

"J" AVENUE COTTAGES PLANNED UNIT DEVELOPMENT

IN THE S.E. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON
OCTOBER 2007

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF CLAIR A. CROSSMAN

11/14/2007 Page 1 of 2 2:11:22AM
200711140054
Skagit County Auditor

J. Youngquist
AUDITOR

M. Magallon
DEPUTY AUDITOR

LEGAL DESCRIPTION

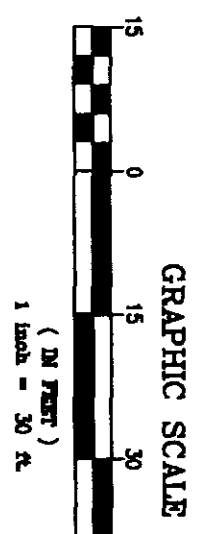
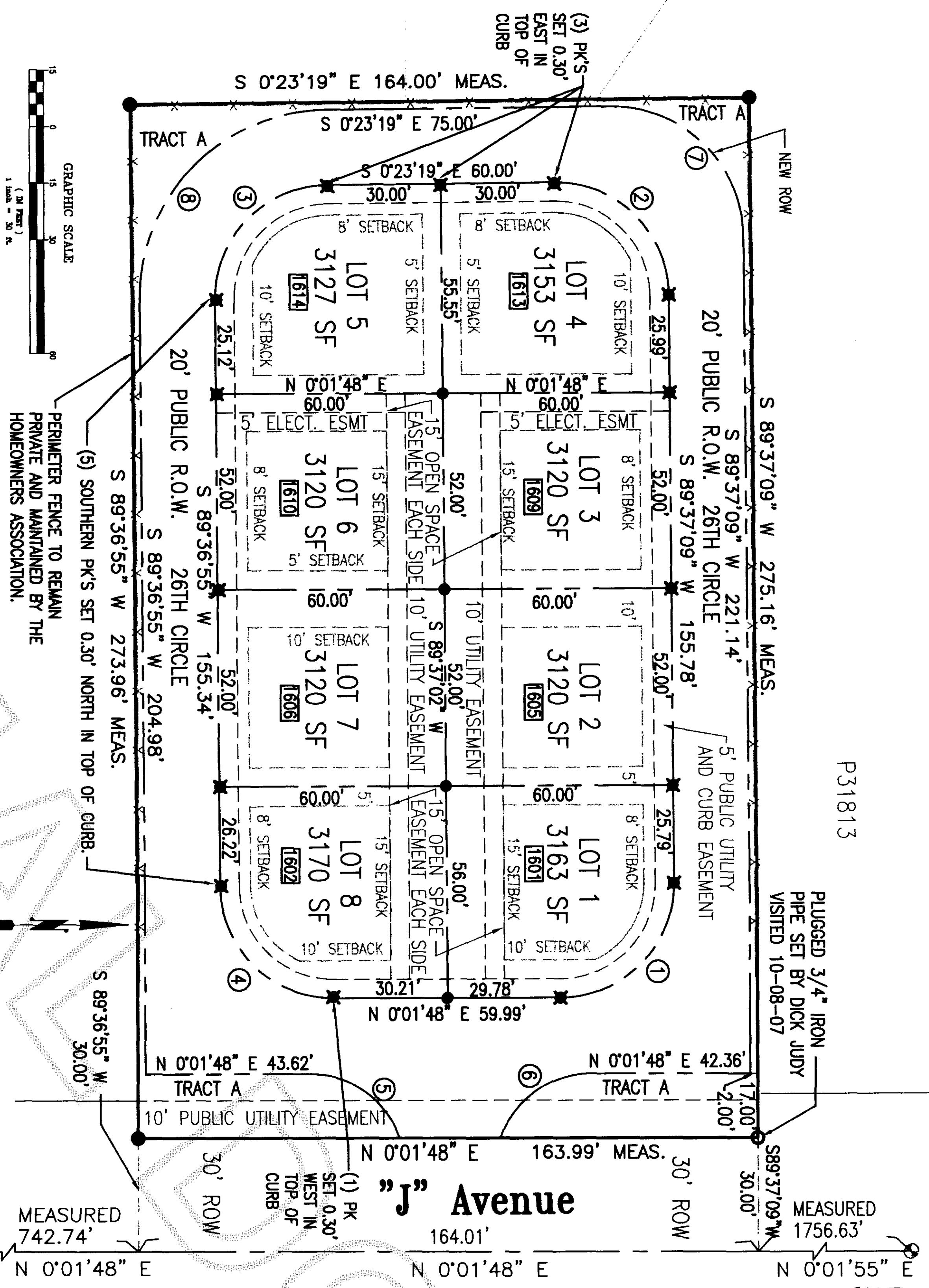
The land referred to herein is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL A:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:
Beginning at a point 412.5 feet East of and 795.76 feet North of the Southwest corner of said Southwest 1/4 of the Southeast 1/4, which point is 82 feet North of the Northwest corner of a Tract of land land conveyed to Adolph Aulenbacher by Deed dated July 21, 1927, and recorded July 16, 1927, in Volume 145 of Deeds, page 43, thence East on a line parallel with the North line of said Aulenbacher Tract 275.2 feet, more or less, to the West line of "J" Avenue, as conveyed to the City of Anacortes by Deed dated March 21, 1922, and recorded January 28, 1924, in Volume 132 of Deeds, page 244; thence North on the West line of said "J" Avenue 82 feet; thence West 275.2 feet, more or less, to a point due North of the point of beginning; thence South 82 feet to the point of beginning.

