

PLAT CONDITIONS

CITY OF ANACORTES
DECISION TO APPROVE A SHORT PLAT FOR THE HERITAGE VILLAGE
SHORT PLAT NUMBER ANA 04-013

Based on the foregoing Findings of Fact and Conclusions of Law the
Anacortes Planning Director hereby issues short-plat approval for the
Heritage Village (Strandberg) 9-lot Short Plat subject to the following
conditions:

(1) Short Plat Approval authorizes the applicant to proceed with
application for necessary drawings 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 Exhibit 1.

(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. 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 _____, 200__.

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) Prior to Grade or Fill activity beginning, both a Large Parcel Storm
Water Plan and a Water Quality Control Plan, as required by City of
Anacortes Storm Drainage Ordinance No. 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 and
temporary best management practices to be incorporated in the project
to control pollution of storm water runoff during/after construction
and/or land clearing activities are completed.

(8) A temporary erosion and sedimentation control plan shall be developed
by the applicant, approved by the City of Anacortes Public Works
Department, constructed and maintained throughout construction.

(9) The construction area shall be delineated by orange construction
fencing as required by the Building Department.

(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) Street lighting shall be energy efficient and located as required by
the City Engineer.

(13) Prior to final short plat approval all infrastructure improvements
shall be completed as required by the City Public Works Director.

(14) A geotechnical report including road construction and site specific
building construction shall be provided prior to beginning construction at
the site.

(15) Sidewalks shall be provided on both sides of the street as required
by the City Public Works Director.

(16) The Landscaping Plan shall be approved by the Planning Director prior
to Building Permit issuance.

(17) This approval will expire three years from the date of approval if
the short plat is not signed and recorded.

(18) Pages 7-9 of these Findings shall be recorded with the Short Plat
Drawing.

STONE RIDGE SHORT PLAT

IN THE N.W. 1/4, SEC. 25, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON

SEPTEMBER 2006

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
apparatuses 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 200603130163 and 808553
recorded for the benefit of Puget Sound Energy, Inc.

2. In addition the above utility easement will act as a sidewalk easement is hereby reserved
for and conveyed to the City of Anacortes 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 public street(s) as shown on the plat around the cul-de-sac
for access and maintenance.

3. A 10' public utility easement is hereby conveyed to the City of Anacortes under and
upon lots 5 & 7 as shown on the plat which to construct, operate, maintain, repair,
replace and enlarge underground pipes, conduits, cables and wires for the same purposes
as described in No. 1 above.

4. A private access easement as shown on the plat on and across Lots 5 & 7 for the
benefit of lots 5, 7 and 6 will remain private and the responsibility of the property owners
for which they serve.

5. A private storm drainage easement as shown on the plat on and across lots 2, 3, 4, 6
and 9 is for the benefit of lots 2, 3, 4, 5, 7, 8 and 9 is for storm water discharge and
is the responsibility of the lots for which they serve to construct, operate, maintain, repair,
replace and enlarge underground stormwater pipes.

6. A private 10' utility easement across the eastern boundary of lot 6 as shown on the
plat is for the benefit of lot 7 and will remain private and the responsibility of the property
owners for which they serve

CITY OF ANACORTES APPROVALS

Signature of Planning Director

ATTEST: City Clerk Wanda Phillips

Examined and approved this 9 day of September, 2006.

City Engineer (ass't)

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 17th day of September, 20 06.

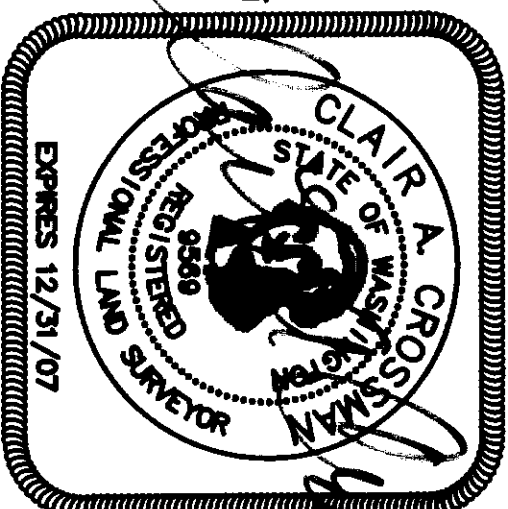
Wanda Phillips
Treasurer, City of Anacortes

SURVEYORS CERTIFICATE

I hereby certify that the Stone Ridge 9-lot Short Plat is based
upon an actual survey and subdivision of Section 25, 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 plotting regulations.

