

HILLCREST DEVELOPMENT LLC 7-LOT SHORT PLAT

IN THE S.W. 1/4, SEC. 30, TWP 35 N., RNG 2 E., W.M.

CITY OF ANACORTES, WASHINGTON

JULY 2007

200705050035
Skagit County Auditor
9/5/2007 Page 1 of 2 2:10:09AM

J. Youngquist
Auditor
Shawn Johnson
Deputy Auditor

LEGAL DESCRIPTION

Lot 2 of CITY OF ANACORTES SHORT PLAT NO. AN-86-004, as approved December 1, 1986, and recorded December 3, 1986, in Volume 7 of Short Plats, page 142, under Auditor's File No. 8612030024, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter of Section 30, Township 35 North, Range 2 East of the Willamette Meridian.

Studee in Skagit County, Washington.

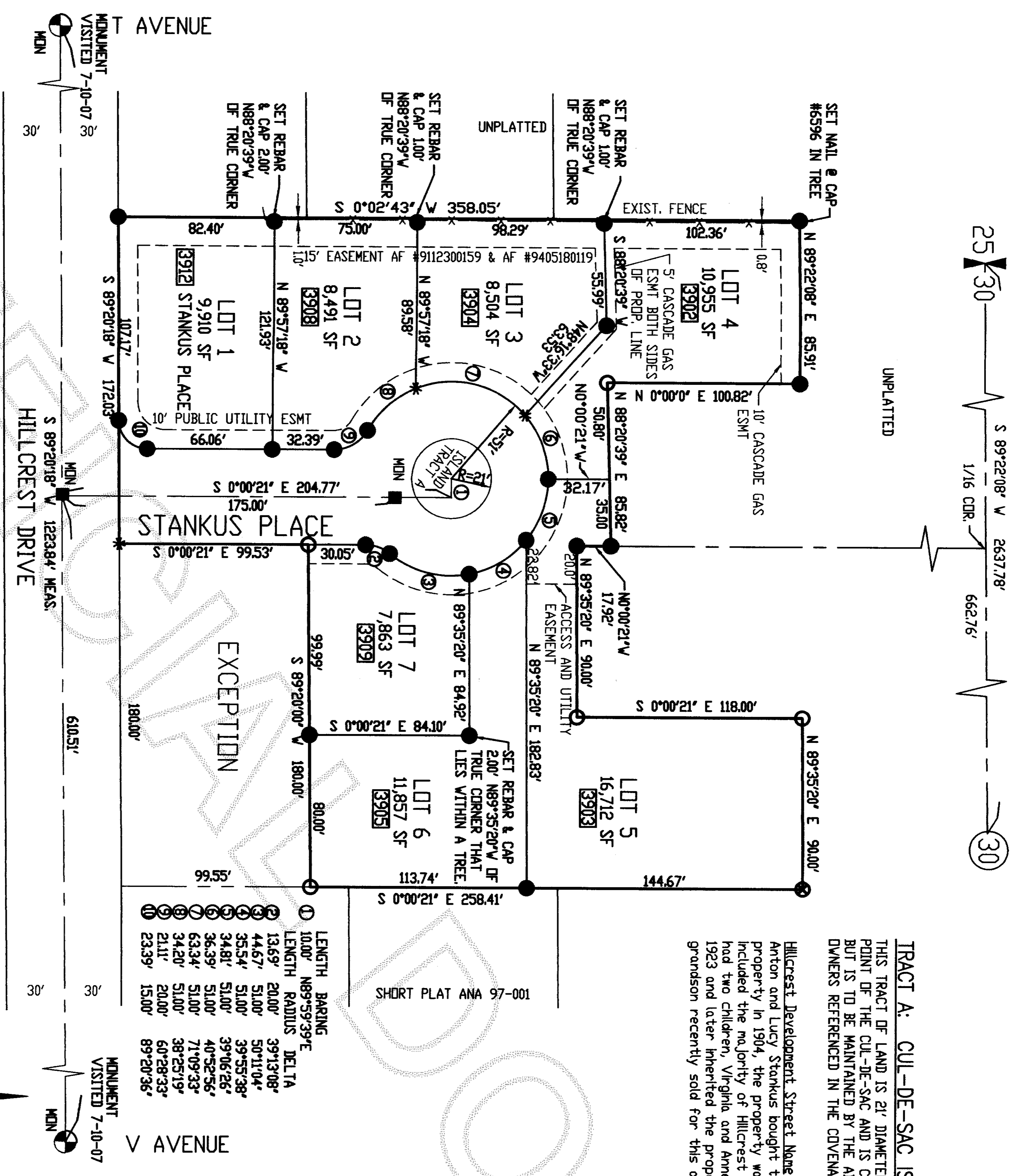
NOTES -

1. THE LEGAL DESCRIPTION FOR THIS SURVEY WAS OBTAINED FROM CHICAGO TITLE INSURANCE COMPANY, TITLE REPORT # ICG42806 DATED MAY 29, 2007.
