

STONE RIDGE 3-LOT LONG PLAT
IN THE N.W. 1/4, SEC. 25, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE
RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

201201170064
Skagit County Auditor
1/17/2012 Page 1 of 2 11:20AM

AUDITOR *S. HERRIGSTAD*
DEPUTY AUDITOR *J. B. B. B.*

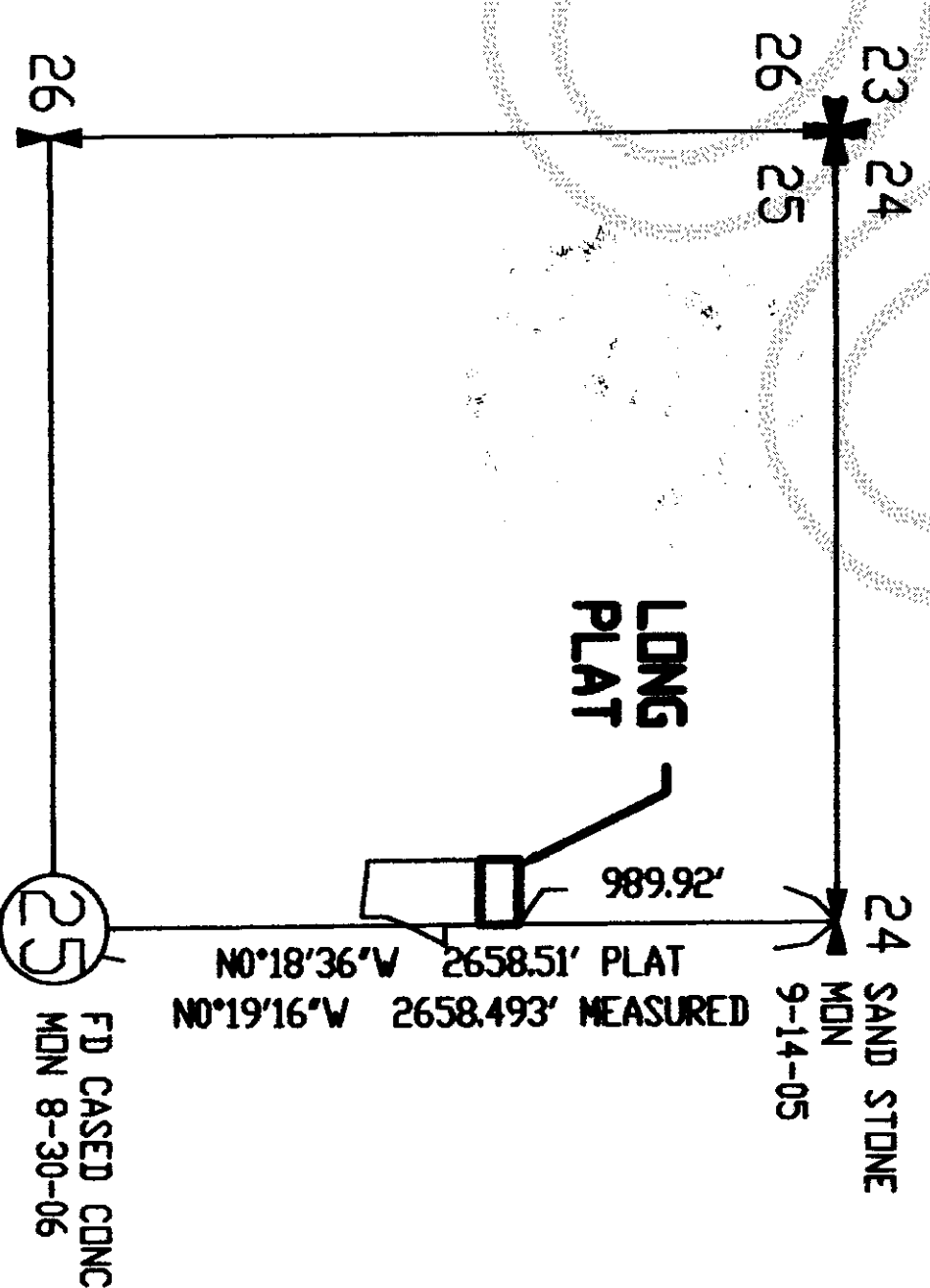
CURVE TABLE		
PI#	RADIUS	LENGTH
1	R=53.00'	L=59.29'
2	R=53.00'	L=59.29'