CLAIR A. CROSSMAN, P.L.S. Clair A. Crossman
Certificate No. 9569

Date 9-8-06



SP-004-013

DEDICATION

9/13/2006 Page 1 of 2 4:21PM

Know All Men by these Present that Washington Federal Savings, mortgage holder, and H
Avenue LLC, owner 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.

Nels Strandberg

H Avenue LLC

Maria L. Vallee

Washington Federal Savings

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Nels Strandberg
signed this instrument, on oath stated that he is authorized to execute the
instrument and acknowledged it as the Manager
H Avenue LLC 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 8th day of September, 2006.

Notary Public in and for the State of Washington

Name printed Kim A. Fair

Residing at Burlington WA

My commissions expires Dec 29/10

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Maria L. Vallee
signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the
instrument and acknowledged it as the Assistant Vice President & Branch Manager
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 8th day of September, 2006.

Notary Public in and for the State of Washington

Name printed Kim A. Fair

Residing at Burlington WA

My commissions expires 01/29/10

AUDITORS CERTIFICATE

Filed for record this 13th day of September
in 2006 at 4:21 P.M. of Plats on pages _____

at the request of Clair A. Crossman, P.L.S.

Auditors File No. 200609130188

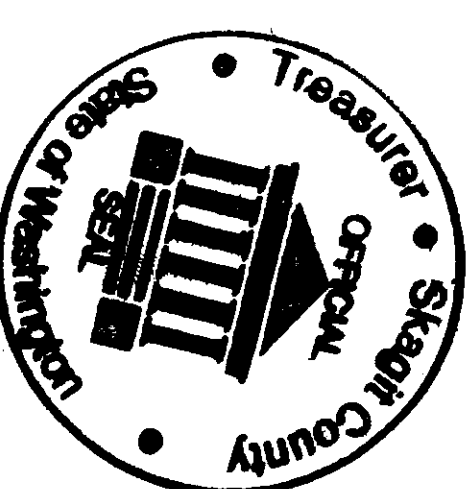
N. Brummett Arundt Notenboom
Skagit County Auditor Deputy

COUNTY TREASURERS CERTIFICATE

I 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 2006.

Certified this 13th day of September, 2006.

Clair A. Crossman
State of Washington



SHEET 2 OF 2

SHORT PLAT		FOR: H Avenue LLC PO Box 319 Anacortes, WA 98221 (360) 293-7431	
A PORTION OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 35, RNG. 1 EAST, W.M. CITY OF ANACORTES, WASHINGTON		DWG.: J410	DWN BY: DKH
CROSSMAN & ASSOCIATES		CHECK BY: CAC	DATE: Sept. 2006
16146 McLean Road, Mt. Vernon, WA. 98273 (360) 424-7359		SCALE: NONE	JOB NO.: 410

SP-04-013

STONE RIDGE SHORT PLAT

IN THE N.W. 1/4, SEC. 25, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON

SEPTEMBER 2006

LEGAL DESCRIPTION

PARCEL A:

That portion of the Southeast Quarter of the Northwest Quarter of Section 25, Township 35 North, Range 1, East of the Villanette Meridian, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 25, which is the point of beginning
Thence North 89°41'09" East a distance of 46.24 feet, more or less to the Westernly edge of H Avenue right of way
Thence Southwesterly along said Westernly right of way line of H Avenue on a bearing South 23°30'00" West a distance of 96.92 feet, more or less
Thence North 04°53'19" West a distance of 89.13 feet, more or less to the point of beginning.

PARCEL B:

Lot 2 of ANACORTES SHORT PLAT ND 95-001, approved April 28, 1995, recorded May 4, 1995, in volume 11 of Short Plats, pages 200 and 201, as Auditor's File No. 9505040090, records of Skagit County, Washington being a portion of the east Half of the Northwest Quarter of Section 25, Township 35 North, Range 1 East of the Villanette Meridian.

Situate in Skagit County, Washington.

