

SHORT PLAT NO: ANA-99-003

DATE OF APPROVALS: APRIL 2, 1999.OWNER'S DECLARATION:

KNOWN ALL MEN BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS HEREBY DECLARE THIS SHORT SUBDIVISION WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

WE FURTHER DECLARE THAT THIS LAND DESCRIBED BY THIS SHORT SUBDIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PRECEDING FIVE (5) YEARS, AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE (5) YEARS FROM THE DATE OF THE APPROVAL OF THIS SHORT PLAT.

NO RESTRICTIVE AND PROTECTIVE CONVENANTS WILL BE FILED WITH THIS SHORT PLAT.

IN WITNESS WE HAVE SET OUR HANDS AND SEALS ON THIS 24<sup>th</sup> DAY OF march, 1999 A.D.

Don L. Robertson  
DON L. ROBERTSON  
TRUSTEE FOR THE  
ROBERTSON FAMILY TRUST

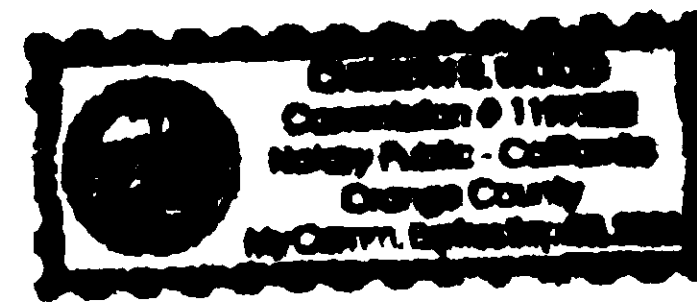
Raymond C. Smith  
RAYMOND C. SMITH  
TRUSTEE FOR THE  
SMITH FAMILY TRUST

ACKNOWLEDGMENT:

STATE OF: CALIFORNIA  
S.S.  
COUNTY OF: ORANGE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DON L. ROBERTSON AND RAYMOND C. SMITH ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEES FOR DON L. ROBERTSON, TRUSTEE FOR THE ROBERTSON FAMILY TRUST, DATED DECEMBER 3, 1971, AND RAYMOND C. SMITH, TRUSTEE FOR THE SMITH FAMILY TRUST, DATED DECEMBER 22, 1975, RESPECTIVELY AND THAT THIS IS A FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 24 DAY OF march, 1999.



Cheryl R. Wood  
PRINTED NAME: CHERYL R. WOOD  
NOTARY PUBLIC IN AND FOR THE STATE OF: CALIFORNIA  
RESIDING AT: ORANGE  
APPOINTMENT EXPIRES: SEPTEMBER 28, 2002

LENDER'S CONSENT:

LENDER'S, WESTERN FINANCIAL BANK HEREBY CONSENT TO THE "SURVEY MAP" OF THIS SHORT SUBDIVISION.

IN WITNESS THEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 24 DAY OF march, 1999 A.D.

LENDER'S: WESTERN FINANCIAL BANK

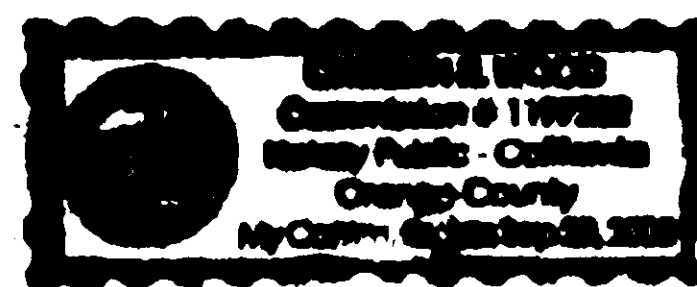
BY: Mark Rebal  
MARK REBAL  
VICE PRESIDENT

ACKNOWLEDGMENT:

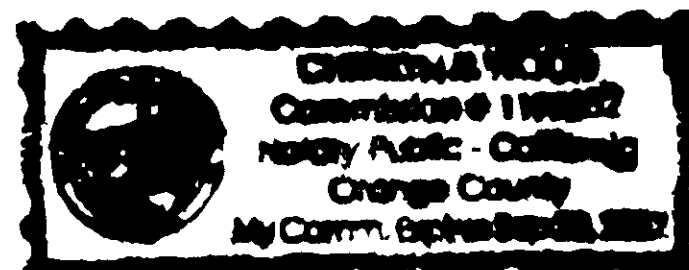
STATE OF: CALIFORNIA  
S.S.  
COUNTY OF: ORANGE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK REBAL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT, OF WESTERN FINANCIAL BANK AND THAT THIS IS A FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 24 DAY OF march, 1999.



