

9302120125

SHORT PLAT NO.: AN93-003
DATE OF APPROVALS: _____

15
26
43

Meares Jenneskens

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS HEREBY DECLARE THIS SHORT SUBDIVISION WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, EASEMENTS AND PUBLIC SITES SHOWN ON THIS SHORT PLAT.

WE FURTHER DECLARE THAT THIS LAND DESCRIBED BY THIS SHORT SUBDIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PRECEDING FIVE (5) YEARS, AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE (5) YEARS FROM DATE OF THE APPROVAL OF THIS SHORT PLAT.

IN WITNESS WE HAVE SET OUR HANDS AND SEALS.

DATED ON THIS 11TH DAY OF FEBRUARY, 1993.

Theodor G. Jenneskens
THEODORUS G. JENNESKENS
Maria K. Jenneskens
MARIA K. JENNESKENS

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF ~~SKAGIT~~)
) WHATCOM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THEODORUS G. AND MARIA K. JENNESKENS ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNERS AND THAT THIS IS A FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED ON THIS 11TH DAY OF FEBRUARY, 1993.

D. Steele
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT BELLINGHAM
MY APPOINTMENT EXPIRES 6-15-95

RESTRICTIONS

RESTRICTIVE AND PROTECTIVE COVENANTS COVERING ALL LOTS IN THIS PLAT ARE IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS, AS FILED IN VOLUME _____ OF DEEDS, PAGE(S) _____ UNDER A.F. # 9302120127 RECORDS OF SKAGIT COUNTY, WASHINGTON.

GENERAL INFORMATION


- 1) WATER SUPPLY: CITY OF ANACORTES
- 2) SEWAGE DISPOSAL: CITY OF ANACORTES
- 3) EXISTING ZONING: RESIDENTIAL MEDIUM DENSITY (RM) - (6,000 SQ. FT. MIN.)
- 4) ALL LOT CORNERS ARE MONUMENTED WITH 3/4" IRON PIPES AND CAPS (#13188) UNLESS OTHERWISE NOTED, AND CASED CONCRETE STREET MONUMENTS WILL BE SET IN PAVEMENT.
- 5) THE RESUBDIVISION OF THESE TRACTS, ALSO THE CONSTRUCTION OF BUILDINGS AND DRIVEWAYS, ETC., ARE SUBJECT TO THE APPROVALS OF THE APPROPRIATE CITY OFFICIALS.
- 6) THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS AND/OR COMMON DRIVEWAYS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND SHALL BE IN DIRECT RELATIONSHIP TO THE USAGE OF THE ROADS.
- 7) THE PREPARATION AND SURVEY OF THIS SHORT SUBDIVISION IS BASED ON THE FOLLOWING SOURCES:
 - A) FIRST AMERICAN TITLE COMPANY'S "CERTIFICATE FOR SHORT PLAT" - ORDER #35544.
 - B) INFORMATION SHOWN ON THE DRAWINGS OF THE APPLICABLE "BAKERVILLE ESTATES" AND "VIEW HEIGHTS" PLATS.
 - C) INFORMATION SHOWN ON THE DRAWINGS OF A RECORDED SURVEY MAP (VOLUME 2 OF SURVEYS AT PAGE 204).
 - D) APPLICABLE STREET, SECTION, AND PLAT MONUMENTS FOUND AS SHOWN ON THE DRAWING.
- 8) SURVEY INSTRUMENT USED: TOPCON (5 SECOND) DIGITAL GTS-3C TOTAL STATION.

SURVEYOR'S CERTIFICATE

I, LAWRENCE W. STEELE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON.

DATED IN ANACORTES ON THIS 11TH DAY OF FEB., 1993.

Lawrence W. Steele
LAWRENCE W. STEELE, P.L.S.
CERTIFICATE NO. 13188
EXPIRES 10/20/94


LARRY STEELE & ASSOCIATES
LAND SURVEYORS
SUITE 104
1323 LINCOLN ST.
206-616-4950 BELLINGHAM, WA 98226

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1992.

DATED THIS 12 DAY OF February, 1993.

Judith Mearsh SKAGIT COUNTY TREASURER
BY: *Kathie Jungquist* DEPUTY TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

DATED THIS 12th DAY OF February, 1993.

Jorge Khtarian
TREASURER/CITY OF ANACORTES

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805.

