

THE CROSSINGS UNIT LOT SUBDIVISION

SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

NOTES

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

ARN 202212160153

2. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), Lots 19, 20 & 21 recorded under:

ARN 202212160154

3. Subject to Private Road Joint Use Maintenance Agreement recorded under:

ARN 202212160155

4. Subject to an ejection easement recorded under:

ARN 202212160156

5. The UNIT LOT SUBDIVISION reference number 55-022-0001 and date of approval shall be included in all deeds and contracts.

6. Tract A is hereby dedicated to the Crossings Homeowners Association for the purposes of trail and landscaping and landscape maintenance as outlined in the CC&R's.

7. Tract B is hereby dedicated to the Crossings Homeowners Association for the purposes of a detention pond and water quality swale with maintenance the responsibility of the Homeowners Association as outlined in the CC&R's.

8. Tract C is hereby dedicated to the Crossings Homeowners Association for the purposes of a detention pond and water utility easements as noted on sheet 2 of 4 and will be maintained by the Homeowners Association as outlined in the CC&R's.

9. Tract D is hereby dedicated to the Crossings Homeowners Association for the purposes of a detention pond and water utility easements as noted on sheet 2 of 4 and will be maintained by the Homeowners Association as outlined in the CC&R's.

TREASURER'S CERTIFICATE

I hereby certify that all state and county taxes heretofore levied against the property described herein, according to the books and records of my office, have been duly paid and discharged, including delinquent taxes, and that no portion of said taxes is being herein subdivided.

Carlie Brunson
Treasurer, Skagit County

By: *[Signature]* Deputy County Treasurer

CITY ENGINEER APPROVAL

I hereby accept this survey data, dedications and reservations, the layout of streets and other rights-of-way, design of bridges, sewage and water systems, and all other public improvements this

[Signature]
City of Anacortes Engineer/Public Works Director

PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT APPROVAL

I hereby certify that the subdivision conforms to the approved preliminary plat map and all conditions of preliminary approval this

[Signature]
City of Anacortes Planning Director

CITY COUNCIL APPROVAL

The City Council of the City of Anacortes met in regular session and approved the final plat of this subdivision on the

[Signature]
Mayor

Attest: City Clerk

SURVEYORS CERTIFICATE

I hereby certify that the [short] plat of THE CROSSINGS UNIT LOT SUBDIVISION, Section 23, Township 35 North, Range 1 East, W.M., is in accordance with the requirements of the laws of the State of Washington, and that the distances, courses and angles are shown thereon correctly, that the monuments are set and lot and block corners shall be staked correctly on the ground, and that I fully complied with the provisions of the state and local statutes and regulations governing platting.

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

Date DECEMBER 8, 2022

SW 1/4 OF SW 1/4 OF SECTION 23 TOWNSHIP 35N, RANGE 1 EAST, W.M.
SCALE: NONE



12-8-2022

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ANACOPPER LLC THIS DAY OF DECEMBER, 2022 AT 10 MINUTES PAST 12 O'CLOCK A.M. UNDER AUDITORS FILE NO. 202212160157 RECORDS OF SKAGIT COUNTY, WASHINGTON.

[Signature]
AUDITOR

[Signature]
DEPUTY AUDITOR

DECLARATION

Know all persons by these presents that ANACOPPER LLC, the undersigned owner(s), in fee simple of the land hereby platted, and ANACOPPER LLC, the assignee of the interest in the CROSSINGS UNIT LOT SUBDIVISION, do hereby declare that the CROSSINGS UNIT LOT SUBDIVISION, as shown on the plat, and hereby declare and grant easements to any water, sewer, electric, telephone, television cable, gas or other utilities as shown on the plat providing service to this subdivision or other property. Also, the right to make all necessary cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the exercise of the right of eminent domain, and the right to use any lot or lots where water might take a natural course after the street or streets are graded.

Following original reasonable grading of roads and ways hereon, no drainage waters of any lot shall be allowed to be blocked from their natural course so as to discharge upon any private road, right-of-way, or other public drainage. Any encircling of drainage waters in culverts or drains or erosion thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner and shall be done in accordance with any permits needed from the regulating government agency(ies).

