

SP-04-010

RAWHAUSER SHORT PLAT  
IN THE N.E. 1/4, SEC. 23, TWP 35 N., RNG 1 E., W.M.  
CITY OF ANACORTES, WASHINGTON  
MAY 2007

AUDITORS CERTIFICATE

200706040018  
Skagit County Auditor  
6/4/2007 Page 1 of 2 8:44AM

PARCEL A: Lots 1 to 5, inclusive, Block 405, PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

EXCEPT any portion of lots 1 through 5, lying within the Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 1 East, of the Willamette Meridian.

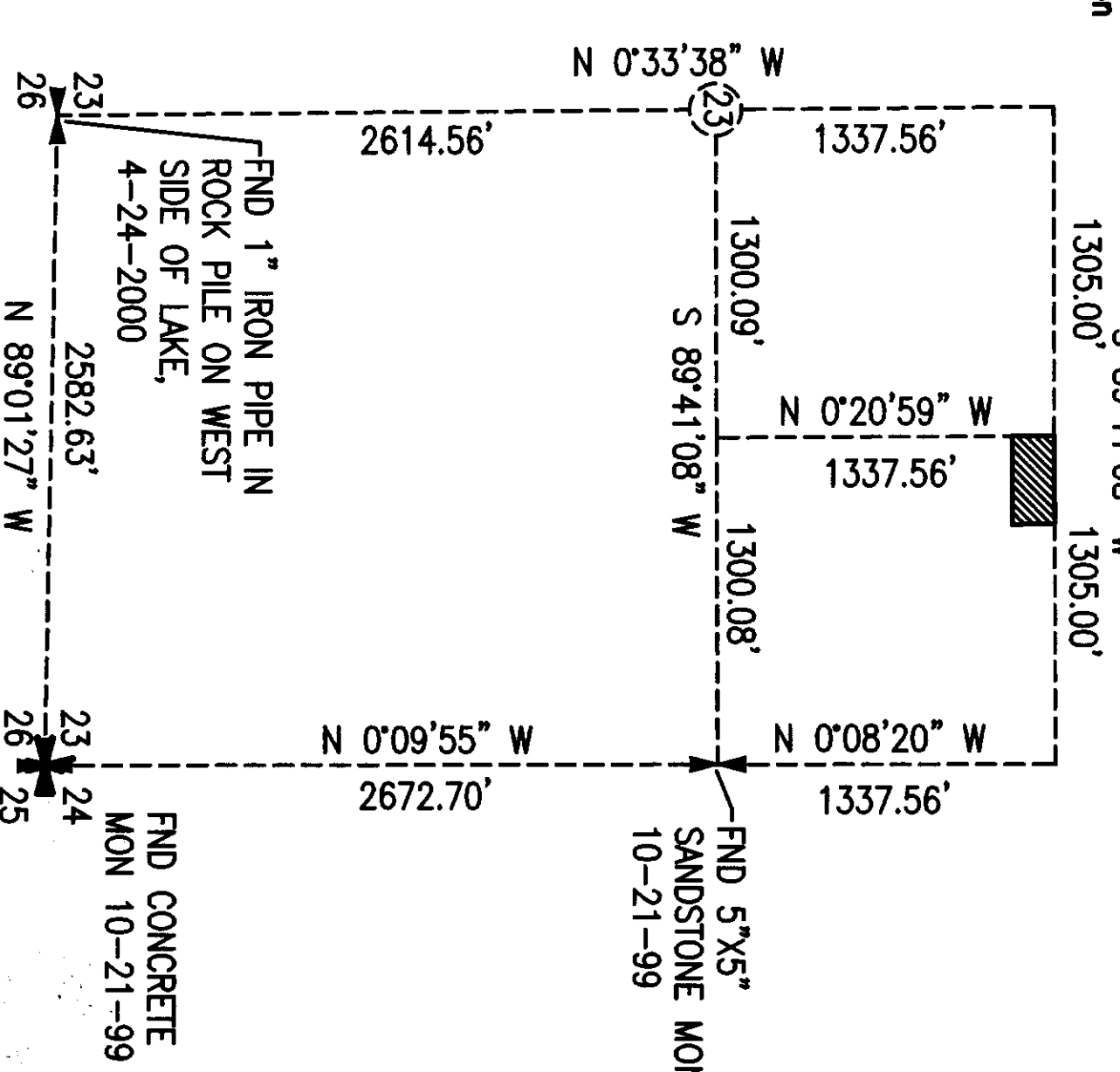
Situated in Skagit County, Washington.

