

LEEWARD LANDING PUD
A REPLAT OF BLOCKS 1201 & 1301 OF THE
NORTHERN PACIFIC ADDITION IN SEC. 23,
TWP. 35 N, RNG 1 E., W.M.
ANACORTES, WASHINGTON



4 11:07AM

GENERAL INFORMATION

- 1. ☐ Vent recorded under Auditors File Number AF #201510070026 (PSE easement over newly installed utilities).
- 4. ☐ Zoning: (R2) Residential Low Density District.
- 5. ☐ Water Supply: City of Anacortes.
- 6. ☐ Sewer Disposal: City of Anacortes.
- 7. ☐ Storm Sewer: City of Anacortes.
- 8. ☒ Set Rebar and Cap #27807.
- 9. ☐ Found Rebar and Cap as noted 2--29--2016.
- 10. ☐ Bats of bearing: Center lin of Oakes Avenue ROS #200408120020.

SHOWN IN BOX ON LOTS



I hereby certify that the LEENWARD LANDING PLANNED UNIT DEVELOPMENT is based upon an actual survey and subdivision performed by me or under my supervision of Section 23, Township 35 North, Range 1 East, W.M.; 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.

S. Deborah A
Certificate No. 27807

PW #14-013-DEV
PUD-2014-0001, SDP-2014-0001

P.O. BOX 319
ANACORTES, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING

SCALE: 1"=30'

Job2012-83

15
14
22
23

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TWP. 35 N, RNG 1 E., W.M.
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GUENES CHANNEL
PROPERTY LINE IS 15' FROM
CENTERLINE OF RAILROAD

N 0°10'01" E 687.05'
ROS 200408120020

N 0°10'01" E 510.15'
ROS 200408120020

CONCRETE MONUMENT
IN CASE VISITED
2-19-09

BLOCK
1401

NEW YORK AVE
ROS 200408120020
S 20°17'36" E 229.48'
S 20°17'36" E 185.68' (PLAT 188.0')

SURVEY
& #9904230058
ROS 200408120020
LOT # 303
P1163203
N 6°15'59.20" E 40.02'
N 6°15'59.20" E 40.02'

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2015-05-12 00:28
\$173.00
5/12/2016 1:09 PM 2 of 4 4:11:07 AM

NOTES

1. FOUND CONCRETE MONUMENT IN CASE WITH COVER 5-22-2015.
2. FOUND REBAR & CAP AS NOTED VISITED 1-15-2016.



5-10-16

PW #14-013-DEV
PUD-2014-0001, SDP-2014-0001

SHEET 2 OF 4

PLANNED UNIT DEVELOPMENT OWNER: LEEWARD LANDING, LLC
P.O. BOX 319
ANACORTES, WA 98221

DWN BY: DKH

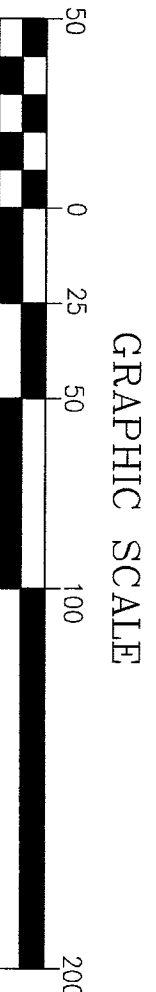
CHECK BY: DH

DATE: March 2016

SCALE: 1"=50'

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

Job2012-83



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEeward Landing PUD
A REPLAT OF BLOCKS 1201 & 1301 OF THE
NORTHERN PACIFIC ADDITION IN SEC. 23,
TWP. 35 N, RNG 1 E., W.M.
ANACORTES, WASHINGTON

201605120028
\$173.00
Skagit County Auditor
5/12/2016 Page 3 of 4 4:11:07AM

CONDITIONS OF APPROVAL SIGNED JULY 6, 2015.

