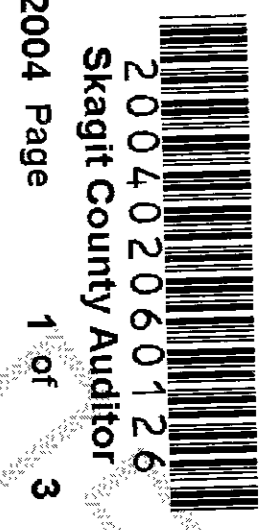


SURVEY IN A PORTION OF THE NE1/4 OF SEC. 25, TWP. 35 N, RNG. 1 E, W.M. ANACORTES, SKAGIT COUNTY, WASHINGTON PLAT OF "SAMISH VIEW ESTATES"

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.



2/6/2004 Page 1 of 3 3:15PM
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS SAMISH VIEW ESTATES AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN HEREON.

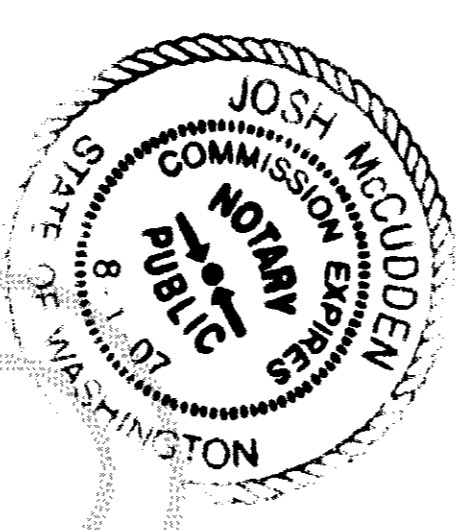
IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 20 DAY OF February 2004.

Martin Loberg
MARTIN LOBERG, NORTHERN REIGN DEVELOPMENT
Steve Hill
HORIZON BANK

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit
THIS IS TO CERTIFY THAT ON THIS 20th DAY OF February 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED *Martin Loberg* OF *Northern Reign Development* A Limited Liability Corporation, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT FOR THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON
RESIDING AT *Seattle WA*
MY COMMISSION EXPIRES: *8-1-07*



ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit
THIS IS TO CERTIFY THAT ON THIS 20th DAY OF January 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED *Steve Hill* OF *Horizon Bank* A Limited Liability Corporation, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON
RESIDING AT *Seattle WA*
MY COMMISSION EXPIRES: *8-1-07*



DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Steve Hill
Steve Hill, Vice President
NORTHERN REIGN DEVELOPMENT CO. L.L.C.
HORIZON BANK

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:
LOTS 1 AND 2, SHORT PLAT NO. ANA-99-001, APPROVED OCTOBER 4, 1999, RECORDED OCTOBER 4, 1999, UNDER AUDITOR'S FILE NO. 199910040096, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
ALSO, TOGETHER WITH EAST 105.00' OF THE FOLLOWING DESCRIBED PROPERTY:
PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 E, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST BOUNDARY OF SAID SUBDIVISION, 24 RODS NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE WEST ALONG THE SOUTH BOUNDARY OF THAT CERTAIN TRACT CONVEYED TO CARL STROCK BY DEED DATED OCTOBER 26, 1972 AND RECORDED DECEMBER 3, 1912 IN VOLUME 95 OF DEEDS, PAGE 560, UNDER AUDITOR'S FILE NO. 94055, A DISTANCE OF 18.6 RODS, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID STROCK TRACT (SAID POINT BEING ON THE EAST LINE OF THOSE PREMISES CONVEYED TO ARTS EUGENE LARSSON AND MARGARET J. LARSSON, HIS WIFE, BY DEED RECORDED MAY 1, 1959 UNDER AUDITOR'S FILE NO. 579851); THENCE SOUTH ALONG THE EAST LINE OF SAID LARSSON TRACT AND EAST LINE OF TRACT CONVEYED TO ARTS TAYLOR BY DEED RECORDED NOVEMBER 9, 1956, UNDER AUDITOR'S FILE NO. 543947, A DISTANCE OF 12 RODS TO THE SOUTHEAST CORNER OF SAID TAYLOR TRACT; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 18.6 RODS TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG THE A EAST LINE OF SAID SUBDIVISION 12 RODS TO THE POINT OF BEGINNING.

PRIVATE DRAINAGE EASEMENT

An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements, the maintenance of private drainage easements established and granted herein shall be the responsibility of, the cost thereof shall be borne equidly by the present and future owners of the abutting property and their heirs, personal representatives, and assigns.
The city of ANACORTES is hereby granted the right to enter said easements for emergency purposes at its own discretion.