PARCEL B: The Western 350 feet of that portion of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 1 East, of the Willamette Meridian, lying North of the South line of 16th Street as shown on the plat of G. Kellogg's Addition to the City of Anacortes, as per plat recorded in Volume 1 of Plats, page 39, records of Skagit County, Washington, produced West;

EXCEPT the following described tract:

Beginning at the intersection of the Eastern line of Dakota Street with the North line of said Northwest Quarter of the Southeast Quarter of the Northeast Quarter which point is 168.69 feet East from the Northwest corner of said subdivision; Thence South 21d37' East along the East line of Dakota Street produced 20.25 feet; Thence North 68d23' East along the Southeast line of those premises conveyed to Wesley Adams Rawhauser et ux by deed dated December 18, 1951, filed February 20, 1952, as Auditor's File No. 47783, records of Skagit County, Washington and recorded in Volume 249 of Deeds, page 147, 52 feet to the North line of said Northwest Quarter of the Southeast Quarter of the Northeast Quarter; thence South 89d39'30" West along the subdivision line 55.80 feet to the point of beginning.

Situated in Skagit County, Washington



GENERAL INFORMATION SCALE: NONE

- Assessor's Account No. 3809-405-005-0003, P58391 and 350123-0-009-0002, P31725.
- Description and exception information is from Chicago Title Company - Island Division, Order No: 10641644, dated February 29, 2007.
- 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 Chicago Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number 509693 (CC&Rs), 200610300143 (Puget Sound Power & Light Company) and 200005080031 (Record of survey). Deeds of trust are recorded under Auditors File Number 200501270251 and 200701300085.
- The easements under Auditor file number 200610300143 are hereby extinguished and replaced by new utility easements as shown on the face of this plat.
- Zoning: (R2) Residential Low Density District
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes

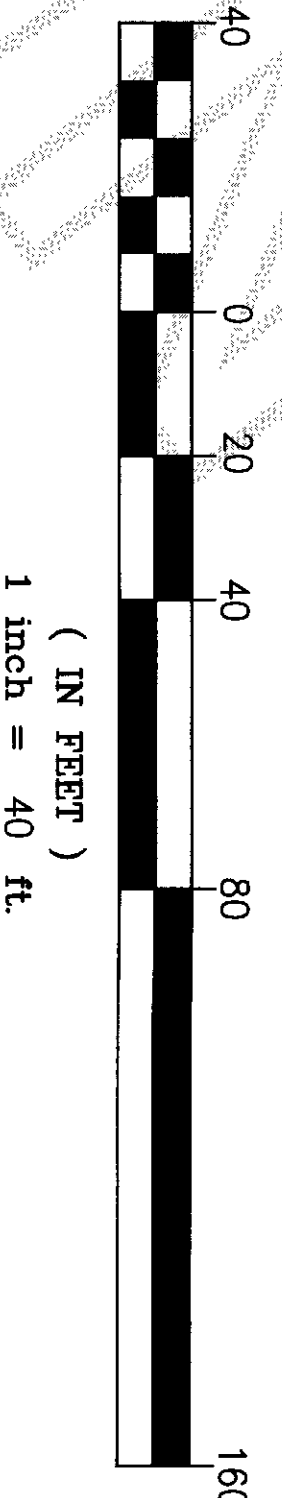
SHORT PLAT FOR: Dakota Avenue LLC  
PO Box 319  
Anacortes, WA 98221  
(360) 293-7431

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 35, RNG. 1 EAST, W.M.  
CITY OF ANACORTES, WASHINGTON

