

PLAT CONDITIONS

ALLEN 6 LOT SHORT PLAT ANA 04-006

CITY OF ANACORTES DECISION TO APPROVE A SHORT PLAT FOR THE TOM AND PAMELA ALLEN SHORT PLAT NUMBER ANA 04-006

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the Allen 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 Exhibits 1, 2, and 3.
(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 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.
(3) The Skagit County Treasurer's Office requires that the following statements shall appear on all long plats, replats, altered plats or binding site plans:
a. Treasurer's Certificate. All short subdivisions when approved and prior to recording shall contain the following:
Treasurer's Certificate: I certify that all taxes heretofore levied and which have become a lien upon the lands described above have been fully paid and discharged according to the records of my office up to and including the year of [] current year.
Certified this ___ day of ___, 20___.
b. I do hereby certify that a deposit has been made to cover anticipated taxes for the year _____.
(4) The applicant shall acquire all necessary federal, state, and local permits.
(5) The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, and 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) A temporary erosion control plan shall be prepared and approved by the City of Anacortes Public Works Department, constructed, and maintained throughout construction.
(8) Prior to clearing or fill and grade beginning, both a large parcel stormwater 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.
(9) All driveways in excess of 150 feet in length shall be provided with an approved City standard fire apparatus turnaround as approved by the Fire Chief; a driveway homered turnaround is approved for this project.
(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) Mailbox locations shall be reviewed and approved by the City Public Works Department.
(12) The landscaping requirements shall be those required for a residential subdivision and approved by the Planning Director prior to building permit issuance for any lot.
(13) Street lighting shall be energy efficient and located as required by the City Engineer.
(14) All easements shall be surveyed and shown on drawings.
(15) Two off-street parking spaces shall be provided for each dwelling unit in addition to garages.
(16) No parking shall be permitted in the cul-de-sac.
(17) Prior to final short plat approval all infrastructure improvements shall be completed as required by the City Public Works Director.
(18) Street addresses are: (Lot 1-1411 Allen Court); (Lot 2-1415 Allen Court); (Lot 3-1419 Allen Court); (Lot 4-1503 Allen Court); (Lot 5-1507 Allen Court); (Lot 6-1511 Allen Court).
(19) This approval will expire three years from the date of approval if the short plat is not signed and recorded.
(20) Pages 7-9 of these Findings shall be recorded with the Short Plat Drawing.

IN THE S.E. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON April 2005

UTILITY AND SIDEWALK 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 front ten (10) 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 public 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 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 the first 6' of the utility easement described above will act as a sidewalk easement and is hereby reserved for and conveyed to the City of Anacortes across lots 1 through 6 as shown on the plat for access and maintenance.
3. A 5' private storm drainage easement located beyond the 10' public utility easement identified above and as shown on the plat on and across Lots 1 through 5 will remain private and the responsibility of the property owners for which they serve.
4. A 15' private access easement is identified on the face of the plat for the purposes of access driveways across the lots for which they serve as shown on the plat.

CITY OF ANACORTES APPROVALS

Signature of Planning Director

ATTEST: City Clerk

Examined and approved this 12 day of MAY 2005

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 to streets, alleys, or for other public use, are paid in full. This 12th day of May, 2005.

Wanda Johnson Treasurer, City of Anacortes

COUNTY TREASURERS CERTIFICATE

I certify that all taxes heretofore levied and which have become a lien upon the property described above have been fully paid and discharged according to the records of my office up to and including the year of 2005 (current year).

Certified this 18th day of May 2005. Kristi Patterson for Kate Jungquist, Skagit County Treasurer

SURVEYORS CERTIFICATE

I hereby certify that the Allen-6 lot Short Plat is based upon an actual survey and subdivision of Section 22, 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 5-13-05

AUDITORS CERTIFICATE

Filed for record this 18 day of May 2005 at 10:47 A.M. of Plats on pages 15-20 in Volume 1047 of the request of Clair A. Crossman, P.L.S. Auditors File No. 200518006

Amy Swamy Auditor, Skagit County Auditor Deputy

DEDICATION

Know All Men by these Present that Whidbey Island Bank, mortgage holder, and Thomas & Pamela Allen, husband and wife and owners 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.