- Sanitation, recycling, and compost collection shall be picked-up from the internal private road serving the subject replat/PUD—not placed on Oakes Avenue.
- There shall be no parking permitted on any portion of either Oakes Avenue or the one-way street located within the development. No parking signage shall be demarcated onsite.
- The proposed storm-water conveyance to the public outfall and easement shall be considered private and maintained by the property owners of which it serves.
- The proposed 10-foot storm drain easement and collector system near top of bank shall be private and maintained by the property owners of which it serves.
- Proposed 15-foot sanitary sewer easement for pump lines and collector side service pipe on the north side of the proposed manhole will be in a private easement and maintained by the property owners of which it serves.
- The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to, Chapter 5, Shoreline Environments & Associated Policies and Regulations, Chapter 6, Environmental Protection General Regulations, and Chapter 8, Specific Use Policies and Development Regulations.
- The following are the minimum building setbacks from the respective property lines:
A) Front: 20-foot
B) Rear: 20-foot
C) Side: 5-foot
- Both Tracts A & B shall be owned and maintained by the property owner, property owner's association, successors or assigns.
- Private utilities shall be owned and maintained by the property owner, property owner's association, successors or assigns in a manner to ensure their functioning consistent with applicable regulations.
- 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.
- Unless otherwise outlined within a vegetation management plan that has been approved by the City of Anacortes, within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would need to submit an ISA certified report that states a tree is dead, diseased, or dying and hazardous to surrounding uses, 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. Notwithstanding, vegetation tree removal from an erosion or landslide hazard area and its associated buffer is prohibited per AMC 8.17.70.26(4).
- One twenty-eight (28) foot high detached 2,000 square foot (maximum) accessory building is permitted on each lot provided it is in compliance with all other bulk and dimensional standards for the zone except where modified through these conditions of approval. When an accessory dwelling unit (ADU) is proposed within said building, the living space shall not exceed 1,200 square feet. Impact fees & GFC shall be payable at the time of building permit issuance for both the ADU and primary residence. The 2,000 square foot (maximum) permitted accessory building size and 28 foot high (maximum) height limit variance/deviance only applies to lots 3 through 9. Accessory structures on lots 1, 2, & 10 shall meet current zoning code standards including, but not limited to maximum permitted building size and height.

- Development shall comply with the issued SEPA Mitigated Determination of NonSignificance (MDNS) mitigation measures as follows:
A. Development shall comply with all of the recommendations of the Geotechnical Evaluation prepared by Geotest dated November 4, 2014, listed therein (MDNS Condition #1).
B. Pursuant to City of Anacortes' Shoreline Master Program (SMP) Appendix A-3.9.4, unless otherwise provided or as part of an approved alteration, removal of vegetation from an erosion or landslide hazard area or related buffer shall be prohibited. The applicant however has submitted a geotechnical report, tree preservation plan, and landscape plan addressing proposed vegetation removal. Any vegetation removal shall be consistent with the submitted geotechnical report, tree preservation plan, and landscape plan (MDNS Condition #11).

- The Homeowner's Association shall be responsible for the maintenance of all landscaping provided along the sidewalk fronting the subject property that runs parallel to Oakes Avenue. The height of any trees planted thereon shall be similar to the landscaping in the San Juan Passage development PUD fronting Oakes Avenue. This shall also be reflected in the CC&Rs. Additionally, the maximum permitted height of the fence proposed located within the front yard setback shall be five (5) feet from grade.

- Before final PUD/ replat submittal or approval is given, the applicant/ landowner shall submit a 5-year maintenance and monitoring plan to the city for approval for all planting along the public trail, private trail, sidewalk located within the right-of-way, and plantings within the Native Growth Protection Easement (NGPE) located onsite.

- As modified since the SEPA MDNS was issued, all structures shall be setback forty-five (45) feet from the top of the bank of the geologically hazardous/ steep slope.

- The twenty-eight (28) foot high detached accessory structures (which may include ADUs) shall not exceed sixteen (16) feet in height (maximum) as measured above Oakes.

