARDS))
- RENTAL: 4.99% GROSS (15% DEDUCTIBLE)
- MINIMUM ALLOWABLE DENSITY = 2 DWELLING UNITS PER ACRE (4 DWELLING UNITS PER ACRE MODIFIED AS PART OF PUD PER AMC 17.38.070-R2 STANDARDS), MAXIMUM ALLOWED DENSITY BASED ON 4 DWELLING UNITS PER ACRE = 21 UNITS PER ACRE (5,279 GROSS ACRES WHICH INCLUDES 2 THE ADJOINING PORTION OF WAY A 13.0/5,279 GROSS ACRES) (50) PER GROSS ACRE IS PROPOSED (13) UNITS ARE PROPOSED
- MINIMUM LOT FRONTAGE = 30 FEET
- FRONT YARD = 20 FEET
- INTERIOR SIDE YARD = A MINIMUM OF FIVE (5) FEET ON ONE SIDE AND NO LESS THAN FIFTEEN (15) FEET ON BOTH SIDES COMBINED, EXCEPT THAT IN NO INSTANCE SHALL A SETBACK ADJACENT TO A STREET BE LESS THAN TEN FEET (10)
- REAR YARD = 20 FEET (IF STREET IS DESIGNATED ARTERIAL = 20)
- A LANDSCAPE PLAN ASSOCIATED WITH INDIVIDUAL LOTS SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION SUBMITTAL. TWENTY (20) PERCENT OF EACH LOT SHALL BE PLANTED WITH PERENNIAL PLANTS AND TREES. PLANTING OCCUPANCY WILL BE ISSUED IN CONJUNCTION WITH THE BUILDING PERMIT. PERENNIAL PLANTS SHALL BE SPECIFIED AS SANITARY SEWER AND STORMWATER DRAIN LINES SHALL REMAIN OUTSIDE OF THE FIFTEEN (15) FOOT NON-DISTURBANCE SETBACK AS MEASURED FROM THE TOP OF SLOPE.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON HOA COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200905190028.
- ALL STRUCTURES ARE TO BE MAINTAINED. A THIRTY (30) FOOT BUFFER SETBACK AS MEASURED FROM THE OPERATIONAL SETBACK LINE SHALL BE MAINTAINED. SETBACKS AND SETBACKS ARE ALLOWED WITHIN THE THIRTY (30) FOOT SETBACK PROVIDED THEY ARE OUTSIDE OF THE FIFTEEN (15) FOOT NON-DISTURBANCE SETBACK AS MEASURED FROM THE TOP OF SLOPE.
- WITHIN THE NATIVE GROWTH PROTECTION EASEMENT, VEGETATION OR TREE REMOVAL, TOPPING, LOT OWNER WOULD NEED TO SUBMIT AN ISA CERTIFIED ARBORIST'S REPORT THAT STATES A TREE IS DEAD, DISEASED, DYING, AND A HAZARD TO AN ADJACENT PROPERTY/USE ALONG WITH A GEOLOGICAL, HAZARDOUS AREA CRITICAL AREA REPORT TO THE CITY OF ANACORTES PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL UNDER THE NATIVE GROWTH PROTECTION ACT.
- WITHIN THE NATIVE GROWTH PROTECTION AREA, VEGETATION OR TREE REMOVAL, TOPPING, OR TRIMMING IS STRICTLY PROHIBITED UNLESS APPROVED FIRST BY THE CITY, THE INDIVIDUAL LOT OWNER WOULD NEED TO SUBMIT AN ISA CERTIFIED ARBORIST'S REPORT THAT STATES A TREE IS DEAD, DISEASED, DYING, AND A HAZARD TO AN ADJACENT PROPERTY/USE ALONG WITH A GEOLOGICAL, HAZARDOUS AREA CRITICAL AREA REPORT TO THE CITY OF ANACORTES PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO APPLICABLE WATER, SEWER, AND STORMWATER DEPARTMENT AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL. 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 FEES MAY BE PAYABLE.
- THE FIRE MARSHAL
- SUBJECT TO THE TERMS AND PROVISIONS OF EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., RECORDED UNDER AUDITOR'S FILE NO. 201003000805.
- RECORDED UNDER AUDITOR'S FILE NO. 201709190027.