ANACOPPER LLC, we set our hands and seals this 9th day of December, 2022.

[Signature]
PEOPLES BANK

In witness whereof, we set our hands and seals this 9th day of December, 2022.

State of Washington

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

ANACOPPER LLC for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 9th day of December, 2022.

Natary Public in and for the State of Washington

Name printed DAVID D. WELIVER

Residing at ANACORTES, WA

My commissions expires 4/1/2026

State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that Michael Redmond signed this instrument, on oath stated that (he/she/it) authorized to execute the instrument and acknowledged it as the SENIOR VICE PRESIDENT of

PEOPLES 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 9th day of December, 2022.

Natary Public in and for the State of Washington

Name printed DAVID D. WELIVER

Residing at ANACORTES, WA

My commissions expires 4/1/2026

OWNER/DEVELOPER

ANACOPPER LLC
2018 R AVENUE
ANACORTES, WA 98221

LAND SURVEYOR

DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

LPS-2020-0001 PW #20-124-DEV

DWN BY: DKH

DATE: AUGUST 2022

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: NOTED

JOB 2017-150

SHEET 1 OF 4

THE CROSSINGS UNIT LOT SUBDIVISION

SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

CITY OF ANACORTES, WASHINGTON

PLAT CONDITIONS

The Crossings Unit Lot Subdivision
LPS-2020-0001

All parcels within the subdivision are subject to the "Findings of Fact (FF) and Conclusion of Law" as adopted by the Anacortes City Council on the 8th day of November, 2020. The following Conditions were required to be identified on the face of the Plat.

- (FF #8)
a. Approval of the design of the unit on each of the lots was granted by the review of the applicant, as a whole, on the parent lot per the standards of AMC Chapter 19.43.010.D, Cottage Housing.
b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are submitted to the City of Anacortes Planning Department. The approved site plan is available at the City of Anacortes Planning Department.
2. (FF #33) All internal (Cottage Portion) drainage facilities and facilities within the Wetland Area are considered private and will be maintained by the HOA. The project is required to record a Drainage BMP Maintenance Covenant prior to recording of the final plat.
No fill, structures, fences, walls, rip rap, buildings or other similar obstructions to access or restrictions to the flow of water may be placed within the easement area without the written consent of the director. Obstructions placed within an easement area in violation of the restriction may be removed by the city at the sole expense of the property owner(s), and the property owner(s) shall reimburse the city for the cost of removal.
3. Prior to building permit issuance for each cottage unit, the applicant must demonstrate compliance with the applicable cottage housing site and building design standards outlined in AMC 19.43.010.D.
4. The development is subject to applicable water, sewer, and stormwater general facility and hookup fees and franchise fees, permit, impact fees. These fees are payable at the time of building permit issuance.
5. Residential fire sprinklers may be required for some or all units based upon building construction type, fire area, available fire flow, and/or access around structures. The need for fire sprinklers and hydrants will be determined at the time of building permit issuance. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.



VICINITY PLAN
SCALE: NONE

GENERAL INFORMATION

- Assessor's Account No. 350123-3-002-0201, P15752.
2. Description and location information: The subdivision is located in Section 23, Township 35 North, Range 1 East, W.M., and is bounded by the City of Anacortes to the north and east, and the City of Skagit County to the south and west.
3. The subdivision is subject to the "Findings of Fact (FF) and Conclusion of Law" as adopted by the Anacortes City Council on the 8th day of November, 2020. The following Conditions were required to be identified on the face of the Plat.
4. The subdivision is subject to the "Findings of Fact (FF) and Conclusion of Law" as adopted by the Anacortes City Council on the 8th day of November, 2020. The following Conditions were required to be identified on the face of the Plat.
5. The subdivision is subject to the "Findings of Fact (FF) and Conclusion of Law" as adopted by the Anacortes City Council on the 8th day of November, 2020. The following Conditions were required to be identified on the face of the Plat.
6. The subdivision is subject to the "Findings of Fact (FF) and Conclusion of Law" as adopted by the Anacortes City Council on the 8th day of November, 2020. The following Conditions were required to be identified on the face of the Plat.
7. The subdivision is subject to the "Findings of Fact (FF) and Conclusion of Law" as adopted by the Anacortes City Council on the 8th day of November, 2020. The following Conditions were required to be identified on the face of the Plat.

