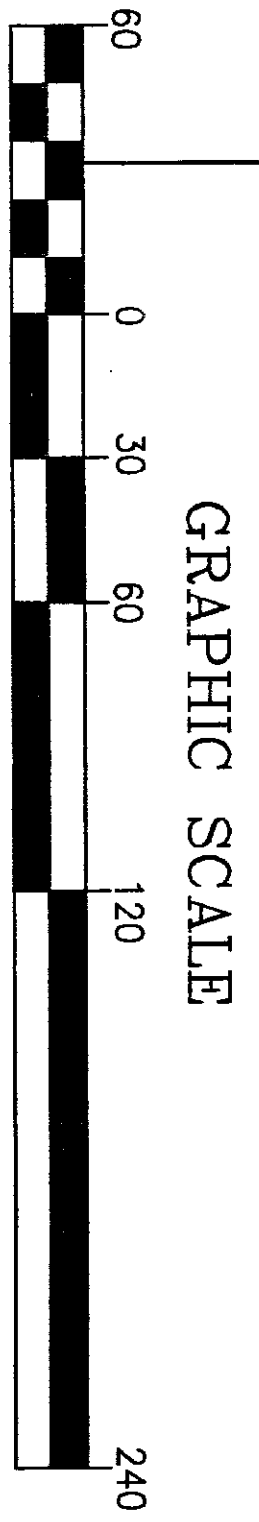


FROM R.O.S. —  
AUD. # 9602070051

**OUR ALL-STAR COPIES**



1. SET RE-BAR WITH CAP NO. 9569.
2. SET TACK IN LEAD IN SIDEWALK
3. EXIST. RE-BAR WITH CAP NO.
4. EXIST. RE-BAR WITH CAP NO.
5. SET MONUMENT WITH CASE & COVER
6. FOUND MONUMENT WITH CASE AND COVER.
7. EQUIPMENT USED: TOPCON GTS-303
8. ERROR OF CLOSURE MEETS WASHINGTON  
STATE STANDARDS
9. SURVEY METHODS: STANDARD FIELD TRAVERSE,  
BEARINGS AND DISTANCES BASED ON SURVEY  
IN THE S.W. QUARTER  
OF SEC.24, RECORDED UNDER AUDITORS FILE # 9602070051.
- 10.

( IN FEET )  
1 inch = 60 ft.



SHEET 1 OF 3



200503230134  
Skagit County Auditor

3/23/2005 Page 2 of 3 4:30PM

Blocks 7, 8, 13 and 14, PLEASANT SLOPE ADDITION TO THE CITY OF ANACORIOS, according to the plat thereof recorded in Volume 1 of Plats, page 40, records of Skagit County, Washington, together with the vacated alleys of lying within blocks 7, 8, 13 and 14. Also the vacated south half of 27th Street, all of 28th Street and all of 29th Street from the east boundary of "E" Avenue to the West boundary of "G" Avenue, all of "F" Avenue from the centerline of 27th Street to the south side of 29th Street, the east half of "E" Avenue from the center line of 27th Street south 127.40' to the newly platted 27th Place, the east 15' of "E" Avenue from the newly platted 27th Place to the south side of 29th Street R.O.W. and finally the west 15' of "G" Avenue from the center line of 27th Street south to the south side of the 29th Street R.O.W., situated in Skagit County, State of Washington.

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_ at \_\_\_\_\_ M.  
\_\_\_\_\_ of Plats on pages \_\_\_\_\_  
in Volume \_\_\_\_\_  
at the request of Clair A. Crossman, P.L.S.  
Auditors File No. \_\_\_\_\_.

Skagit County Auditor

Deputy

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated gs streets, alleys, or for other public use, are paid in full. This 17<sup>th</sup> day of March, 20 05.

Wanda Johnson  
Treasurer, City of Anacortes

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 2025.

I, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 20  .

