PLAT OF ROCK RIDGE SOUTH PHASE 5

N 1/2 OF NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF July, 2018 AT 22 MINUTES PAST 10 O'CLOCK A.M./P.M. UNDER AUDITOR'S FILE

NO. 201807270027 RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITOR DEPUTY AUDITOR

GENERAL INFORMATION

1. Assessor's Account No.s 6046-000-999-0000, P133961.
2. Description and exception information is from the Subdivision Guarantee, Certificate No: 620034130, dated March 23, 2018.
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 (Plat of Rock Ridge West), AF #200203140025 (CC&Rs), AF #200204260193 (CC&Rs, rerecording of Af # 200203140025), AF #200202280226 (Easement over portion of Phase 1 of the Plat of Rock Ridge South), AF #200203220149 (Easement over portion of Phase 1 of the Plat of Rock Ridge South), AF #200607110101 (10' wide PSE easement superseded by the Plat of Rock Ridge South Phases 1 & 2 recorded under AF #200701240094), AF #200610200103 (Avigation Easement), AF #200701240094 (Plat of Rock Ridge South Phases 1 & 2 and AF #200701250133 Affidavit of minor correction), AF #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& Utility easement to be released at the recording of this Plat Phase 4), Af #201702060113 (10' wide PSE easement superseded by the recording of this Plat), AF #201711060065 (CC&Rs), AF #201711060066 (CC&Rs) and Deed of Trust under AF #201611100086 (Skagit Bank).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, PHASE 4, according to plat thereof, recorded 201711060065, records of Skagit County, Washington.

Situated in Skagit County, Washington.

NOTES

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

AFN 201807270028.

SURVEYORS CERTIFICATE

I hereby certify that the Plat of Rock Ridge South Phase 5 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 platting 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 JULY 16, 2018.

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 2018.

Certified this 25th day of July, 20 18.

Skagit County Treasurer

Treasurer • Skagit County OFFICIAL SEAL State of Washington

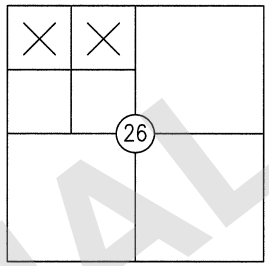
CITY OF ANACORTES APPROVALS

Examined and approved this 18th day of July 20 18.

City Engineer

Examined and approved this 17th day of July 2018.

Signature of Planning Director



SECTION 26, TOWNSHIP 35 N, RNG 1 EAST

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Steven P Henery signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the SVP of SKAGIT STATE BANK 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 17 day of July, 20 18.
Notary Public in and for the State of Washington
Name printed Pamela Rene Johnson
Residing at Anacortes
My commissions expires 1-16-2022

Pamela Rene Johnson
Notary Public
State of Washington
My Appointment Expires 01/16/2022

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever 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 slopes for cuts and fills upon the lots shown thereon in 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 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.

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

Steven P. Henery, SVP
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 RR SUMMIT NW 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 17 day of July, 20 18.
Notary Public in and for the State of Washington
Name printed Colleen Lilla Craig
Residing at Anacortes, WA
My commissions expires April 10, 2021

COLLEEN LILLA CRAIG NOTARY PUBLIC COMMISSION EXPIRES APRIL 10, 2021 STATE OF WASHINGTON

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR

7-16-2018

OWNER/DEVELOPER
RR Summitt 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	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: JULY 2018	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2015-146

201807270027
07/27/2018 10:22 AM
Skagit County Recorder
Pages: 1 of 4 Fees: $199.00

UNOFFICIAL DOCUMENT

201807270027
07/27/2018 10:22 AM Page 2 of 4

PLAT OF ROCK RIDGE SOUTH PHASE 5

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

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 ACFL, shall be delineated with construction fencing. Tract B and the 30' ACFL 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 necessary pump stations(s), pressure reducing stations, and storage will be designed to meet City of Anacortes, DOH, AWWA, 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 ta 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 tracts 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 ACFL (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 many 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/draining); 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 avigation 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 weeks, 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 INC.(A.F. NO. 201702060113, superceded by the recording of this Plat), 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.

2. A road, sidewalk and pedestrian easement is hereby conveyed to the City of Anacortes across the exterior one (1) foot of the front boundary for pedestrian access, sidewalk and road encroachment. In the event of road or sidewalk replacement by the property owner or the City of Anacortes, the homeowners are responsible for the replacement of the lost property corner markers.

3. Tract "I" and "J" is owned by the Rock Ridge South Phase 5 Homeowners Association for a future trail and to be left in its natural condition.

4. A 20' Private access easement is hereby conveyed to over and upon lots 1, 2, 4 and 5 as shown on the face of the plat for the benefit on lots 1, 2, 4 and 5. The maintenance of the common driveway will be shared equally between the lots for which it serves.

