

WHEN RECORDED RETURN TO:



200605050081

Skagit County Auditor

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CHICAGO TITLE
IQB2852

Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

DOCUMENT TITLE(s)

1. LATECOMERS AGREEMENT
- 2.
- 3.

ACCOMMODATION RECORDING

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of the document

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

GRANTOR(s):

1. CITY OF ANACORTES
- 2.
- 3.

☐ Additional names on page _____ of the document

GRANTEE(s):

1. YOSEMITE MANAGEMENT GROUP LLC
- 2.
- 3.

☐ Additional names on page 5 of the document

ABBREVIATED LEGAL DESCRIPTION:

NORMAN AND WOODS SUBDIVISION TO ANACORTES LOT 11 NORTH
OF HIGHWAY

☐ Complete legal description is on page 5 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P58166

☐ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature _____

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

LATECOMERS AGREEMENT NO. _____
City Project Number 03-014-SEW

WHEREAS, the City has installed certain improvements which consist of the following:

Construction of a Regional Sanitary Sewage Pump Station at the
North end of Edwards Way, City of Anacortes

WHEREAS, the improvements have been accepted by the City; and

WHEREAS, the City has calculated the proportionate share of the cost of the extensions that should be paid by other properties to be served by the improvements; and

WHEREAS, the City has agreed to collect said proportionate share of the cost of the station;

NOW, THEREFORE, it is agreed that:

1. The City will provide the documentation of costs associated with the construction of the improvements;
2. After fifteen (15) years from the date of project acceptance, the City shall not collect and/or refund any money connected with the extension; the date of final acceptance is May 26, 2005, therefore the date of expiration shall be May 25, 2020.
3. It shall be the responsibility of the City to record a notice thereof, including the legal description of all properties, as determined herein, subject to the charge in the records of the Auditor of Skagit County, Washington. In addition, a copy of each Latecomer Agreement is to be mailed to each owner of record of all property subject to the latecomer charge authorized hereunder;
4. The parcels subject to the Latecomers charge, are shown on attached map Schedule A;
5. The Latecomers charges and property identifications are shown on attached Schedule B.



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Dated at Anacortes, Washington this 20th day of March, 2006.

This Agreement was accepted by the City Council at its regular meeting of
June 20, 2005.

CITY OF ANACORTES

H. Dean Maxwell
H. Dean Maxwell, Mayor

ATTEST:

