

9602150083

Cranberry Heights Phase I

96 FEB 15 P3:32

Skagit
Surveys

Lot Line Adjustment & R/W Dedication & Survey in the

Northwest 1/4 of the Southwest 1/4 of Section 23, Township 35 North, Range 1 East, W.M.

3/22/96

Legal Description of Original Lots

The following described portions of the plat of Northern Pacific Addition to Anacortes, according to the plat thereof filed in Volume 2 of Plats at pages 9-11, records of Skagit County Washington:

Lots 1 through 3 of Block 1114; TOGETHER WITH all of Block 1115; TOGETHER WITH the northerly 76 feet of Lots 1 through 3 of Block 1116 as measured along the easterly line of Lot 1 and the westerly line of Lot 3; TOGETHER WITH Lots 4 through 18 of Block 1116; TOGETHER WITH the easterly 7.5 feet of Lot 19 as measured along the north and south lines thereof; TOGETHER WITH that portion of Lot 19 and Lot 20 in Block 1116 lying within the proposed cul-de-sac right of way shown hereon; TOGETHER WITH the southwesterly 20 feet of Lot 13 of Block 1117 as measured along the north and south lines thereof; TOGETHER WITH Lots 14 through 18 of Block 1117; TOGETHER WITH, beginning at the northeast corner of Lot 19 of Block 1117; thence southerly along the east line thereof, a distance of 10 feet; thence northwesterly to a point on the north line thereof which is 7.5 feet westerly of the northeast corner thereof; thence northeasterly to the point of beginning.

Legal Description of New Lots

Lots 1 through 15 and lots 21 through 24 of Cranberry Heights Phase I.

Notes

1. Zoning - Residential Low Density (RL)
2. Water - City of Anacortes
3. Sewer - City of Anacortes
4. This survey was accomplished by field traverse using:
2 Second Digital Electronic Total Station.
5. Basis of bearings - N69°22'E on the centerline of 5th St.
6. Developer: Ed Hawkings
P.O. Box 292
Burlington, WA. 98233
7. These portions of the lots are hereby dedicated to the city.
8. These portions of the existing streets and alleys will be part of the Lots as shown upon completion of a future action to vacate same.
9. The utilities easements are shown hereon for the purposes of giving the location of easements that have been or will be granted.
10. The purpose of this survey is to show the results of the combining of the original platted lots, the survey thereof, the proposed adjustments to the streets and alleys, and the locations of the proposed utility easements.

Covenants and Restrictions

The declaration of covenants, conditions and restrictions is filed in Volume _____ of official Records at pages _____ as Auditor's File No. 9602150082.

Dedication

Know all persons by these presents that the undersigned Ed H. Hawkings and Christine Hawkings, husband and wife, owners in fee simple of the land shown on this survey dedicate to the City of Anacortes the portions of land as shown on sheet 2 and stated in note 7, sheet 1.

Ed H. Hawkings

Ed H. Hawkings

Christine Hawkings

Christine Hawkings

Acknowledgements

State of Washington, County of SKAGIT, I certify that I know or have satisfactory evidence that Ed H. & Christine Hawkings signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Louise N. Dequa Title NOTARY
Date 1-22-96 My appointment expires July 1, 1998