Thomas L. Allen - Husband

Whidbey Island Bank

State of Washington County of Skagit

I certify that I know of no satisfactory evidence that THOMAS L. ALLEN and PAMELA J. ALLEN, husband and wife, signed this instrument and acknowledge it to be the free and voluntary act for the uses and purposes mentioned in the instrument.

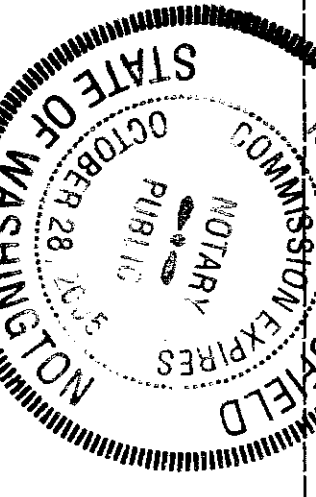
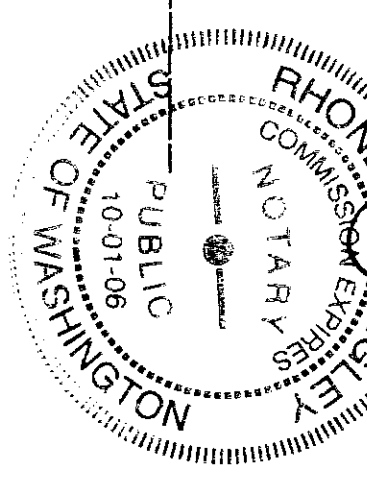
Given under my hand and official seal this 12th day of May 2005. Notary Public in and for the State of Washington Mary Mansfield

Name printed Mary Mansfield Residing at Anacortes My commissions expires 10-28-05

State of Washington County of Skagit I certify that I know of no satisfactory evidence that (they) (she/they) (they) authorized to execute the instrument and acknowledged it as the Loan officer of Whidbey Island 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 12th day of May 2005. Notary Public in and for the State of Washington Brenda E. Tingley

Name printed Brenda E. Tingley Residing at Anacortes My commissions expires 10-28-05



