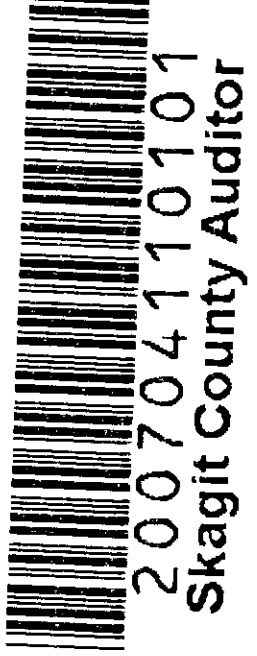


STONE HEDGE SHORT PLAT NO. ANA 06-001

SURVEY IN THE NW 1/4 OF THE NW 1/4 SECTION 27, T. 35 N., R. 01 E., W.M.
CITY OF ANACORTES, WASHINGTON.

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST
OF SCHEMMER ENGINEERING INC.



4/11/2007 Page 1 of 2 2:15PM

William G. Vest
SKAGIT COUNTY AUDITOR

William G. Vest
DEPUTY

NON-EXCLUSIVE ACCESS AND PRIVATE UTILITIES EASEMENT DESCRIPTION

A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED, INCLUDING A PRIVATE UTILITIES EASEMENT HEREBY GRANTED TO THE LOT OWNERS OF THIS SHORT PLAT AND TO THE CITY OF ANACORTES FOR ACCESS AND UTILITIES, SAID EASEMENT BEING 45.00 FEET WIDE, 22.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 01°31'44" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 255.29 FEET TO THE SOUTHEAST CORNER OF THE SURVEY RECORDED UNDER A.F. NO. 200012270001, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 58°33'15" WEST A DISTANCE OF 100.49 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ANACO BEACH ROAD TO THE TRUE POINT OF BEGINNING.
THENCE NORTH 28°59'08" EAST A DISTANCE OF 23.79 FEET;
THENCE ALONG A CURVE TO THE LEFT OF RADIUS 42.00 FEET, THROUGH A CENTRAL ANGLE OF 28°30'32", AN ARC DISTANCE OF 20.90 FEET;
THENCE NORTH 07°28'36" EAST A DISTANCE OF 27.31 FEET;
THENCE ALONG A CURVE TO THE LEFT OF RADIUS 42.00 FEET, THROUGH A CENTRAL ANGLE OF 88°29'58", AN ARC DISTANCE OF 64.87 FEET;
THENCE NORTH 88°01'23" WEST A DISTANCE OF 32.60 FEET;
THENCE ALONG A CURVE TO THE LEFT OF RADIUS 42.00 FEET, THROUGH A CENTRAL ANGLE OF 30°46'00", AN ARC DISTANCE OF 46.32 FEET;
THENCE SOUTH 28°47'23" WEST A DISTANCE OF 27.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ANACO BEACH ROAD, SAID POINT BEING NORTH 58°33'15" WEST, 126.10 FEET FROM THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS EASEMENT DESCRIPTION.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

LOT 'G' ACCESS EASEMENT DESCRIPTION

AN ACCESS EASEMENT IS HEREBY GRANTED ACROSS LOTS 'E' AND 'F' FOR THE BENEFIT OF LOT 'G', SAID EASEMENT BEING 12.00 FEET WIDE, 6.00 FEET EACH SIDE OF THE ASSULT CENTER LINE OF THE PROPOSED DRIVEWAY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVED 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 2007.

Alex Hill
SKAGIT COUNTY TREASURER
DATE 4-11-07



APPROVALS:

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVED 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 2007.