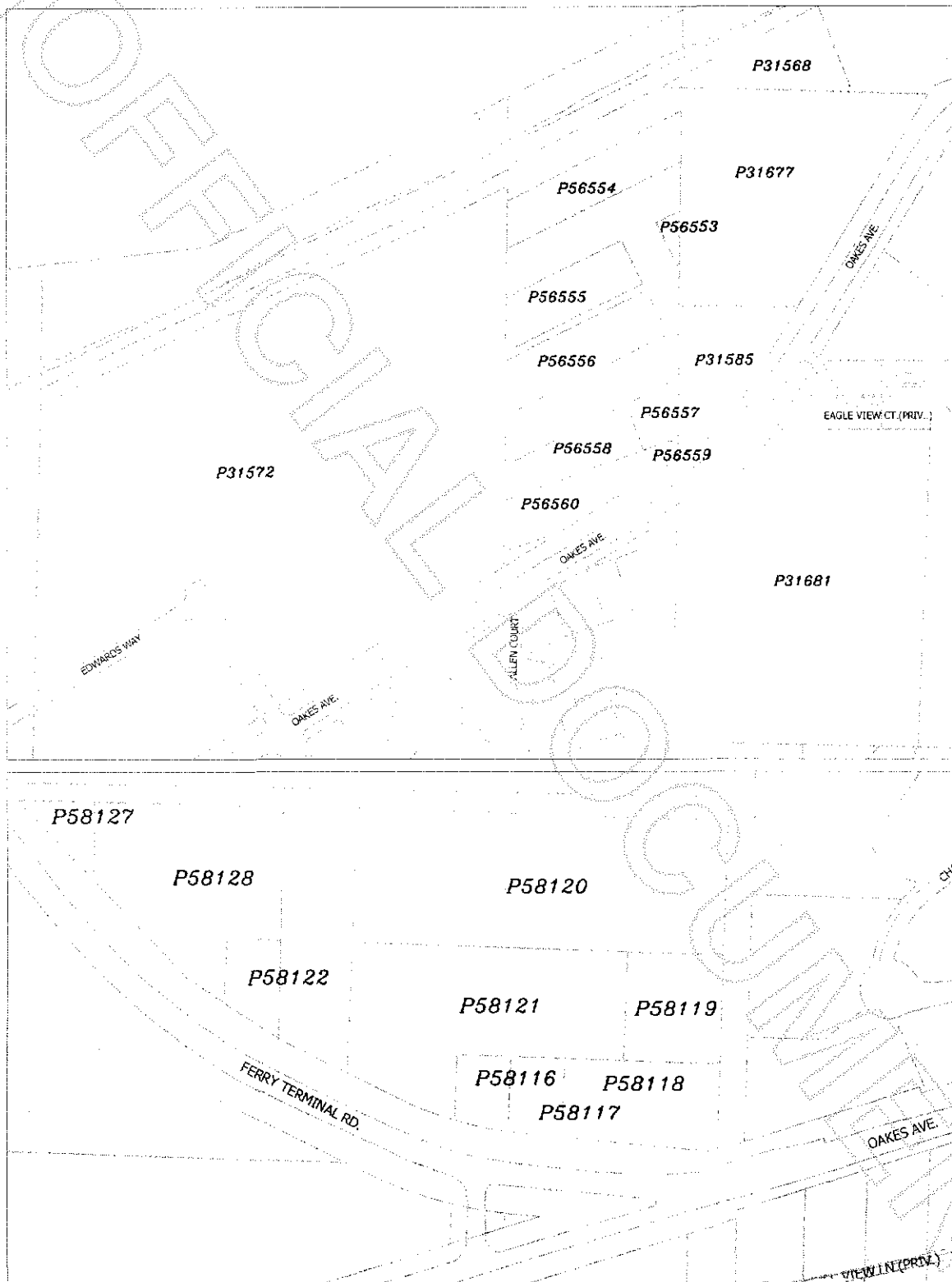
Wanda Johnson
Wanda Johnson, City Clerk Treasurer

Ian P. Munce
Ian Munce, City Attorney



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Schedule A Map



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Schedule B

Latecomer Charges and Property Identifications

Yosemite Management Group LLC
5316 Ferry Terminal Road
Anacortes WA 98221

P58116

"NORMAN AND WOODS SUBDIVISION TO ANACORTES LOT 11 NORTH OF HIGHWAY"

Allocation Cost \$1352.76

P58117

"NORMAN AND WOODS SUBDIVISION TO ANACORTES LOT 12 NORTH OF HIGHWAY"

Allocation Cost \$1495.15

P58118

"NORMAN AND WOODS SUBDIVISION TO ANACORTES LOTS 13 AND 14 LESS HIGHWAY"

Allocation Cost \$4841.45

P58119

"NORMAN AND WOODS SUBDIVISION TO ANACORTES EAST ½ LOTS 15 AND 16"

Allocation Cost \$3773.49

P58120

"NORMAN AND WOODS SUBDIVISION TO ANACORTES LOTS 17 TO 20 INCLUSIVE"

Allocation Cost \$17941.86

P58121

"NORMAN & WOOD'S SUB-DIV TO ANA LTS 21 & 22 & W1/2 LTS 15 & 16 & ALL TH PTN LTS 9 & 10 LY NLY OF STRIP OF LND CONV TO CITY OF ANA AF#581811"

Allocation Cost \$ \$12,388.43

Diller

PO Box 5009

Bellevue WA 98009

P58122

" NORMAN & WOOD'S SUB-DIV TO ANACORTES, THAT PORTION OF LOT 23, LYING NORTH OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE



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CITY OF ANACORTES, BY DEED DATED MAY 15, 1959, AND RECORDED JUNE 15, 1959, UNDER AUDITOR'S FILE NO. 581814, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 302 OF DEEDS, PAGE 702, "PLAT OF NORMAN & WOODS SUB-DIVISION AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON. AKA PARCEL "A" OF SURVEY RECORDED AF#200409230082."

