# SHORT PLAT ANA-08-005
## SURVEY IN THE NORTHEAST 1/4 OF SECTION 25, T. 35 N., R. 01 E., W.M.
## CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST OF SCHEMMER ENGINEERING INC.

**LEGAL DESCRIPTION:** PARCEL NUMBER 32039
THE NORTH 186 FEET OF THE WEST 297 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE NORTH 80 FEET THEREOF; CONVEYED TO THE CITY OF ANACORTES FOR ROAD PURPOSES 60 FEET IN WIDTH ACROSS SAID PREMISES AND EXCEPT RIGHT OF WAY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 468817, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO EXCEPT ANY PORTION THEREOF AS MAY LIE WESTERLY OF SAID RIGHT OF WAY.

## COUNTY TREASURER'S CERTIFICATE
I HEREBY 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 2008.
CERTIFIED THIS ___ DAY OF _____, 20__.
_____
SKAGIT COUNTY TREASURER

## CITY TREASURER'S CERTIFICATE
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 USE ARE PAID IN FULL.
THIS 18th DAY OF _____, 20__.
_____
ANACORTES CITY TREASURER

## APPROVALS
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.

THIS 18th DAY OF December, 2008
_____
SUBDIVISION ADMINISTRATOR

_____
CITY ENGINEER    12/8/08

## SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.
_____
Paul E. Monohon    12-8-08

**'H' AVENUE**

**'H' AVENUE**

N 00°21'19" W    186.00 FT
80.00

SW CORNER
NW1/4 OF NE 1/4

FOUND CROSSMAN
REBAR AND CAP
S. 37E. 0.24
6/04/08

FOUND CONCRETE
MONUMENT IN CASE
5/30/08

◎ FOUND SURVEY MARK
AS NOTED

● SET REBAR AND CAP
"PEM 25971"

SCALE 1"=30'
0   15   30

N

35TH STREET    210.69
35TH PLACE    253.37
36TH STREET    183.37

30   30   30

ROW DEED A.F. 468817
N 23°08'49" E

11.59 ft
42.94
102.94 FT

LOT 1
10022.6 SQ. FT.
3317 "H" AVENUE
N 34°07'50"E
54.71
N 34°16'20"E
27.31

S/P ANA 04-094
A.F. NO. 200408270142

2ND ACCESS POINT
FOR LOT 2

GARAGE
20.6X24.6

HOUSE

WOOD
DECK

SHED

LOT 2
8840.0 SQ. FT.
3313 "H" AVENUE

LOT 3
7501.5 SQ. FT.
3319 "H" AVENUE

TYPICAL
SETBACK

S 89°39'45" W

S 89°39'45" W    75.00
S 89°39'47" W    297.00 FT

FOUND 3/4" I.P. N
78E. 4.44

ACCESS AND UTILITY EASEMENT
LOTS 1, AND 2 FOR BENEFIT OF
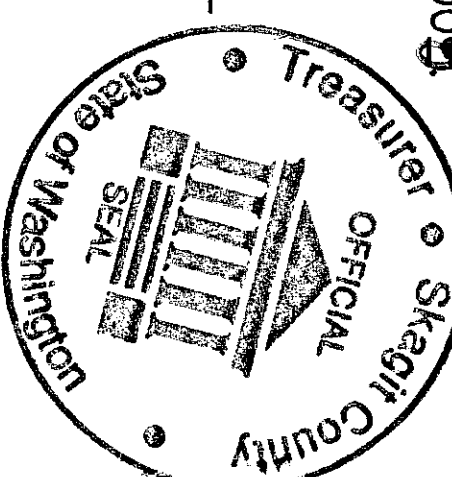LOTS 2, AND 3.

ACCESS
EASEMENT

EXISTING FIRE
TURN AROUND

FIRE EQUIPMENT TURN AROUND TO BE CONSTRUCTED TO C.O.A. STANDARDS PRIOR TO ANY OCCUPANCY PERMIT ISSUANCE.
OWNERS OF LOTS 1,2, AND 3 SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAY, FIRE TURN AROUND, AND INFILTRATION SWALE.

