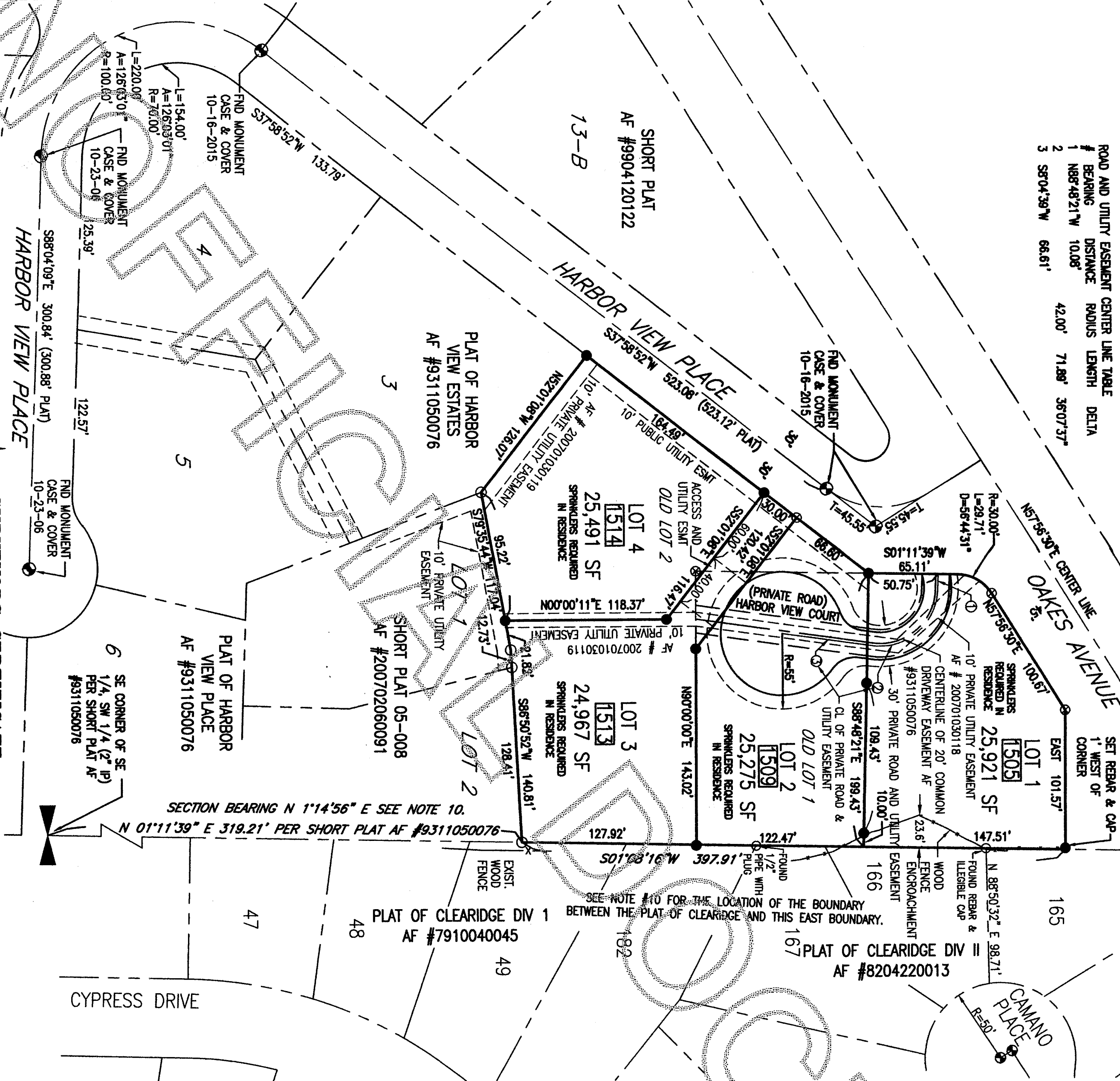


SMITH 4 LOT SHORT PLAT
IN THE S.W. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

ROAD AND UTILITY EASEMENT CENTER LINE TABLE

#	BEARING	DISTANCE	RADIUS LENGTH	DELTA
1	N88°48'21"W	10.08'		
2			42.00'	71.88°
3	S80°4'39"W	66.61'		36°07'37"



GRAPHIC SCALE
1 inch = 60 ft.

SURVEYORS CERTIFICATE

I hereby certify that the SMITH 4-LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 22, 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 plating 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 OCTOBER 27, 2016

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD



201611090104
\$162.00
Skagit County Auditor
11/9/2016 Page 1 of 2 4:09PM

AUDITOR
DEPUTY AUDITOR

NOTES:
1. MONUMENTS FOUND OR SET AS FOLLOWS:
2. FOUND MONUMENT IN CASE W/ COVER AS NOTED.
3. FOUND REBAR AND CAP PLS 9569.
4. FOUND REBAR AND CAP PLS 9636.
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: PLAT OF HARBOR VIEW ESTATES
AF#9311050076, CENTER LINE OF HARBOR VIEW PLACE.
10. AN OVERLAP WAS FOUND BETWEEN THE PLAT OF CLEARIDGE DIV II (AF #198204220013) AND THE PLAT OF HARBOR VIEW PLACE (AF #199311050076) BY 4 TO 6 INCHES. THE EAST LINE SHOWN WAS ADJUSTED TO MATCH THE CLEARIDGE PLAT.

