

10th STREET SHORT PLAT  
SECTION 13, TWP 35N, RNG 1 EAST W.M.  
ANACORTES, WASHINGTON

BLOCK 59

10TH STREET

S 89°58'06" E 379.54' MEAS. (PLAT 380')

FOUND CONC. MONUMENT IN CASE 8-28-09

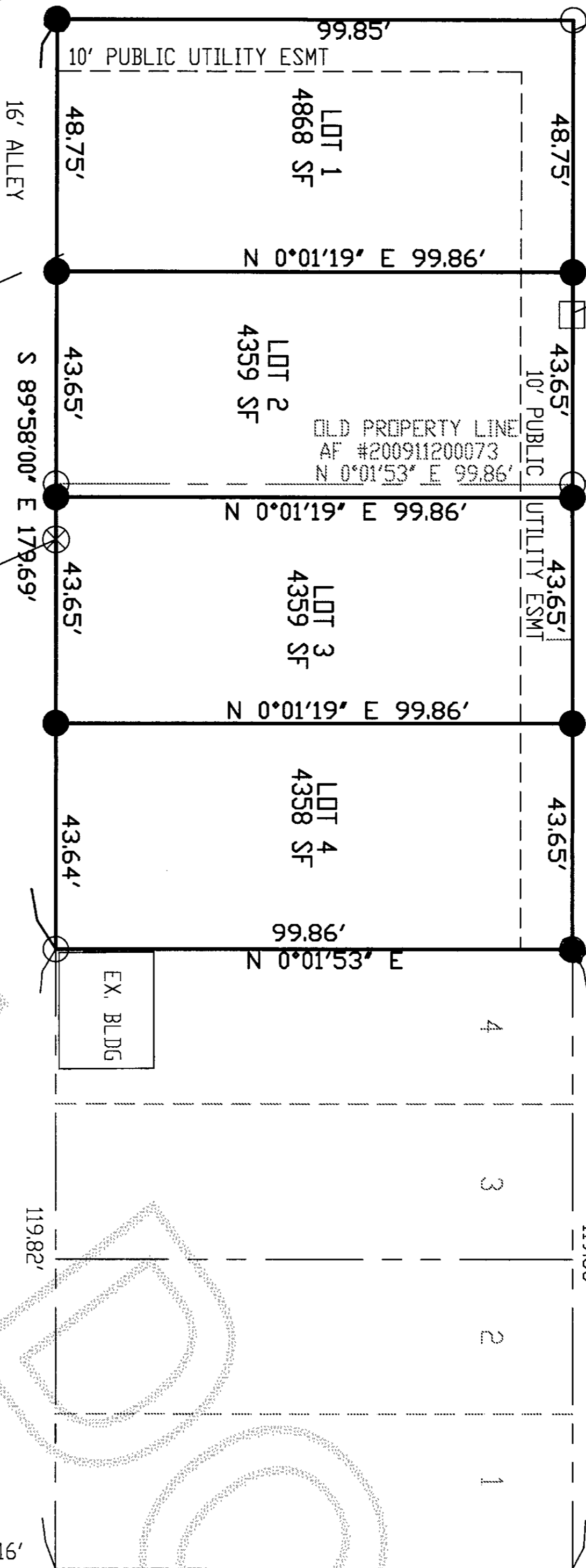
REMOVED EXIST. REBAR & CAP IN TWO PLACES ON THIS OLD PL

10' PUBLIC UTILITY ESMT

OLD PROPERTY LINE AF #200911200073 N 0°01'53" E 99.86'

N AVENUE

N 0°01'19" E 295.70' MEAS. (PLAT 296')



