

GEORGIA PLACE

IN A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4, SECTION 23, T35N, R1E, W1W,
CITY OF ANACORTES, WA.

SHEET 2 OF 2

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96 MAY 16 P1:10

John Sargent

DESCRIPTION

PARCEL "A":

Lot 8 of Anacortes Short Plat No. 91-008, as approved November 4, 1991, and recorded November 5, 1991, in Volume 10 of Short Plats, Pages 27 and 28, under Auditor's File No. 9111050069, records of Skagit County, Washington; being a portion of Blocks 508, 509, 510, and 511, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

PARCEL "B":

That portion of Lot 1, Short Plat No. ANA-91-008, approved November 4, 1991, and recorded November 5, 1991, in Volume 10 of Short Plats, Pages 27 and 28, records of Skagit County, Washington, described as follows:

BEGINNING at the Northwesterly most corner of said Lot 1; thence South 3° 15' 51" West 256.99 feet along the West line of said Lot 1; thence South 79° 58' 12" East 26.65 feet (called 26.25 feet on previous descriptions); thence North 10° 01' 48" East 30.00 feet to the Westerly most corner of Lot 7 of said Short Plat No. ANA-91-008; thence North 3° 15' 51" West 241.81 feet along the West line of Lot 7 (also being the East line of Lot 1, to the Northwest corner of said Lot 7; thence South 72° 20' 06" West 32.12 feet along the South margin of Georgia Place, as the same is shown on the face of said Short Plat No. ANA-91-008 to the POINT OF BEGINNING.

PARCEL "C":

That portion of Lot 7, Short Plat No. ANA-91-008, approved November 4, 1991, and recorded November 5, 1991, in Volume 10 of Short Plats, Pages 27 and 28, records of Skagit County, Washington, described as follows:

BEGINNING at the Northwest corner of said Lot 7, Short Plat No. ANA-91-008; thence North 72° 20' 06" East 28.01 feet along the South margin of Georgia Place, as the same is shown on the face of said Short Plat No. ANA-91-008; thence South 9° 11' 41" West 253.17 feet to the Westerly most corner of said Lot 7; thence North 3° 15' 51" East 241.81 feet along the West line of said Lot 7 to the POINT OF BEGINNING.

PARCEL "D":

Lot 9 of Anacortes Short Plat No. 91-008, as approved November 4, 1991, and recorded November 5, 1991, in Volume 10 of Short Plats, Pages 27 and 28, under Auditor's File No. 9111050069, records of Skagit County, Washington; being a portion of Blocks 508, 509, 510, and 511, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record. Situate in the County of Skagit, State of Washington.

UTILITY EASEMENT

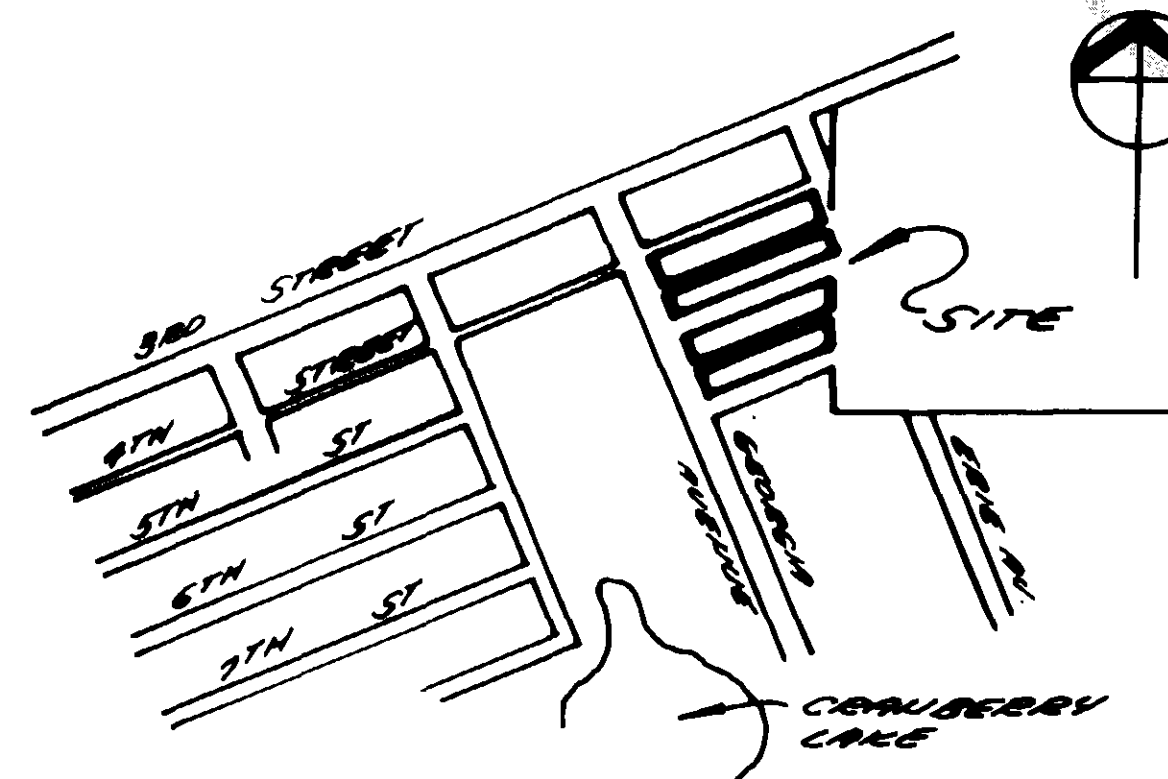
An easement is hereby reserved for and granted to CITY OF ANACORTES, PUGET POWER, G. T. E., CASCADE NATURAL GAS CORP., AND TCI CABLE VISION OF WASHINGTON, INC. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, 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.