Alex Hill
ANACORTES CITY TREASURER
DATE 4-9-07

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 9 DAY OF APRIL, 2007

Patricia D. Carey
SHORT PLAT ADMINISTRATOR
CITY ENGINEER

CONSENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS OF THE LAND HEREBY PLATTED DO HEREBY DECLARE THE STONE HEDGE SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Eugene Carey
EUGENE CAREY
Patricia D. Carey
PATRICIA CAREY

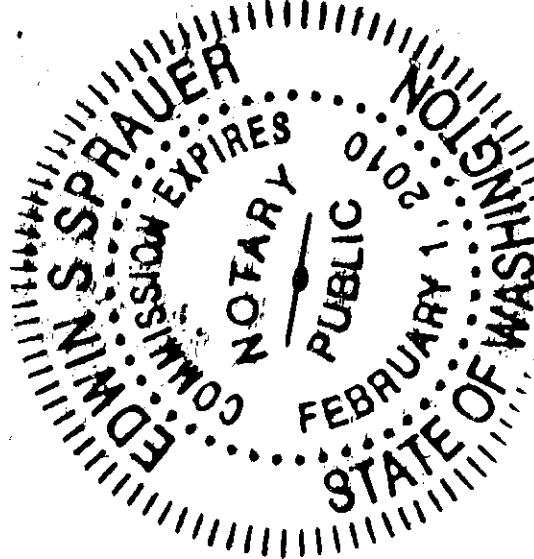
STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 31 DAY OF MAR, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED *Patricia Carey*, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

LAND SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFIRMATION WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PATRICIA AND EUGENE CAREY.
Paul Monohon
PAUL MONOHON CERT. NO. 25971

Edwin S. Sprauer
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 340 Oakley View W, Anacortes, WA

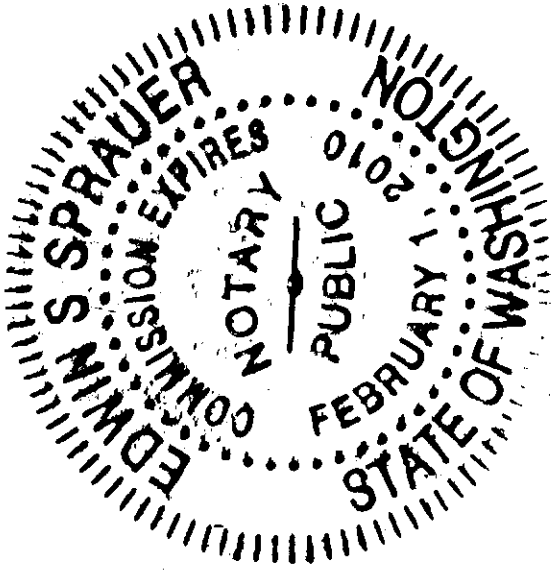


STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 31 DAY OF MAR, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED *Eugene Carey*, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

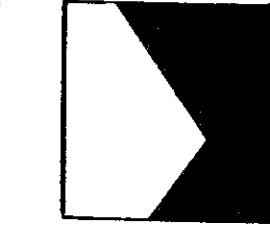
Edwin S. Sprauer
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 340 Oakley View W, Anacortes, WA



SURVEY FOR PATRICIA

AND EUGENE CAREY

2905 ANACO BEACH ROAD
ANACORTES, WA 98221



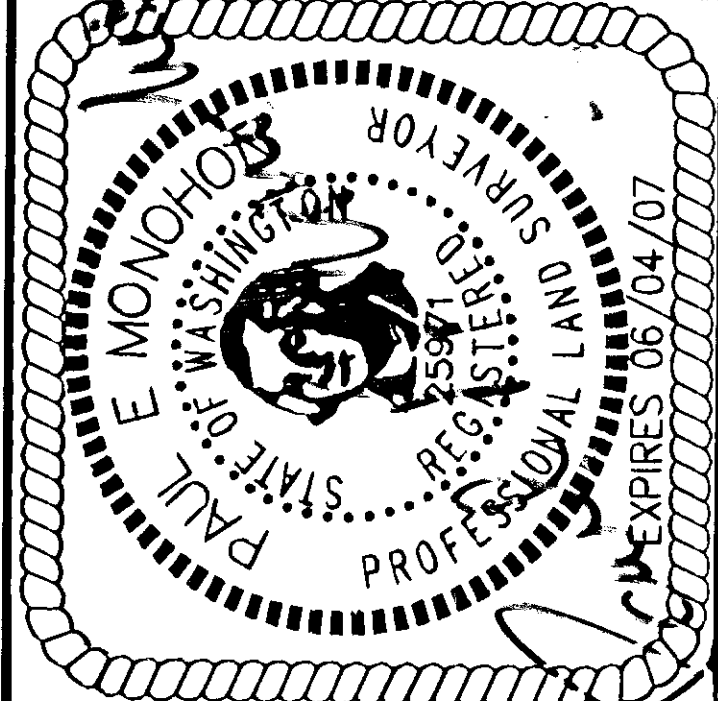
SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT #25971
DATE 3-30-07



