

CLARK WEST 2ND STREET 2 LOT SHORT PLAT

IN THE N.E. 1/4 OF SEC 23 AND N.W. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD



Skagit County Auditor
5/8/2015 Page 1 of 2 \$143.00
2:10:27 AM

Dale K. Herrigstad
DALE K. HERRIGSTAD
DEPUTY AUDITOR

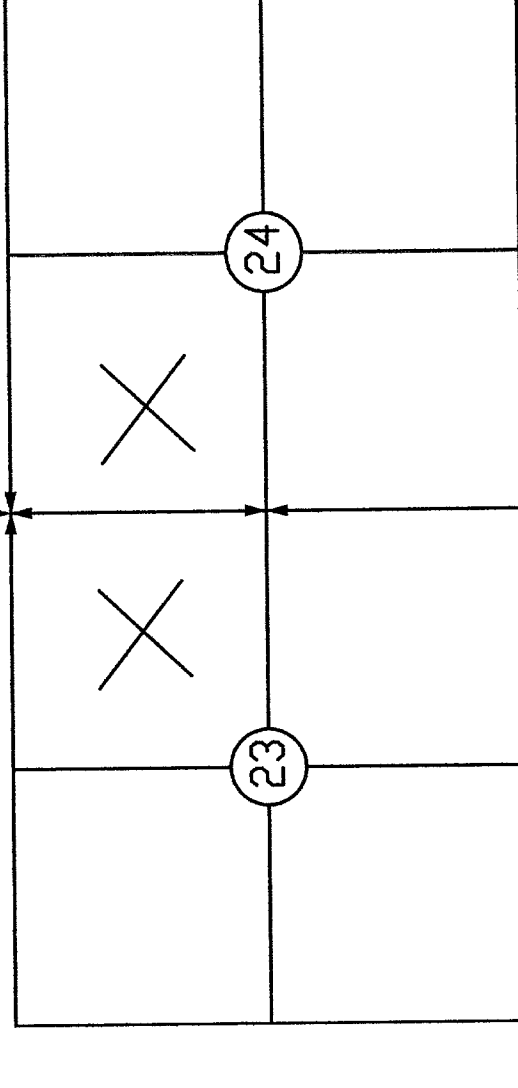
NOTES - MONUMENTS FOUND OR SET AS FOLLOWS:

1. MONUMENTS FOUND IN CASE W/ COVER 1-30-2015.
2. FOUND MONUMENT IN CASE W/ COVER 1-30-2015.
3. FOUND REBAR AND CAP PLS 22952 1-30-2015.
4. FOUND REBAR AND CAP PLS 4908 2-17-2015.
5. SET MONUMENT W/ CASE & COVER 4-16-2015.
6. SET REBAR & YELLOW CAP 27807 2-17-2015.
7. SET PK NAIL AT INTERSECTIONS ON 2-17-2015.
8. EQUIPMENT USED: Carlson CR2 2" Total Station.
9. MONUMENTS TIED ON 1-30-2015.
10. ERROR OF CLOSURE MEETS FIELD TRAVERSE.
11. SURVEY METHOD: STANDARD FIELD TRAVERSE.
12. BASIS OF BEARINGS: Recorded survey AF #9806300212.
13. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.

