

JH AND JK LLC SHORT PLAT

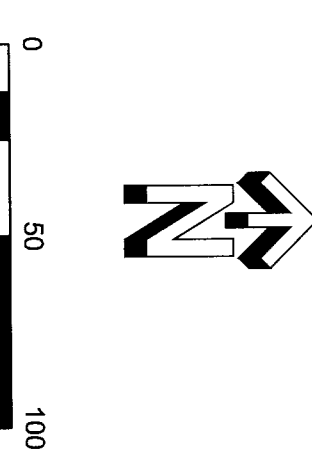
AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SCHEMMER CONSULTING GROUP PLLC

201501200078
Skagit County Auditor
1 of 2
12/23/2015 1:42:00 PM

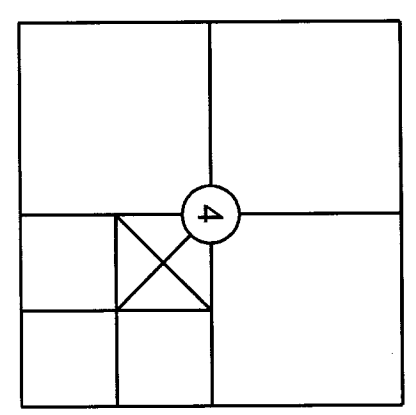
SKAGIT COUNTY AUDITOR
[Signature]
OWNER
JH AND JK LLC
830 E FAIRHAVEN AVE
BURLINGTON, WA 98223

SURVEYOR
JOHN HOXENG
SCHEMMER CONSULTING GROUP PLLC
301 30TH ST., SUITE C
ANACORTES, WA 98221
PH: 360-293-9006

ENGINEER
JAMES T. SCHEMMER
SCHEMMER CONSULTING GROUP PLLC
30TH ST., SUITE C
ANACORTES, WA 98221
PH: 360-293-9006



LEGEND
○ FOUND REBAR WITH CAP NO. 21520 (MAY, 2015)
● SET REBAR WITH CAP NO. 37550 (AUGUST, 2016)
● S.P. RECORD MEASUREMENT FROM SHORT PLAT ANA 02-003

