

202201190077

8/1/19/2022 02:07 PM  
Sheet: 1 of 2 Fees: \$203.50

**IMPERVIOUS COVERAGE LIMITATIONS**  
Based on the storm water design for the plat, the total impervious coverage for the three proposed lots is 10,722 square feet contained total. Storm water runoff is dated July 29, 2021 and approved by the City August 19, 2021.

**SPL-2021-0001**  
**ANACO BEACH SHORT PLAT**  
**SURVEY IN SEC. 27, TWP. 35 N, RNG 1 E., W.M.**  
**ANACORTES, WASHINGTON**

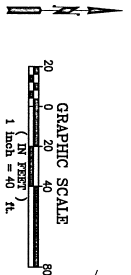
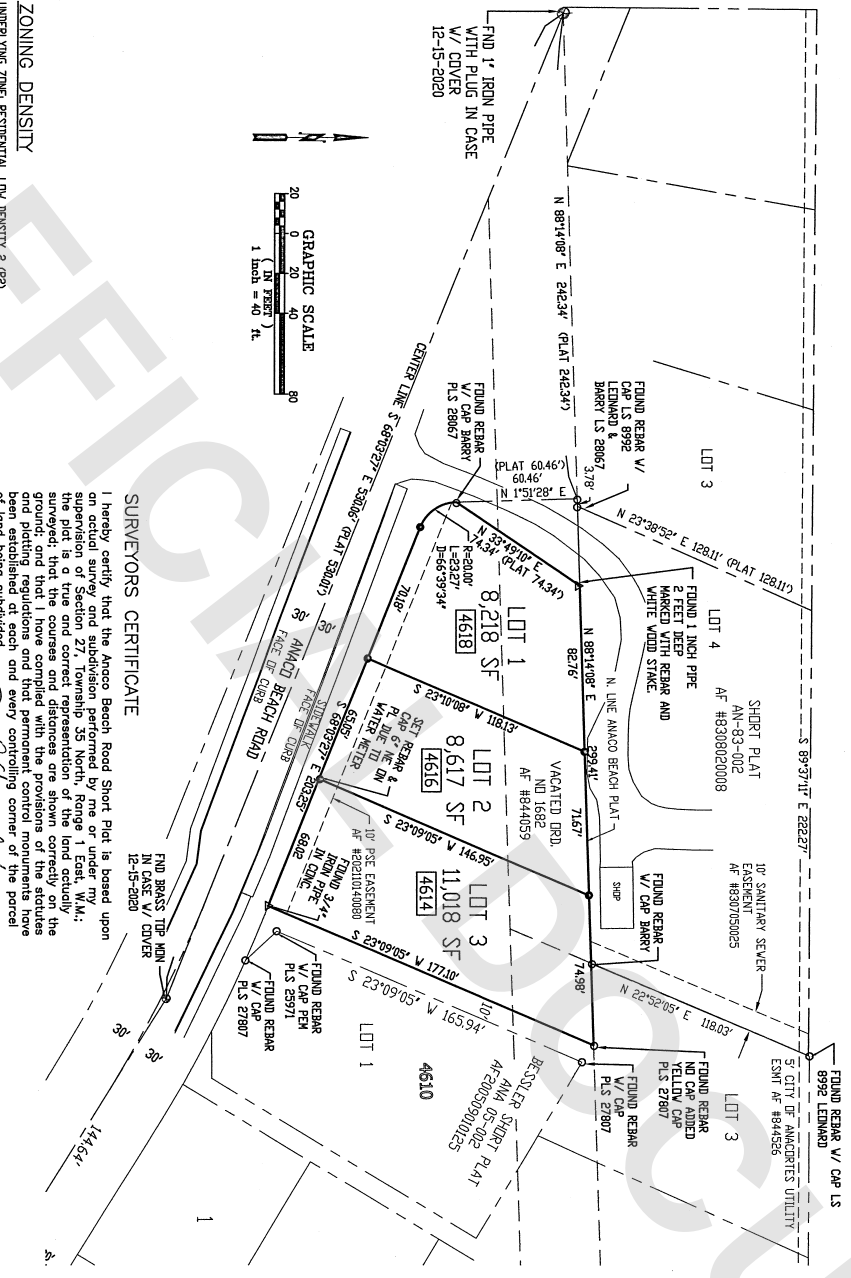
**AUDITORS CERTIFICATE**  
FILED FOR RECORD THIS 15 DAY OF JANUARY 2022  
AUDITOR'S FILE  
NO. 202201190077  
COUNTY, WASHINGTON  
RECORDS OF SKAGIT  
DEPUTY AUDITOR

