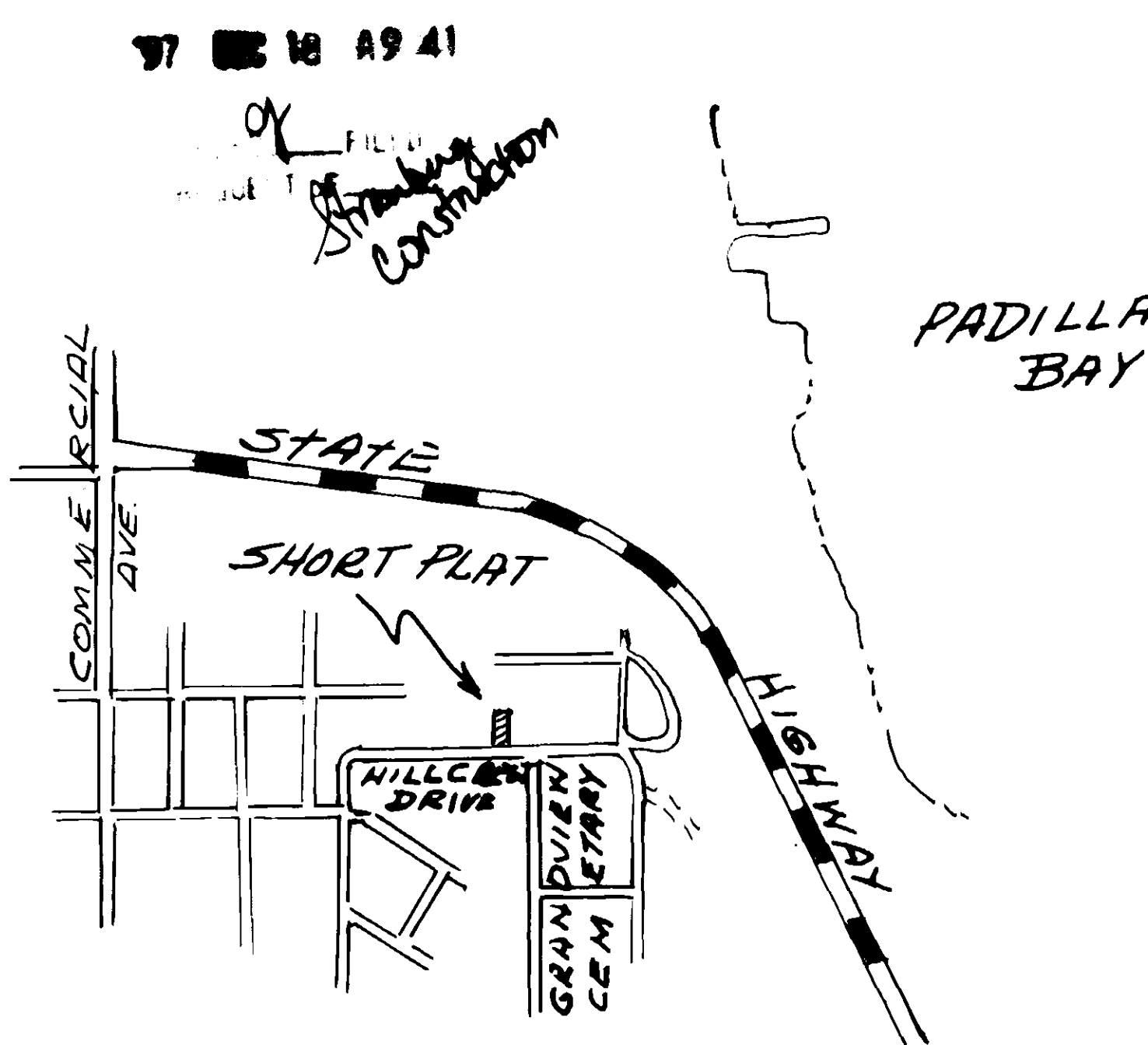
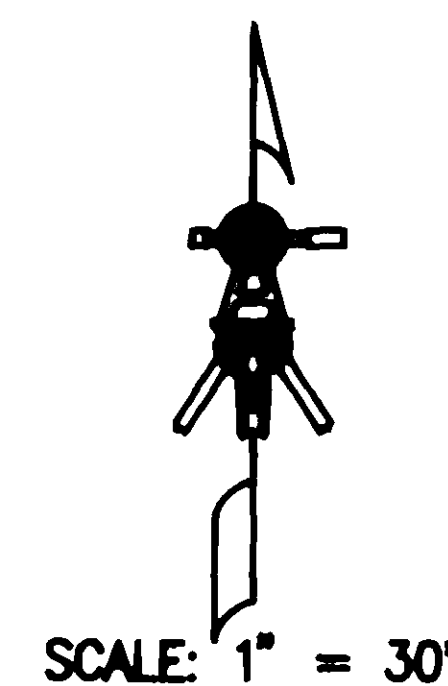