Acceptance

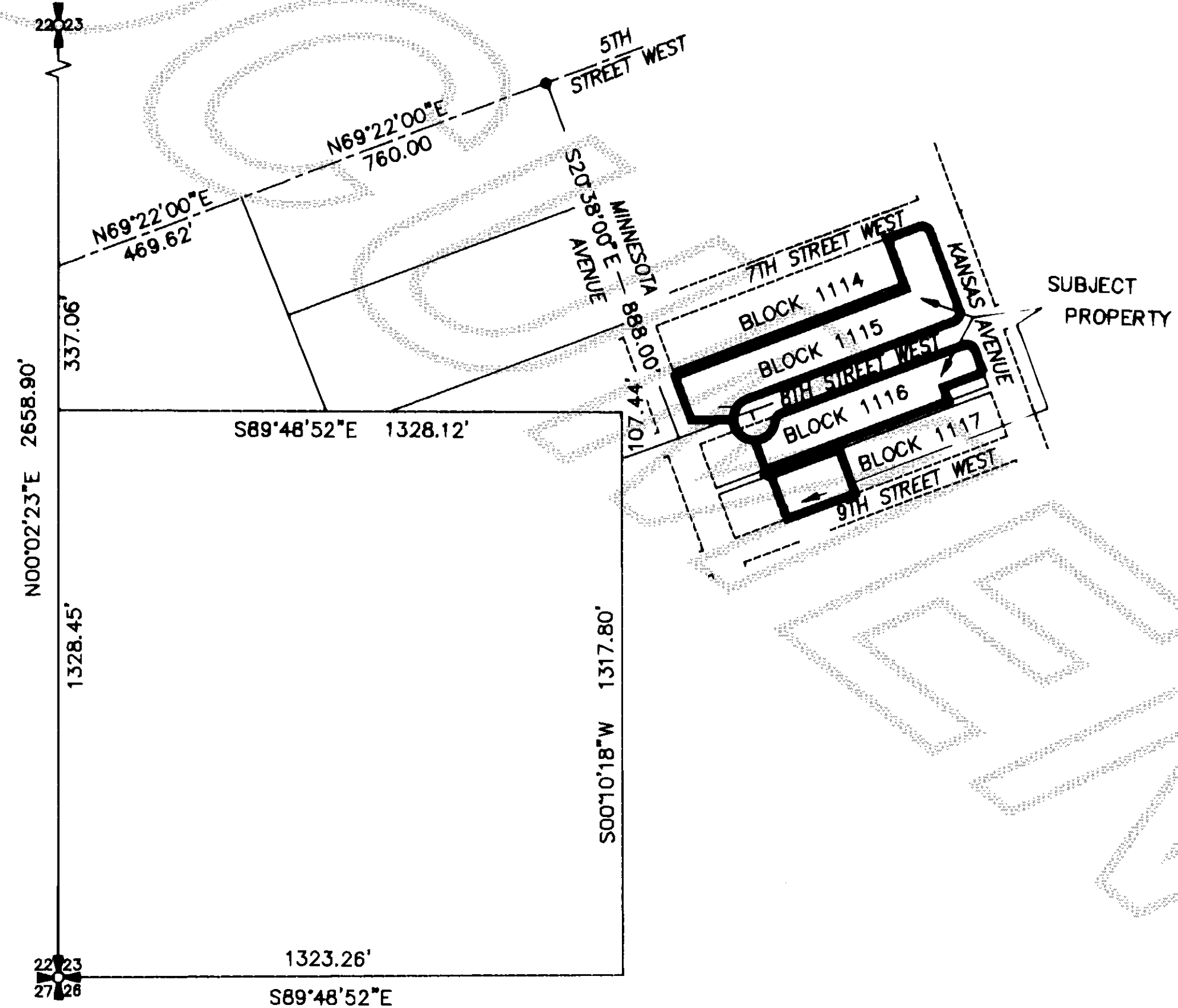
Examined and accepted, including the above described dedication this 2nd day of February, 1996.

Anda U. Bruchna

City Engineer

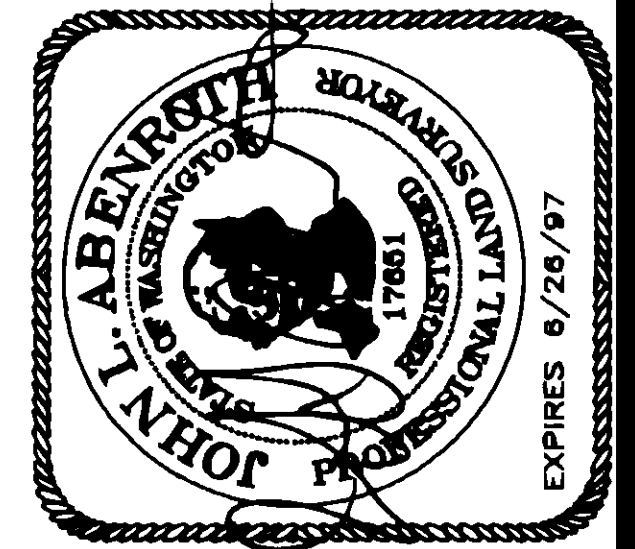
Don L. Munce

Subdivision Administrator



AUDITOR'S CERTIFICATE
Filed for record this 15th day of Feb 1996 at 3:32 minutes past 3 o'clock P.M., and recorded in Volume 18 of Surveys at page 36, records of Skagit County, Wa.
KATHA HILL County Auditor
A.F. # 9602150083

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 1995 at the request of Ed Hawkings.
John L. Abernath CERT#17651
Date JAN. 22, 1996



Surveyors INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			983-90	FM	JLA	05SEP95		1 OF 2

V.18 Survey Pg 26

91602150083

Cranberry Heights Phase I

Lot Line Adjustment & R/W Dedication & Survey in the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 35 North, Range 1 East, W.M.