DRAWN	PEM
CHECKED	JJB
DATE	BY
BY	APPROVED

P.J. #06-043-DEV

CAD FILE: 05-194 OBROCK PLOT DATE: 3-29-07

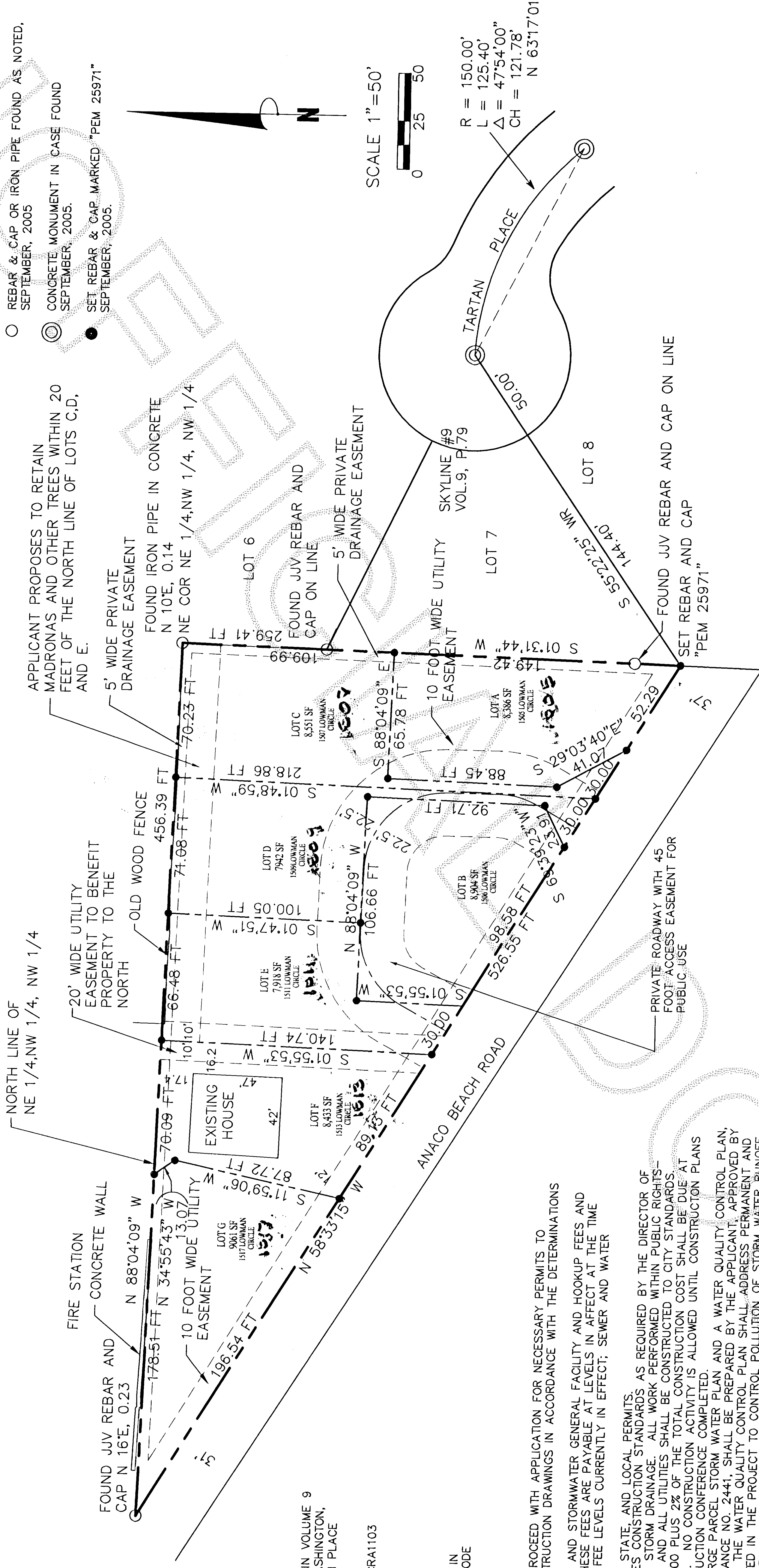
STONE HEDGE SHORT PLAT NO. ANA 06-001

SURVEY IN THE NW 1/4 OF THE NW 1/4 SECTION 27, T. 35 N., R. 01 E., W.M.
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200704110101
Skagit County Auditor
4/11/2007 Page 2 of 2 2:15PM

- LEGEND
- REBAR & CAP OR IRON PIPE FOUND AS NOTED, SEPTEMBER, 2005
 - ⊙ CONCRETE MONUMENT IN CASE FOUND, SEPTEMBER, 2005.
