

4705210087

# Survey in the SW1/4 of the SE1/4 of Section 24, Twp. 35 N., Rng. 1 E., W.M.

Short Plat No.  
ANA-96-005

## Addresses

LOT 1 = 1714 BAKER VIEW COURT  
LOT 2 = 1616, 28TH STREET

## Legal Description

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 297 feet North and 268.13 feet East of the Southwest corner of the Southeast 1/4; thence North 528 feet; thence East 144.37 feet; thence South 528 feet; thence West 144.37 feet; to the point of beginning. TOGETHER WITH Tract A of Short Plat No. ANA-93-006, approved November 28, 1994 and recorded December 8, 1994 in Volume 11 of Short Plats, page 153, under Auditor's File No. 9412080057. EXCEPT the South 140 feet of the East 114.37 feet according to Warranty Deed filed in Auditor's File No. 833181, AND EXCEPT that portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows: Beginning at the Northeast corner of that certain tract as described in deed to William E. and Kayana T. Dutcher dated April 9, 1976 and filed under Auditor's File No. 833182; thence N89°50'00"W along the North line thereof, a distance of 114.37 feet to the Northwest corner of said tract; thence N00°23'28"W along the Northerly prolongation of the West line of said tract, a distance of 35.90 feet; thence N89°50'28"E, a distance of 114.37 feet to a point of the Northerly prolongation of the East line of said tract which is 35.45 feet from the point of beginning of this description; thence South to the point of beginning of this description, AND EXCEPT that portion thereof conveyed to the City of Anacortes by deed dated November 1, 1976 and filed under Auditor's File No. 846752. Situate in the City of Anacortes, County of Skagit, State of Washington.

AUDITOR'S CERTIFICATE

Filed for record this 1st day of July 1996 at 5:11 minutes past 5 o'clock P.M., and recorded in Volume 13 of Short Plats at page 1 of records of Skagit County, Wa.

KATHA ANN BULLY  
County Auditor or Deputy Auditor  
A.F. # 4705210087

SURVEYOR'S CERTIFICATE

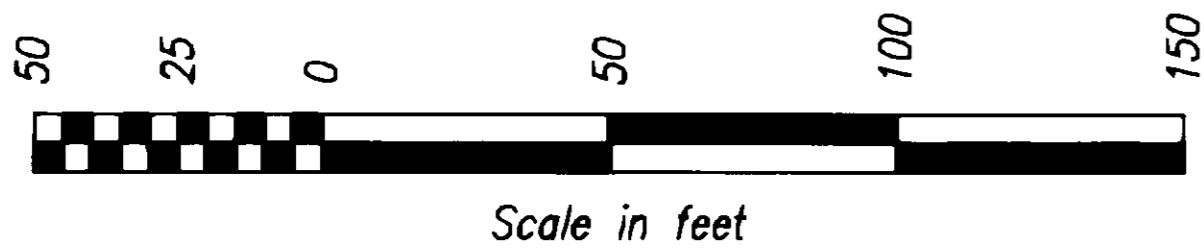
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 1996 at the request of William Dutcher.

John L. Abenroth  
CERT.#17651  
Date 4/16/97



## Legend

- Set 1/2" x 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" x 2" witness stake, except as noted.
- Found reinforcing rod with yellow plastic cap marked "L.S. 6702", except as noted.
- Reinforcing rod with yellow plastic cap marked "SKA SURV 17651" as shown on survey filed in Volume 11 of Short Plats at page 153.



## Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed. We further declare that the land included herein has not been included in a short plat within the last five years other than as shown hereon.

*William E. Dutcher*  
WILLIAM E. DUTCHER

*Kayana T. Dutcher*  
KAYANA T. DUTCHER

*Curt W. Oppel*  
CURT W. OPPEL

*Monica P. Oppel*  
MONICA P. OPPEL

## Acknowledgements

State of Washington County of Skagit  
I certify that I know or have satisfactory evidence that William and Kayana Dutcher 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 Martha K. Clure  
Title \_\_\_\_\_ Date 10-8-96  
My appointment expires February 15, 2000

State of Washington County of Skagit  
I certify that I know or have satisfactory evidence that Curt and Monica Oppel 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 Martha K. Clure  
Title \_\_\_\_\_ Date 10-9-96  
My appointment expires February 15, 2000

## City Treasurer's Certificate

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.

