

PLAT CONDITIONS

- Jenkins 4-Lot Short Plat Number ANA 04-011 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.
(2) This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and the park impact fees.
(3) The Skagit County Treasurer's Office requires that the following statements shall appear on all long plats, replats, altered plats or blinding site plans:
a. Treasurer's Certificate. All short subdivisions when approved and prior to recording shall contain the following:
(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.
(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.
(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.
(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 1-2004 'H Avenue) (Lot 2-2008 'H Avenue); (Lot 3-2012 'H Avenue) (Lot 4-2016 'H Avenue).
(19) 'H Avenue shall be constructed within the available substandard right-of-way as required by the City of Anacortes Public Works Director.
(20) A geo-technical report shall be provided for each lot prior to building permit issuance.
(21) The Agreement between the Anacortes School District and the applicant for storm water discharge to the School District property shall be completed prior to clearing and grade and fill beginning.
(22) This approval will expire three years from the date of approval if the short plat is not signed and recorded.
(23) Conditions 1-22 of these Findings shall be recorded with the Short Plat Drawing.

JENKINS SHORT PLAT IN THE S.W. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON JUNE 2006

SP-004-011 DEDICATION Know All Men by these Present that Horizon Bank, mortgage holder, and Dennis and Joanne Jenkins, husband and wife and owners 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.

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 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. This easement replaces the easement recorded under Auditor's file number 200509190213 recorded for the benefit of Puget Sound Energy, Inc.

William Raber State of Washington County of Skagit I certify that I know of have satisfactory evidence that DENNIS W. JENKINS signed this instrument, ~~and he is authorized to execute the instrument and acknowledged it as the~~ and acknowledge it ~~as the~~ party for the uses and purposes mentioned in the instrument. Given under my hand and official seal this 13TH day of JUNE 2006. Notary Public in and for the State of Washington Name printed VICKI L. HOFFMAN Vicki Hoffmann Residing at ANACORTES My commissions expires 10-8-09

CITY OF ANACORTES APPROVALS Signature of Planning Director ATTEST: Deputy City Clerk Joanne Jenkins

State of Washington County of Skagit I certify that I know of have satisfactory evidence that JOANNE JENKINS signed this instrument, ~~and she is authorized to execute the instrument and acknowledged it as the~~ and acknowledge it ~~as the~~ party for the uses and purposes mentioned in the instrument. Given under my hand and official seal this 13TH day of JUNE 2006. Notary Public in and for the State of Washington Name printed VICKI L. HOFFMAN Vicki Hoffmann Residing at ANACORTES My commissions expires 10-8-09

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 13th day of June, 2006. City Treasurer, City of Anacortes Joanne Jenkins

State of Washington County of Skagit I certify that I know of have satisfactory evidence that CAROL W. VANLITSON signed this instrument, ~~and she is authorized to execute the instrument and acknowledged it as the~~ and acknowledge it ~~as the~~ party for the uses and purposes mentioned in the instrument. Given under my hand and official seal this 12 day of JUNE 2006. Notary Public in and for the State of Washington Name printed ANDELA CAMPBELL Angela Campbell Residing at ANACORTES My commissions expires 04-22-07

SURVEYORS CERTIFICATE I hereby certify that the Jenkins 4-lot 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 plating regulations. CLAIR A. CROSSMAN, P.L.S. Date 6-09-06 Certificate No. 9569

State of Washington County of Skagit I certify that I know of have satisfactory evidence that WILLIAM RABER signed this instrument, ~~and he is authorized to execute the instrument and acknowledged it as the~~ and acknowledge it ~~as the~~ party for the uses and purposes mentioned in the instrument. Given under my hand and official seal this 13th day of JUNE 2006. Notary Public in and for the State of Washington Name printed M. LAUREN MARKELL M. Lauren Markell Residing at HELIX RD My commissions expires 4-1-07

AUDITORS CERTIFICATE Filed for record this 15th day of June 2006 at 9:48 A.M. in Volume of Plats on pages at the request of Clair A. Crossman, P.L.S. Auditors File No. Skagit County Auditor

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SHORT PLAT FOR: DENNIS JENKINS 2016 H Avenue Anacortes, WA 98221 (360) 299-8804