This 23<sup>rd</sup> day of March, 20 05.

Kate Langmuir by Julie Patterson  
Skagit County Treasurer Deputy

The Planning Commission of the City of Anacortes, meeting in regular session on 1-26-05 did find that the Plat of Pleasant View subdivision serves the public use and interest and has authorized its secretary to execute its written approval between 1/26/05

Signature of Planning Director \_\_\_\_\_  
 Approved by the Council of the City of Anacortes, Washington,  
 this 7th day of February, 2005.

ATTEST: City Clerk Wanda Johnson

Examined and approved this 17 day of March, 2005

City Engineer

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORIS, 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 exterior ten (10) feet of front boundary lines of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appliances 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. All 4", 6" and 8" storm drain pipe located in the street right-of-way and with-in utility easements for all lots will remain private and the responsibility of the property owners.
3. The 10" Private Storm Drain Easement on and across lots 18 through 25 as shown on the plat will remain private and the responsibility of the property owners for which they serve.

A Water Quality and Detention Pond Tract is hereby conveyed to the City of Ancoartes for Access and maintenance of the storm drainage system and pond located on said tract.

I hereby certify that the Plat of Pleasant View 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.

Certificate No. 9569

Date \_\_\_\_\_

3-03-05



Know All Men by these Present that Washington Federal Savings, mortgage holder and Vintage Investments, Inc., owner of the land hereby platted, 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.

Washington Federal Savings

*James A. Werhant*  
Vintage Investment, Inc.

State of Washington  
County of **Skagit**

County of Jefferson I certify that I know of have satisfactory evidence that Aileen L Collins signed this instrument, on oath stated that ~~(he)~~ ~~she/they/~~ (was) ~~(are)~~ authorized to execute the

instrument and acknowledged it as the Vice-President of Washington Federal Savings, 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 2<sup>nd</sup> day of MARCH, 2005

Notary Public in and for the State of Washington  
Name printed CITRYN C HAINSTROM Clay C Hainstrom

Residing at Mount Vernon

My commissions expires 10-15-2008

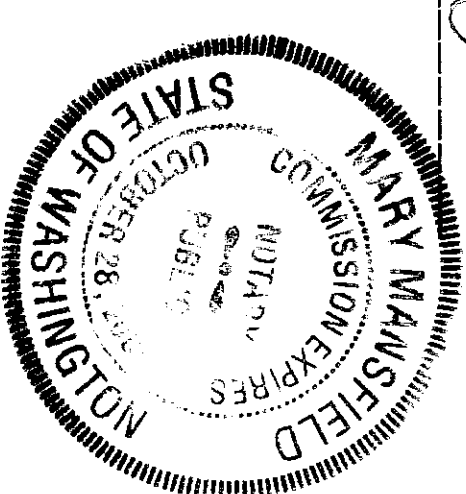
State of Washington

I, Ronald A. Woodward, of Skagit County, State of Washington, do hereby certify that I know of, have satisfactory evidence that \_\_\_\_\_ signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the President of \_\_\_\_\_ of \_\_\_\_\_ (a partnership, corporation, trust, or other legal entity) and \_\_\_\_\_ of \_\_\_\_\_ (a partnership, corporation, trust, or other legal entity) authorized \_\_\_\_\_ to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ (a partnership, corporation, trust, or other legal entity). 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 2<sup>nd</sup> day of march, 2005

Notary Public in and for the State of Washington  
Name printed Mary Mansfield Mansfield

Residing at Laurelto  
My commissions expires 10-28-05



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

## PROPERTY OWNER/SUBDIVIDER

Vintage Investments,  
P.O. Box 973  
Anacortes, WA 98221  
(360) 293-2596  
*SHEET 2 of 2*