FLOW FROM EXISTING ARTISIAN WELL TO BE DIRECTED NORTHEAST TO NEW DRAINAGE EASEMENT THENCE OFF PROPERTY. FIRE EASEMENT A.F. 200705150068.

10 FOOT WIDE DRAINAGE EASEMENT FOR LOTS 1 AND 2

ARTISIAN WELL
SEE NOTE ABOVE

DRAINAGE EASEMENT, SEE NOTE ABOVE

INFILTRATION SWALE
106.00 FT

FOUND REBAR AND CAP
"37549" S 10E. 0.22
FOUND 3/4" I.P.
N 22W. 1.09

N 00°21'19" W    186.00 FT
80.00

S/P ANA 95-006
A.F. NO. 9608200002

225.95 FT

267.00 FT

59.00
62.40
81.38
123.21

N 00°21'19" W    96.00 FT    101.00 FT
R=30

**SURVEY NOTES:**
BASIS OF BEARINGS N 0°21'19"W BASED ON CENTERLINE OF 'H' AVENUE AT 35TH PLACE AND 36TH STREET.
THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCRA1103 ELECTRONIC TOTAL STATION.
THIS SHORT PLAT SUBJECT TO CITY OF ANACORTES CONDITIONS. SEE PAGE 2.
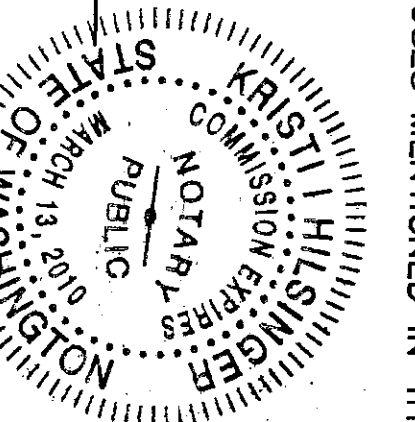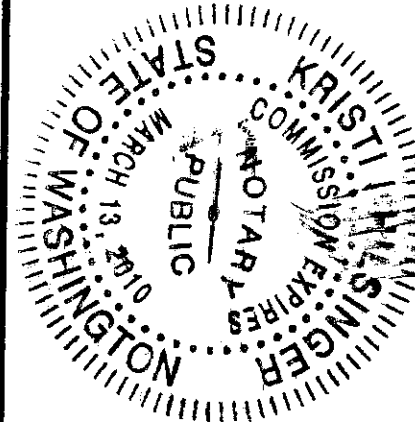
## CONSENT AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

JAMES M. WILSON

DAVID J. MARSHALL

SHERRY L. WILSON

SABRINA L. MARSHALL

## ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES M. AND SHERRY L. WILSON APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
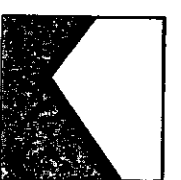
DATED _____
SIGNATURE _____
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES _____

## ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID J. AND SABRINA L. MARSHALL APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY 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.

