

CHANNEL VIEW SHORT PLAT

A PORTION OF BLOCK 239, PLAT OF THE MAP OF THE CITY OF ANACORTES, AND AN ADJOINING PORTION OF GOV'T. LOT 5, SEC. 13, TWP. 35 N., RGE. 1 E., W. M., ANACORTES, SKAGIT CO., WASH.

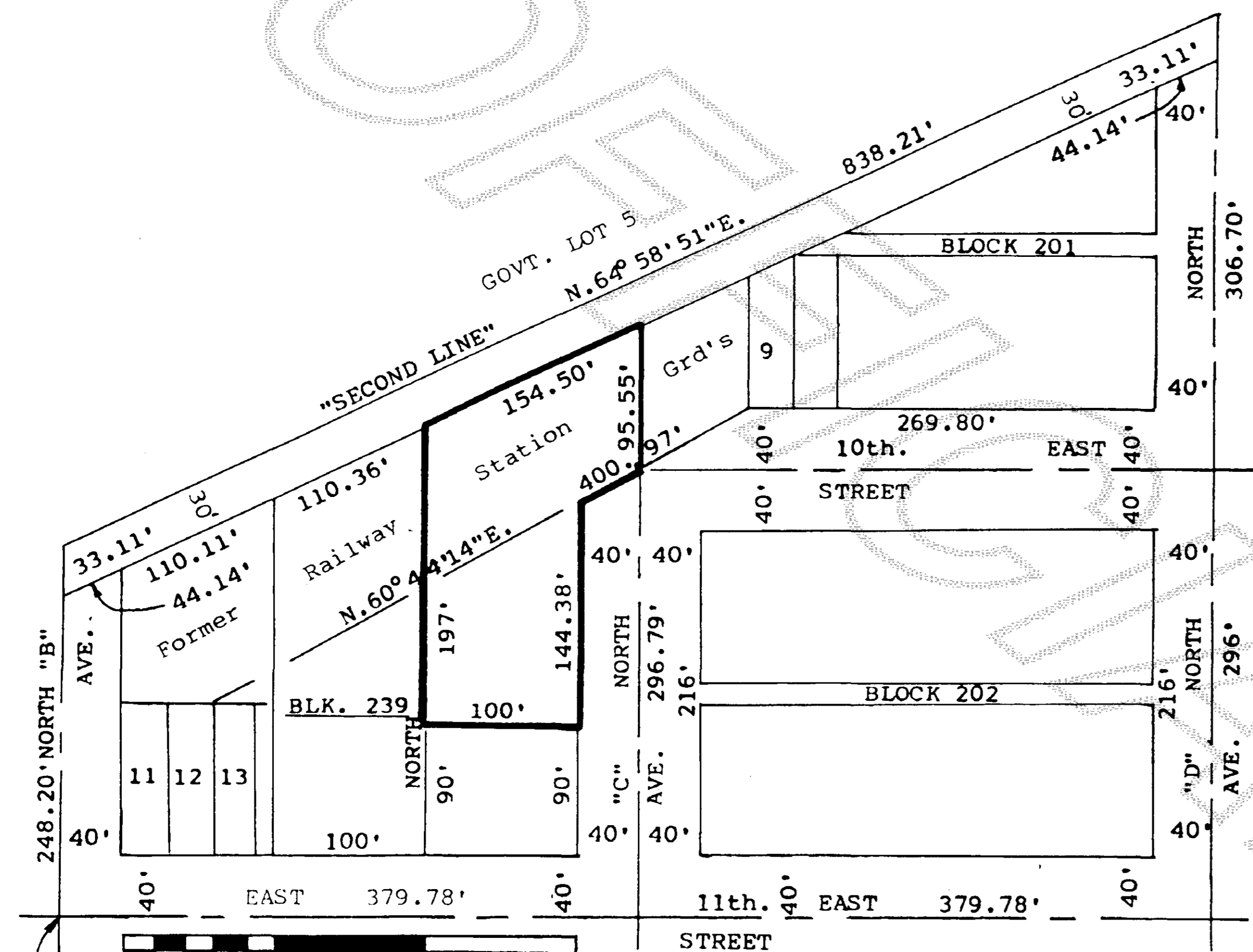
SHORT PLAT NUMBER AN 90-001

DATE OF APPROVAL 12-6-90

Assessor's Account #3772-239-004-0000

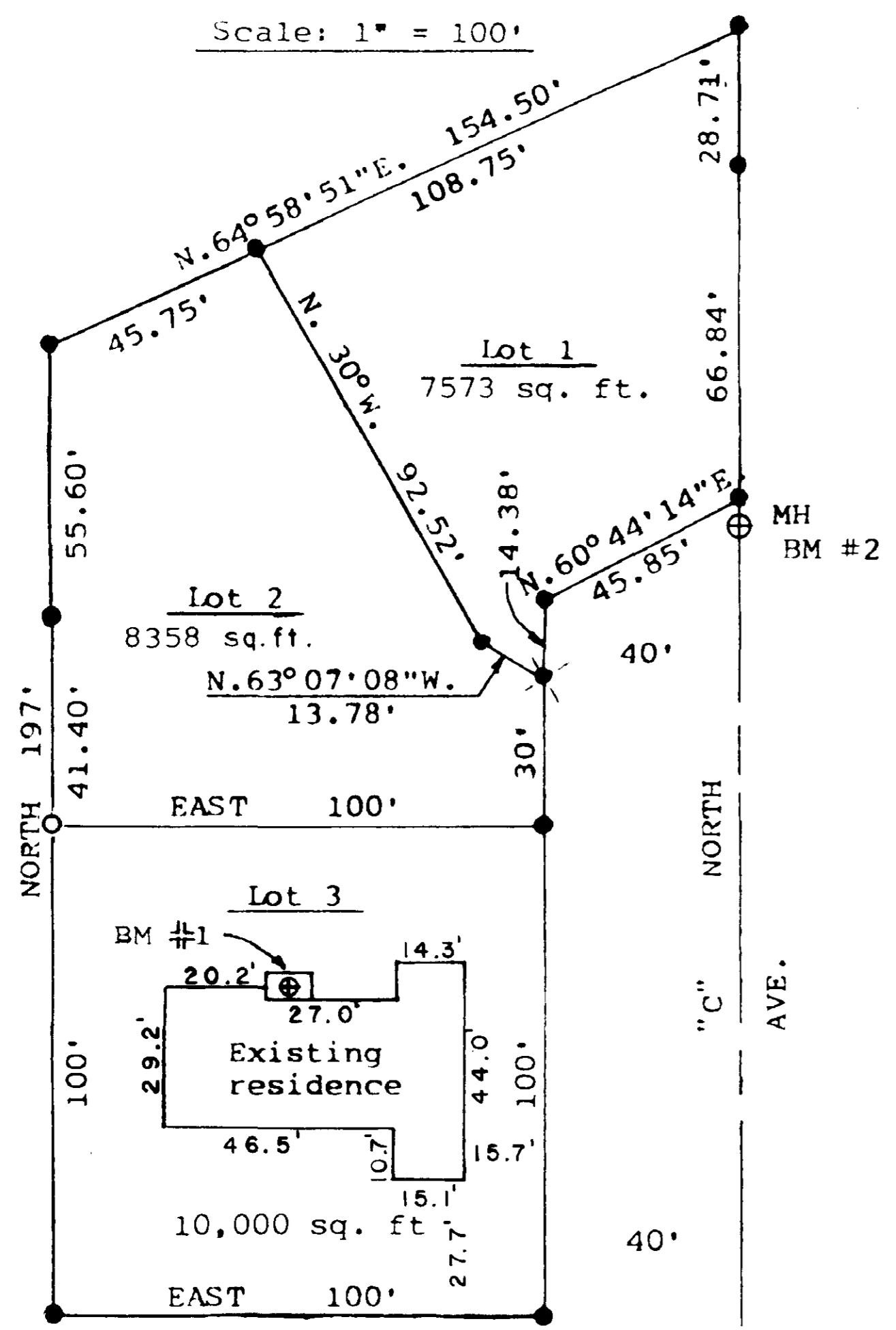
112
26
390

Wallace Eckberg

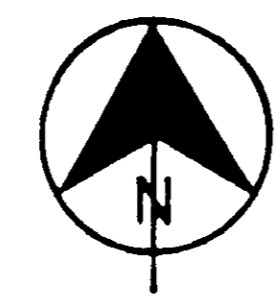


Scale: 1" = 100'

See note "A"



Scale: 1" = 40'



LEGEND

- Tack in lead plug in concrete driveway: ✕
- 1/2 inch iron pipe with lead plug "4303" set: ○
- 3/4 inch iron pipe with lead plug "4303" set: ●
- Survey made with EDM, calibrated steel tape and 6-1/4 inch transit with 30 second vernier.
- Basis of bearings: Center line of Eleventh Street, which is also the south line of said Section 13, called "EAST".
- Benchmark #1 is the top step of the existing concrete front porch on the existing residence on Lot 3, elevation 147.06 feet. Benchmark #2 is the invert in the existing sanitary sewer manhole at 10th. St. and C Ave., elevation 136.22 feet, all on City of Anacortes Datum; existing elevation of said manhole cover is 142.23 feet.

DESCRIPTION:

That portion of Block 239 of the MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, and of vacated alley, and of portion of vacated 10th Street, and of a tract of land designated on the Map of City of Anacortes as "Seattle and Northern Railway Company's Station Grounds", described as follows:

Beginning at a point 90 feet North and 100 feet West of the Southeast corner of said Block 239, said point being the North-west corner of a tract conveyed to Sigler P. Moen and Olga Moen, husband and wife, by deed dated March 25, 1953 and recorded March 26, 1953 as Auditor's File No. 486379; thence East along the North line of said Moen Tract to the East line of said Block 239; thence North along the East line of said Block 239 and said East line produced, to the South line of said Seattle and Northern Railway Company's Station Grounds; thence North-easterly along the South line of said Station Ground Tract to the center line of "C" Avenue; thence North along the center line of "C" Avenue, produced, to the point of intersection with a line that is 30 feet South of, (measured at right angles) and parallel with a second line, which said second line is described as follows:

Beginning at a point in the center line of Avenue "D", 602.7 feet North of the point of intersection of said center line of Avenue "D" with the center line of 11th Street and running thence Southwesterly to a point in the center line of Avenue "B" that is 248.2 feet North of the point of intersection of said center line of Avenue "B" with the center line of 11th Street, and the terminal point of said second line;

Thence Southwesterly, parallel with and 30 feet distant (measured at right angles) from said second line, to a point 100 feet West of the East line of said Block 239, produced; thence South, parallel with the East line of said Block 239, to the point of beginning.