Allocation Cost \$2278.33

P58128

"NORMAN & WOOD'S SUB-DIV TO ANACORTES, THAT PORTION OF LOTS 24, 25, 33, 34 AND THAT PORTION OF LOT 26, IF ANY, LYING NORTH OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE CITY OF ANACORTES, BY DEED DATED MAY 15, 1959, UNDER AUDITOR'S FILE NO. 581814, IN VOLUME 302 OF DEEDS, PAGE 703, "PLAT OF NORMAN AND WOOD'S SUBDIVISION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL "D" OF SURVEY RECORDED AF#200409230082."

Allocation Cost \$12,032.44

Hinshaw David ETAL
21616 9th Ave SE
C106
Bothell WA 98021

Parcel P58127

"NORMAN & WOOD'S SUB-DIV TO ANA LESS S 80FT & LESS PTN W OF HWY OF LTS 31 & 32"

Cost Allocation \$711.98

Port of Anacortes
PO Box 297
Anacortes WA 98221

Parcel P31572

"ACRES 21.87, WEST 965 FEET LOT 2 LESS PORTION WEST 2/3 SOUTH OF BAY ROAD AND SW1/4 SE1/4 NORTH OF BAY ROAD. TOGETHER WITH PORTION SE1/4 SW1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH 88 DEGREES 11' 47" WEST ALONG NORTH LINE THEREOF 550 FEET; THENCE SOUTH 1 DEGREES 14' 56" WEST PARALLEL TO EAST LINE SAID SUBDIVISION 395.25 FEET; THENCE SOUTH 88 DEGREES 11' 46" EAST PARALLEL TO NORTH LINE SAID SUBDIVISION 550 FEET TO EAST LINE SOUTHEAST 1/4 SW1/4; THENCE NORTHERLY ALONG EAST LINE SUBDIVISION 395.25 FEET TO POINT OF BEGINNING; EXCEPT OAKES AVE, ALSO EXCEPT PORTION LYING SOUTH OF OAKES AVE. SURVEY



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RECORDED UNDER AF#200210230123. ALSO EXCEPT SHIP HARBOR ROAD DESCRIBED ON QUIT CLAIM DEED RECORDED AF#200412140154, AS EXHIBIT C. DESCRIBED AS FOLLOWS: ALL THOSE PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN GOVERNMENT LOTS 2 AND 3, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND IN SHORELINE TRACT NO. 1 AS DESCRIBED BELOW, ALL IN SECTION 22, TOWNSHIP 35, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, WITH THE NORTHWEST LINE OF THE 5.00 FOOT STRIP, CALLED TRACT NO. 1, IN AUDITOR'S FILE NO. 9209110010, CONVEYED FOR ROAD RIGHT-OF-WAY PURPOSES (STATE ROUTE 20, ALSO KNOWN AS OAKES AVE); THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID NORTHWEST LINE NORTH 58 DEGREES 13' 56" EAST 540.38 FEET TO THE TRUE POINT OF BEGINNING OF THE ROAD RIGHT-OF-WAY BEING DESCRIBED HEREIN; THENCE FROM SAID TRUE POINT OF BEGINNING. NORTH 31 DEGREES 09' 30" WEST 210.32 FEET; THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90 DEGREES 00' 00", AN ARC LENGTH OF 39.27 FEET; THENCE TANGENT TO THE PRECEDING CURVE SOUTH 58 DEGREES 50' 30" WEST 573.44 FEET; THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, AND A CENTRAL ANGLE OF 121 DEGREES 09' 30", AN ARC LENGTH OF 507.51 FEET; THENCE TANGENT TO THE PRECEDING CURVE NORTH 00 DEGREES 00' 00" EAST 112.82 FEET; THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AND A CENTRAL ANGLE OF 32 DEGREES 15' 25", AN ARC LENGTH OF 168.90 FEET; THENCE TANGENT TO THE PRECEDING CURVE NORTH 32 DEGREES 15' 25" EAST 129.12 FEET; THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, AND A CENTRAL ANGLE OF 122 DEGREES 46' 56", AN ARC LENGTH OF 227.71 FEET TO A POINT OF REVERSE CURVATURE; THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 43 DEGREES 15' 43", AN ARC LENGTH OF 30.20 FEET TO A POINT OF COMPOUND CURVATURE; THENCE TANGENT TO THE PRECEDING CURVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, AND A CENTRAL ANGLE OF 46 DEGREES 27' 02", AN ARC LENGTH OF 194.57 FEET; THENCE TANGENT TO THE PRECEDING CURVE SOUTH 00 DEGREES 00' 00" WEST 112.82 FEET; THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AND A CENTRAL ANGLE OF 121 DEGREES 09' 30", AN ARC LENGTH OF 380.63 FEET; THENCE TANGENT TO THE PRECEDING CURVE NORTH 58 DEGREES 50' 30" EAST 658.44



