

GENERAL INFORMATION

1. Assessor's Account Nos. 3781-001-018-0007 (P57070), 3781-002-018-0005 (P57071), 3781-003-009-0004 (P57072), 3781-004-010-0009 (P57073), 3781-005-020-0004 (P57074), 3781-006-020-0002 (P57075), 350125-4-005-0104 (P32349), 350126-4-003-0007 (P32346), 350126-4-002-0008 (P32345) and 350126-4-005-0005 (P32348).
2. Description and exception information is from Chicago Title Company - Island Division of Skagit County, Amended Subdivision Guarantee, Order No. IC31130, dated August 16, 2004.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred above. Said report lists documents recorded under Auditor's File Number 9501120049 (10' PSE easement to be abandoned), 20040301010128 (10' PSE easement to be abandoned) and 200304240060 (Boundary Adjustment survey), 9312150128 (PSE easement lying within Short Plat ANA 93-003), 20021140225 (easement lying within Short Plat ANA 93-003), 200406010217 (Easement Agreement with City of Anacortes) Deeds of trust are recorded under Auditor's File Number 200302210171, 200302210173 and 200302210172.
4. Zoning: (R1) Residential Low Density District
5. Water Supply: City of Anacortes
6. Sewer Disposal: City of Anacortes

FIR CREST PLANNED UNIT DEVELOPMENT
IN THE S.E. 1/4, SEC. 26, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
AUGUST 2004

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200408310219
Skagit County Auditor

50' WETLAND BOUNDARY TABLE

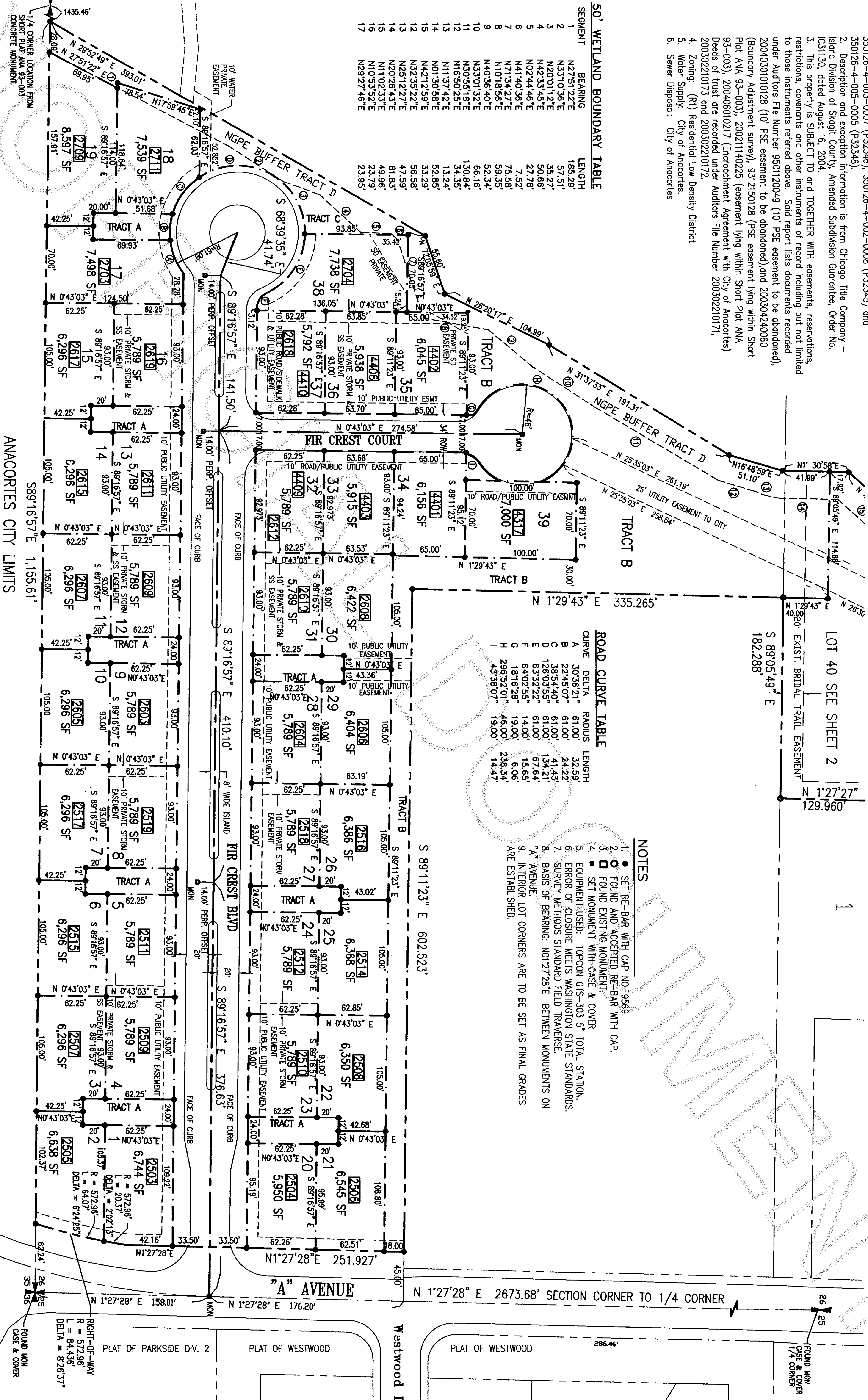
SEGMENT	BEARING	LENGTH
1	N27°51'22"E	185.29'
2	N33°10'36"E	57.51'
3	N20°01'12"E	35.27'
4	N42°33'45"E	50.66'
5	N02°44'46"E	27.78'
6	N41°40'36"E	7.52'
7	N71°34'27"E	75.58'
8	N101°18'56"E	59.35'
9	N40°36'40"E	52.34'
10	N33°01'32"E	66.16'
11	N30°55'18"E	130.84'
12	N16°50'25"E	34.35'
13	N1°37'42"E	13.24'
14	N01°30'58"E	52.85'
15	N42°12'59"E	33.29'
16	N32°35'22"E	56.58'
17	N25°12'27"E	47.59'
18	N20°26'43"E	81.83'
19	N1°02'33"E	49.96'
20	N10°53'52"E	23.79'
21	N29°27'46"E	23.95'