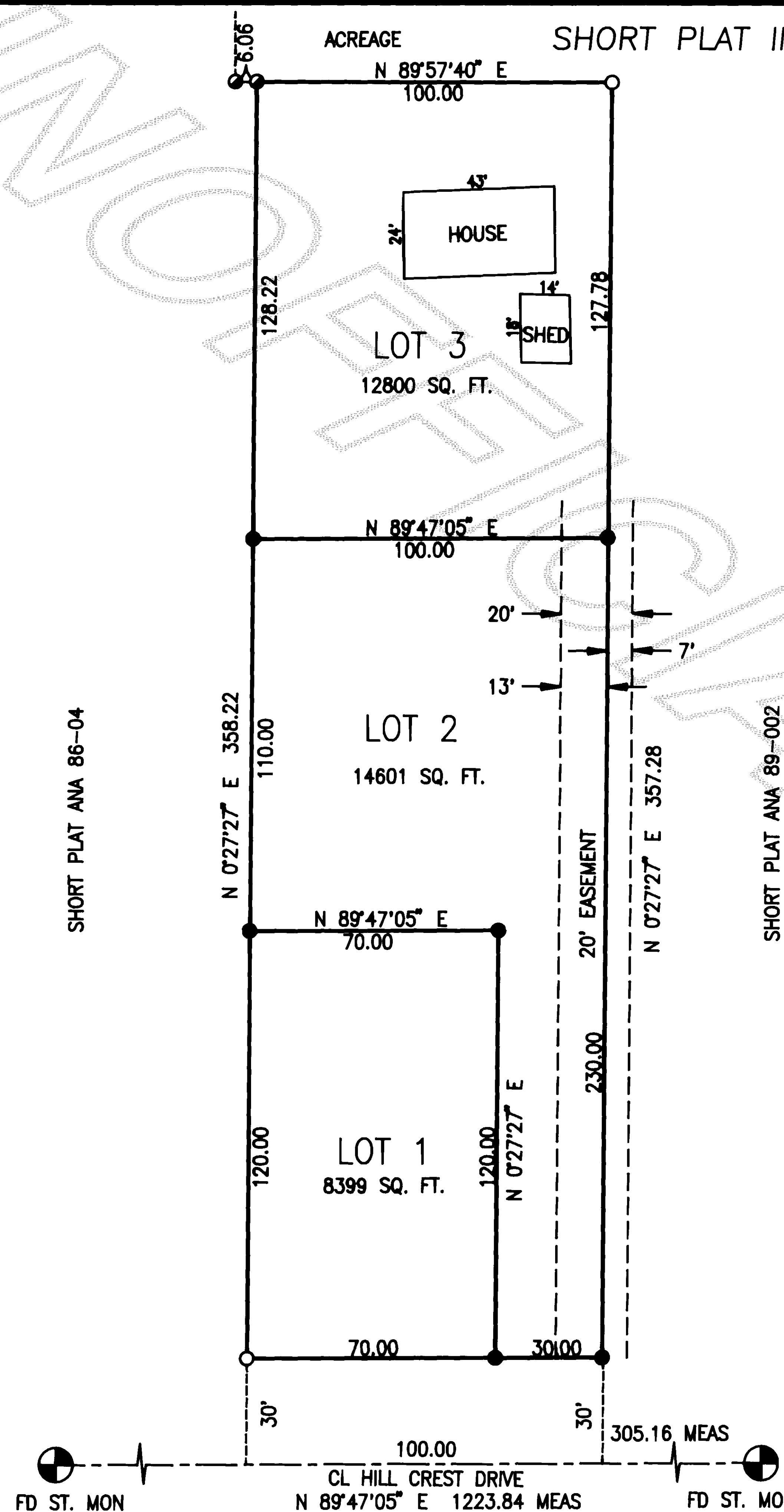