CROSSMAN & ASSOCIATES  
16146 McLean Road, Mt. Vernon, WA. 98273 (360) 424-7559  
JOB NO.: 398

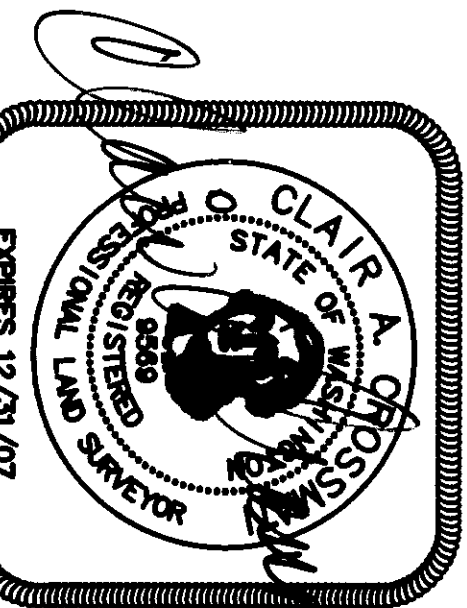
SHEET 1 OF 2

GRAPHIC SCALE



NOTES

- NEW RE-BAR WITH CAP NO. 9569 SET 4-24-07
- NEW PK NAIL IN SIDEWALK SET 4-24-07.
- FOUND AND ACCEPTED RE-BAR WITH CAP PLS #9569
- NEW CONCRETE MONUMENT SET 5-03-07.
- EQUIPMENT USED: PENTAX 323N TOTAL STATION.
- NEW ASSIGNED ADDRESS
- ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
- SURVEY METHODS: STANDARD FIELD TRAVERSE. BASIS OF BEARINGS: BASED ON BOUNDARY SURVEY AF #200005080031.





PLAT CONDITIONS **SP-04-010**

CITY OF ANACORTES

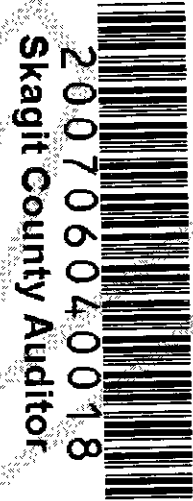
DECISION TO APPROVE A SHORT PLAT FOR THE DONNA RAWHAUSER  
SHORT PLAT NUMBER ANA 04-010

**RAWHAUSER SHORT PLAT**

**IN THE N.E. 1/4, SEC. 23, TWP 35 N., RNG 1 E., W.M.**  
**CITY OF ANACORTES, WASHINGTON**  
**MAY 2007**

**AUDITORS CERTIFICATE**

RECORD OF SURVEY AT THE REQUEST OF CLAIR A. CROSSMAN



6/4/2007 Page 2 of 2 8:44AM

200706040018

Skagit County Auditor

**Auditor** J. Vanagist  
**Deputy Auditor** Araceli Ingleton

- (1) 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 Exhibit 1.
- (2) 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 latecomer charges may be payable.
- (3) The Skagit County Treasurer's Office requires that the following statements shall appear on all long plats, replots, altered plats or binding site plans:
- a. 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 \_\_\_\_\_, 20\_\_.

b. I, \_\_\_\_\_, do hereby certify that a deposit has been made to cover anticipated taxes for the year \_\_\_\_\_.

(4) The applicant shall acquire all necessary federal, state, and local permits.

(5) The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, and street access, and storm drainage. All work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to City standards.

(6) Engineering and Inspection fees in the amount of \$500 plus 2% of the total construction cost shall be due at or before the mandatory pre-construction conference. No construction activity is allowed until construction plans are approved, fees have been paid and the pre-construction conference completed.

(7) A temporary erosion control plan shall be prepared and approved by the City of Anacortes Public Works Department, constructed, and maintained throughout construction.

(8) Prior to clearing or fill and grade beginning, both a large parcel storm water plan and a water quality control plan as required by the City of Anacortes Storm Drainage Ordinance No. 2441 shall be prepared by the applicant, approved by the City Department of Public Works, and implemented.

