

#### PLAT CONDITIONS

CITY OF ANACORTES
DECISION TO APPROVE A LONG PLAT
THE VINTAGE INVESTMENTS, INC.
LONG PLAT NUMBER LPS-2010-0001 PLAT FOR

. Prior to plan for inimum, orange to any clearing and/or grading taking place on the site, the applicant shall submire review by the Public Works and Building Departments, which includes, at a existing and proposed contours, proposed boundaries of clearing and grading provisions to control stormwater, trees proposed for retention/removal and for protection of tree root systems. Site clearing limits shall be delineated onsite access for any lot onto Oakes Avenue shall be prohibited.

The project the Director Direct shall comply with the City of Anacortes construction standards as required for Public Works for water, sewer, and street access, storm drainage, a mentation control. All work performed within public rights—of—way shall construction standards and all utilities shall be constructed to City

erosion and sedimentation comply with City construction standards. Prior Mailbox locations shall be Prior to building permit is reviewed and approved by the City Public suance for each lot, Fire Department revie Works ew and Department.
approval will

uirements. required for individual lot access to determine apparatus turnaround and/or fire sprinkler n located Oakes

6. In order to maintain a buffer between Oakes Avenue and the new lots, vegetation located within the right—of—way area to the south of lots 3, 4, 5, 6, 7 & 8 and north of Oakes Avenue shall be retained. Any proposal to remove said vegetation shall be subject to approval by the Director of Planning, Community & Economic Development and shall include

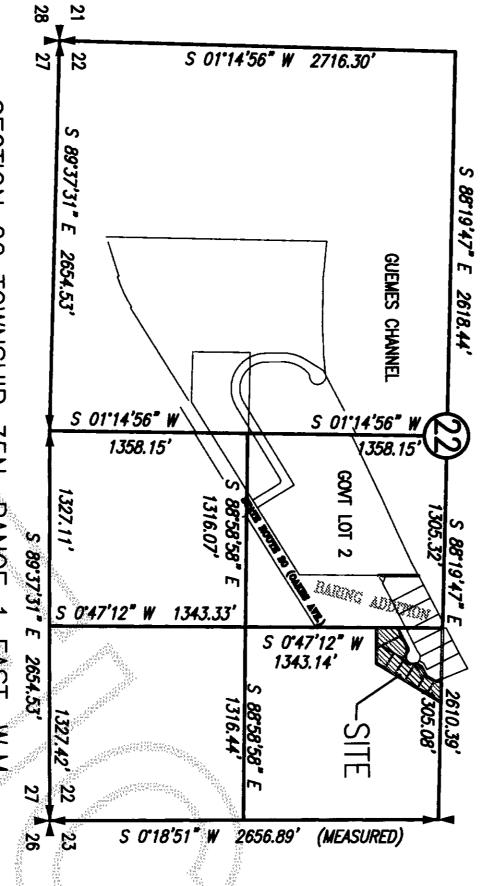
a revegetation/landscaping plan for review and approval.

7. Prior to building permit issuance for each lot, the applicant shall submit for review and approval a landscaping plan consistent with the requirements outlined in Chapter 17.41, Landscaping Requirements, and Chapter 16.50 —Tree Preservation.

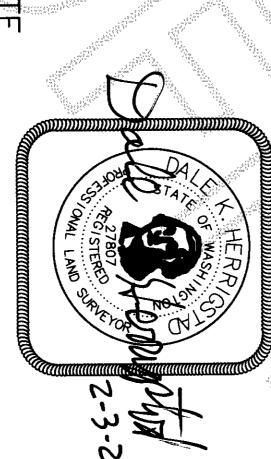
8. The lots in this subdivision are subject to payment of latecomer's fees consistent with the document recorded under AFN 200605050081. (\$1,301.53 per lot to be paid prior to

building

permit issuance.) lots in this subdivision nis subdivision are subject to applicable water, sewer, and Stormy up fees and transportation, fire, school, and park impact fees. The evels in effect at the time of building permit issuance and may currently in effect; sewer and water latecomer charges may be a building inspection, Lots 3, 4, 6, 7 and 8 shall be provided with a building inspection, Lots 3, 4, 6, 7 and 8 shall be provided with a building inspection, Lots 3, 4, 6, 7 and 8 shall be provided with a building inspection, Lots 3, 4, 6, 7 and 8 shall be provided with a building inspection, Lots 3, 4, 6, 7 and 8 shall be provided with a building inspection, Lots 3, 4, 6, 7 and 8 shall be provided with a building inspection, Lots 3, 4, 6, 7 and 8 shall be provided with a building inspection. Stormwater gener with



SECTION 22 SCALE: TOWNSHIP NONE 35N, RANGE EXST, 



## YORS

I hereby certify that the felat is based upon an action my super by me or under my super North, Range 1 East, W.M. representation of the land and distances are shown have complied with the premillations. regulations East, W.M.; the posture of the land actual he Reserve at ...
catual survey and survey and survey and survey and survey and survey and survey are survey. provisions actually correctly controlling . plat control surveyed; Channel Landing y and subdivision | Section 22, Townsl is a true and co true Township 3 have the Phase performed platting ve been urses

HERRIGSTAD, P.L.S.

DALE

BRUARY

# RESERV

#### S.E OF SEC ANACORTES, WASHINGTON 35 Z RNG

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LEGAL **DESCRIPTION** 

Lots 8 and 9, inclusive, (under Auditor's File No. 2 East, W.M., records of Sk Lots 8 e, City of Anacortes Short Plat No. 201009210052, being a portion of Skagit County, Washington. of SP-;P-05-0 Section -006, n 22, recorded September, Township 35 North, 2010, ge 1

Situated in the City of Anacortes, County of Skagit, State of Washington.