GENERAL INFORMATION

- Assessor's Account No.s 4613--000--001--0000, P105260; AND 4613--000--002--0001, P105261.
- Description and exception information is from the latest LAND TITLE COMPANY OF SKAGIT COUNTY Subdivision Guarantee No.: 153862-0A, dated: October 27, 2015.
- 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 the Subdivision Guaranty referenced under Note 2 above. Said report lists document recorded under Auditors File Number AF 9010230005 (CC&Rs), 9311050077 (CC&Rs), 9403080148 (CC&Rs), 9311050076 (easements as shown on plat, 200701030119 (easement as shown on plat) and 200709170151 (10' PSE general easement over utilities where constructed).
- Zoning: (R2) Residential Low Density District.
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes
- Storm Sewer: City of Anacortes

ADDRESSES ON HARBOR VIEW COURT SHOWN IN

LOT 1	1505 HARBOR VIEW COURT
LOT 2	1509 HARBOR VIEW COURT
LOT 3	1513 HARBOR VIEW COURT
LOT 4	1514 HARBOR VIEW COURT



2703.98'	2710.06'	2618.44'	2716.28'
1351.99'	1355.03'	1309.22'	1358.14'
1329.65'	1319.43'	1329.65'	1358.14'
N02°06'44"E	N01°40'47"E	N01°14'56"E	
1351.99'	1355.03'	1358.14'	
N88°03'52"W	N88°03'52"W	N88°03'52"W	
2659.30'	2659.30'	2659.30'	

SECTION BREAKDOWN
SHOWN FROM
PLAT OF HARBOR
VIEW ESTATES
ROS AF #9311050076

ANA 06-006
PW #06-049-DEV SHEET 1 OF 2
IN THE S.E. 1/4 OF THE S.W. 1/4, SEC. 22,
TOWNSHIP 35 N., RNG. 1 EAST, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

SHORT PLAT

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

OWNER
SZL Properties-Washington, LLC
27405 Puerta Real No 120
Mission Viejo, CA 92691

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

DATE: June 2016
SCALE: Noted
J2016-96

SMITH 4 LOT SHORT PLAT
IN THE S.W. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION

Lots 1 and 2, "HARBOR VIEW ESTATES," as per plat recorded in Volume 15 of Plats, pages 117 and 118, records of Skagit County, Washington.
Situating in the City of Anacortes, County of Skagit, State of Washington.

SHORT PLAT CONDITIONS OF APPROVAL

- This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and park 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.
- Land contained within a Short Subdivision may not be further divided in any manner within a period of five years from the date of approval without filing a standard plat.
- Automatic fire sprinkler systems are required for each residence due to the road grade exceeding 15%.

UTILITY 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, as shown on the plat, of front boundary lines lots, tracts and spaces within the plat lying parallel with and adjoining HARBOR VIEW PLACE, a public street and within the 30 foot private road easement and the 55 foot private cul-de-sac easement, 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.

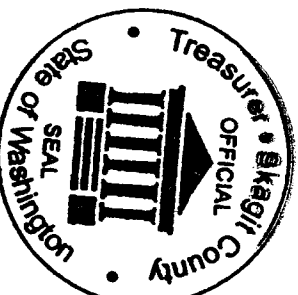
- A private road and utility easement on and across Lots 1, 2 and 3 including the 110 foot cul-de-sac easement and 30 foot road easement as shown on the face of the plat extending from Harbor View Place is for construction and maintenance as identified in the Covenants for the Short Plat.
- A 40 foot wide private access and utility easement is granted to Lot 4 on and across Lot 3 from the private road easement as shown on the face of the plat is for construction and maintenance of and by Lot 4.

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 2016.

Certified this 9th day of November, 2016.

Skagit County Treasurer



CITY OF ANACORTES APPROVALS

Planning Director

City Engineer

Examined and approved this 7 day of May, 2016.

DEDICATION

Know All Men by these Present that SZL PROPERTIES-WASHINGTON, LLC owners of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues show 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 recordable 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.

SZL PROPERTIES-WASHINGTON, LLC

Tim Shaw, Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other person completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On November 1, 2016 before me,

Date

personally appeared Tim Shaw

Name(s) of Signer(s)

Here Insert Name and Title of the Officer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Place Notary Seal Above



SHORT PLAT

ANA 06-006 PW #06-049-DEV SHEET 2 OF 2

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

OWNER
SZL Properties-Washington, LLC
27405 Puerta Real No 120
Mission Viejo, CA 92691

HERRIGSTAD ENGINEERING & SURVEYING

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

SCALE: Noted

DATE: Sept 2016

CHECK BY: DH

DWN BY: DKH

281511090104
\$182.00
Shagit County Auditor
11/9/2016 Page 2 of 2 4:09PM