

ANACO BEACH VOL. 5, PG. 4

22
26
50SECTION CORNER
1/2" DIA. BOLT WITH
SQUARE TOP
MARCH 199027
26
34
35

(PLAT = 330')

0 50 100 200 300
SCALE

MARINE DRIVE & PARK

FOUND EXISTING
3/4" I.P. 0.5'
SOUTH OF
CORNER2.2 ACRES
INCLUDING EASEMENTN 16°34'53" W
255.86'20' EASEMENT A.F. No. 773630
AND MORE PARTICULARLY DESCRIBED
IN DOCUMENTS RECORDED UNDER
A.F. No's. 9008290036, 9008290037 AND
9006140092REBAR IS 0.2' WEST OF
EXISTING PIPE IN ROCK
PILEFOUND EXISTING 3/4" IRON PIPE
0.4' WEST OF CORNER4.7 ACRES
INCLUDING EASEMENT

60' PRIVATE ROAD AND UTILITY EASEMENT

20' EASEMENT
A.F. NO. 77363010.3 ACRES
INCLUDING EASEMENTAREA TO REVERT TO ADJOINING
PARCELS (LOTS 2 & 4) AT
SUCH TIME AS A CUL-DE-SAC IS
ESTABLISHED FURTHER NORTH.FOUND EXISTING IRON PIPE
0.8' SOUTH OF CORNER2.4 ACRES
INCLUDING EASEMENTR = 130.00'
Δ = 8° 03' 20"
L = 18.28'N 27° 22' 09" E
96.23'

R=130.00'

SEE SHEET 2 OF 3 FOR
CONTINUATION OF EASEMENT

(PLAT = 660')

S. 1° 09' 51" W.
2615.02' (PLAT = 2615.38')SET P.K. NAIL
IN ROCK

SURVEY DESCRIPTION

PARCEL "A"
Lot 60, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4,
records of Skagit County, Washington.

PARCEL "B"
Lot 61, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4,
records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other
instruments of record.

Situate in the County of Skagit, State of Washington.

1/4 CORNER
1" IRON PIPE WITH WOOD
PLUG AND TACK
MARCH 1990

AUDITOR'S CERTIFICATE

Filed for record this 22 day of January, 19 91, at 1:22 o'clock
P.M., in book 3 of Short Plats at page 31-90 at the request of SEMRAU & LISSER
under Auditor's File No. 1102080001.

Greg Melatunk
Skagit County Auditor

Chris Kraggsund
Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed
and monumented and that all distances and bearings are accurate.

Bruce G. Lisser
Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, P.L.S., Certificate No. 22960
SEMRAU & LISSER
2118 Riverside Drive Suite 104
Mount Vernon, WA 98273

Date: JAN. 22, 1991

SHEET 1 OF 3

SHORT PLAT No. 31-90

DATE: 2-1-91

SURVEY OF A PORTION OF THE NE 1/4 OF
SECTION 34, T. 35 N., R. 1 E., W.M.

FOR: LOUIS E. BRATZ, JR.

