

PLAT CONDITIONS

CITY OF ANACORTES DECISION TO APPROVE A SHORT PLAT FOR THE DOUBLE F, INC. 2-LOT SHORT PLAT NUMBER ANA 07-007

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the Double F, Inc. 2-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 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
(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 small parcel storm water plan and water quality plan shall be completed by the applicant for review and approval by the Public Works Department, and strictly adhered to.
(8) Dust control shall be provided as required by the Public Works Department and Building Department.
(9) A complete landscaping plan shall be provided for review and approval by the Planning Director prior to clearing, grading, or building permit issuance for any lot.
(10) Fire flow and fire hydrants shall be provided as required by the Fire Chief. (A fire hydrant shall be installed at the cur-de-sac per Fire Department approval, including water line extension.)
(11) All utility installations shall comply with City of Anacortes standards.
(12) Connection to City water for all lots.
(13) Connection to City sewer for all lots.
(14) Sanitary sewer connection shall be addressed in a manner acceptable to the Public Works Director.
(15) The additional water service for Lot B will need to be installed by the developer.
(16) There will be a 100-foot minimum setback from the closest residential structure to the bold eagle nest.
(17) Two coniferous trees approximately 24" in diameter will be removed from the property, and four Douglas fir trees approximately 4" tall will be planted approximately 15' apart from each other and other conifers, and any proposed building footprint. Existing screening vegetation will be retained on the back (southeast boundary) of the property to the extent possible, as determined by the City Planning Director.
(18) The residence(s) will be constructed outside of the breeding period, with no grading, clearing, framing, or cement work being done between 1 February and 1 August.
(19) The trail will not be reconstructed and placed on the southern boundary of the property in order to reduce human disturbance to the nest.
(20) Frontage road improvements shall be installed as required by the City Public Works Director.
(21) The address for Lot B sha.11 be 1909 Lea Place.
(22) This approval will expire three years from the date of approval if the short plat is not signed and recorded.
(23) Conditions 1-22 shall be recorded with the Short Plat Drawing.

LEA PLACE 2-LOT SHORT PLAT IN THE N.E. 1/4, SEC. 28, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION

Tract G, Skyline NO. 16, as per plat recorded in Volume 10 of Plats, pages 23, 24 and 25, records of Skagit County, Washington. Situated in the City of Anacortes, County of Skagit, State of Washington. Lot 53, Skyline NO. 16, as per plat recorded in Volume 10 of Plats, pages 23, 24 and 25, records of Skagit County, Washington. Situated in the City of Anacortes, County of Skagit, State of Washington.

DEDICATION

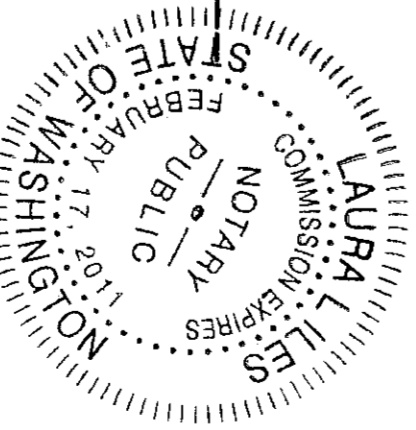
Know All Men by these Present that Skagit State Bank, mortgage holder, and Double F Inc., owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for 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. The Owners and their heirs hereby waive all claims for damages against which may be occasioned to the adjacent properties by the construction, drainage and maintenance of said road and or area.

By Steven P. Henry, SWP Skagit State Bank

State of Washington County of Skagit I certify that I know of have satisfactory evidence that Ted Filler signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice-President of Double F Inc. 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 4th day of February, 2009. Notary Public in and for the State of Washington Name printed Laura L. Tils Residing at Anacortes, WA My commissions expires 2-17-11



State of Washington County of Skagit I certify that I know of have satisfactory evidence that Steven P. Henry 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 the 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 9th day of February, 2009. Notary Public in and for the State of Washington Name printed Laura L. Tils Residing at Anacortes, WA My commissions expires 2-17-11



CITY OF ANACORTES APPROVALS

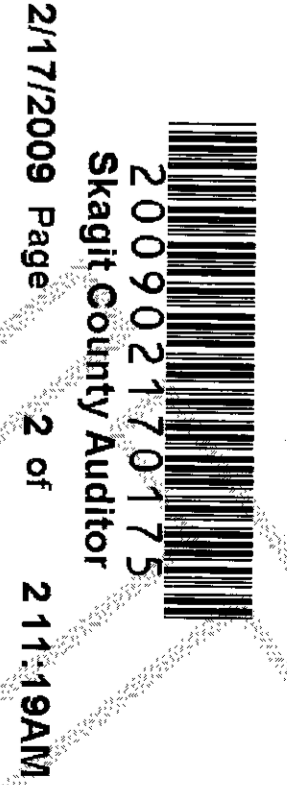
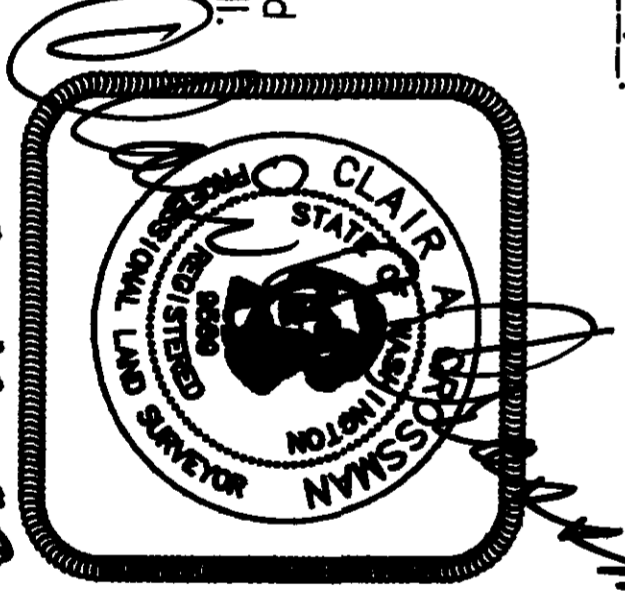
Signature of Planning Director: [Signature]
ATTEST: City Clerk: [Signature]

Examined and approved this 12 day of Feb, 2009

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 12 day of FEBRUARY, 2009

Treasurer, City of Anacortes



SP-07-003 PW #08-002-DEV

FOR: Double F, Inc. 1006 S. 38TH PLACE MOUNT VERNON, WA 98273

A PORTION OF THE NE 1/4, SECTION 28, TOWNSHIP 35 N., RNG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 293-8804

SHEET 2 OF 2

Table with 4 columns: DWG: J617, DWN BY: DKH, CHECK BY: CAC, DATE: Dec. 2008, SCALE: None, JOB NO.: 617