Cheryl R. Wood  
PRINTED NAME: Cheryl R. Wood  
NOTARY PUBLIC IN AND FOR THE STATE OF: CALIFORNIA  
RESIDING AT: Orange  
MY APPOINTMENT EXPIRES: Sept. 28, 2002

SURVEYOR'S CERTIFICATE:

I, JOHN J. VADAI - PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON.

DATED THIS 1ST DAY OF APRIL, 1999.

John J. Vadai  
JOHN J. VADAI  
CERTIFICATE NO. 9636

APPROVALS:

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805.

DATED THIS 2 DAY OF APRIL, 1999.

Ian Munce  
IAN MUNCE  
PLANNING DIRECTOR

David A. Lervik  
DAVID A. LERVIK P.E.  
CITY ENGINEER

TREASURER'S CERTIFICATE:1) CITY OF ANACORTES:

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 USES, ARE PAID IN FULL.

DATED THIS 2nd DAY OF April, 1999.

George K. Kohn  
TREASURER, CITY OF ANACORTES

2) SKAGIT COUNTY:

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1999.

DATED THIS 12 DAY OF April, 1999.

Richard M. Mennel  
SKAGIT COUNTY TREASURER

BY: \_\_\_\_\_  
DEPUTY TREASURER

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF JOHN J. VADAI ON THIS 12 DAY OF April, 1999 AT 18 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 14 OF SHORT PLATS AT PAGE(S) 15, 16 UNDER AUDITOR'S FILE NUMBER: 9904120122, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Kathy K. Kish  
SKAGIT COUNTY AUDITOR

Samuel J. Granger  
DEPUTY AUDITOR

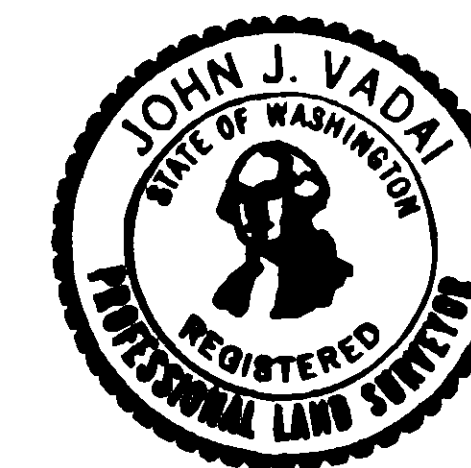
# SHORT PLAT

OF

LOT 13-PLAT OF "HARBOR VIEW ESTATES"