2. SET RE-BAR AND YELLOW CAP P.L.S. #9569.
3. SET PK MAIL IN CONCRETE SIDEWALK.
4. SET MONUMENT AND STAMP PLS #9569.
5. FOUND EXISTING REBAR AND CAP P.L.S. #9569.
6. FOUND EXISTING REBAR AND CAP P.L.S. #7598.
7. FOUND MONUMENT WITH CASE AND COVER.
8. EQUIPMENT USED: Pentax 323N Total Station.
9. MONUMENT TIED ON 3-23-2007.
10. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
11. SURVEY METHOD: STANDARD FIELD TRAVERSE.
12. BASIS OF BEARINGS: Recorded Short Plat AN-86-004 AF 8612030024.

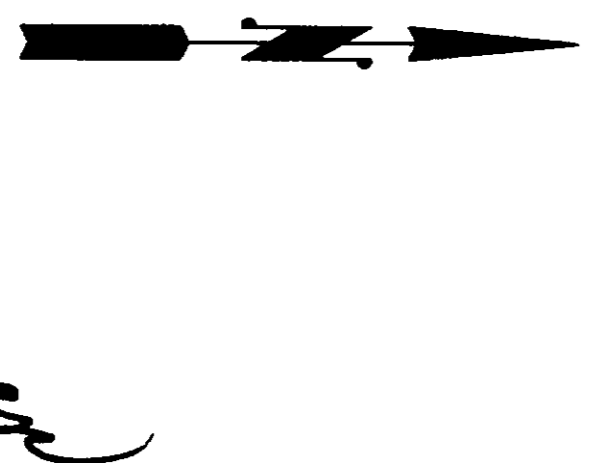
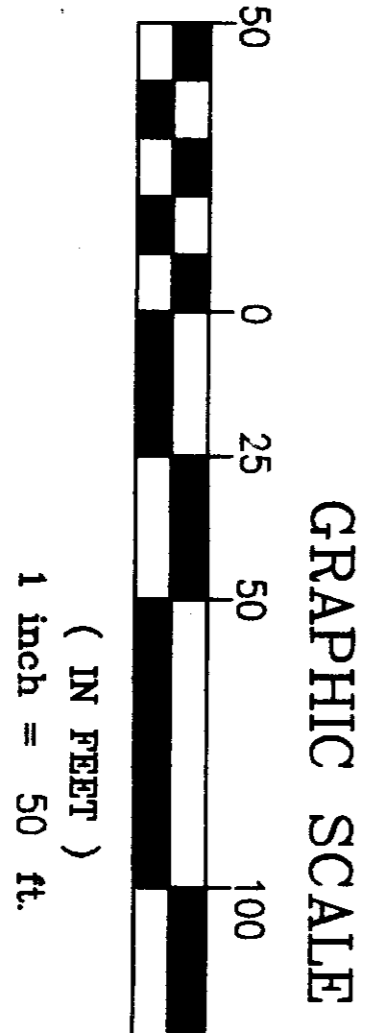
TRACT A. CUL-DE-SAC ISLAND MAINTENANCE

THIS TRACT OF LAND IS 21' DIAMETER FROM THE CENTER POINT OF THE CUL-DE-SAC AND IS CITY RIGHT-OF-WAY BUT IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS REFERENCED IN THE COVENANTS.