PARCEL B:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:
Beginning at the Northwest corner of a tract of land deeded by Ethel M. Russell to Adolph Aulenbacher by deed recorded in Volume 145 of Deeds, page 43, under Auditor's File No. 205981, records of said county; thence East along the North line of said Aulenbacher Tract 275.2 feet, more or less, to the West line of Avenue "J", as conveyed to City of Anacortes by deed recorded in Volume 132 of Deeds, page 244, records of said county; thence North along the West line of said Avenue "J", 82 feet to the Southeast corner of tract conveyed by Ethel M. Russell to A.J. Loss by deed recorded in Volume 148 of Deeds, page 295, under Auditor's File No. 217234, records of said county; thence West along the South line of said Loss Tract, 275.2 feet, more or less, to a point due North of the point of beginning; thence South to the beginning.



PERMETER FENCE TO REMAIN PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MON. CASE & COVER 29TH & "J" AVENUE VISITED 11-14-02

GENERAL INFORMATION

1. Assessor's Account No. 350124-0-054-0013 P31824 & 350124-0-056-0006 P31825.
2. Description and exception information is from First American Title Company of Skagit County, 86843, dated July 16, 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 First American Title Insurance Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number 202582 (Puget Sound Power & Light Co.) Deeds of trust are recorded under Auditors File Number 200508100035.
4. Zoning: (R3) Residential Medium Density District
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Covenants are recorded under AF #200710230056.

NOTES

1. SET PK NAIL IN CONCRETE CURB & GUTTER.
2. SET RE-BAR WITH CAP NO. 9569.
3. FOUND PLUGGED 3/4" IRON PIPE SET BY DICK JUDY VISITED 10-08-07
4. FOUND MONUMENT WITH CASE AND COVER.
5. EQUIPMENT USED: PENTAX W-5 TOTAL STATION.
6. ERROR OF CLOSURE MEETS WASHINGTON.
7. SURVEY METHODS: STANDARD FIELD TRAVERSE.
8. BASIS OF BEARINGS: MONUMENTED "J" AVENUE CENTER LINE BEARING OF N 01°48' E.

CITY OF ANACORTES PW# 06-034-DEV SHEET 1 OF 2

PLANNED UNIT DEVELOPMENT

FOR: Winoor Development Corp.

16981 Redmond Way
Redmond, WA 98052
(425) 885-2287

A PORTION OF THE NW 1/4 OF THE SE 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

DWG: J477

DWN BY: DKH

CHECK BY: CAC

DATE: Oct. 2007

SCALE: 1"=30'

JOB NO.: 477



11-01-07

"J" AVENUE COTTAGES PLANNED UNIT DEVELOPMENT
IN THE S.E. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
OCTOBER 2007