DATED THIS 12 DAY OF FEBRUARY, 1993.

Ian Munce IAN MUNCE PLANNING DIRECTOR
Gordon Bruchner GORDON BRUCHNER CITY ENGINEER

AUDITOR'S RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LARRY STEELE AND ASSOCIATES, INC. ON THIS 12 DAY OF Feb, 1993, AT 15 MINUTES PAST 4 P. M., AND RECORDED IN VOLUME 10 OF SHORT PLATS AT PAGE(S) 174/175 UNDER AUDITOR'S FILE NUMBER: 9302120125 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Jerry Mchuff SKAGIT COUNTY AUDITOR
BY: *Clayton Jungquist* DEPUTY AUDITOR

CERTIFICATE OF TITLE

RECORDED THIS _____ DAY OF _____, 1993.
UNDER AUDITOR'S FILE NUMBER _____ VOLUME _____ OF OFFICIAL RECORDS, AT PAGE(S) _____ RECORDS OF SKAGIT COUNTY, WASHINGTON.

BAYVIEW ESTATES SHORT PLAT

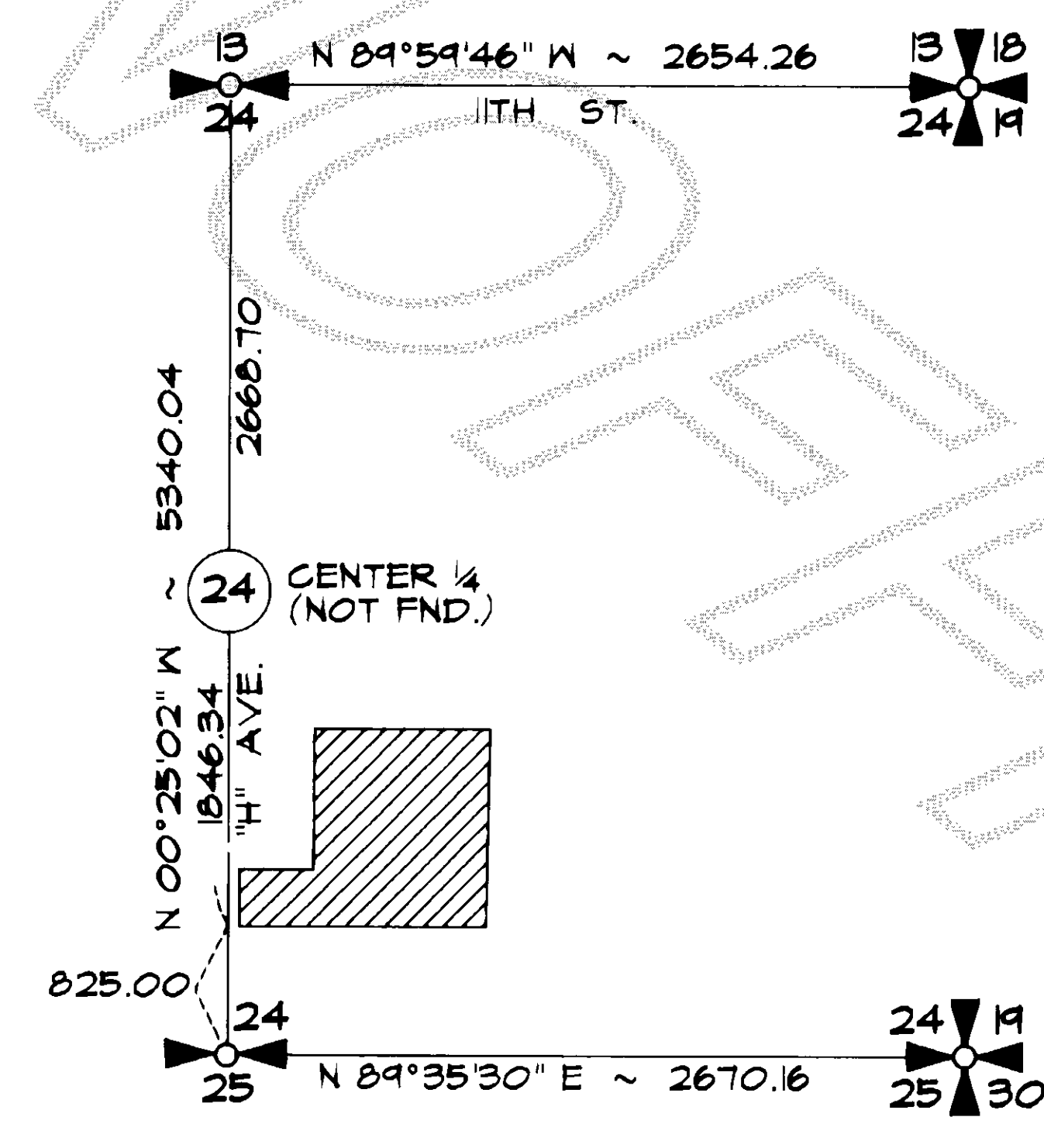
A PART OF THE SW 1/4, SE 1/4 OF SEC. 24, TWP. 35N., RGE 1E., W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

