

The Crest at 41st Shortplat

199912020010

Kathy Hill, Skagit County Auditor
12/2/1999 Page 1 of 1 10:26:50AM

LEGAL DESCRIPTION

PARCEL "A":
Lot 1 of Short Plat No. AN-82-002, as approved October 13, 1982, and recorded May 17, 1983 in Volume 6 of Short Plats, page 47, records of Skagit County, Washington, under Auditor's File No. 8305170017, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

PARCEL "B":

Lot "X", PLAT OF PARKSIDE DIVISION NO. 2, according to the plat thereof, recorded in Volume 16 of Plats, pages 20 through 22, records of Skagit County Washington.

TOGETHER WITH a non-exclusive easement for sewer line as established by document recorded under Auditor's File No. 9901040103 and as delineated over, across and under Lots 9 and 10 and Tract B of the "PLAT OF FOREST HILLS PUD" as per plat recorded in Volume 17 of Plats, page 42, records of Skagit County, Washington.

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 22ND day of NOVEMBER, 1999.

Jon A. Munce Planning Director
David Lervik City Engineer

TREASURERS 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 1999.

William Menich Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1999.

This 30th day of Nov, 19 99.

William Menich Skagit County Treasurer
Deputy

CITY TREASURERS 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 23rd day of November, 19 99.

Jenna K. Kistner Treasurer, City of Anacortes

AUDITORS CERTIFICATE

Filed for record this 2 day of Dec, 19 99 at 10:24 AM.

in Volume _____ of Plats on pages _____ at the request of David A. Jolly.

Auditors File No. 199912020010

David A. Jolly Skagit County Auditor
Sandra J. Granger Deputy

City of Anacortes Short Plat Number ANA 98-008, Short Plat Conditions:

- (4) Surface water management controls shall be implemented to the City Engineer's specifications/Ordinance #2441 and shall protect downstream property owners.
- (5) A silt fencing, erosion control and sedimentation plan shall be provided, constructed, and maintained during the course of construction.
- (6) Connection to City water for the residential structures. The waterline shall be extended as required by the City Engineer. Payment pursuant to Latecomers Agreement for water shall be made when application is made for a building permit.
- (7) Fire flow and location of fire hydrants shall be addressed in a manner acceptable to the Fire Chief.
- (8) Connection to City sewer for all homes.
- (9) Access and utility easements shall be clearly defined as to location and use and shall appear on the project drawing.
- (10) The street name and the lot numbering and a house address system shall be established as provided by the City Building Department.
- (11) Pavement width on 4th Street shall be extended to the curb/sidewalk. Sidewalks shall be constructed on both sides of the cul-de-sac and around the cul-de-sac.
- (12) All utilities shall be constructed to City standards, all public utility easements shall be 20 feet in width, and all public utility easements shall be readily accessible after development.
- (13) The dry well at the southeast corner of the property shall be designed and constructed as required by the City Engineer.

SURVEYOR

D. A. JOLLY P.E., P.L.S.
P.O. BOX 218
Coupeville, WA 98239 (360) 678-4188

DEVELOPER/SUBDIVIDER

Wilmoor Development Corp.
16981 Redmond Way
Redmond, WA 98052 (425) 881-5538

SUBDIVISION

FOR: Wilmoor Development Corp.
16981 Redmond Way
Redmond, WA 98052

A PORTION ON THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1, EAST W.M.
CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON

HERRIGSTAD ENGINEERING

3001 R Avenue, Suite 210 B, Anacortes, WA. 98221 (360) 299-8804

DWG: J142-PLAT

DWN BY: DKH

CHECK BY: DAJ

DATE: Oct. 1999

SCALE: 1"=50'

JOB NO.: 142

DEDICATION

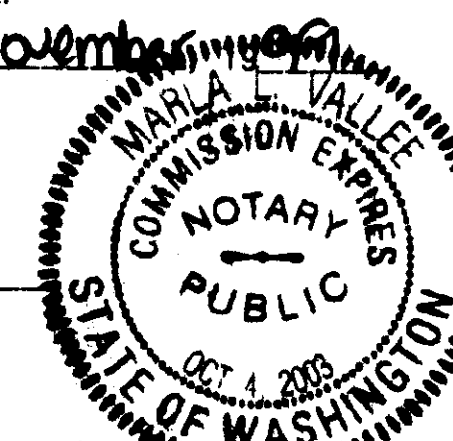
Know All Men by these Present that Washington Federal Savings, Mortgage holder, and of Wilmoor Development Corp. owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with 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.

William Menich S.R. V.P.
Washington Federal Savings

Wilmoor Development Corp.