 - SET REBAR & CAP MARKED "PEM 25971" SEPTEMBER, 2005.



SURVEY NOTES

1. BASIS OF BEARING: PLAT OF SKYLINE NO. 9 RECORDED IN VOLUME 9 OF PLATS AT PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON, PER STREET CENTER LINE MONUMENTS FOUND ON TARTAN PLACE, SEPTEMBER, 2005.
2. THIS SURVEY PERFORMED IN THE FIELD USING A LEICA TCR1103 ELECTRONIC TOTAL STATION.

LANDSCAPE NOTE

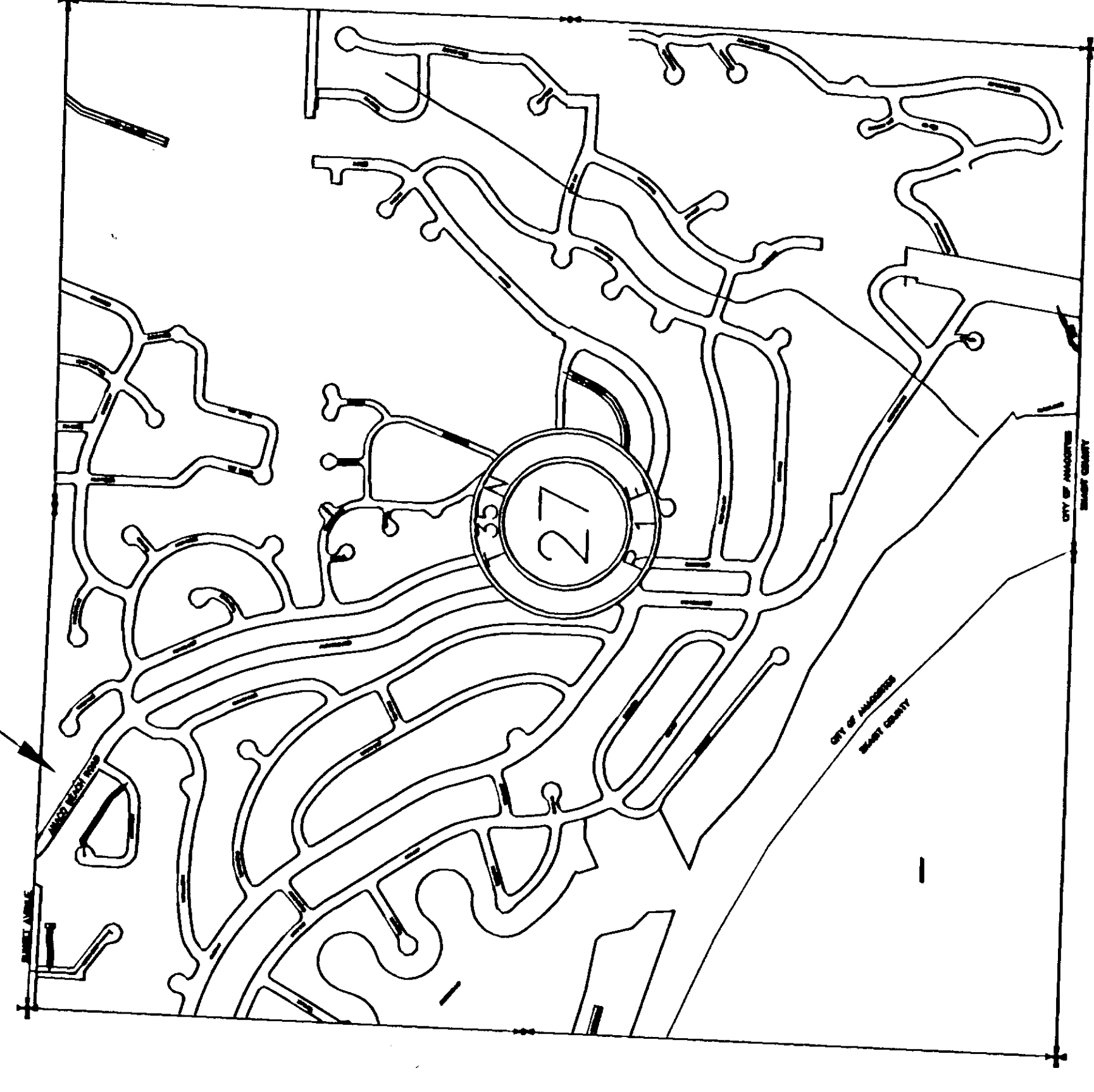
A MINIMUM OF 20% OF THE SITE AREA SHALL BE MAINTAINED IN LANDSCAPE AREA AS DESCRIBED BY ANACORTES MUNICIPLE CODE 17.41.