9712180011

SHORT PLAT IN THE S.W. 1/4 OF SEC. 30, TWP. 35 N., RING: 2 E.W.M. SHORT PLAT NO.: ANA 97-001
SKAGIT COUNTY, WA.



VICINITY SKETCH
NOT TO SCALE

NOTES:

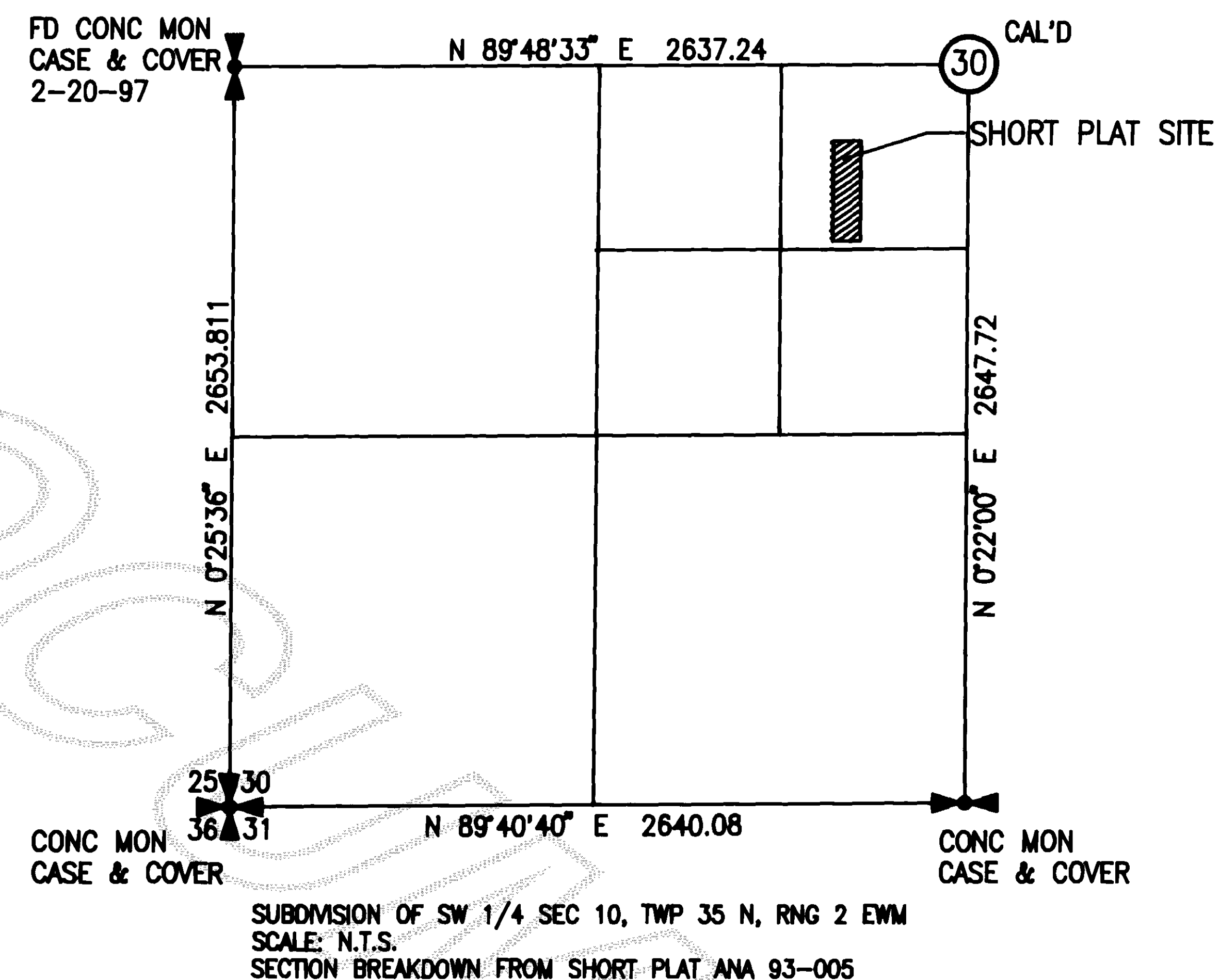
1. ALL MAINTENANCE AND CONSTRUCTION OF ALL PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING: R-2
4. SEWAGE DISPOSAL: CITY OF ANACORTES
5. WATER: CITY OF ANACORTES
6. METHOD OF SURVEY: FIELD TRAVERSE.
7. SURVEY EQUIPMENT: 5" TOTAL STATION.
8. SURVEY CLOSURE COMPLIES WITH WASHINGTON STATE SURVEY STANDARDS.
9. BASIS OF BEARING: ASSUMED
10. TAX ACCOUNT NO.: 350230-3-003-0002

