

STRANDBERG R AVENUE 3-LOT SHORT PLAT  
 SURVEY IN SEC. 19, TWP. 35 N, RNG 2 E., W.M.  
 ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

Skagit County Auditor  
 8/29/2013 Page 1 of 2 11:24AM

201308290069 \$144.00

AUDITOR *J. Jundquist* DEPUTY AUDITOR *JD*

NOTES

1. THE LEGAL DESCRIPTION FOR THIS SURVEY WAS OBTAINED FROM LAND TITLE COMPANY TITLE REPORT ORDER NO.: 143766-0AE DATED AUGUST 24, 2012.
2. FOUND REBAR & CAP PLS 29635.
3. FOUND 3/4" PIPE.
4. FOUND CONCRETE MONUMENT IN CASE WITH COVER.
5. SET NEW CONCRETE MONUMENT IN CASE WITH COVER.
6. SET REBAR & RED CAP 27807.
7. SET BRASS CAP PLS 27807 IN CONCRETE OR ASPHALT.
8. EQUIPMENT USED: Pentax 323N Total Station.
9. MONUMENTS TIED ON 9-27-2012.
10. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
11. SURVEY METHOD: STANDARD FIELD TRANSVERSE.
12. BASIS OF BEARINGS: Recorded survey AF #200811040046.
13. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.
14. PROPERTY ZONING: COMMERCIAL (C).  
 MAXIMUM BUILDING COVERAGE IS 50%  
 MINIMUM LANDSCAPING REQUIREMENT IS 10% OF GROSS SITE.

LEGAL DESCRIPTION

Lots 3, 4, 5, 6 and 7, Block 1 AND Lots 14, 15, 16, 17 and 18, Block 1, "NELSON'S ADDITION TO ANACORTES, WASH.", as per plat recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington, all lying West of the Seattle Northern Railway right-of-way as such existed on January 14, 1890, the date of recording of said Plat.

TOGETHER WITH those portions of said Block 1, "NELSON'S ADDITION TO ANACORTES, WASH.," including portion of alley, as, conveyed to Floyd Grace and Shirley Grace, by Deed dated September 8, 1971 and recorded under Skagit County Auditor's File No. 758799.

AND ALSO TOGETHER WITH that portion of alley within said Block 1, "NELSON'S ADDITION TO ANACORTES, WASH.," as vacated by City of Anacortes Ordinance No. 1539, dated March 16, 1971 and recorded under Skagit County Auditor's File No. 749932.

EXCEPT that portion of said Block 1, "NELSON'S ADDITION TO ANACORTES, WASH.," as conveyed to the City of Anacortes, a municipal corporation, by Warranty Deed dated September 8, 1971 and recorded under Skagit County Auditor's No 758800J

AND EXCEPT that portion, if any, of the Seattle Northern Railway right-of-way as such existed on January 14, 1890, the date of recording of said Plat of Nelson's Addition to Anacortes,

Situate in the County of Skagit, State of Washington.

GENERAL INFORMATION

1. Assessor's Account No.s: 3807-001-007-0000, P58057;
2. Assessor's Account No.s: 3807-001-018-0106, P58062.
3. Description and exception information is from the latest OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY Subdivision Guarantee dated June 17, 2013, Order No: 146987-0A.
4. 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 Number AF #747626 (COA Ordinance No. 1533 to change Zoning from Single-Family Residential District to Commercial District) AF #749932 (COA Ordinance 1539 to vacate block 1 alley and the City of Anacortes reserves a public utility easement). Deed of Trust recorded under Auditors File Number's 201304260114 and Assignments of Rents AF #201304260115.
5. Zoning: (C) Commercial.
6. Water Supply: City of Anacortes.
7. Sewer Disposal: City of Anacortes.
8. Storm Sewer: City of Anacortes.