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERIZON AND AT & T CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTENSION TEN (10) FEET OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

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 2004.
Valerie Duggan TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEBIT HAS BEEN PAID TO COVER ANTI-CORRELATED TAXES, UP TO AND INCLUDING THE YEAR OF 2004.

THIS 6th DAY OF February 2004.
Valerie Duggan by *David Carlson*
SKAGIT COUNTY TREASURER DEPUTY

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 DAY OF February 2004.

Steve Hill
TREASURER, CITY OF ANACORTES

APPROVALS

THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION ON *January 14, 2004* DID FIND THAT THE SMISH VIEW ESTATES SUBDIVISION SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SECRETARY TO EXECUTE ITS WRITTEN APPROVAL HEREON.

Steve Hill
SIGNATURE OF PLANNING DIRECTOR

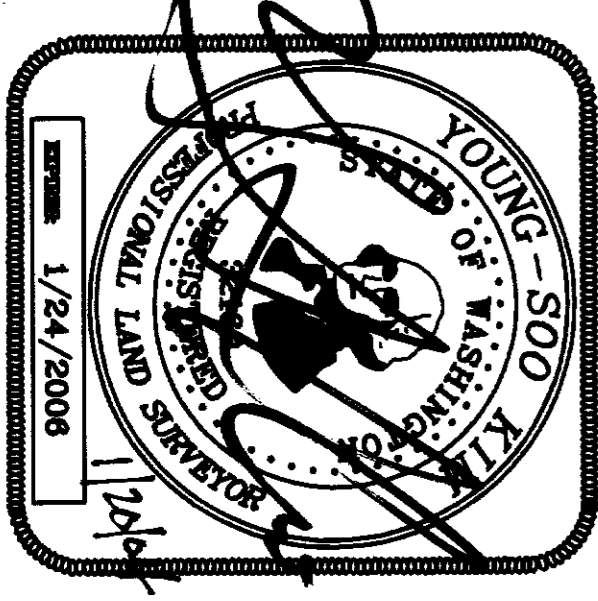
APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON, THIS 2 DAY OF February 2004.

ATTEST: CITY CLERK *Joyce K. Stearns*
EXAMINED AND APPROVED THIS 3 DAY OF February, 2004.
Steve Hill
CITY ENGINEER