LEGAL DESCRIPTION

Lot 6, CITY OF ANACORTES SHORT PLAT NO. ANA-004-013, as approved September 9, 2006, and recorded September 13, 2006, under Auditor's File No. 200609130188, records of Skagit County, Washington being a portion of the Northwest Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian.

(Also known as Stone Ridge Short Plat)

Situate in the City of Anacortes, County of Skagit, State of Washington.



GENERAL INFORMATION

- Assessor's Account No. 350125-2-010-0700, P125032.
- Description and exception information was obtained from Land Title Company, Order No. 139333-0A, dated April 26, 2011.
- 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 Land Title Company Report referenced under Note 2 above; AF 737329 (Water and Sewers extension replaced by easements shown on face of Stone Ridge Short Plat 004-013 AF 200609130188), AF No. 787873 (Water line easement extinguished and replaced by Stone Ridge Short Plat 004-013 AF 200609130188), 808553 (Puguet Sound Energy Easement that is South of Stone Ridge Short Plat 004-013 AF 200609130188), AF 200603130163 (Puguet Sound Energy Easement replaced by easement on face of Stone Ridge Short Plat 004-013 AF 200609130188), AF No. 200610230216 (Covenants, conditions, restrictions, easements and reservations for Stone Ridge Short Plat). Deed of Trust is filed under AF No. 2011005130011 and Assignment of Rents is filed under AF No. 201105130012.
- Zoning: (R2) Residential Low Density District
- Water Supply: City of Anacortes
- Sewer Disposal: City of Anacortes

LPS-2010-0002

SHEET 1 OF 2

REPLAT

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

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

HERRIGSTAD ENGINEERING & SURVEYING

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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CONC. MON CASE & COVER
36TH PL.
N 89°44'10" E 217.83'
MEASURED 217.905'

- NOTES
- SET RE-BAR WITH CAP NO. 27807
 - FOUND RE-BAR WITH CAP PLS #8569
 - FOUND MONUMENT WITH CASE AND COVER.
 - NEW ASSIGNED ADDRESS
 - ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
 - SURVEY METHODS STANDARD FIELD TRAVERSE. BASIS OF BEARINGS. BASED ON STONE RIDGE SHORT PLAT AF #200609130188.

SHORT PLAT ANA-004-0
AF #200609130188

VICINITY
SCALE: NONE



STONE RIDGE 3-LOT LONG PLAT
IN THE N.W. 1/4, SEC. 25, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON

PLAT CONDITIONS

CITY OF ANACORTES
DECISION TO APPROVE A STONE RIDGE 3-LOT LONG PLAT
LONG PLAT NUMBER LPS-2010-0002

1. If access for more than one lot is proposed via easement from Rice Court, documentation of the right of access via the easement shall be provided to the Director's satisfaction prior to building permit issuance.
2. Fire and emergency access acceptable to the Fire Department for the three new lots shall be provided from 32nd Street. Prior to building permit issuance for each lot, Fire Department review and approval will be required for individual lot access to determine appropriate access, turnaround and/or fire sprinkler requirements.
3. Prior to building permit issuance for each lot, the applicant shall submit for review and approval, a landscaping plan consistent with the requirements outlined in Chapter 17.41, *Landscaping Requirements*, and Chapter 16.50 - *Tree Preservation*.
4. The lots in this subdivision are 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; sewer and water latecomer charges may be payable.

