

KING 2 LOT SHORT PLAT
IN THE S.E. 1/4, SEC. 18, TWP 35 N., RNG 2 E., W.M.
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD



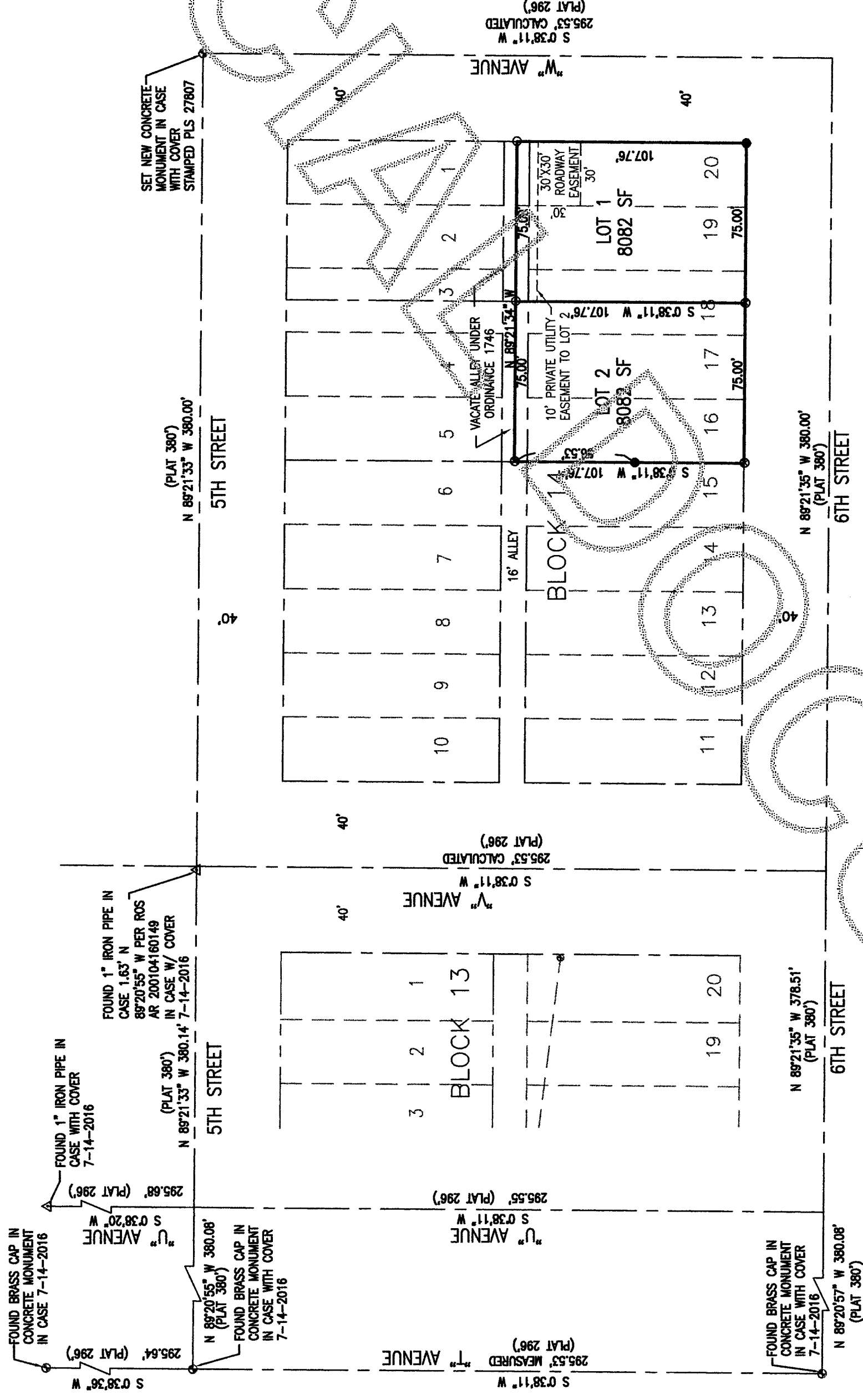
201609080007
\$462.00
Skagit County Auditor
9/8/2016 Page 1 of 2 2:10:23PM

NOTES:-
1. FOUND OR SET MONUMENT IN CASE W/ COVER AS NOTED.
2. FOUND BOLT IN CASE W/ COVER 7-14-2016.
3. FOUND REBAR AND CAP PLS 3568.
4. FOUND REBAR AND CAP PLS 32169.
5. SET REBAR & YELLOW CAP 27807.
6. EQUIPMENT USED: Carlson CR2 2" Total Station.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
8. SURVEY METHOD: STANDARD FIELD TRAVERSE.
9. BASIS OF BEARINGS: FOS AF#200107300196.