NOTE:

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE

LEGEND:

1. ● SET 5/8" RE-BAR & CAP "C.A.C. 9569"
2. ○ FOUND RE-BAR WITH CAP NO. 4908 NEWMAN.
3. ● FOUND RE-BAR WITH CAP NO. 7598 JUDY.



LOCATED IN SW 1/4, SEC. 30, TWP. 35 N., RING. 2 E.W.M.

AUDITOR'S CERTIFICATE:

Filed for record this 18 day of Dec 1997, at 9:41 A.M.
In book 13 of Short Plats at page 546 at the request of:

NELS STRANDBERG

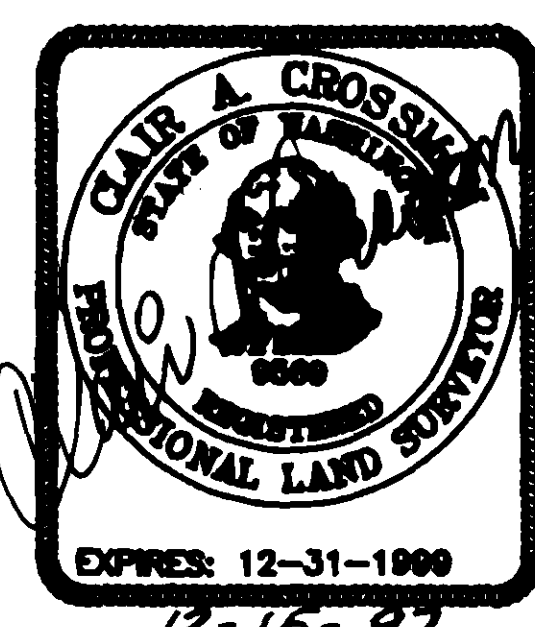
Auditor's File Number: 971218001
RECORDS OF SKAGIT CO. AUD.

Kathryn
COUNTY AUDITOR
Chad
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-130 W.A.C.

Clair A. Crossman 12-15-97
CLAIR A. CROSSMAN, P.L.S. NO. 9569 DATE



CLAIR CROSSMAN & ASSOC.

Land Surveyors

1414A McLEAN RD
MOUNT VERNON, WA 98273
PHONE: (360) 424-7359

SHORT PLAT FOR

NELS G. STRANDBERG

P.O. BOX 319
ANACORTES, WA 98221
(360) 293-7431

DATE: 11-30-97	SCALE: 1" = 30'	JOB NO: 96-21
DRAWN BY: MJL	CHECK BY: CAC	SHEET: 1 OF 2

V.13 Sh-Plat pg 65

9712180011

SHORT PLAT IN THE S.W. 1/4 OF SEC. 30, TWP. 35 N., RNG. 2 E.W.M. SHORT PLAT NO.: ANA 97-001
SKAGIT COUNTY, WA.

LEGAL DESCRIPTION:
EXHIBIT "A"

THE WEST 100 FEET OF THE EAST 180 FEET OF THE WEST 360 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION THEREOF LYING NORTH OF A LINE PARALLEL WITH AND 300 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF 38th STREET IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO THE CITY OF ANACORTES FOR ROAD PURPOSES BY DEED RECORDED FEBRUARY 23, 1967, UNDER AUDITOR'S FILE NO. 695180, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

ALSO SUBJECT TO A DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 8906140016, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
THIS AGREEMENT BETWEEN PAUL WISEMAN AND LOTTIE R. WISEMAN, HUSBAND AND WIFE, OWNERS OF REAL ESTATE IN SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
THE WEST 100 FEET OF THE EAST 180 FEET OF THE WEST 360 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M. LESS STREET, AND
GEORGE L. OSBORN AND HELEN OSBORN, HUSBAND AND WIFE, OWNERS OF REAL ESTATE IN SKAGIT COUNTY, WASHINGTON DESCRIBED AS THE EAST 80 FEET OF THE EAST 180 FEET OF THE WEST 360 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M. LESS STREET.
THIS PROPERTY SHALL BE SUBJECT TO EASEMENTS OF 7 FEET ON THE EAST SIDE OF THE WISEMAN PROPERTY AND 7 FEET ON THE WEST SIDE OF THE OSBORN PROPERTY, FROM THE STREET ON THE SOUTH 247 FEET NORTH, WHICH WILL BE THE TERMINATION POINT OF THE EASEMENT FOR BOTH PARTIES.