UTILITY AND ACCESS EASEMENTS & DEDICATIONS

- A public utility and sidewalk easement is hereby reserved for and conveyed to the CITY OF ANACORTES, FIBER COMMUNICATIONS UTILITY SERVICES, PUEBLO SOUND ENERGY INC.(A.F. NO. 201607050142 & 202107210083), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASADUE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet of three lots on Oregon Avenue, Wing Parallel, with and adjoining all public streets(s), and as shown on the face of the Plat, and all easements, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary for this subdivision and other property with electric, gas, telephone, communications and other utility services, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
2. A 28 foot wide access and utility easement is hereby reserved for and conveyed to the CITY OF ANACORTES, FIBER COMMUNICATIONS UTILITY SERVICES, PUEBLO SOUND ENERGY INC.(A.F. NO. 201607050142 & 202107210083), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and within the plat called The Crossings Unit Lot Subdivision as shown on the face of the plat, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary for this subdivision and other property with electric, gas, telephone, communications, and other utility services, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
3. A 20 foot wide or as shown on the face of the plat, a sanitary sewer easement is hereby reserved for and conveyed to the CITY OF ANACORTES, as shown on the plat, and which shall be used for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging underground facilities or structures for the purpose of serving this subdivision and other property with sanitary sewer service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
4. An easement for Fiber Communications Utility Service provided by the City of Anacortes is hereby reserved for and conveyed to the CITY OF ANACORTES, over the plat, and which shall be used for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging underground facilities or structures for the purpose of serving this subdivision and other property with Fiber Optic service.

PRIVATE ROADS

The cost of construction and maintaining all roads not herein dedicated as public roads shall be the obligation of all of the owners and the obligation to maintain shall be concurrently the obligation of any corporation in which title of the roads and streets may be held within the City Council to include these roads or streets of this plat. The City Council shall be obligated to bring these roads or streets up to the standards applicable at the time of petition in all respects, including dedication of rights-of-way, prior to acceptance by the City.

ENGINEER'S CERTIFICATE
Private road examined and approved this 13 day of DECEMBER 2022.
Dale Herringstad
Engineer



LEGAL DESCRIPTION

PARCEL "A":
The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 35 North, Range 1 East, W.M.;

EXCEPT the West 586.00 feet of the South 325.00 feet thereof;
ALSO EXCEPT the West 20 feet thereof;

AND ALSO EXCEPT the North 33 feet thereof;
Situate in the County of Skagit, State of Washington.

PARCEL "B":
That portion of the North 33 feet of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of Tract C (being the Southeast corner of said North 33 feet of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 23) of that certain Survey of said April 11, 1978, in Volume 2 of Surveys, page 85, under Auditor's File No. 877240, records of Skagit County, Washington; thence West along the South line of said Tract C to the Southwest corner thereof; thence North along the West line of said Tract C, a distance of 18 feet; thence Southeast in a straight line to the point of beginning.

Situate in the County of Skagit, State of Washington.

CRITICAL AREA PROTECTION AREA EASEMENT

In consideration of City Code requirements, a non-exclusive Critical Area Protection Area/Easement (CPA/E) is hereby granted to City of Anacortes, its successors or assigns. Said CPA/E shall be recorded on the approved plat, and shall be a substantially natural state. No clearing, grading, filling, building construction, or placement, or road construction of any kind shall occur within said easement area; except the activities set forth in City Code are allowed, when approved by the City.