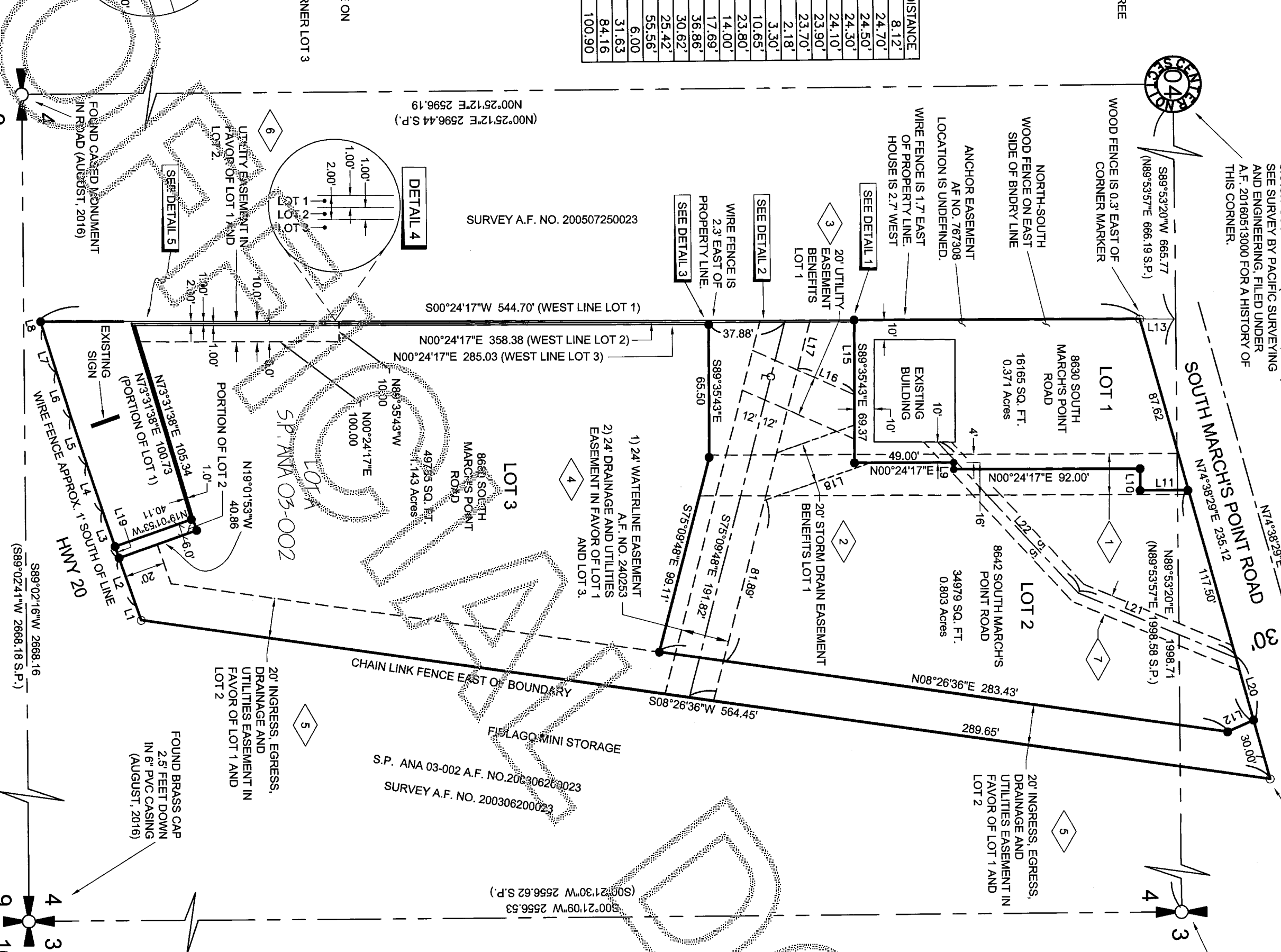
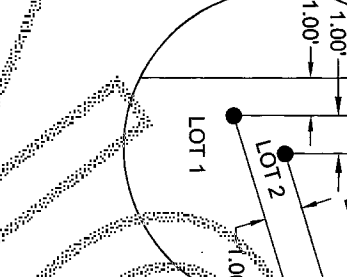
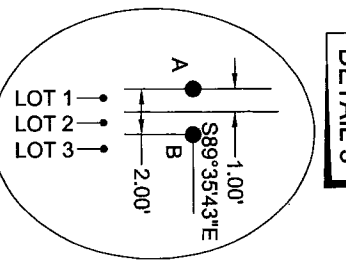
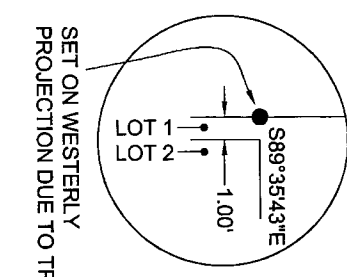
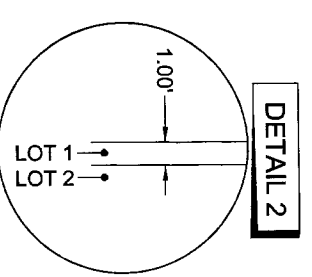


SHORT PLAT NO. SPL-2015-0005
PROJ. NO. PW#16-0006-DCM

USED NAIL IN BRIDGE (NOT FOUND).
RE-ESTABLISHED POSITION FROM
SKAGIT COUNTY TIES (IN MARCH, 2016).
SEE SURVEY BY PACIFIC SURVEYING
AND ENGINEERING, FILED UNDER
A.F. 20160513000 FOR A HISTORY OF
THIS CORNER.

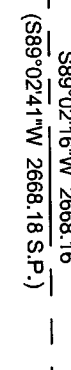
FOUND AND ACCEPTED MOWER REBAR & CAP
AT THREE EXTERIOR CORNERS. SEE LEGEND.
REFER TO SHORT PLAT ANA 03-002 A.F. 200306200023.

LINE	BEARING	DISTANCE
L1	S70°49'42"W	8.12'
L2	S70°58'07"W	24.70'
L3	S71°08'46"W	24.50'
L4	S71°27'40"W	24.30'
L5	S71°52'49"W	24.10'
L6	S72°24'13"W	23.90'
L7	S73°01'52"W	23.70'
L8	S73°24'51"W	23.48'
L9	S89°35'43"E	3.30'
L10	S89°35'43"E	10.65'
L11	N00°24'17"E	23.80'
L12	S23°41'53"E	14.00'
L13	N00°24'17"E	17.69'
L14	S89°35'43"E	36.86'
L15	S23°58'50"W	30.62'
L16	S23°58'50"W	30.62'
L17	N75°09'48"W	25.42'
L18	N75°09'48"W	55.56'
L19	N18°49'01"W	6.00'
L20	S74°38'29"W	31.63'
L21	S22°51'18"W	84.16'
L22	S47°28'44"W	100.90'