DATED 12-8-08
SIGNATURE _____
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
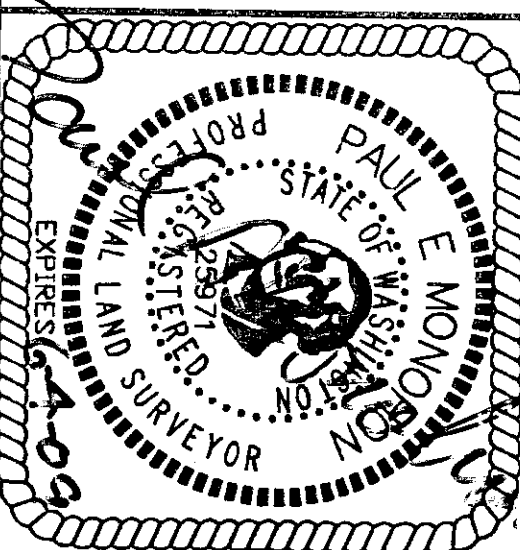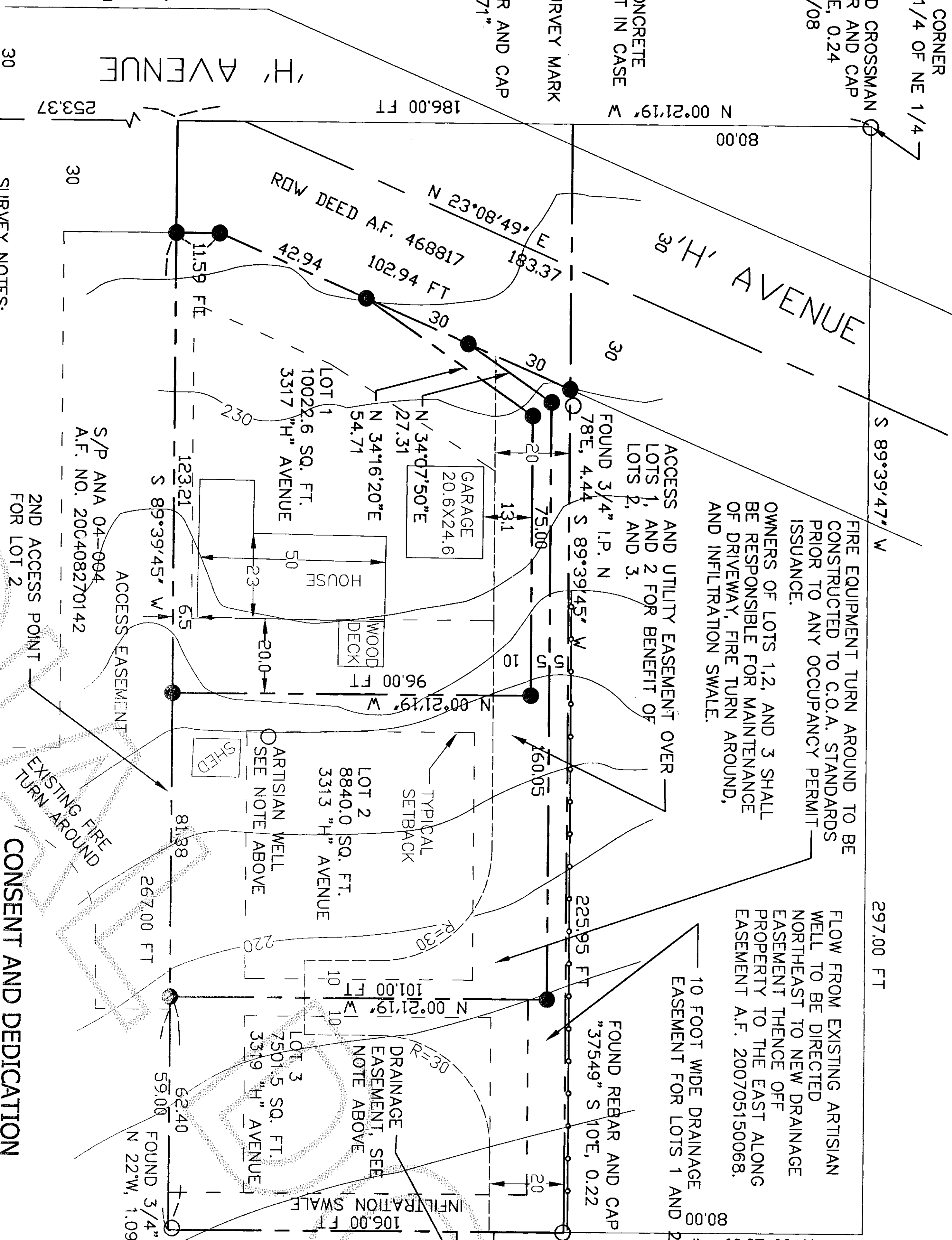