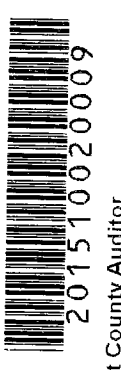


BEACHWOOD 9-LOT SHORT PLAT SURVEY IN SEC. 27, TWP. 35 N, RNG 1 E., W.M. ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD



Skagit County Auditor
10/2/2015 Page 1 of 2 10:24AM \$163.00

Annexa
AUDITOR
Annexa
DEPUTY AUDITOR

GENERAL INFORMATION

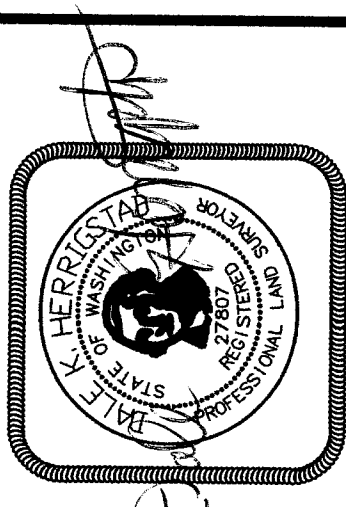
1. Assessor's Account No. 3858-000-074-0008, P61875 and 350127-4-009-0307, P32447.
2. Description and location information is from the Land Title Company of Skagit County Title Report Order No: 153057-0A, dated July 30, 2015.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the Land Title Company of Skagit County Report referenced under Note 2 above. Said report lists document recorded under Auditors File Number AF #320724 (Tract 73 easement for road that is annulled with the construction of the new access road), #321631 (PSE overhead transmission line), #844059 (Vacation ordinance as shown on the plat), #844526 (City of Anacortes, N 5 feet for utility line as shown on Plat East of boundary), #8507260067 (City of Anacortes Public Utility as shown on the Plat East of boundary), #9507260068 (City of Anacortes Public Utility as shown on the Plat), 200307110006 (Record of survey) and #201506150129 (PSE Easement for new utilities along front 10' of right-of-way. Deeds of Trust AF #201505260119, 201505260120 and Subordination agreement AF #201505260121, 201506180038 and 201506180039).
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.

NOTES

1. FOUND CONCRETE MONUMENT IN CASE WITH COVER 5-27-2015.
2. FOUND REBAR & CAP AS NOTED VISITED 7-7-2015.
3. FOUND PIPE AS NOTED VISITED 7-7-2015.
4. SET CONCRETE MONUMENT IN CASE WITH COVER.
5. SET REBAR & YELLOW CAP 27807.
6. SET REBAR & CAP 6' S58°55'37"E OF TRUE CORNER.
7. TRUE CORNER FALLS UNDER WEST SIDE OF FENCE.
8. EQUIPMENT USED: Carlson CR2 2" Total Station.
9. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
10. SURVEY METHOD: STANDARD FIELD TRAVERSE.
11. BASIS OF BEARINGS: Centerline of Anaco Beach Road and recorded survey AF #200307110006.

ADDRESSES

SHOWN IN BOX ON LOTS



SURVEYORS CERTIFICATE

I hereby certify that the BEACHWOOD 9-LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 27, 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, and being subdivided.