*Barbara Belknap*  
AUDITOR  
*Anna L. ...*  
DEPUTY AUDITOR

- 1. SET REBAR AND CAP #27807,
- 2. FOUND MONUMENT IN CASE WITH COVER ON DECEMBER 15, 2020.
- 3. FOUND PIPE AS DESCRIBED.
- 4. FOUND REBAR CENTER LINE OF ANACO BEACH ROAD AND BESSLER SHORT PLAT NO. ANA 05-002, AF #200509010125.
- 5. EQUIPMENT USED: GEOMAX 27 TOTAL STATION.
- 6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS STANDARD FIELD TRAVERSE
- 7. SURVEY METHOD: STANDARD FIELD TRAVERSE

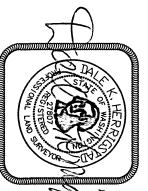
**GENERAL INFORMATION**

- 1. Assessor's Account No. 33968-000-076-0006/061878.
- 2. Assessed for the year 2021.
- 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 Auditor's File No. 233177 (First of Anaco Beach), #267060 & #232024 (Easement for road that connects to road constructed by the #202101218013, #2021050025 (S. 27th St. (part) and the #202101218013, (Record of survey) #202110140980 (10' wide PSE assessment as shown on map), 8306020008 (RFS) and 200809010125 (RFS).
- 4. Zoning: (R2) Residential Low Density 2.
- 5. Water Supply: City of Anacortes.
- 6. Sewer Disposal: City of Anacortes.
- 7. Storm Sewer: City of Anacortes.
- 8. Survey Method: City of Anacortes. Not all utilities were investigated.
- 9. Addresses shown on lots.

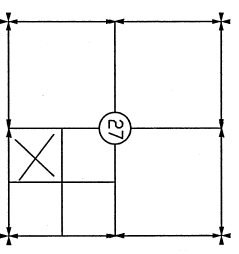


**ZONING DENSITY**  
UNDERLYING ZONE: RESIDENTIAL LOW DENSITY 2 (R2)  
MINIMUM LOT SIZE: 7,500 SQUARE FEET PER SINGLE FAMILY HOME  
NET AVERAGE NET AVERAGE IS 0.64 ACRES OR 27,933 SQUARE FEET  
GROSS AVERAGE: GROSS AVERAGE IS 0.79 ACRES INCLUDING 1/2 OF THE ADJUTING RDA.  
ZONE'S MAXIMUM DENSITY: FOUR (4) DWELLING UNITS PER GROSS ACRE.  
DENSITY CALCULATION: 0.79 GROSS ACRES MULTIPLIED BY FOUR (4) PERMITTED DWELLING UNITS PER GROSS ACRE EQUALS 3.17 DWELLINGS PER ACRE.  
DENSITY PROPOSED: THREE (3) DWELLING UNITS

**SURVEYORS CERTIFICATE**  
I hereby certify that the Anaco Beach Road 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., Anacortes, Washington. The survey was conducted on the ground, and that I have complied with the provisions of the statutes and putting 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.  
Certificate No. 27907  
Date: JANUARY 3, 2022



LAND SURVEYOR  
DALE HERRIGSTAD P.L.S. PE  
4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221



SPL-2021-0001

SHEET 1 OF 2

**SHORT PLAT** OWNER: LG Anacortes, LLC  
504 E Fairhaven Avenue  
Burlington, WA 98233  
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 N., RANG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON  
**HERRIGSTAD ENGINEERING & SURVEYING**  
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8904  
DWK Bf: dkh  
CHECK Bf: DMH  
DATE: Dec. 2021  
SCALE: UNOD  
JOB2021-41

**CONDITIONS OF APPROVAL**

1. Prior to building permit issuance, a landscaping plan and tree preservation/planting plan consistent with AMC 16.50 Tree Preservation and the 8-13-21 approved drainage report shall be submitted for review. The applicant's plan shall demonstrate conformance with the tree planting requirements in the approved tree preservation and planting plan on file with the Planning, Community & Economic Development Department. See list below for landscaping and trees shall be installed prior to certificate of occupancy being issued.

