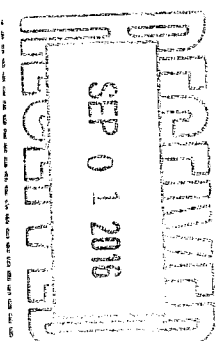


Burtness Short Plat

SPL-2016-1002

Anacortes, Washington



AUDITOR'S CERTIFICATE
Filed for record at the
201609080060
\$162.00
9/8/2016 Page 1 of 2 3:35PM
James Bergman
COUNTY AUDITOR

Sheet 1 of 2

OWNERS DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT that I/We, the undersigned owners of the land herein described, do hereby make a Short Subdivision thereof pursuant to Title 16.04 Short Subdivision of the Anacortes Municipal Code, and declare this document to be the graphic representation of the same, and that said short subdivision is made with free consent and in accordance with the desires of the owners.

The undersigned further acknowledges that the approval and recording of the document does not establish new title line. FURTHER, I/We have also been notified to execute and record deeds with the County Auditor to convey all title interest consistent with this short subdivision.

In witness whereof I/We set our hands and seals.

Muriel A. Burtness, Trustee
Burtness Revocable Living Trust

CITY OF ANACORTES APPROVALS:

This Short Subdivision map has been reviewed and is hereby approved
this 6 day of September, 2016.

City Engineer
Planning Director

ZONING INFORMATION:

Underlying Zone: R3 Residential Medium Density
Zone's Minimum Lot Size: 7,500 square feet
Gross Acreage: 0.71 acres
Zone's Max Density: 9 dwelling units per acre
Density Calculation: 0.71 acres x 9 DU = 6.39 DU
Proposed Lots: 2

SHORT PLAT CONDITION OF APPROVAL:

1. Land contained within this short subdivision may not be further divided in any manner within five years from date of approval without filing a standard plat.
2. The existing well located on Lot B shall be abandoned per requirements of the Skagit County Health Department.
3. Prior to building permit issuance, the applicants shall submit for review and approval, a landscaping plan consistent with the requirements outlined in Chapter 14.41, Landscaping Requirements, and Chapter 16.50 - Tree Preservation.
4. 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 rate/connector charges may be payable.
5. Future construction shall comply with grading, drainage, and utility standards as per AMC and Public Works Department requirements.

CONSENT:

Know All Men that I/We the undersigned owners certify that the Short Subdivision is made as a free act and deed, in Witness whereof we have hereunto set our hands and seals

this 1 day of Sept., 2016.

Muriel A. Burtness, Trustee
Burtness Revocable Living Trust

State of Washington
County of Skagit

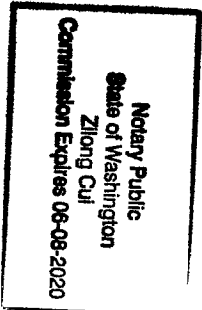
I certify that I know of have satisfactory evidence that Muriel Burtness signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument, and acknowledge it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 1st day of Sept., 2016.

Name printed: Zilong Cui

Residing at: Skagit County

My commission expires: June 8th 2020.



NOTES:

1. Found Original Certificates of record. See A.F. No. 9105310018 and 9608200002, on March 30, 2016.
2. Found Street Monumentation as noted. See A.F. No. 9608200002, on March 30, 2016.
3. Set Rebar & Cap (1.5" No. 15637) at corner as noted, May 3, 2016.
4. Fire Hydrant
5. BASIS OF BEARINGS: Center Line Street Monuments, 34th Street, (See A.F. No. 9608200002 - N 89°39'45"E)
6. EQUIPMENT USED: TOPCON 6TS 211D SNL64302.
7. SURVEY METHOD: Standard Field Traverse.
8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEYOR STANDARDS.
9. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.