200711140054
Skagit County Auditor
11/14/2007 Page 2 of 2 2:11:22AM

PLAT CONDITIONS

- No more than 8 single family residences shall be built on the 1.03-acre project site as shown on Preliminary Site Plan Attachment A to Exhibit 1 (Preliminary drawing depicts 10).
- The project shall comply with the City of Anacortes construction standards as required by the City Director of Public Works for water, sewer, street access, and storm drainage.
- 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 acceptance of a complete building permit application and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
- Prior to clearing or fill and grade beginning, both a large parcel stormwater plan and a water quality control plan, as spelled out in the City's Storm Drainage Ordinance # 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 best management practices to be incorporated in the project to control pollution of stormwater runoff after construction and/or land clearing activities are completed. All off-site stormwater improvements shall be made before construction or vegetation removal begins.
- The final development plan design shall be based on actual field surveys and not on existing topographical maps.
- Within a maximum of three years following the approval of the preliminary development plan, the applicant shall file with the Planning Commission a final development plan containing in a final detailed form the information required in part e. (1) of Section 16.40 of the City of Anacortes Municipal Code. At its discretion and for good cause, the Planning Commission may extend for one year the period for filing of the final development plan. Draft project covenants shall be submitted with the final development plan for Planning Commission review and approval as being consistent with the preliminary development plan conditions.
- If the applicant fails to apply for final approval for any reason, the preliminary approval shall be deemed to be revoked and all that portion of the area included in the development plan for which final approval has not been given shall be subject to the zoning and subdivision ordinances otherwise applicable thereto.
- Engineering review and inspection fees are payable on or before any actual construction work begins. They are based on engineering estimates of construction or actual quotes for the work. The engineering review fee is .5% and the inspection fee is 1.5% plus \$300.00.
- Fire hydrants and fire flow shall be located as approved by the City Fire Chief; fire apparatus access shall be provided as required by the City Fire Chief.
- The postal drop area shall be as approved by the City Engineer.
- Street lighting shall be energy efficient and shall limit glare and/or emission of light downward to the street and front yard areas. Street lighting will be installed per PSF Schedule 52, Option "B". Lighting fixtures and design to be as approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent parcels.
- The Building Department shall assign project street names. The developer shall purchase and install all street signs. Sign locations shall be shown on the construction drawings and shall be approved by the City Engineer.
- Dust control measures shall be executed as required by the Building Department and Public Works Department during site development and demolition of existing structures.
- Sidewalks shall be extended to the north and south on the west side of "J" Avenue to provide a pedestrian connection to existing sidewalks.
- Project property boundary lines shall be surveyed and delineated using orange construction fencing.
- The project site shall not be graded in a manner that adversely impacts adjacent parcels.
- An erosion control plan shall be developed by the applicant, approved by the Public Works Department and implemented by the applicant.
- All utilities extended into the site from "J" Avenue must be private utilities, including sanitary sewer, potable water, fire hydrants, and storm drainage.
- A private fire water main shall be constructed on to the parcel including a double detector check valve assembly and fire hydrant, as required by the Fire Chief.
- Verification must be provided regarding the capacity of the existing water quality device referred to in the storm drainage report.
- The design and construction of all infrastructure must comply with the current version of the Public Works Engineering Standards.
- Solid waste and recycle container locations shall be sited and screened as required by the Public Works Department and Building Department.
- The interior access road shall remain a public road designed per Public Works Department approval.
- The public interior access road shall be signed "Fire Lane-No Parking" per Anacortes Fire Chief approval.
- Project perimeter boundary drainage measures shall be addressed as required by the Building Department and Public Works Department.
- The Planning Commission shall approve the final landscaping plan at the Final Development Plan/Preliminary Plat stage.
- The maximum building height shall not exceed 22.5 feet.
- No more than 8 units are approved.
- Side yard setbacks shall total 15 feet for each unit.
- There shall be a pedestrian/bike path connecting to "J" Avenue separate from the entry roadway.

Conditions 1 through 30 of these Findings of Fact and Conclusions of Law shall be recorded on the Final Plat Drawing.

These Findings of Fact and Conclusions of Law were adopted by Anacortes City Council on October 16, 2006.

UTILITIES EASEMENT

- 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 ten (10) feet, or as shown on the plat, of front boundary line along "J" Avenue and the front five (5) feet of lots 1 through 8 within the plat lying parallel with and adjoining all street(s) public and private 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.
- A 10' private utility easement including private sanitary sewer service lines located on the rear of lots 1, 2, 3, 6, 7 and 8 is hereby reserved for and conveyed to the PUGET SOUND ENERGY INC., VERIZON TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and all lots included in this plat for the purposes stated in #1.
- A 15' open space easement upon the rear of lots 1, 2, 3, 6, 7 and 8 is hereby reserved for the use and benefit of all lots within this plat.

TRACT "A"

Tract A as shown on the plat around the exterior of the public road is reserved as common ownership of the home owners for landscaping and a fence and will be maintained as stated in the covenants.

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 14 day of NOVEMBER, 2007.

Alt. Mayor

Treasurer, City of Anacortes

CITY OF ANACORTES APPROVALS

Signature of Planning Director

ATTEST: City Clerk

Examined and approved this 8 day of Nov, 2007.

City Engineer

SURVEYOR'S CERTIFICATE

I hereby certify that the "J" Avenue Cottages Planned Unit Development is based upon an actual survey and subdivision performed by me or under my supervision 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 of the State of Washington.

CLAIR A. CROSSMAN, P.L.S.

Certificate No. 9569

Date 11-01-07

DEDICATION

Know All Men by these Present that Washington Federal Savings Bank, mortgage holder, and Wilmoor Development Corporation, 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.

Washington Federal Savings Bank

Wilmoor Development Corporation

State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that Gregory A. Peck signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the Senior Vice President of Washington Federal Savings 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 5th day of Nov, 2007.

Notary Public in and for the State of Washington

Name printed Cheryl Holmstrom

Residing at Pleasant Haven

My commissions expires 10-15-2008

State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that Gregory J. Peterson signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the President of the Wilmoor Development Corporation, 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 5th day of Nov, 2007.

Notary Public in and for the State of Washington

Name printed Cheryl Holmstrom

Residing at Pleasant Haven

My commissions expires 10-15-2008

COUNTY TREASURERS CERTIFICATE

This is to 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.

Katie Jungquist

Treasurer of Skagit County,

Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2008.

This 14th day of November, 2007.

Skagit County Treasurer

Deputy

State of Washington

CITY OF ANACORTES PW# 06-034-DEV

SHEET 2 OF 2

PLANNED UNIT DEVELOPMENT

FOR: Wilmoor Development Corp.

16981 Redmond Way

Redmond, WA 98052

(425) 885-2287

A PORTION OF THE NW 1/4 OF THE SE 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

SCALE: 1"=30'
JOB NO.: 477