

CHAFFEY HOMES LLC 3-LOT SHORT PLAT

AUDITORS CERTIFICATE

IN THE S.E. 1/4, SEC. 27, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON

SEPTEMBER 2007

200710190074
Skagit County Auditor
10/19/2007 Page 1 of 2 3:17PM

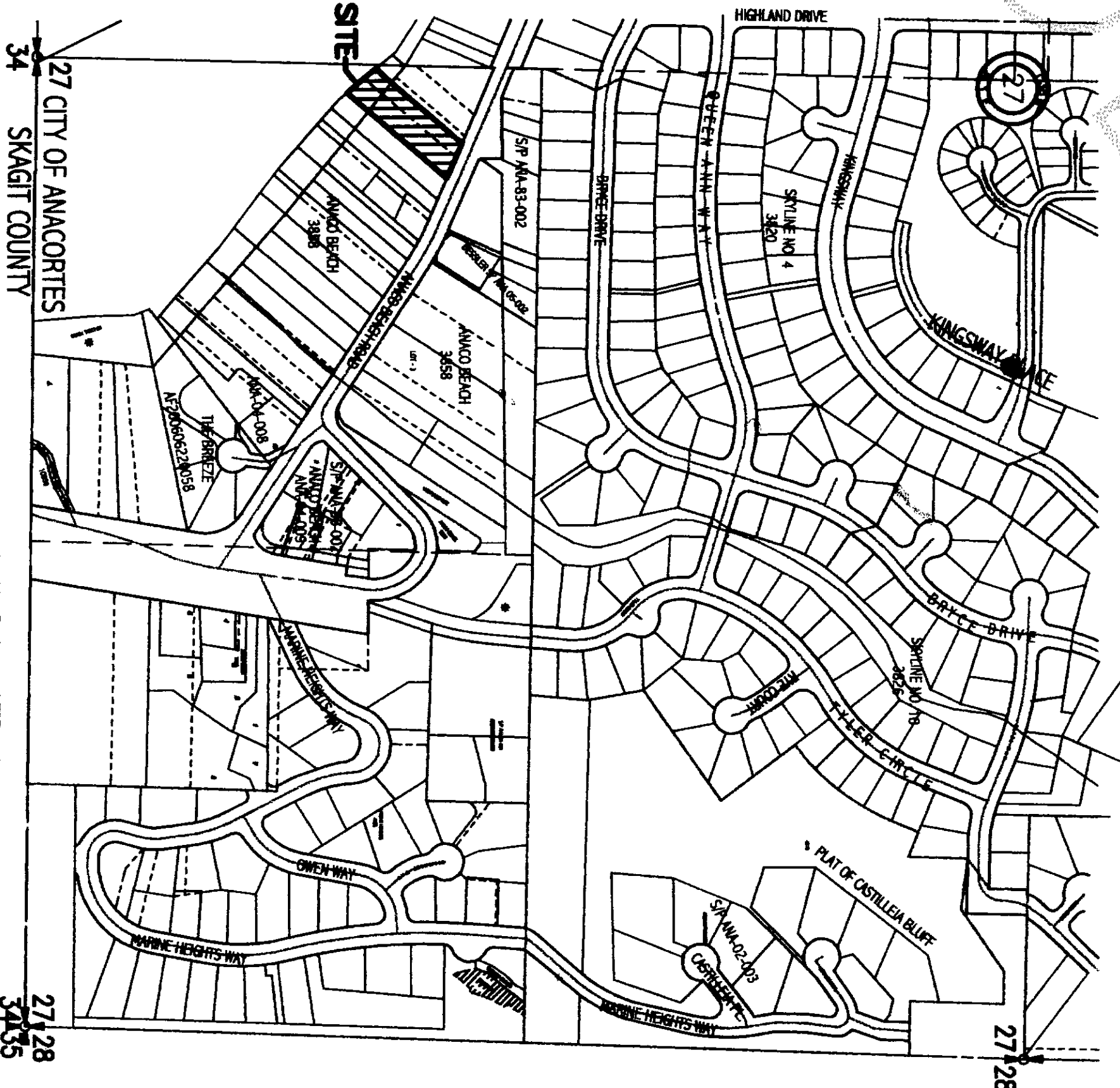
540004151
AUDITOR
DEPUTY AUDITOR

LEGAL DESCRIPTION

Tract 4 and the Southeastern 40 feet of Tract 3, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

ALSO that portion of Tract 2 and 3 of Plats No. 3 of Tide & Shore Lands of Section 27, Township 35 North, Range 1 East, of the Willamette Meridian, as shown on the official map thereof in the Office of the State Land Commissioner at Olympia, Washington, lying between the Northwestern and Southeastern lines of Tract 4 of Anaco Beach, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, produced Western;

Situated in Skagit County, Washington



TREE PRESERVATION

THE SEVEN (7) MATURE TREES SHOWN ON THE PLAT DRAWING ALONG ANACO BEACH ROAD ARE PART OF THE CITY OF ANACORTES TREE PRESERVATION PLAN AND SHALL BE RETAINED IN ACCORDANCE WITH ORDINANCE 2741 AND THIS PLAN.