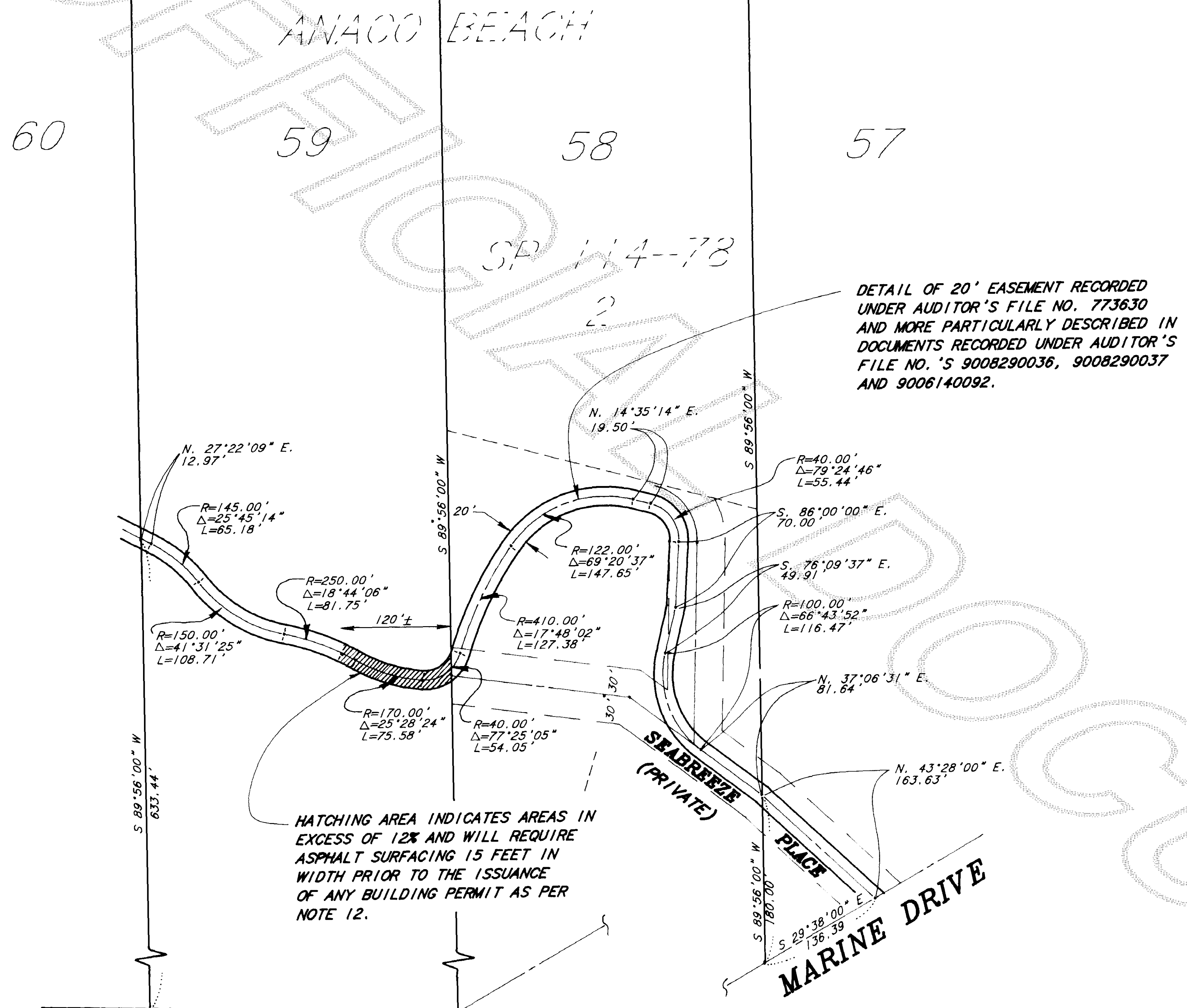
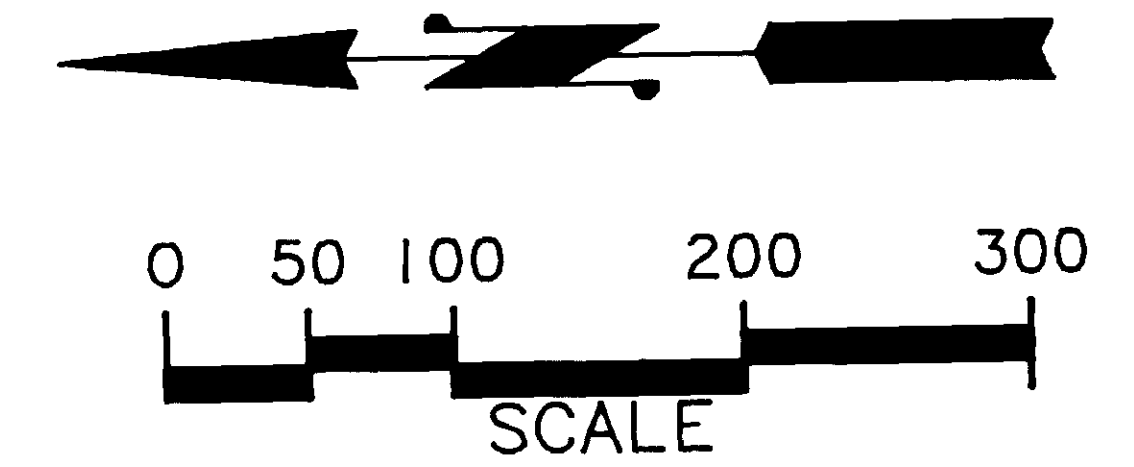
FB 46 PG. 17