LEGAL DESCRIPTION

PARCEL "A":

Lots 3 through 10 inclusive, Block 1201, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, pages 9 through 11, inclusive, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

All that portion of the right-of-way of the former railway of the Great Northern Railway Company in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of Block 1201 in Northern Pacific Addition to Anacortes, as per plat recorded in Volume 2 of Plats, pages 9 through 11, inclusive, records of Skagit County, Washington; thence Northwesternly along the Northeastly line of said Block 1201 extended, to a point 15 feet distant Southeastly, measured at right angles, from the center line of the former railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwesterly parallel with said center line and 15 feet distant there from, to the Southwesterly line of said Block 1201 extended Northeastly; thence Southeastly along said extended line to the Northwest corner of Block 1201 in said Northern Pacific Addition to Anacortes; thence Northeastly along the Southerly boundary of said Northern Pacific Addition to Anacortes, to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "C":

Lots 1 to 10, inclusive, Block 1301, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "D":

That portion of Government Lot 4, in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of Block 1201, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington; thence Southwesterly line of said Block 1201 extended, to a point 15 feet distant Southeastly, measured at right angles, from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwesterly parallel with said centerline and 15 feet distant therefrom, to the Southwesterly line of Block 1301 in said Plat extended Northwestly; thence Southeastly along said extended line to the Northwest corner of said Block 1301; thence Northeastly along the Northerly boundary of said "NORTHERN PACIFIC ADDITION TO ANACORTES", to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PW #14-013-DEV
PUD-2014-0001, SDP-2014-0001

SHEET 3 OF 4

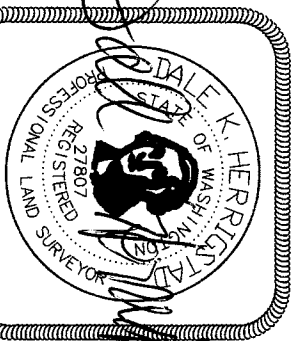
PLANNED UNIT DEVELOPMENT OWNER: LEEWARD LANDING, LLC

P.O. BOX 319
ANACORTES, WA 98221

SURVEY IN THE NW 1/4 OF SECTION 23,
TOWNSHIP 35 N, RNG. 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

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



5-10-16

SCALE: noted

DATE: March 2016

CHECK BY: DH

OWN BY: DKH

Job2012-83

LEEWARD LANDING PUD
A REPLAT OF BLOCKS 1201 & 1301 OF THE
NORTHERN PACIFIC ADDITION IN SEC. 23,
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ANACORTES, WASHINGTON

201605120026 \$173.00
Skagit County Auditor
5/12/2016 Page 4 of 4 4:14:07AM

EASEMENTS

1. An easement is hereby reserved for and conveyed to the PUGET SOUND ENERGY INC.(A.F. NO. 200807140094), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon a 44 foot wide private access and utility easement across lots 2 through 10 as shown on the face of the plat and extended to the Oakes Avenue right-of-way through a 30 foot wide easement on Lot 10 and 44 foot wide easement on Lot 2 being the full width of the lots at Oakes Avenue, 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. The private road within the 44 foot wide access and utility easement will be the responsibility of the Leeward Landing Homeowners Association for the purposes of a access road with maintenance being the responsibility of the Leeward Landing Homeowners Association.
3. A Native Growth Protection Easement (NGPE) is hereby reserved over the area on the subject property located within 100 foot landward of the Ordinary High Water Mark. The NGPE shall remain undisturbed except as authorized by the City of Anacortes after review and approval of a plan for the activities as described in the NGPE agreement recorded under AFN 201605120026.
4. A 15 foot wide sanitary sewer easement, 7.5 feet either side of the property line between lots 6 and 7 is hereby granted to the Leeward Landing Homeowners Association for the purposes of sanitary sewer force lines to each individual lot. The maintenance of each line is the responsibility of the lots for which they serve.
5. A private landscaping easement adjacent to the private access road across Lots 2 and 10 as shown on the plat is hereby granted to the Leeward Landing Homeowners Association for the purposes of landscaping and maintenance.
6. A 10 foot wide storm drainage easement on and across the northern portions of Lots 2 through 10 as well as Tracts A & B, centered over the storm drainage system as constructed is hereby granted to the Leeward Landing Homeowners Association for the purposes of storm drainage and maintenance.
7. A 5 foot wide storm drainage easement on and across the eastern portion of Lot 10 adjacent to Tract A, as shown on the face of the plat, is hereby granted to the Leeward Landing Homeowners Association for the purposes of storm drainage and maintenance.
8. A 15 foot wide Private Trail Easement on and across Tract B centered over the existing trail location is hereby granted to the Leeward Landing Homeowners Association for the purposes of a pedestrian path with the maintenance being the responsibility of the Leeward Landing Homeowners Association.

