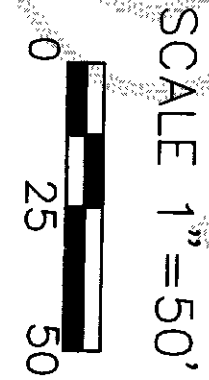
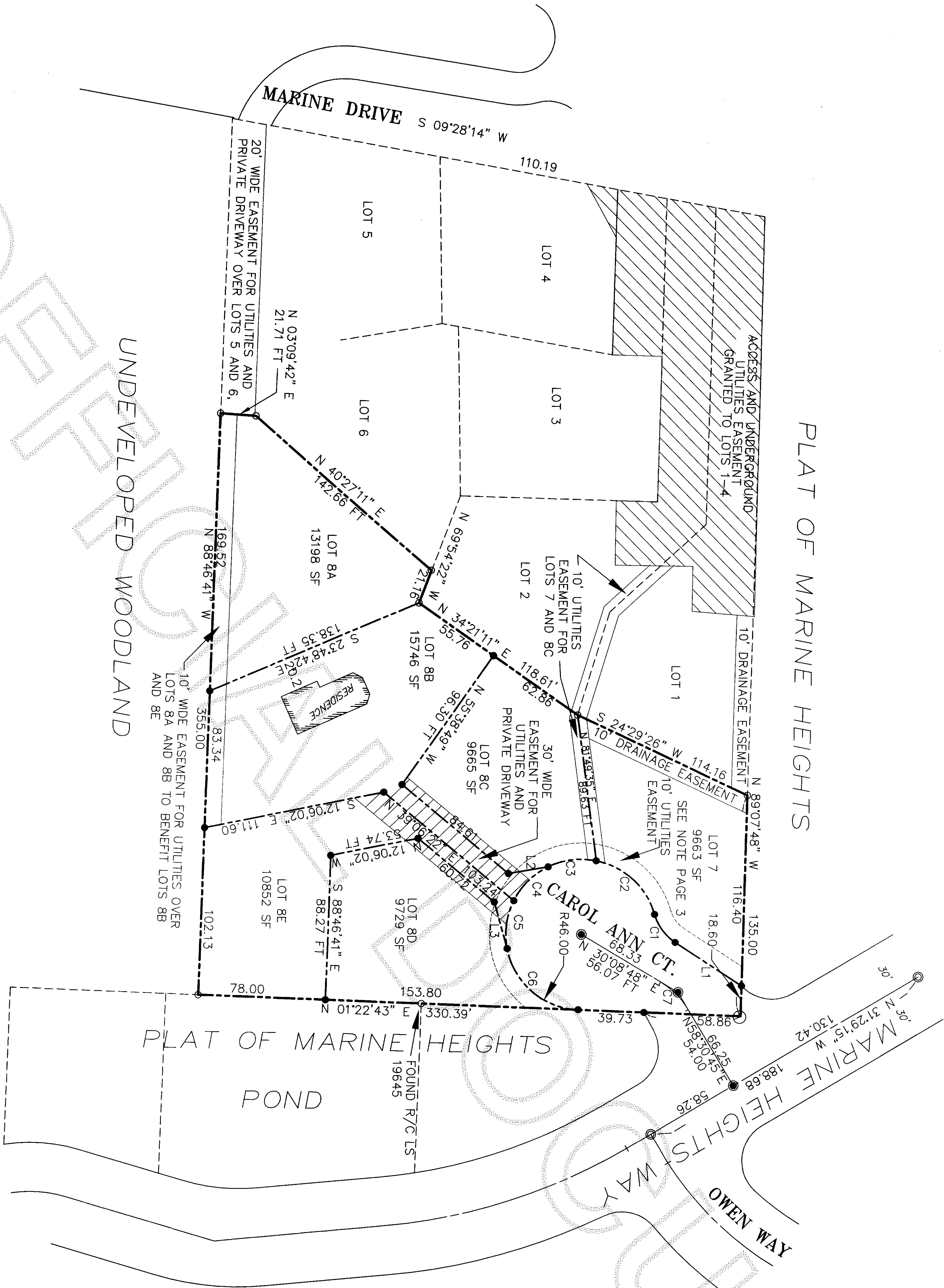


