

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

201306200103
 Skagit County Auditor
 6/20/2013 Page 1 of 2 3:48PM
 \$144.00

J. Youngquist
 AUDITOR
DAK
 DEPUTY AUDITOR

GENERAL INFORMATION

1. Assessor's Account No.s 3811-0015-016-0003, P58672.
2. Description and exception information is from the latest FIRST AMERICAN TITLE INSURANCE COMPANY Subdivision Guarantee Date Down #2 Endorsement Order No: 142866-04, dated June 6, 2013.
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 Old Republic National Title Insurance Company Report referenced under Note 2 above. Said report lists document recorded under Auditors File Number AF 2000505130001 (Lidcoomers agreement), AF 200407260155 (PSE easement over existing location of power utility), AF 200411050015 (Storm Drainage Easement as shown on plat) and AF 201203190247 (Storm drainage easement). Deed of Trust recorded under Auditors File Number's 200807100107 and 201210180088.
4. Zoning: (R2) Residential Low Density District.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes

LEGAL DESCRIPTION

Lots 13, 14, 15 and 16, Block 15, "PLEASANT SLOPE ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 1 of Plats, page 40, records of Skagit County, Washington.

TOGETHER WITH all of the remaining platted "E" Avenue as shown in the plat of PLEASANT SLOPE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 40, records of Skagit County, Washington, from the South Boundary of 29th Place as shown on the PLAT OF PLEASANT VIEW, recorded under Auditors file Number 2000503230134, South to the South Boundary of 29th Street. Also all of 29th Street from the West Boundary of platted "E" Avenue to the West boundary of Lot 13, Block 15, of said PLEASANT SLOPE ADDITION TO THE CITY OF ANACORTES.

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

ADDRESSES

- LOT 1 - 2019 29TH PLACE
- LOT 2 - 2819 D AVENUE
- LOT 3 - 2103 29TH PLACE

SURVEYORS CERTIFICATE

I hereby certify that the VINTAGE 3-LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 24, 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 plating 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. 27807
 Date JUNE 17, 2013



