

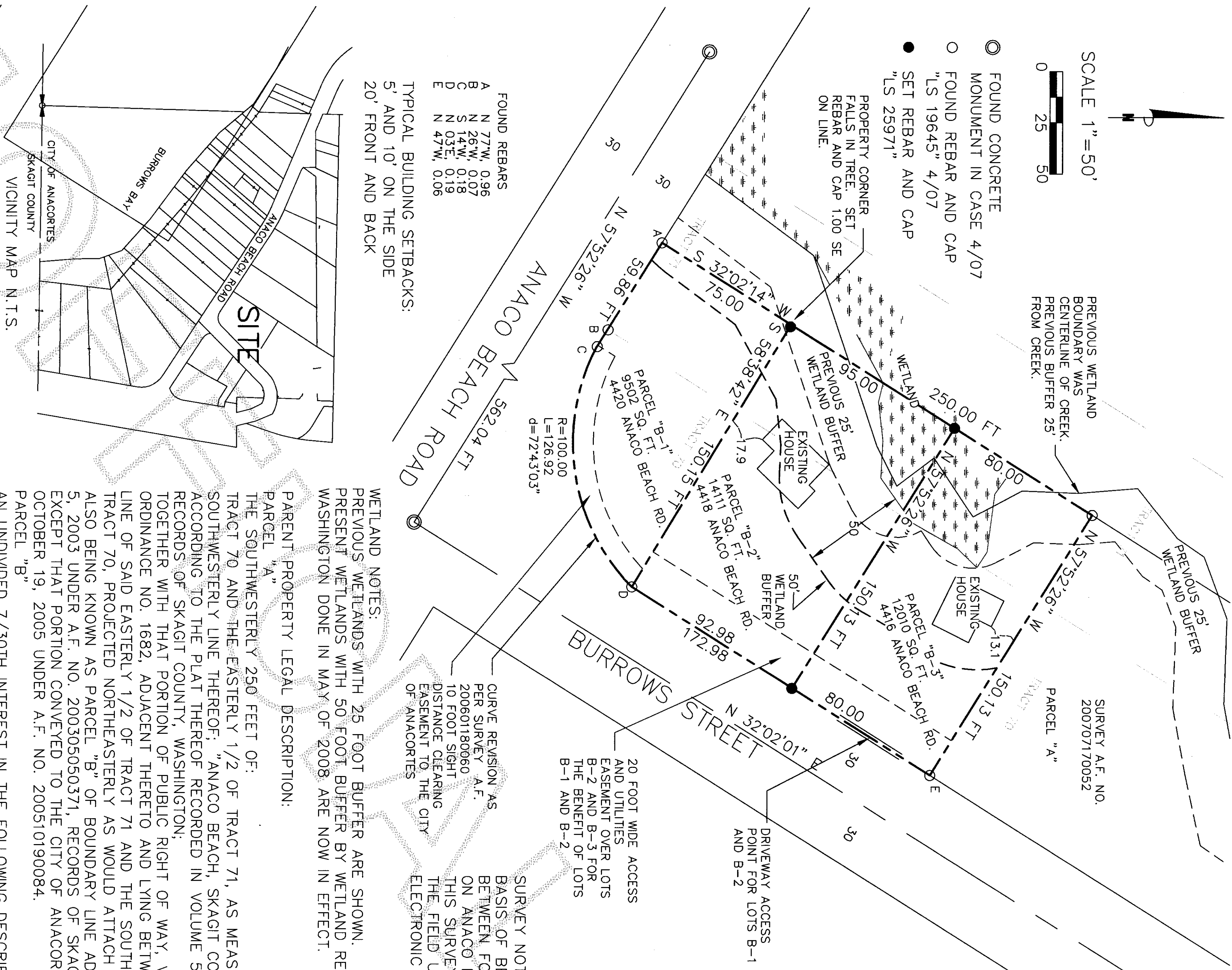
SHORT PLAT SURVEY IN THE SE 1/4 OF SECTION 27, T. 35 N., R.01 E., W.M.
CITY OF ANACORTES, WASHINGTON S.P. NO. ANA 07-006