The City, its successors and assigns, shall have the right of ingress and egress to and from this easement and across the adjacent property in this subdivision for the purpose of monitoring and enforcing proper operation and maintenance of the Critical Area Protection Area Easement. The lot owner(s) shall be responsible for operating, maintaining, repairing and restoring the condition of the CPA/E if any unauthorized disturbance occurs. By acceptance of the easement for the purposes stated herein, the lot owner(s) shall accept or cause to be accepted by the City of Anacortes, its successors or assigns, or other third parties within the Easement Area, the lot owner holds the City harmless from any claim of damage or injury to any property or person by any person entering the Easement area not expressly authorized to do so by the City. This easement is created, granted and accepted for the benefit of the subdivision and the City of Anacortes and shall not be construed to provide any common spaces for owners within the subdivision or members of the public.

IMPERVIOUS SURFACE COVERAGE LIMITATIONS

The maximum amount of impervious surface allowed for the subdivision, and on each individual lot, is limited by the design in the stormwater report dated November 21, 2022, and the stormwater report addendum dated November 23, 2022, each prepared by Herringstad Engineering, and accepted by the Anacortes Public Works Engineering Department.

Prior to building permit issuance or any addition of impervious surfaces for any lot or tract, the applicant must demonstrate compliance with the accepted stormwater report and addendum for the project. There may not be a net increase in impervious surface above the limit established in the accepted stormwater site plan and addendum without approval from the director.



LAND SURVEYOR
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4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

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2018 R AVENUE
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LPS-2020-0001 PW #20-124-DEV
SHEET 2 OF 4

