

AUDITORS CERTIFICATE

201009210052
 Skagit County Auditor
 9/21/2010 Page 1 of 3 3:11:58AM

J. Youngquist
 AUDITOR
DAK
 DEPUTY AUDITOR

GENERAL INFORMATION

1. Assessor's Account No.s 350122-0-002-00323, P31568, 350122-4-002-0002, P31677, 3774-901-000-0007, P56554.

2. Description and exception information is from Chicago Title Company - Island Division, Order No: JCG34344, dated December 17, 2008.

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 Chicago Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF 565376 (PSE Easement for electric line, poles and anchor wires along Oakes Avenue), AF 200811200113 (PSE Easement vacated in favor of platted easements shown here-on), 200801140131 (Trail Easement along northerly 20' or plat to City of Anacortes), 200608090085 (Hazardous Substances Certificate) and 200605050081 (Regional sewer pump station late corners agreement). Deed of trust is recorded under Auditors File Number 200608090084.

4. Zoning: (R2) Residential Low Density
 5. Water Supply: City of Anacortes.
 6. Sewer Disposal: City of Anacortes
 7. Storm Sewer: City of Anacortes

NOTES

1. SET RE-BAR AND YELLOW CAP PLS. #9569.
2. SET BRASS CAP IN SIDEWALK MARKED PLS. #9569.
3. SET MONUMENT AND STAMP LS #9569.
4. SET PK NAIL IN LARGE ROCK.
5. FOUND EXISTING REBAR AND CAP MARKED "SKODJE #19645". VISITED 2-11-09.
6. FOUND EXISTING REBAR AND CAP MARKED "LEARNARD 8992" VISITED 8992.
7. EQUIPMENT USED: Pentax 323N Total Station.
8. ALL EXISTING REBAR & CAPS AND CONCRETE MONUMENTS WERE VISITED ON 1-30-2009.
9. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
10. SURVEY METHOD: STANDARD FIELD TRAVERSE.
11. BASIS OF BEARINGS: Record of Survey / Plat of San Juan Passage Phase 1, AF 200811260099.
12. ADDRESSES SHOWN ON PLAT.
13. MONUMENTS SET UNDER THE SUPERVISION CLAIR CROSSMAN AND HAS SINCE RETIRED. DALE HERRIGSTAD HAS TAKEN RESPONSIBILITY FOR THE ACCURACY OF THE MONUMENT PLACEMENT.

SURVEYORS CERTIFICATE

I hereby certify that the Vintage Investment 9-lot Short Plat is based upon an actual survey and subdivision performed by me or under my supervision of Section 22, Township 35 North, Range 1 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 and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S.
Dale Herrigstad
 Certificate No. 278d7

Date 8-20-10

(PW #05-055-DEV)
 SP-05-006

SHEET 1 OF 3

FOR: Vintage Investments Inc.
 PO Box 973
 Anacortes, WA 98221

A PORTION OF THE SE 1/4 OF SECTION 22, TOWNSHIP 35 N., RANG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING

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

DWG: J082

OWN BY: DKH

CHECK BY: CAC

DATE: Aug. 2010

SCALE: 1"=60'