NOTES:

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, 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.
2. THE APPLICANT SHALL ACQUIRE ALL NECESSARY FEDERAL, STATE, AND LOCAL PERMITS.
3. 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 AS 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.
4. 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.
5. 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.
6. THE CONSTRUCTION AREA SHALL BE DELINEATED BY ORANGE CONSTRUCTION FENCING AS REQUIRED BY THE BUILDING DEPARTMENT.
7. A SANITARY SEWER/UTILITY EASEMENT, WITH SATISFACTORY TO THE PUBLIC WORKS DEPARTMENT, SHALL BE PROVIDED BETWEEN LOTS E AND F FOR FUTURE UTILITY SERVICES TO THE NORTH.
8. THE INTERIOR ROADWAY SHALL BE CONSIDERED A PUBLIC ROADWAY PER PUBLIC WORKS DEPARTMENT APPROVAL.
9. CURB, GUTTER, SIDEWALKS SHALL BE PROVIDED ON ANACO BEACH ROAD TO CONNECT TO EXISTING SIDEWALKS AT THE WEST END FIRE STATION PER PUBLIC WORKS DEPARTMENT APPROVAL.
10. FIRE STATION PER PUBLIC WORKS DEPARTMENT APPROVAL.
11. 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.
12. MAILBOX LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.
13. STREET LIGHTING SHALL BE ENERGY EFFICIENT AND LOCATED AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT.
14. PRIOR TO FINAL SHORT PLAT APPROVAL ALL INFRASTRUCTURE IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY THE CITY PUBLIC WORKS DIRECTOR.
15. A GEOTECHNICAL REPORT INCLUDING ROAD CONSTRUCTION AND SITE SPECIFIC BUILDING CONSTRUCTION SHALL BE PROVIDED PRIOR TO BEGINNING CONSTRUCTION AT THE SITE.
16. DUST CONTROL MEASURES SHALL BE PROVIDED AS REQUIRED BY THE PUBLIC WORKS' AND BUILDING DEPARTMENTS.
17. A COMPLETE LANDSCAPING PLAN SHALL BE DEVELOPED BY THE APPLICANT FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR PRIOR TO CLEARING, FILL AND GRADE TAKING PLACE ON SITE. EVERY EFFORT SHALL BE MADE TO RETAIN EXISTING MATURE TREES.
18. PERIMETER DRAINAGE SHALL BE PROVIDED AT THE NORTH AND EAST PROJECT BOUNDARY AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT.
19. STREET ADDRESSES SHALL BE: LOT A: 1505 LOWMAN CIRCLE; LOT B: 1506 LOWMAN CIRCLE; LOT C: 1507 LOWMAN CIRCLE; LOT D: 1509 LOWMAN CIRCLE; LOT E: 1511 LOWMAN CIRCLE; LOT F: 1513 LOWMAN CIRCLE; LOT G: 1517 LOWMAN CIRCLE.
20. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL OF THE SHORT PLAT.
21. PAGES 7-9 OF THESE FINDINGS SHALL BE RECORDED WITH THE SHORT PLAT DRAWING.

