

SP-ANA-06-002

MARINERS COVE SHORT PLAT

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

CITY OF ANACORTES, WASHINGTON

MARCH 2008

AUDITORS CERTIFICATE

200804210233  
Skagit County Auditor

4/21/2008 Page 1 of 2 3:54PM

J. Monquist  
AUDITOR

LEGAL DESCRIPTION

That portion of Gov. Lot 7, Section 30, Township 35 North, Range 2 East, W.M., lying east of State Highway No. 144N as conveyed under Auditor's file No. 542116, records of Skagit County Washington, described as follows:

Beginning at a point N 89°25' E, a distance of 390.86 feet from the center of said section) Thence N 89°25' E, a distance of 343.04' to the west line of the county road; Thence S 0°35' E, a distance of 147.41'; Thence N 89°25' E, a distance of 283.19' to the west line of the county road; Thence S 16°45' E, along said road line a distance of 133.19' to the northeast corner of that certain tract conveyed to Lewis Howell by deed dated, May 18, 1927, and recorded in Volume 43 of deeds, page 9, under Auditor's file No. 205503, records of Skagit County, Washington) Thence along the north line of said Howell Tract westerly to the northwest corner of said Howell tract) Thence N 0°35' V 254.48' to the place of beginning)

Except any portion thereof lying within existing streets or roads.