SHEET 1 OF 3

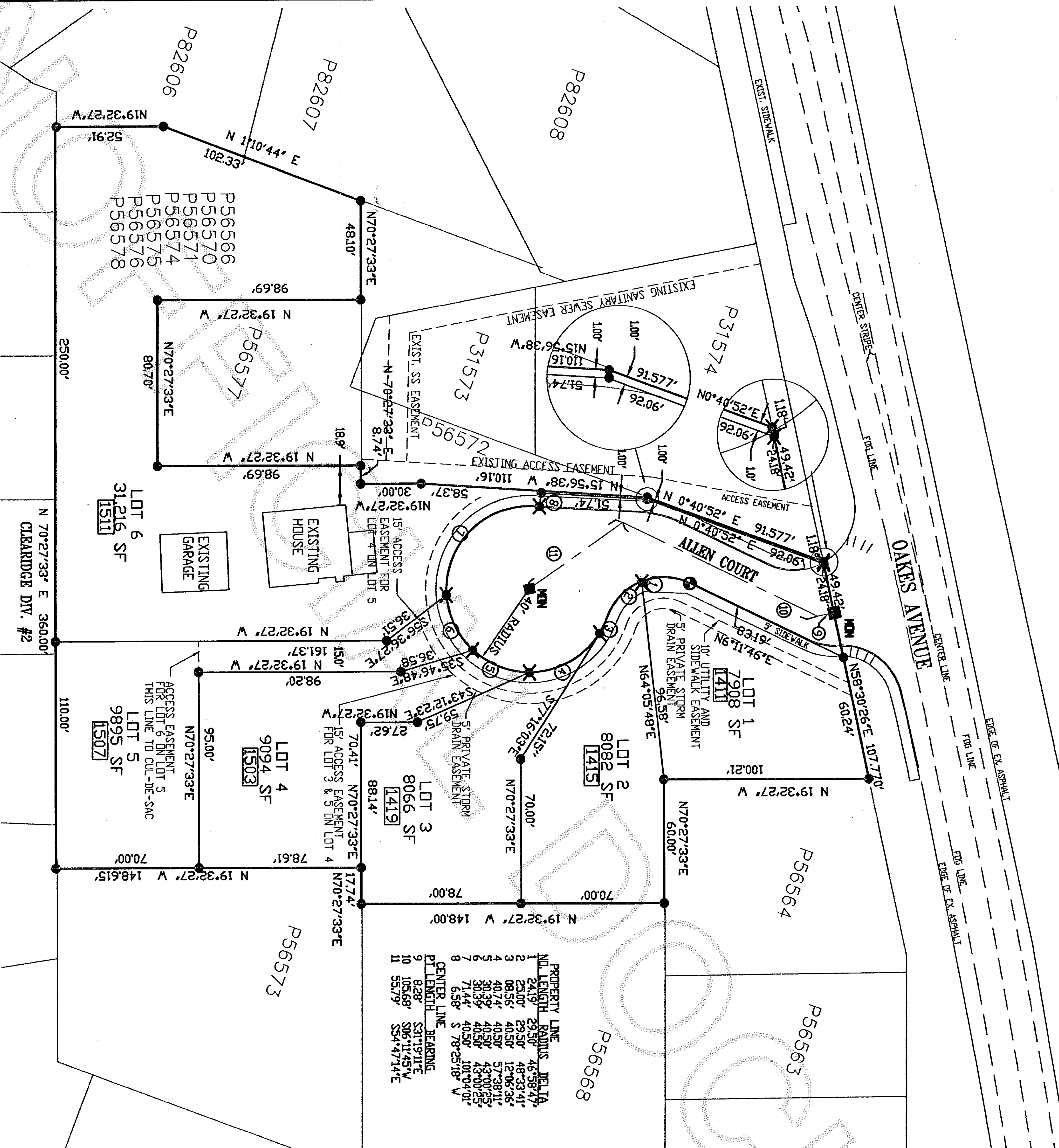
SHORT PLAT FOR: Tom Allen 4306 Shelby Court Anacortes, WA 98221 (360) 293-7754
SHORT PLAT # ANA-04-002
THE SE 1/4 of Section 22, Twp 35 N., RNG. 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON
CROSSMAN & ASSOCIATES
16146 McLean Road, Mt. Vernon, WA. 98273 (360) 424-7359
SCALE: None
JOB NO.: 385

ALLEN 6 LOT SHORT PLAT ANA 04-006

IN THE S.E. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON

April 2005



PROPERTY LINE	BEARING	LENGTH	AREA
1	N 19°32'27" E	148.00'	11,840.00 SF
2	N 70°27'33" E	70.00'	4,900.00 SF
3	N 70°27'33" E	70.00'	4,900.00 SF
4	N 70°27'33" E	70.00'	4,900.00 SF
5	N 70°27'33" E	70.00'	4,900.00 SF
6	N 70°27'33" E	70.00'	4,900.00 SF
7	N 70°27'33" E	70.00'	4,900.00 SF
8	N 70°27'33" E	70.00'	4,900.00 SF
9	N 70°27'33" E	70.00'	4,900.00 SF
10	N 70°27'33" E	70.00'	4,900.00 SF
11	N 70°27'33" E	70.00'	4,900.00 SF

PARCEL A
Lots 12 through 23, Block 1908, BARRING ADDITION TO ANACORTES, WASHINGTON, according to the plat thereof, recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington; TOGETHER WITH those portions of the vacated alley and vacated 4th Street West, adjacent thereto which upon vacation reverted to said premises by operation of law; EXCEPT the following described tract:
Beginning at a point on the North line of Lot 18 of said Block 1908, 15 feet distant from the Northeasterly corner thereof;
Thence Southeasterly parallel with the East line of said Lot 18 a distance of 69 feet;
Thence Southeasterly parallel with the North line of said Lot 18 a distance of 80 feet 8-1/2 inches;
Thence Northwesterly parallel with the East line of said Lot 21 a distance of 69 feet to the North line of said Lot 21;
Thence Northeasterly along the North line of said lots a distance of 80 feet 8-1/2 inches to the point of beginning;
TOGETHER WITH vacated portions of 4th Street which by operation of law attach thereto.
Situated in Skagit County, Washington.