S/P ANA-2012-0003 PW# 12-049-DEV SHEET 1 OF 2

SHORT PLAT

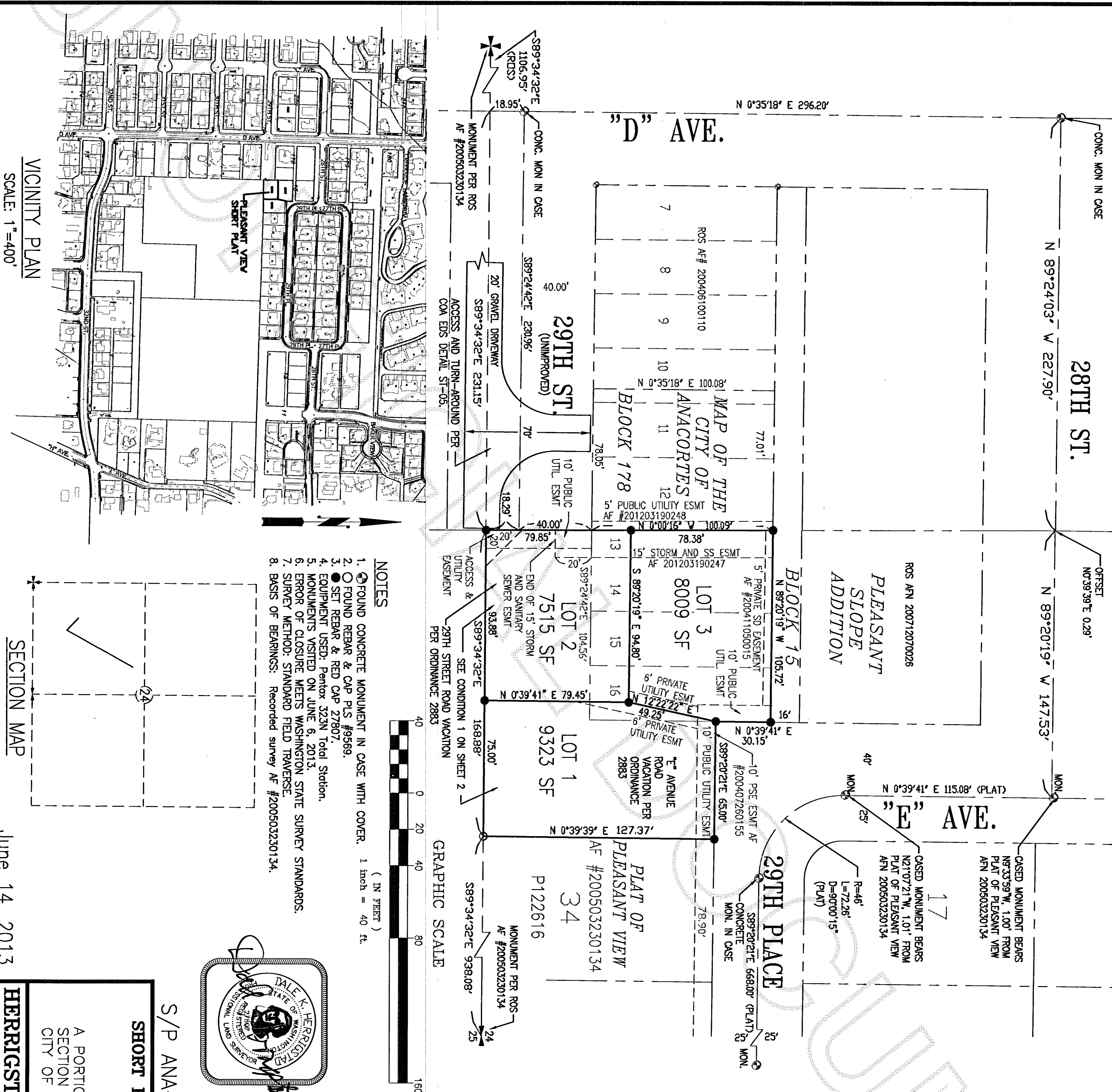
FOR: Vintage Investments Inc.
 3602 Commercial Avenue
 Anacortes, WA 98221
 (360) 293-2596

A PORTION OF THE SW 1/4 OF SECTION 24, TOWNSHIP 35 N., RNG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

**VINTAGE 3-LOT SHORT PLAT
 SURVEY IN SEC. 24, TWP. 35 N, RNG 1 E., W.M.
 ANACORTES, WASHINGTON**



VICINITY PLAN
 SCALE: 1"=400'

SECTION MAP
 SCALE: NONE

June 14, 2013

DWG: J2012-13
DWN BY: DKH
CHECK BY: DH
DATE: June 2013
SCALE: 1"=40'
JOB NO.: 2012-13

VINTAGE 3-LOT SHORT PLAT
 SURVEY IN SEC. 24, TWP. 35 N, RNG 1 E., W.M.
 ANACORTES, WASHINGTON

201306200103 \$44.00
 Skagit County Auditor
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CONDITIONS OF SHORT PLAT DATED APRIL 18, 2013:

1. Clearing limits on Lots 1 & 2 shall be setback 15 feet from the south property line of said lots and a fence installed constructed out of materials that are substantially similar to those used on the abutting lots to the east (Ord. 2883).
2. 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 17.4, Landscaping Requirements, and Chapter 16.50 - Tree Preservation.
3. 29th Street shall be developed to standards determined by the Public Works and Fire Departments and, if applicable, a commitment of non-opposition to any local improvement district shall be submitted to the short plat administrator prior to final short plat approval. Lot 2 as the benefiting property shall be responsible for maintenance of the access on 29th Street until such time 29th Street is developed to full city standards, or as otherwise approved by the Public Works Department.
4. Lot access and fire protection measures shall be developed to meet Fire and Public Works Department standards, including provision of a residential sprinkler system for proposed lot 2, if required by the Fire Department.
5. In addition to that required under Section 17.46 AMC, two additional off street parking spaces shall be provided for each lot as required by the Planning Department.
6. The lots in this Short subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, 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.

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, etc., as recorded under AFN 201306200104.
2. Short Plat number and date of approval shall be included in all deeds and contracts.