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

200911020015
Skagit County Auditor
11/2/2009 Page 1 of 2 9:34AM

SCALE 1"=50'
0 25 50

- FOUND CONCRETE MONUMENT IN CASE 4/07
- FOUND REBAR AND CAP "LS 19645" 4/07
- SET REBAR AND CAP "LS 25971"



FOUND REBARS
A N 77°W, 0.96
B N 26°W, 0.07
C S 14°W, 0.18
D N 03°E, 0.19
E N 47°W, 0.06

TYPICAL BUILDING SETBACKS:
5' AND 10' ON THE SIDE
20' FRONT AND BACK

WETLAND NOTES:
PREVIOUS WETLANDS WITH 25 FOOT BUFFER ARE SHOWN.
PRESENT WETLANDS WITH 50 FOOT BUFFER BY WETLAND RESOURCES, INC. EVERETT, WASHINGTON DONE IN MAY OF 2008 ARE NOW IN EFFECT.

PARENT PROPERTY LEGAL DESCRIPTION:

PARCEL "A"
THE SOUTHWESTERLY 250 FEET OF:
TRACT 70 AND THE EASTERLY 1/2 OF TRACT 71, AS MEASURED ALONG THE SOUTHWESTERLY LINE THEREOF; "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF PUBLIC RIGHT OF WAY VACATED UNDER ORDINANCE NO. 1682, ADJACENT THERETO AND LYING BETWEEN THE NORTHWESTERLY LINE OF SAID EASTERLY 1/2 OF TRACT 71 AND THE SOUTHEASTERLY LINE OF SAID TRACT 70, PROJECTED NORTHEASTERLY AS WOULD ATTACH BY OPERATION OF LAW, ALSO BEING KNOWN AS PARCEL "B" OF BOUNDARY LINE ADJUSTMENT RECORDED MAY 5, 2003 UNDER A.F. NO. 200305050371, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES BY DEED RECORDED OCTOBER 19, 2005 UNDER A.F. NO. 200510190084.

AN UNDIVIDED 7/30TH INTEREST IN THE FOLLOWING DESCRIBED PREMISES:
THE NORTHWESTERLY 20 FEET OF TRACT 8, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND HEREBY ADJUSTED DECLARE THE BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.

JASON LAVELLE

Jason Lavelle

MARGUERITE LAVELLE

Marguerite Lavelle

STATE OF WASHINGTON, COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THE 10th DAY OF Sept. 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED *Jason Lavelle* 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 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

RESIDING AT *Anacortes*

STATE OF WASHINGTON, COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THE 10th DAY OF Sept. 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED *Jason Lavelle* 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 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

RESIDING AT *Anacortes*

TREASURER'S CERTIFICATE:

I HEREBY 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 2009.
Paul E. Monohon
DATE 10-27-09
SKAGIT COUNTY TREASURER

APPROVALS:

I HEREBY 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 2009.

Stall
ANACORTES CITY TREASURER
DATE 9-17-09

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 17th DAY OF Sept. 2009

Paul E. Monohon
SHORT PLAT ADMINISTRATOR
DATE 9-17-09

SURVEYOR'S CERTIFICATE:
THIS PLAT WAS SURVEYED AND PREPARED UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED. PERMANENT CONTROL MONUMENTS HAVE BEEN SET AT EACH AND EVERY CONTROLLING CORNER OF THE PARCEL OF LAND BEING SUBDIVIDED.

