

PLAT CONDITIONS

CITY OF ANACORTES
DECISION TO APPROVE A SHORT PLAT FOR
THE ANDREWS 3-Lot SHORT PLAT NUMBER ANA 08-006

(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 and attachments.

(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 29th day of December, 2009.

I do hereby certify that a deposit has been made to cover anticipated taxes for the year 2010.

(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) All easements shall be surveyed and shown on drawings.

(7) Fire apparatus access, fire hydrants and building automatic fire sprinkler systems shall be provided as required by the Fire Chief.

(8) An NPDES Permit shall be secured, if required, prior to any work taking place on site.

(9) Street frontage improvements, including but not limited to curb, gutter, sidewalks, paving and storm water improvements, shall be completed to City standards prior to the issuance of a building permit for Lot 1, 2, or 3.

(10) Wetland buffers shall be clearly delineated prior to any work taking place on site.

(11) Street addresses are: Lot 1-9139 Stevenson Rd.; Lot 2 - 9137 Stevenson Rd.; Lot 3 - 9141 Stevenson Rd.

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

(13) Project conditions outlined on Pages 7-8 of these Findings shall be recorded with the Short Plat Drawing.

ANDREWS SHORT PLAT #08-006
IN THE S.W. 1/4, SEC. 3, TWP 34 N., RNG 2 E., W.M.

CITY OF ANACORTES, WASHINGTON

UTILITY EASEMENTS

1. A 30'X30' common private access easement is hereby reserved for and conveyed to lot 2, across Lot 3 adjacent to Stevenson Road as shown on the plat.

NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A possible Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract "A" as located along the eastern boundary of this Short Plat and to be confirmed at a later date when Lot 3 is developed or access to the adjacent property is available to confirm said wetland. Currently the wetland has been assessed from a distance without the benefit of actual testing of soils and defining a specific location. The purpose of the buffer is the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

DEDICATION

Know All Men by these Present that Horizon Bank, mortgage holder, and Joseph L. Andrews and Jenny B. Andrews (Husband and Wife), owners 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 and assigns 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.

Joseph L. Andrews and Jenny B. Andrews
Joseph L. Andrews
Jenny B. Andrews

WHIDBEY ISLAND BANK

State of California

County of San Diego

I certify that I know of have satisfactory evidence that Joseph L. Andrews and Jenny B. Andrews, Husband and wife, signed this instrument, and acknowledged it 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 December 2009.

Notary Public in and for the State of California

Signed Carol Lee Harris

Name printed Carol Lee Harris
Residing at 1446 Garnet Ave San Diego CA 92109
My commissions expires Commission # 1641437 Exp 01/28/10

State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that K M Oicles signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the credit of said party.

WHIDBEY ISLAND 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 11 day of December, 2009.

Notary Public in and for the State of Washington

Name printed Elizabeth I Harrison

Residing at Anacortes WA 98221

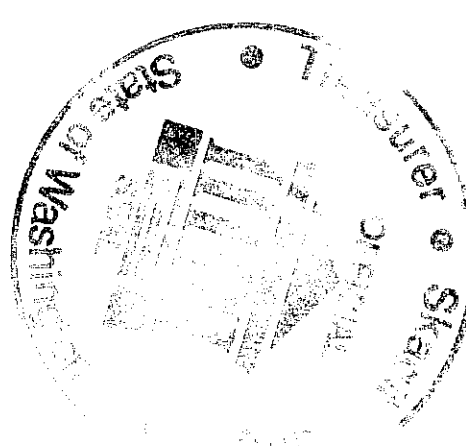
My commissions expires 12-01-11

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 2009.

Certified this 29th day of December, 2009.

Carol Lee Harris



SHORT PLAT

FOR: Joseph Andrews
10800-178 Woodside Ave
Santee, CA 92071

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 34, RNG. 2 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

HERRIGSTAD ENGINEERING

4329 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SHEET 2 OF 2

DWG: J731

DWN BY: DKH

CHECK BY: CAC

DATE: June 2009

SCALE: 1"=60'

JOB NO.: 731

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200912290093
Skagit County Auditor