EASEMENT CURVE TABLE			
NO.	RADIUS	LENGTH	DELTA
1	29.50'	46.34'	90°00'11"
2	29.50'	46.34'	90°00'11"

TIDELANDS TRACT

The tidelands tract as described below will be considered part of Lot 3.

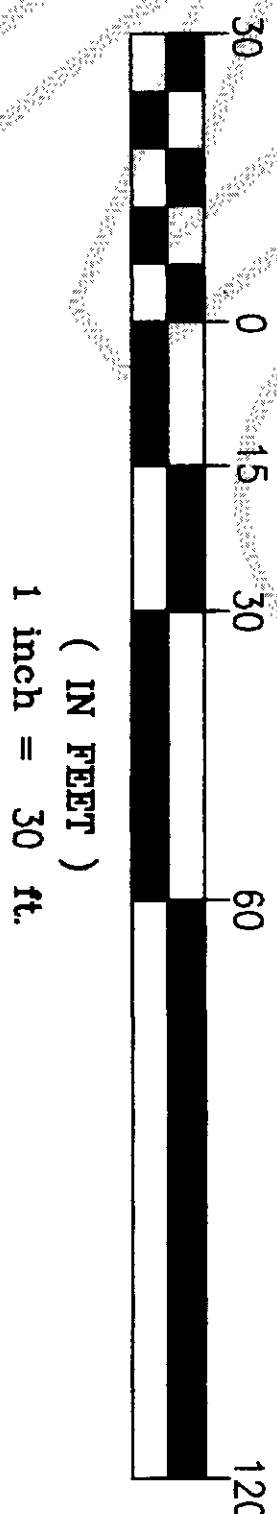
ALSO that portion of Tract 2 and 3 of Plats No. 3 of Tide & Shore Lands of Section 27, Township 35 North, Range 1 East, of the Willamette Meridian, as shown on the official map thereof in the Office of the State Land Commissioner at Olympia, Washington, lying between the Northwestern and Southeastern lines of Tract 4 of Anaco Beach, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, produced Western;

Situated in Skagit County, Washington

NOTES

1. SET RE-BAR WITH CAP NO. 9569.
2. SET LEAD & TACK IN CONCRETE SEAWALL.
3. SET PK NAIL IN CONCRETE SEAWALL.
4. FOUND CONCRETE MONUMENT
5. EQUIPMENT USED: PENTAX 323N TOTAL STATION.
6. NEW ASSIGNED ADDRESS
7. ERROR OF CLOSURE MEETS WASHINGTON
8. STATE STANDARDS
9. SURVEY METHODS STANDARD FIELD TRAVERSE, BASIS OF BEARINGS: BASED ON CENTER LINE OF ANACO BEACH ROAD N 68°03'27" W

GRAPHIC SCALE



SHORT PLAT

FOR: Chaffey Homes North LLC
205 Lake Street S., Suite 101
Kirkland, WA 98033
(420) 822-5981

A PORTION OF THE SE 1/4 OF
SECTION 27, TOWNSHIP 35, RNG. 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

CROSSMAN & ASSOCIATES

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

SP-06-003

CITY OF ANACORTES PROJECT NO.
PW #06-042-DEV

SHEET 1 OF 2

DWG.: J532

DWN BY: DKH

CHECK BY: CAC

DATE: June 2007

SCALE: 1"=30'

JOB NO.: 532

PLAT CONDITIONS
CITY OF ANACORTES

CHAFFEY HOMES LLC 3-LOT SHORT PLAT

IN THE S.E. 1/4, SEC. 27, TWP 35 N., RNG 1 E., W.M.
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(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 2007 (current year).

Certified this 19th day of October, 2007.

b. I do hereby certify that a deposit has been made to cover anticipated taxes for the year _____.

(4) Any necessary approvals from the State Fish and Wildlife Department, the State Department of Natural Resources, and the U.S. Army Corps of Engineers shall be secured prior to any City building permits being issued for this project.

(5) Building permits shall be secured for this project prior to any construction activities occurring on-site.

(6) The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, 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.

(7) 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.