PARCEL B
Lots 11 through 16, Block 1907, BARRING ADDITION TO ANACORTES, WASHINGTON, according to the plat thereof, recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington; TOGETHER WITH those portions of the vacated alley and vacated 4th Street West, adjacent thereto which upon vacation reverted to said premises by operation of law.
Situated in Skagit County, Washington.

PARCEL C
Lots 13 through 17, Block 1906, BARRING ADDITION TO ANACORTES, WASHINGTON, according to the plat thereof, recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington; TOGETHER WITH that portion of the vacated alley abutting which reverted to said premises by operation of law.
Situated in Skagit County, Washington.

PARCEL D
That portion of Lot 17, Block 1907, BARRING ADDITION TO ANACORTES, WASHINGTON, according to the plat thereof, recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington;
Beginning at the intersection of the North line of said Lot 17 with the West line of said subdivision;
Thence Southeasterly to a point on the South line of said Lot 17 which is 24 feet distant along said South line from the Southeasterly corner thereof;
Thence Northeasterly along said South line 24 feet to the Southeasterly corner of said lot;
Thence Northeasterly along the East line of said lot to the point of beginning;
Thence Southwesterly along the North line of said Lot 17 to the point of beginning;
TOGETHER WITH vacated portion of 4th Street which by operation of law attach thereto.
Situated in Skagit County, Washington.

GENERAL INFORMATION

- Assessor's Account No. 3774-908-013-0007, P56574; 3774-908-015-0005, P56575; 3774-908-021-0007, P56576; 3774-908-023-0005, P56578; 3774-907-015-0007, P56570; 3774-907-017-0005, P56571.
- Description and exception information is from Chicago Title Company of Skagit County, IC31007 dated May 5, 2004.
- 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 to in Chicago Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number 726115 (Avigation Easement). Deeds of trust are recorded under Auditors File Numbers 200403010171.
- For the control of this survey we used found monuments in the plat of Clearidge Division #2, and found re-bars with caps as listed.
 - Found and accepted re-bars with caps # 6702 at the Northwest and Southwest corners of lot 15 in Block 1907 in the plat of Barring Addition to Anacortes, Washington as recorded in Volume 2 of plats on page 20. Records of Skagit County, Washington. I used a bearing of S 19 32' 27" E between these re-bars as the basis of bearings for this survey.
 - Found and accepted re-bars with caps # 12716 at the Northwest corners of Block 1907 and Block 1906 of said plat of Barring Addition to Anacortes, Washington.
 - Found re-bar with cap #8992 at the Northwest corner of lot 13 in Block 1908 in the said plat of Barring Addition to Anacortes. This re-bar was 0.20 feet N 85 32' 27" E of my position.
 - Found re-bar with cap # 8992 at the Northwest corner of lot 15 in Block 1908 in said plat of Barring Addition to Anacortes. This re-bar was S 79 46' W 0.32 feet from my position.

NOTES

- SET RE-BAR WITH CAP NO. 9569.
- SET MONUMENT IN CASE
- SET TACK & LED IN SIDEWALK
- SET NAIL IN SIDEWALK EXPANSION JOINT
- EQUIPMENT USED: TOPCON GTS-303.
- ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
- SURVEY METHODS STANDARD FIELD TRAVERSE.