JOB NO.: 082

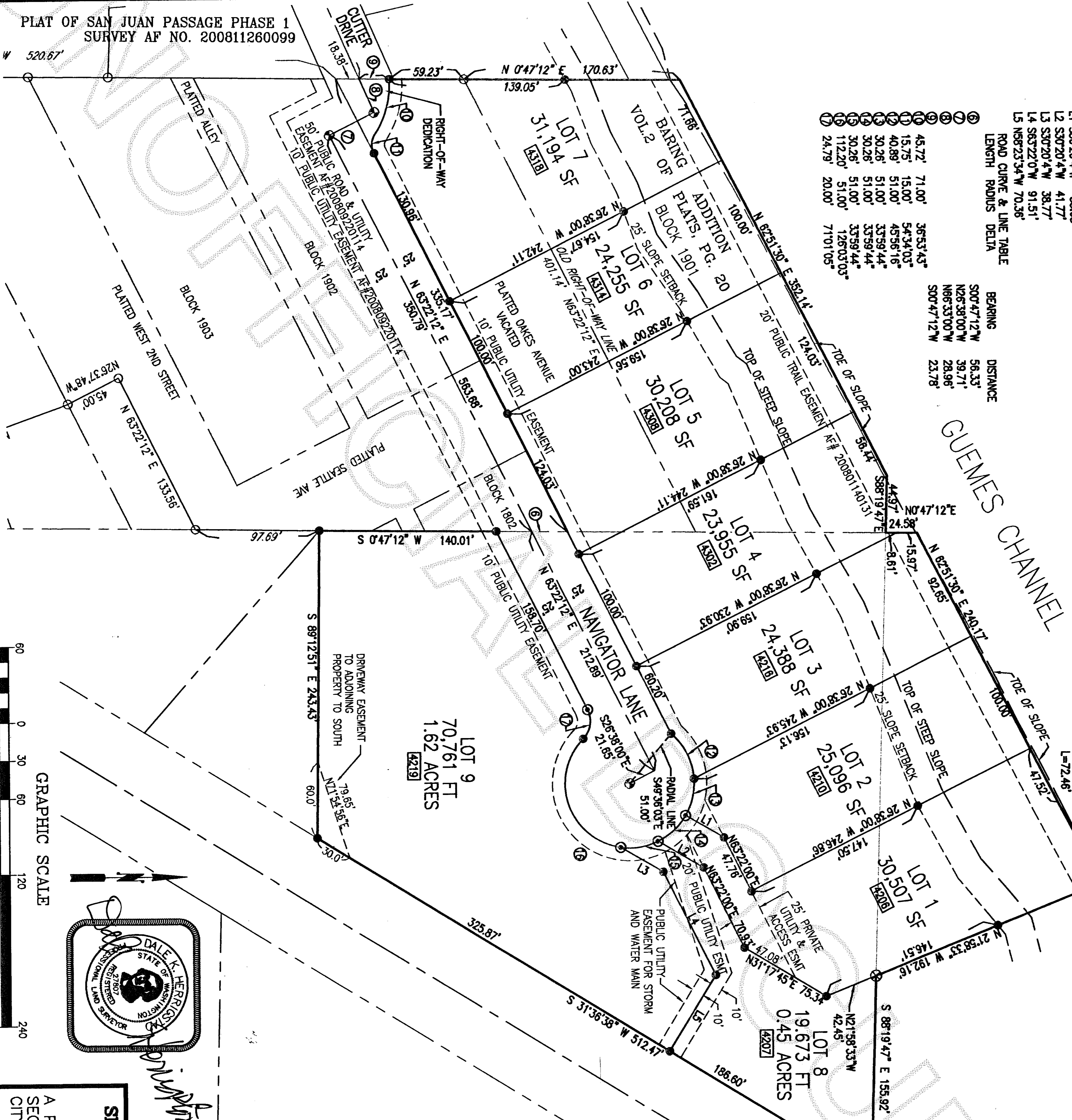
VINTAGE INVESTMENTS INC. 9-LOT SHORT PLAT IN THE S.E. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON

PROPERTY BOUNDARY LINE TABLE

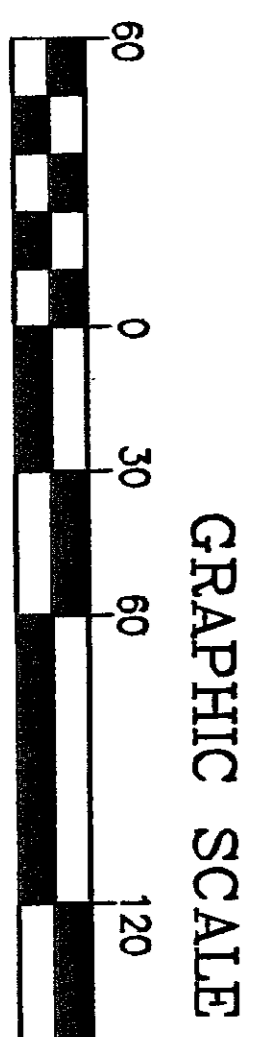
BEARING	DISTANCE	BEARING	DISTANCE
L1 S30°20'4"W	35.05'	S00°47'12"W	56.33'
L2 S30°20'4"W	41.77'	N26°38'00"W	39.71'
L3 S30°20'4"W	38.77'	N66°33'00"W	28.98'
L4 S63°22'0"W	91.51'	S00°47'12"W	23.78'
L5 N63°23'34"W	70.36'		