### **EASEMENTS**

required ge, and

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. 1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES PUGET SOUND ENERGY INC.(A.F. NO. 200807140094), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and maintain

2. A 25 foot common private utility and access easement is hereby reserved for and conveyed to lots 7 and 8 as shown on the plat for access and all utilities stated in #1 above to service lots 7 and 8 and for the purposes stated in #1 above. The maintenance of the improvements to the easement will be the responsibility of and shared by the benefiting lots. responsibility

3. A 20 foot common private utility and access easement is and conveyed to lots 2, 3, 4 and 5 as shown on the plat utilities stated in #1 above to service lots 2, 3, 4 and 5 as stated in #1 above. The maintenance of the improvements be the responsibility of and shared by the benefiting lots. s easement is hereby reserved for on the plat for access and all 3, 4 and 5 and for the purposes improvements to the easement wi

4. A 20 foot common private utility and access easement is hereby reserved fo and conveyed to lots 6 and 7 as shown on the plat for access and all utilities stated in #1 above to service lots 6 and 7 and for the purposes stated in #1 above. The maintenance of the improvements to the easement will be the responsibility of and shared by the benefiting lots.

within thereby by the A 10 foot public path easement located across portions in the existing 20 foot public utility easement as shown by granted to the City of Anacortes and the public and the Homeowners Association. ۵. ö <u>o</u> the plat is to be maintain ó maintained and

#### SKAGIT COUNTY **TREASURERS** CERTIFICATE

l certify that all taxes heretofore levied and which have be lands herein described have been fully paid and discharged records of my office, up to and including the year of 201 become a according 0 ίς upon o the Skagir

Certified County this ty Treasyrer 46 day of lebruary 20

Skagit

CITY OF ANACORTES APPROVALS

The Planning Commission of the City of Anacortes mees session on November 13,2013 did find that the Fat Channel Landing Phase II Plat serves the public use authorized the Subdivision Administrator to execute its a the Plat written g in regular was t of The Reserve interest & has approval. To Waster

Signature of f Planning Director

Z

Approval by the day of Ą Council of the City Anacortes, **₹** 

ATTEST: City Clerk

Examined

and

approved

day

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Trace and

20.14

CityCEnglikeer all special dedicated CITY hereby **TREASURERS** certify that there al assessments on as streets, alleys certify are CERTIFICATE any or no for delinquent spe f the property r other public special herein assessments in contained are paid in and

FEBRUARY 20 三

alleys,

use,

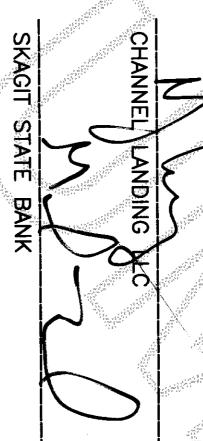
Treasurer, City Anacortes

W.M.

Skagit County Auditor
2/20/2014 Page \$144.00 2 11:17AM

DEDICATION

Know All Men by these Present that SKAGII STATE BANK, mortgage holder, and CHANNAL LANDING LLC, property 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 toriginal reasonable grading of all such streets and avenues shown hereon. The Owners and their assigns hereby waiver all claims for damages against which may be occasioned to the adjacent properties by the construction, drainage ar maintenange of said road and or area. hereon in tr shown and



State of Washington County of Skagit I certify that I know of have satisfactory evidence that signed this instrument, on oath stated that (he/she/) Nels (was/are) Strandberg authorized to execute the

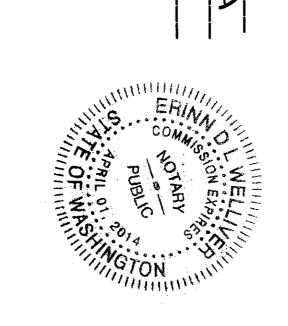
instrument and acknowledged it as the INCIADER CHANNEL LANDING LLC to be the free and voluntary act of such party for the uses and purpose nd purposes es mentioned in the instrument, day of February, 2019

Given under my hand and official seal this ATT Notary Public in and for the State of Washington

Name printed CMNN DI WELLE 10.

Residing at POBOX 931 Anacima

My commissions expires 4/1/2014 Anacures WA



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l certify signed t State c of Washington of Skagit fy that I know this instrumer instrument, on oath stated that (he/she/) (was/are) authorized to

the

execute

instrument. 20 14

Given under my hand and of Notary Public in and for the signed this instrument, on our with the Wice President instrument and acknowledged it as the Wice President instrument, on our with instrument, on our with instrument, on our with its with its with its instrument, on our with its instrument, or with its instrume official seal this <u>6</u> he State of Washington

Name Residing a commissions expires print ted EMNN POBOX 931 Aracorts 4/1/2014 WA E.O. VOTARY CO. OF NOW ON THE PARTY OF THE PART PUBLIC

SEA

OFFICIAL

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LONG TION **PLAT PORTION** TOWNSHIP Developer: 9F 35 世出 PO Channel Anacortes, S Вох 4 319 Landing 유 EAST, W.M. WASHINGTON WA 98221 

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BY:

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DWN BY:

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DATE:

Jan.

2014

CITY HERRI 9F ANACORTES ENGINEERING SKAGIT T COUNTY, 80

[GSTAD SURVEYING 299-

Whistle Lake Road, 98221

(360)JOB NO.:

SCALE: Noted 896