ROAD CURVE TABLE

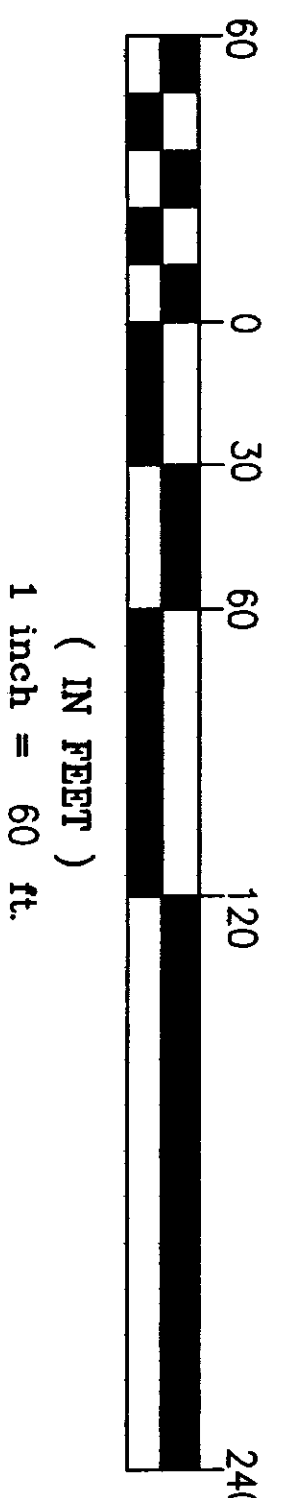
CURVE	DELTA	RADIUS	LENGTH
A	30°36'21"	61.00'	32.59'
B	22°45'07"	61.00'	24.72'
C	38°54'40"	61.00'	41.43'
D	126°03'55"	61.00'	134.21'
E	63°32'22"	61.00'	67.64'
F	64°02'55"	14.00'	15.65'
G	181°16'28"	19.00'	6.06'
H	296°52'01"	46.00'	236.34'
I	43°38'07"	19.00'	14.47'

NOTES

1. SET RE-BAR WITH CAP NO. 9569.
2. FOUND AND ACCEPTED RE-BAR WITH CAP.
3. FOUND EXISTING MONUMENT.
4. SET MONUMENT WITH CASE & COVER
5. EQUIPMENT USED: TOPCON GTS-303 5' TOTAL STATION.
6. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
7. SURVEY METHODS STANDARD FIELD TRAVERSE.
8. BASIS OF BEARING: N01°27'28"E BETWEEN MONUMENTS ON "A" AVENUE.
9. INTERIOR LOT CORNERS ARE TO BE SET AS FINAL GRADES ARE ESTABLISHED.