ROAD CURVE & LINE TABLE

LENGTH	RADIUS	DELTA
①	43.72'	71.00'
②	15.75'	15.00'
③	40.88'	51.00'
④	30.26'	51.00'
⑤	30.26'	51.00'
⑥	30.26'	51.00'
⑦	112.20'	51.00'
⑧	24.79'	20.00'



SITE PLAN
 SCALE: 1"=60'



Dale K. Herrigstad
 DALE K. HERRIGSTAD, P.L.S.

VINTAGE INVESTMENTS INC. 9-LOT SHORT PLAT IN THE S.E. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON

201009210052
Skagit County Auditor
2 of 3
3:11:58AM
9/21/2010 Page

PLAT CONDITIONS

CITY OF ANACORTES
DECISION TO APPROVE A SHORT PLAT FOR
THE VINTAGE INVESTMENTS, INC.
SHORT PLAT NUMBER ANA 05-006

- No slope vegetation on the Northern portion of Lots 1 through 7 shall be removed in violation of the recommendations contained in the Geotechnical report dated January 22, 2004.
 - Buildings shall be setback a minimum of 25 feet from the top of the slope along the northern portions of Lots 1 through 7 per the Geotechnical Report dated January 22, 2004.
- Subject to conditions of approval for ANA 05-006.**

UTILITY EASEMENTS

- 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 plot lying parallel with and adjoining all public street(s), as shown on the plat, 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.
- A 20' wide public utility easement is hereby reserved for and conveyed to the City of Anacortes, under and upon Lots 1, 8 & 9 as shown on the plat, for water and storm drainage in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
- A 25' common private utility and access easement is hereby reserved for and conveyed to lots 1 and 8, under and upon Lots 1 and 2 as shown on the plat for all utilities stated in #1 above to service lots 1 and 8 and for the purposes stated in #1 above.
- An easement on and across the southeast corner of lot 9 as shown on face of the Plat is hereby reserved for single building home site access only to adjoining property to the south of lot 9. The easement will be relinquished if the property benefiting from the easement is developed. The maintenance of the driveway access is the sole responsibility of the property owners for which it serves.

GEOTECHNICAL ENGINEERING REQUIREMENTS

This Plat site has the benefit of a Geotechnical Report by Geotechnical Engineers dated January 22, 2004, that identifies current site conditions (at the time of the report), Assesses Geologically Hazardous Areas and makes Geotechnical Conclusions and Recommendations. All Lot Site construction must follow the recommendations in this report including EARTHWORK, SHALLOW FOUNDATION DESIGN, SLAB-ON-GRADE, LATERAL RESISTANCE, DRAINAGE CONSIDERATIONS, PAVEMENT CONSIDERATIONS AND EROSION AND SEDIMENTATION CONTROL.

In addition to the above report a Supplemental Geotechnical Report was completed by Geotechnical Engineers dated August 20, 2007, addressing tree removal and slope stability along the high bank waterfront lots bordering Guemes Channel. This report also identifies current site conditions (at the time of this report) and makes Conclusions and Recommendations on tree removal, trimming and topping. Lots 1 through 7 fronting the steep slopes overlooking Guemes Channel must follow the recommendations in this report.

LEGAL DESCRIPTION

PARCEL A:
Lot 4 of ANACORTES SHORT PLAT NO. ANAC-89-001 as approved May 2, 1989, and recorded May 9, 1989, in Volume 8 of Short Plats, page 126, under Auditor's File No. 8905090034, records of Skagit County, Washington, being a portion of Government Lot 1, Section 22, Township 35 North, Range 1 East of the Willamette Meridian.

