

SHORT PLAT SURVEY IN THE SW 1/4 OF SECTION 30, T. 35 N., R. 2 E., W.M.
 SHORT PLAT NUMBER ANA 08-004.

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST
 OF SCHEMMER ENGINEERING INC.

200905190030
 Skagit County Auditor
 5/19/2009 Page 1 of 2 10:18AM

J. Youngquist
 SKAGIT COUNTY AUDITOR
 J. Youngquist
 DEPUTY

ACCEPTANCE:

THIS SHORT PLAT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE

THIS 15 DAY OF MAY 2009

CITY ENGINEER

SUBDIVISION ADMINISTRATOR

CONSENT:

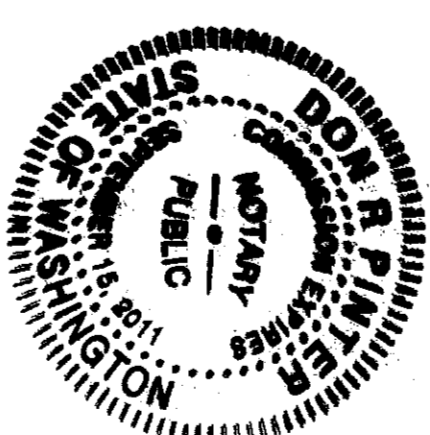
KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Ron Leitch, President, Electric Connection Inc.

STATE OF WASHINGTON
 COUNTY OF SKAGIT

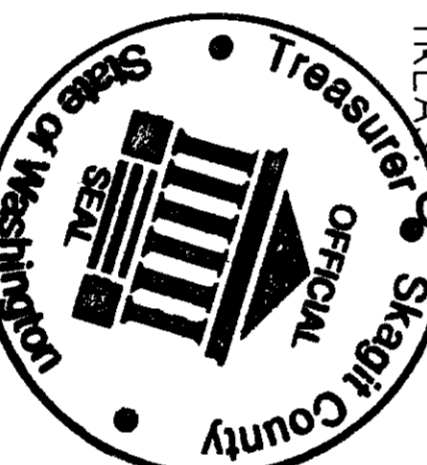
THIS IS TO CERTIFY THAT ON THE 15th DAY OF MAY, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED RON LEITCH TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT
 GARDNERVILLE WA