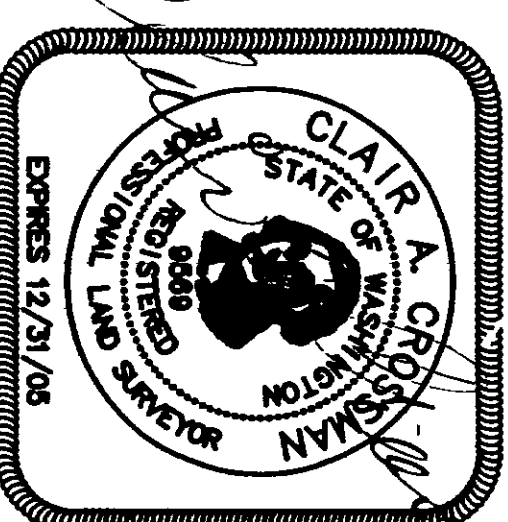


GRAPHIC SCALE



SURVEYOR

Crossman & Associates
16146 McLean Road
Mt. Vernon, WA 98273
(360) 424-7359



PROPERTY OWNER/SUBDIVIDER

Fir Crest Development NW L.L.C.
P.O. Box 319
Anacortes, WA 98221
(360) 293-7431

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AUDITORS CERTIFICATE

Filed for record this 31 day of August 2004 at 3:55 P.M. of 612 on pages 1 at the request of Clair A. Crossman, P.L.S.
Auditors File No. 200408310219
Auditor: David J. Jensen Deputy: Cheryl Jensen
Skagit County Auditor

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 30th day of August, 2004.
Treasurer, City of Anacortes: David J. Jensen

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 2005.
Katie Jungquist, Treasurer of Skagit County, Washington, hereby certifies that a deposit has been paid to cover anticipated taxes up to and including the year 2005.
This 31st day of August, 2004.
Treasurer: Katie Jungquist Deputy: David J. Jensen
Skagit County Treasurer