LEGAL DESCRIPTION:
"THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. LYING NORTHERLY OF ANACO BEACH ROAD AS DESCRIBED IN AUDITOR'S FILE 8507310039 AND SHOWN ON THE FACE OF THE SURVEY RECORDED JULY 22, 1985 UNDER AUDITOR'S FILE 8507220024 IN VOLUME 6 OF SURVEYS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON
SITUATED IN SKAGIT COUNTY, WASHINGTON."
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE COR OF SAID NE 1/4, NW 1/4, NW 1/4, THENCE S 01°31'44" W A DISTANCE OF 259.41 FEET ALONG THE EAST LINE OF SAID NE 1/4, NW 1/4, NW 1/4, TO THE PROPOSED NORTHERLY LINE OF ANACO BEACH ROAD AS IT IS DESCRIBED BY THE GRANTOR, THE CITY OF ANACORTES, IN THAT PARTICULAR QUIT CLAIM DEED TO WILL P. LOWMAN, DATED JULY 26, 1985 AND RECORDED UNDER A.F. 8507310039, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE N 58°33'15" W A DISTANCE OF 526.55 FEET ALONG THE "PROPOSED NORTHERLY LINE" OF ANACO BEACH ROAD TO THE NORTH LINE OF THE SAID NE 1/4, NW 1/4, NW 1/4;
THENCE S 88°04'09" E A DISTANCE OF 456.40 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SITE



JOB NO.
05-194

SHEET

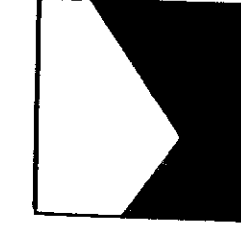
2 OF 2

SURVEY FOR PATRICIA

AND EUGENE CAREY

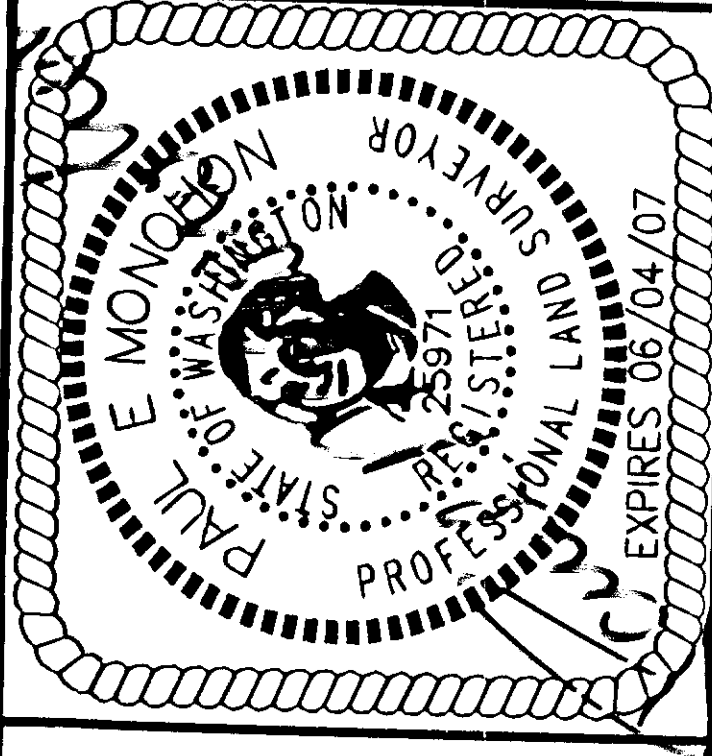
2905 ANACO BEACH ROAD

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PAUL E. MONOHON CERT#25971

DATE 3-30-07

DRAWN	PEM
CHECKED	JIB
DATE	BY
DATE	BY
DATE	BY

P.J. #06-043-DEV

CAD FILE: 05-194 OBROCK PLOT DATE: 3-29-07