Lawrence W. Steele
LARRY STEELE & ASSOCIATES
Phone: (206) 616-4950

PREPARED FOR: Mr. Ted Jenneskens JP Group 4809 242nd Ave. Se, Issaquah, WA 98027		
SCALE: 1" = 40'	DRAWN BY: KW	JOB NO.: 09692
DATE: 1/28/93	APPROVED BY: LWS	SHEET 1 OF 2
DESCRIPTION: SEE ABOVE		
LARRY STEELE AND ASSOCIATES 1323 LINCOLN STREET BELLINGHAM, WASHINGTON 98226		

9302120175

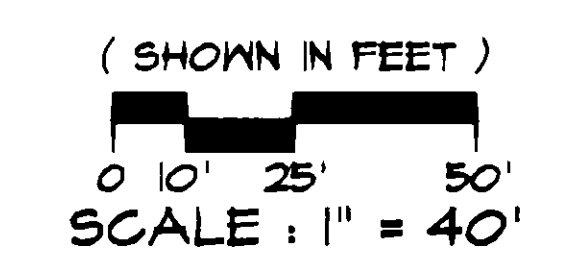
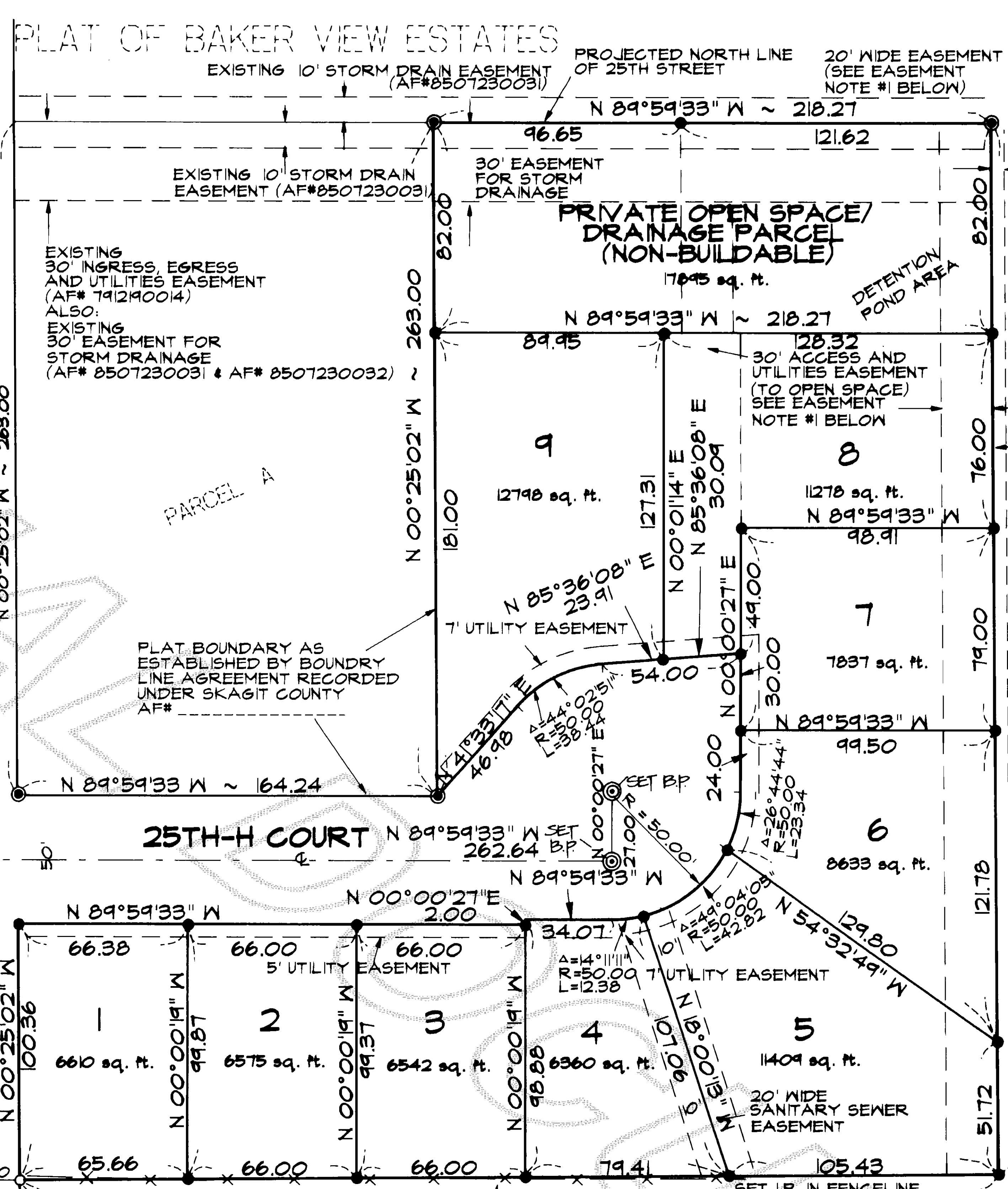
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E 1/2, SECTION 24, TWP. 35N., RGE. 1E., W.M.
 BASED ON THE EAST 1/2 OF SECTION 24 - TOWNSHIP 35N - RANGE 1E W.M. PER RECORD OF SURVEY AF# 791210004 N.T.S.