DEVELOPERS/OWNERS

NORTHERN REIGN DEVELOPMENT
MARTY LOBERG
1616 Buck Way
Mount Vernon, WA 98273

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



SURVEYORS CERTIFICATE

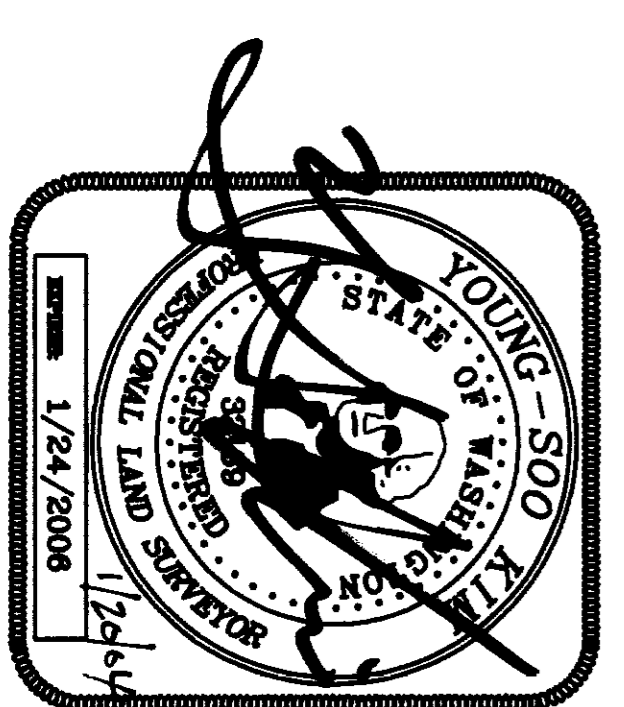
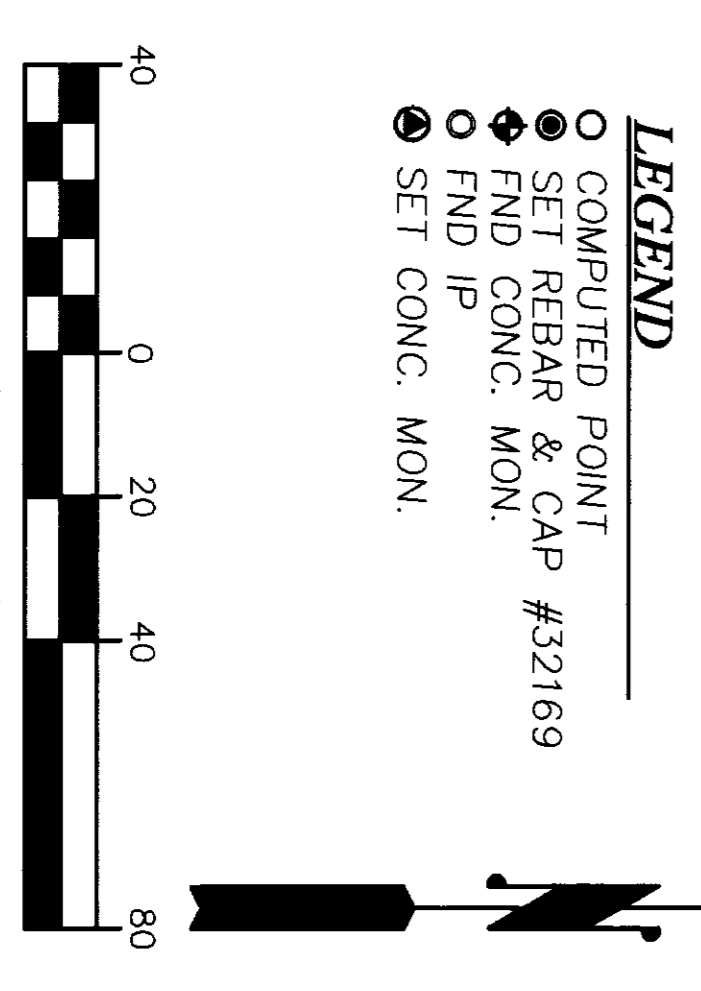
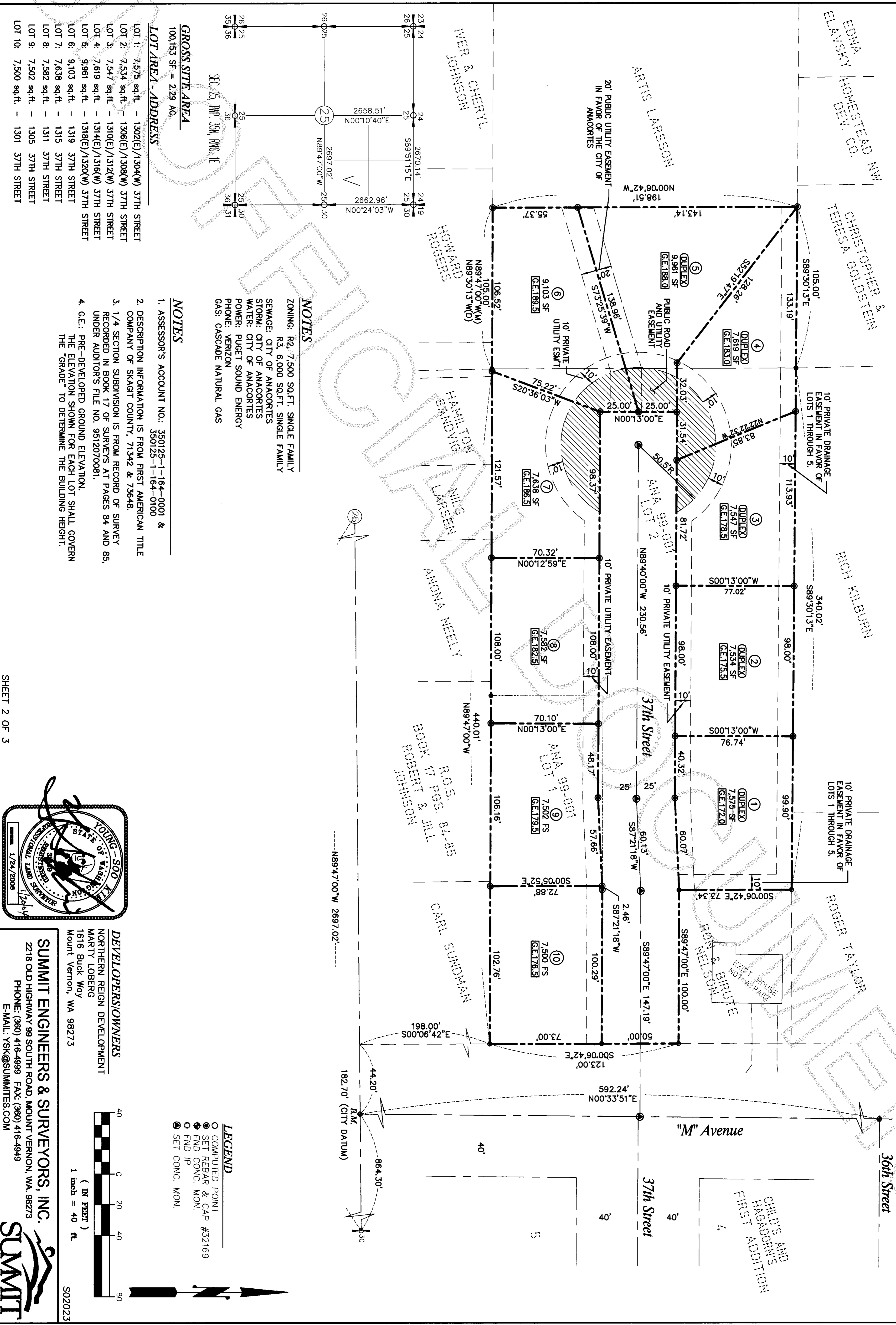
I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "SAMISH VIEW ESTATES" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 25, TOWNSHIP 35N, RANGE 1E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS PER RCW 64.34.232.