VOLUME 15 OF PLATS-PAGES 117 &amp; 118-A.F.#9311050076

CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON



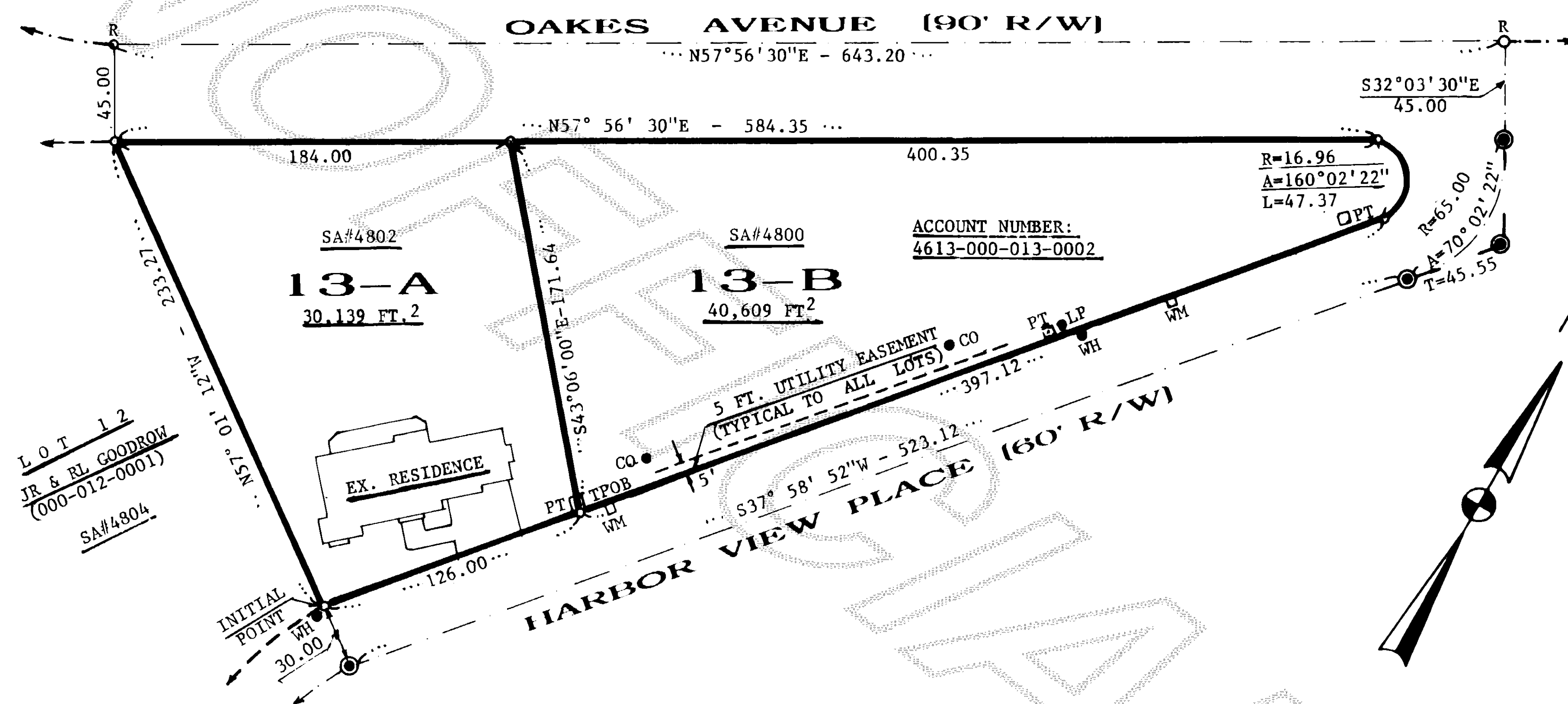
Phone: (360) 293-9591

ROBERTSON - SMITH PREPARED FOR: 4807 HARBOR VIEW PLACE ANACORTES, WA 98221 TEL: (360) 293-7577		
SCALE: N/A	DRAWN BY: TLK	JOB NO: 2009-99
DATE: 3/19/99	APPROVED BY: JJV	DRAWING NO: - " -
DESCRIPTION: <u>SHORT PLAT</u>		
JOHN J. VADAI & ASSOCIATES 5809 SANDS WAY - SUITE F, Anacortes, WA.		MERIDIAN: PER SUBJECT PLAT

Vol 14 SP Pg 15

SHORT PLAT NO: ANA-99-003

DATE OF APPROVALS: APRIL 2, 1999.