ADDRESSES

- LOT 1 2018 R AVENUE
- LOT 2 2014 R AVENUE
- LOT 3 813 20TH STREET

COA SPL-2013-0002

SHORT PLAT

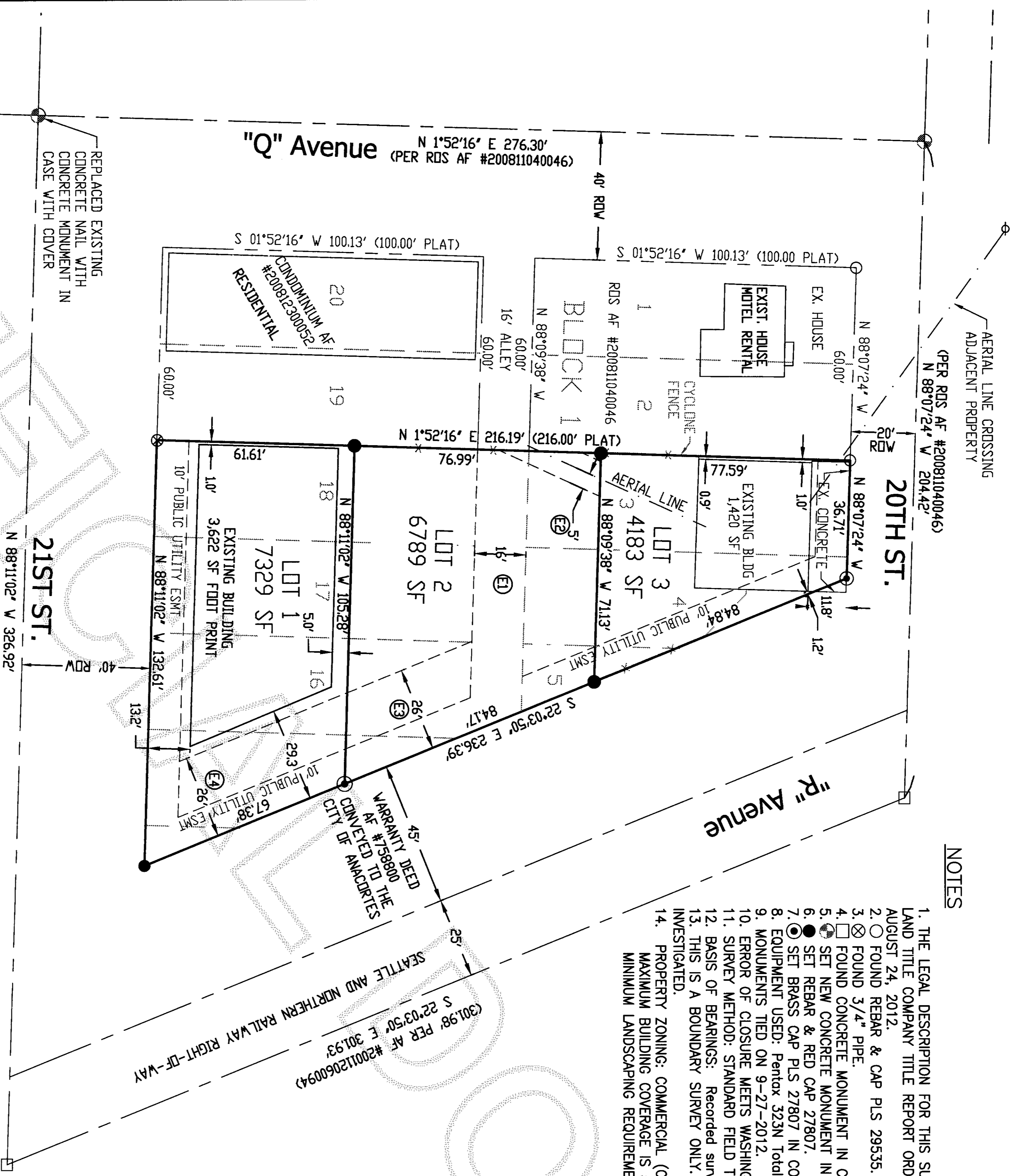
FOR: STRANDBERG CONSTRUCTION  
 PD BDX 319  
 ANACORTES, WA 98221

SURVEY IN THE SW 1/4 OF SECTION 19,  
 TOWNSHIP 35 N., RNG. 2 EAST, W.M.  
 SKAGIT COUNTY, WASHINGTON

SHEET 1 OF 2

DWG.: J2012-57  
 DWN BY: DKH  
 CHECK BY: DH  
 DATE: July 2013  
 SCALE: 1"=30'  
 JOB NO.:2012-57

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



LEGEND  
 FENCE - X - X - X - X - X



SECTION MAP  
 SCALE: NONE



SURVEYORS CERTIFICATE

I hereby certify that the STRANDBERG R AVENUE 3-LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 19, Township 35 North, Range 2 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 plotting 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 August 5, 2013

July 29, 2013

**STRANDBERG R AVENUE 3-LOT SHORT PLAT  
SURVEY IN SEC. 19, TWP. 35 N, RNG 2 E., W.M.  
ANACORTES, WASHINGTON**

CONDITIONS OF SHORT SUBDIVISION DATED JULY 8, 2013:

1. 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.
2. The City of Anacortes reserves the right to limit all lots' access from/to R Avenue in the future, based on access management needs as determined by the Public Works Department.
3. Off-street parking shall be provided for each lot as outlined in AMC Chapter 17.46.
4. The lots in this short subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, 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 telecomer charges may be payable.

- NOTES**
1. Short Plat number and date of approval shall be included in all deeds and contracts.