Young Soo Kim
YOUNG-SOO KIM, L.L.S. #2169

**SURVEY IN A PORTION OF THE NE1/4 OF SEC. 25, TWP. 35 N, RNG. 1 E, W.M.
ANACORTES, SKAGIT COUNTY, WASHINGTON
PLAT OF "SAMISH VIEW ESTATES"**

AUDITORS CERTIFICATE
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200402060126
Skagit County Auditor
2/6/2004 Page 2 of 3 3:15PM
Carmel Dinnick
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
Buffy Swain
BY DEPUTY



DEVELOPERS/OWNERS
NORTHERN REIGN DEVELOPMENT
MARTY LOBERG
1616 Buck Way
Mount Vernon, WA 98273

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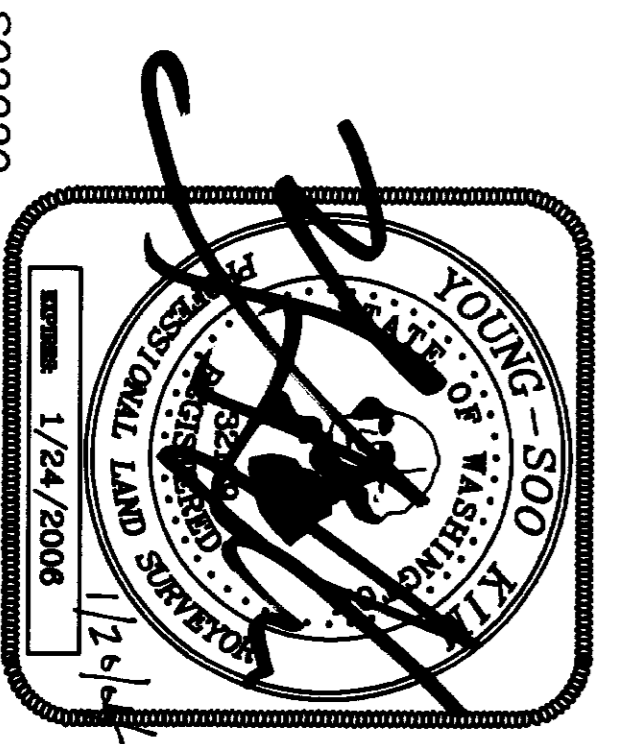
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200402060126
Skagit County Auditor
2/6/2004 Page 3 of 3 3:15PM
By *William J. ...*
BY DEPUTY