BLOCK 58

11TH STREET

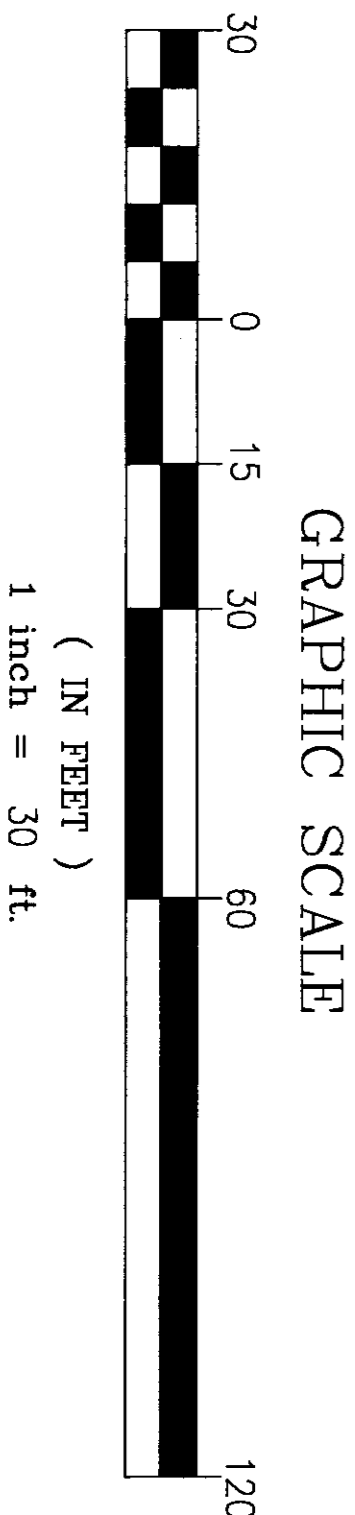
S 89°57'53" E 379.46' MEAS. (PLAT 380')

HELD EX. CONC. NAIL 8-28-09 ALSO FND NAIL 11.6' EAST

HELD EX. CONC. NAIL 8-28-09 ALSO NAIL 0.46' EAST

NOTES:

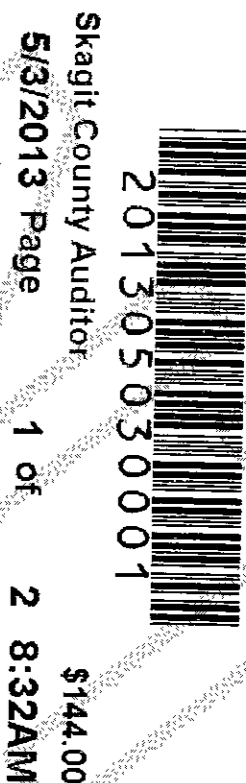
1.  $\Delta$  FOUND BOATNAIL, PK. NAIL OR NAIL AS NOTED.
2.  $\square$  FOUND 1" PIPE
3.  $\odot$  FOUND MONUMENT IN CASE.
4.  $\otimes$  FOUND REBAR & CAP PLS #19645.
5.  $\circ$  FOUND REBAR & CAP PLS #9569.
6.  $\bullet$  SET REBAR & RED CAP 27807.
7. EQUIPMENT USED: Pentax 323N Total Station.
8. MONUMENTS TIED AS NOTED ON PLAN.
9. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
10. SURVEY METHOD: STANDARD FIELD TRAVERSE.
11. BASIS OF BEARINGS: Recorded survey AF #200911200073.
12. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.



April 19, 2013

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD



2013050300001  
Shagit County Auditor  
5/3/2013 Page 1 of 2 8:32AM \$144.00

*J. Monagris*  
AUDITOR

DEPUTY AUDITOR

GENERAL INFORMATION

1. Assessor's Account No.s 1. Assessor's Account No.s 3772-058-008-0000, (P55262) and 3772-058-018-0107 (P55270).
2. Description and exception information is from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY Order No. 144558-OA, dated November 6, 2012.
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 Old Republic National Title Insurance Company Report referenced under Note 2 above. Said report lists document recorded under Auditors File Numbers 200207120067 (Record of Survey), 200911200073 (Record of Survey) and 201209280161 (Statutory Warranty Deed). Deed of Trust recorded under Auditors File Number's 201209280162.
4. Zoning: (R4) Residential High Density District.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes

O AVENUE

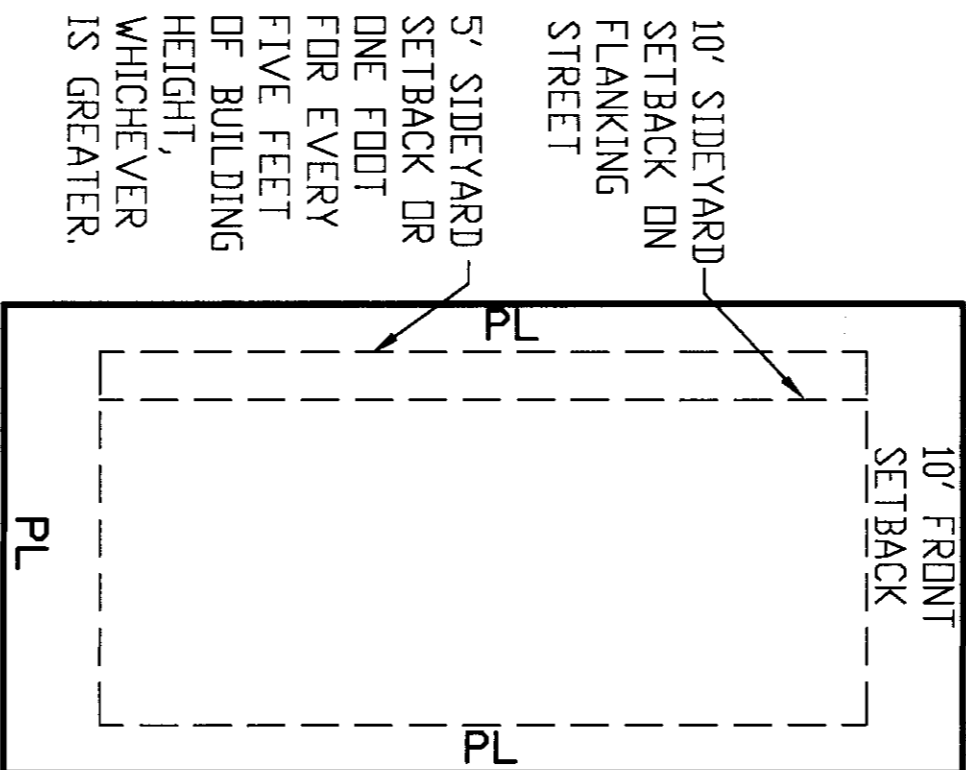
10TH STREET

LEGAL DESCRIPTION

See sheet 2.

ADDRESSES

LOT 1 - 1119 10TH  
LOT 2 - 1117 10TH  
LOT 3 - 1113 10TH  
LOT 4 - 1111 10TH



MINIMUM SETBACK REQUIREMENTS



SURVEYORS CERTIFICATE

I hereby certify that the 10th Street 4-LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 13, 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 and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S.

Certificate No. 27807

Date *Mar 2, 2013*

S/P ANA-2012-0004 PW #09-0134 & #12-037-DEV

SHEET 1 OF 2

SHORT PLAT

FOR: WILLIAM GILLESPIE

PO BOX 866

MOUNT VERNON, WA 98273

SURVEY IN THE SE 1/4 OF SECTION 13,  
TOWNSHIP 35 N, RNG. 1 EAST, W.M.,  
ANACORTES, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

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

SCALE: 1"=30'

JOB NO.:2012-62

10th STREET SHORT PLAT  
SECTION 13, TWP 35N, RNG 1 EAST W.M.  
ANACORTES, WASHINGTON

201305030001  
Skagit County Auditor  
5/3/2013 Page 2 of 2 8:32AM \$144.00

DEDICATION

Know all men by these present that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT, do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 21st day of April, 2013.

William M. Gillespie  
By Steven P. Henery, SVP

Skagit State Bank

State of Washington  
County of Skagit  
I certify that I know or have satisfactory evidence that William M. Gillespie a single man, 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 21st day of April, 2013. Notary Public in and for the State of Washington

Signed William M. Necco  
Name printed William M. Necco  
Residing at Skagit  
My commissions expires 4.15.16

State of Washington

County of Skagit  
I certify that I know of have satisfactory evidence that Steven P. Henery signed this instrument, on oath stated that (his/she/they) (was/are) authorized to execute the instrument and acknowledged it as the Sr. 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 26th day of April, 2013. Notary Public in and for the State of Washington

Signed Laura L. Iles  
Name printed Laura L. Iles  
Residing at Anacortes  
My commissions expires 2-17-15

UTILITY EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., FRONTIER COMMUNICATIONS 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), as shown on the plat, 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.