CERTIFIED THIS 15th DAY OF MAY 2009

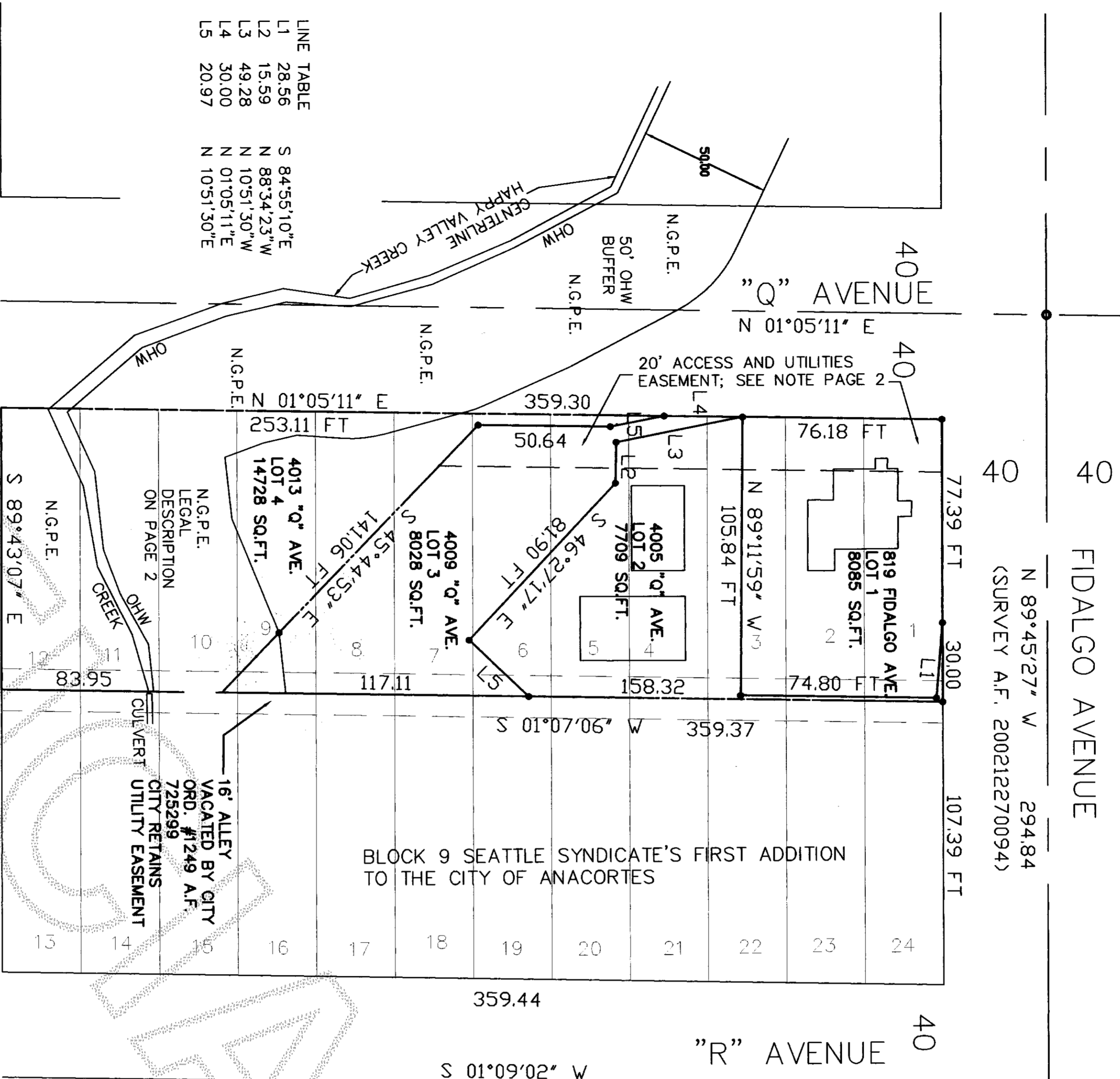
Paul Monohon
 SKAGIT CO. TREASURER



Paul Monohon
 SKAGIT CO. TREASURER
 DATE 5/5/09

BACK = 20'
 SIDES = 5 & 10'

FRONT = 20'
 TYPICAL BUILDING SETBACKS
 FROM LOT LINES FOR ZONE R2



SCALE 1"=50'
 FOUND CONCRETE MONUMENT 10/07 AS PER SURVEY A.F. NO 200212270094
 SET REBAR AND CAP "PEM 25971"

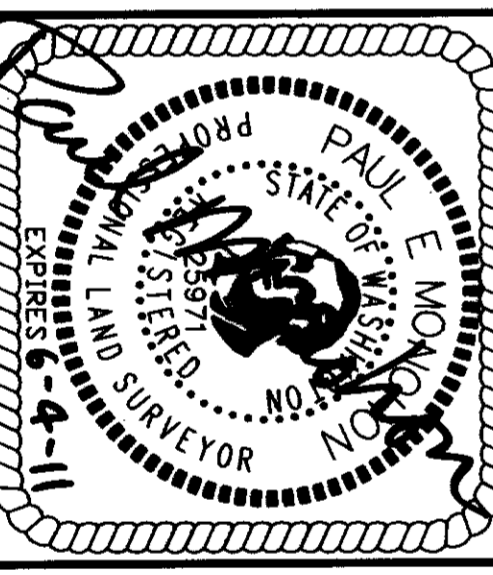
- SURVEYOR NOTES:
1. BASIS OF BEARINGS AND FOR THIS SURVEY IS S 89°45'27"E
 2. BETWEEN FOUND MONUMENTS ON FIDALGO AVENUE AT "Q" AND "R" AVENUES AS PER SURVEY FOR CITY OF ANACORTES RECORDED UNDER A.F. 200212270094, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 3. OWNERSHIP OF THE PARENT PARCEL DETERMINED BY SUBDIVISION GUARENTEE #H-1006120-1129747
 4. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TORAL1103 ELECTRONIC TOTAL STATION.

PARCEL "B" P58832
 LOTS 6 THROUGH 12, BLOCK 9, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE WEST HALF OF VACATED ALLEY ADJACENT THERETO, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

JOB NO.
 08-124
 SHEET
 1 OF 2

LEETCH SHORT PLAT
 RON AND NANCY LEETCH
 1004 COMMERCIAL AVENUE, PMB 220
 ANACORTES, WASHINGTON 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 5-5-09