(9) Fire hydrants are to be located as approved by the City Fire Chief. Fire flow shall be addressed in a manner acceptable to the Fire Chief and to the Public Works Department.

(10) Mailbox locations shall be reviewed and approved by the City Public Works Department.

(11) The landscaping requirements shall be those required for a residential subdivision and approved by the Planning Director prior to building permit issuance for any lot.

(12) Street lighting shall be energy efficient and located as required by the City Engineer.

(13) All easements shall be surveyed and shown on drawings.

(14) Prior to final short plat approval all infrastructure improvements shall be completed as required by the City Public Works Director.

(15) A geotechnical report including road construction and site specific building construction shall be provided prior to beginning construction at the site

(16) Sidewalks shall be provided on both sides of the street as required by the City Public Works Director.

(17) The Landscaping Plan shall be approved by the Planning Director prior to Building Permit issuance.

(18) Street addresses are: (Lot 1 - 1401 Dakota Avenue); (Lot 2 - 1403 Dakota Avenue); (Lot 3 - 1404 Dakota Avenue); (Lot 4 - 1402 Dakota Avenue); (Lot 5 - 1320 Dakota Avenue); (Lot 6 - 1318 Dakota Avenue).

(19) This approval will expire three years from the date of approval if the short plat is not signed and recorded.

(20) Pages 7-9 of these Findings shall be recorded with the Short Plat Drawing.

**UTILITY AND SIDEWALK EASEMENT**

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., VERIZON TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plot lying parallel with and adjoining public street(s) 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. This easement replaces the easement recorded under Auditor's file number 200603130163 and 808553 recorded for the benefit of Puget Sound Energy, Inc.

2. In addition the above utility easement will act as a sidewalk easement is hereby reserved for and conveyed to the City of Anacortes under and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plot lying parallel with and adjoining public street(s) as shown on the plat around the cul-de-sac for access and maintenance.

3. A 20' public utility easement is hereby conveyed to the City of Anacortes under and upon lot 3 as shown on the plat which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires for the same purposes as described in No. 1 above.

4. A non-exclusive private access easement as shown on the plat on and across Lot 2 for the benefit of lots 1, 3 and parcel P31726 (and their divided successors) will remain private and the responsibility of the property owners for which they serve.

5. A non-exclusive private access easement as shown on the plat on and across Lot 5 for the benefit of lots 4 and 6 and will remain private and the responsibility of the property owners for which they serve.

6. A non-exclusive private storm drainage easement as shown on the plat on and across lots 4, 5, and 6 is for the benefit of lots 4, parcel P31720, and their divided successors and is for storm water discharge and is the responsibility of the lots for which they serve to construct, operate, maintain, repair, replace and enlarge underground storm water pipes.

**CITY OF ANACORTES APPROVALS**

Signature of Planning Director

ATTEST: City Clerk Wanda Phillips

Examined and approved this 25 day of May, 2007

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 25 day of May, 2007.

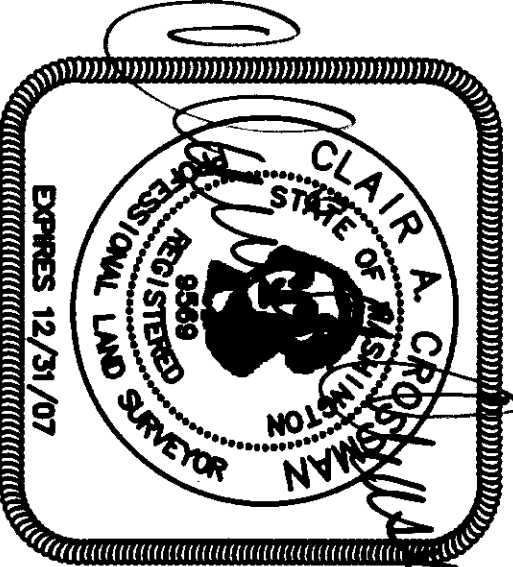
Wanda Phillips  
Treasurer, City of Anacortes

**SURVEYORS CERTIFICATE**

I hereby certify that the Rawhauser 6-lot Short Plat is based upon an actual survey and subdivision performed by me or under my supervision of Section 23, 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 platting regulations.