MARINE CREST PHASE II, PLAT IN THE SE 1/4 OF SECTION 27, T. 35N., R. 1 E.,

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PLAT OF MARINE HEIGHTS



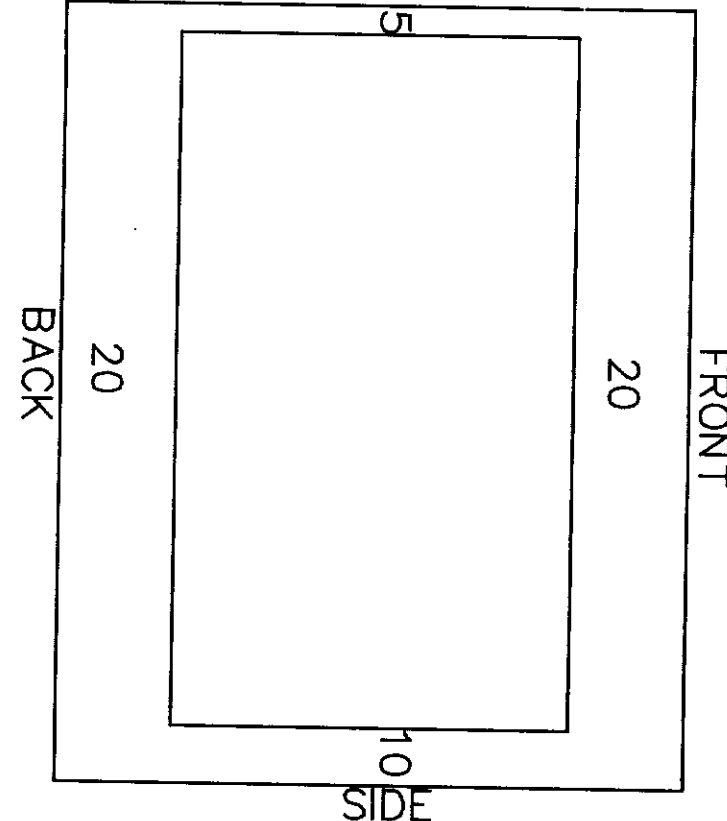
- FOUND (CASED) CONCRETE MONUMENT/BRASS CAP, 2004
- FOUND CONCRETE MONUMENT (2004) RESTORED 2007
- FOUND REBAR AND CAP "PEM LS25971" UNLESS NOTED OTHERWISE
- SET CONCRETE MONUMENT/BRASS CAP IN CASE
- SET REBAR AND CAP "PEM LS25971"

LINE AND CURVE TABLE				
L1	N 32°19'29"E	48.36		
L2	S 10°30'24"E	24.56		
L3	S 73°39'49"W	24.39		
L4	N 01°22'43"E	25.81		
C1	R=30.00	L=21.61	d=41°16'20"	
C2	R=46.00	L=50.69	d=63°08'00"	
C3	R=46.00	L=30.00	d=37°22'01"	
C4	R=46.00	L=30.00	d=37°22'01"	
C5	R=46.00	L=30.00	d=37°22'01"	
C6	R=46.00	L=61.81	d=76°59'34"	
C7	R=48.50	L=24.01	d=28°21'57"	

ADDRESSES:

- LOT 7 4208 CAROL ANN COURT (CHANGE FROM 4401 MARINE HEIGHTS WAY)
LOT 8A 4309 MARINE CREST PLACE
LOT 8B 4212 CAROL ANN COURT (CHANGE FROM 4305 MARINE DRIVE)
LOT 8C 4210 CAROL ANN COURT
LOT 8D 4216 CAROL ANN COURT
LOT 8E 4214 CAROL ANN COURT
- PREVIOUSLY PLATTED LOTS CHANGE FROM MARINE DRIVE TO MARINE CREST PLACE
LOT 1 4217 MARINE CREST PLACE
LOT 2 4219 MARINE CREST PLACE
LOT 3 4301 MARINE CREST PLACE
LOT 4 4303 MARINE CREST PLACE
LOT 5 4305 MARINE CREST PLACE
LOT 6 4307 MARINE CREST PLACE

BUILDING SETBACKS

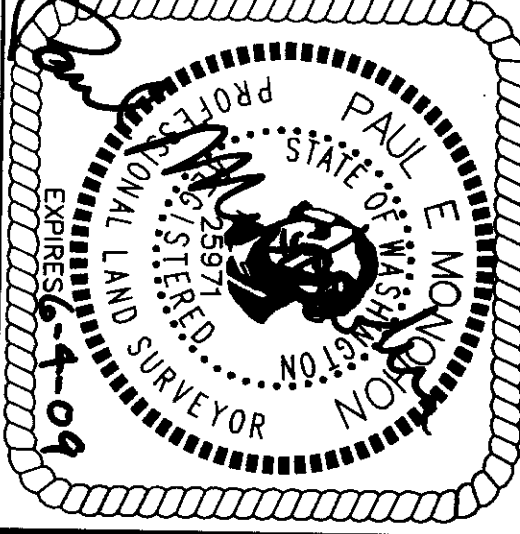


SURVEY NOTES:
BASIS OF BEARINGS IS THE PLAT OF MARINE HEIGHTS AS RECORDED UNDER A.F. NO. 97072220058, RECORDS OF SKAGIT COUNTY, WASHINGTON. N 31°29'15"W BETWEEN FOUND, CASED STREET MONUMENTS AT THE INTERSECTION OF OWEN WAY AND MARINE HEIGHTS WAY AND AT THE POINT OF CURVATURE OF MARINE HEIGHTS WAY NW 188.68 FEET