DECISION TO ISSUE A PRELIMINARY PLAT PERMIT FOR THE SAMISH VIEW ESTATES PRELIMINARY PLAT APPLICATION
BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSION OF LAW, THE ANACORTES PLANNING DIRECTOR IS HEREBY AUTHORIZED TO ISSUE PRELIMINARY PLAT APPROVAL FOR THE SAMISH VIEW ESTATES SUBDIVISION PRELIMINARY PLAT SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) PRELIMINARY PLAT APPROVAL AUTHORIZES THE APPLICANT TO PROCEED WITH APPLICATION FOR NECESSARY PERMITS TO CONSTRUCT REQUIRED IMPROVEMENTS AND TO PREPARE A FINAL PLAT IN ACCORDANCE WITH THE DETERMINATIONS MADE AND CONDITIONS IMPOSED BY THE CITY COUNCIL. THE SCOPE OF THIS PLAT IS NOT TO EXCEED THAT AS SET-OUT IN THE PRELIMINARY PLAT APPLICATION AND THE ACCOMPANYING SEPA CHECKLIST. APPROVAL OF THIS APPLICATION DOES NOT WAIVE OR ALTER ANY REQUIREMENTS OF CITY CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. IN THE CASE OF ANY CONFLICT BETWEEN THESE CONDITIONS AND THE APPLICATION THESE CONDITIONS CONTROL.
- (2) A FINAL PLAT MEETING ALL REQUIREMENTS OF THIS CHAPTER SHALL BE SUBMITTED TO THE CITY COUNCIL FOR APPROVAL WITHIN FIVE YEARS OF THE DATE OF PRELIMINARY PLAT APPROVAL. AN APPLICANT WHO FILES A WRITTEN REQUEST WITH THE CITY COUNCIL AT LEAST THIRTY (30) DAYS BEFORE THE EXPIRATION OF THIS FIVE (5) YEAR PERIOD SHALL BE GRANTED ONE (1) ONE-YEAR EXTENSION UPON A SHOWING THAT THE APPLICANT HAS ATTEMPTED IN GOOD FAITH TO SUBMIT THE FINAL PLAT WITHIN SAID FIVE YEAR PERIOD.
- (3) IF A FINAL PLAT MEETING THE REQUIREMENTS OF SECTION 16.020 OF THE CITY SUBDIVISION ORDINANCE IS NOT SUBMITTED TO THE PLANNING DIRECTOR WITHIN FIVE YEARS, AND THE PERIOD OF ANY EXTENSION GRANTED, PRELIMINARY APPROVAL SHALL BE NULL AND VOID AND ANY NEW APPLICATION THEREFOR MUST BE IN ACCORDANCE WITH ALL REQUIREMENTS IN EFFECT AT THE TIME OF REAPPLICATION.
- (4) ALL WORK DONE PURSUANT TO THE PRELIMINARY PLAT SHALL BE CONSISTENT WITH THESE FINDINGS AND CONDITIONS WITH ANY CONFLICTS BETWEEN THESE BEING RESOLVED IN FAVOR OF THE CONDITIONS. THE PRELIMINARY PLAT MAY BE MODIFIED BY THE PLANNING DIRECTOR OF IT IS DETERMINED THAT SUCH MODIFICATION DOES NOT SUBSTANTIALLY CHANGE THE DENSITY OR USAGE OR INCREASE THE BULK PROPOSED, OR OTHERWISE INCREASE THE IMPACT OF THE DEVELOPMENT. IF THE PROPOSED CHANGES ARE NOT WITHIN THE SCOPE AND INTENT OF THE PRELIMINARY PLAT, THE APPLICANT SHALL APPLY FOR A NEW PRELIMINARY PLAT IN THE MANNER PROVIDED HEREIN.
- (5) THE PROJECT SHALL COMPLY WITH THE CITY OF ANACORTES CONSTRUCTION STANDARDS, AS MODIFIED HEREIN, AS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FOR WATER, SEWER, STREET ACCESS, AND STORM DRAINAGE. ALL WORK PERFORMED WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH CITY CONSTRUCTION STANDARDS AND ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS.
- (6) ENGINEERING AND INSPECTION FEES IN THE AMOUNT OF \$500 PLUS 2% OF THE TOTAL CONSTRUCTION COST SHALL BE DUE AT OR BEFORE THE MANDATORY PRE-CONSTRUCTION CONFERENCE. NO CONSTRUCTION ACTIVITY IS ALLOWED UNTIL CONSTRUCTION PLANS ARE APPROVED. FEES HAVE BEEN PAID AND THE PRE-CONSTRUCTION CONFERENCE COMPLETED.
- (7) 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 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.