DRAWN	PEM
CHECKED	JB
DATE BY APP	REVISIONS
CAD FILE: 08-124	PLOT DATE: 2-25-09

200905190030
Skagit County Auditor
5/19/2009 Page 2 of 2 2:10:16AM

CITY OF ANACORTES DECISION TO APPROVE THE LEETCH 4 LOT SHORT PLAT

- (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-REVISED.
- (2) THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER, AND STORM WATER 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) TREASURER'S CERTIFICATE REQUIRED.
- (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, 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) BEST MANAGEMENT PRACTICES SHALL BE OBSERVED AT ALL TIMES.
- (7) LOW IMPACT CONSTRUCTION TECHNIQUES, (LID) SHALL BE EMPLOYED TO MINIMIZE IMPACTS WHERE POSSIBLE.
- (8) A NATIVE GROWTH PROTECTION EASEMENT (NGPE), STREAM BUFFER (INCLUDING THE BUFFER IN THE RIGHT-OF-WAY ABUTTING THE PROJECT SITE) RE-VEGETATION PLAN SHALL BE DEVELOPED BY THE OWNER, FOR REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT, AND IMPLEMENTED INCREMENTALLY AS BUILDING PERMITS ARE ISSUED FOR LOTS 2, 3 & 4.
- (9) LOTS 3 & 4 SHALL BE PROVIDED WITH FIRE PROTECTION AND FIRE APPARATUS AS REQUIRED BY THE FIRE CHIEF.
- (10) THE NATIVE GROWTH PROTECTION EASEMENT (STREAM BUFFER) SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:
 - A.) RE-VEGETATION PER THE APPROVED RE-VEGETATION PLAN.
 - B.) HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DIRECTOR.
 - C.) HAZARD TREES WILL BE IDENTIFIED WITH THE CONSENT OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER SUBJECT TO APPROVAL OF THE PARKS DEPARTMENT. WITH 2 INCH CALIPER AT BREAST HEIGHT TREES AND TWO GALLON CONTAINERS FOR SHRUBS. NEW PLANTS SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.
 - D.) FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH APPROVAL OF THE PARKS DEPARTMENT.
 - E.) TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.
 - F.) FENCING PLANS ALONG THE NGPE MUST BE APPROVED PRIOR TO INSTALLATION.
- (11) A TREE PRESERVATION PLAN SHALL BE DEVELOPED BY THE OWNER FOR REVIEW AND APPROVAL PRIOR TO THE BUILDING PERMIT ISSUANCE FOR EACH LOT.
- (12) ABUTTING STREET IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT.
- (13) THE STREET ADDRESS FOR LOT 1 IS 819 FIDALGO AVENUE; LOT 2 IS 4005 "Q" AVENUE; LOT 3 IS 4009 "Q" AVENUE; AND LOT 4 IS 4013 "Q" AVENUE.
- (14) THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.
- (15) PAGES 8 & 9 OF THESE FINDINGS SHALL BE RECORDED WITH THE SHORT PLAT DRAWING.

ADDITIONAL NOTES:
A. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE REQUIRED IMPROVEMENTS, PER THE PUBLIC WORKS DIRECTOR, WILL BE INSTALLED, INSPECTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT, AND SAID IMPROVEMENTS ARE SUBJECT TO APPLICABLE FEES AND BONDING AS REQUIRED.

B. EASEMENT INFORMATION
20 FOOT ACCESS AND UTILITY EASEMENT OVER LOTS 1 THROUGH 3 TO BENEFIT LOTS 2 THROUGH 4 FOR CONSTRUCTION AND MAINTENANCE OF ACCESS, UTILITIES AND LANDSCAPING.

LEGAL DESCRIPTION OF NATIVE GROWTH PROTECTION EASEMENT:

THAT PORTION OF BLOCK 9, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 9;
THENCE NORTH 1°05'11" EAST ALONG THE WEST LINE OF SAID BLOCK A DISTANCE OF 174.98 FEET;
THENCE SOUTH 14°48'05" EAST A DISTANCE OF 29.63 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, LENGTH OF 16.59 FEET,
AND CENTRAL ANGLE OF 19°00'50";
THENCE SOUTH 4°12'45" EAST A DISTANCE OF 17.30 FEET;
THENCE SOUTH 12°39'36" EAST A DISTANCE OF 13.01 FEET;
THENCE SOUTH 20°05'16" EAST A DISTANCE OF 15.64 FEET;
THENCE NORTH 83°55'15" EAST A DISTANCE OF 23.48 FEET;
THENCE NORTH 67°54'56" EAST A DISTANCE OF 47.00 FEET;
THENCE NORTH 84°16'01" EAST A DISTANCE OF 43.15 FEET TO THE CENTERLINE OF VACATED ALLEY OF SAID BLOCK;
THENCE SOUTH 11°07'06" WEST ALONG SAID CENTERLINE A DISTANCE OF 108.24 FEET TO THE SOUTH LINE OF SAID BLOCK;
THENCE NORTH 89°43'07" WEST ALONG SAID SOUTH LINE A DISTANCE OF 107.20 FEET TO THE POINT OF BEGINNING.

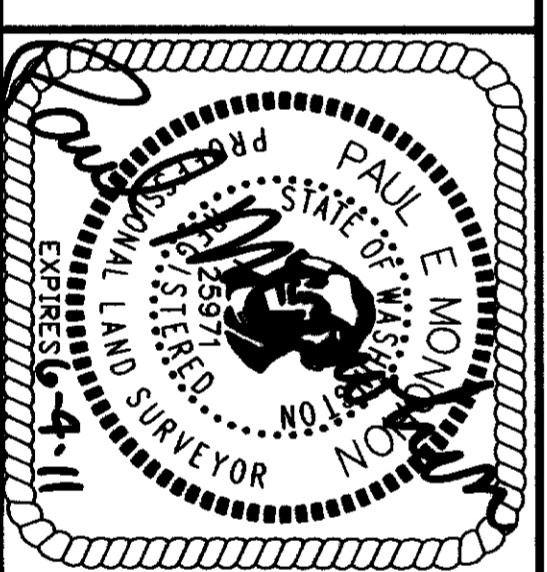
JOB NO.
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SHEET
SHEET
2 OF 2

LEETCH SHORT PLAT
RON AND NANCY LEETCH
1004 COMMERCIAL AVENUE, PMB 220
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PAUL E. MONOHON CERT#25971
DATE 5-5-09

DATE	BY	APP	REVISIONS

CAD FILE: 08-124 PLOT DATE: 2-25-09

PW#08-029-DEV