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

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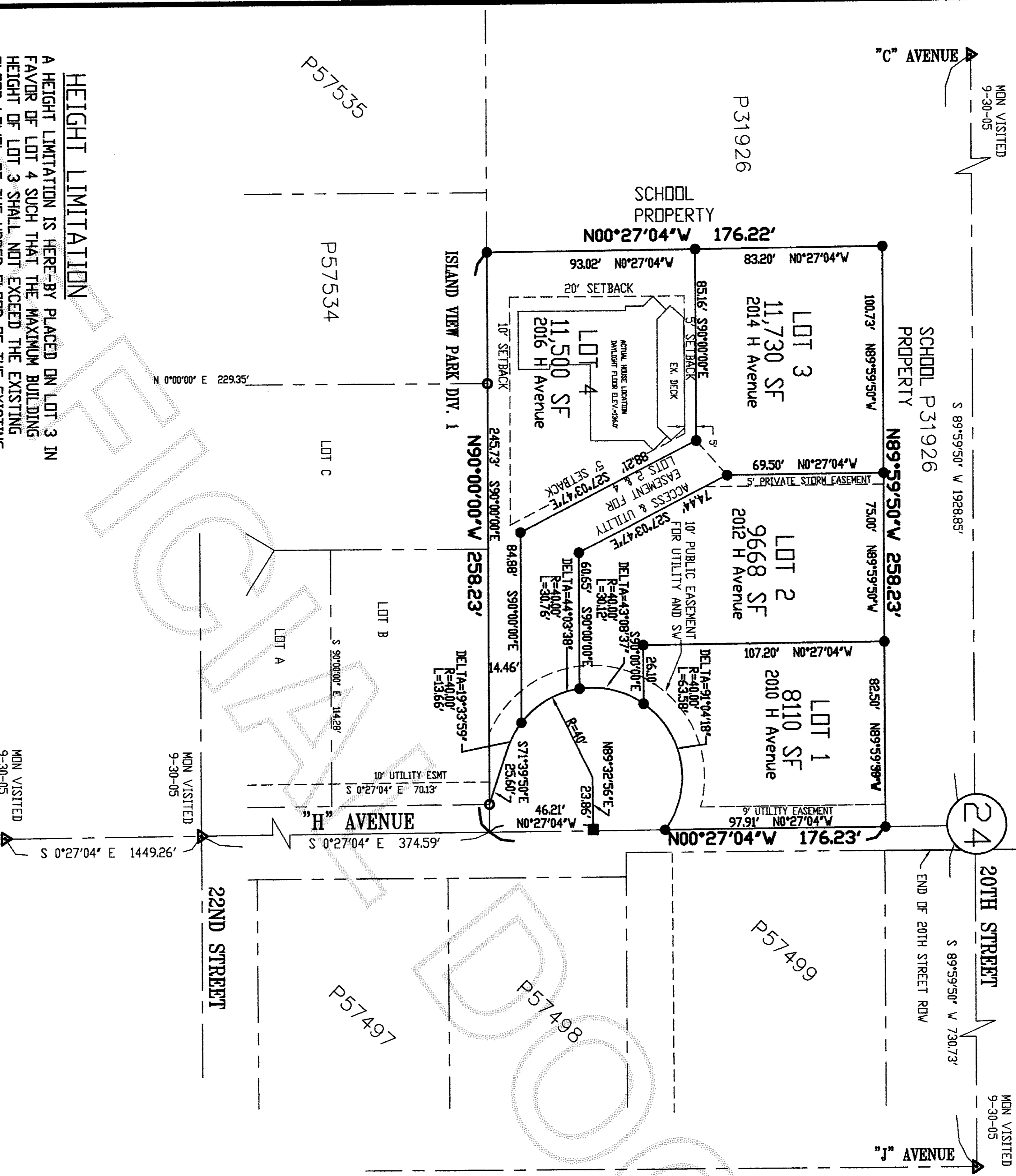
SP-004-011

JENKINS SHORT PLAT
 IN THE S.W. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
 CITY OF ANACORTES, WASHINGTON
 JUNE 2006

