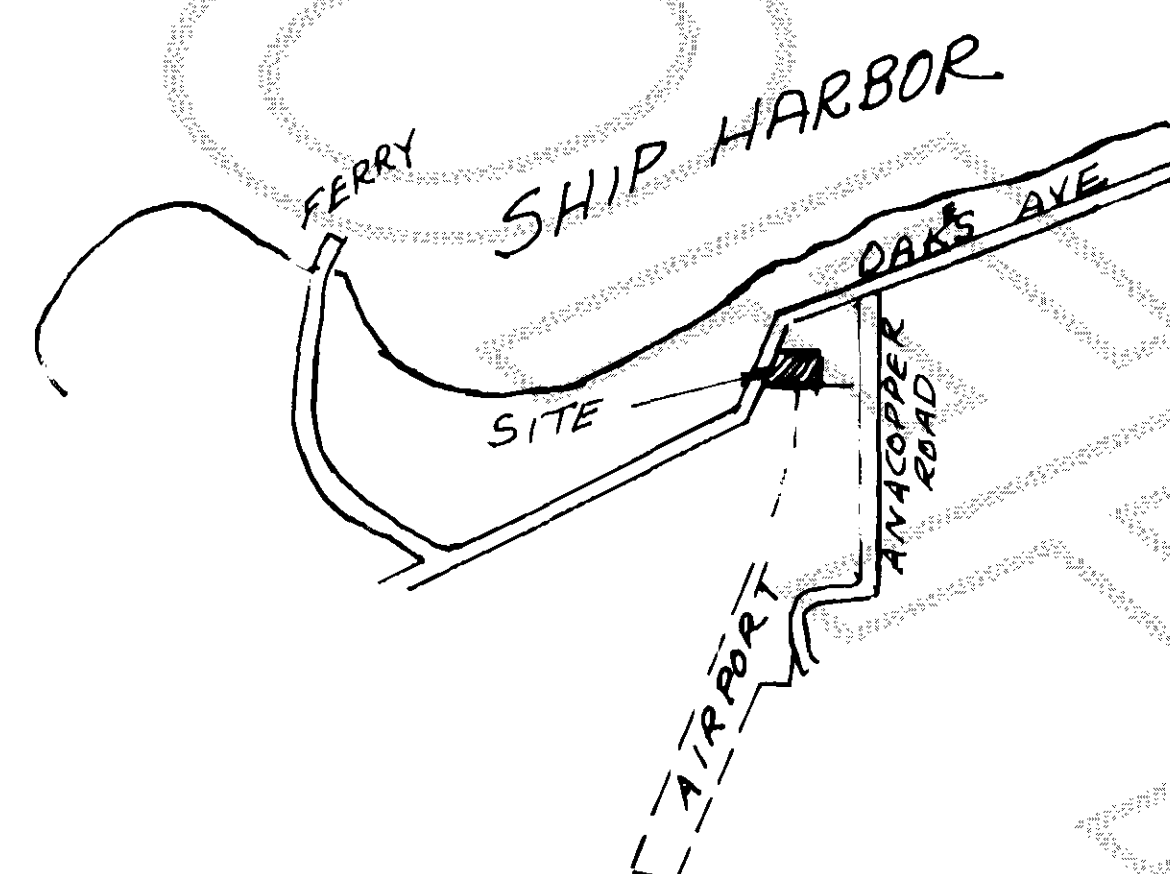