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FEET; THENCE SOUTH 31 DEGREES 09' 30" EAST 294.68 FEET TO SAID NORTHWESTERLY LINE OF STATE ROUTE 20 (OAKES AVE); THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 58 DEGREES 13' 56" WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION LYING WITHIN SHORELINE TRACT NO. 1, AS DESCRIBED BELOW: SHORELINE TRACT NO. 1: THAT PORTION OF GOVERNMENT LOT 2 AND 3 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLIAMETTE MERIDIAN AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 3 OF SURVEYS AT PAGE 47, UNDER AUDITOR'S FILE NO. 8006190004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF TRACTS NOS. 3 AND 4 OF PLAT NO. 6 OF THE TIDE AND SHORE LANDS MAP OF THE ANACORTES HARBOR IN SAID SECTION 22, LYING 30.00 FEET SOUTH AND ADJACENT TO THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 1 DEGREE 40' 47" EAST, ALONG THE WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 499.24 FEET TO THE SOUTH LINE OF SAID TRACT NO 4; THENCE NORTH 1 DEGREE 40' 47" EAST, A DISTANCE OF 3.35 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 84 DEGREES 06' 17" EAST, A DISTANCE OF 253.64 FEET; THENCE SOUTH 88 DEGREES 45' 30" EAST, A DISTANCE OF 330.91 FEET; THENCE NORTH 87 DEGREES 48' 35" EAST, A DISTANCE OF 192.73 FEET; THENCE NORTH 85 DEGREES 35' 18" EAST, A DISTANCE OF 134.85 FEET; THENCE NORTH 62 DEGREES 37' 20" EAST, A DISTANCE OF 261.45 FEET; THENCE NORTH 63 DEGREES 50' 9" EAST, A DISTANCE OF 144.43 FEET; THENCE NORTH 64 DEGREES 39' 33" EAST, A DISTANCE OF 53.22 FEET TO A POINT ON THE NORTH PROJECTION OF THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE CONTINUING NORTH 64 DEGREES 39' 33" EAST, A DISTANCE OF 439.46 FEET; THENCE NORTH 65 DEGREES 56' 00" EAST, A DISTANCE OF 277.28 FEET; THENCE NORTH 65 DEGREES 09' 34" EAST, A DISTANCE OF 213.74 FEET; THENCE NORTH 62 DEGREES 49' 03" EAST, A DISTANCE OF 130.47 FEET TO A POINT ON THE NORTH PROJECTION OF THE WEST LINE OF "BARING ADDITION TO ANACORTES", ACCORDING TO VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TERMINUS OF THIS LINE DESCRIPTION; AND FURTHER EXCEPTING, A 10.00 FOOT WIDE STRIP OF LAND LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF THE ABOVE DESCRIBED 30.00 FOOT WIDE STRIP; AND SAID 10.00 FOOT WIDE STRIP IS BOUNDED ON THE EAST BY THAT CERTAIN 30.00 FOOT WIDE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY DESCRIBED UNDER AUDITOR'S FILE NO. 313506, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS SHOWN ON SAID RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 8006190004, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID GOVERNMENT LOT 3; SITUATED IN SKAGIT COUNTY, WASHINGTON."

