

RAGEN TWO LOT SHORT PLAT
IN THE N.W. 1/4, SEC. 26, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD



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\$148.00
7/22/2015 Page 1 of 1 2:34 PM

LEGAL DESCRIPTION
Lots 11 and 12, "PLAT OF ROCK RIDGE SOUTH, PHASE 3," as per plat recorded on June 30, 2008, under Auditor's File No. 200806300185, records of Skagit County, Washington.

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

CITY OF ANACORTES APPROVALS

Signature of Planning Director

City Engineer

Examined and approved this 21 day of July, 2015

CONDITIONS OF SHORT PLAT DATED JUNE 30, 2015

1. 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 latecomer charges may be payable. A note to this effect shall be recorded on the final short plat map.

2. Land contained within a short subdivision may not be further divided in any manner within a period of five years from date of approval without filing a standard plat.

CONSENT:

Know All Men by we the undersigned owners certify that the Short Plat is made as a free act and deed, in Witness whereof we have hereunto set our hands and seals this 20th day of July, 2015.

Timothy J. Ragen Wendy L. Tada
TIMOTHY J. RAGEN WENDY L. TADA
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that TIMOTHY J. RAGEN AND WENDY L. TADA, 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.

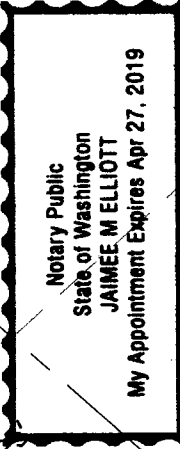
Given under my hand and official seal this 20 day of July, 2015. Notary Public in and for the State of Washington

Signed Agnere M. Elliott

Name printed Agnere M. Elliott

Residing at Oak Harbor

My commissions expires April 27, 2019



ZONING INFORMATION:

Underlying Zone: R2 Zoning District
Zone's Minimum Lot Size: 7,500 square feet
Gross Acreage: 0.72 acres
Zone's Max Density: 4 dwelling units (DU) per acre
Density Calculation: 0.72 acres X 4 DU = 2.88 DU
Proposed Lots: 2

The subject short plat is subject to Plat of Rock Ridge South Phase 3, AF#200806300185.