**UTILITY & PARKING EASEMENTS**

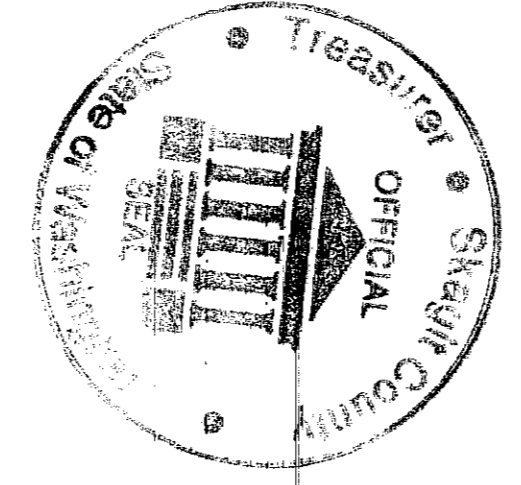
1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC.(A.F. NO. 200807140094), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front 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 opportunities 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.
2. A 16 foot common access easement located over an existing 16 foot public utility easement in the vacated alley of Block 1 as shown on the face of the Plat and identified as E1 is hereby dedicated to the public for ingress and egress across Lot 2.
3. An overhead aerial utility line easement above and across Lot 2 for the benefit of Lot 3 is hereby granted to Lot 3 for the purposes of unobstructed utility access above the ground and as shown on the Plat map 5 feet either side of the existing aerial line and identified as E2. The utility easement will be extinguished when the aerial line is removed.
4. A 26 foot parking easement is hereby reserved for Lot 1 during regular business hours along the R Avenue frontage on and across Lot 2 from the North boundary of Lot 1 to the South boundary of the 16 foot vacated Alley of Block 1 as shown on face of plat and identified as E3.
5. A 26 foot parking easement is hereby reserved for Lot 2 during regular business hours along the R Avenue frontage on and across Lot 1 from the South boundary of Lot 1 to the South boundary of Lot 2 as shown on face of plat and identified as E4.
6. All paved asphalt and concrete common areas within the above easements are the responsibility of the property owners on which the easement resides to maintain.

**SKAGIT 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 2013.

Certified this 29<sup>th</sup> day of August, 2013.

*Maria Doyle for Kati Jungquist*  
Skagit County Treasurer



**CITY OF ANACORTES APPROVALS**

*Raym L. ...*  
Signature of Planning Director

*[Signature]*  
City Engineer

Examined and approved this 12<sup>th</sup> day of August, 2013.

**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 13 day of August, 2013.

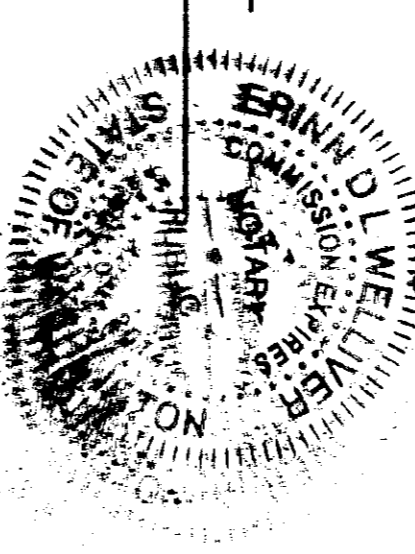
*Beall O*  
Treasurer, City of Anacortes

**DEDICATION**

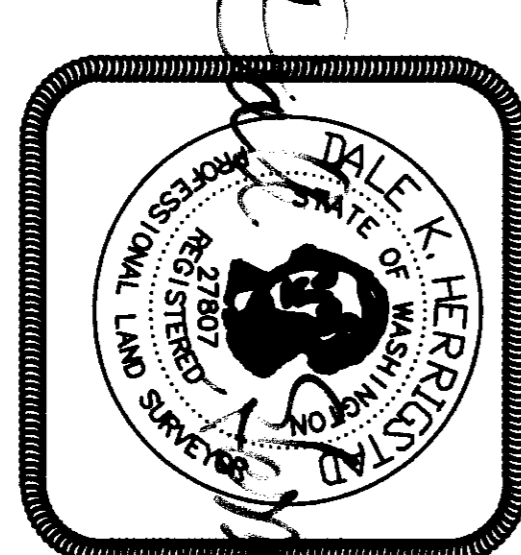
Know All Men by these Present that Skagit State Bank, Mortgage Holder and NS Commercial LLC, owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof 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 responsible grading of all such streets and avenues shown hereon. The Owners and their assigns hereby waive all claims for damages against which may be occasioned to the adjacent properties by the construction, drainage and maintenance of said road and or area.

*[Signature]* as member  
*[Signature]* Vice President  
NS Commercial LLC  
Skagit State Bank

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/she) (was/are) authorized to execute the instrument and acknowledged it as the member  
Given under my hand and official seal this 5<sup>th</sup> day of August, 2013.  
Notary Public in and for the State of Washington  
Name printed Emma D L Welliver  
Residing at PO Box 931 Anacortes WA  
My commissions expires 4/1/2014



State of Washington  
County of Skagit  
I certify that I know of have satisfactory evidence that Michael Fredlund signed this instrument, on oath stated that (he/she) (was/are) authorized to execute the instrument and acknowledged it as the Vice President  
Given under my hand and official seal this 5<sup>th</sup> day of August, 2013.  
Notary Public in and for the State of Washington  
Name printed Emma D L Welliver  
Residing at PO Box 931 Anacortes WA  
My commissions expires 4/1/13



COA SPL-2013-0002

**SHORT PLAT**

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SHEET 2 OF 2

DWG.: J2012-57  
DWN BY: DKH  
CHECK BY: DH  
DATE: July 2013  
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