- (8) A TEMPORARY EROSION SEDIMENTATION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED WITH THE GRADING PLAN FOR APPROVAL BY THE CITY DIRECTOR OF PUBLIC WORKS. THE PLAN SHALL IDENTIFY THE POTENTIAL FOR EROSION AND DOWNSTREAM SEDIMENTATION DURING CONSTRUCTION AND DESCRIBE THE MEASURES THAT WILL BE USED TO MITIGATE IMPACTS OF EROSION. MEASURES THAT WILL LIKELY BE EMPLOYED INCLUDE SEDIMENTATION PONDS, SILT FENCES, HAY BALE FILTERS, AND RESTRICTING THE AMOUNT OF EXCAVATION UNTIL CONDITIONS ARE FAVORABLE.
- (9) PRIOR TO CLEARING OR FILL AND GRADE BEGINNING, BOTH A LARGE PARCEL STORMWATER PLAN AND A WATER QUALITY CONTROL PLAN, AS SPELLED OUT IN THE CITY'S STORM DRAINAGE ORDINANCE #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 BEST MANAGEMENT PRACTICES TO BE INCORPORATED IN THE PROJECT TO CONTROL POLLUTION OF STORMWATER RUNOFF AFTER CONSTRUCTION AND/OR LAND CLEARING ACTIVITIES ARE COMPLETED. ALL ON-SITE DETENTION FACILITIES AND ALL OFF-SITE STORMWATER IMPROVEMENTS SHALL BE MADE BEFORE CONSTRUCTION OR VEGETATION REMOVAL BEGINS.
- (10) 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 TO THE PUBLIC WORKS DEPARTMENT. FIRE SPRINKLERS FOR STRUCTURE PROTECTION MAY BE REQUIRED BY THE FIRE DEPARTMENT.
- (11) IN KEEPING WITH THE CITY'S STREET GRID STREET NAME SYSTEM, THE PUBLIC WORKS DIRECTOR SHALL APPROVE STREET NAMES.
- (12) THE CITY ENGINEER SHALL APPROVE ALL STREET PAVEMENT THICKNESS.
- (13) SCHOOL BUS WAITING AREA(S) AND MAILBOX LOCATION SHALL BE AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT. THE ANACORTES POST OFFICE WILL ALSO APPROVE MAILBOX LOCATIONS.
- (14) STREET AND SIDEWALK DESIGN SHALL MEET ADA STANDARDS.
- (15) THE DEVELOPER SHALL PURCHASE AND INSTALL ALL STREET SIGNS.
- (16) 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 CUL-DE-SAC DIAMETER OR SIDEWALKS.
- (17) "NO PARKING" SIGNS SHALL BE POSTED IN THE CUL-DE-SAC. LOTS 3 THROUGH 7 SHALL MUST HAVE TWO OFF-STREET PARKING SPACES PER UNIT.
- (18) STREET LIGHTING SHALL BE ENERGY EFFICIENT AND INSTALLED AS PER PSE SCHEDULE 52, OPTION "B", AND SHALL BE INSTALLED AS APPROVED BY THE CITY ENGINEER.
- (19) THE PUBLIC WORKS DIRECTOR SHALL APPROVE PROPOSED UNDERGROUND STORM WATER DETENTION.
- (20) CITY WATER QUALITY STANDARDS SHALL BE MET AS REQUIRED BY THE CITY ENGINEER.
- (21) STRUCTURAL ALTERATION NECESSARY TO DEVELOP THIS PLAT SHALL NOT ENROACH INTO ADJACENT LAND PARCELS WITHOUT RECORDED EASEMENTS FOR SUCH ENROACHMENT. ALL EASEMENTS, INCLUDING THE 20' UTILITY/ACCESS EASEMENT TO THE WEST END OF THE PROJECT SHALL BE SHOWN ON THE FACE OF THE PLAT.
- (22) NO MODIFICATIONS BEYOND THOSE SET FORTH IN SECTION 7.3.9.1 ARE AUTHORIZED.
- (23) 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.
- (24) CONSTRUCTION IN THE 20' SEWER AND STORM SEWER EASEMENT SHALL BE AS APPROVED BY THE PUBLIC WORKS DIRECTOR.
- (25) THE LANDSCAPING PLAN SHALL BE APPROVED BY THE PLANNING COMMISSION.
- (26) NO CONSTRUCTION OF THE PLAT SHALL OCCUR BETWEEN MAY 1 AND JULY 15, 2003.
- (27) THE DUPLEX ON LOT 5 MUST BE ON THE R3 SIDE OF THE ZONING LINE.
- (28) THERE SHALL BE A 15-FOOT SETBACK ON THE SOUTH SIDE OF LOT 6.
- (29) SETBACK ON LOTS 3, 4, AND 7 SHALL BE A MINIMUM OF 10 FEET FROM THE SIDEWALK WITH A 15-FOOT REAR SETBACK ON LOT 7.



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