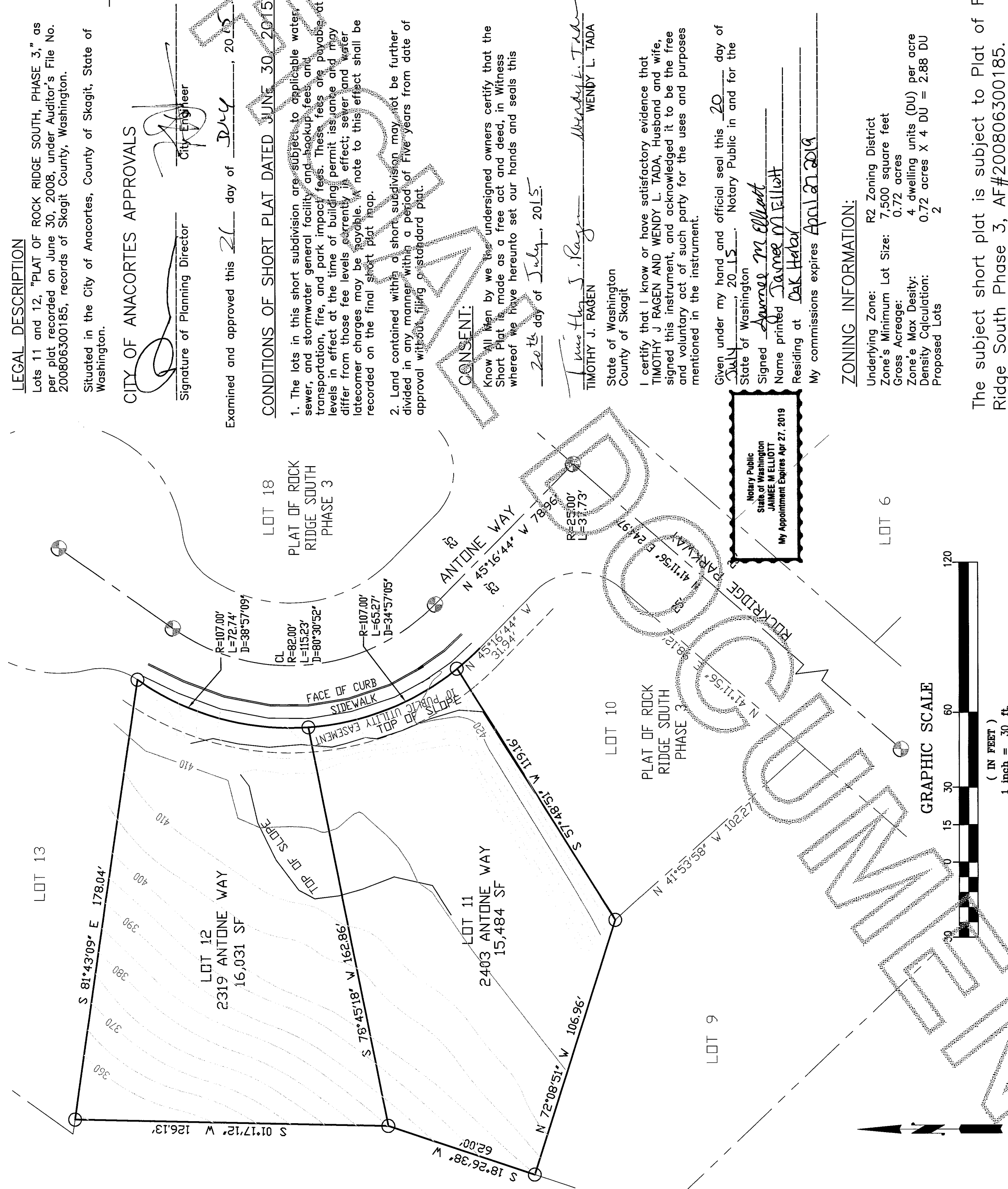
SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804

HERRIGSTAD
ENGINEERING AND SURVEYING
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

SHORT PLAT
FOR

TIMOTHY RAGEN & WENDY TADA

SCALE	DATE:	JOB NO:
1"=30'	May 2015	2015-49
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	1 1



AUDITOR'S CERTIFICATE

NOTES

1. FOUND REBAR AND CAP #32169, 3-12-2014.
2. MONUMENTS FOUND IN CASE WITH COVER ON 3-12-2014.
3. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 3 AF #200806300185.
4. EQUIPMENT USED: Carlson CR2 total station.
5. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
6. SURVEY METHOD: STANDARD FIELD TRAVERSE
7. THIS IS A BOUNDARY SURVEY ONLY, UTILITIES WERE NOT INVESTIGATED.

GENERAL INFORMATION

1. Assessor's Account No. P127681, 4960-000-011-0000.
2. Land Description information is from Land Title Insurance Company, Land title order No: 152483-OA dated May 18, 2015.
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 Land Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF #200204260193 (Covenant re-recording of #200203140025), #200806300185 (Plat of Rock Ridge South Phase 3), #200202290226 & #200203220149 (Access easement), #200607110101 (PSE easement), 200701250001 (covenants), 200810300058 (covenant amending #200806300184), #201406180061 (BLA record of survey), #200907270020 (Covenant), and #201404220015 (BLA Quit Claim Deed).
4. Zoning: (R2) Residential Low Density.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.

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 2015.

Certified this 22nd day of July

Katie J. Janssen
Skagit County Treasurer



SURVEYOR'S CERTIFICATE

I hereby certify that the RAGEN-2 LOT SHORT PLAT was based upon an actual survey and subdivision performed by me or under my supervision of Section 26, 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 JULY 21, 2015

PW#15-045-DEV SPL-2015-0002