

24TH PLACE SHORT PLAT
IN THE S.E. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
SEPTEMBER 2003

2003120401441
Skiagit County Auditor
12/4/2003 Page 1 of 2 3:49PM

LEGAL DESCRIPTION

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 35, Range 1, described as follows:

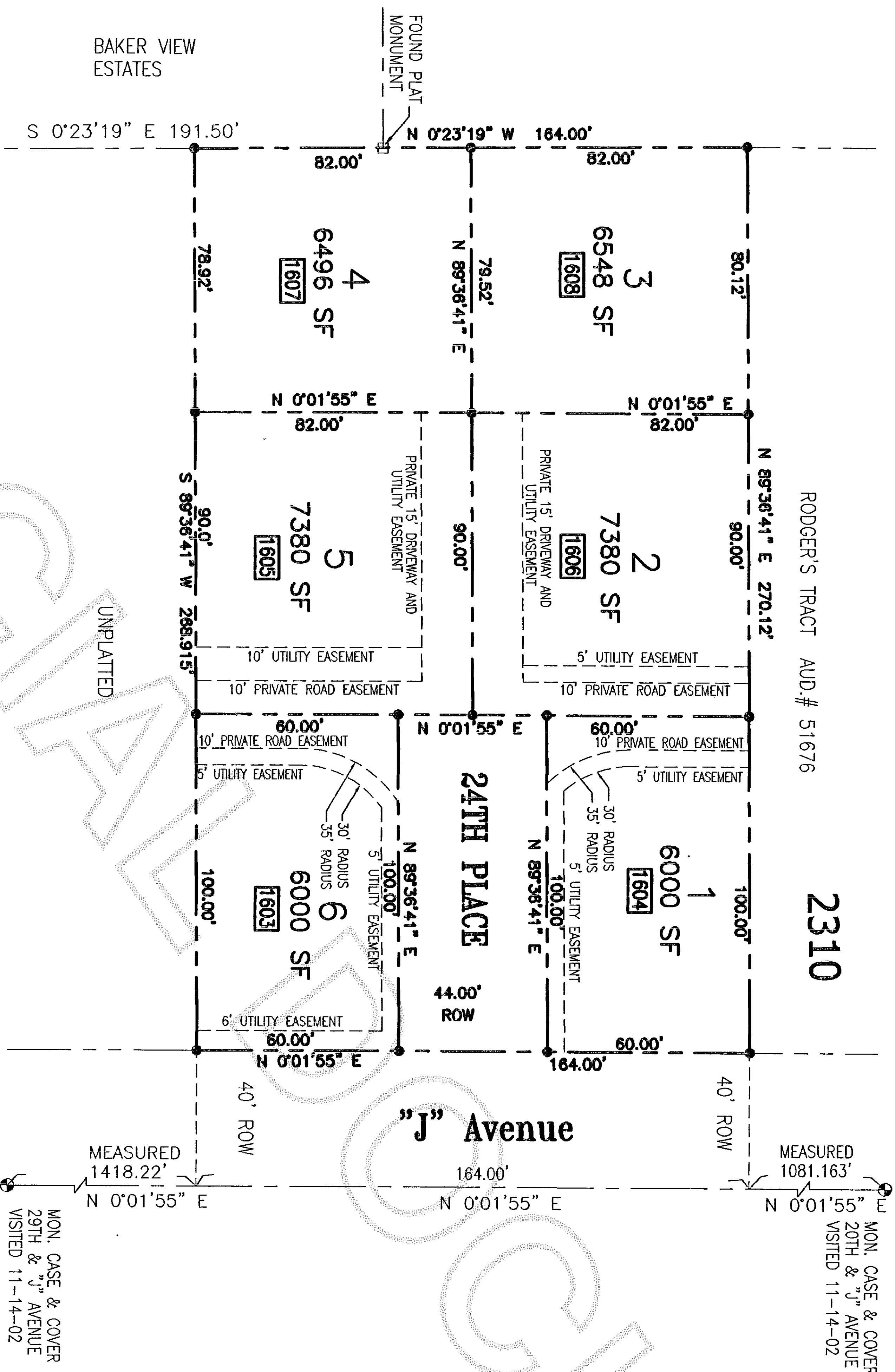
Beginning at a point 1244.5 feet South and 412.5 feet East of the Northwest corner of the Southeast 1/4 of said section, thence North 164 feet, more or less, to the Southwest corner of a tract conveyed to Vinton D. Rogers, et ux, by deed recorded April 25, 1955 under Auditor's File No. 516763, thence East 265.2 feet, more or less, to the West line of "J" Avenue as deeded to the City of Anacortes; thence South 164 feet; thence West 265.2 feet, more or less, to the point of beginning.

