

SHORT PLAT IN THE N. E. 1/4 OF THE S. W. 1/4, SEC. 24, TWP. 35 N., RNG. 1 E., W.M.  
UNPLATTED

SHORT PLAT NO. ANA-00-002

200009150086  
Skagit County Auditor  
8/18/2000 Page 1 of 2 1:45:46PM

LOT 3  
AREA = 9310 SQ. FT.

LOT 2  
AREA = 13386 SQ. FT.

LOT 1  
AREA = 10928 SQ. FT.

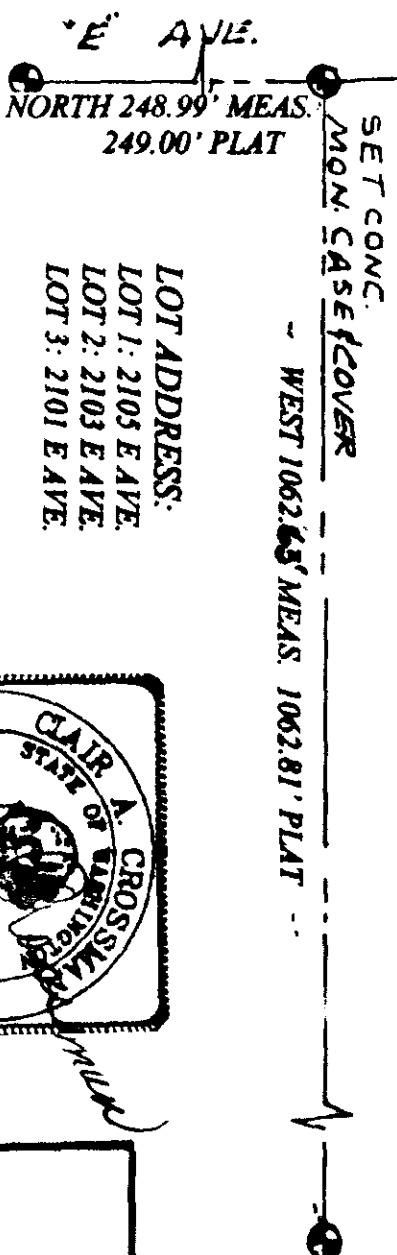
SEC. 24, TWP. 35 N., RNG. 1 E., W.M.  
VICINITY SKETCH

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF Sept., 2000 AT 1:45 P.M.  
IN BOOK -- OF -- AT PAGE -- AT THE REQUEST OF:

CLAIR A. CROSSMAN  
RECORDS OF SKAGIT COUNTY AUDITOR  
AUDITOR  
DEPUTY AUDITOR

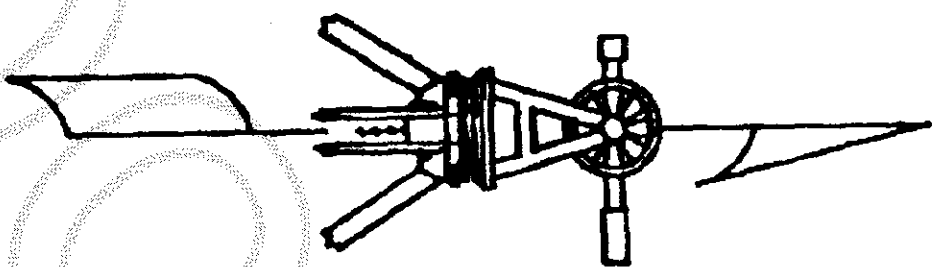
SURVEYORS CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN  
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY  
RECORDING ACT AT THE REQUEST OF GERI WOODS  
IN APRIL, 2000  
Clair A. Crossman  
CERTIFICATE NO. 9569



LOT ADDRESS:  
LOT 1: 2105 E AVE.  
LOT 2: 2103 E AVE.  
LOT 3: 2101 E AVE.



4-18-2000



SCALE 1" = 20'

LEGAL DESCRIPTION  
THE WEST 10 FEET OF LOT 8 AND ALL OF LOT 9 OF ISLAND VIEW PARK NO. 2,  
ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF  
RECORDED ON VOLUME 7 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY  
WASHINGTON.