GENERAL INFORMATION:

1. Assessor's Account No. P32042, 350125-0-065-0001.
2. Land Description Information is from Land Title Insurance Company, Land Title Order No: 155077-04 dated April 19, 2016.
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 No. 2 above. See A.F. No. 8504010067, 8504090074, 8512030050, 8604300004, and 9105310018.
4. Zoning: (R3) Residential Medium 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 described lands herein described have been fully paid and discharged according to the records of my office up to and including the year of 2016. Certified the 8th day of September, 2016.

Jodie Quigley
Skagit County Treasurer



SURVEYOR'S CERTIFICATE:

I hereby certify that the Burtness - 2 LOT SHORT PLAT is based upon actual survey and subdivision performed by me or under my supervision of Section 25, Township 35 N, Ring 1 E, 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 and the permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

Leslie C. Olsen, P.L.S.
Certificate No. 19637

Date: 30 August 2016

SURVEYOR'S CERTIFICATE

This map correctly represents a survey map made by me or under my direction in conformance with the Survey Recording Act for Burtness Rev Living Trust Anacortes, Washington.



Leslie C. Olsen
Registered Professional Land Surveyor, L.S. No. 19637
Date: 30 Aug 2016



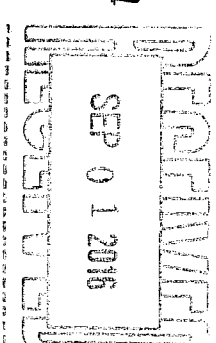
Fair Weather Surveyor

1419 - 15th Street
Anacortes, WA 98221
phones: 360.708.7953 cell
360.293.4787 Office

Geomatic Consultant

AUDITOR'S INDEXING DATA

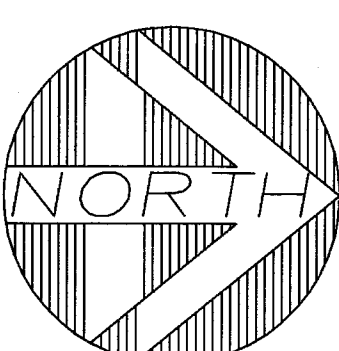
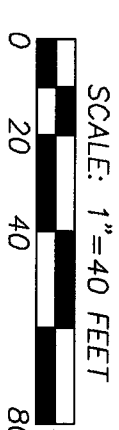
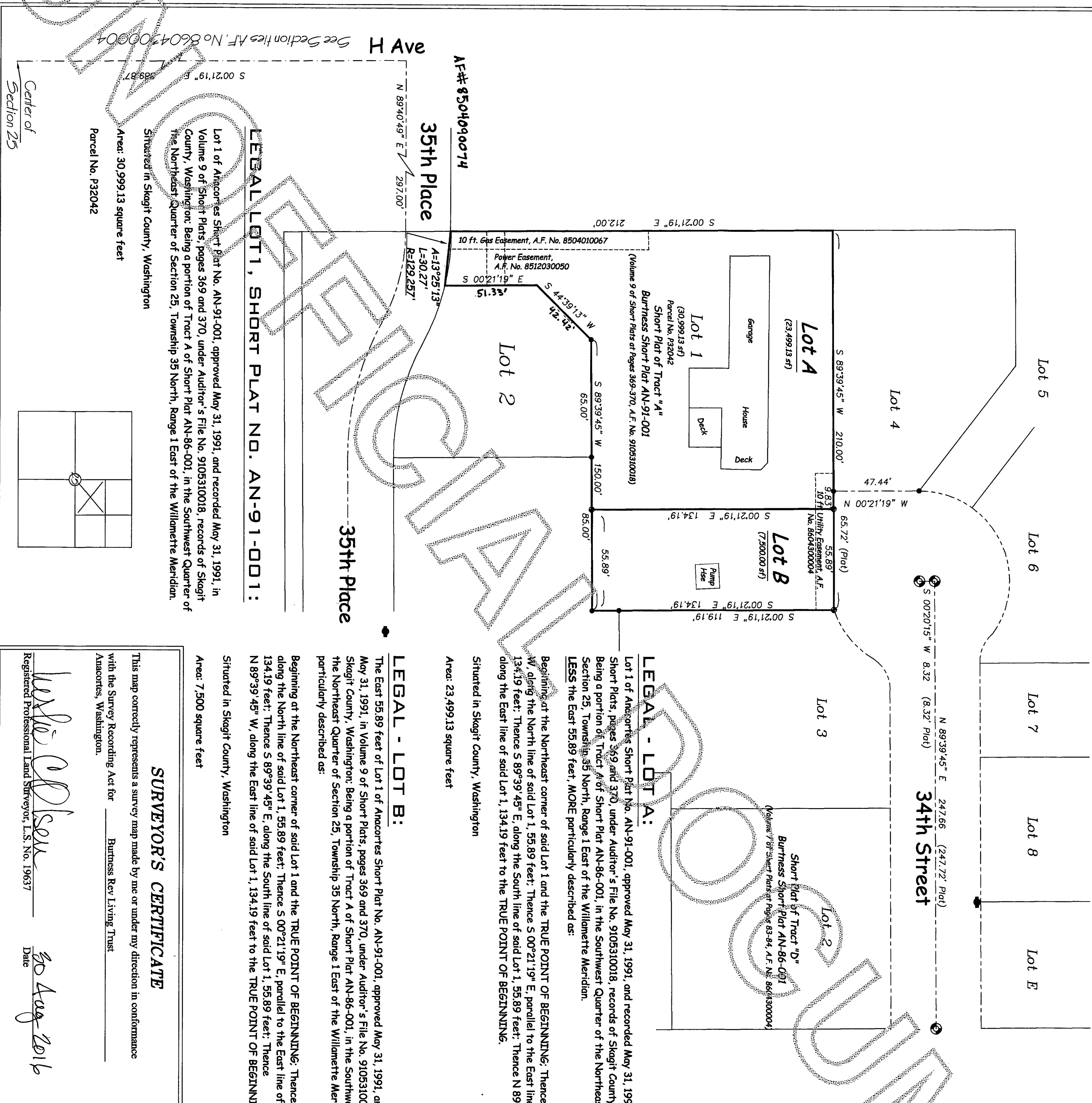
SECTION	TOWNSHIP	RANGE
SW of the NE 25	35 NORTH	1 EAST, W.M.