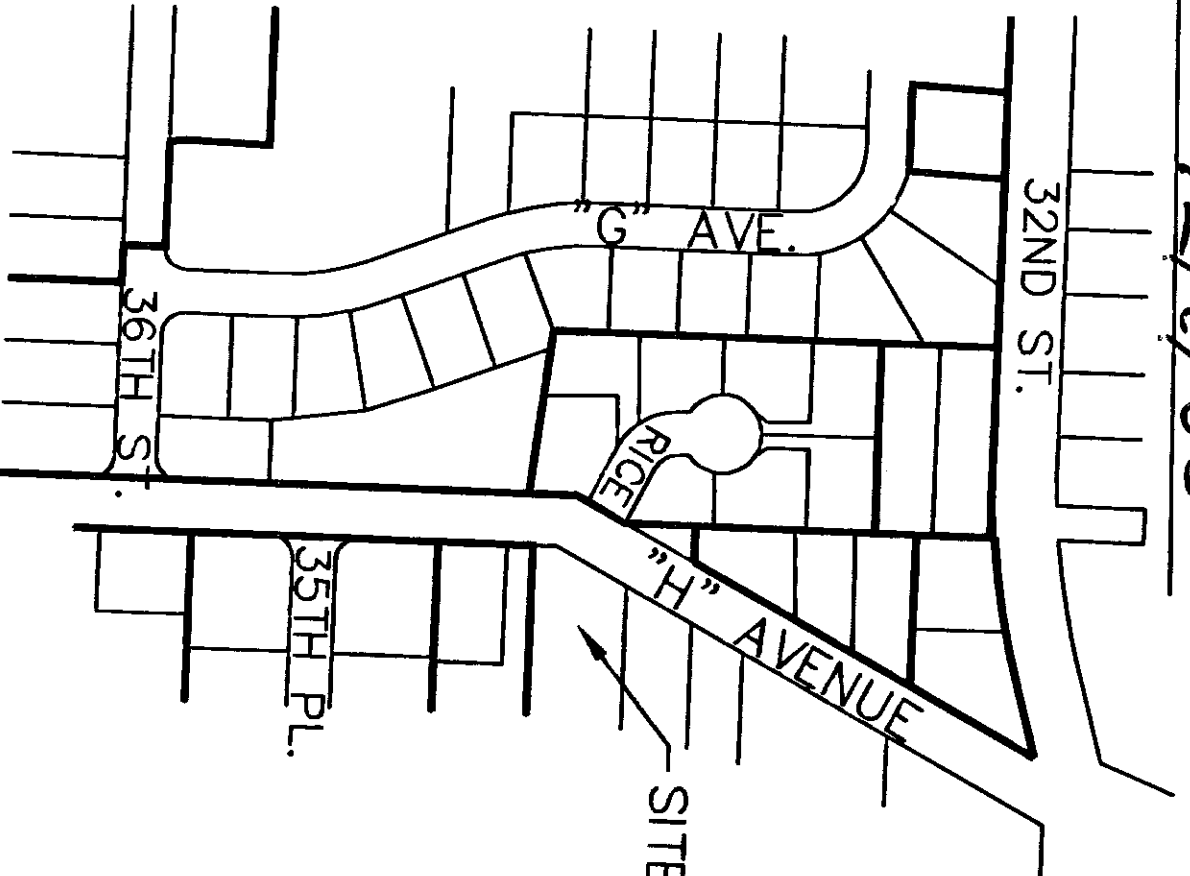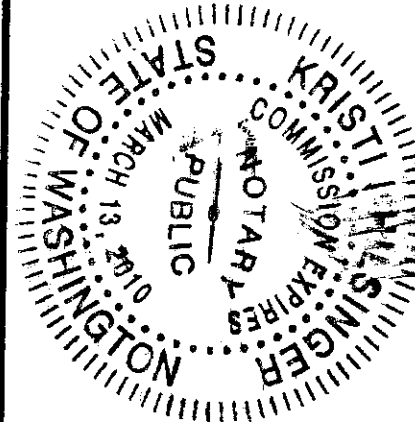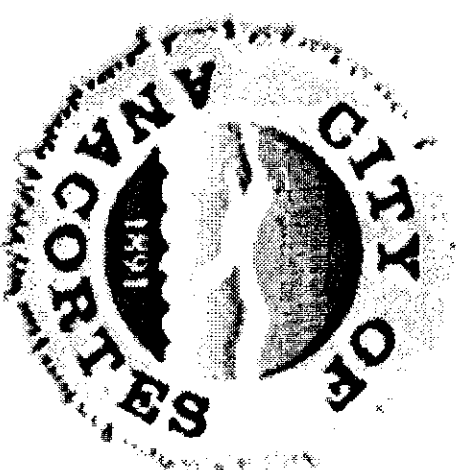MY APPOINTMENT EXPIRES November 13, 2010

### SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971
DATE 12-9-08

| JOB NO | 08-042 |
| SHEET | 1 OF 2 |

SHORT PLAT SURVEY FOR
JAMES WILSON AND DAVID MARSHALL
1310 19TH STREET
ANACORTES, WASHINGTON 98221

| PW#08-028-DEV | DATE | BY | APP | REVISIONS |
| DRAWN | BBB | | | |
| CHECKED | CCC | | | |
| BY | | | | |

CAD FILE: 08-042WILSON
PLOT DATE: 6-04-08

C AVE.
G AVE.
32ND ST.
36TH ST.
35TH PL.
"H" AVENUE
SITE

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST
OF SCHEMMER ENGINEERING INC.

## CITY OF ANACORTES

### DECISION TO APPROVE A SHORT PLAT FOR THE WILSON 3-LOT

#### SHORT PLAT NUMBER ANA 08-005

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the Wilson 3-lot Short Plat subject to the following conditions:

(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 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 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 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, 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 _____."

(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

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City construction standards and all utilities shall be constructed to City standards.

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

(2) A complete tree preservation/landscape plan corresponding with Anacortes Municipal Code Chapter 16.50 and Chapter 17.41 shall be provided by the applicant for review and approval by the Planning Director prior to any work taking place on site.

(3) Existing structures shall be located and/or removed from the site as necessary to produce conforming conditions on each lot.

(4) Abondonment of the on-site well shall be dealt with a manner corresponding with Skagit County Health Department requirements; all lots shall be connected to city water.

(10) Street addresses are: LOT 1-3317 "H" Avenue; LOT 2-3313 "H" Avenue; LOT 3 - 3319 "H" Avenue.

(11) The well drain easement shall be limited use for well water only corresponding with the recorded easement.

(12) Site boundaries shall be delineated using orange construction fencing.

(13) Erosion control best management practices shall be employed during construction.

(14) Fire hydrants and fire apparatus access shall be provided as required by the Fire Chief.

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

(16) Pages 7-8 of these Findings shall be recorded with the Short Plat Drawing.
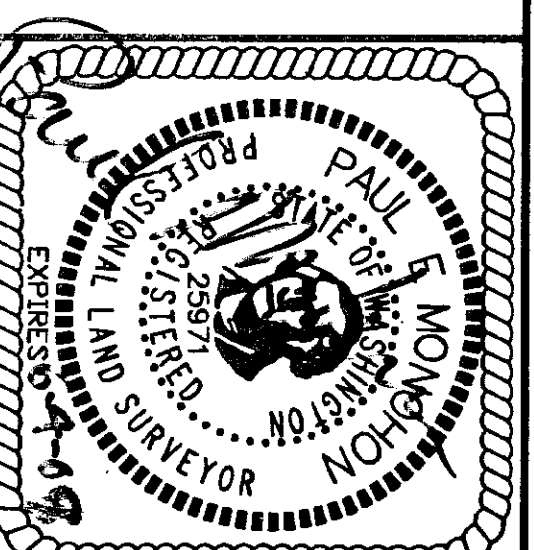
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**SHORT PLAT SURVEY FOR**

JAMES WILSON AND DAVID MARSHALL
1310 19TH STREET
ANACORTES, WASHINGTON 98221

**SCHEMMER ENGINEERING INC.**
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006

**SURVEYOR'S CERTIFICATE**
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971
DATE 12-9-08

| | DATE | BY | APP | REVISIONS |
|---|---|---|---|---|
| DRAWN | | BBB | | PW#08-028-DEV |
| CHECKED | | CCC | | |
| | BY | | | |

CAD FILE: 08-042WILSON    PLOT DATE: 6-04-08