NOTES

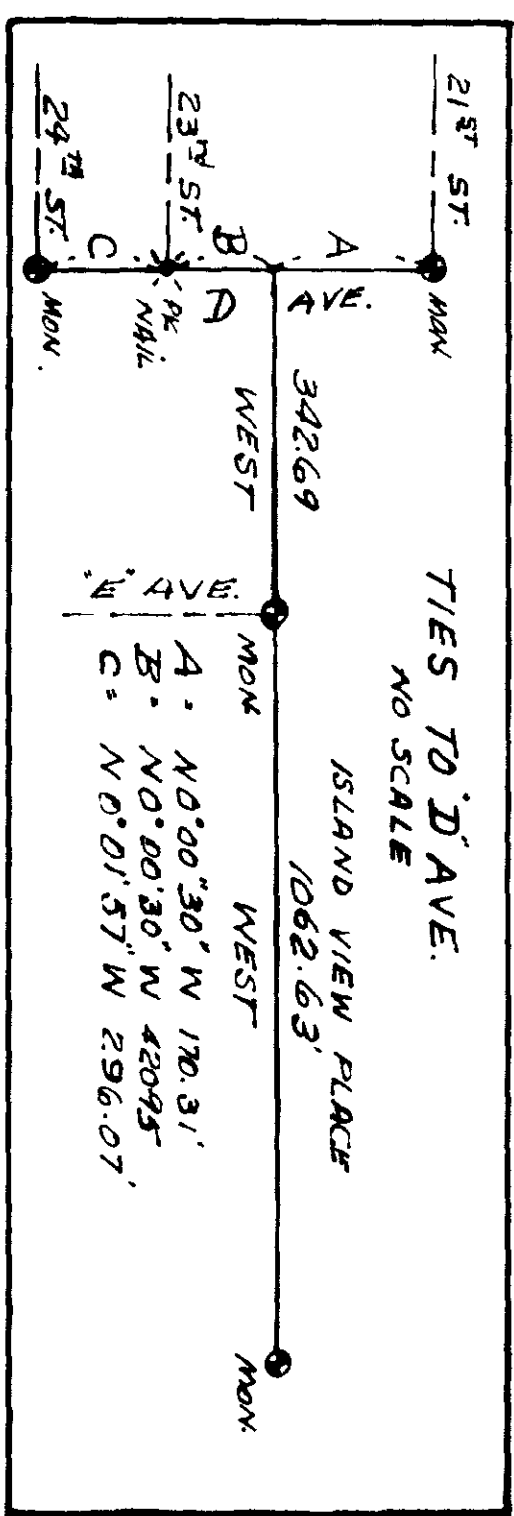
1. ALL MAINTENANCE AND CONSTRUCTION OF ALL PRIVATE ROADS ARE  
THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY  
OF THE ROAD.
2. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE  
INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING: R-3
4. SEWAGE DISPOSAL: CITY OF ANACORTES.
5. WATER: CITY OF ANACORTES.
6. METHOD OF SURVEY: FIELD TRAVERSE.
7. SURVEY EQUIPMENT: TOPCON GTS 303 5" TOTAL STATION.
8. SURVEY CLOSURE COMPLIES WITH WASHINGTON STATE SURVEY  
STANDARDS.
9. BASIS OF BEARINGS: PLAT OF ISLAND VIEW PARK NO. 2.
10. TAX ACCOUNT NO. 3799-000-009-0000.
11. THIS SURVEY DOES NOT PURPORT TO SHOW ALL ENCUMBRANCES OR  
EASEMENTS.

LEGEND:

1. SET 5/8" RE-BAR & CAP # 9569.
2. FOUND PLUGGED IRON PIPE IN CASE IN STREET, 3-23-00.
3. FOUND CONCRETE MONUMENT 0.51' N 5 E OF CORNER, 3-23-00.
4. FOUND 1/2" IRON PIPE WITH TAG #9636, 0.50 SOUTH 3-23-00.
5. FOUND 1/2" IRON PIPE PLUGGED, S 75 W 0.10' 3-23-00.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF  
ANACORTES, PUEB SOUND ENERGY, GTE TELEPHONE COMPANY, CASCADE  
NATURAL GAS COMPANY, AT&T CABLE TELEVISION COMPANY AND THEIR  
RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR  
TEN (10) FEET OF THE FRONT BOUNDARY LINES ALL LOTS, TRACTS AND  
SPACES WITHIN THE PLAT Lying PARALLEL WITH AND ADJOINING ALL  
STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE  
AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES ALL  
NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED  
APPURTENANCES 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.  
ALSO LOTS 2 AND 3 ARE GRANTED THE SAME PRIVILEGES TO USE THE 10  
FOOT EASEMENT AS DESCRIBED ABOVE, OVER THE FRONT 10 FEET OF LOTS 2  
AND 3 FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SANITARY  
SEWER SYSTEM.



CROSSMAN & ASSOC.  
LAND SURVEYORS  
16146 MCLEAN RD. MT. VERNON, WA.  
PHONE (360) 424-7359

SHORT PLAT  
FOR  
GERI WOODS

SCALE	DATE	SHEET
1"=20'	4-18-2000	1 OF 2
DRAWN BY	QAD BY	
SPM	CAC	

SHORT PLAT IN THE N.E. 1/4, SW 1/4, SEC. 24, TWP 35 N. , RNG 1 E., W.M.