EASEMENTS

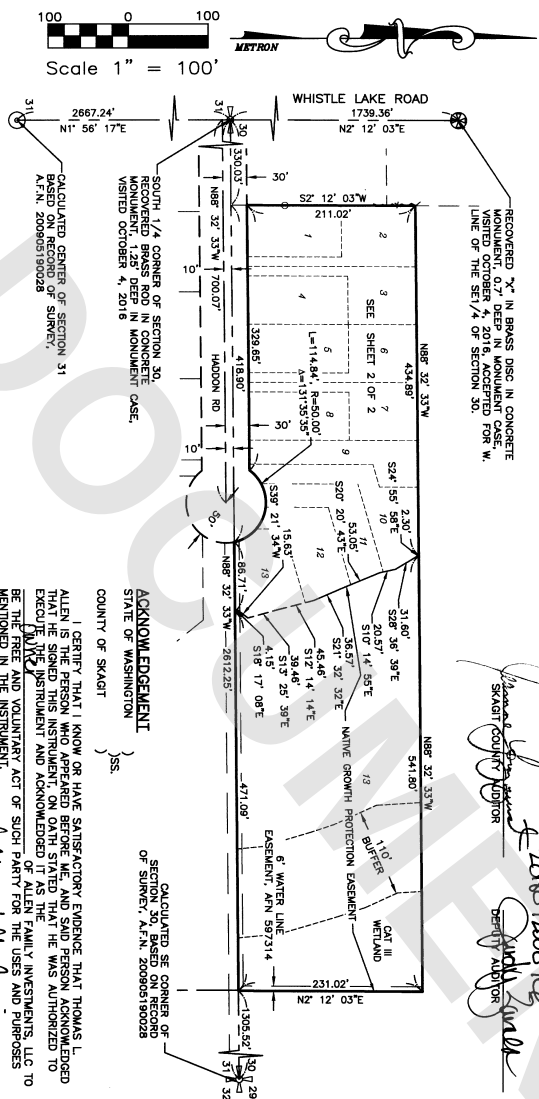
EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES AND ALL UTILITY AND COMMON AREAS AS ANNOYED HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WELLS WITH NECESSARY FACILITIES AND ELECTRIC, TELEPHONE, GAS, TELEVISION, CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAN ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES AND ALL UTILITY SERVICES TOGETHER WITH THE RIGHT TO MAINTAIN, REPAIR AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT. THE CITY OF ANACORTES IS ALSO HEREBY GRANTED THE RIGHTS AND OBLIGATION TO MAINTAIN AND REPAIR THE SIDEWALK FACILITY LOCATED WITHIN THE EASEMENT ADJOINING HADDON ROAD AND TO MAINTAIN AND REPAIR THE SIDEWALK FACILITY LOCATED WITHIN THE EASEMENT ADJOINING HADDON ROAD TO INSPECT ANY AND ALL STORM WATER MANAGEMENT FACILITIES AND TO REQUEST RECORDS OF INSPECTIONS AND CORRECTIONS WHEN NOTIFIED.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR OF THIS PLANNED UNIT DEVELOPMENT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

THOMAS E. BARRY, P.L.S.
 RESIDENTIAL NO. 55897
 DATE: 7-9-18

HADDON ROAD 13-LOT PLANNED UNIT DEVELOPMENT CITY OF ANACORTES APPLICATION NO. PUD-2016-1001



OWNERS CERTIFICATE AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE SUBDIVISION SHOWN ON THE ATTACHED MAP, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE TO THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE CITY AND PUBLIC USES, THE LESS THE RIGHT HEREON TO THE ORIGINAL REASONABLE GRADING OF SAID STREETS, AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAN FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, RECREATION, AND OTHER PUBLIC USES. WE HEREBY DEDICATE TO A PERSON OR ENTITY OTHER THAN THE PUBLIC IN WHICH CASE WE DO HEREBY DEDICATE TO THE CITY OF ANACORTES, THE EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSES STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM US, ALL CLAIMS FOR DAMAGES AGAINST 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 THE INSTALLATION OF THE GROUND SURFACE DRAINAGE, ELEVATION, OR CONSTRUCTION OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF ANACORTES.

FURTHER, THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO DEMONSTRATE 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 THE INSTALLATION OF THE GROUND SURFACE DRAINAGE, ELEVATION, OR CONSTRUCTION OR MAINTENANCE OF 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, IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS

ALLEN FAMILY INVESTMENTS, LLC.

 OWNER

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 9th DAY OF July 2018, AT
 11:00 AM, IN BOX 201807200076 AT THE REQUEST
 OF THOMAS E. BARRY, P.L.S.
 SKAGIT COUNTY AUDITOR
 DEPUTY COUNTY AUDITOR

ACKNOWLEDGEMENT
 STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT THOMAS E. ALLEN HAS PERSONALLY APPEARED BEFORE ME AND HAS REQUESTED THAT I EXECUTE THIS INSTRUMENT AND ACKNOWLEDGE IT AS THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED July 10, 2018.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: KADAMAS AND
 BY APPOINTMENT DATES: 4/10/2021

APPROVALS
 EXAMINED AND APPROVED THIS 11 DAY OF July 2018

DATE 7-11-18

DATE 7-11-18

DATE 7-11-18

CITY OF ANACORTES TREASURER'S CERTIFICATE
 I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH ARE DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED BY THE TAXPAYER OR HIS SUCCESSORS AND I HEREBY CERTIFY THIS 11 DAY OF July 2018.

TREASURER, SKAGIT COUNTY

 DEPUTY COUNTY TREASURER

SKAGIT COUNTY TREASURER'S CERTIFICATE
 I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED BY THE TAXPAYER OR HIS SUCCESSORS AND I HEREBY CERTIFY THIS 11 DAY OF July 2018.

TREASURER, SKAGIT COUNTY

 DEPUTY COUNTY TREASURER

METTRON
 and ASSOCIATES INC.
 LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC, SUITE 205
 ARLINGTON, WASHINGTON 98223
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DATE: MARCH 2018 BY: VSW SCALE: --
 PROJECT NO. 18010 F.B. 1-38-2

HADDON ROAD 13-LOT PUD
 CITY OF ANACORTES APPLICATION NO. PUD-2016-1001
 FOR
ALLEN FAMILY INVESTMENTS, LLC

A PORTION OF SW 1/4 OF THE NE 1/4 SECTION 30,
 TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.
 SKAGIT COUNTY, WASHINGTON

SHEET 1 OF 2