NOTES

1. SET RE-BAR WITH CAP NO. 9569.
2. FOUND CONCRETE MONUMENT
3. FOUND MONUMENT WITH CASE AND COVER.
4. EQUIPMENT USED: TOPOCON GTS-303.
5. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
6. SURVEY METHODS: STANDARD FIELD TRAVERSE.
7. BASIS OF BEARINGS: ASSUMED

GENERAL INFORMATION

1. Assessor's Account No. 350124-0-053-0006 P31822.
2. Description and exception information is from First American Title Company of Skagit County, 75505, dated July 9, 2003.
4. Zoning: (R3) Residential Medium Density District
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes



SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ANACORTES MUNICIPAL CODE
CLAIR A. CROSSMAN, P.L.S.
Certificate No. 9569
Date 12-01-03

SHORT PLAT

FOR: Wilmoor Development Corp.
16981 Redmond Way
Redmond, WA 98052
(425) 885-2287

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35, RNG. 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

CROSSMAN & ASSOCIATES

16146 McLean Road, Mt. Vernon, WA. 98273 (360) 424-7369

SHEET 1 OF 2

DWG.: J323

DWN BY: DKH

CHECK BY: CAC

DATE: Sept. 2003

SCALE: 1"=30'

JOB NO.: 323

24TH PLACE SHORT PLAT
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CITY OF ANACORTES, WASHINGTON
SEPTEMBER 2003

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12/4/2003 Page 2 of 2 3:49PM

PLAT CONDITIONS

CITY OF ANACORTES
DECISION TO APPROVE A SHORT PLAT FOR WILMOOR DEVELOPMENT'S
SHORT PLAT NUMBER ANA 03-003

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the Wilmoor Development 6-lot Short Plat subject to the following conditions:

- (1) Short Plat Approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed by the Administrator. The scope of this permit is not to exceed that as set-out in Attachment A.
- (2) This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are at levels in effect at the time of building permit issuance and may differ from those levels currently in effect; sewer and water teleconnector charges may be payable.
- (3) The Skagit County Treasurer's Office requires that the Treasurer's Certificate statement shall appear on all long plats, replats, altered plats or binding site plans.
- (4) The applicant shall acquire all necessary federal, state, and local permits.
- (5) A temporary erosion and sedimentation control plan shall be approved by the City of Anacortes Public Works Department, constructed and maintained throughout construction.
- (6) Prior to clearing or fill and grade beginning, both a large parcel storm water plan and a water quality control plan, as required by the City of Anacortes Storm Drainage Ordinance No. 2441, shall be prepared by the applicant, approved by the City Department of Public Works, and implemented. The water quality control plan shall address permanent and temporary best management practices to be incorporated in the project to control pollution of storm water runoff after/during construction and/or land clearing activities are completed. All required off-site storm water improvements shall be completed prior to site vegetation removal.
- (7) The developer shall purchase and install all street signs.
- (8) Street lighting shall be energy efficient and provided as required by the City Engineer.
- (9) Engineering and inspection fees in the amount of \$500 plus 2% of the total construction estimate shall be due at or before the mandatory pre-construction meeting. No construction activity is allowed until construction plans are approved, fees have been paid and the pre-construction meeting is completed.
- (10) The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, street access, and storm drainage.
- (11) Fire hydrants are to be located as approved by the City Fire Chief. Fire flow shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
- (12) Mailbox locations shall be approved by the City of Anacortes Public Works Department and USPS.
- (13) In keeping with the City's street grid name system, the Building Department shall approve street names.
- (14) All easements shall be surveyed and shown on the Short Plat Drawing.
- (15) A minimum of two off street parking spaces shall be provided for each dwelling unit, as required by City ordinances. Required off-street parking locations shall not interrupt or block in any way the required street turnaround.
- (16) Prior to final short plat approval all infrastructure improvements shall be completed as required by the City Public Works Director.
- (17) Pages 8 and 9 of these Findings shall be recorded with the Short Plat Drawing.
- (18) This approval will expire three years from the date of approval if the short plat is not signed and recorded.

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 2nd day of December, 2003.
Clair A. Crossman
Treasurer, City of Anacortes

COUNTY TREASURERS CERTIFICATE

This is to 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 2003.

Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2003.
This 4th day of December, 2003.
Kate Dargatz
Skagit County Treasurer
12-4-03 Deputy

UTILITIES EASEMENT

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., VERIZON TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the five (5) 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 street(s) public and private 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. In addition to the above utility easement an additional 30' utility easement either side of the common property line is hereby reserved for and conveyed to the City of Anacortes across lots 2 and 5 as shown on the plat for the same purposes as stated above.

PRIVATE ROAD EASEMENT

1. A private driveway is hereby reserved and granted to all the lots of the plat for the purposes of driveway access as shown on the face of the Short Plat.

CITY OF ANACORTES APPROVALS

Jim J. Murrie
Signature of Planning Director

ATTEST: City Clerk

George J. Johnson
Examined and approved this 1st day of December, 2003.

Clair A. Crossman
City Engineer

AUDITORS CERTIFICATE

Filed for record this 4th day of December 2003 at 3:49 PM.
in Volume 12 of Plats on pages 1-2
at the request of Clair A. Crossman, P.L.S.
Auditors File No. 200312040141

N. Burnett
Skagit County Auditor
Quincy J. Burns
Deputy

SURVEYORS CERTIFICATE

I hereby certify that the 24th Place Short Plat is based upon an actual survey and subdivision of Section 24, 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 platting regulations.

CLAIR A. CROSSMAN, P.L.S. *Clair A. Crossman*
Certificate No. 9569

Date 12-01-03

DEDICATION

Know All Men by these Present that Washington Federal Savings Bank, mortgage holder, and Wilmoor Development Corporation, owner of the land hereby platted, declare this plat 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.

William A. Rodgers
Washington Federal Savings Bank

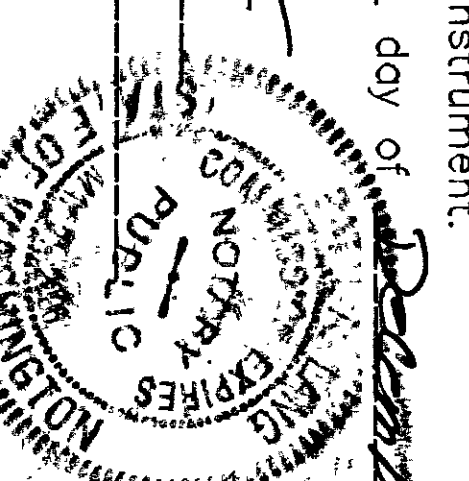
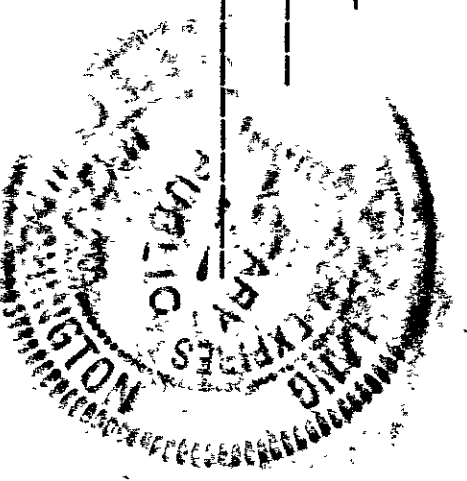
W.D. Rodgers
Wilmoor Development Corporation

State of Washington
County of
I certify that I know of have satisfactory evidence that *Thomas A. Rodgers* signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the *and of said Wilmoor Development Corporation* of Washington Federal Savings 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 1st day of December, 2003.
Notary Public in and for the State of Washington
Name printed *Ruth Lang Riddington*
Residing at *Anacortes*
My commissions expires *3/1/06*

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that *Clair A. Crossman* signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the *President* of the Wilmoor Development Corporation, 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 1st day of December, 2003.
Notary Public in and for the State of Washington
Name printed *Ruth Lang Riddington*
Residing at *Anacortes*
My commissions expires *3/1/06*



SHEET 2 OF 2

SHORT PLAT		FOR: Wilmoor Development Corp. 16981 Redmond Way Redmond, WA 98052 (425) 885-2287	
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35, RNG. 1 EAST, W.M.		CITY OF ANACORTES, WASHINGTON	
CROSSMAN & ASSOCIATES		DWN BY: DKH	
16146 McLean Road, Mt. Vernon, WA. 98273 (360) 424-7359		CHECK BY: CAC	
		DATE: Sept. 2003	
		SCALE: 1"=30'	
		JOB NO.: 323	