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), Geohazard Covenant and NGPE Maintenance Agreement, recorded together under;
AFN 201605120026, 201605120027
2. The PUD reference number, PUD-2014-0001 and date of approval shall be included in all deeds and contracts.

PROPERTY NOTES:

1. Tract A is to be granted to the Leeward Landing Homeowners Association for the purposes of a pedestrian trail, storm drainage and landscaping with the construction and maintenance being the responsibility of the Leeward Landing Homeowners Association.
2. Tract B is to be granted to the Leeward Landing, LLC. The 15 foot wide trail easement shown across Tract B is granted to the Leeward Landing Homeowners Association for the purposes of a pedestrian trail with the construction and maintenance being the responsibility of the Leeward Landing Homeowners Association.

CITY OF ANACORTES APPROVALS

The Planning Commission of the City of Anacortes meeting in regular session on 11-16-16 did find that the Leeward Landing PUD serves the public use & interest & has authorized the Subdivision Administrator to execute its written approval.

Signature of Planning Director

Approval by the Council of the City of Anacortes, WA, this

day of May 2016

ATTEST: City Clerk

Examined and approved this 11 day of May 2016

City Engineer

CITY TREASURERS CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.

This 11 day of May 2016

Treasurer, City of Anacortes

DEDICATION

Know All Men by these Present that SKAGIT BANK, Mortgage Holders and LEEWARD LANDING, LLC, owner of the land hereby plotted, declare this plot and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. The Owners and their assigns hereby waive all claims for damages against which may be occasioned to the adjacent properties by the construction, drainage and maintenance of said road and/or area.

LEEWARD LANDING, LLC

SKAGIT BANK

State of Washington
County of Skagit

I certify that I know of have satisfactory evidence that Delia G. Strandberg signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the Member

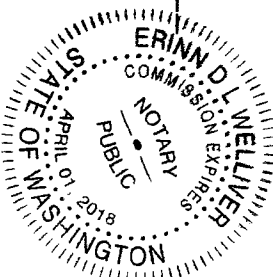
Given under my hand and official seal this 10th day of May 2016.

Notary Public in and for the State of Washington

Name printed Elin D. Welliver

Residing at PDBOX 931 ANACORTES

My commissions expires 4/1/2018



State of Washington
County of Skagit

I certify that I know of have satisfactory evidence that Michael Fredlund signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the Vice President

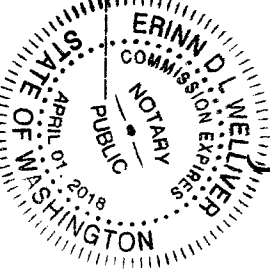
Given under my hand and official seal this 10th day of May 2016.

Notary Public in and for the State of Washington

Name printed Elin D. Welliver

Residing at PDBOX 931 ANACORTES

My commissions expires 4/1/2018

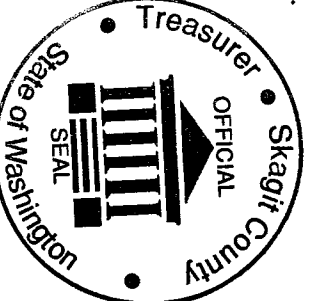


SKAGIT COUNTY TREASURERS CERTIFICATE

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 2016.

Certified this 12th day of May 2016

Skagit County Treasurer



PW #14-013-DEV

PUD-2014-0001, SDP-2014-0001

SHEET 4 OF 4

PLANNED UNIT DEVELOPMENT OWNER: LEEWARD LANDING, LLC

P.O. BOX 319
ANACORTES, WA 98221

SURVEY IN THE NW 1/4 OF SECTION 23,
TOWNSHIP 35 N, RNG. 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

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

DATE: March 2016

CHECK BY: DH

SCALE: None

Job2012-83

DWN BY: DKH