DALE K. HERRIGSTAD, P.L.S. Certificate No. 27807
Dale K. Herrigstad

Date SEPTEMBER 18, 2015

SPL-2014-0001 PW# 14-047-DEV

SHEET 1 OF 2

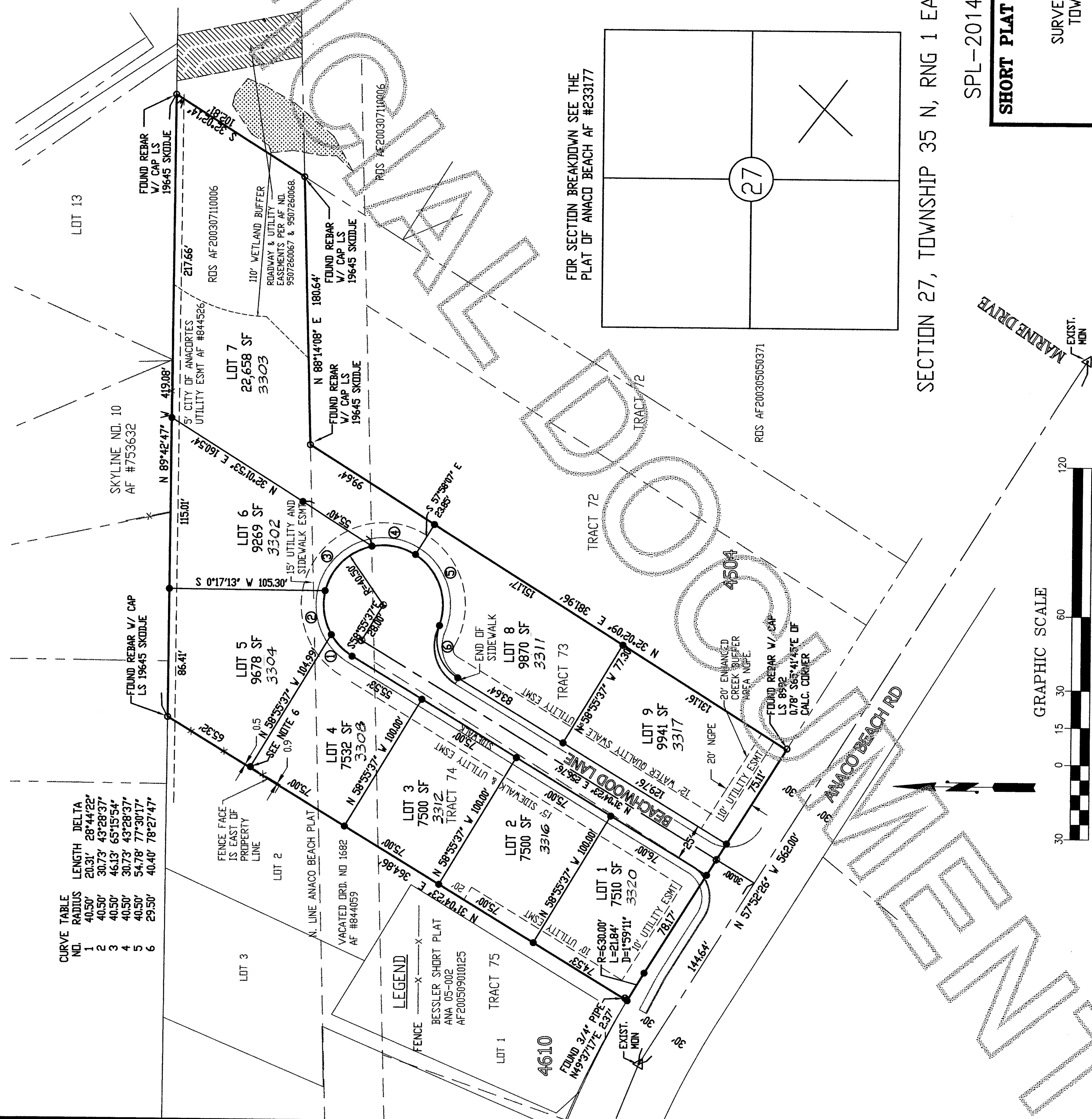
SHORT PLAT

FOR: BEACHWOOD LANE LLC
504 E. FAIRHAVEN AVE.
BURLINGTON, WA 98233

SURVEY IN THE SE 1/4 OF SECTION 27,
TOWNSHIP 35 N., RNG. 1 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON

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

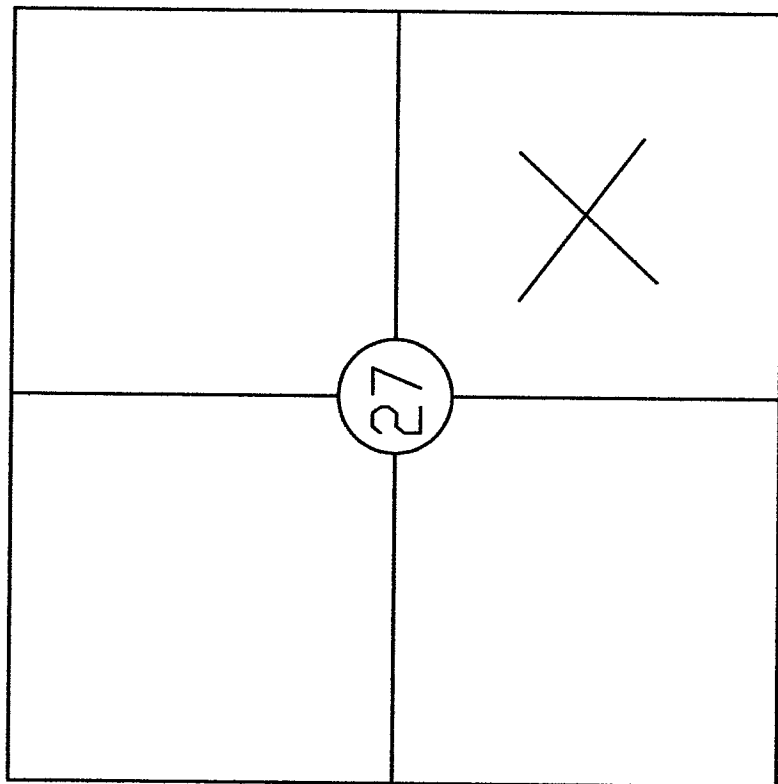
September 17, 2015



CURVE TABLE	LENGTH	DELTA
1	20.31'	28°44'22"
2	40.50'	30.73' 43°28'37"
3	40.50'	46.13' 65°15'54"
4	40.50'	30.73' 43°28'37"
5	40.50'	54.78' 77°30'17"
6	29.50'	40.40' 78°27'47"

LEGEND
 ---x--- FENCE
 ---x--- BESSLER SHORT PLAT ANA 05-002 AF200509010125
 ---x--- TRACT 75

FOR SECTION BREAKDOWN SEE THE PLAT OF ANACO BEACH AF #233177



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



**BEACHWOOD 9-LOT SHORT PLAT
SURVEY IN SEC. 27, TWP. 35 N, RNG 1 E., W.M.
ANACORTES, WASHINGTON**

CONDITIONS OF SHORT PLAT SIGNED MARCH 25, 2015:

- Access to each of the nine (9) proposed lots associated within the subject short plat shall only be from the internal roadway and cul-de-sac constructed as part of the short plat named Beachwood Lane. A note to this effect shall be recorded on the final short plat map.
- 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. A note to this effect shall be recorded on the final short plat map.
- Note on the final plat, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) attached to concrete blocks shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan." (MDNS Condition #8).
- Note on the final plat "Additionally, the applicant and/or contractor shall work with neighbors bordering the subject property that have trees located on or near the short plat's outer boundaries and either erect tree fencing (described above) to protect the respective trees at their drip line (plus 6 feet) or remove them per their request." (MDNS Condition #9)
- Note on the final plat, "Before building permits for each of the proposed residences will be issued, the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection." (MDNS Condition #10).