SUBJECT TO A COVENANT BETWEEN THE TWO ADJACENT PROPERTY OWNERS, THAT NOTHING BE PLANTED OR PLACED TO BLOCK THE USE OF SAID ROADWAY BY EITHER PROPERTY OWNER.

CONDITIONS:

1. ALL WORK PERFORMED WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH CITY CONSTRUCTION STANDARDS AND ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS.
2. A SILT FENCING, EROSION CONTROL AND SEDIMENTATION PLAN SHALL BE PROVIDED, CONSTRUCTED, AND MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. DURING SITE DEVELOPMENT EROSION CONTROL MEASURES SHALL BE FOLLOWED AS PRESCRIBED BY THE CITY ENGINEER.
4. SURFACE WATER MANAGEMENT CONTROLS SHALL BE IMPLEMENTED TO THE CITY ENGINEER'S SPECIFICATIONS/ORDINANCE #2176 AND SHALL SPECIFICALLY PROTECT DOWNSTREAM PROPERTY OWNERS.
5. ROOF AND FOUNDATION DRAINS SHALL BE CONNECTED VIA "TIGHT-LINE" TO THE STORM SEWER SYSTEM OR OTHER CITY-APPROVED DISCHARGE POINT. EXTENSIONS OF THE STORM-WATER MAIN ON HILLCREST AVENUE MAY BE NECESSARY TO MEET THIS CONDITION.
6. CONNECTION TO CITY WATER FOR ALL LOTS, WITH FIRE HYDRANTS LOCATED AS APPROVED BY THE CITY FIRE CHIEF.
7. FIRE FLOW SHALL BE ADDRESSED IN A MANNER ACCEPTABLE TO THE FIRE CHIEF AND TO THE PUBLIC WORKS DEPARTMENT.
8. CONNECTION TO CITY SEWER FOR ALL LOTS. SANITARY SEWER SERVICE SHALL BE PROVIDED TO LOTS 1 AND 2 VIA HILLCREST AVENUE. EXTENSION OF THE EXISTING SANITARY SEWER MAIN EAST FROM ITS CURRENT TERMINUS TO THE EAST PROPERTY LINE OF LOT 2 IS REQUIRED.
9. A 30 FOOT WIDE ACCESS DRIVEWAY CAPABLE OF SUPPORTING FIRE APPARATUS LOADS, WITH A 20 FOOT RADIUS ON TURNS, AND A TURNAROUND ACCEPTABLE TO THE FIRE CHIEF SHALL BE INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. ACCESS AND UTILITY EASEMENTS SHALL BE CLEARLY DEFINED AS TO LOCATION AND USE AND SHALL APPEAR ON THE PROJECT DRAWING; THE ONLY ACCESS TO ALL 3 LOTS SHALL BE FROM HILLCREST DRIVE.
11. STREET ADDRESSES ARE ASSIGNED AS FOLLOWS:
LOT (1) 420 HILLCREST
LOT (2) 418 HILLCREST
LOT (3) 416 HILLCREST
12. SANITATION SERVICE SHALL BE FROM HILLCREST DRIVE.

CONSENT:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, SUBDMIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

THIS 15th DAY OF December, 1997.

NELS G. STRANDBERG

NELS V. STRANDBERG

Katherine I. Strandberg

ACKNOWLEDGEMENT:

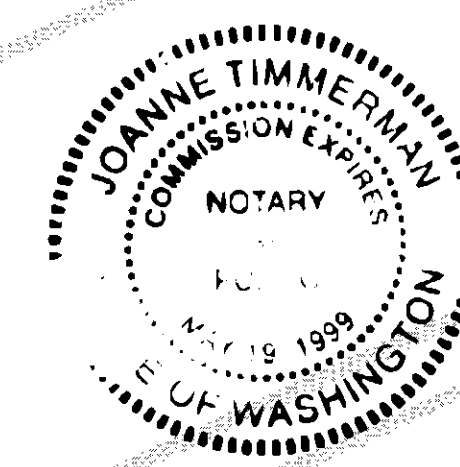
STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 15th DAY OF December, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

Nels G. Strandberg, Nels V. Strandberg & Katherine I. Strandberg

TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.