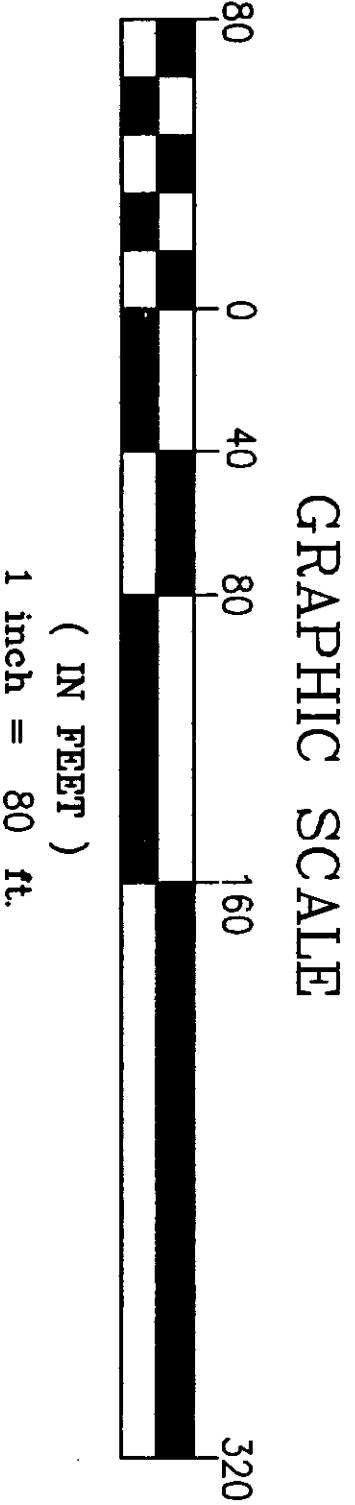
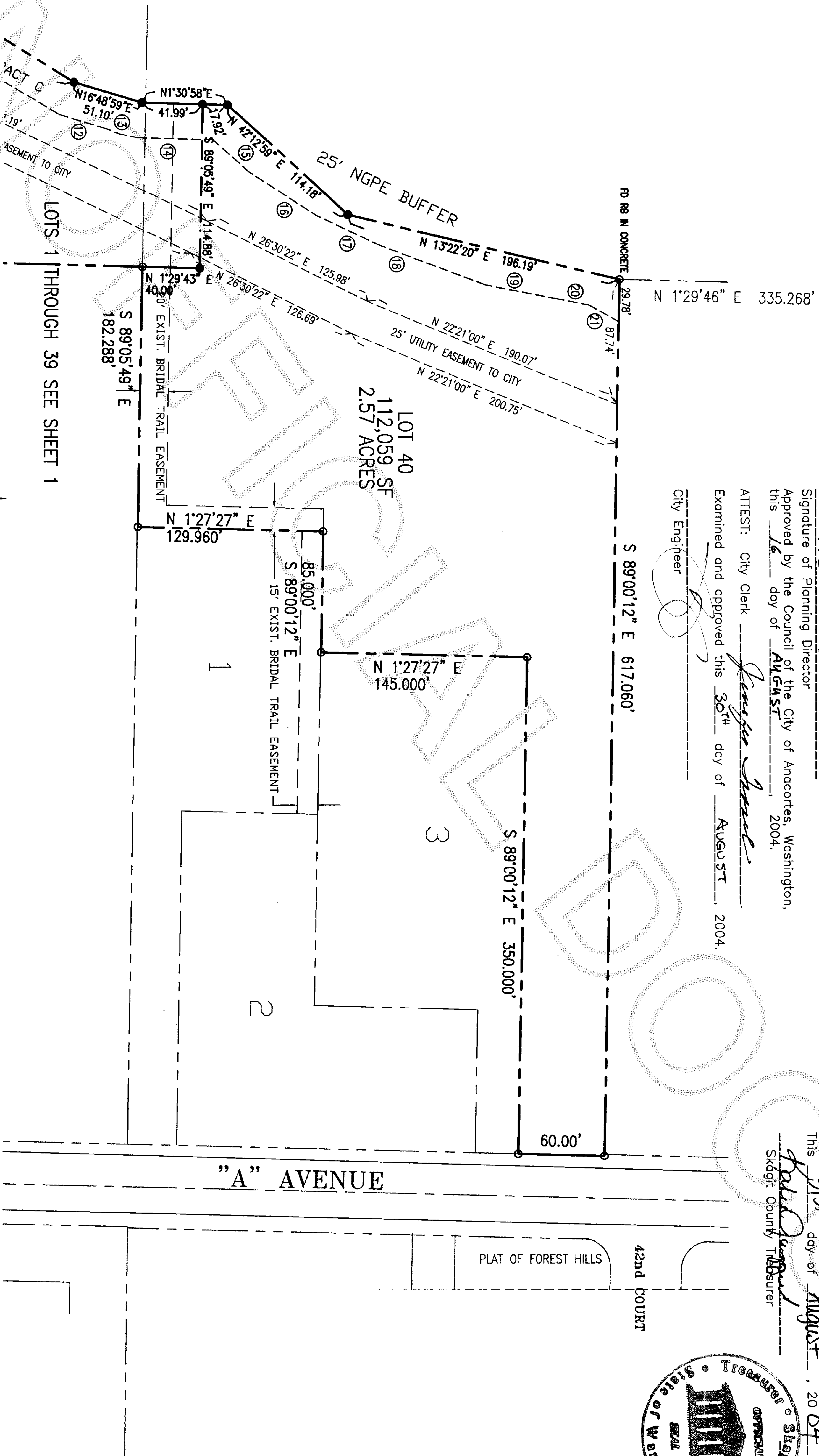
APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on July 28, 2004, did find that the Plat of Fir Crest PUD serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Signature of Planning Director: David J. Jensen
this 16 day of August, 2004.

ATTEST: City Clerk: Janet Jensen
Examined and approved this 30th day of August, 2004.

