

SP-04-001

NELSON SHORT PLAT

IN THE S.W. 1/4, SEC. 25, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON

JANUARY 2008

AUDITORS CERTIFICATE

200802080129
Skagit County Auditor
2/8/2008 Page 1 of 2 4:22PM

AUDITOR
DEPUTY AUDITOR

LEGAL DESCRIPTION

PARCEL A:
Part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 1 East of the
Willamette Meridian, described as follows:

Beginning at a point 116.5 feet North of the Southeast corner of said Northeast Quarter of the Southwest
Quarter,
thence West 577.1 feet;
thence North 281.2 feet;
thence East 577.1 feet;
thence South 281.2 feet to place of beginning;

EXCEPT the North 100 feet of the East 291 feet thereof;

ALSO EXCEPT the West 10 feet of the East 30 feet conveyed to the City of Anacortes by deed recorded
February 10, 2004, under Auditor's File No. 200402100044, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

The West 300 feet of the following described property:

That portion of the Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 1
East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said subdivision;
thence West along the South line thereof, a distance of 577.1 feet to the East line of the West 742.5 feet of
said subdivision;
thence North at right angles along said East line, 116.5 feet;
thence East at right angles 577.1 feet to the East line of the Northeast Quarter of the Southwest Quarter of
said Section 25;
thence South along the East line thereof to the point of beginning;

EXCEPT road rights of way along the South line thereof.

Situate in Skagit County, Washington.

VICINITY

SCALE: NONE

- NOTES
1. SET RE-BAR WITH CAP NO. 9569 SET 1-18-08.
 2. SET PK NAIL IN SIDEWALK SET 1-18-08.
 3. SET CONCRETE MONUMENT SET IN CASE.
 4. FOUND AND ACCEPTED RE-BAR WITH CAP PLS AS NOTED.
 5. FOUND EXIST. CONCRETE MONUMENT IN CASE.
 6. FOUND EXIST. 1 1/2" PIPE
 7. EQUIPMENT USED: PENTAX 323N TOTAL STATION.
 8. NEW ASSIGNED ADDRESS
 9. ERROR OF CLOSURE MEETS WASHINGTON
 10. STATE STANDARDS, SURVEY METHODS, STANDARD FIELD TRAVERSE.
 11. BASIS OF BEARINGS: BASED ON BOUNDARY SURVEY
AF #9502160017