201609080060
Skagit County Auditor
9/8/2016 Page 2 of 2 \$162.00
2 3:35PM

COUNTY AUDITOR

Sheet 2 of 2



LEGEND

- F.d. Original Corners as marked.
- F.d. capped Street Mon. as noted, March 30, 2016
- Set ReBar & Cap (L.S. No. 19637) as noted, May 3, 2016.
- Fire Hydrant

LEGAL - LOT B:

The East 55.89 feet of Lot 1 of Anacortes Short Plat No. AN-91-001, approved May 31, 1991, and recorded May 31, 1991, in Volume 9 of Short Plats, pages 369 and 370, under Auditor's File No. 9105310018, records of Skagit County, Washington; Being a portion of Tract A of Short Plat AN-86-001, in the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian. MORE particularly described as:

Beginning at the Northeast corner of said Lot 1 and the TRUE POINT OF BEGINNING; Thence N 89°39'45" W, along the North line of said Lot 1, 55.89 feet; Thence S 00°21'19" E, parallel to the East line of said Lot 1, 134.19 feet; Thence S 89°39'45" E, along the South line of said Lot 1, 55.89 feet; Thence N 89°39'45" W, along the East line of said Lot 1, 134.19 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington

Area: 7,500 square feet

SURVEYOR'S CERTIFICATE

This map correctly represents a survey map made by me or under my direction in conformance with the Survey Recording Act for _____ Burtness Rev Living Trust
Anacortes, Washington.



FairWeather Surveyor

1419 - 15th Street
Anacortes, WA 98221
phones: 360.708.7953 cell
360.293.4787 Office

Geomatic Consultant

AUDITOR'S INDEXING DATA

SW of the NE	SECTION	TOWNSHIP	RANGE
	25	35 NORTH	1 EAST, W.M.