NOTES:

1. Short Plat number and date of approval shall be shown on all deeds and contracts.
2. Zoning is Residential Low Density, 7500 square feet minimum area.
3. Water is City of Anacortes water system.
4. Sewage disposal is City of Anacortes sewerage system.
5. Maximum building heights, exclusive of chimneys, on Lots 1 and 2 shall be 147.00 feet, City of Anacortes datum. This Covenant shall run with the land and be forever binding on said lots.

NOTE "A": Found reference points on manhole set by Frank Gilkey at intersection of 11th. St. and B Ave. The obliterated Southwest corner of Section 13 is 415.80 feet west of said intersection. The intersection of 11th. and H Ave. is 2278.70 feet east of said intersection, the South quarter-section corner of said Section 13 is 2288.62 feet east of said intersection, and the original monument at the intersection of 11th. St. and J Ave., found and referenced by me in 1972, is 3038.49 feet east of said intersection.

CONSENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned subdividers hereby certify that this Short Plat is made as their free and voluntary act and deed.

Wallace R. Eckberg *Suoma Eckberg*
Wallace R. Eckberg Suoma Eckberg

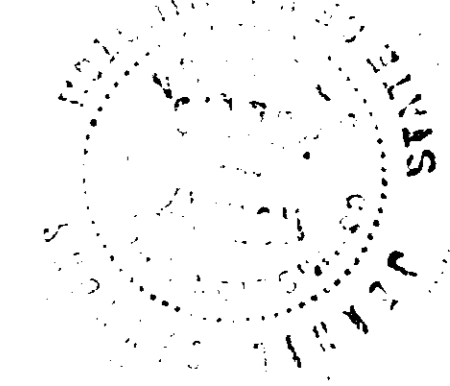
Vernon A. Burke
Vernon A. Burke

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT) S. S.

On this day personally appeared before me Wallace R. Eckberg and Suoma Eckberg, husband and wife, and Vernon A. Burke, a single man, to me known to be the persons named in and who executed the within and foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal hereto affixed this 11th day of June, 1990.

William J. ...
Notary Public in and for the State of Washington, residing at *1117 ...*



APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of the City of Anacortes Short Plat Ordinance this ... day of 1990.

Jan S. Munce *David M. Jankoff*
Short Plat Administrator City Engineer

NOTES, continued:

6. This short plat is subject to that certain storm drain easement in favor of the City of Anacortes recorded under Auditor's File Number 9101290004 records of Skagit County.
7. Unless the exemption provisions of WAC 173-14-040(g), as the same existed on Nov. 19, 1990, are utilized, a shoreline permit will be required before any work is begun on Lots 1 or 2.

TREASURER'S CERTIFICATE

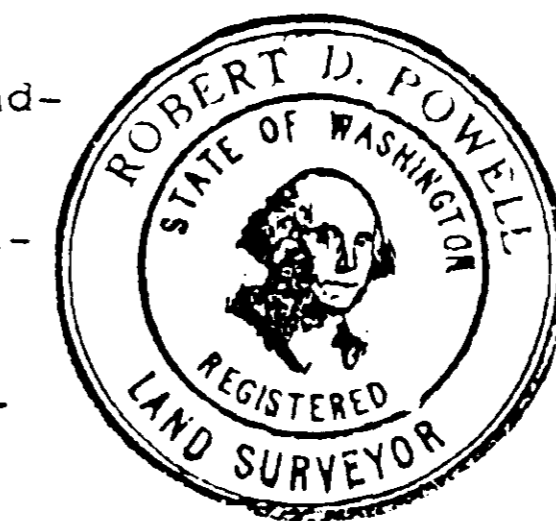
I hereby certify that all taxes levied upon and which have become a charge against the within described property have been fully paid and discharged up to and including the year 1990.

Joseph ... *By: ...*
County Treasurer Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this Short Plat have been surveyed and monumented and that all bearings and distances are correct as shown.

Robert D. Powell
Robert D. Powell, PLS
Anacortes, Washington
Certificate No. 4303



AUDITOR'S CERTIFICATE

Filed for record this 29th day of January 1991, at 29 minutes past 10 A. M., at the request of *Wallace Eckberg* and recorded in Volume 9 of Short Plats at Page 309, under Auditor's File No. 9101290005, records of Skagit County, Washington.

Vernon ... *By: Cheryl ...*
County Auditor Deputy