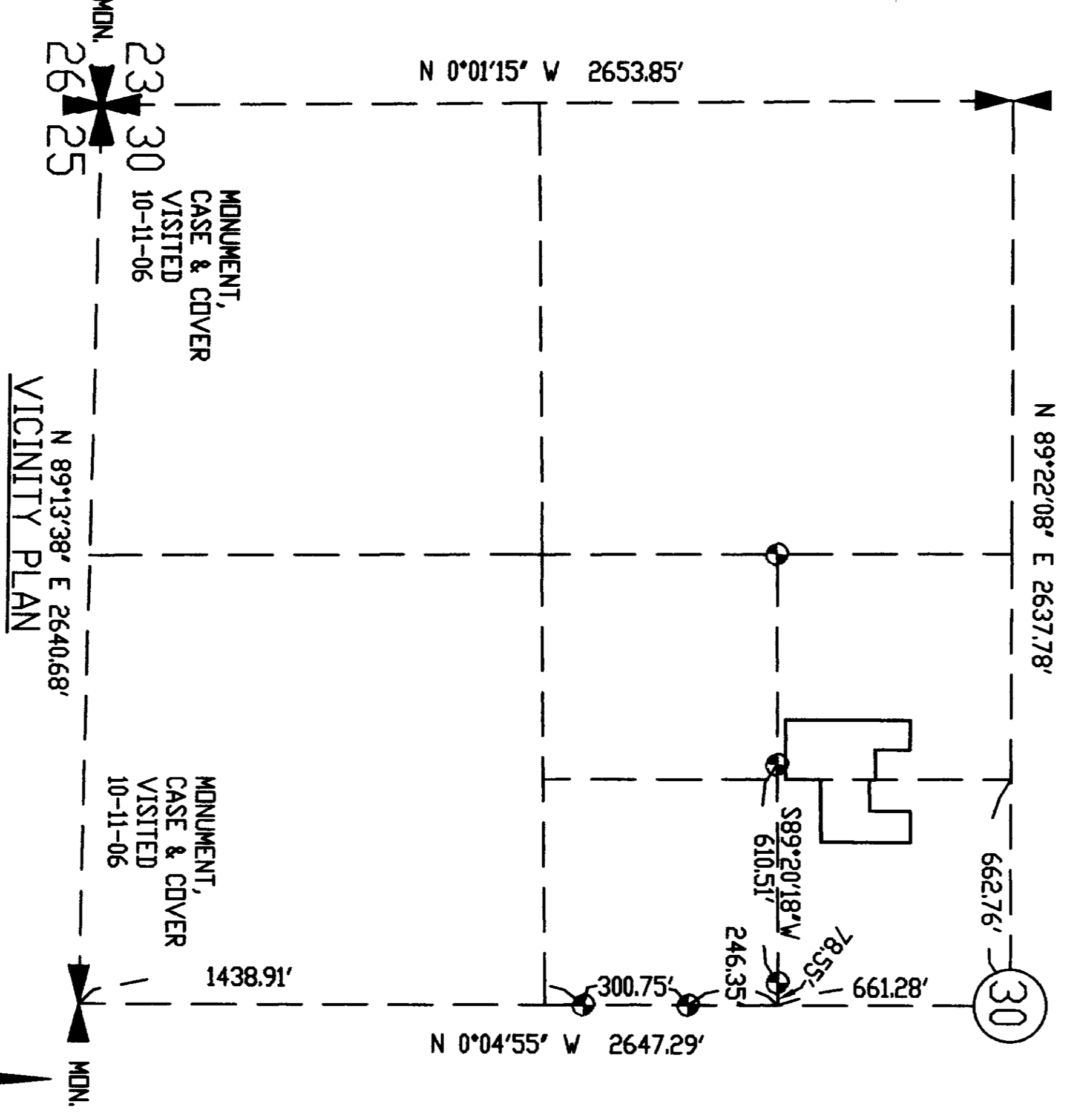
Hilcrest Development Street Name Anton and Lucy Stankus bought the original Hilcrest property in 1904, the property was 10 acres which included the majority of Hilcrest Hill. Anton and Lucy had two children, Virginia and Anne. Virginia was born in 1923 and later inherited the property which her grandson recently sold for this development.