LOT 2 & EVERGREENS  
LOT 3 & EVERGREENS  
LOT 3 & 4 EVERGREENS

2. All or part of this area may be located within a suspected or known geologically hazardous area for natural hazard. Subsequent development shall be consistent with records of the State 11th Division 7, for geologically hazardous areas, as amended.
3. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work, immediately and notify the City of Anacortes and the Washington State Department of Archaeology and Historic Preservation in accordance with RCW 27.53.020.
4. Land combined within a short subdivision may not be further divided in any manner within a period of five years from the date of final approval without filing a standard plat.
5. The lots in this short subdivision are subject to applicable action, 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.

**LEGAL DESCRIPTION**

Lot 76, ANACOT BEACH, SNOGIT COUNTY, WASHINGTON, as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.  
TOGETHER WITH that portion of vacated public right-of-way adjacent thereto on the North, which upon vacation, attached to said premises by operation of law.  
EXCEPT that portion of said Lot 76 and vacated public right of way, described as follows:  
Commencing at the Northwest corner of said PLAT OF ANACOT BEACH, Section 27, Township 35 N., Range 1 East, W.M., 8875730' East a distance of 24234 feet to the Northwest corner of said vacated street, being also the true point of beginning; South 030°44' East a distance of 6046 feet thence North 87°29'16" West a distance of 4356 feet to the true point of beginning; thence South 89°29'16" West a distance of 4356 feet to the true point of beginning; thence in the County of Skagit, State of Washington.

SKAGIT COUNTY TREASURERS CERTIFICATE  
I certify that all taxes heretofore levied and which have become a lien upon the lands hereinafter referred to, and which are included in the records of my office, up to and including the year of 2022.  
Certified this 19th day of January, 2022.  
*Melie Bowman*  
Treasurer

CITY OF ANACORTES APPROVALS  
I hereby accept the survey data, dedications and reservations, the layout of streets and other rights-of-way, sewage and water systems, all other utilities, and all other public improvements.  
*[Signature]*  
Public Works Director  
01-18-2022  
I hereby accept that the final plat conforms to the approved preliminary plat and all conditions of the preliminary approval.  
*[Signature]*  
Planning, Community & Ec. Dev. Director  
01-18-2022

I hereby accept that all assessments, fees, and contributions have been paid in full or secured in accordance with AMC 19.32.  
*[Signature]*  
City Treasurer  
01-18-2022

State of Washington  
County of Skagit  
I certify that I know of no satisfactory evidence that Mirval Franklin signed this instrument, on each stated that (he/she/they) (was/are) authorized to execute this instrument, and acknowledged it as the Sole and Voluntary act 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 18th day of January, 2022.  
Notary Public in and for the State of Washington  
Name printed Tankar Hinnos Tscharn  
Residing at Carthage Island Wd  
My commissions expires July 19, 2025



**DEDICATION**

KIND, ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereinafter described, hereby declare this land hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon, and dedicate the use thereof for all public purposes not inconsistent with the use therefor for public highway purposes and the lots shown to make all in necessary, a fair and reasonable grading of said streets, and easements and tracts shown on this short plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements dedicated or specifically thereon to the use of the public in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby short subdivided agree to indemnify and hold the City of Anacortes, its successors and assigns, harmless from any damage, including any costs of repairs, maintenance, or replacement, which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by the City of Anacortes.  
Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns, to indemnify and hold the City of Anacortes, its successors and assigns, harmless from any damage, including any costs of repairs, maintenance, or replacement, which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by the City of Anacortes.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owner.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
*[Signatures]*  
LG Anacortes, LLC  
Peoples Bank

State of Washington  
County of Skagit  
I certify that I know of no satisfactory evidence that Bryan Adkins signed this instrument, on each stated that (he/she/they) (was/are) authorized to execute this instrument, and acknowledged it as the Monetary act of LG Anacortes, 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 18th day of January, 2022.  
Notary Public in and for the State of Washington  
Name printed Tankar Hinnos Tscharn  
Residing at Carthage Island Wd  
My commissions expires July 19, 2025



LAND SURVEYOR  
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4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221

SP1-2021-0001  
SHEET 2 OF 2  
FOR: LG Anacortes, LLC  
504 E Fairview Avenue  
Burlington, WA 98233  
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 N., RANG. 1 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON  
HERGSTAD ENGINEERING & SURVEYING  
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8904  
JOB2021-41  
DWN BY: dsh  
CHECK BY: DKH  
DATE: Dec. 2021  
SCALE: NOTED