## SYMBOLS:

○ = REBAR &amp; CAP (LS#9636)

● = STREET MONUMENT (FOUND IN CASING)

CO ● = SEWER CLEANOUT

LP ● = LIGHT POLE

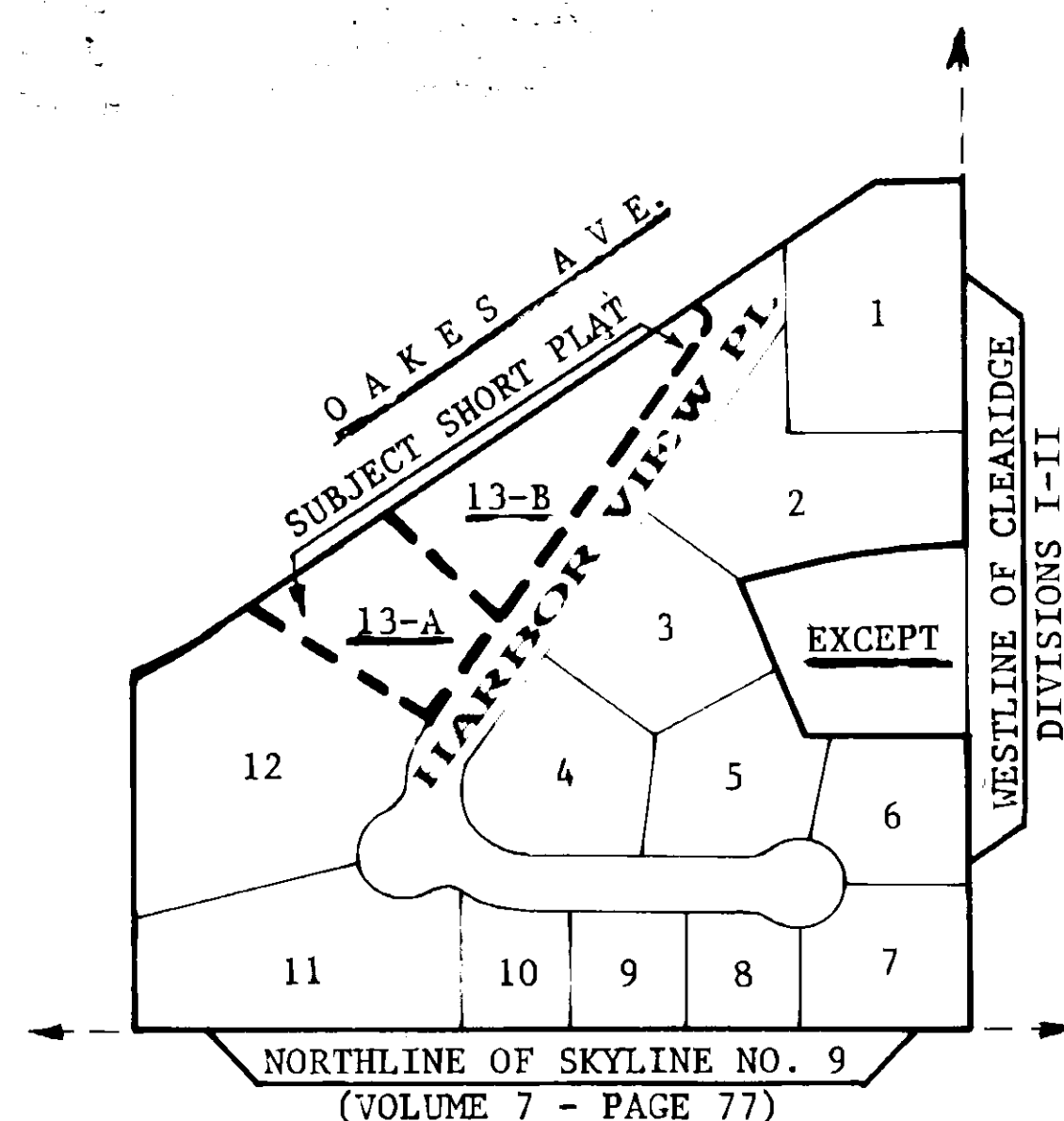
PT □ = POWER TRANSFORMER

R ○ = REFERENCE POINT

WH ● = WATER HYDRANT

WM □ = WATER METER

SA#4800 = STREET ADDRESS



0' 50' 100' 150' 200' 250'

SCALE: 1" = 60'

## LEGAL DESCRIPTION:

1) TOTAL PROPERTY-PER ISLAND TITLE COMPANY'S "SUBDIVISION GUARANTEE-SCHEDULE A-SA-18368:

"LOT 13, HARBOR VIEW ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 117 AND 118, RECORDS OF SKAGIT COUNTY, WASHINGTON;

2) TRACT 13-A:

BEGINNING AT THE "MOST SOUTHERLY CORNER" OF SAID LOT 13; (INITIAL POINT)

THENCE: N57°01'12"W - 233.27 FT.;

THENCE: N57°56'30"E - 184.00 FT.;

THENCE: S43°06'00"E - 171.64 FT.;

THENCE: S37°58'52"W - 126.00 FT. TO THE POINT OF BEGINNING, CONTAINING: 30,139 SQ. FT. MORE OR LESS.