MERIDIAN - PLAT

SEMRAU & LISSER
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 PH 424-9566

SCALE: 1" = 100'

JOB NO. 90-009



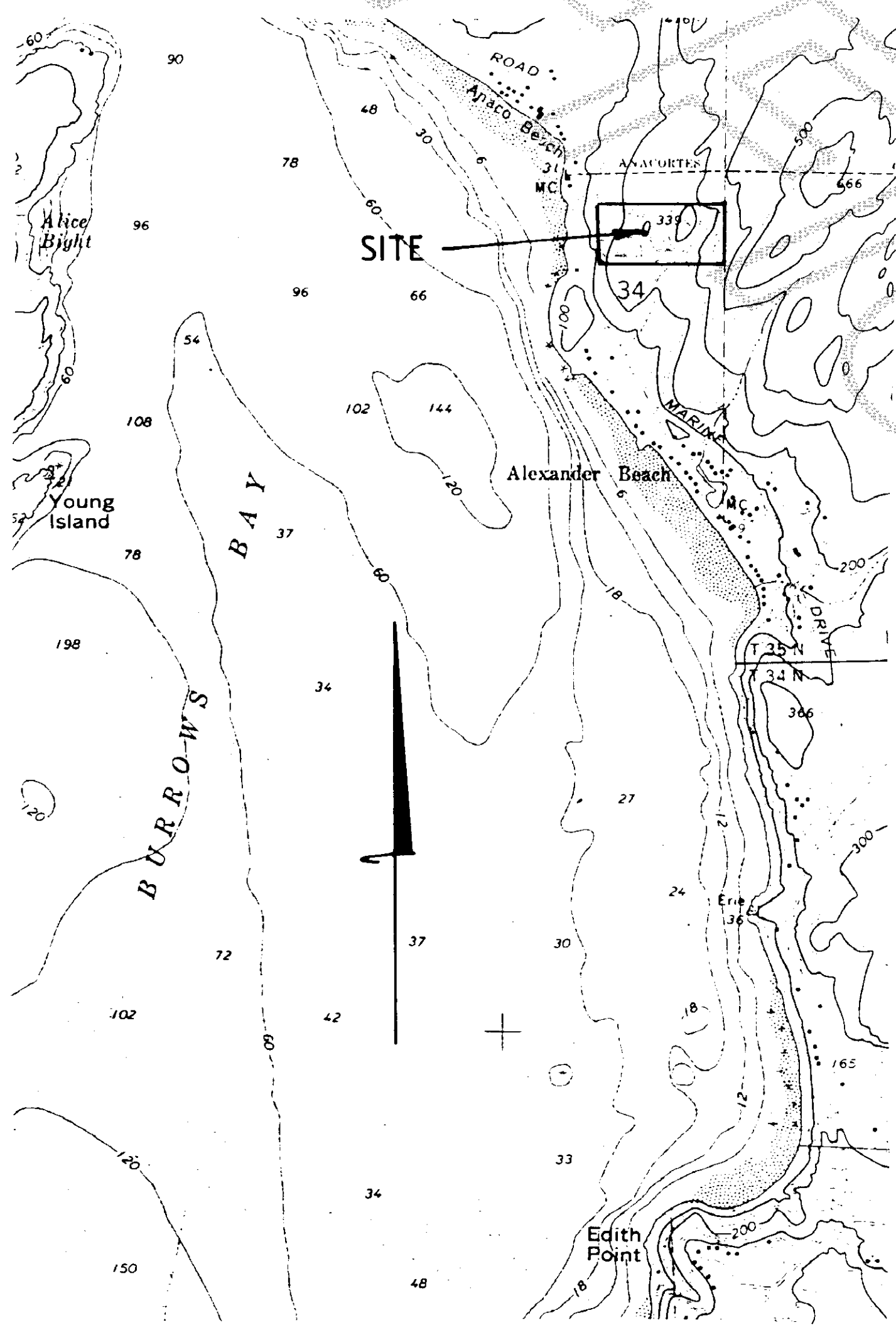
JAN. 22, 1991

SHEET 2 OF 3

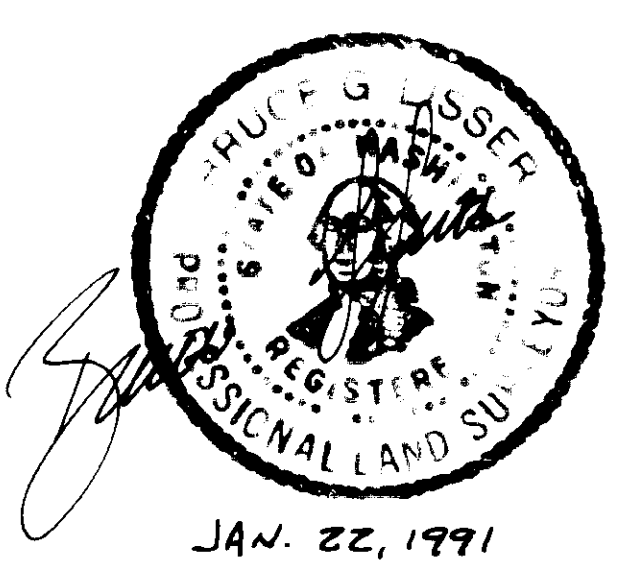
SHORT PLAT NO. 31-90	DATE: 2/7/91
SURVEY OF A PORTION OF THE NE 1/4 OF SECTION 34, T. 35 N., R. 1 E., W.M. FOR: LOUIS E. BRATZ, JR.	
FB 46 PG 17 MERIDIAN: PLAT	SEMRAU & LISSER SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 206-424-9566
SCALE: 1" = 100' JOB NO. 90-009	

100' Plat. Page 2 of 3

911208001



VICINITY MAP
SEC. 34, T. 35 N., R. 1 E., W.M.



EASEMENTS

An easement is hereby reserved for and granted to the Skagit County, City of Anacortes Water Utility, Puget Sound Power and Light Co., Continental Telephone of the Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the easements shown hereon, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

GENERAL EXCEPTIONS:

- Easement dedicated on the face of said plat;
For: Slopes for cuts and fills
- Easement, including terms, covenants, and provisions thereof, granted by instrument
Recorded: September 6, 1972
Auditor's File No.: 773630, records of Skagit County, WA
In favor of: Owners of Lots 57 through 62
For: Wells, water line, and roadway
- Easement for ingress and egress over a right of way not to exceed 20 feet in width to be established by Estvold Development Company as disclosed by numerous instruments of record.