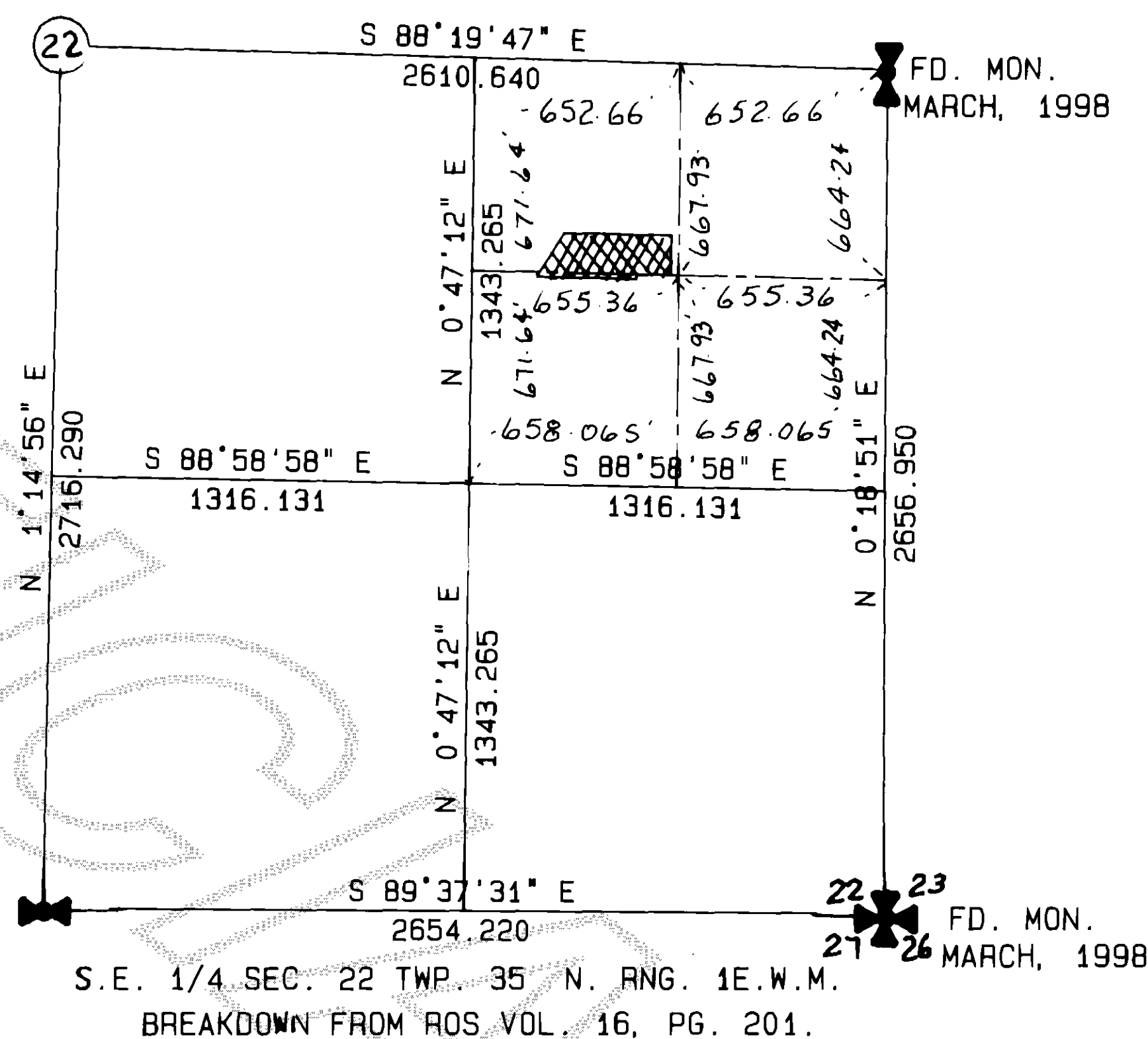