5. A 25' Private access and utility easement is hereby reserved over and upon lot 6 for the benefit of lot 7 as shown on the face of the plat. The maintenance of the common driveway will be shared equally between lots 6 and 7.

6. A 10' Private drainage easement over an upon the rear of lots 8 through 11 as shown on the face of the plat is for the benifit of lots 8 through 11 with the maintenance being the responsibility of lots 8 through 11.

7. An easement for unobstructed sight (sight easement) is hereby granted and conveyed by the Grantors to the Grantee, the City of Anacortes (The City), over, across and through the (ten) 10–foot utility easement area adjacent to Rock Ridge Parkway of the property described as; Lot 1 Plat of Rock Ridge South Phase 5 and shown on the final plat map. The Grantor agrees not to allow any vegetation to grow within the sight easement area except for low growing vegetation, no structures or fences will be allowed within the sight easement area. The City shall have the right to remove or trim any shrub, tree, landscaping, structure or fence within the sight easement area which may obstruct the view of drivers using the improved public road.

8. With the recording of this plat, all Parcels and or the Homeowners Association within this subdivision are subject to an encroachment agreement. Per Chapter 12.30 Encroachment Agreements are required for private infrastructure installed within the Public Right–of–Way. The purpose of this Encroachment is for said infrastructure, but not limited to; Landscaping and related appurtenances, Irrigation System and related appurtenances, and any other items deemed as private infrastructure by the City of Anacortes Public Works Director.

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DALE K. HERRIGSTAD STATE OF WASHINGTON 38-21576 PROFESSIONAL LAND SURVEYOR

7-16-2018

PW #03–037–DEV

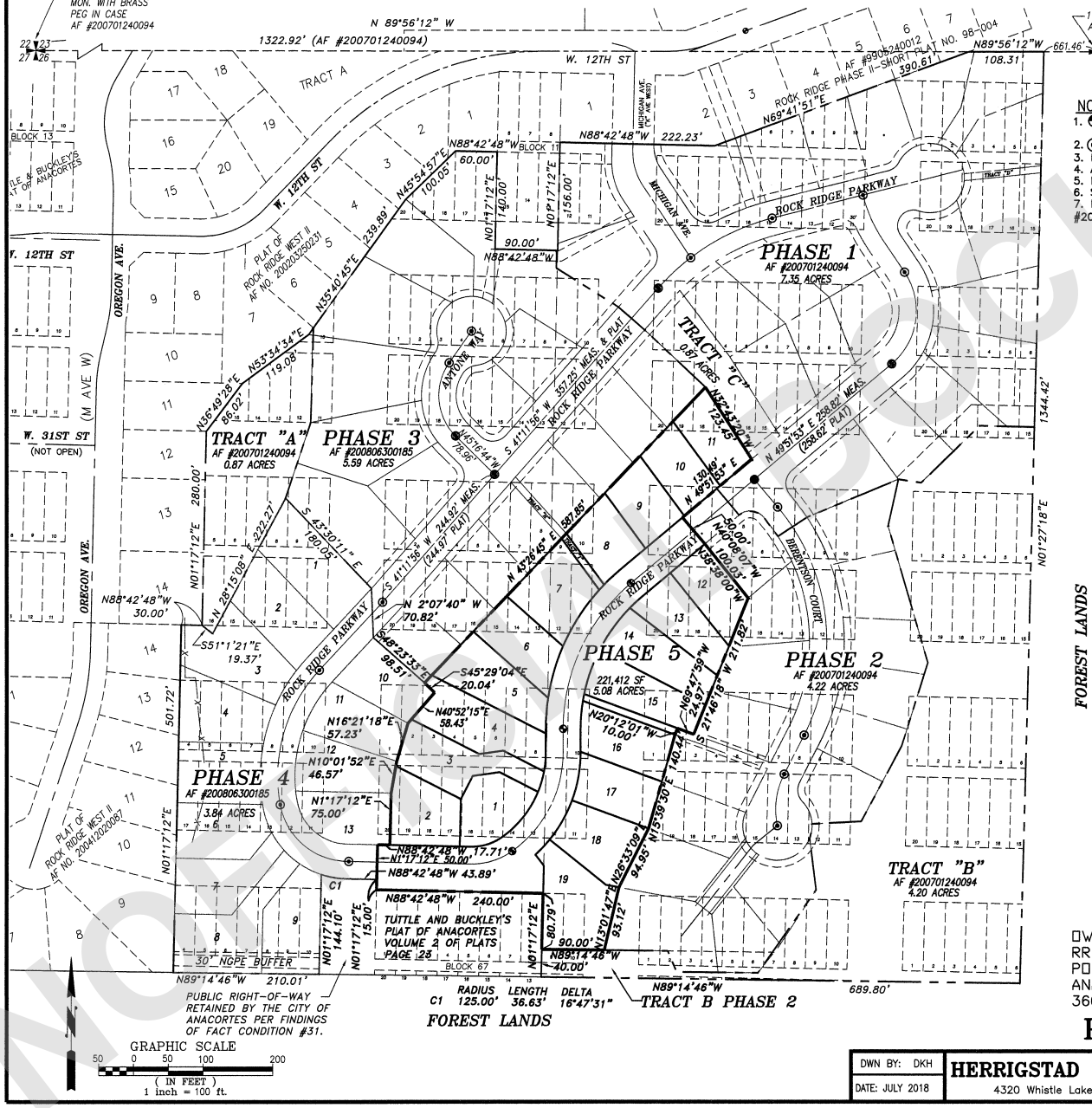
DWN BY: DKH	**HERRIGSTAD ENGINEERING & SURVEYING**	SCALE: NOTED
DATE: JULY 2018	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299–8804	JOB 2015–146