LEGAL DESCRIPTION
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 0°25'02" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 825 FEET; THENCE NORTH 89°34'43" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 30 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0°25'02" WEST PARALLEL WITH SAID WEST LINE 147.363 FEET; THENCE SOUTH 89°59'33" EAST 174.24 FEET; THENCE NORTH 0°25'02" WEST 266 FEET TO THE PROJECTED NORTH LINE OF 25TH STREET IN THE CITY OF ANACORTES; THENCE SOUTH 89°59'33" EAST 208.27 FEET; THENCE SOUTH 0°25'02" EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 410.5 FEET TO THE NORTH LINE OF THE SOUTH 825 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°34'43" WEST ALONG SAID NORTH LINE 382.5 FEET TO THE TRUE POINT OF BEGINNING; THE SAME BEING PARCEL B OF THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 791210004, IN VOLUME 2 OF SURVEYS, PAGE 204, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FND. CONC. MON. IN TRAIL



BASIS OF BEARINGS
 BASED ON THE CENTER SECTION LINE, S4 TO N4 OF SECTION 24, BEING N 00°25'02" W AS SHOWN ON RECORD OF SURVEY AUDITOR'S FILE #791210004.

SURVEY PROCEDURE
 FIELD TRAVERSE USING TOPCON GTS-3C DIGITAL TOTAL STATION (5 SECOND)

- LEGEND**
- SET CONCRETE MONUMENT (12/92)
 - FOUND REBAR WITH CAP (1/192)
 - SET IRON PIPE W/ PLASTIC CAP (#3138)
 - ⊙ SET CASSED CONCRETE MONUMENT W/ BRASS PLUG (PER CITY STANDARDS)

EASEMENT NOTES
 1) EASEMENT FOR 15' WIDE GRAVEL ROAD TO MH AT NE CORNER OF PROPERTY FOR MAINTENANCE SERVICE, REPAIR, AND RECONSTRUCTION (IF NECESSARY)

LARRY STEELE & ASSOCIATES
 LAND SURVEYORS
 SUITE 104
 1323 LINCOLN ST.
 BELLINGHAM, WA 98226
 206-676-9350

T. 35N., R. 1E., W.M.

BAYVIEW ESTATES SHORT PLAT

A PART OF THE SW 1/4, SE 1/4 OF SEC. 24, TWP. 35N., RGE 1E., W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