AUDITOR
DALE K. HERRIGSTAD
DEPUTY AUDITOR

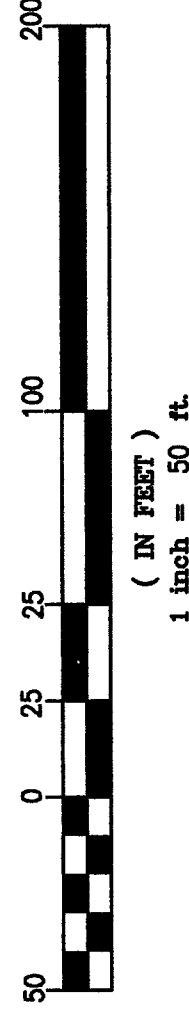
GENERAL INFORMATION

- Assessor's Account No.s 3776-014-020-0003, P56841.
- Description and exception information is from the latest Subdivision Guarantee No.: 155968-0, dated July 18, 2016.
- Zoning: (R2) Residential Low Density District.
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes.
- Storm Sewer: City of Anacortes.

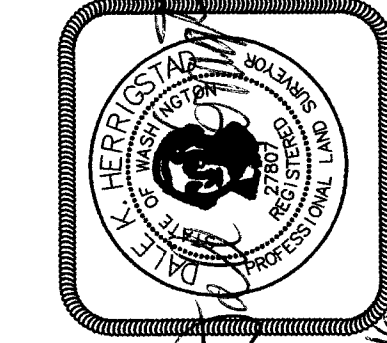


ADDRESSES ON "W" AVENUE
LOT 1 510 "W" AVENUE
LOT 2 516 "W" AVENUE

GRAPHIC SCALE



IN THE S.E. 1/4 OF THE S.E. 1/4, SEC. 18,
TOWNSHIP 35 N., RNG. 2 EAST, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.



SURVEYORS CERTIFICATE

I hereby certify that the KING 2-LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 18, 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 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. Date August 31, 2016
Certificate No. 27807

SHORT PLAT

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

OWNER
Donald King
1908 9th Street
Anacortes, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING

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

SPL-2012-0001 PW #13-017 SHEET 1 OF 2

KING 2 LOT SHORT PLAT
IN THE S.E. 1/4, SEC. 18, TWP 35 N., RNG 2 E., W.M.
CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION

Lots 16 through 20, inclusive, Block 14 "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 33, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated alley as vacated under Ordinance No. 1746, as would attach by operation of law.

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

SHORT PLAT CONDITION OF APPROVAL

1. A plan depicting the location of existing trees in relation to the proposed improvements in the public right-of-way, trees proposed for removal, and root system protection measures for retained trees shall be submitted for review and approval prior to commencement of site work.
2. 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.
3. Calculation of allowed building height for Lot B shall utilize the "grade prior to placement of fill" as depicted on Attachment B, Summit Engineers elevation cross section, or as otherwise required by the Building Official.
4. Prior to building permit issuance for Lot B, a geotechnical report prepared by a licensed geotechnical engineer shall be submitted to the Building Department for review and approval which addresses suitability of soils for development of the site.
5. Access road(s) shall be developed to meet Fire and Public Works Department standards.
6. Prior to building permit issuance for each lot, Fire Department review and approval will be required for individual lot access to determine apparatus access, turnaround and/or fire sprinkler requirements.
7. A commitment not to oppose a Local Improvement District (LID) or street and utility improvements shall be recorded on the face of the final short plat map.
8. The lots in this short subdivision are subject to applicable water, sewer, and storm water 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.

LOCAL IMPROVEMENT DISTRICT (LID)

Owners of the lots within this Short Plat shall not oppose a Local Improvement District (LID) for street and utility improvements.

EASEMENTS

1. A 30' x 30' access easement in the northeast corner of Lot 1 as shown on the face of the plat is hereby dedicated to the City of Anacortes for the purposes of a fire truck turn around and will be maintained by the City of Anacortes.
2. A 10' private utility easement on the north side of Lot 1 as shown on the face of the plat is hereby granted to Lot 2 for the purposes of utilities and the maintenance will be the responsibility of the owners of Lot 2.

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 20 16.

11-12 day of September, 20 16.

Skagit County Treasurer



CITY OF ANACORTES APPROVALS

Planning Director

City Engineer

Examined and approved this _____ day of _____, 20 _____.

DEDICATION

Know All Men by these present that Donald & Melissa King owners 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 reasonable grading of all such streets and avenues shown hereon. The Owners and their assigns hereby waive all claims for the damages against which may be occasioned to the adjacent properties by the construction, drainage and maintenance of said road and of area.

DONALD A. KING

MELISSA A. KING

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Lawrence Donald A. & Melissa A. King, 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.

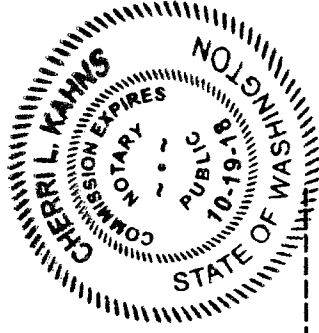
Given under my hand and official seal this 6th day of September 2016.
Notary Public in and for the State of Washington

Signed Cherri L. Kahns

Name printed Cherri L. Kahns

Residing at Mount Vernon

My commissions expires 10-19-18



SPL-2012-0001 PW #13-017

SHEET 2 OF 2

SHORT PLAT

SURVEYOR

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OWNER

Donald King
1908 9th Street
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HERRIGSTAD ENGINEERING & SURVEYING

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

DWN BY: DKH
CHECK BY: DKH
DATE: AUG 2016
SCALE: 1"=40'
J2016-73