- Easement for ingress, egress and utilities over right of way specifically disclosed in instruments recorded under Auditor's File Numbers 9008290036, 9008290037 and 9006140092.

NOTES

- All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- Short Plat number and date of approval shall be included in all deeds and contracts.
- Zoning - RESIDENTIAL
- Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM
- Water - City of Anacortes
- - Indicates iron rod set with yellow cap marked LISSER 22960.
○ - Indicates existing iron pipe or iron rod found.
- Survey description is from Island Title Company policy Order No. SA-8971, dated January 24, 1990.
- Basis of Bearings: Section corner and quarter corner monuments along the East line of the Northeast 1/4 of Section 34, T. 35 N., R. 1 E., W.M.
- Instrumentation: Nikon NTD-3 Theodolite Distance Meter
- Survey procedure: Field Traverse
- Direct access to Marine Drive from lots 1, 2 and 3 may be difficult due to steep slopes and severe topographic constraints.
- A 20' gravel road with 2" of crushed rock will be constructed with 25 foot of clearing from the south line of this short plat to the cul-de-sac as it is shown on page 1 of 3 prior to the issuance of any building permits if any asphalt surfacing is applied which is less than 20' in width it will be placed to one side of the gravel road to allow for future widening.
- All future residential structures will be equipped with county approved sprinkler systems prior to occupancy.