NOTES

1. ☐ - indicates existing monument.
● - indicates rebar set with yellow cap inscribed LISSER 22960.
○ - indicates existing rebar or iron pipe found.
2. Description and exception information is from Island Title Company of Skagit County, Subdivision Guarantees, Order Numbers. SA-14727 and SA-14728, dated May 17, 1995.
3. For additional survey information see City of Anacortes Short Plat No. 91-008, recorded in Volume 10 of Short Plats, Pages 27 and 28, and Record of Survey Maps recorded in Volume 13 of Surveys, Pages 62 and 63, Volume 14 of Surveys, Page 19, and Volume 18 of Surveys, Page 33, all in records of Skagit County, Washington.
4. Meridian: Assumed.
5. Basis of Bearing - Monumented centerline of Georgia Place per City of Anacortes Short Plat No. 91-008.
Bearing = North 72° 20' 06" East.
6. Instrumentation: Leitz Set 4A Theodolite Distance Meter.
7. Survey Procedure: Field traverse.
8. 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 Island Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Numbers 9111050069, 8905260014 and 881010004.
9. Zoning: R2 (Residential low density)
10. Water: City of Anacortes
11. Sewage Disposal: City of Anacortes
12. Owner/Developer: John and Marjorie Sargent
1612 Georgia Place
Anacortes, WA 98221
Phone: 360-293-0742
13. Primary access to Lots 10 - 13 shall be from Georgia Place.

VICINITY MAP

NOT TO SCALE



APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on April 24, 1996, did find that the Plat of Georgia Place, serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Don S. Munce
Signature of Secretary

Approved by the Council of the City of Anacortes, Washington, this 10 day of May, 19 96.

ATTEST: City Clerk

Examined and approved this 15 day of May, 19 96.
Arden W. Bruckner
City Engineer

DEDICATION

Know All Men by these Presents that JOHN G. SARGENT and MARJORIE J. SARGENT, husband and wife, owners in the fee simple or mortgage holders of the land hereby platted, declare this plat and dedicate to the use of the public forever, the 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 reasonable grading of all such streets and avenues shown hereon.

John G. Sargent
John G. Sargent, Husband

Marjorie J. Sargent
Marjorie J. Sargent, Wife

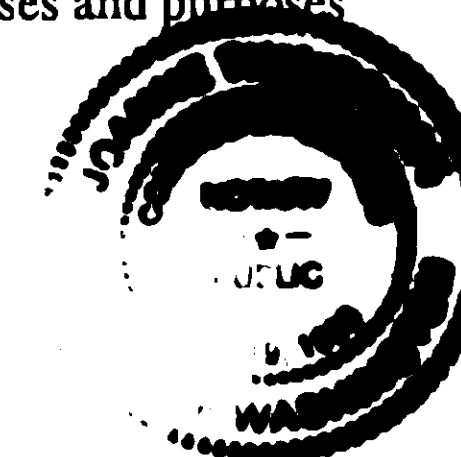
ACKNOWLEDGMENT

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence JOHN G. SARGENT and MARJORIE J. SARGENT, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May 16, 1996
Signature John G. Sargent
Title Notary
My appointment expires 5/19/99



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 1996.

Judyann Mense, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1996.

This 16 day of May, 19 96.

Judyann Mense
Skagit County Treasurer

Deputy

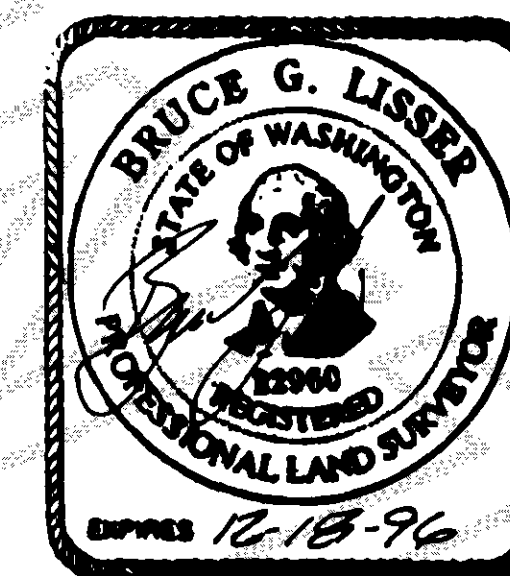
CITY TREASURER'S CERTIFICATE

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 14 day of May, 19 96.

George Khtarian
Treasurer, City of Anacortes

LOT ADDRESS AND AREA INFORMATION

Lot 10	3004 Georgia Place	21,616 Sq. Ft.
Lot 11	3010 Georgia Place	21,231 Sq. Ft.
Lot 12	3018 Georgia Place	15,676 Sq. Ft.
Lot 13	3102 Georgia Place	15,072 Sq. Ft.
Lot 14	3110 Georgia Place	18,349 Sq. Ft.
Lot 15	3120 Georgia Place	13,780 Sq. Ft.
Lot 16	3119 Georgia Place	30,310 Sq. Ft.
Lot 17	3109 Georgia Place	40,220 Sq. Ft.



85-013

V.16 Plats Pg 101