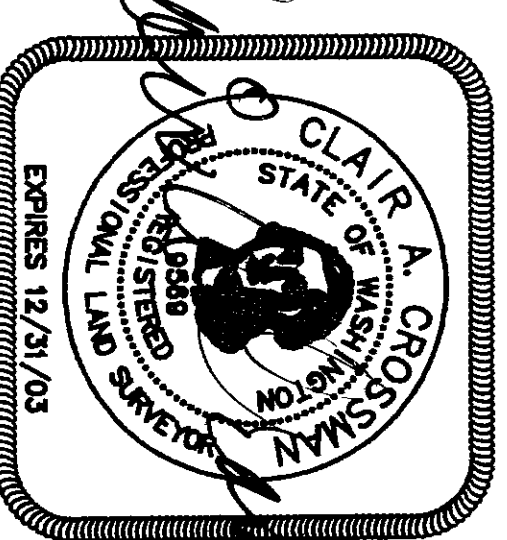


**PLAT OF PLEASANT VIEW**  
**IN THE 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.**  
**5.0. CITY OF ANACORTES, WASHINGTON**  
**FEBRUARY 2005**

200503230134  
Skagit County Auditor  
3/23/2005 Page 3 of 3 3:43PM

**CITY OF ANACORTES PLAT 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 therefore must be in accordance with all requirements in effect at the time of reapplication.
- (4) All work done pursuant to the preliminary plat drawings 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 if 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.
- (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 per 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 ponds 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.
- (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) In addition to the Applicant's proposal to have the south half of 27th Street vacated, the north half of the 2nd Street right of way is also to be vacated, with title transferred to the City Park's Department together with a Native Growth Protection Easement.
- (14) School bus waiting area(s) and mailbox locations shall be as determined by the City Engineer.
- (15) All lots created under this Plat shall be subject to all City of Anacortes charges for utility services uniformly charged throughout the City of Anacortes including applicable General Facilities Charges.
- (16) There shall be no streets served by a gated access; except for a fence along the south side of the north half of the 27th Street right of way and a split rail fence along the Mahler property line. Fencing shall only be added at the discretion of individual homeowners.
- (17) Street and sidewalk design shall meet ADA standards.
- (18) Erosion Control and Clearing Plans shall be reviewed, approved, and implemented as required by the City Engineer.
- (19) Internal street slopes shall not exceed 12% unless otherwise approved by City Engineer and Fire Chief.
- (20) 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.
- (21) All detention ponds shall be designed to City standards, shall be lined, and shall be landscaped as set forth in the City's Landscaping Ordinance.
- (22) City water quality standards shall be met as required by the City Engineer.
- (23) Fire sprinklers for structure protection may be required by the Fire Department.
- (24) A traffic channelization and signage plan shall be submitted, approved by the City Engineer, and installed by the developer.
- (25) Structural alteration necessary to develop this plat shall not encroach into adjacent land parcels without recorded easements for such encroachment.
- (26) No modifications to City standards beyond those set forth in Section 7.3.9.1 are authorized.
- (27) The street and fire lane/alley shall be public, with the street being constructed to AASHTO standards.
- (28) Intersection designs shall be approved by the City Engineer.
- (29) The sewer shall be public with access for maintenance approved by the Public Works Director.
- (30) Construction in the 20' sewer and storm sewer easement shall be as approved by the Public Works Director.
- (31) The landscaping and fencing plan shall be approved by the Planning Commission, together with a detention pond landscaping plan with special emphasis on the 27th Street right-of-way, prior to construction beginning.
- (32) The detention pond will be built to City Public Work's Director standards and will be maintained by the City.
- (33) During plat construction the Applicant shall maintain a 10-15 foot clearing limit adjacent to the Mahler property.
- (34) The Applicant shall construct 28th Street from "H" to "J" to City standards, with the City reimbursing the Applicant for its reasonable costs above \$72,500; these improvements shall be completed prior to final plat approval.
- (35) Pages 17-20 of these Findings of Fact and Conclusions of Law shall be recorded with the Final Plat drawing.



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

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