TREASURER'S CERTIFICATE

This is to 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 1990.
This 21st day of January, 1991.
Judyann Menash
Skagit County Treasurer

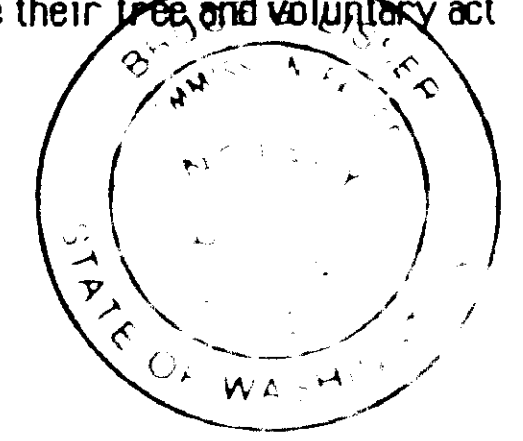
CONSENT

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.

Louis E. Bratz Jr. *Janet M. Bratz*
LOUIS E. BRATZ, JR. JANET M. BRATZ
Orville Wann *Frances Wann*
ORVILLE WANN FRANCES WANN
Charles Walter *Jeanie Walter*
CHARLES WALTER JEANIE WALTER

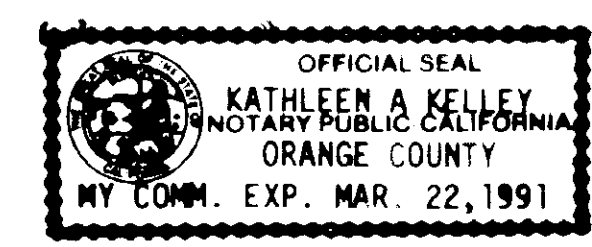
ACKNOWLEDGEMENTS

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence LOUIS E. BRATZ, JR. and JANET M. BRATZ, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated Oct 9, 1990
Signature *Louis E. Bratz Jr.*
Title NOTARY
My appointment expires 7-14-92



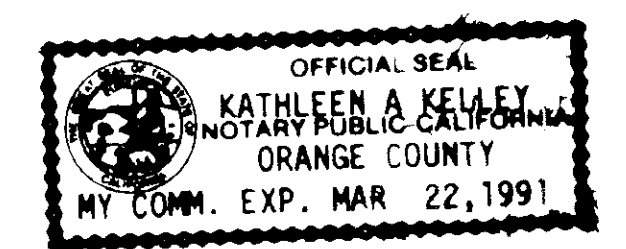
State of Washington
County of _____
I certify that I know or have satisfactory evidence ORVILLE WANN and FRANCES WANN, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated _____
Signature _____
Title _____
My appointment expires _____

State of _____
County of _____
I certify that I know or have satisfactory evidence CHARLES WALTER, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.
Dated _____
Signature _____
Title _____
My appointment expires _____



State of _____
County of _____
I certify that I know or have satisfactory evidence CHARLES WALTER, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.
Dated _____
Signature _____
Title _____
My appointment expires _____

State of _____
County of _____
I certify that I know or have satisfactory evidence JEANIE WALTER, signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.
Dated _____
Signature _____
Title _____
My appointment expires _____



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 6 day of FEBRUARY, 1991.

Short Plat Administrator
Mark D. Spahr
Skagit County Engineer



SHEET 3 OF 3

SHORT PLAT No. 31-90		DATE: 11
SURVEY OF A PORTION OF THE NE 1/4 OF SECTION 34, T. 35 N., R. 1 E., W.M.		
FOR: LOUIS E. BRATZ, JR.		
FB 46 PG. 17	SEMPRAU & LISSER SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 100' JOB NO. 90-009

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