City Engineer: David J. Jensen



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PLAT CONDITIONS

**DECISION TO ISSUE A PRELIMINARY DEVELOPMENT PLAN PERMIT
FOR THE Fir Crest Planned Unit Development**

**FIR CREST PLANNED UNIT DEVELOPMENT
IN THE S.E. 1/4, SEC. 26, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON**

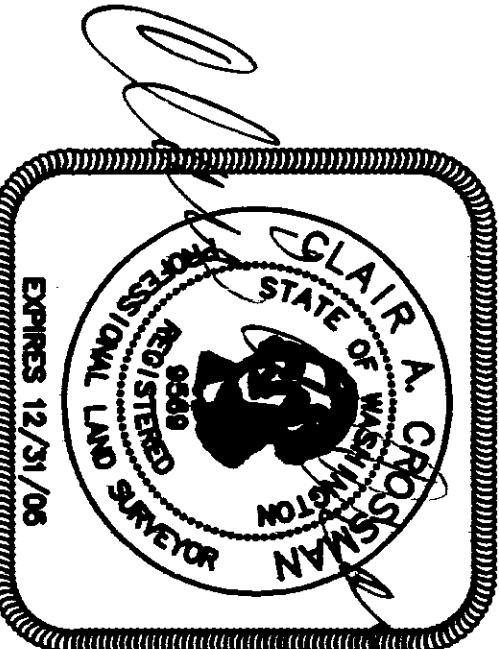
AUGUST 2004

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby directed to issue a preliminary development plan permit for the Fir Crest PUD subject to the following conditions:

1. The 14 acres shown on the application shall be deeded to the Anacortes Community Forest Lands, as proposed by the applicant.
2. No more than 40 single-family residences shall be built on the 26.89-acre project site as shown on Drawing Revision A/August 22, 2002.
3. The project shall comply with the City of Anacortes construction standards as required by the City Director of Public Works for water, sewer, street access and storm drainage, including access to these facilities.
4. 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 acceptance of a complete building permit application and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
5. 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. This Plan shall be directed at ensuring that existing wetland hydrology is maintained. 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 off-site stormwater improvements shall be made before construction or vegetation removal begins. Bioswales shall be located in the public tract and not the City right-of-way.
6. 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 ball filters, and restricting the amount of excavation until conditions are favorable.
7. Dust control techniques will be employed as required by the City Engineer, such measures would include watering haul roads and/or restricting the amount of excavation until conditions are more favorable and shall be detailed in the final development plan along with a construction access plan.
8. The final development plan design shall be based on actual field surveys and not on existing topographical maps.
9. Prior to any construction activity beginning, the proponent shall post a performance bond in an amount acceptable to the City Public Works Director, and this bond will be available to the City of Anacortes for twelve months after final plat approval to ensure that the project's drainage system operates as designed; no mechanical equipment shall be operated on site prior to final Development Plan approval.
10. Within a maximum of three years following the approval of the preliminary development plan, the applicant shall file with the Planning Commission a final development plan containing in a final detailed form the information required in part e.(1) of Section 16.40 of the City of Anacortes Subdivision Ordinance. At its discretion and for good cause, the Planning Commission may extend for one year the period for filing of the final development plan. Draft project covenants shall be submitted with the final development plan for Planning Commission review and approval as being consistent with the preliminary development plan conditions.
11. If the applicant fails to apply for final approval for any reason, the preliminary approval shall be deemed to be revoked and all that portion of the area included in the development plan for which final approval has not been given shall be subject to the zoning and subdivision ordinances otherwise applicable thereto.
12. Engineering review and inspection fees are payable on or before any actual construction work begins. They are based on engineering estimates of construction or actual quotes for the work. The engineering review fee is .5% and the inspection fee is 1.5% plus \$500.00.
13. The road to the north of Fir Crest Place shall be 28' wide with a curb and gutter on both sides and a sidewalk on one side. Lighting shall be as outlined in Condition # 16.
14. Fir Crest Place is to be a public road; the cul-de-sac at the north end of Fir Crest Place shall be a public road; the private drives off of Fir Crest Place, designated as Tract A shall be private.
15. The CC&R's shall be submitted to the Planning Commission for approval with the Final Development Plan.
16. Street lighting shall be energy efficient and shall limit glare and/or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 52, Option "B". Lighting fixtures and design to be as approved by the Public Works Director.
17. The Building Department shall assign and confirm project street name.
18. A channelization and signage plan shall be submitted, approved by the City Engineer, and installed by the developer.
19. A Home Owner's Association shall manage the common areas.
20. The sanitary sewer pump station is to be designed to City standards and dedicated to the City.
21. A biofiltration system shall be built in this project to meet City Stormwater Ordinance standards; the Covenants shall contain condition(s) approved by the Planning Commission relative to pesticide management and control such that the highest standards of water quality are maintained.
22. The storm sewer pump station shall meet standards set by the City Engineer.
23. A geotechnical engineering report that identifies subsurface conditions and makes specific recommendations for grading and road and utility construction shall be submitted with the Final Development Plan.
24. The storm detention system shall be designed in the following way: All road, roof, and footing drains will flow through a tight lined storm system to a catch basin at the bottom of Fir Crest place. This water will then sheet flow across a large grassy bio swale. The water will then be recaptured in a catch basin and spread out through a series of perforated pipes and drain rock.