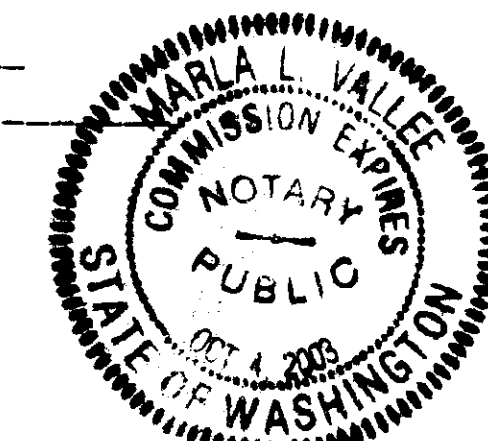
State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Don Rowell signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the Senior Vice President of Washington Federal Savings, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 1st day of November, 1999
Notary Public in and for the State of Washington
Name printed Marla L. Valle
Residing at Burlington, Washington
My commissions expires 10-4-03



State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Greg Wilson signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the Secretary of Wilmoor Development Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 1st day of November, 1999
Notary Public in and for the State of Washington
Name printed Marla L. Valle
Residing at Burlington, Washington
My commissions expires 10-4-03

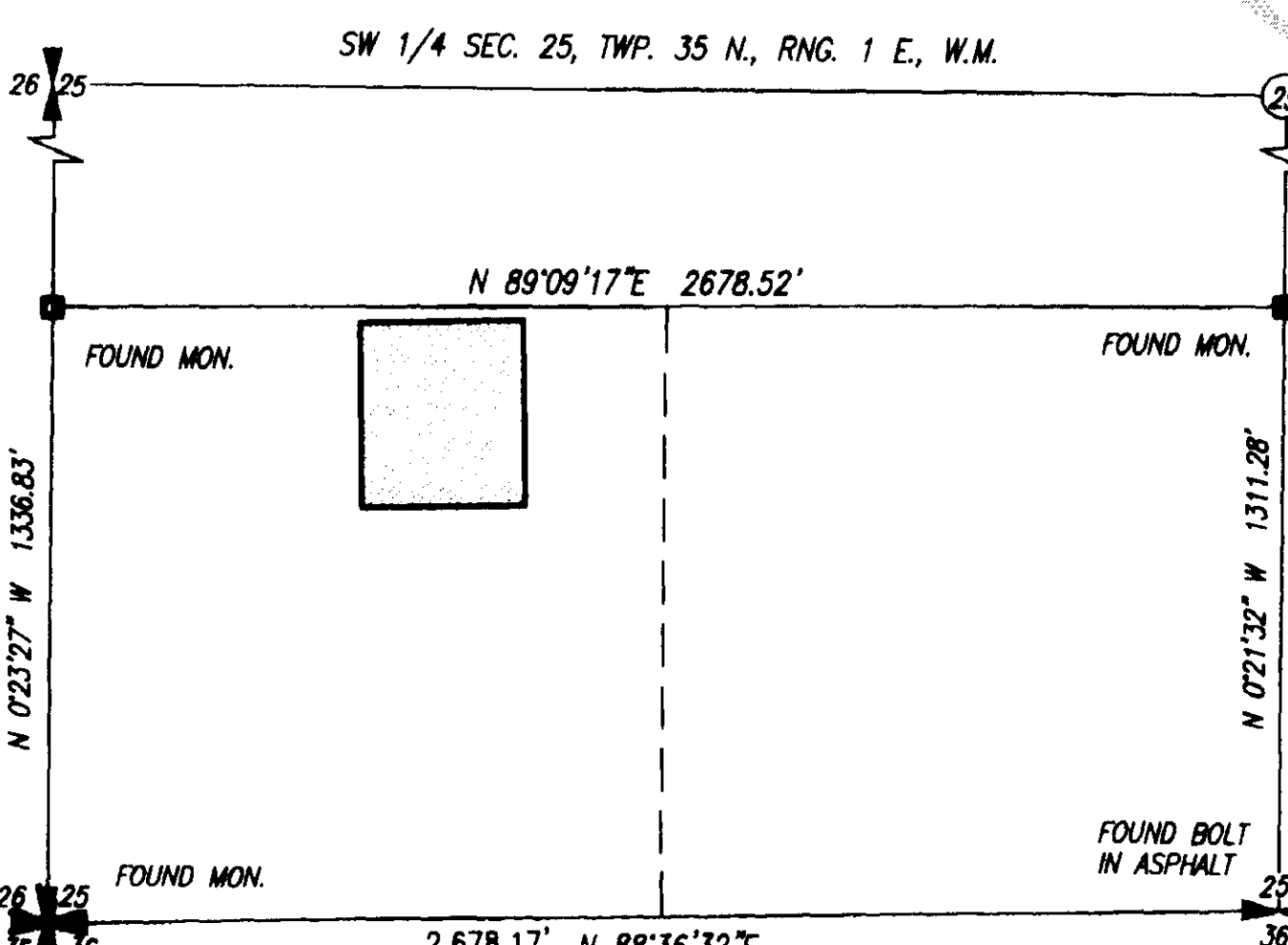