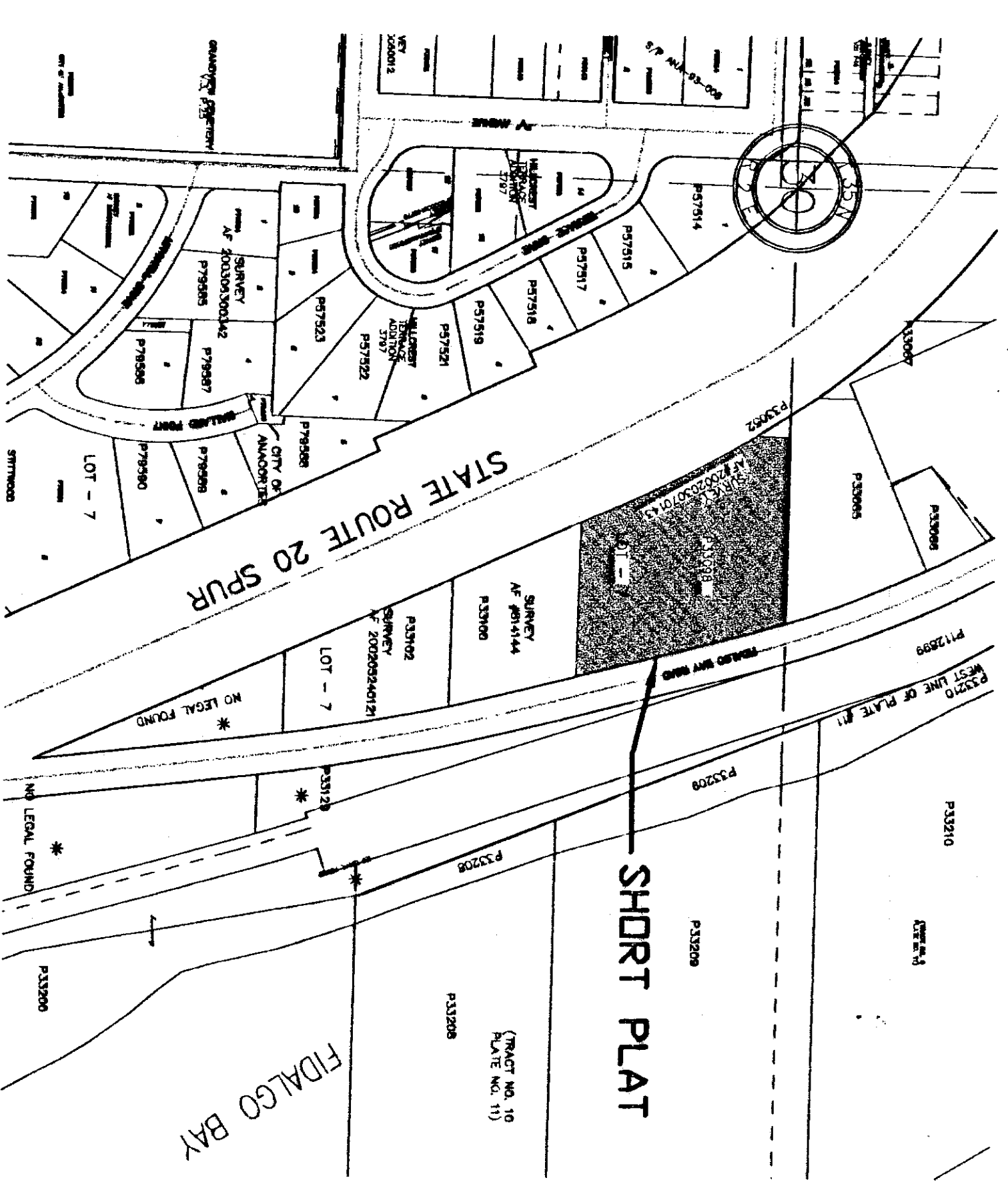
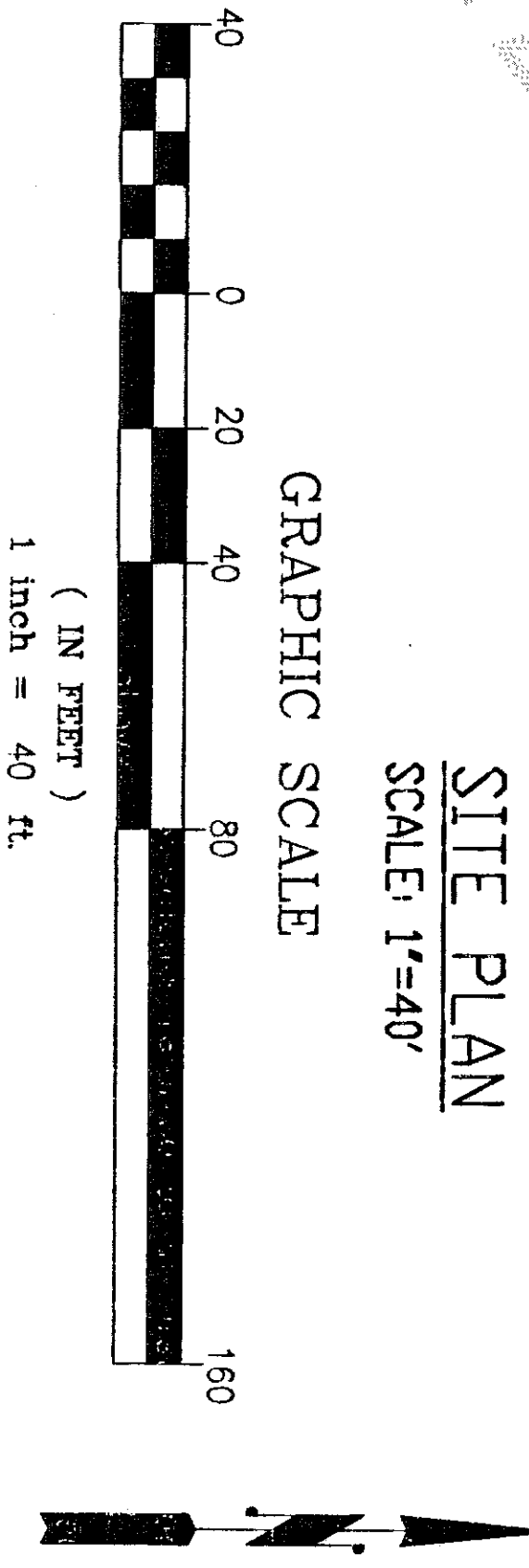
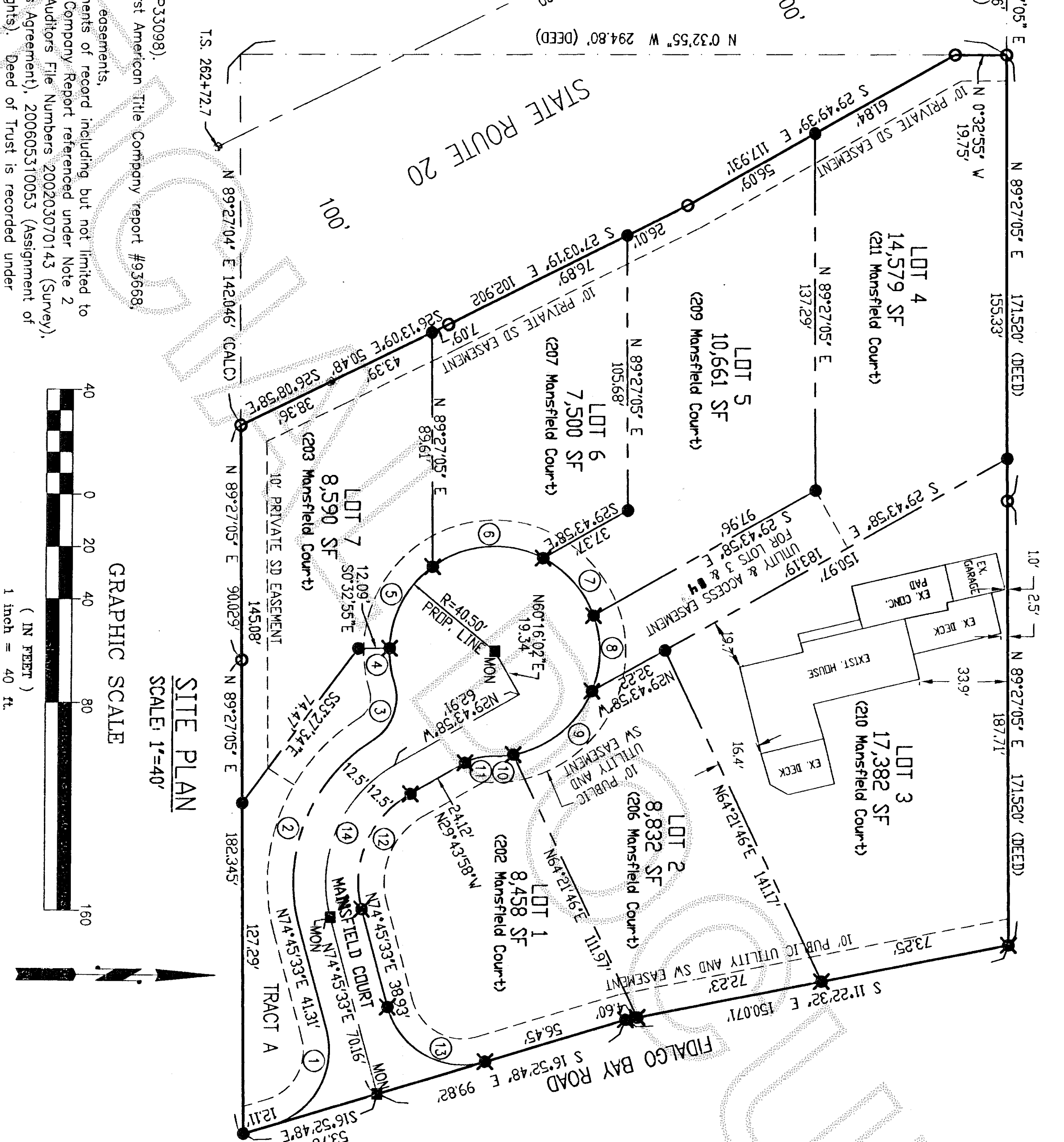
NUMBER	RADIUS	ARC	DELTA	BEARING	CHORD
1	30.00'	46.26'	88.21°00"	N61°33'W 41.82'	
2	64.50'	82.32'	78.47°41"	N68°40'43"W 76.84'	
3	19.50'	25.71'	81°09'16"	N69°53'38"W 23.89'	
4	40.50'	13.44'	19°00'49"	S81°50'17"W 13.38'	
5	40.50'	36.86'	52°08'46"	N62°34'54"W 35.60'	
6	40.50'	44.96'	65°36'19"	N04°42'23"W 42.69'	
7	40.50'	30.04'	42°29'52"	N48°20'53"E 29.36'	
8	40.50'	30.04'	42°29'52"	S89°09'07"E 29.36'	
9	40.50'	40.63'	57°28'47"	S39°09'48"E 38.95'	
10	40.50'	8.38'	57°28'47"	S04°29'47"E 8.37'	
11	19.50'	10.61'	31°10'29"	S14°9'1"E 10.48'	
12	39.50'	52.06'	75°30'52"	S67°29'13"E 48.37'	
13	30.00'	47.98'	91°38'06"	N28°56'22"E 43.03'	
14	52.00'	55.35'	75°30'28"	N67°29'13"W 63.68'	