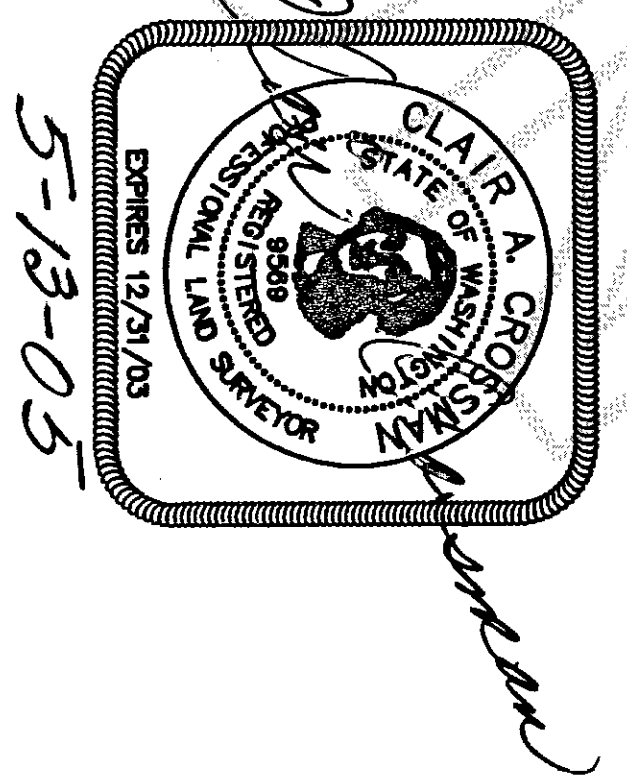
SHORT PLAT

FOR: Tom Allen
4306 Shelby Court
Anacortes, WA 98221
(360) 293-7754

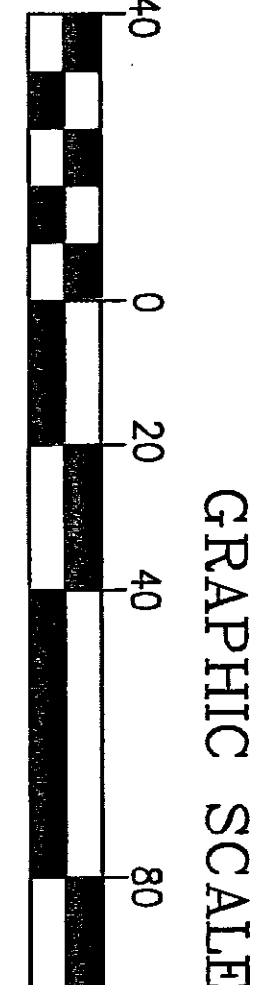
SHORT PLAT # ANA-04006
The SE 1/4 of Section 22, Twp 35 N.,
RNG. 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

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

DWG: J385
DWN BY: DKH
CHECK BY: CAC
DATE: April, 2005
SCALE: 1"=40'
JOB NO.: 385



SITE PLAN
SCALE: 1"=40'



ALLEN 6 LOT SHORT PLAT ANA 04-006
IN THE S.E. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
April 2005

200505180066
 Skagit County Auditor
 5/18/2005 Page 3 of 3
 3:10:47AM

PLAT CONDITIONS
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
ALLEN 6 LOT SHORT PLAT

THIS COVENANTS, CONDITIONS, and RESTRICTIONS (this "Declaration") is made by Thomas L. and Pamela J. Allen, a married couple ("Declarant") as of the 20th day of April, 2005.

Declarant is the owner of certain real property (the "Property") in Skagit County, Washington, legally described on Exhibit 1 hereto. The Property is subdivided as shown in the Plat for Allen 6 Lot Short Plat recorded in Volume _____ of Plats, pages _____, records of Skagit County, Washington.

NOW, HEREOF, Declarant declares that the Property subject to all restrictions and easements of said plat, shall be held, transferred, sold, conveyed, leased, used and occupied subject to the covenants, conditions, restrictions, easements, assessments, if any, protecting the value and desirability of and which shall touch and concern and run with title to the Property and which shall be binding on all parties having any right, title, or interest in the Property or any portion thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE 1

CONSTRUCTION ON LOTS AND USE OF LOTS

Section 1.1 Minimum Size. The floor area of the main house Structure, exclusive of open porches and garages shall (i) be not less than 1,500 square feet for a dwelling containing a single level and (ii) 1,800 square feet for a dwelling containing two (2) levels. Each home must have a garage, attached or unattached, which shall be of such size as to accommodate at least two full size automobiles. This "Minimum Size" does not apply to any existing house Structure as of the date of this Declaration.