GENERAL INFORMATION

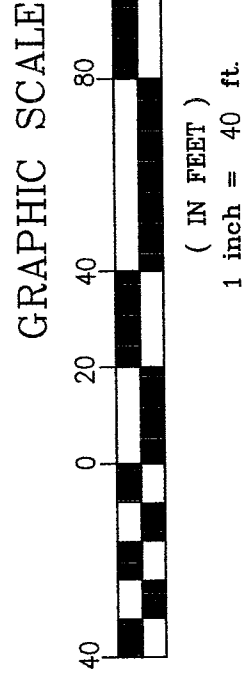
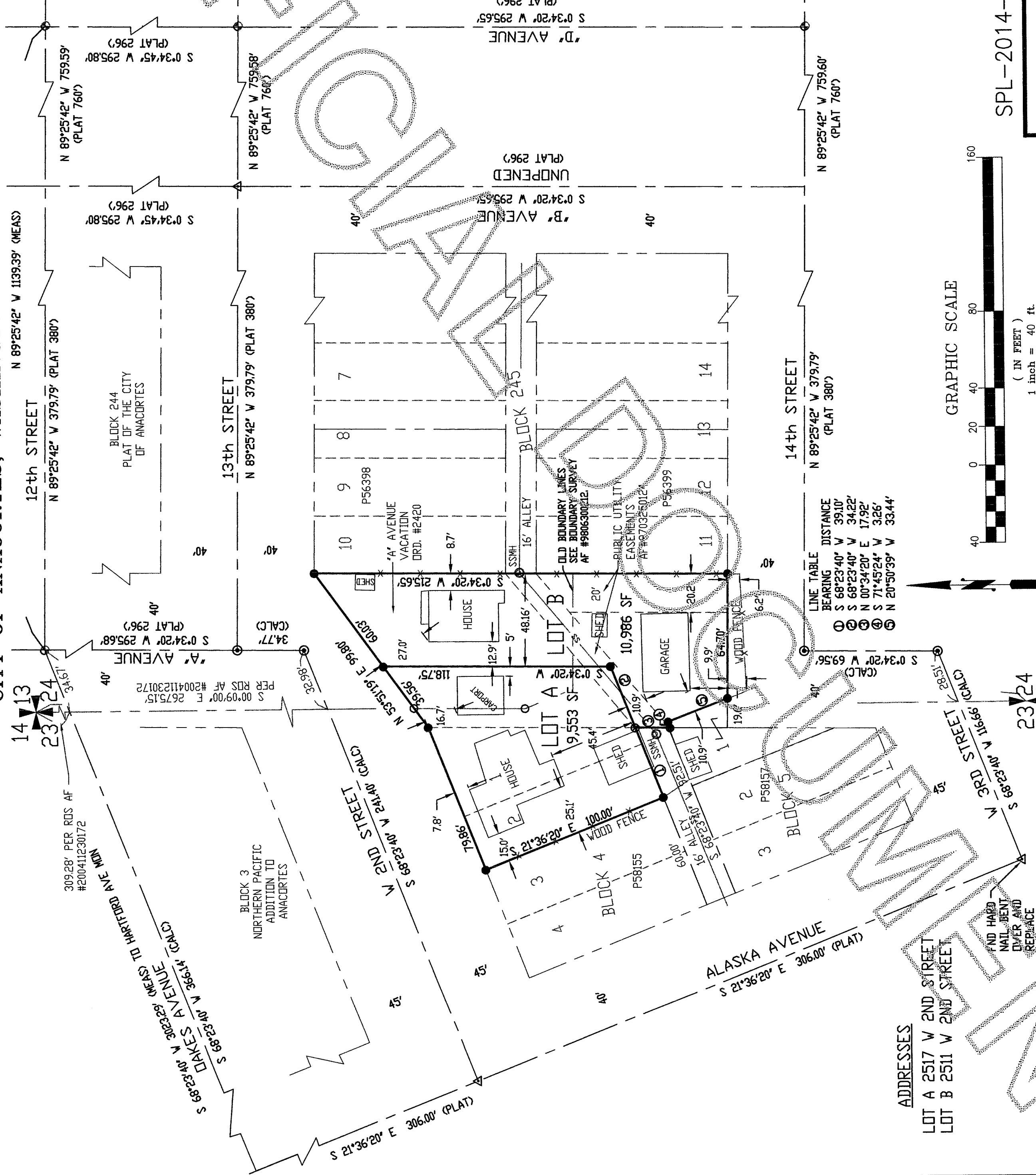
1. Assessor's Account No.s 3809-004-002-0007, P58154.
2. Description and exception information is from the latest STEWART TITLE GUARANTEE COMPANY Subdivision Guarantee No.: 150878-SA, dated: November 10, 2014.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Stewart Title Guaranty Company Report referenced under Note 2 above. Said report lists document recorded under Auditors File Number AF 9703250124 (Utility easements) and AF 9806300212 (Record of survey).
4. Zoning: (R2) Residential Low Density District. Maximum density of 4 units per acre including 1/2 the adjoining right-of-way (ROW), minimum lot size 7,500 square feet; This plot is 30,498 sq. ft. including 1/2 of adjoining ROW allowing 2.8 units. Minimum lot size as show is 9,553 sq. ft.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.