- The ten (10) foot buffer to Clyde Creek shall be increased to twenty (20) feet as measured from the property line. The creek's buffer shall be enhanced with native plants consistent with the wetland report prepared by Wetland Resources, Inc. dated November 24, 2014. Invasive plants species including but not limited to Himalayan black berry shall be removed by hand within this buffer. The buffer shall be replanted using native species including but not limited to vine maple, thimble-berry, snowberry, western hazelnut, and salmonberry. An alternative planting plan may be submitted by the applicant for review and approval by the Planning Director. The applicant/developer shall be responsible for both monitoring and maintaining the plants planted (referenced above) in a healthy growing condition for a period of five (5) years from the date of final short plat approval. The landscaping shall be maintained reasonably free of weeds and trash. Those plants that die within this period of time shall be replanted like for like of the same species. A note shall be placed on the face of the final short plat stating this requirement.
- The twenty (20) foot buffer from Clyde Creek measured from the south property line of Lot #9 shall be noted as a Native Growth Protection Easement (NGPE) and be maintained by the homeowners association (following the initial five years discussed above). Maintenance of this buffer and removal of invasive species shall be by hand only. The buffer shall be replanted as needed with native plants indigenous to Western Washington.
- Pursuant to AMC § 16.08.080, a note shall be placed on the final short plat that states: Land contained within a short subdivision may not be further divided in any manner within a period of five years from date of approval without filing effect; sewer and water latecomer charges may be payable.
- A minimum of one (1) additional off-street parking space must be provided by each and every lot (beyond those spaces required under current code).

NOTES

- Subject to Declaration of Covenants Conditions, Restrictions, etc., as recorded under AFN 201510030010
- Short Plat number and date of approval shall be included in all deeds and contracts.

CITY OF ANACORTES APPROVALS

Signature of Planning Director _____

City Engineer _____

Examined and approved this _____ day of _____, 20____.

UTILITY EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC. (A.F. NO. 200907140094), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY, and their respective successors and assigns under and upon the west ten (10) feet of lots 1 and 2 as shown on the Plat and the front ten (10) feet, twelve (12) feet, and fifteen (15) feet, as shown on the plat, of front boundary lines lots, tracts and spaces within the plat 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.