(8) A large parcel storm drainage and erosion control plan shall be provided by the applicant for review and approval by the Public Works Director.

(9) Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m.

(10) A complete landscaping plan corresponding with Anacortes Municipal Code Section 17.70.580 shall be provided for review and approval prior to building permit issuance.

(11) Fire apparatus access shall be provided as required by the Fire Chief.

(12) Fire flow shall be addressed in a manner acceptable to the Fire Chief.

(13) An eavestrough shall be recorded with the plat.

(14) Anaco Beach Road frontage abutting the project site shall be provided with City standard street improvements, including paving, sidewalks, curb, gutter and storm drainage, as required by the Public Works Director.

(15) Storm water quality shall be addressed in a manner acceptable to the Public Works Director.

(16) The applicant shall retain as many mature trees along Anaco Beach Road in a healthy condition as determined by an arborist.

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

(18) Mailbox locations shall be reviewed and approved by the City Public Works Department.

(19) All easements shall be surveyed and shown on drawings.

(20) Street addresses are: (Lot 1 - 4637 Anaco Beach Road); (Lot 2 - 4635 Anaco Beach Road); (Lot 3 - 4633 Anaco Beach Road).

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

(22) Pages 8-10 of these Findings shall be recorded with the Short Plat Drawing.

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. A non-exclusive private fire, access and utility easement as shown on the plat on and across Lots 1, 2 and 3 for the benefit of lots 1, 2 and 3 and will remain private and the responsibility of the property owners for which they serve.

3. A exclusive 20' private access easement across the southern boundary of lot 3 as shown on the Plat is for the benefit of lots 1, 2 and 3 for access to the shoreline and tidelands.

4. A non-exclusive 5' private storm drainage easement as shown on the plat on and across lots 2 and 3 is for the benefit of lots 2 and 3 and 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 storm water pipes.

CITY OF ANACORTES APPROVALS

Signature of Planning Director

ATTEST: City Clerk

Examined and approved this 16 day of October, 2007.

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 as streets, alleys, or for other public use, are paid in full.

This 15th day of October, 2007.

Treasurer, City of Anacortes

SURVEYORS CERTIFICATE

I hereby certify that the Chaffey Homes LLC 3-lot Short Plat is based upon an actual survey and subdivision performed by me or under my supervision of Section 27, 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 putting regulations.

CLAIR A. CROSSMAN, P.L.S.

Certificate No. 9569

Date 10-04-07

CONSENT:

Know All Men by we the undersigned owners hereby declare this short Subdivision was made with our free consent and in accordance with our wishes.

We further declare that this land described by this short Subdivision has not been previously Short Platted within the preceding Five (5) years, and may not be further subdivided within five (5) years from the date of the approval of this Short Plat.

In Witness we have set our hands and seals this _____ day of _____, 2006.

Chaffey North LLC

Deanne Henderson

Washington Federal Savings

State of Washington

County of Skagit

I certify that I know of no satisfactory evidence that _____ Kevin Murray signed this instrument, on oath stated that he is authorized to execute the _____ of instrument and acknowledged it as the Vice President of Chaffey North LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary Public in and for the State of Washington

Name printed: Carina M. Shively

Residing at Kirkland WA

My commissions expires 9/30/09

State of Washington

County of K

I certify that I know of no satisfactory evidence that Deanne Henderson signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the _____ of

instrument and acknowledged it as the VP & Mgr of 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 16 day of Oct, 2007.

Notary Public in and for the State of Washington

Name printed Sharina L. McCrain

Residing at Menage

My commissions expires 8/29/09

COUNTY TREASURERS CERTIFICATE

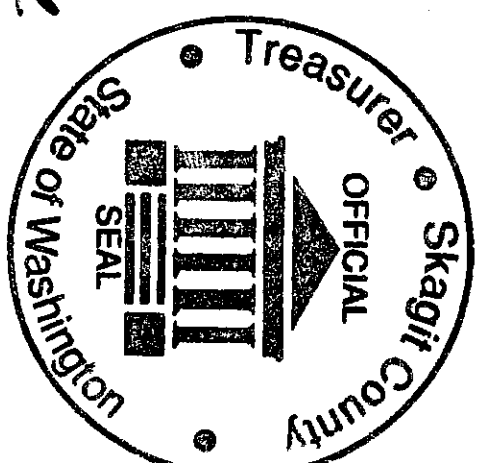
I certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2007.

Certified this 19th day of October, 2007.

Deanne Henderson for Kate Jungquist

SP-06-003

CITY OF ANACORTES PROJECT NO. PW #06-042-DEV



SHEET 2 OF 2

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JOB NO.: 532