CONDITIONS OF SHORT PLAT DATED JANUARY 18, 2013.

5. 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. A note to this effect shall be recorded on the final plat map.
6. The lots in this short 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 idocomer charges may be payable. A note to this effect shall be recorded on the final plat map.

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 20\_\_\_\_.

Certified this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

PARCEL A:

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 13, Township 35 North, Range 1 East, W.M., more particularly described as the un-platted part of the North Half of Block 58, MAP OF THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, and comprising all of that portion of the North Half of said Block lying within the boundaries of property formerly belonging to the Seattle and Northern Railway Company.

EXCEPT the Southeast corner of the above reference Tract beginning in the Southeast corner of said tract; thence North 89°58'00" West, 10.77 feet West along the South boundary of said tract; thence North 0°01'53" East 24.43 feet, along a projection of the West boundary of Lot 7 South to the alley; thence South 23°45'36" East, 26.70 feet to the point of beginning.

ALSD, Lot 8, Block 58, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington

(Also shown as Parcel 1 of Survey recorded under Auditor's File No. 20091120073, records of Skagit County, Washington.)

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

PARCEL B:  
Lots 5, 6 and 7, Block 58, MAP OF THE CITY OF ANACORTES SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Also that portion of the tract of land in the Southeast Quarter of the Southeast Quarter of Section 13, Township 35 North, Range 1 East, W.M., more particularly described as the un-platted part of the North Half of Block 58, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, and comprising all of that portion of the North Half of said Block lying within the boundaries of property formerly belonging to the Seattle and Northern Railway Company, described as follows:

The Southeast corner of the above reference Tract beginning in the Southeast corner of said Tract thence North 89°58'00" West, 10.77 feet, West along the South boundary of said tract; thence North 0°01'53" East, 24.43 feet, along a projection of the West boundary of Lot 7 South to the alley; thence South 23°45'36" East, 26.70 feet to the point of beginning.

(Also shown as Parcel 2 of Survey recorded under Auditor's File No. 20091120073, records of Skagit County, Washington.)

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

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 2nd day of May, 20 13.

Treasurer, City of Anacortes

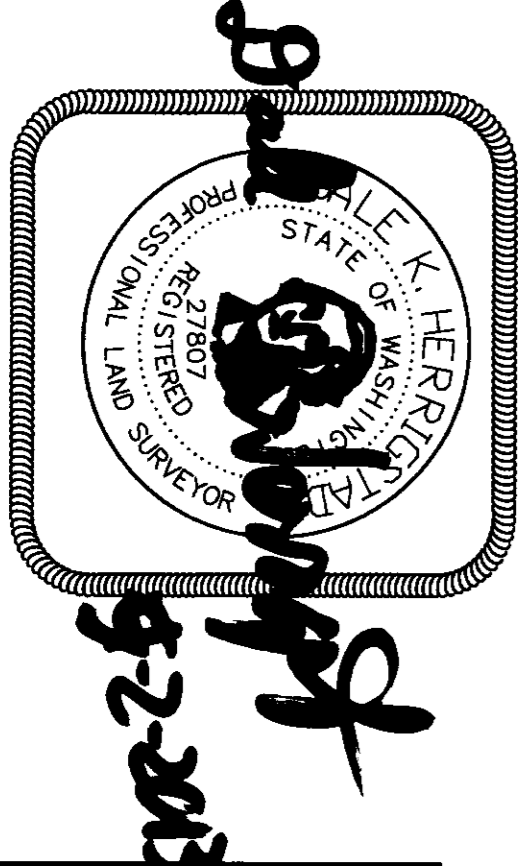
CITY OF ANACORTES APPROVALS

Signature of Planning Director

ATTEST: City Clerk

Examined and approved this 1st day of May, 20 13.

City Engineer



April 19, 2013

S/P ANA-2012-0004 PW # 09-034 & #12-037-DEV  
SHEET 2 OF 2

SHORT PLAT

FOR: WILLIAM GILLESPIE  
PO BOX 866  
MOUNT VERNON, WA 98273

SURVEY IN THE SE 1/4 OF SECTION 13,  
TOWNSHIP 35 N., RNG. 1 EAST, W.M.  
ANACORTES, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING  
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: Noted  
JOB NO.: 2012-62