Larry Steele
 EXP. 12/1/93
 Phone: (206) 676-9350

PREPARED FOR: Mr. Ted Jennessens JP Group 4809 242nd Ave. Se, Issaquah, WA 98027		
SCALE: 1" = 40'	DRAWN BY: KW	JOB NO.: 09692
DATE: 1/28/93	APPROVED BY: LMS	SHEET 2 OF 2
DESCRIPTION: SEE ABOVE		
LARRY STEELE AND ASSOCIATES 1323 LINCOLN STREET BELLINGHAM, WASHINGTON 98226		ASSESSOR'S NO. 350124-0-058-3103

V. 10 Sh. Plats Pg 175

Return to: City of Anacortes
P.O. Box 547
Anacortes, 98221

1
2
36

35

DEPUTY COUNTY CLERK
SKAGIT COUNTY AUDITOR

'94 JAN 25 P3:37

RECORDED 4
REQUEST OF _____

ACCOMMODATION RECORDING

Island Title Company
P. O. BOX 1228
ANACORTES, WA. 98221

AFFIDAVIT OF CORRECTION

QA-2392

9401250104

CITY OF ANACORTES

Change Short Plat I.D. #:

FROM:

City of Anacortes Short Plat # **ANA 93-003**
Jenneskens, 25th-H Court
902120125, Vo. 10, Short Plats, Pages 174, 175

TO:

City of Anacortes Short Plat # **ANA 92-003**

Ian S. Munce
Ian S. Munce, Planning Director

1/19/94
Date

9401250104

BK1290FG0311

FILED DOCUMENT

CITY OF ANACORTES

SHORT PLAT NUMBER ANA 92-003

DECISION TO APPROVE A SHORT PLAT FOR 25-H COURT

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director hereby issues a short-plat approval for 25-H Court as described in the Short-Plat Map (Attachment A to these Findings) subject to the following conditions:

(1) Treasurer's Certificate. All short subdivisions when approved and prior to recording shall contain the following:

Treasurer's Certificate: I certify that all taxes heretofore levied and which have become a lien upon the lands described above have been fully paid and discharged according to the records of my office up to and including the year of [] (current year).

Certified this ____ day of _____, 19__.

(2) The Administrator approval of this short-plat, shall be tentative and shall not be final until fourteen (14) days have elapsed since the date of approval by the Administrator and notice to the applicant. If no appeal is filed, the Administrator will make available or mail to the applicant the short plat indicating the modifications and improvements required.

(3) Any party aggrieved by the decision of the Administrator may appeal to the City Council by filing a notice of appeal with the City Clerk within ten (10) days of the tentative approval or disapproval by the Administrator. The appeal shall state the reason for the appeal and be signed by the party filing the appeal. The appeal shall be scheduled on the next available council agenda and notices shall be sent to the applicant and the party filing the appeal.

(4) Subject to the following conditions there is adequate provision for drainage: surface water management controls to the City's specifications/Ordinance #2176; this will include direction of roof drainage into an infiltration system.

(5) Subject to the following conditions there is adequate provision for water supply: connection to City water.

(6) Subject to the following conditions there is adequate provision for sewage disposal: connection to City sewer.

(7) All utilities shall be constructed to City standards.

(8) Street lights shall be installed in the cul-de-sac to the satisfaction of the City Director of Engineering and Development Services.

(9) During site development erosion control measures shall be followed as prescribed by the City Director of Engineering and Development Services.

(10) The east property line shall be fenced along its entire length.

9401250104

BK | 290 PG 03 | 2

(11) The face of the short-plat shall reference the "private open space" as "not a building site."

(12) The short plat drawing shall be revised to show Bakerview Estates (not Baker View Heights).

(13) Prior to the short plat document being executed by the Subdivision Administrator all utility, street and lighting improvements shall be installed or bonded.

(14) A fire hydrant is required at the cul-de-sac.

(15) A gate shall be installed at the west line of the Private Open Space.

(16) The driveway between the cul-de-sac and the Private Open Space shall be paved.

(17) A 20' utility easement shall be provided between Lots 4 and 5 to provide for development of land east of "H" Avenue between this project and approximately 28th Street.

(18) The face of the short-plat shall reference the "private open space" as "not for access".



Ian Munce, Short-Plat Administrator

9/17/92
Date

9401250104