UTILITIES EASEMENT

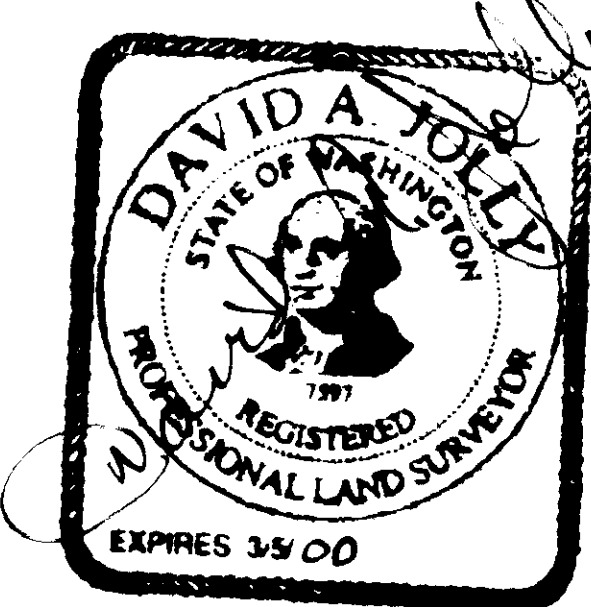
An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY, GTE TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND TCI CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. In addition a 20' sanitary sewer easement on lot 3 is hereby reserved and conveyed to the CITY OF ANACORTES in which to construct, operate, maintain, repair, replace and enlarge the sanitary sewer together with the right to enter upon the lots and spaces at all times for the purposes herein stated.

STORM WATER DETENTION PONDS AND STORM DRAINAGE SYSTEM

The storm water detention pond, storm water drainage system and all drainage easements shown on the plat will remain the responsibility of the Homeowners for purposes of operation and maintenance.



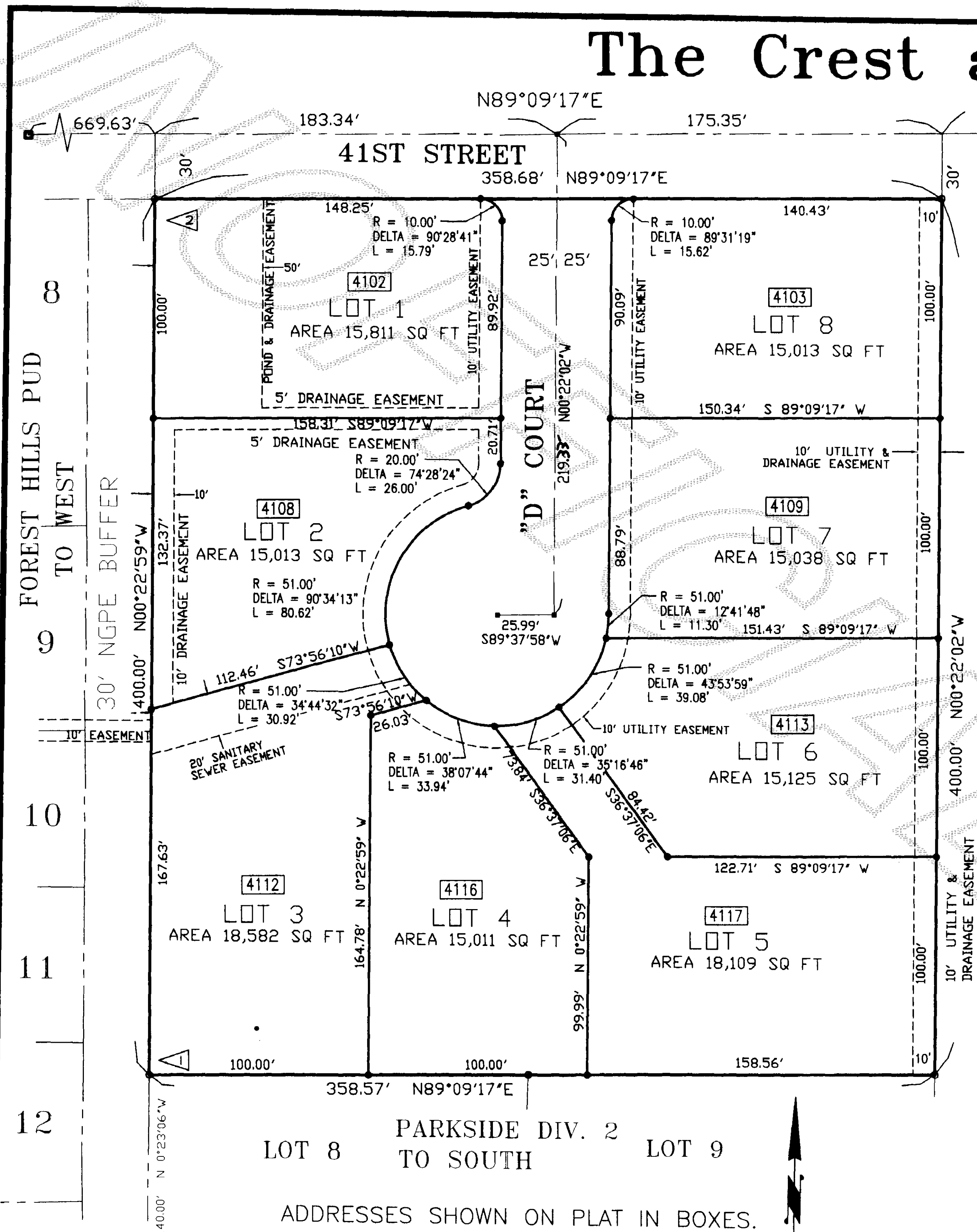
VICINITY MAP N.T.S.