EXCEPT the East 680 feet as measured at right angles to the East line of said Lot 4.

PARCEL B:

That portion of the Northeast Quarter of the Southeast Quarter of Section 22, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter, thence South along the West line of said Northeast Quarter of the Southeast Quarter to the North line of that certain tract conveyed to Ethel Barron by deed recorded in Volume 161 of Deeds, page 591, records of Skagit County, Washington, thence East along the North line of said Barron Tract to the Western line of Burrows Bay Road, known as Oakes Avenue, thence Northeastly along the Western line of said road to the North line of the Northeast Quarter of the Southeast Quarter, thence West along the North line of said Northeast Quarter of the Southeast Quarter to the place of beginning.

PARCEL C:

All that portion of Block 1901, BARRING'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington, lying South of a line parallel with and 15 feet distant Southeastly, measured at right angles, from the centerline of the Great Northern Railway Company as located and constructed.

All situate in Skagit County, Washington.

PUBLIC ROAD NOTE

The public road and utility easement recorded under AFN #200809220114 and as shown on the face of the Plat was accepted by the Anacortes City Council on June 7, 2010.

ADDITIONAL LEGAL DESCRIPTION OF STREET VACATION

That Northern portion of the Southeast Quarter of the Southeast Quarter of Section 22, Township 35 North, Range 1 East of the Willamette Meridian, as shown on the face of the Plat, was vacated by operation of law in accordance with City of Anacortes Ordinance No. 28224. Also that Southern portion of Wooded Oakes Avenue which would attach by operation of law in accordance with City of Anacortes Ordinance No. 28224, and conveyed to VINTAGE INVESTMENTS, INC. on October 25, 2006, and recorded under Auditor's File No. 200809020135.

DEDICATION

Know All Men by these Presents that Washington Federal Savings, successor in interest to Horizon Bank, mortgage holder, and Vintage Investments 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 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.

Vintage Investments Inc.

David A. Winkworth
David A. Winkworth, President
Washington Federal Savings, successor in interest to Horizon Bank

State of Washington

County of Skagit
I certify that I know of have satisfactory evidence that David A. Winkworth signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of Vintage Investments 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 16th day of August, 2010.

Notary Public in and for the State of Washington

Name printed: Charles E. Treiman
Residing at: Mount Vernon
My commissions expires: 11/11/11

State of Washington

County of Skagit
I certify that I know of have satisfactory evidence that Roger W. Fox signed this instrument, on oath stated that he/she/it (was/are) authorized to execute the instrument and acknowledged it as the Vice President of Vintage Investments 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 16th day of August, 2010.
Notary Public in and for the State of Washington
Name printed: Charles E. Treiman
Residing at: Mount Vernon
My commissions expires: 10-15-2012

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 2010.

Certified this 21st day of September, 2010.

Richard C. Johnson
Richard C. Johnson, Skagit County Treasurer's Office
(PW #05-055-DEV)

SP-05-006

SHEET 2 OF 3

CITY OF ANACORTES APPROVALS
Signature of Planning Director
ATTEST: City Clerk
Examined and approved this 18th day of August, 2010.

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 24th day of August, 2010.

Treasurer, City of Anacortes

SHORT PLAT

FOR: Vintage Investments Inc.
PO Box 973
Anacortes, WA 98221

A PORTION OF THE SE 1/4 OF SECTION 22, TOWNSHIP 35 N., RNG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING

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

DWG.: J082

DWN BY: DKH

CHECK BY: CAC

DATE: Aug 2010

SCALE: noted

JOB NO.: 082

VINTAGE INVESTMENTS INC. 9-LOT SHORT PLAT

IN THE S.E. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

22

CALCULATED FROM
AF #200811280099

1305.32'

S 88°19'47" E 2610.39'

GUEMES CHANNEL

S 01°14'56" W 2716.30'

1358.15'

GOVT LOT 2

S 88°58'58" E 1316.07'

1358.15'