UNOFFICIAL DOCUMENT

201807270027
07/27/2018 10:22 AM Page 3 of 4

PLAT OF ROCK RIDGE SOUTH PHASE 5

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



NOTES

1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER 5-8-2018.
2. SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
3. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
4. ALL CONCRETE MONUMENTS WERE VISITED ON 3-22-2017.
5. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
6. SURVEY METHOD: STANDARD FIELD TRAVERSE.
7. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2 AF #200701240094.

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR

7-16-18

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LAND SURVEYOR
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PW #03-037-DEV *SHEET 3 OF 4*

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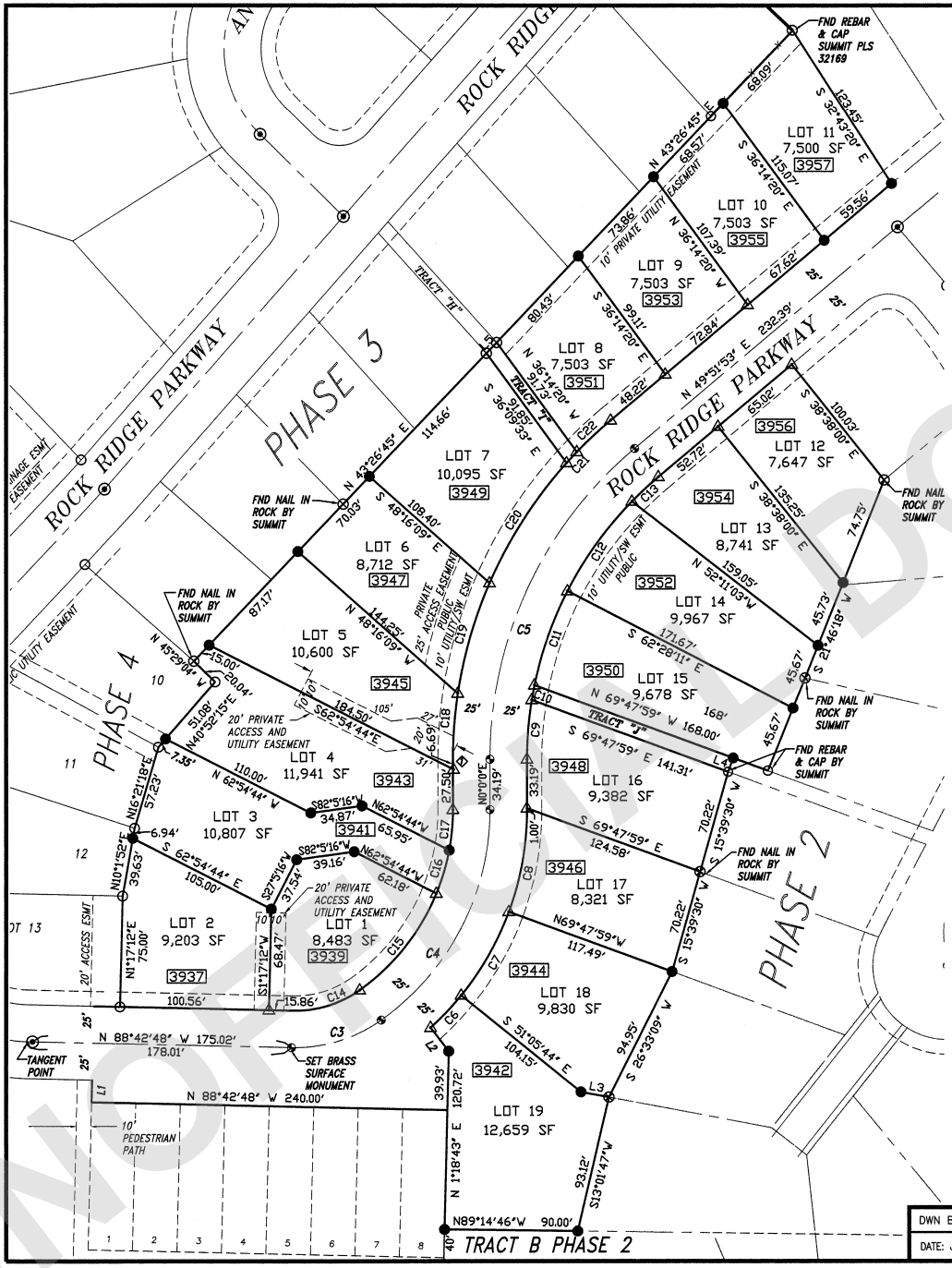
ROCK RIDGE PARKWAY
PHASE 3
PHASE 4
PHASE 2
LOT 1 8,483 SF 3939
LOT 2 9,203 SF 3937
LOT 3 10,807 SF 3941
LOT 4 11,941 SF 3943
LOT 5 10,600 SF 3945
LOT 6 8,712 SF 3947
LOT 7 10,095 SF 3949
LOT 8 7,503 SF 3951
LOT 9 7,503 SF 3953
LOT 10 7,503 SF 3955
LOT 11 7,500 SF 3957
LOT 12 7,647 SF 3956
LOT 13 8,741 SF 3954
LOT 14 9,967 SF 3952
LOT 15 9,678 SF 3950
LOT 16 9,382 SF 3948
LOT 17 8,321 SF 3946
LOT 18 9,830 SF 3944
LOT 19 12,659 SF 3942
TRACT "H"
TRACT "J"
TRACT B PHASE 2
FND REBAR & CAP SUMMIT PLS 32169
FND NAIL IN ROCK BY SUMMIT
FND REBAR & CAP BY SUMMIT
SET BRASS SURFACE MONUMENT
TANGENT POINT
10' PEDESTRIAN PATH