SURVEYORS CERTIFICATE

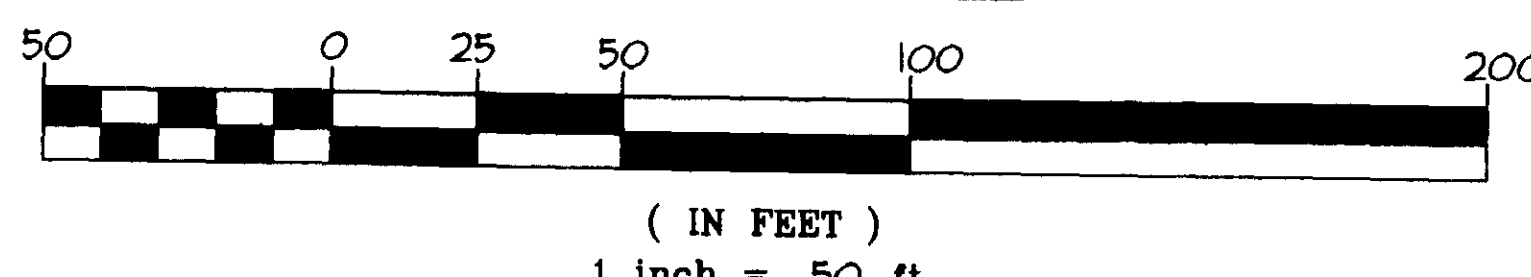
I hereby certify that the Shortplat of The Crest at 41st is based upon an actual survey and subdivision of Section 25, Township 35 North, Range 1 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and plating regulations.

DAVID A. JOLLY, P.L.S., P.E.
Certificate No. 7597
Date 10/9/99



LOT 8 PARKSIDE DIV. 2
TO SOUTH LOT 9

ADDRESSES SHOWN ON PLAT IN BOXES.
GRAPHIC SCALE



FLAGS

- 1 YELLOW PLASTIC CAP, LISSER, L.S. # 22960 ON 1/2" REBAR W/ WHITE STAKE
- 2 YELLOW PLASTIC CAP, SKA. SURV. L.S. # 9596 ON 1/2" REBAR W/ WHITE STAKE

NOTES

1. Assessor's Account No. 350125-3-018-0003 AND 4644-000-900-0403.
2. Description and exception information is from First American Title Insurance Company, Subdivision Guarantee No. H-366463, dated August 16, 1999.
3. Meridian: Assumed
4. Basis of Bearing: North line of the South half of the SW 1/4 of Section 25, T.35N., R.1E.W.M. Bearing North 89°09'17" East. See Plat of Parkside Division 2, Auditors File No. 9502070068.
5. Instrumentation: Pentax PTS V5 Total Station.
6. Survey Procedure: Field traverse double measured.
7. 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 First American Title Insurance Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Numbers 9903180057, 8305170017 AND 9901040103
8. Zoning: Residential Low Density District
9. Water Supply: City of Anacortes
10. Sewer Disposal: City of Anacortes
11. All notes, utility easements and rights dedicated to the public previously imposed by city regulations on Lot X "Plat of Parkside Division No. 2" are hereby eliminated in favor of the matters set forth on the face of this plat.
12.
 - - Indicates new cased concrete monument.
 - - Indicates existing monument
 - - Indicates rebar or iron pipe set with yellow cap inscribed DA JOLLY 7597.
 - - Indicates existing rebar or iron pipe found. See Flag notes.