GENERAL INFORMATION

1. Assessor's Account No. 350230-0-108-0010 (P33098).
2. Description and exception information is from First American Title Company report #93688, dated December 31, 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 Company Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Numbers 200203070143 (Survey), 200703260151 (Easement), 9711100107 (Latecomer's Agreement), 200605310053 (Assignment of Rents) and 542116 (Relinquishment of State Hwy. Rights). Deed of Trust is recorded under Auditor's File Number 200605310052.
4. The easement under Auditor's file number 200703260151 (PSE Easement) is hereby extinguished and replaced by new utility easement as shown on the face of this plat.
5. Zoning: (R2) Residential Low Density District
6. Water Supply: City of Anacortes
7. Sewer Disposal: City of Anacortes
8. Storm Sewer: City of Anacortes

NOTES

1. NEW RE-BAR WITH CAP NO. 9569 SET
2. NEW PK. NAIL IN SIDEWALK SET
3. FOUND AND ACCEPTED RE-BAR WITH CAP PLS. #9569
4. NEW CONCRETE MONUMENT WITH CASE & COVER SET.
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.
10. BASIS OF BEARINGS: BASED ON BOUNDARY SURVEY
11. AF #200203070143



VICINITY  
SCALE: NONE

P.W. #06-041-DEV  
SHEET 1 OF 2

SHORT PLAT FOR: Homestead North West

P.O. Box 409  
Lynden, WA 98264  
(360) 398-1390

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

HERRIGSTAD ENGINEERING PS

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWG.: J512
DWN BY: DKH
CHECK BY: CAC
DATE: Jan. 2008
SCALE: 1"=40'
JOB NO.: 512



SP-ANA-06-002

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

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF CLAIR A. CROSSMAN

DECISION TO APPROVE A SHORT PLAT FOR MARINERS COVE  
SHORT PLAT NUMBER ANA-06-002.

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the Mariners Cove 7-lot Short Plat subject to the following 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 Attachment E.
- (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\_\_\_\_, 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) A large parcel storm water plan and water quality plan shall be completed by the applicant for review and approval by the Public Works Department.

(8) Curb, gutter, sidewalk, and road widening shall be provided along Fiddigo Bay Road abutting the project frontage.

(9) The storm drain outfall serving this project shall be repaired and/or upgraded as required by the Public Works Director.

(10) Dust control shall be provided as required by the Public Works Department and Building Department.

(11) Variances for retaining wall heights shall be secured prior to beginning any construction.

(12) A landscaping plan shall be provided for review and approval by the Planning Director prior to any construction.

(13) Fire flow and fire hydrants shall be provided as required by the Fire Chief.

(14) The existing residence shall be connected to the sanitary sewer system constructed for this project prior to final plat approval.

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

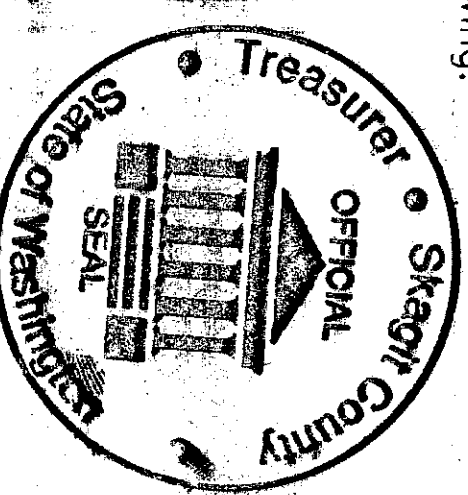
(16) Conditions 1-14 shall be recorded with the Short Plat Drawing.

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 2008.

Certified this 21st day of April, 2008.

Pauline Jurgens, Skagit County Treasurer



CITY OF ANACORTES, WASHINGTON  
MARCH 2008

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. This easement replaces the easement recorded under Auditor's file number 200703260151 recorded for the benefit of Puget Sound Energy, Inc.

2. In addition, the above utility easement will act as a sidewalk easement is hereby reserved for and conveyed to the City of Anacortes 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 public street(s) as shown on the plat around the cul-de-sac for access and maintenance.

3. A non-exclusive private access & utility easement as shown on the plat on and across Lot 4 for the benefit of lots 3 and 4 will remain private and the responsibility of the property owners for which they serve.

4. A non-exclusive private storm drainage easement as shown on the plat on and across lots 4, 5, 6, and 7 is to collect offsite stormwater sheeting onto this site for the benefit of the lots for which it crosses to construct, operate, maintain, repair, replace and enlarge underground storm water pipes.

TRACT A  
Landscaping tract to be the responsibility of the homeowners as specified in the Homeowners CC&Rs. Maintenance of the retaining wall that falls completely within Tract A will be the responsibilities of the homeowners of this Plat.

The retaining wall lying within Tract A

COVENANTS, CONDITIONS, AND RESTRICTIONS

CC & R RECORDING FILED IN A/F: 200804210234

CITY OF ANACORTES APPROVALS

Signature of Planning Director

ATTEST: City Clerk

Examined and approved this 14 day of April, 2008.

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 15 day of April, 2008.