2. An easement is hereby reserved and granted to the public for the purpose of access over a concrete sidewalk in a fifteen (15) foot easement as shown on the plat along the front boundary lines of lots adjoining the right-of-way.

3. A twelve (12) foot easement for a water quality swale along the front boundary of lots 8 & 9 adjoining the public street is hereby reserved and granted to the public for the purpose of a grass water quality swale and is to be maintained by the owners of lots 8 & 9 adjoining the swale. One access driveway is allowed to lot 9 with a culvert. Lot 8 access shall be from the cul-de-sac with no additional driveways allowed across the water quality swale.

4. A Native Growth Protection Easement (NGPE) is hereby reserved along the front 20 feet of Lot 9 along Anco Beach Road as shown on the plat and is reserved for native plants and shall be left untouched with exception of the hand removal of non-native exotic or adventitious plants with concurrence of the City.

LEGAL DESCRIPTION

PARCEL "A":
Lots 73 and 74, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH all that portion of the unnamed roadway adjacent to the North line of the property which, upon vacation, reverted to said premises.

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

PARCEL "B":

Tract "g" of Boundary Line Adjustment Survey recorded July 11, 2003, under Auditor's File No. 200307110006, records of Skagit County, Washington, and being a portion of Government Lot 3, Section 27, Township 35 North, Range 1 East, W.M.

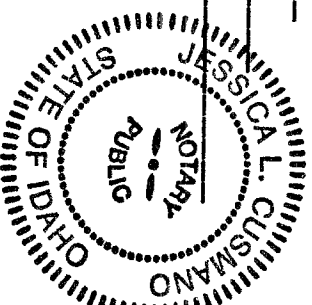
Situate in the City of Anacortes, County of Skagit, State of Washington.

State of Idaho

County of Blaine
I certify that I know or have satisfactory evidence that BRUCE PHILIP ELLIN, as the Trustee of the William L. Elin Trust, 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 28th day of September, 2015. Notary Public in and for the State of Idaho.

Signed Jessica L. Cisimano
Name printed Jessica Cisimano
Residing at Beaville
My commissions expires 11/21/2019



DEDICATION

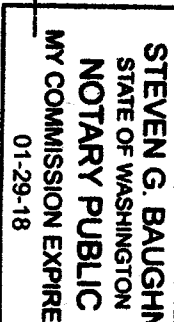
Know All Men by these Present that PEOPLES BANK and BRUCE PHILIP ELLIN, Trustee of the William L. Elin Trust Mortgage Holders and BEACHWOOD LANE LLC, owner of the land hereby platted, declare this plat and dedicate to the use of the public for all public purposes consistent with the use thereof for public 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.

BEACHWOOD LANE LLC
PEOPLES BANK
BRUCE PHILIP ELLIN

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that BRUCE PHILIP ELLIN signed this instrument, on oath stated that (he/she/it) (was/were) authorized to execute the instrument and acknowledged it as the Manager of BEACHWOOD LANE LLC 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 24th day of SEPTEMBER, 2015.
Notary Public in and for the State of Washington

Name printed STEVEN G. BAUGHN
Residing at 1111 N. 1st St, Bellingham, WA
My commissions expires 01-29-2018

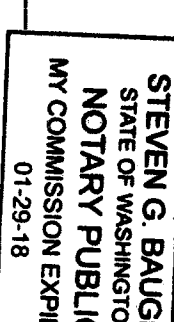


State of Washington

County of Skagit
I certify that I know of have satisfactory evidence that Dennis Boie signed this instrument, on oath stated that (he/she/it) (was/were) authorized to execute the instrument and acknowledged it as the VP of Peoples 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 29th day of SEPTEMBER, 2015.
Notary Public in and for the State of Washington

Name printed STEVEN G. BAUGHN
Residing at 1111 N. 1st St, Bellingham, WA
My commissions expires 01-29-2018



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 2015.

Certified this 2nd day of October, 2015.
Dennis Boie
Skagit County Treasurer



SPL-2014-0001 PW# 14-047-DEV

SHORT PLAT

FOR: BEACHWOOD LANE LLC
504 E. FAIRHAVEN AVE.
BURLINGTON, WA 98233

SURVEY IN THE SE 1/4 OF SECTION 27,
TOWNSHIP 35 N, RNG. 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

SHEET 2 OF 2

OWN BY: DKH

CHECK BY: DH

DATE: Sept. 2015

HERRIGSTAD ENGINEERING & SURVEYING

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

JOB2014-92

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10/20/15 Page 2 of 2 2:10:24AM