CALCULATED FROM
AF #200811280099

1327.06'

S 0°47'12" W 1343.33'

REBAR IN
CONCRETE
MONUMENT
VISITED
2-19-09

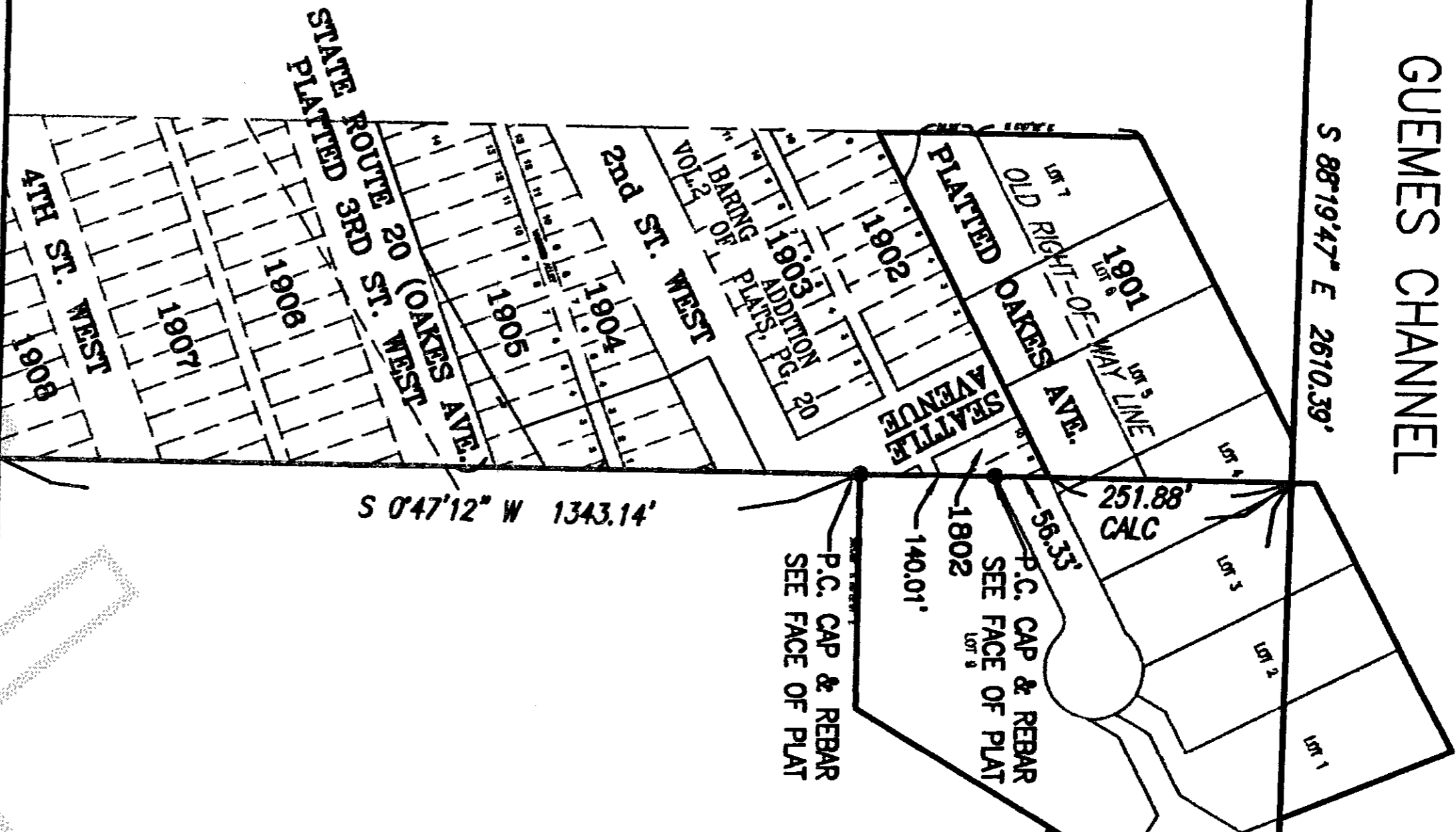
S 0°47'12" W 1343.14'