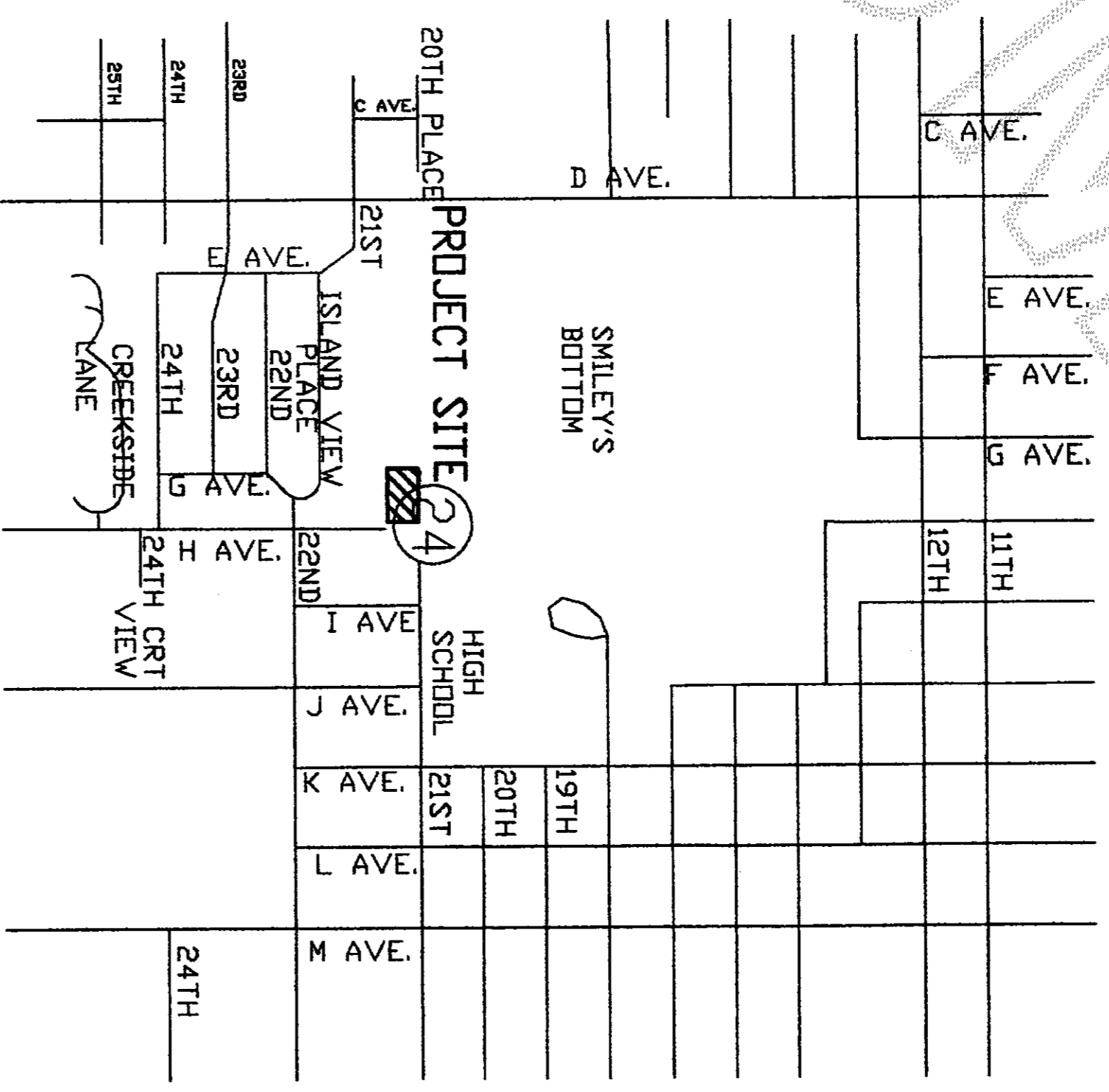
LEGAL DESCRIPTION

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

All of that portion of the East 258.23 feet of the North 208.75 feet (as measured along the North and East lines, respectively) of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 35 North, Range 1 East, W.M., lying southerly of a line which begins at the Northwest corner of Block 7 in the Plat of 'HENSLEY'S SECOND ADDITION TO ANACORTES', as recorded in Volume 3 of Plats, page 55, records of Skagit County, Washington, and runs thence westerly to the Northeast corner of Block 186 in the Plat of 'THE CITY OF ANACORTES', as recorded in Volume 2 of Plats, at page 4, records of Skagit County, Washington, EXCEPTING therefrom any portion lying within the boundaries of 'ISLAND VIEW PARK DIVISION NO. 2'.