SITE PLAN
SCALE: 1"=50'



| LENGTH | BEARING | DELTA |
|---------|-------------|-----------|
| 100.00' | N89°59'39"E | 39°13'08" |
| 13.69' | 200.00' | 50°11'04" |
| 44.67' | 51.00' | 39°55'38" |
| 35.54' | 51.00' | 39°06'26" |
| 34.81' | 51.00' | 40°52'56" |
| 36.99' | 51.00' | 71°09'33" |
| 63.34' | 51.00' | 38°25'19" |
| 34.20' | 51.00' | 60°28'33" |
| 21.11' | 20.00' | 89°20'36" |
| 23.39' | 15.00' | |



VICINITY PLAN
SCALE: NONE

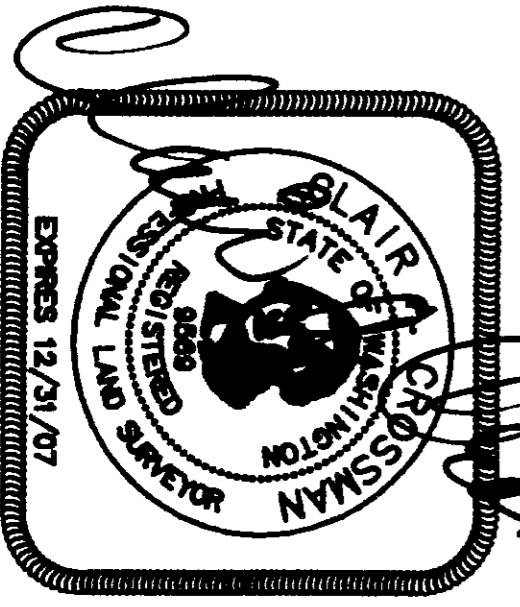
SUBDIVISION OF SW 1/4 SEC. 30 TWP 35 N. RNG 2 E. WM SECTION BREAKDOWN FROM SHORT PLAT ANA-86-004

(PW # 06-067-DEV)
SP-06-009

SHEET 1 OF 2

GENERAL INFORMATION

1. Assessor's Account No. 350230-3-008-0007, P33224.
2. Description and exception information is from Chicago Title Company - Island Division, Order No. ICG42806, dated May 29, 2007.
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 AF #464201 (PSE Easement easement vacated in favour of platted easements shown here-on), AF #548988 (Cascade Natural Gas water easement as shown on Plat), AF #9405180119 (sewer & water easement clarifying AF #9112300161 as shown on Plat), Deeds of trust are recorded under Auditors File Number 200612150135 and Assignment of Rents on AF #200612150136.
4. Zoning: (R2) Residential Low Density District
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes



SHORT PLAT FOR: Hilcrest Development LLC
12057 Havkost Road
Anacortes, WA 98221

A PORTION OF THE SW 1/4 OF SECTION 30, TOWNSHIP 35 N., RNG. 2 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

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

DWG.: JS88
DWN BY: DKH
CHECK BY: CAC
DATE: July 2007
SCALE: 1"=50'
JOB NO.: 588

PLAT 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 Exhibit 1.
- (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:

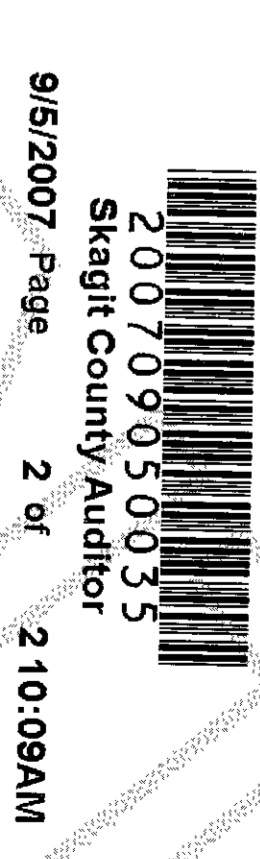
Treasurer's Certificate: I certify that all taxes heretofore levied and which have become a lien upon the lands described above have been fully paid and discharged according to the records of my office up to and including the year of [] (current year).
Certified this ___ day of _____, 200__.