UTILITY EASEMENTS

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 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 services, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
2. A 12' Private Utility Easement on and across Lots 1 and 3 as shown on the plat is hereby reserved for and conveyed to Lot 2 for the purposes as stated in #1 above. Maintenance will be the sole responsibility of Lot 2.
3. A 20' by 20' triangle in the Southwest corner of Lot 2 is hereby reserved as a non-exclusive access and utility easement on and across Lot 2 as shown on the plat for potential future access to the property to the south. Maintenance will be the sole responsibility of the property for which it serves.

DEDICATION
 Know All Men by these Present that Skagit State 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.
[Signature]

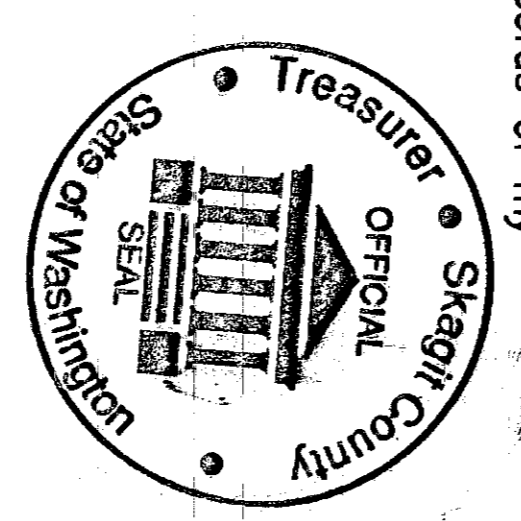
By Steven P. Henery, SVP
 Skagit State Bank

State of Washington
 County of Skagit
 I certify that I know of have satisfactory evidence that Ronald A Woelworth signed this instrument, on oath stated that (he/she/ (was/are) authorized to execute the instrument and acknowledged it as the President

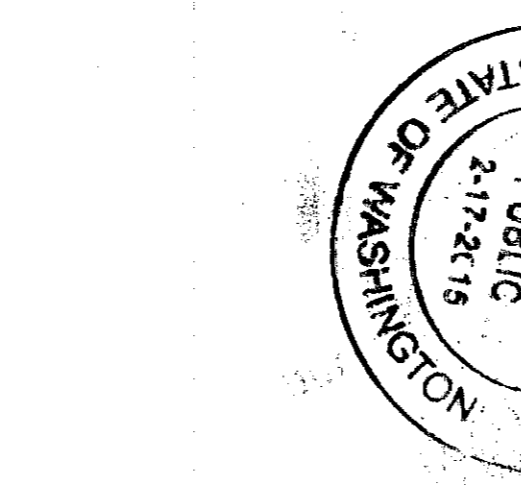
Given under my hand and official seal this 14th day of June, 2013.
 Notary Public in and for the State of Washington
 Name printed Laura L. Iles Davis, D.D.S.
 Residing at Anacortes
 My commissions expires 2-17-15

State of Washington
 County of Skagit
 I certify that I know of have satisfactory evidence that Steven P. Henery signed this instrument, on oath stated that (he/she/ (was/are) authorized to execute the instrument and acknowledged it as the Sr. Vice President

Given under my hand and official seal this 14th day of June, 2013.
 Notary Public in and for the State of Washington
 Name printed Laura L. Iles Davis, D.D.S.
 Residing at Anacortes
 My commissions expires 2-17-15



SKAGIT 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 2013.
 Certified this 20th day of June, 2013.
[Signature]
 Skagit County Treasurer



CITY OF ANACORTES APPROVALS
 Signature of Planning Director [Signature] City Engineer [Signature]

Examined and approved this 20th day of June, 2013.



[Signature]
 6-17-2013

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 19 day of June, 2013.
[Signature]
 Treasurer, City of Anacortes

S/P ANA-2012-0003 PW# 12-049-DEV

SHORT PLAT

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HERRIGSTAD ENGINEERING & SURVEYING
 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SHEET 2 OF 2

DWC: J2012-13
DWN BY: DKH
CHECK BY: DH
DATE: March 2013
SCALE: noted
JOB NO.: 2012-13