Treasurer, City of Anacortes

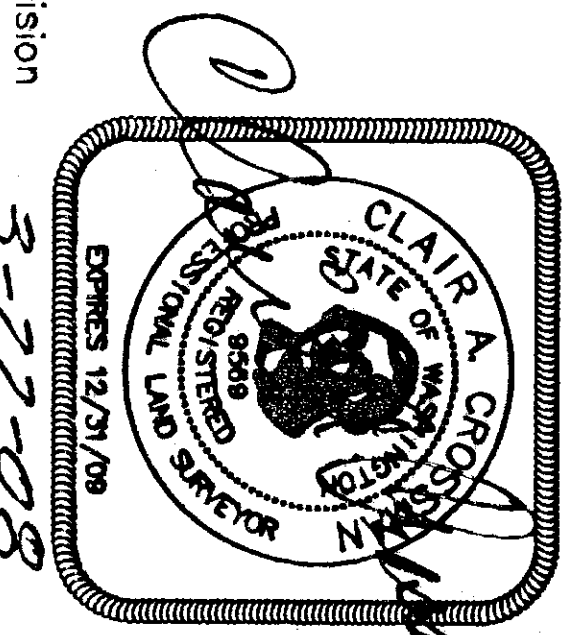
SURVEYORS CERTIFICATE

I hereby certify that the Mariner Cove 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 plotting regulations.

CLAIR A. CROSSMAN, P.L.S.

Certificate No. 9569

Date 3-22-08



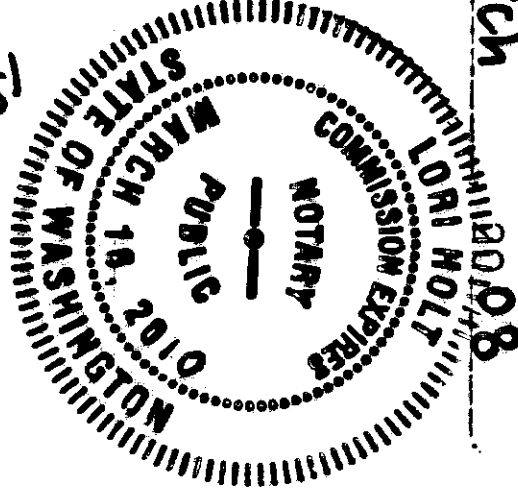
AUDITOR  
S. HANNAQUEST  
DEPUTY AUDITOR

DEDICATION  
Know All Men by these, Present that Frontier Bank, mortgage holder, and Homestead North West, owner of the land hereby plotted, dedicate this plot 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. In addition the owners and their heirs and assigns waive all claims for damages against any government authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road.

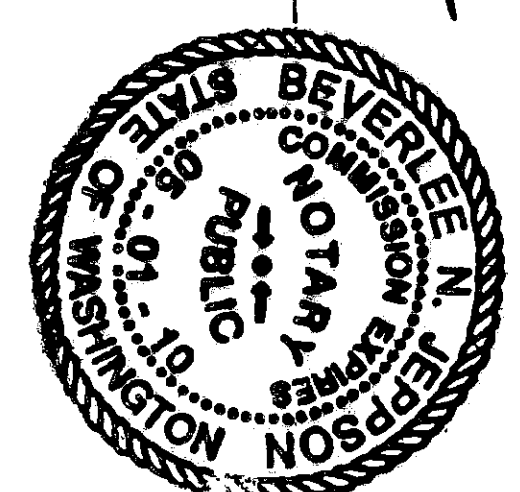
James A. Wynnstra  
Frontier Bank  
Homestead North West Development Company

State of Washington  
County of Skagit  
I certify that I know of have satisfactory evidence that James A. Wynnstra signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of Homestead NW Dev. Co. 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 25th day of March, 2008.  
Notary Public in and for the State of Washington  
Name printed Lori Holt  
Residing at Lynden, Washington  
My commissions expires 3/16/10



State of Washington  
County of Whatcom  
I certify that I know of have satisfactory evidence that Dwight L. Jepsen signed this instrument, on oath stated that (he/she/they/) (is/are) authorized to execute the instrument and acknowledged it as the Senior Vice President of Frontier 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 1st day of April, 2008.  
Notary Public in and for the State of Washington  
Name printed Andrew N. Jepsen  
Residing at Bellingham  
My commissions expires May 1, 2012



P.W. #06-041-DEV  
SHEET 2 OF 2

SHORT PLAT

FOR: Homestead North West  
PO Box 409  
Lynden, WA 98264  
(360) 398-1390

A PORTION OF THE SE 1/4 OF  
SECTION 30, TOWNSHIP 35, RNG. 2 EAST, W.M.  
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SCALE: 1"=30'  
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