S 88°58'58" E 1316.44'

S 88°19'47" E 1305.08' (CALC)

CONCRETE
MONUMENT IN
CASE VISITED
2-19-09

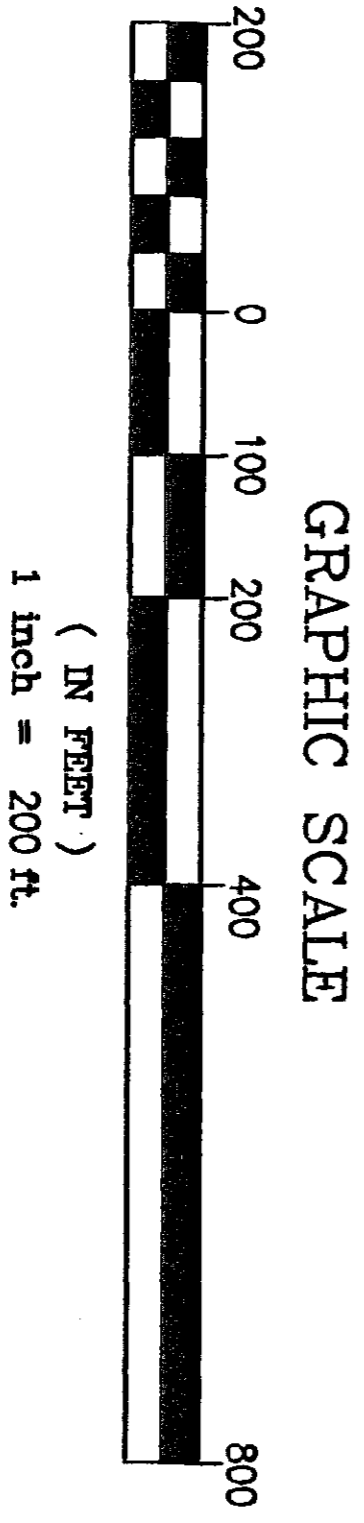
S 0°18'51" W 2658.89' (MEASURED)



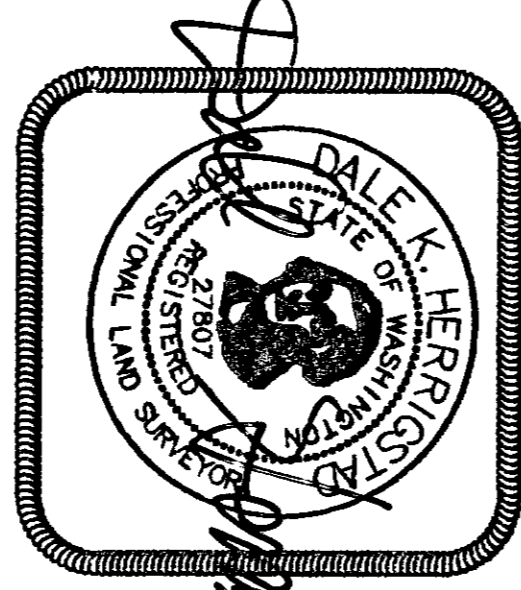
CONCRETE MONUMENT IN CASE
VISITED 2-19-09

S.E. 1/4, SEC. 22, T35N, R1E, W.M.
SCALE: 1"=200'

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Skagit County Auditor
9/21/2010 Page 3 of 3 3:11:58AM



(PW # 05-055-DEV)
SP-05-006



Dale K. HERRIGSTAD
8-4-10

SHORT PLAT		FOR: Vintage Investments Inc. PO Box 973 Anacortes, WA 98221
A PORTION OF THE SE 1/4 OF SECTION 22, TOWNSHIP 35 N., RNG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON		
HERRIGSTAD ENGINEERING		
4329 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804		
SHEET 3 OF 3	DWG.: J082	CHECK BY: CAC
	DWN BY: DKH	DATE: Aug. 2010
	SCALE: NOTED	
	JOB NO.: 082	