Joanne Timmerman
NOTARY PUBLIC RESIDING AT: Anacortes

APPROVALS:

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 16th DAY OF December, 1997.

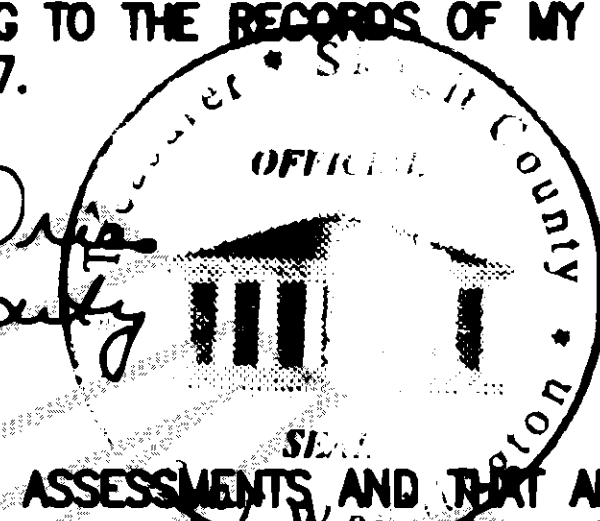
Tom A. Munce
PLANNING DIRECTOR

Radon Buchanan
CITY ENGINEER

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED HEREON HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 1997. THIS 19 DAY OF Dec. 1997.

Judyann Meniel by Diane Delia
SKAGIT COUNTY TREASURER



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. THIS 16 DAY OF December, 1997.

Judy Grace, Deputy City Treasurer
ANACORTES CITY TREASURER

LOCATED IN SW 1/4, SEC. 30, TWP. 35 N., RNG. 2 E.W.M.

AUDITOR'S CERTIFICATE:

Filed for record this _____ day of _____, 1997, at _____ M.
In book _____ of Short Plats at page _____ at the request of:

NELS STRANDBERG

Auditor's File Number: _____
RECORDS OF SKAGIT CO. AUD.

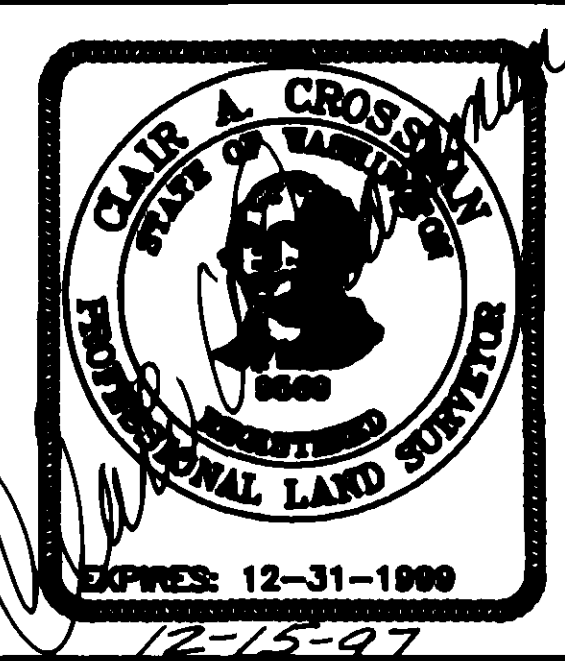
COUNTY AUDITOR

DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE:

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Clair A. Crossman 12-15-97
CLAIR A. CROSSMAN, P.L.S. NO. 9569 DATE



CLAIR CROSSMAN & ASSOC.

Land Surveyors

1414A McLEAN RD
MOUNT VERNON, WA 98273
PHONE: (360) 424-7359

SHORT PLAT

FOR
NELS G. STRANDBERG

P.O. BOX 319
ANACORTES, WA 98221
(360) 293-7431

DATE: 11-30-97	SCALE: 1" = 30'	JOB NO: 96-21
DRAWN BY: MJL	CHECK BY: CAC	SHEET: 2 OF 2

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