UTILITY AND SIDEWALK EASEMENT

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., VERICON 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 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. A private access easement as shown on the plat on and across Lot 2 for the benefit of lots 1 and 3 will remain private and the responsibility of the property owners for which they serve.
3. A private storm drainage easement as shown on the plat on and across lot 1 is for the benefit of lot 1 and lot 5 of the Stone Ridge Short Plat SP-004-013 AF No. 200609130188 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 stormwater pipes.
4. A private 10' utility easement across the eastern boundary of lot 3 as shown on the plat is for the benefit of lot 7 of the Stone Ridge Short Plat SP-004-013 AF No. 200609130188 and will remain private and the responsibility of the property owners for which they serve.

CITY OF ANACORTES APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on May 15, 2011 and the City Council of the City of Anacortes, meeting in regular session on June 16, 2011 did find that the Plat of Stone Ridge 3-Lot Long Plat serves the public use and interest and hereby authorizes the Subdivision Administrator to execute its written approval.

Examined and approved this 15th day of June, 2011.

Brian C. ...
Subdivision Administrator

Attest: Bobbie O.
City Clerk

Examined and approved this 17th day of June, 2011.

[Signature]
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 17th day of JUNE, 20 11.

[Signature]
Treasurer, City of Anacortes

SURVEYORS CERTIFICATE

I hereby certify that the Stone Ridge 3-lot Long Plat 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.

Dale K. Herrigstad, P.L.S.
[Signature]
Certificate No. 27807

Date JUNE 8, 2011



PW #10-045-DEV

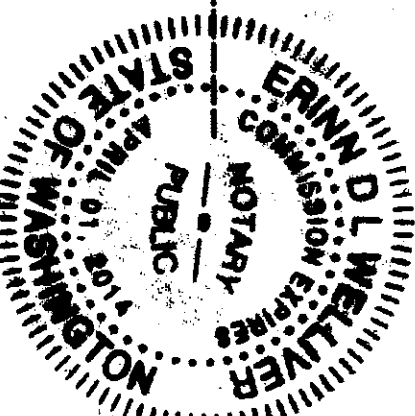
DEDICATION

Know All Men by these Present that H Avenue LLC, owner of the land hereby platted, and Skagit State Bank, mortgage holder, declare this plat with their free consent and with desires of the owners 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.

H Avenue LLC
[Signature]

Skagit State Bank
[Signature]

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 President of H 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 9th day of June, 2011.
Notary Public in and for the State of Washington
Name printed Ethyn D. Welliver
Residing at Anacortes, WA
My commissions expires 11/1/2014



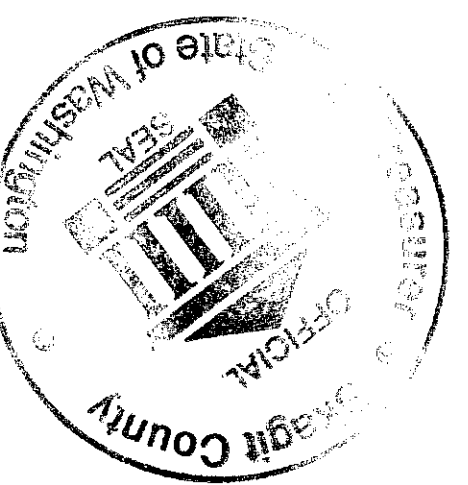
State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Michael Fedlund signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the Vice President of Skagit State Bank, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Given under my hand and official seal this 14th day of June, 2011.
Notary Public in and for the State of Washington
Name printed Laura L. Ties
Residing at Anacortes, WA
My commissions expires 2-17-15

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 2012.

Certified this 17th day of June, 20 12.

[Signature]
Skagit County Treasurer



LPS-2010-0002

SHEET 2 OF 2

REPLAT

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PO Box 319
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HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 293-8804

DWG.: J768
DWN BY: DKH
CHECK BY: DKH
DATE: April 2011
SCALE: NONE
JOB NO.: 768