AUDITOR'S CERTIFICATE
Filed for record this day of _____ 1966 at _____ o'clock, m., and recorded in Volume _____ of Ed Howkings.
County Auditor or Deputy Auditor
AF.# _____
Date JAN. 22, 1996

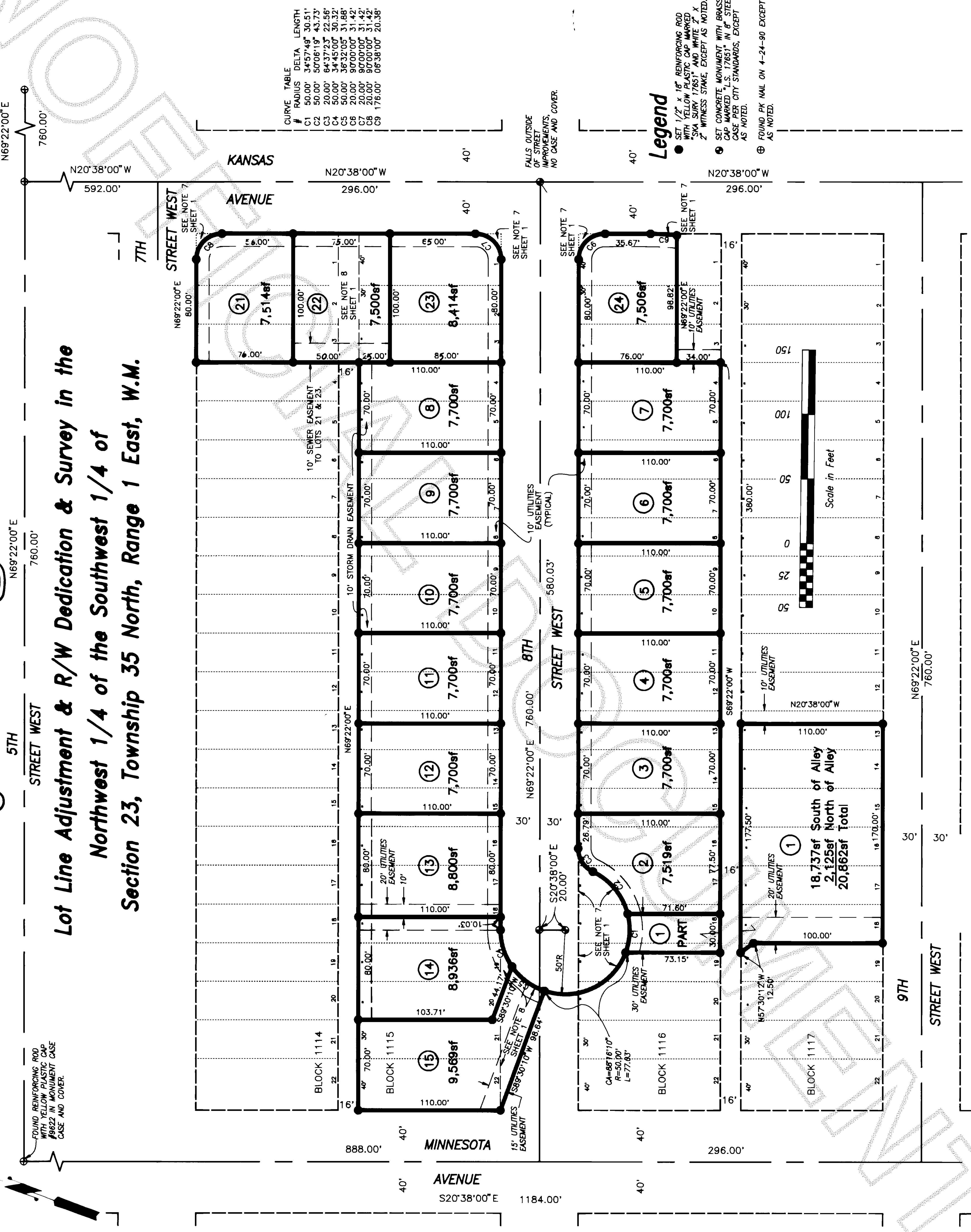
SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 1995 at the request of Ed Howkings.
John L. Abernethy CERT#17651
Date JAN. 22, 1996
EXPIRES 6/26/97



INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658



V.18 Survey Pg 27



DATE	BY	DRAWN	CHECKED	DATE	SCALE	SHEET
		983-90	JLA	05SEP95	1" = 50'	2 OF 2