20' PRIVATE ACCESS AND UTILITY EASEMENT
25' PRIVATE ACCESS EASEMENT
10' PRIVATE UTILITY EASEMENT
10' UTILITY/SW ESMT PUBLIC
20' ACCESS ESMT
N 88°42'48" W 175.02'
178.01'
N 88°42'48" W 240.00'
N 89°14'46" W 90.00'
N 1°18'43" E 120.72'
S 13°01'47" W 93.12'
S 26°33'09" W 94.95'
S 51°05'44" E 104.15'
N 69°47'59" W 117.49'
S 15°39'30" W 70.22'
S 69°47'59" E 124.58'
S 69°47'59" E 141.31'
N 69°47'59" W 168.00'
S 62°28'11" E 171.67'
N 52°11'03" W 159.05'
S 36°36'00" E 135.25'
S 21°46'18" W 74.75'
S 36°36'00" E 100.03'
S 32°43'20" E 123.45'
S 36°14'20" E 115.07'
N 36°14'20" W 107.39'
S 36°14'20" E 93.11'
N 36°14'20" W 91.13'
S 36°09'33" E 91.85'
N 49°51'53" E 232.39'
S 36°14'20" E 72.84'
N 43°26'45" E 68.57'
S 48°16'09" E 108.40'
N 48°16'09" W 144.25'
S 62°54'44" E 184.50'
N 62°54'44" W 110.00'
S 62°54'44" E 105.00'
N 62°54'44" W 65.95'
S 82°5'16" W 34.87'
S 82°5'16" W 39.16'
N 62°54'44" W 62.18'
N 0°0'00" E 34.19'
N 45°29'04" W 20.04'
N 40°52'15" E 51.88'
N 62°21'18" E 57.23'
N 10°1'52" E 39.63'
N 1°17'12" E 75.00'
S 1°17'12" W 68.47'
S 27°5'16" W 37.54'
N 43°26'45" E 114.66'
N 43°26'45" E 68.57'
S 36°14'20" E 59.56'
S 36°36'00" E 74.73'
S 21°46'18" W 45.73'
S 21°46'18" W 45.67'
S 15°39'30" W 70.22'
S 15°39'30" W 70.22'
S 26°33'09" W 94.95'
S 13°01'47" W 93.12'
N 1°18'43" E 39.93'
N 89°14'46" W 90.00'
N 88°42'48" W 175.02'
178.01'
N 88°42'48" W 240.00'
N 1°17'12" E 100.56'
S 1°17'12" W 15.86'
N 0°0'00" E 34.19'
N 43°26'45" E 68.57'
S 36°14'20" E 67.62'
S 36°36'00" E 100.03'
S 36°36'00" E 135.25