SHORT PLAT

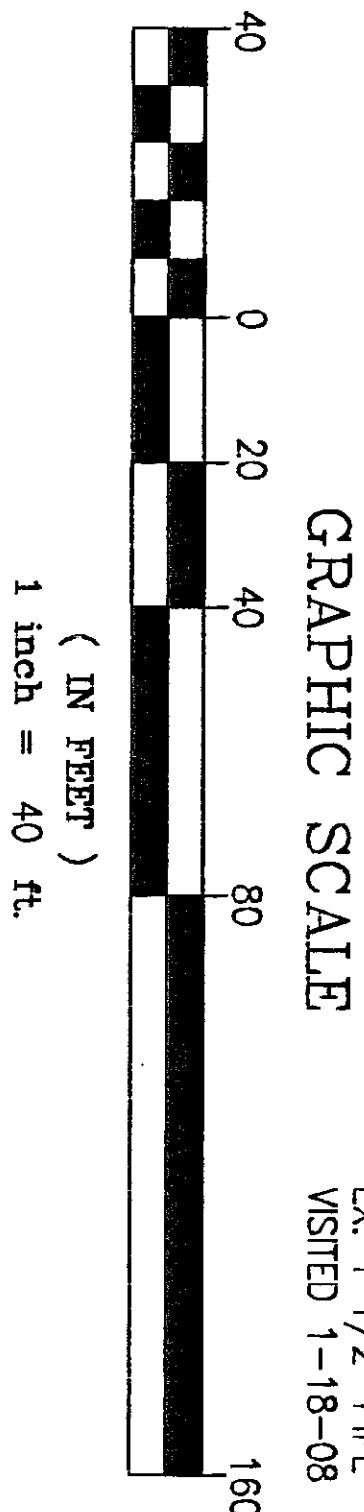
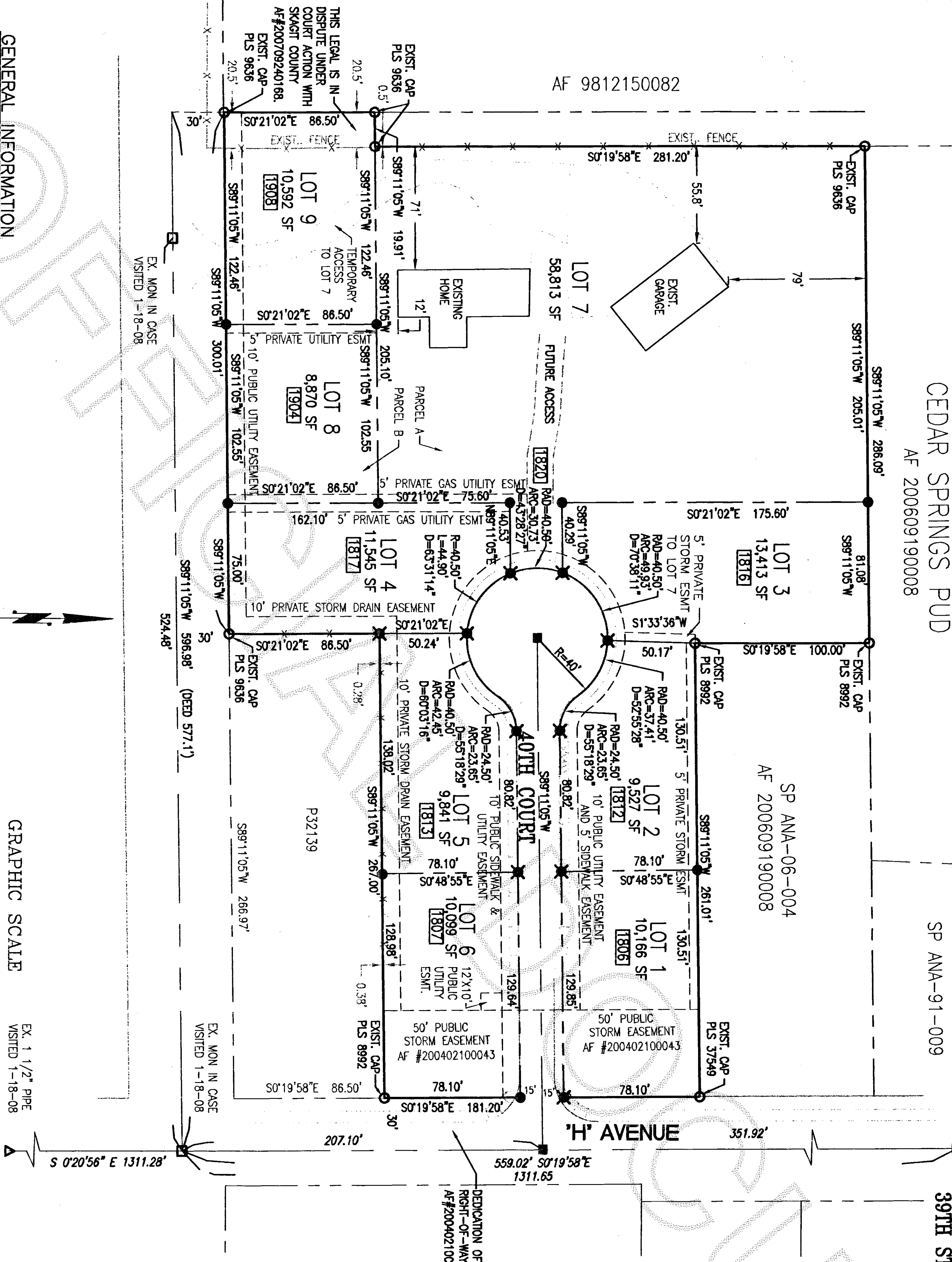
FOR: Lawrence D. Nelson and Amber L. Nelson
1902 41st Street
Anacortes, WA 98221
(360) 293-5600

A PORTION OF THE SW 1/4 OF
SECTION 25, TOWNSHIP 35, RNG. 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