Paul Monohon
DATE 9-08-09
CERT. NO. 25971

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 9-08-09

DRAWN	PEM
CHECKED	JB
DATE	BY
DATE	APP
DATE	REV

PW# 07-028-DEV

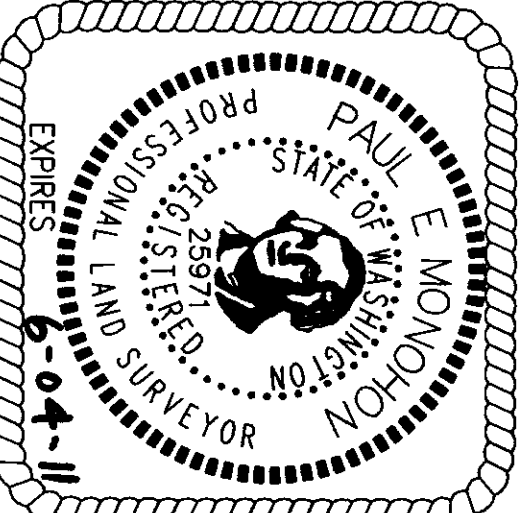
CAD FILE:05-168
PLOT DATE:9-08-09

JOB NO.
05-168

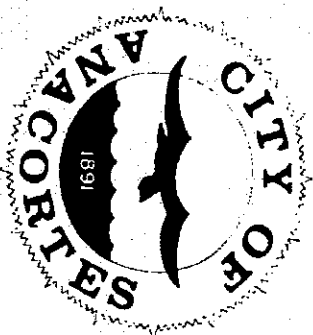
SHORT PLAT FOR
JASON LAVELLE
P.O. BOX 337
ANACORTES, WA 98221



SCHEMMER JOHNSTON, PLLC
317 COMMERCIAL AVE, SUITE 101
ANACORTES, WA 98221



SHORT PLAT SURVEY IN THE SE 1/4 OF SECTION 27, T. 35 N., R.01 E., W.M.
CITY OF ANACORTES, WASHINGTON S.P. NO. ANA 07-006



CITY OF ANACORTES

DECISION TO APPROVE A SHORT PLAT FOR THE LAVELLE 3-LOT

SHORT PLAT NUMBER ANA 07-006

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the LaVelle 3-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 Exhibit 1 - revised.
- (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 2009 (current year).

Certified this 27th day of October, 2009.

"I" do hereby certify that a deposit has been made to cover anticipated taxes for the year .

b. The applicant shall acquire all necessary federal, state, and local permits.
- (4) 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.
- (5) Dust control measures shall be dealt with in a manner acceptable to the Public Works Department.

- (7) Fire apparatus access, fire hydrants and fire flow shall be dealt with in a manner acceptable to the chief.
- (8) A tree preservation plan, encompassing all three lots, corresponding with AMC Section 16.50.050 and Section 16.50.060 shall be developed by the owner for review and approval prior to any work taking place on site.
- (9) All easements shall be shown on the face of the plat.
- (10) Abutting street improvements, including curb, gutter, sidewalk, and a bike lane, shall be completed as required by the Public Works Director.
- (11) The sight distance easement on parcel B1 may be maintained by the owner with the approval of the Public Works Department for all new plantings. The owner shall trim all vegetation as needed to maintain proper sight distance upon notification by the Public Works Department failure to do so will result in the Public Works Department maintaining the sight distance easement.
- (12) The Native Growth Protection Easement (NGPE) shall remain untouched with the following exceptions:

A. Hand removal of non-native or adventitious plants as approved by the Parks Department.

B. Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the landowner, subject to approval by the Parks Department, with a 3 foot minimum appropriate native stock for trees, which shall be maintained by the landowner until able to survive without care, and one gallon containers for shrubs.

C. Fallen trees in the NGPE shall only be removed from the site with the approval of the Parks Department.

D. If the buffer (NGPE) is disturbed a replanting plan, prepared by the owner, using native stock shall be submitted to the Parks Department and Planning Department for approval and implemented by the landowner.

E. Fencing plans along the NGPE must be approved by the parks Department and Planning Department.
- (13) The street address for Lot B-1 is 4420 Anaco Beach Road; the street address for Lot B-2 is 4418 Anaco Beach Road; and the street address for Lot B-3 is 4416 Anaco Beach Road.
- (14) This approval will expire three years from the date of approval if the short plat is not signed and recorded.
- (15) The project conditions outlined on pages 8 and 9 of these Findings shall be recorded with the Short Plat Drawing.

JOB NO.
05-168

SHORT PLAT FOR
JASON LAVELLE
P.O. BOX 337
ANACORTES, WA 98221

SCHEMMER JOHNSTON, PLLC
317 COMMERCIAL AVE., SUITE 101
ANACORTES, WA 98221

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 9-8-09

DRAWN	PEM	PW# 07-028-DEV	
CHECKED	JB		
DATE	BY		
DATE	BY	APP	REVISIONS
CAD FILE:05-168			
PLOT DATE:9-08-09			