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 Public Works Department.
 - (13) Prior to final short plat approval, all infrastructure improvements shall be completed as required by the City Public Works Director.
 - (14) Dust control measures shall be provided as required by the Public Works and Building Departments.
 - (15) Hillcrest Drive frontage improvements shall be provided the entire project parcel projected frontage. Improvements shall include curb, gutter, sidewalk, paving and utility extensions as required by the Public Works Department.
 - (16) A complete tree preservation plan corresponding with Ordinance No. 2741 shall be provided for review and approval by the Planning Director prior to clearing, grading or fill taking place. The required tree preservation plan shall be recorded with the final plat.
 - (17) Easements for ingress, egress, and utilities to Parcels P33176 and P33223 shall be provided in a manner acceptable to the City Engineer.
 - (18) Project boundary perimeter drainage shall be provided as required by the Public Works Department.
 - (19) Fire apparatus access turnaround shall be provided as required by the Fire Chief.
 - (20) This approval will expire three years from the date of approval if the short plat is not signed and recorded.
 - (21) Pages 7-9 of these Findings shall be recorded with the Short Plat Drawing.

HILLCREST DEVELOPMENT LLC
7-LOT SHORT PLAT
IN THE S.W. 1/4, SEC. 30, TWP 35 N., RNG 2 E., W.M.
CITY OF ANACORTES, WASHINGTON
JULY 2007

AUDITORS CERTIFICATE

J. Youngquist
 AUDITOR
Annunzio
 DEPUTY AUDITOR



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 plat 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. A 15' non-exclusive private easement as described in AF # 9112300159, AF #9112300161 and rerecorded with clarification in AF #9405180119 along the west boundary of lots 1, 2, 3 & 4 as shown on the plat.

3. A non-exclusive private easement for ingress, egress and utilities as shown on the plat across lot 5 is hereby granted to parcels P33176 and P33223 and with new dedicated right-of-way replaces the prior easement for the same purposes.

CITY OF ANACORTES APPROVALS

Signature of Planning Director
Janice
 ATTEST: City Clerk *P. Doyle*
 Examined and approved this 24 day of Aug 2007
 City Engineer *Paul Steiner*

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 16th day of AUGUST, 2007.
 Treasurer, City of Anacortes *W. D. Lloyd*

SURVEYORS CERTIFICATE

I hereby certify that the Hillcrest Development LLC 7-lot Short Plat is based upon an actual survey and subdivision performed by me or under my supervision of Section 30, Township 35 North, Range 2 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. *Clair A. Crossman*
 Certificate No. 9566

Date Aug 05 2007

DEDICATION
 Know All Men by these Present that Skagit State Bank, mortgage holder, and Hillcrest Development 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.

Mary B. Baustensen
 Hillcrest Development LLC
Steven P. Henery, SVP
 Skagit State Bank

State of Washington
 County of Skagit
 I certify that I know of have satisfactory evidence that Mary Baustensen signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the MEMBER of MEMBER of Hillcrest Development 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 6 day of August, 2007.
 Notary Public in and for the State of Washington
 Name printed Mary Mansfield
 Residing at 10-2809
 My commissions expires 10-28-09

State of Washington
 County of Skagit
 I certify that I know of have satisfactory evidence that Steven P. Henery signed this instrument, on oath stated that (he/she/it) (was/are) authorized to execute the instrument and acknowledged it as the Senior Vice President of Skagit State 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 6 day of August, 2007.
 Notary Public in and for the State of Washington
 Name printed Laura H. Elias
 Residing at Anacortes
 My commissions expires 2-17-11

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 2007.
 Certified this 4th day of September, 2007.
Juanita Peterson for Katie Jungquist

SP-06-009

SHORT PLAT FOR: Hillcrest Development LLC
 12057 Hovekost Road
 Anacortes, WA 98221

A PORTION OF THE SW 1/4 OF SECTION 30, TOWNSHIP 35 N., RNG. 2 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

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