9806220012

## SHORT PLAT IN THE N.E. 1/4 OF THE S.E. 1/4 SEC. 22, TWP. 35 N., RNG. 1 E., W.M.

SHORT PLAT NO. ANA 98-002

VICINITY SKETCH  
NOT TO SCALE

SCALE 1" = 40'

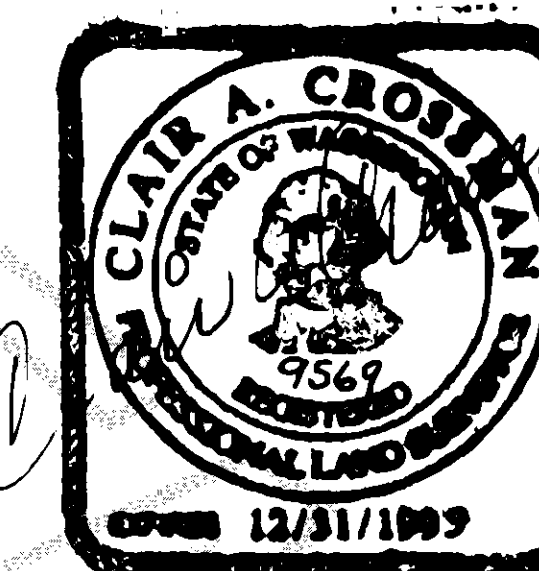
## LEGAL DESCRIPTION

PARCEL A:  
THAT PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 25 FEET WEST OF THE S.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION; THENCE WEST 426 FEET MORE OR LESS, TO THE BURROWS BAY ROAD IN ANACORTES;  
THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID ROAD 145 FEET; THENCE EAST 363 FEET, MORE OR LESS, TO A POINT 25 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID N.E. 1/4 OF THE S.E. 1/4; THENCE SOUTH 130 FEET MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF ANACORTES FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 249899, RECORDS OF SKAGIT COUNTY, WASHINGTON.

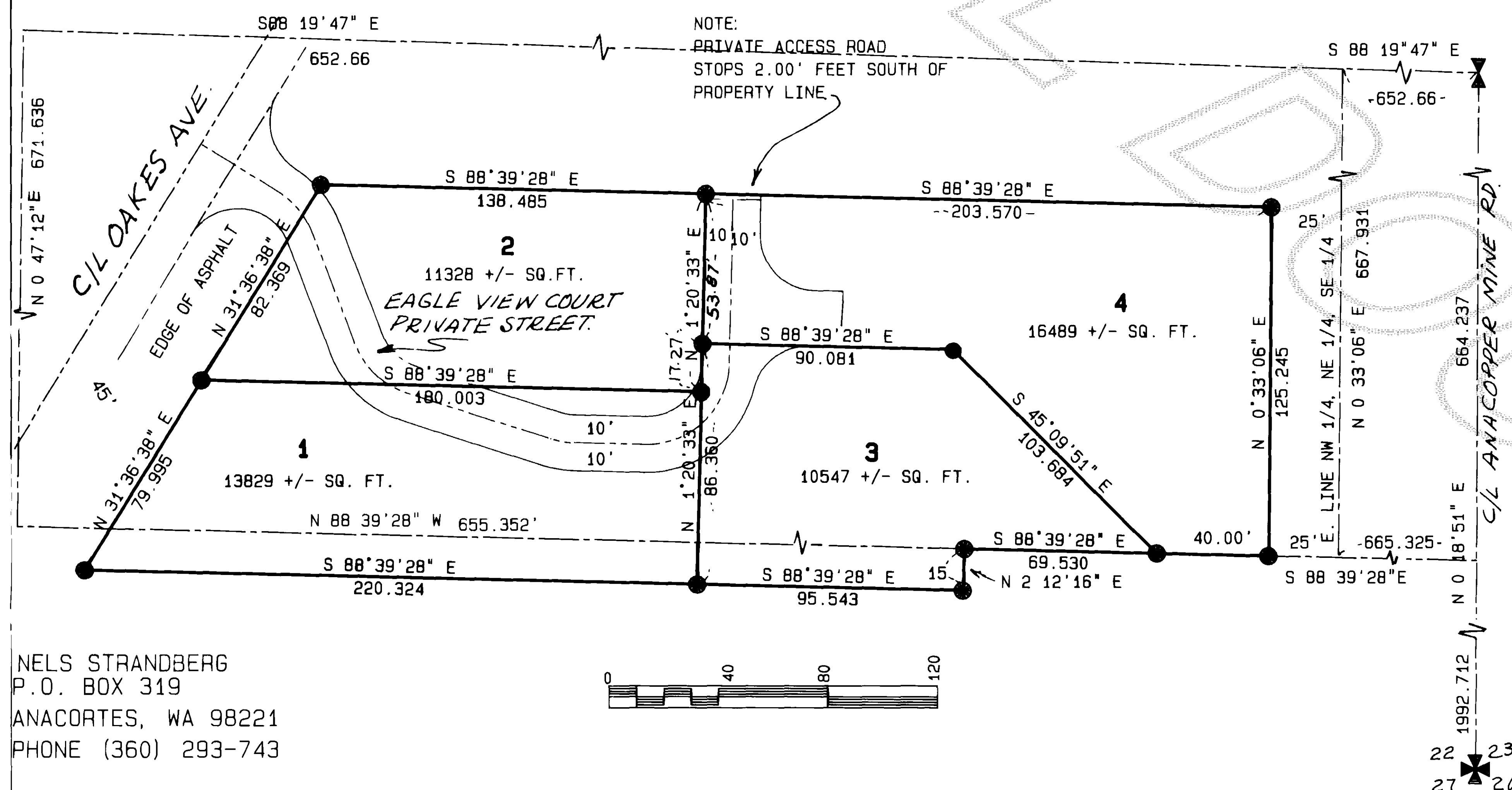
PARCEL B:  
THAT PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE S.E. CORNER OF THE SOUTH HALF OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION; THENCE N 88° 59' 46" W ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE N.E. 1/4 OF THE S.E. 1/4 30.00 FEET TO THE WEST LINE OF THE COPPER MINE ROAD; THENCE CONTINUE N 88° 59' 46" W 781.88 FEET; THENCE N 2° 11' 29" E 669.34 FEET TO THE NORTH LINE OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 AND THE TRUE POINT OF BEGINNING OF THE DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE PORT OF ANACORTES, A MUNICIPAL CORPORATION, BY DEED RECORDED JULY 22, 1968, UNDER AUDITOR'S FILE NO. 716164, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE FROM SAID TRUE POINT OF BEGINNING RUN S 2° 11' 29" W ALONG THE WEST LINE OF SAID PORT OF ANACORTES TRACT A DISTANCE 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 TO THE EASTERLY LINE OF THE BURROWS BAY ROAD AS CONVEYED TO THE CITY OF ANACORTES BY RECORDED UNDER AUDITOR'S FILE NO. 249899, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;  
SITUATE IN SKAGIT COUNTY, WASHINGTON.

1. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING: R2
3. SEWAGE DISPOSAL: CITY OF ANACORTES
4. WATER: CITY OF ANACORTES
5. METHOD OF SURVEY: FIELD TRAVERSE.
6. SURVEY EQUIPMENT USED: TOPCON 303 TOTAL STATION.
7. SURVEY CLOSURE COMPLIES WITH WASHINGTON STATE SURVEY STANDARDS.
8. BASIS OF BEARINGS: THE LINE BETWEEN THE S.E. CORNER AND THE EAST 1/4 CORNER OF SECTION 22 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 16 ON PAGE 201.
9. TAX ACCOUNT NO'S. 350122-4-004-0109, 350122-0-016-0103, 350122-0-016-0004.
10. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD OR OTHERWISE.

1. ● SET 5/8" RE-BAR & CAP "C.A.C. 9569".
2. ○ FOUND 3/4" IRON PIPE
3. ● FOUND MONUMENT IN CASE WITH COVER



4-10-98



NELS STRANDBERG  
P.O. BOX 319  
ANACORTES, WA 98221  
PHONE (360) 293-743

## RECORDER'S CERTIFICATE

Filed for record this \_\_\_ day of \_\_\_ 19\_\_\_ at \_\_\_ M  
In book \_\_\_ of \_\_\_ at page \_\_\_ at the request of:

CLAIR A. CROSSMAN  
Surveyor's Name  
RECORDS OF SKAGIT CO. AUD.

Aud.

DEP. AUD.

## SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: NELS STRANDBERG  
In APRIL, 1998

Clair A. Crossman

Certificate No: 9569

## CROSSMAN &amp; ASSOC.

## LAND SURVEYORS

1414A MCLEAN RD. MT. VERNON, WA.  
PHONE (206) 424-7359

SHORT PLAT  
FOR

NELS V. STRANDBERG

SCALE: 1" = 40'	DATE: 4-10-98	JOB NO: 97-14
DRAWN BY: SAM	CHKD BY: C.A.C.	SHEET: OF: 1 2

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9806220012

SHORT PLAT IN THE N.E. 1/4 OF THE S.E. 1/4 SEC. 22, TWP. 35 N., RNG. 1 E., W.M.