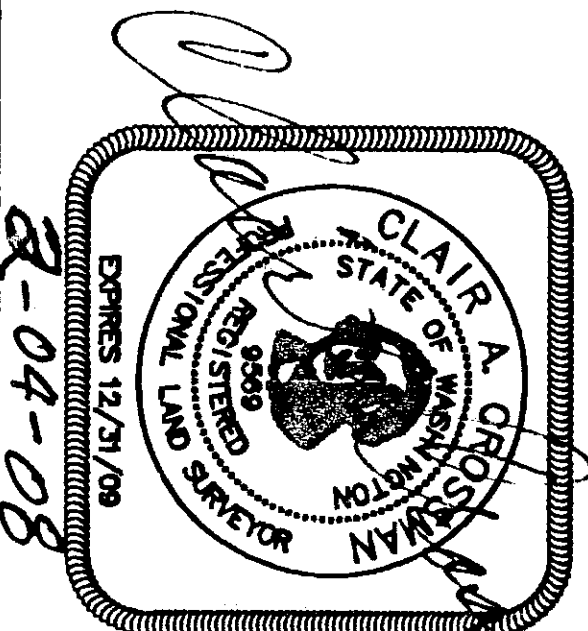
HERRIGSTAD ENGINEERING PS

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: 1"=50'
JOB NO.: 266



- GENERAL INFORMATION
1. Assessor's Account No. 350125-0-087-0005, P32073 and 350125-0-143-0007, P32141.
 2. Description and exception information is from Chicago Title Company - Island Division, Order No. C29611, dated December 12, 2007.
 3. 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 Numbers 9110110054 (Survey), 9502160017 (Survey), 200402100043 (Mitigation Easement), 200506170007, 200506170008, 200506170009 (Assignment of Rents), 200709240168 (Lis Pendens). Deeds of Trust are recorded under Auditors File Number 9502090101, 9712120132, 200303260137, 200506170004, 200506170005, 200506170006. Subordination Agreements are listed under Auditor File Numbers 9712120133 and 200012010124.
 4. Zoning: (R2) Residential Low Density District
 5. Water Supply: City of Anacortes.
 6. Sewer Disposal: City of Anacortes



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AUDITORS CERTIFICATE
RECORD OF SURVEY AT THE REQUEST OF CLAIR A. CROSSMAN

CITY OF ANACORTES DECISION TO APPROVE THE NELSON 9-LDT SHORT

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director hereby issues 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. The Skagit County Treasurer's Office requires that the following statements shall appear on all long plats, replats, 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 200____
b. "I do hereby certify that a deposit has been made to cover anticipated taxes for the year _____."

5. A building permit shall be secured from the City of Anacortes prior to any construction activity authorized by this permit being begun.

6. This project is subject to applicable water, sewer, and stormwater 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.

7. Provide a Large Parcel Stormwater Plan and an Erosion Control Plan for review and approval prior to fill and grade taking place.

8. Property boundaries shall be delineated by orange construction fencing prior to fill and grade taking place.

9. Dust control measures shall be provided as required by the Public Works Director.

10. The CO&R's shall restrict the use of pesticides, herbicides and excessive fertilizers.

11. A landscape plan shall be approved by the Planning Director prior to building permit issuance.

12. Street lights shall be provided as required by the City of Anacortes Public Works Director.

13. Connection to City water for all lots, with fire hydrants located as approved by the City Fire Chief.

14. Connection to City sewer for all lots.

15. All R 2 zoning standards shall be adhered to.

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

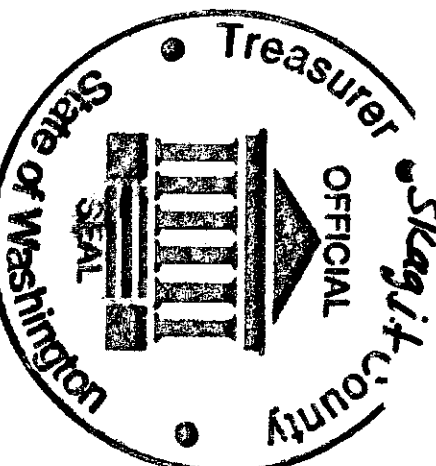
17. Pages 7 and 8 shall be recorded with the Short Plat Drawing.

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 _____ day of February, 2008.

Treasurer, City of Anacortes



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 2008.