*Conrad W. Wain*  
City of Anacortes Treasurer  
Date 4-29-97

## Treasurer's Certificate

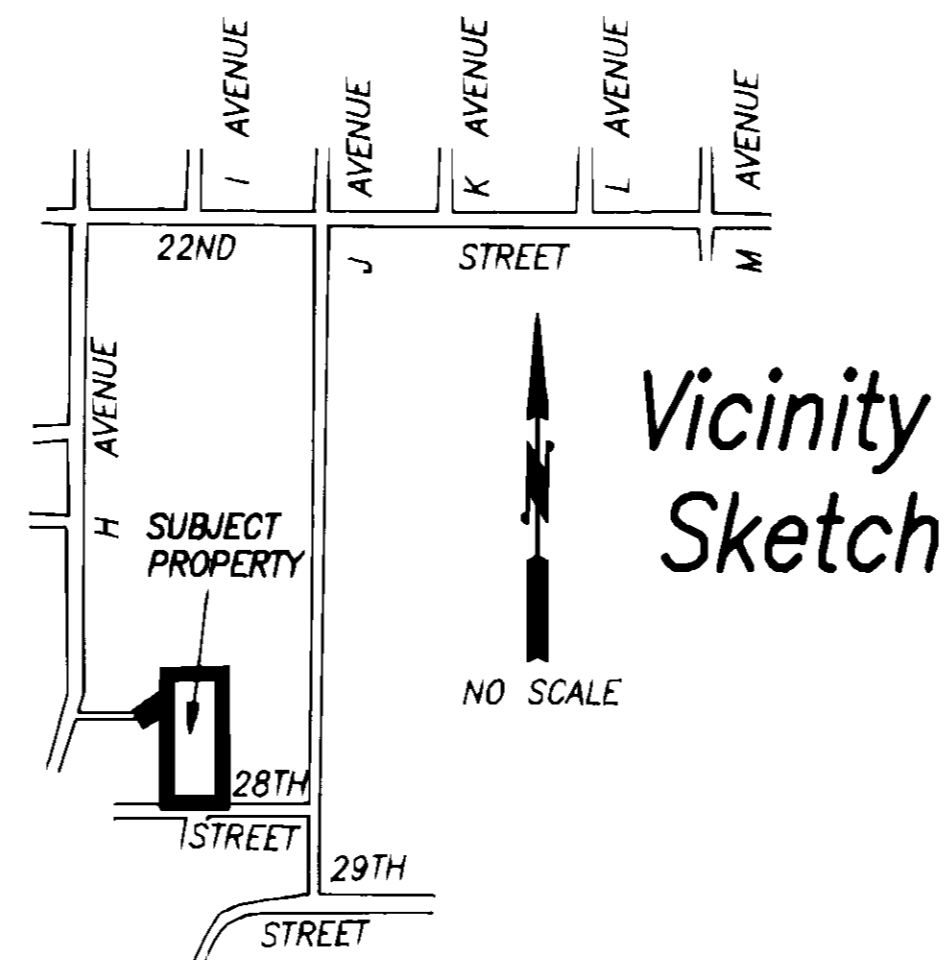
This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1997.

*Judith M. Weis*  
Skagit County Treasurer  
Date 5/20/97

## Approvals

The within and foregoing Short Plat is approved in accordance with the provisions of the City of Anacortes Short Plat Ordinance.

*Tom H. Clure*  
PLANNING DIRECTOR  
DATE 4-29-97  
*Donald Bruchman*  
CITY ENGINEER  
DATE 4-29-97



## Notes

- Short plat number and date of approval shall be included in all deeds and contracts.
- All maintenance and construction of roads is the responsibility of the lot owners.
- Zoning - R-M
- Basis-of-bearings - Assumed S00°23'19"E on the West line of the Southeast Quarter of Section 24.
- Sewer - City of Anacortes
- This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
- Water - City of Anacortes
- For more Section subdivision information see survey filed in Volume 18 of Surveys at page 93.
- Assessors Account No. 550124-4-068-0009
- The City's recommended drainage improvements as described in the Storm Drain Report submitted to the city as part of the short plat application have not been installed at the time of filing the plat.

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1669-96	fm	JLA	08JUL96	1" = 50'	1 OF 1

Short Plat for William Dutcher

Vol 13 short Plats pg 1

**Skagit Surveyors & Engineers LLC**

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