SHORT PLAT NO. ANA 98-002

CONDITIONS

1. NO MORE THAN FOUR DWELLING UNITS SHALL UTILIZE THE PRIVATE STREET.
2. SURFACE WATER MANAGEMENT CONTROLS SHALL BE IMPLEMENTED TO THE CITY ENGINEER'S SPECIFICATIONS/ORDINANCE #2441 AND SHALL SPECIFICALLY PROTECT DOWNSTREAM PROPERTY OWNERS
4. THE OWNERS OF EACH OF THE 4 LOTS SHALL BE JOINTLY AND SEVERALLY LIABLE FOR MAINTENANCE OF THE STORMWATER FACILITY TO STANDARDS SET BY THE CITY PUBLIC WORKS DEPARTMENT
5. CONNECTION TO CITY WATER FOR ALL LOTS, WITH FIRE HYDRANTS LOCATED AS APPROVED BY THE CITY FIRE CHIEF.
6. CONNECTION TO CITY SEWER FOR ALL LOTS.
7. ACCESS SHALL BE FROM A PRIVATE DRIVE, EAGLE VIEW COURT. ADDRESSES SHALL BE AS FOLLOWS: LOT # 1, 4315 EAGLE VIEW COURT; LOT # 2, 4314 EAGLE VIEW COURT; LOT # 3, 4307 EAGLE VIEW COURT; LOT # 4, 4305 EAGLE VIEW COURT.
8. THE HAMMERHEAD TURN-AROUND SHALL BE SIGNED "NO PARKING- FIRE LANE". THE ENTRANCE TO EAGLE VIEW COURT SHALL BE SIGNED "NO PARKING- FIRE LANE". DRIVEWAYS SHALL BE LOCATED AS APPROVED BY THE CITY ENGINEER AND FIRE CHIEF.
9. ALL EASEMENTS FOR INGRESS AND EGRESS, UTILITIES (INCLUDING EASEMENT FROM OAKES AVENUE TO THE STORM DRAIN CONTROL STRUCTURE) OR OTHER PURPOSES SHALL BE RECORDED WITH THE SHORT PLAT.
10. THE PRIVATE STREET SHALL BE PAVED AND SHALL STOP SHORT OF THE NORTHERN PROPERTY LINE.
11. ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS
12. SANITATION PICK-UP SHALL BE ON OAKES AVENUE.

DEVELOPER: NELS STRANDBERG  
P.O. BOX 319  
ANACORTES, WA 98221  
PHONE (360) 293-743



4-10-98

CONSENT:

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

THIS 22<sup>ND</sup> DAY OF May 1998.

Nels V. Strandberg  
NELS V. STRANDBERG  
Katherine S. Strandberg  
KATHERINE S. STRANDBERG  
Continental Savings Bank  
CONTINENTAL SAVINGS BANK

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS 22 DAY OF May 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

Nels Strandberg, Katherine Strandberg, Greg Pennington  
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 SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Henderson expires 6-9-1998  
NOTARY PUBLIC RESIDING AT: Mount Vernon WA.

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS \_\_\_ DAY OF \_\_\_\_\_ 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

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 SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC RESIDING AT: \_\_\_\_\_

APPROVALS:

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 15 DAY OF JUNE, 1998.

Sam P. Hume Walt J. Smith  
PLANNING DIRECTOR 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 1998. THIS 22 DAY OF June 1998.

Judith M. Mott Kali J. Jorgensen  
SKAGIT COUNTY TREASURER ANACORTES CITY TREASURER

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT NO SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 15 DAY OF June, 1998.

Judith Mott, deputy  
ANACORTES CITY TREASURER

RECORDER'S CERTIFICATE

Filed for record this \_\_\_ day of \_\_\_ 19\_\_\_ at \_\_\_ M  
In book \_\_\_ of \_\_\_ at page \_\_\_ at the request of:

CLAIR A. CROSSMAN  
Surveyor's Name

RECORDS OF SKAGIT CO. AUD.

Aud.

DEP. AUD.

SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: NELS STRANDBERG  
In APRIL 1998

Clair A. Crossman

Certificate No: 9569

CROSSMAN & ASSOC.

LAND SURVEYORS

1414A MCLEAN RD. MT. VERNON, WA.

PHONE (206) 424-7359

SHORT PLAT  
FOR

NELS V. STRANDBERG

SCALE:

1" = 40'

DATE:

4-10-98

JOB NO:

97-14

DRAWN BY:

JAM

CHKD BY:

CAC

SHEET: OF:

2 2

V. 23 Sh Plat pg 141