Certified this 8th day of February 2008. *Shirley Carson*
Shirley Carson
County Treasurer

I do hereby certify that a deposit has been made to cover anticipated taxes for the year _____.

NELSON SHORT PLAT
IN THE S.W. 1/4, SEC. 25, TWP 35 N., RNG 1 E., W.M.

AUDITORS CERTIFICATE
RECORD OF SURVEY AT THE REQUEST OF CLAIR A. CROSSMAN



CITY OF ANACORTES, WASHINGTON
JANUARY 2008

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 all 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 therefor 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 crosses Mitigation Easement AF #200402100043.

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. Also see 50' Mitigation Easement AF 200402100043.

3. A non-exclusive private storm drainage easement as shown on the plat on and across Lots 1, 2, 3, 4, 5 and 6 for the benefit of lots 2, 3, 4, 5, 7, 8 and 9 for the purposes of storm water discharge for roof, footings and yards and will remain private and the responsibility of the property owners for which they serve.

4. A non-exclusive private Cascade Gas utility easement as shown on the plat on and across Lots 4, 7 and 8 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.

State of Washington
County of Skagit

I certify that I know of have satisfactory evidence that Jim Bishop, II signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President & CEO of Summit Bank 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 4th day of February, 2008

Notary Public in and for the State of Washington

Name printed Deb L. Hooper
Residing at Burlington
My commissions expires 11-14-2010

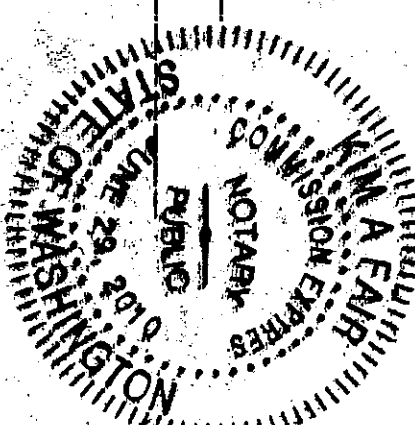
State of Washington
County of Skagit

I certify that I know of have satisfactory evidence that Robert Krause and Judy Krause, Husband and wife, signed this instrument, and acknowledged it 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 5 day of February, 2008

Notary Public in and for the State of Washington

Signed Kim A. Fair
Name printed Kim A. Fair
Residing at Burlington
My commissions expires 06/29/10



CITY OF ANACORTES APPROVALS

Signature of Planning Director Don A. Hurue

ATTEST: City Clerk Debbie

Examined and approved this 6 day of Feb, 2008

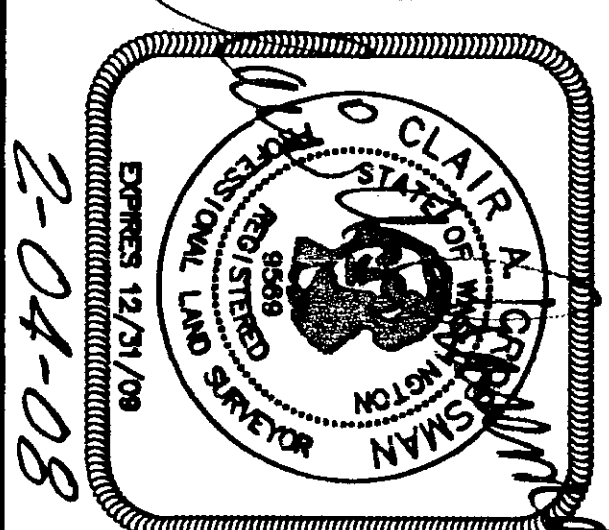
Debbie
City Clerk

SURVEYORS CERTIFICATE

I hereby certify that the Nelson 9-lot Short Plat is based upon an actual survey and subdivision performed by me or under my supervision 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.

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

Date 2-04-08



AUDITOR DEPUTY AUDITOR

Know All Men by these Present that Washington Federal Savings, mortgage holder, Skagit State Bank, mortgage holder, Summit Bank, mortgage holder, Robert & Judy Krause, mortgage holder and Lawrence D. and Amber L. Nelson, 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.

Larry D. Nelson
Larry D. Nelson
Amber L. Nelson

Amber L. Nelson
Amber L. Nelson

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