CURVE TABLE

PT#	RADIUS	LENGTH	ANGLE
①	R=55.00'	L=59.29'	DELTA=61°45'53"
②	R=30.00'	L=54.75'	DELTA=104°33'53"
③	R=45.50'	L=34.00'	DELTA=42°48'52"
④	R=45.50'	L=41.46'	DELTA=52°12'30"
⑤	R=45.50'	L=30.00'	DELTA=37°46'39"
⑥	R=45.50'	L=30.00'	DELTA=37°46'39"
⑦	R=45.50'	L=30.02'	DELTA=37°48'09"
⑧	R=45.50'	L=48.46'	DELTA=61°01'23"
⑨	R=20.00'	L=16.27'	DELTA=46°36'36"
⑩	R=80.00'	L=41.77'	DELTA=29°54'56"
⑪	R=80.00'	L=30.25'	DELTA=21°39'54"
⑫	R=80.00'	L=14.22'	DELTA=10°11'04"

VICINITY
SCALE: NONE

NOTES

1. NEW RE-BAR WITH CAP NO. 9569 SET 8-1-06
2. NEW LEAD AND TACK IN SIDEWALK OR CURB SET 8-1-06.
3. EXIST. RE-BAR WITH CAP PLS #8992
4. NEW CONCRETE MONUMENT SET 8-1-06.
5. FOUND MONUMENT WITH CASE AND COVER.
6. NEW ASSIGNED ADDRESS
7. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
8. SURVEY METHODS: STANDARD FIELD TRAVERSE.
9. BASIS OF BEARINGS: BASED ON PLAT OF HORIZON HEIGHTS DIV. NO. III, AF #9506290068, AND SHORT PLAT AF # 9505040090

GENERAL INFORMATION

1. Assessor's Account No. 350125-0-064-0101, P32041, 350125-2-010-0003, P32214 and 3787-003-006-0001, P57193.
2. Description and exception information is from Chicago Title Company - Island Division, Order No: ICG38813, dated April 18, 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 Chicago Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number 787873 (Water line easement to the City of Anacortes), 808553 (Puget Sound Power & Light Company) and 200603130163 (Puget Sound Power & Light Company). Deeds of trust are recorded under Auditors File Number 200601190134.
4. The easements under Auditor file numbers 787873, 808553 and 200603130163 are hereby extinguished and replaced by new utility easements as shown on the face of this plat.
5. Zoning: (R2) Residential Low Density District
6. Water Supply: City of Anacortes.
7. Sewer Disposal: City of Anacortes

SHEET 1 OF 2

SHORT PLAT

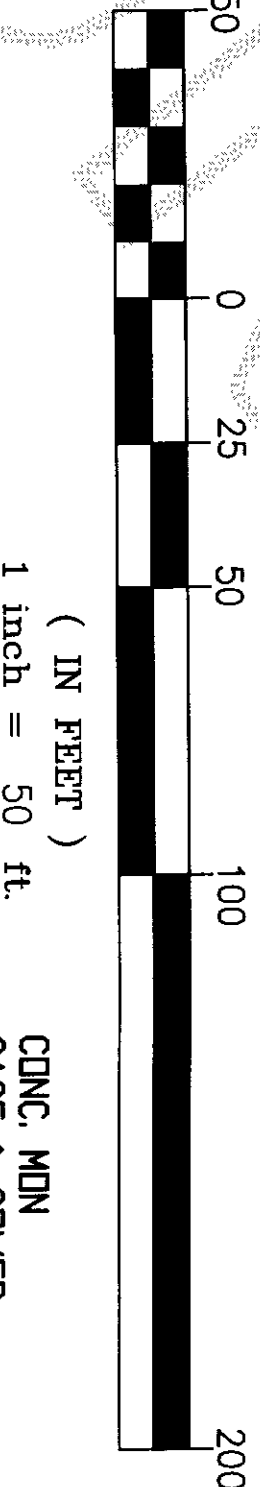
FOR: H Avenue LLC
PO Box 319
Anacortes, WA 98221
(360) 293-7431

A PORTION OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 35, RNG. 1 EAST, W.M. CITY OF ANACORTES, WASHINGTON

CROSSMAN & ASSOCIATES

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

GRAPHIC SCALE



CONC. MDN CASE & COVER 36TH PL. N 89°41'09" E 217°05' MEASURED 217'30"



DWG.: J410	DWN BY: DKH	CHECK BY: CAC	DATE: Sept. 2006	SCALE: 1"=50'	JOB NO.: 410
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