Section 1.2 Use Restrictions.

1.2.1 "Maintenance of Buildings and Lots." Each Owner shall, at the Owner's sole expense, keep the interior and exterior of the Structure on the Owner's Lot, as well as the Lot, in a clean and sanitary condition, free of motor vehicles of any type that are in obvious disrepair or in non-working condition and stored on the property, free of rodents and pests, and in good order, condition and repair and shall do all redecorating, painting, landscaping, and maintenance of any time necessary to maintain the appearance and condition of the Structure and the Lot. The landscaping shall be maintained to the curb on the edge of the street.

1.2.2 "Trash Containers and Debris." All trash shall be placed in sanitary containers. No Lot or any portion thereof shall be used as a dumping ground for trash or rubbish of any kind. Compost piles may be kept upon the Lots provided they are kept in a clean, neat and sanitary condition.

1.2.3 "Offensive Activity." No noxious or offensive activity, including but not limited to the creation of excess levels of noise, shall be carried on in any Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners or tenants.

1.2.4 "Damage." Any damage to streets, plat improvements, all fences, landscaping, mailboxes, lights and lighting standards by Lot Owners, their children, agents, visitors, or service personnel shall be repaired by such Owner within fourteen (14) days from the occurrence of such damage.

1.2.5 "Landscaping Height Restrictions." All landscaping, including but not limited to, trees, bushes, grasses, etc. shall be trimmed and maintained not to exceed 9' in height within 15' of back of sidewalk nearest to the street and cul-de-sac. The finished grade level from which this height is measured is to be the top of sidewalk nearest to any trees, bushes, grasses, etc. This is to preclude a lot owner from raising the original grade of their building site, or mounding topsoil and negatively impacting the views of the neighbor(s) to the south. This same 9' height restriction shall apply to, but not be limited to, motor homes, boats, vans, trucks, etc. parked within 15' of the back of sidewalk along the street and cul-de-sac. It is imperative that these height restrictions are followed and enforced to protect the views of neighbor(s) to the south.

1.2.6 "Compliance with Laws." Notwithstanding anything to the contrary set forth herein, each Owner shall comply with the more restrictive of either (i) the terms and conditions of this Declaration, or (ii) the laws, codes, ordinances, and regulations of any governmental entity having jurisdiction.

Section 1.3 Future Development.

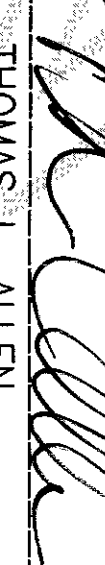

1.3.1 "Developer Protection." No purchaser or owner of any lot, or lot and building, will interfere or attempt to restrict in any way the owner/developer of Lot 6 from any future development of Lot 6 or properties directly adjacent to the west into R-2 residential building sites.

ARTICLE 2

ASSIGNMENT BY DECLARANT

Declarant reserves the right to assign, transfer, sell, lease, or rent all or any portion of the Property and reserves the right to assign all or any of its rights, duties, and obligations created under this Declaration.

DATED this 20th day of April, 2005.

By: 
 THOMAS L. ALLEN
 By: 
 PAMELA J. ALLEN



SHORT PLAT	
FOR: Tom Allen 4306 Shelby Court Anacortes, WA 98221 (360) 293-7754	FOR: Tom Allen 4306 Shelby Court Anacortes, WA 98221 (360) 293-7754
SHORT PLAT # ANA-04-002 The SE 1/4 of Section 22, Twp 35 N., RNG. 1 EAST, W.M. CITY OF ANACORTES, WASHINGTON	
CROSSMAN & ASSOCIATES	
16146 McLean Road, Mt. Vernon, WA. 98273 (360) 424-7359	
DWN BY: DKH	DWC.: J385
CHECK BY: CAC	SCALE: None
DATE: April 2005	JOB NO.: 385