HERRINGSTAD ENGINEERING & SURVEYING

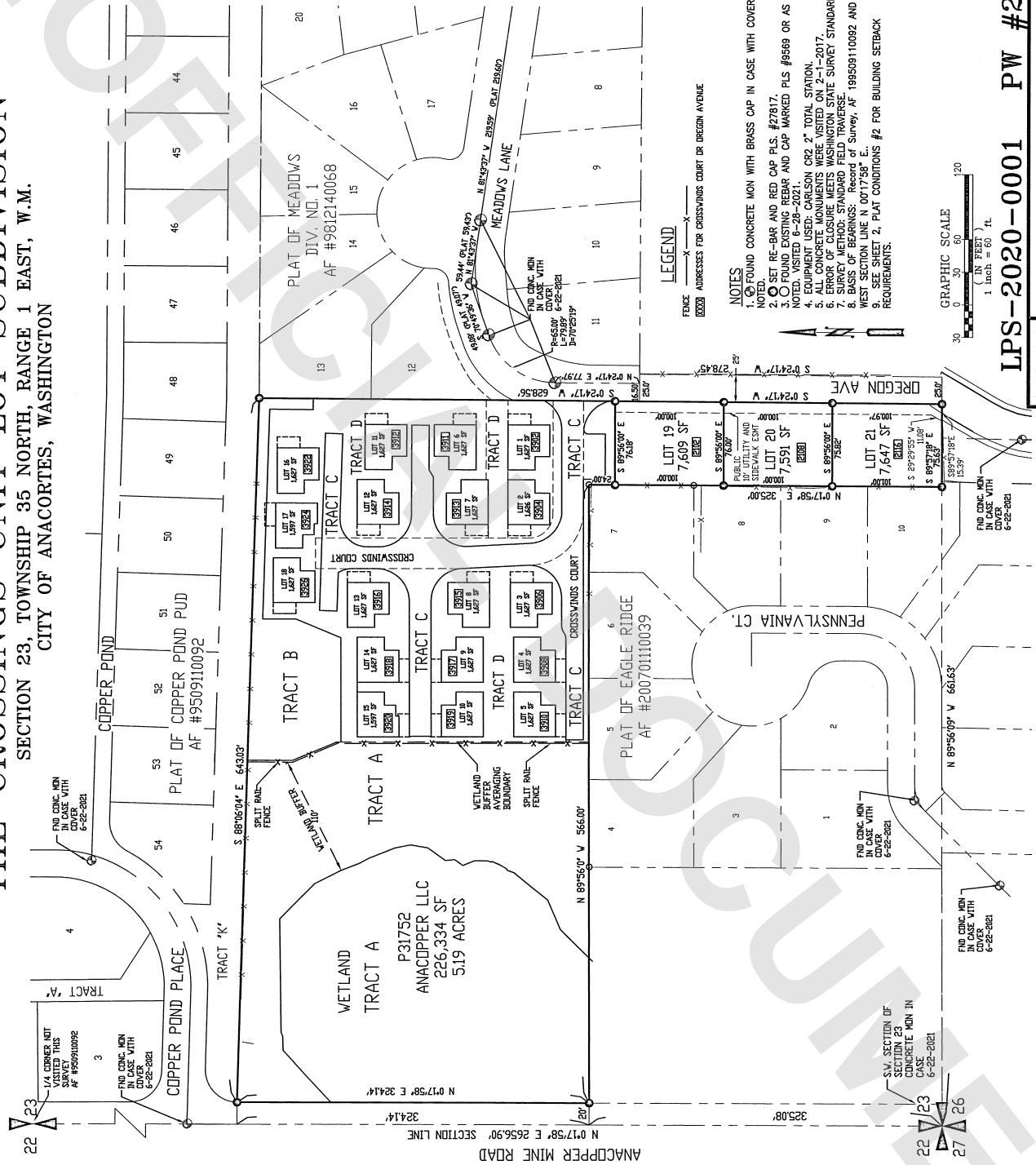
DWN BY: DKH
DATE: AUGUST 2022

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: NOTED
JOB: 2017-150

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EASEMENT NOTE
Δ PSE EASEMENTS UNDER
AUDITORS FILE NUMBER
202107210063.



LAND SURVEYOR
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OWNER/DEVELOPER
ANACOPPER LLC
PO BOX 319
ANACORTES, WA 98221

SHEET 3 OF 4

LPS-2020-0001 PW #20-124-DEV

HERRIGSTAD ENGINEERING & SURVEYING

DWN BY: DKH
DATE: AUGUST 2022

THE CROSSINGS UNIT LOT SUBDIVISION

SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
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- NOTES
1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER AS NOTED.
 2. SET RE-BARS AND RED CAP PLS #27817.
 3. FOUND EXISTING REBAR AND CAP MARKED PLS #9569 OR AS NOTED, VISITED 6-28-2021.
 4. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
 5. ALL CONCRETE MONUMENTS WERE VISITED ON 2-1-2017.
 6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 7. SURVEY METHOD: STANDARD FIELD TRANSFER.
 8. BASIS: REBAR CAPS AND RECORD OF SURVEY, AF 198509110092 AND SECTION LINE N 07°17'58" E.

LEGEND

----- PRIVATE OPEN SPACE

28' PRIVATE ROAD AND PUBLIC UTILITY EASEMENT

LINE TABLE

BEARING DISTANCE

- 1 S 0°24'17" W 270.58'
- 2 N 89°56'00" W 103.37'
- 3 NORTH 196.57'
- 4 WEST 28.00'
- 5 SOUTH 196.57'
- 6 S 89°56'00" E 103.21'
- 7 N 0°24'17" E 200.00'

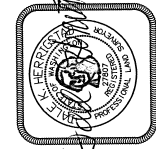
RADIUS TABLE

- | # | RADIUS | LENGTH | ANGLE |
|---|--------|--------|-----------|
| 8 | 22.00' | 34.53' | 89°55'42" |
| 9 | 50.00' | 78.48' | 89°55'53" |

PUBLIC SEWER EASEMENT

LINE TABLE

- | # | BEARING | DISTANCE |
|----|---------------|----------|
| 10 | S 0°24'17" W | 209.54' |
| 11 | N 89°56'00" W | 66.16' |
| 12 | S 89°56'00" E | 0.95' |
| 13 | N 89°56'00" W | 53.17' |
| 14 | SOUTH | 19.05' |
| 15 | S 89°56'00" E | 125.63' |
| 16 | N 0°24'17" E | 200.00' |



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ANACORTES, WA 98021

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PO BOX 319
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12-8-2022

SHEET 4 OF 4

LPS-2020-0001 PW #20-124-DEV

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