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25. Street trees shall have a root containment system as approved by the City Public Works Department.
26. Trees to be planted shall be sized as required by Ordinance.
27. A 25' utility easement shall be granted to the City in the northeast direction from the cul-de-sac at the northwest corner of the development following approximately the 400' contour line to the north end of the property line to provide utilities to future adjacent developments.
28. There shall be a trail along the length of the projects' southerly boundary; the trail location(s) shall be approved by the City Parks Director.
 - a. Development of the ACFL trail and plantings on the south side of the development will be done in coordination with the Anacortes Parks and Recreation Department.
 - b. The City reserves the right to relocate the trail to the south as necessary.
 - c. The developer will grade the trail.
29. School bus waiting area(s) and mailbox locations shall be as determined by the City Engineer.
30. All lots created under this PUD shall be subject to all City of Anacortes charges for utility services uniformly charged throughout the City of Anacortes including applicable General Facilities Charges.
31. Street and sidewalk design shall meet "ASHTO" and City Public Works construction standards and ADA standards; driveways shall not exceed a 15% grade.
32. Erosion Control and Clearing Plans shall be reviewed, approved, and implemented as required by the City Engineer.
33. City water quality standards shall be met as required by the City Engineer.
34. Structural alteration necessary to develop this plat shall not encroach into adjacent land parcels without recorded easements for such encroachment.
35. A disclosure will be required to homebuyers that the City will use the adjacent property to the South of the development for material and debris storage.
36. No modifications beyond those approved herein are authorized.
37. Pages 11-15 of these Findings of Fact and Conclusions of Law shall be recorded with the Final Plat Drawing.
38. The eastern side of the wetland shall be protected by a minimum 50 foot NGPE buffer administered by the City of Anacortes according to the standard specifications, subject to the following exceptions:
 - a. Minimal easements for the necessary storm drainage facilities as shown on the approved site plan.
 - b. Trail easements as approved by the City.
 - c. The property lines and lot areas of Lots 18, 35, and 38 as shown on the approved site plan.
 - d. During construction disturbed areas in the buffer may be re-contoured, graded and seeded with grass to reduce erosion.
39. The western 25 feet of said 50-foot wetland buffer shall be transferred to the City of Anacortes ACFL so that ACFL management has direct control over the eastern edge of the wetland. The remaining buffer would belong to the homeowners of Fir Crest.
40. The sanitary sewer pump station shall be bermed so that accidental overflows do not drain down slope into the wetland.
41. The CCR's shall restrict the use of pesticides, herbicides and excessive fertilizer, unless otherwise approved by the ACFL management.
42. The last and lowest catch basin on the cul-de-sac shall be designed as an oil-water separator to contain accidental hydrocarbon spills. This catch basin will be maintained by the City of Anacortes. The design of this separator is to be of the low-tech inexpensive variety due to the length of the bio swale already proposed.
43. The storm drainage bio swale and infiltration system shall have an overflow piped directly to the wetland with a level spreader discharge; location and design shall be approved by ACFL management.
44. The property transferred to the City to become part of the ACFL shall be named Welch Woods.
45. Setbacks shall be as follows: a 10-foot setback from Fir Crest and a 10-foot setback from the property line abutting the private access roads; a 20-foot setback from the property line in what may be considered the side yard abutting other 4-lot clusters; a 5 foot setback in the back yards and side yards abutting other homes in the same cluster.
46. The lot coverage may be increased to 50% for single story residences.
47. A 6-foot fence is allowed in the yards facing Fir Crest Way with a minimum setback of 10-feet from the property line along Fir Crest Way as shown in the application drawings.



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