SECTION BREAKDOWN SEE
RDS AF #200411230172



IN THE N.E. 1/4 OF SEC 23 AND N.W. 1/4, SEC. 24,
TOWNSHIP 35 N., RNG. 1 EAST, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

SPL-2014-002 PW #14-049-DEV SHEET 1 OF 2



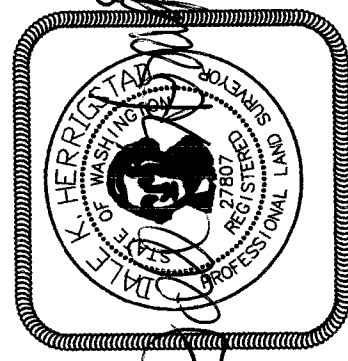
ADDRESSES
LOT A 2517 W 2ND STREET
LOT B 2511 W 2ND STREET

SHORT PLAT

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
360-299-8804

OWNER
Craig & Elizabeth Clark
1109 7th Street
Anacortes, WA 98221

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CRAIG CLARK IN NOVEMBER 2014.



Dale K. Herrigstad
Date: APRIL 23, 2015
Certificate No. 27807

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

DWN BY: DKH
CHECK BY: DH
DATE: April 2015
SCALE: 1"=40'
J2014-118

CLARK WEST 2ND STREET 2 LOT SHORT PLAT
IN THE N.E 1/4 OF SEC 23 AND N.W. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

201505080044
 Skagit County Auditor
 5/8/2015 Page 2 of 2 \$143.00
 10:27AM

LEGAL DESCRIPTION

PARCEL "A":

Lots 1 and 2, Block 4, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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

PARCEL "B":

That portion of "A" Avenue, as vacated by Ordinance No. 2420, approved on March 3, 1997, in the City of Anacortes, Skagit County, Washington, also being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 23 and of the Northwest 1/4 of the Northwest 1/4 of Section 24, all in Township 35 North, Range 1 East, W.M., and being more particularly described as follows:

Beginning at the Northeast corner of Block 4, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9;
 thence North 55°13'37" East a distance of 12.47 feet to a point that is 70.00 feet West of the West line of Block 245, "PLAT OF THE CITY OF ANACORTES", recorded in Volume 2 of plats, pages 4 through 7, records of Skagit County, Washington, as measured at right angles thereto;
 thence South 1°54'10" West, parallel with said West line of Block 245, a distance of 57.95 feet;
 thence South 20°16'55" East a distance of 26.93 feet;
 thence South 88°06'17" East a distance of 59.83 feet to the West line of said Block 245;
 thence South 1°54'10" West, along the West line of said Block 245, a distance of 80.78 feet, to the Southwest corner of said Block 245; thence North 88°06'17" West along the Westerly projection of the South line of said Block 245 a distance of 64.70 feet, to an existing fence as referred to in Quit Claim Deed from Elton L. and Bonnie M. Atkinson to Craig A. and Beth A. Clark, recorded under Auditor's File No. 9706170066, records of Skagit County, Washington;
 thence North 19°28'35" West along said fence, a distance of 33.44 feet to an existing fence corner; thence along said fence South 73°04'49" West a distance of 3.28 feet to the Easterly line of said Block 5; thence North 1°54'10" East along the East line of said Blocks 4 & 5, a distance of 126.15 feet to the point of beginning.