3) TRACT 13-B:

COMMENCING AT SAID "MOST SOUTHERLY CORNER" OF SAID LOT 13;

THENCE: N37°58'52"E - 126.00 FT. TO THE "TRUE POINT OF BEGINNING" (TPOB) OF THIS DESCRIPTION;

THENCE: CONTINUING N37°58'52"E - 397.12 FT. TO THE BEGINNING OF AN "EASEMENT CURVATURE" TO THE LEFT, HAVING A RADIUS OF 16.96 FT.;

THENCE: WESTERLY, 47.37 FT., ALONG THE ARC OF SAID "EASEMENT CURVATURE" - HAVING A CENTRAL ANGLE OF: 160°02'22", TO THE POINT OF TANGENCY;

THENCE: S57°56'30"W - 400.35 FT.;

THENCE: S43°06'00"E - 171.64 FT. TO THE "TRUE POINT OF BEGINNING" (TPOB), CONTAINING: 40,609 SQ. FT., MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS AS SHOWN AND OF RECORD.

SITUATED IN THE CITY LIMITS OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

## GENERAL INFORMATION:

- 1) WATER SUPPLY: EXISTING CITY OF ANACORTES.
- 2) SEWAGE DISPOSAL: EXISTING CITY OF ANACORTES.
- 3) THE EXISTING PUBLIC UTILITIES: (POWER, PHONE, CABLES, GAS, ETC.) ARE LOCATED IN THE DESIGNATED "5 FT. UTILITY EASEMENT" AREA AND SOME OF THE VISIBLE UTILITY FACILITIES ARE LOCATED AS SHOWN ON THIS DRAWING. ACTUAL FIELD LOCATIONS AND MARKINGS OF THE UNDERGROUND UTILITIES WILL BE REQUIRED FOR ALL FUTURE GROUND CONSTRUCTIONS.
- 4) EXISTING ZONING: RESIDENTIAL LOW DENSITY (R2) - (7,500.00 SQ. FT. MIN.).
- 5) THE PREPARATION AND SURVEY OF THIS SHORT SUBDIVISION IS BASED ON THE FOLLOWING SOURCES:
  - A) ISLAND TITLE COMPANY'S "SUBDIVISION GUARANTEE" - (SA-18368).
  - B) INFORMATION SHOWN ON SUBJECT PLAT OF "HARBOR VIEW ESTATES".
  - C) APPLICABLE STREET MONUMENTS FOUND AS SHOWN ON THIS DRAWING.
- 6) BASIS OF BEARING: PLAT OF "HARBOR VIEW ESTATES".
- 7) SURVEY EQUIPMENT USED: HEWLETT-PACKARD 3810-A (TOTAL STATION).

## SHORT PLAT

OF

LOT 13-PLAT OF "HARBOR VIEW ESTATES"

VOLUME 15 OF PLATS-PAGES 117 &amp; 118-A.F.#9311050076

CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON



Phone: (360) 293-9591

PREPARED FOR: ROBERTSON - SMITH  
4807 HARBOR VIEW PLACE  
ANACORTES, WA 98221 TEL: (360) 293-7577

SCALE: 1" = 60' DRAWN BY: TLK JOB NO: 2009-99  
DATE: 3/19/99 APPROVED BY: JJV DRAWING NO: -

DESCRIPTION: SHORT PLAT

JOHN J. VADAI & ASSOCIATES  
5809 SANDS WAY - SUITE F, Anacortes, WA.

MERIDIAN:  
PER SUBJECT PLAT.

use 14 SD Pg 14