CLAIR A. CROSSMAN, P.L.S. Clair A. Crossman  
Certificate No. 9569

Date 5-25-07



**DEDICATION**

Know All Men by these Present that Washington Federal Savings, mortgage holder, and Dakota Avenue LLC, 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.

Nels Strandberg, Manager 5/25/07  
Dakota Avenue LLC

Wanda Phillips VP/Araceli Ingleton  
Washington Federal Savings

State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that Nels Strandberg

signed this instrument, on oath stated that he is authorized to execute the

instrument and acknowledged it as the Manager of

Dakota Avenue LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

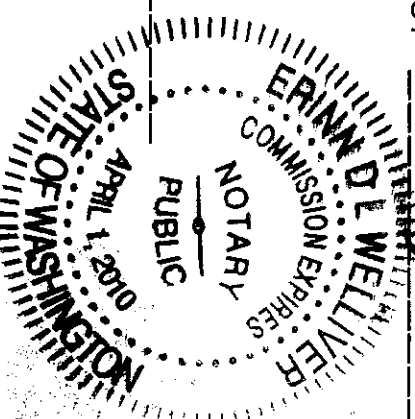
Given under my hand and official seal this 25th day of May, 2007.

Notary Public in and for the State of Washington

Name printed Elin D.L. Welliver

Residing at Anacortes, WA

My commissions expires 4/1/2010



State of Washington

County of

I certify that I know of have satisfactory evidence that Nels Strandberg & Wanda Phillips

signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the

instrument and acknowledged it as the MANAGER of

party for the uses and purposes mentioned in the instrument.

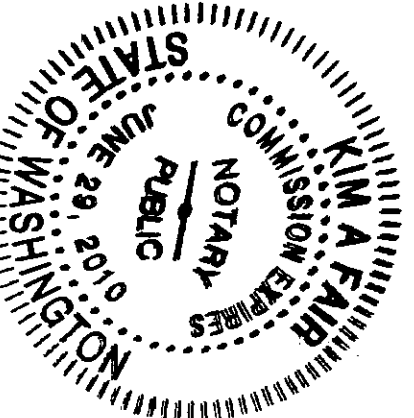
Given under my hand and official seal this 26 day of JUNE, 2007.

Notary Public in and for the State of Washington

Name printed Kim A. Fair

Residing at Burlington

My commissions expires 06/29/10

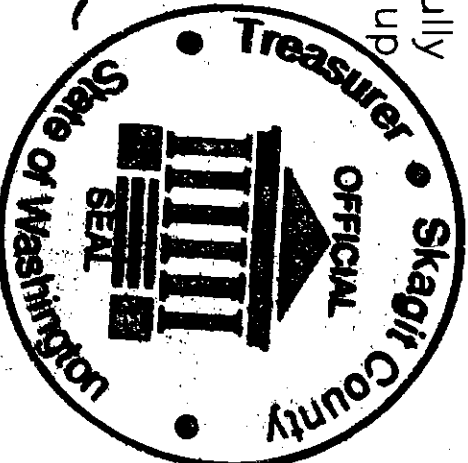


**COUNTY TREASURERS CERTIFICATE**

I 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 2007.

Certified this 4th day of June, 2007.

John Purquist, Skagit County Treasurer



SHEET 2 OF 2

**SHORT PLAT**

FOR: Dakota Avenue LLC  
PO Box 319  
Anacortes, WA 98221  
(360) 293-7431

DWG.: J398

DWN BY: DKH

CHECK BY: CAC

DATE: April 2007

SCALE: 1"=50'

JOB NO.: 398

**CROSSMAN & ASSOCIATES**

16146 McLean Road, Mt. Vernon, WA. 98273 (360) 424-7359

5-25-07