(Also known as Tract "B" as shown on a survey recorded June 30, 1998, as Auditor's File No. 9806300212, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of "A" Avenue, as vacated by Ordinance No. 2420, approved March 3, 1997, in the City of Anacortes, Skagit County, Washington; also being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, and of the Northwest 1/4 of the Northwest 1/4 of Section 24, all in Township 35 North, Range 1 East, W.M., and being more particularly described as follows:

Beginning at the Northeast corner of Block 4, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9;

thence North 55°13'37" East a distance of 12.47 feet to a point that is 70.00 feet West of the West line of Block 245, "PLAT OF CITY OF ANACORTES", recorded in Volume 2 of plats, page 4 through 7, records of Skagit County, Washington, as measured at right angles thereto, said point being the true point of beginning;
 thence continue North 55°13'37" East a distance of 87.28 feet to the Northwest corner of Lot 10, Block 245;
 thence South 1°54'10" West, along the West line of said Block 245, a distance of 135.02 feet;
 thence North 88°06'17" West a distance of 59.83 feet; thence North 20°16'55" West a distance of 26.93 feet;
 thence North 1°54'10" East a distance of 57.95 feet to the true point of beginning. (Also known as Tract "C" as shown on a survey recorded June 30, 1998 as Auditor's File No. 9806300212, records of Skagit County, Washington.)

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

LOCAL IMPROVEMENT DISTRICT

The following note is to be recorded along with this plat; "Craig and Beth Clark are not to oppose a future local improvement district for lots A and B as depicted in this Short Plat".
 Recorded under Auditor's file number 201505080045

SHORT PLAT CONDITION OF APPROVAL

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 A STANDARD PLAT.

DEDICATION

Know All Men by these Present that Craig & Elizabeth Clark, owners 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 recognizable grading of all such streets and avenues shown hereon. The Owners and their assigns hereby waive all claims for damages against which they may be occasioned to the adjacent properties by the construction, drainage and maintenance of said road and area.

Craig Clark

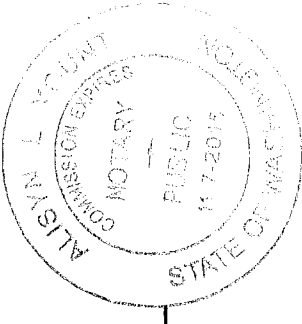
Elizabeth Clark

State of Washington
 County of Skagit

I certify that I know or have satisfactory evidence that Craig A. Clark and Elizabeth A. Clark, husband and wife, 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 28 day of April, 2015. Notary

Signed Elizabeth Clark
 Name printed Elizabeth Clark
 Residing at 3400 Lakeside Way
 My commissions expires 11-07-2015

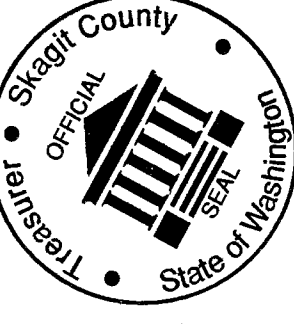


SKAGIT COUNTY TREASURERS CERTIFICATE

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 5th day of May, 2015.

[Signature]
 Skagit County Treasurer



CITY OF ANACORTES APPROVALS

[Signature]
 Signature of Planning Director

Examined and approved this 29th day of April, 2015.

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 _____ day of _____, 20____

Treasurer, City of Anacortes

SPL-2014-002

PW #14-049-DEV

SHEET 2 OF 2

SHORT PLAT

SURVEYOR
 DALE K. HERRIGSTAD P.L.S.
 4320 WHISTLE LAKE ROAD
 ANACORTES WA 98221
 360-299-8804

OWNER
 Craig & Elizabeth Clark
 1109 7th Street
 Anacortes, WA 98221

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

DWN BY: DKH
 CHECK BY: DH
 DATE: April 2015
 SCALE: noted
 J2014-118



4-23-2015