VICINITY
 SCALE: NONE



GENERAL INFORMATION

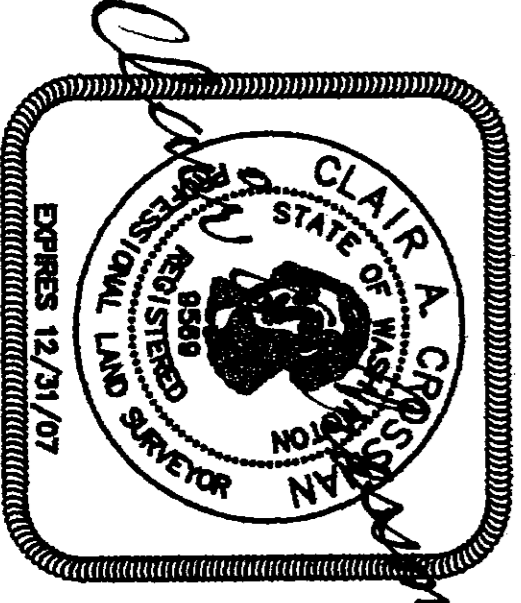
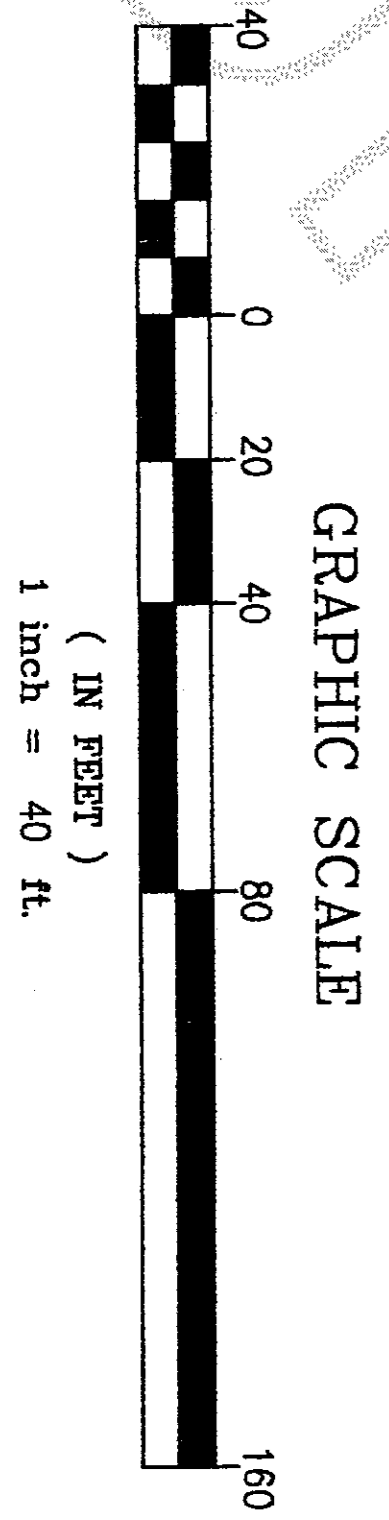
1. Assessor's Account No. 350124-0-070-0005 P31845.
2. Description and exception information is from First American Title Company of Skagit County, Guarantee No: H-9327195, dated March 27, 2006.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in American Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Number 200509190213 (PSE easement) 200509210037 (Continuing Indemnity Covenant with the Anacortes School District No. 103). Deeds of trust are recorded under Auditor's File Number 200506200078 and 200602140081.
4. The easement under Auditor file numbers 200509190213 is extinguished and replaced by new utility easements as shown on the face of this plat.
5. Zoning: (R3) Residential Medium Density District
6. Water Supply: City of Anacortes.
7. Sewer Disposal: City of Anacortes.

HEIGHT LIMITATION

A HEIGHT LIMITATION IS HERE-BY PLACED ON LOT 3 IN FAVOR OF LOT 4 SUCH THAT THE MAXIMUM BUILDING HEIGHT OF LOT 3 SHALL NOT EXCEED THE EXISTING FLOOR LEVEL OF THE UPPER FLOOR OF THE EXISTING HOME ON LOT 4.

NOTES

1. NEW RE-BAR WITH CAP NO. 9569.
2. EXIST. RE-BAR WITH CAP NO. 9569.
3. SET LEAD AND TACK IN SIDEWALK
4. NEW CONCRETE MONUMENT
5. FOUND MONUMENT WITH CASE AND COVER.
6. EQUIPMENT USED: Pentax R-323N Total Station.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
8. SURVEY METHODS STANDARD FIELD TRAVERSE. BASIS OF BEARINGS: ASSUMED CONTROLLING MONUMENTS ARE "H" AVENUE BEARING S 0°27'04" E



SHORT PLAT

FOR: Dennis Jenkins
 2016 H Avenue
 Anacortes, WA 98221
 (360) 299-8804

A PORTION OF THE NE 1/4 OF THE SW 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) 424-7359

SHEET 1 OF 2

DWG.: J404

DWN BY: DKH

CHECK BY: CAC

DATE: March 2006

SCALE: 1"=40'

JOB NO.: 404