Cost Allocation \$284,079.42



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Richardson Beneva Trustee
23716 Strathern St
West Hills CA 91304

Parcel P31681

"ACRES 7.19, THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER 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: A) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER 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 UNDER AUDITOR'S FILE NO. 716164; THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 2 DEGREES 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 QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE EASTERLY LINE OF THE "BURROWS BAY ROAD"; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. B) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 59'46" 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 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 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 DEGREES 18'59" WEST ALONG SAID ROAD A DISTANCE OF 664.96 FEET TO THE TRUE POINT OF BEGINNING."

Allocation Cost \$62,497.47



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Woolworth Ronald
PO Box 973
Anacortes WA 98221

P31677
"NE1/4 SE1/4 W OF RD LESS TAX 7"
Allocation Cost \$27,099.68

P56554
"BARING'S ADD TO ANA. TR 100' BY 400' BLK 1901"
Allocation Cost \$12,438.75

P31568
"PTN GOV LT 1 AKA LT 4 S/P ANAC 89-001 REC MAY 9 1989 AF#8905090034
EXC THE E 680FT AS MEAS AT R/A TO THE E LI OF LT 4"
Allocation Cost \$7,316.91

Karageorge Family Trust
2193 Antelope Ave
Ventura CA 93003

P 56557
"BARING'S ADD TO ANA. VAC ALLEY ADJ & LTS 1 TO 3 BLK 1904"
Allocation Cost \$1846.52

P56559
"BARING'S ADD TO ANA. VAC ALLEY ADJ & LESS TR IN 2 & 3 & 1 TO 3 BLK
1905"
Allocation Cost \$538.57

John Angus
4218 Oakes Ave
Anacortes WA 98221

P31585
"TAX 7A BAAP ON W LI NE1/4 SE1/4 577FT N OF SW C TH N 318.1FT TH E
239.4FT TH SL Y& WLY TPB LESS TAX 7B"
Allocation Cost \$3132.16

Robinson Homes Inc
PO Box 2506
Kirkland WA 98003

P56553
"BARING'S ADD TO ANA. LTS 9 & 10 BLK 1802"
Allocation Cost \$107.57



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P56555

"BARING'S ADD TO ANA. LTS 1 TO 10 BLK 1902"

Allocation Cost \$10,757.19

P56556

"BARING'S ADD TO ANA. LTS 1 TO 11 BLK 1903"

Allocation Cost \$11,835.26

P56558

"BARING'S ADD TO ANA. VAC ALLEY ADJ TO & 4 TO 13 BLK 1904"

Allocation Cost \$9679.13

P56560

"BARING'S ADD TO ANA. LESS ST VAC ALLEY ADJ TO & 4 TO 15 BLK 1905"

Allocation Cost \$11,835.26



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ACKNOWLEDGEMENT

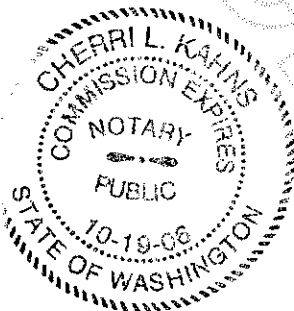
STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT.....)

On this 20th day of March, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared H. Dean Maxwell, Mayor of the City of Anacortes, and executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and seal hereto affixed the day and year first above written.



Cherri L. Kahns
Notary Public in and for the State of
Washington, residing at Mount Vernon
Printed Name Cherri L. Kahns
My commission expires: 10-19-06

ACKNOWLEDGEMENT

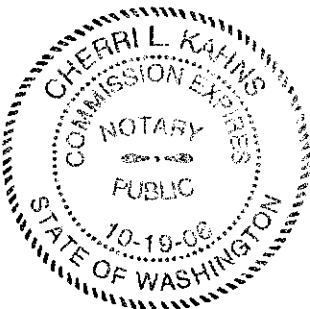
STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT.....)

On this 20th day of March, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Wanda Johnson, City Clerk of the City of Anacortes, and executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and seal hereto affixed the day and year first above written.



Cherri L. Kahns
Notary Public in and for the State of
Washington, residing at Mount Vernon
Printed Name Cherri L. Kahns
My commission expires: 10-19-06



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Skagit County Auditor