UNDEVELOPED WOODLAND

JOB NO. 04-265
SHEET SHEET 2 OF 3
MARINE CREST PHASE II
TODD KIRKPATRICK
4305 MARINE DRIVE
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 3-12-08

DRAWN	PEM
CHECKED	jb
DATE	BY
DATE	APP
DATE	REVISIONS

PW#06-025-DEV

CAD FILE: 04-240 PLOT DATE: 3-11-08

MARINE CREST PHASE II, PLAT IN THE SE 1/4 OF SECTION 27, T. 35N., R. 1 E.,

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INDEMNIFICATION CLAUSE:

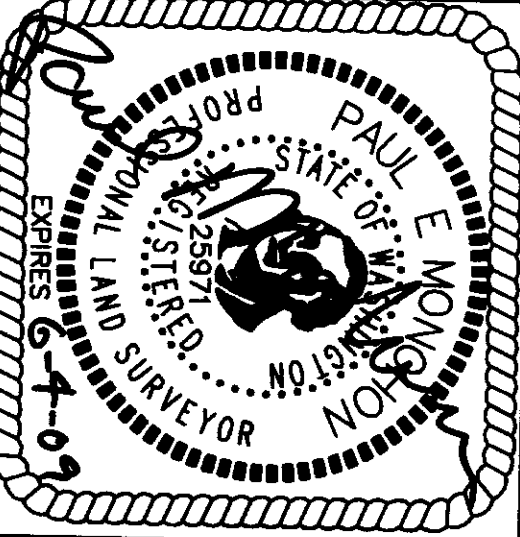
THE DEVELOPER AGREES TO INDEMNIFY, AND SAVE HARMLESS THE CITY, ITS APPOINTED AND ELECTIVE OFFICERS AND EMPLOYEES, AND THE MARINE HEIGHTS HOMEOWNERS ASSOCIATION FROM AND AGAINST ALL LOSS OR EXPENSE INCURRED DUE TO DRAINAGE CORRECTIONS DONE DURING THE CONSTRUCTION OF THIS PROJECT.

LOT 7 NOTE:

SUBMITTALS FOR RESIDENTIAL BUILDING PERMIT FOR LOT 7 WILL BE ACCOMPANIED BY UPSLOPE WALL DESIGN TO INSURE THE STABILITY OF CAROL ANN COURT.

CITY OF ANACORTES CONDITIONS OF APPROVAL:

- (1) PRELIMINARY PLAT APPROVAL AUTHORIZES THE APPLICANT TO PROCEED WITH APPLICATION FOR NECESSARY PERMITS TO CONSTRUCT REQUIRED IMPROVEMENTS AND TO PREPARE A FINAL PLAT IN ACCORDANCE WITH THE DETERMINATIONS MADE AND CONDITIONS IMPOSED BY THE CITY COUNCIL. THE SCOPE OF THIS PLAT IS NOT TO EXCEED THAT AS SET-OUT IN THE PRELIMINARY PLAT APPLICATION AND THE ACCOMPANYING SEPA CHECKLIST. APPROVAL OF THIS APPLICATION DOES NOT WAIVE OR ALTER ANY REQUIREMENTS OF CITY CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. IN THE CASE OF ANY CONFLICT BETWEEN THESE CONDITIONS AND THE APPLICATION THESE CONDITIONS CONTROL.
- (2) A FINAL PLAT MEETING ALL REQUIREMENTS OF THIS CHAPTER SHALL BE SUBMITTED TO THE CITY COUNCIL FOR APPROVAL WITHIN FIVE YEARS OF THE DATE OF PRELIMINARY PLAT APPROVAL. AN APPLICANT WHO FILES A WRITTEN REQUEST WITH THE CITY COUNCIL AT LEAST THIRTY (30) DAYS BEFORE THE EXPIRATION OF THIS FIVE (5) YEAR PERIOD SHALL BE GRANTED ONE (1) ONE-YEAR EXTENSION UPON A SHOWING THAT THE APPLICANT HAS ATTEMPTED IN GOOD FAITH TO SUBMIT THE FINAL PLAT WITHIN SAID FIVE YEAR PERIOD.
- (3) IF A FINAL PLAT MEETING THE REQUIREMENTS OF SECTION 16.020 OF THE CITY SUBDIVISION ORDINANCE IS NOT SUBMITTED TO THE PLANNING DIRECTOR WITHIN FIVE YEARS, AND THE PERIOD OF ANY EXTENSION, THE APPLICANT SHALL BE NULL AND VOID AND ANY NEW APPLICATION THEREFOR MUST BE IN ACCORDANCE WITH ALL REQUIREMENTS IN EFFECT AT THE TIME OF REAPPLICATION.
- (4) ALL WORK DONE PURSUANT TO THE PRELIMINARY PLAT SHALL BE CONSISTENT WITH THESE FINDINGS AND CONDITIONS WITH ANY CONFLICTS BETWEEN THESE BEING RESOLVED IN FAVOR OF THE CONDITIONS OF THE PRELIMINARY PLAT. PROPOSED CHANGES ARE NOT WITHIN THE SCOPE AND INTENT OF THE PRELIMINARY PLAT. THE APPLICANT SHALL APPLY FOR A NEW PRELIMINARY PLAT IN THE MANNER PROVIDED HEREIN. IF THE PROJECT SHALL COMPLY WITH THE CITY OF ANACORTES CONSTRUCTION STANDARDS, AS MODIFIED HEREIN, 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.
- (5) 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.
- (6) ALL LOTS CREATED UNDER THIS PLAT SHALL BE SUBJECT TO ALL CITY OF ANACORTES CHARGES FOR UTILITY SERVICES UNIFORMLY CHARGED THROUGHOUT THE CITY OF ANACORTES INCLUDING APPLICABLE GENERAL FACILITIES CHARGES.
- (7) ALL NECESSARY EASEMENTS SHALL BE SHOWN ON THE PLAT DRAWING.
- (8) DUST CONTROL MEASURES SHALL BE PROVIDED AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
- (9) A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PREPARED BY THE APPLICANT, APPROVED BY THE PUBLIC WORKS DIRECTOR, AND IMPLEMENTED.
- (10) PRIOR TO FILL AND GRADE TAKING PLACE, BOTH A LARGE PARCEL STORM WATER PLAN, AND A WATER QUALITY PLAN SHALL BE PREPARED BY THE APPLICANT, APPROVED BY THE PUBLIC WORKS DIRECTOR, AND IMPLEMENTED.
- (11) AN AVIGATION EASEMENT ACCEPTABLE TO THE PORT OF ANACORTES SHALL BE RECORDED WITH THE FINAL PLAT.
- (12) FIRE FLOW SHALL BE PROVIDED IN A MANNER ACCEPTABLE TO THE FIRE CHIEF, INCLUDING FIRE FLOW TESTING CONDUCTED AT THE APPLICANT'S EXPENSE PRIOR TO FINAL PLAT APPROVAL.
- (13) FIRE SPRINKLERS FOR STRUCTURE PROTECTION MAY BE REQUIRED BY THE FIRE DEPARTMENT.
- (14) ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED ALONG THE PROJECT PROPERTY BOUNDARY LINE PER PUBLIC WORKS AND BUILDING DEPARTMENT APPROVAL.
- (15) A COMPLETE LANDSCAPING PLAN SHALL BE DEVELOPED BY THE APPLICANT FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR PRIOR TO BEGINNING CONSTRUCTION ON SITE. EVERY EFFORT SHALL BE MADE TO RETAIN EXISTING MATURE TREES.
- (16) GRADE AND FILL FOR THIS PROJECT SHALL NOT IMPACT ADJACENT PARCELS.
- (17) FIRE HYDRANTS SHALL BE PROVIDED AS REQUIRED BY THE FIRE CHIEF.
- (18) THE DESIGN AND CONSTRUCTION OF ALL INFRASTRUCTURE IMPROVEMENTS MUST COMPLY WITH THE CURRENT VERSION OF THE PUBLIC WORKS ENGINEERING STANDARDS.
- (19) NO LOT SHALL BE CLEARED UNTIL A BUILDING PERMIT IS SECURED FOR THAT LOT.
- (20) FINAL PLAT APPROVAL WILL NOT BE GRANTED UNTIL ALL NECESSARY DRAINAGE IMPROVEMENTS ARE EITHER INSTALLED OR BONDED.

JOB NO. 04-265	MARINE CREST PHASE II	
SHEET 3 OF 3	TODD KIRKPATRICK	SCHEMMER ENGINEERING INC.
4305 MARINE DRIVE		317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221		ANACORTES, WA 98221 (360) 293-9006
		
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