200009150086  
Skegitt County Auditor  
9/16/2000 Page 2 of 2 1:45:48PM

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 30 DAY OF AUGUST, 2000.

AN MUNCE, PLANNING DIRECTOR

DAVID LERVIK, CITY ENGINEER

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 30th day of August, 2000.

Treasurer City of Anacortes

COUNTY TREASURERS CERTIFICATE

This is to certify that all taxes heretofore levied 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 2000.

Washington, hereby certify that a delinquent tax bill to cover anticipated taxes up to and including the year 1999 will be paid to the County of Skagit.

This 15th day of Sept, 1999.

Skagit County Treasurer

Deputy

HEIGHT RESTRICTION

Lots 2 & 3 are subject to a height restriction that limits the roof peak of the building and improvements thereon to not greater than 9' above the lower floor slab of the building on Lot 1.

DEDICATION

KNOW 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.

IN WITNESS WE HAVE SET OUR HANDS AND SEALS ON THIS 21 DAY OF August, 2000.

NORWEST MORTGAGE INC.

WELLS FARGO HOME MORTGAGE, INC.

GERALDINE S. WOODS

State of Washington

I certify that I know of no satisfactory evidence that Mark C. Johnson signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as 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 21 day of August, 1999.

Notary Public in and for the State of Washington

Name printed Kim Blankenship

Residing at Anacortes

My commissions expires 10-24-03



State of Washington

I certify that I know or have satisfactory evidence that GERALDINE S. WOODS, a single person, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 8-21-2000

Signature Kim Blankenship

Title Notary

My Appointment expires 10-24-03

CITY OF ANACORTES  
DECISION TO APPROVE A SHORT PLAT FOR GERALDINE WOODS

SHORT PLAT NUMBER ANA 00-001

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director hereby issues a short-plat approval for the City of Anacortes as described in the Short-Plat Map (Attachment A to these Findings) subject to the following conditions:

- (1) The Administrator approval of this short-plat, shall be tentative and shall not be final until fifteen (15) days have elapsed since the date of approval by the Administrator and notice to the applicant. If no appeal is filed, the Administrator will make available or mail to the applicant the short plat indicating the modifications and improvements required.
- (2) Any party aggrieved by the decision of the Administrator may appeal to the City Council by filing a notice of appeal with the City Clerk within fifteen (15) days of the tentative approval or disapproval by the Administrator. The appeal shall state the reason for the appeal and be signed by the party filing the appeal. The appeal shall be scheduled on the next available council agenda and notices shall be sent to the applicant and the party filing the appeal.
- (3) Short Plat Approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed by the Administrator. The scope of this permit is not to exceed that as set-out in Attachment A.
- (4) This project is subject to applicable water, sewer, and storm water general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water lot/corner charges may be payable.
- (5) Treasurer's Certificate. All short subdivisions when approved and prior to recording shall contain the following:  
Treasurer's Certificate: I certify that, all taxes heretofore levied and which have become a lien upon the lands described above have been fully paid and discharged according to the records of my office up to and including the year of (current year).  
Certified this \_\_\_\_\_ day of \_\_\_\_\_, 2000.
- (6) Surface water management controls shall be implemented to the City Engineer's Specifications/Ordinance #2441 and shall specifically protect downstream property owners.
- (7) A silt fencing, erosion control and sedimentation plan shall be provided, constructed, and maintained during the course of construction.
- (8) Connection to City water for all lots, with fire hydrants located as approved by the City Fire Chief.
- (9) Connection to City sewer for all lots.
- (10) All utilities shall be constructed to City standards.
- (11) The 4' sidewalk shall be repaired/completed over the entire length of project frontage and rebuilt to ADA standards at driveway entrances.
- (12) Pages 6 and 7 of these Findings shall be recorded with the Short Plat Drawing.
- (13) Street addresses shall be assigned by the Building Official and shall appear on the Short Plat Drawing.
- (14) Engineering review and inspection fees are payable on or before any actual construction work begins. They are based on engineering estimates of construction or actual quotes for the work. The engineering review fee is .5% and the inspection fee is 1.5% plus \$500.00

PROPERTY OWNER/SUBDIVIDER

Geraldine Woods  
2105 E Avenue  
Anacortes, WA 98221

CROSSMAN & ASSOC.  
LAND SURVEYORS

16146 MCLEAN RD. MT. VERNON, WA.  
PHONE (360) 424-7359

SHORT PLAT  
FOR  
GERI WOODS

SCALE	DATE	SHEET
NONE	4-18-2000	2 OF 2
DRAWN BY	CKD BY	
DEH	SAM	