- SURVEY NOTES**
1. SURVEY METHOD: COMBINED NETWORK OF TOTAL STATION AND GNSS REAL TIME NETWORK OBSERVATIONS (WRSN).
 2. SURVEY EQUIPMENT: SPECTRA PRECISION FOCUS 308 SECOND TOTAL STATION AND CHC X9 GNSS RECEIVER.
 3. THIS SURVEY WAS PERFORMED IN AUGUST OF 2016. SURVEY MARKERS SHOWN ON THIS MAP WERE VISITED AT THAT TIME, UNLESS OTHERWISE INDICATED.
 4. ACCURACY EXCEEDS THE WAC 332430-090 REQUIREMENTS.
 5. BASIS OF BEARINGS: SHORT PLAT ANA 03-002, RECORDED UNDER A.F. NO. 200306200023, SKAGIT COUNTY.
- ZONING INFORMATION**
- UNDERLYING ZONE: LIGHT MANUFACTURING 1 (LM1) ZONING DISTRICT
NET ACREAGE: 100.930 NET SQUARE FEET (2.317 ACRES)
GROSS ACREAGE: 107.984 GROSS SQUARE FEET (2.479 ACRES)
- NEW EASEMENTS**
1. 20' WIDE EASEMENT TO CITY OF ANACORTES TO CONSTRUCT, OPERATE AND MAINTAIN SANITARY SEWER PIPES AND APPURTENANCES.
 2. 20' WIDE EASEMENT IN FAVOR OF LOT 1 FOR DRAINAGE PIPES AND APPURTENANCES. LOT 1 SHALL BE RESPONSIBLE FOR MAINTENANCE.
 3. 20' WIDE UTILITY EASEMENT IN FAVOR OF LOT 1. LOT 1 SHALL BE RESPONSIBLE FOR MAINTENANCE.
 4. 24' WIDE STORM DRAIN EASEMENT IN FAVOR OF LOT 1 AND LOT 3. EXTENTS OF EASEMENT ARE TO BE THE SAME AS THOSE OF THE 24' WIDE WATERLINE EASEMENT FILED UNDER A.F. NO. 240253. LOT 1, LOT 2, AND LOT 3 SHALL BEAR A PROPORTIONATE COST OF MAINTAINING THE EASEMENT.
 5. 20' WIDE INGRESS, EGRESS, DRAINAGE AND UTILITIES EASEMENT IN FAVOR OF LOT 1 AND LOT 2, AND LOT 3 SHALL BEAR A PROPORTIONATE COST OF MAINTAINING THE EASEMENT.
 6. UTILITY EASEMENT IN FAVOR OF LOT 1 AND LOT 2.
 7. 10' PRIVATE SEWER EASEMENT IN FAVOR OF LOT 1. THIS SEWER LINE WILL BE RE-ROUTED AND THE EASEMENT WILL BE TERMINATED PRIOR TO THE SALE OF LOT 2.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE JH AND JK LLC SHORT PLAT IS BASED ON AN ACCELED SURVEY AND SUBDIVISION OF SECTION 04, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AND THAT THE COURSES, DISTANCES, AND ANGLES ARE SHOWN CORRECTLY, AND THAT PROPER MONUMENTS HAVE BEEN SET AND ALL LOT CORNERS HAVE BEEN STAKED ON THE GROUND IN COMPLIANCE WITH PLATTING REGULATIONS.



DATE: 12-06-2016

DATE: 12-06-2016

JOB NO.: 15-057

SHEET: 1 OF 2

CAD FILE: 15-057 SHORT PLAT REV6

JH AND JK LLC SHORT PLAT

GENERAL INFORMATION

ASSESSOR ACCOUNT NO.: 340204-4-007-0009
 SUBD GUARANTY NO.: SGW-08002041
 ZONING: LM1, LIGHT MANUFACTURING 1
 WATER SUPPLY: CITY OF ANACORTES
 SEWER DISPOSAL: CITY OF ANACORTES
 STORM SEWER: CITY OF ANACORTES

NOTES

- 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.
- 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.
- THE LOTS IN THIS SHORT SUBDIVISION ARE SUBJECT TO THE CITY OF ANACORTES FINDINGS OF FACT, CONCLUSIONS OF LAW, & DECISION, DATED FEBRUARY 10, 2016.

EXISTING PROPERTY DESCRIPTION

LAND TITLE COMPANY OF SKAGIT COUNTY ORDER NO. 153773-0A
 GUARANTEE NO. SGW-08002041

LOT A OF ANACORTES SHORT PLAT NO. ANA-03-002, APPROVED JUNE 16, 2003, RECORDED JUNE 20, 2003, UNDER AUDITOR'S FILE NO. 200306200023, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES CORRESPONDING TO SCHEDULE B-1 REFER TO SUBDIVISION GUARANTEE NO. SWG-08002041

- AUDITOR'S NO. 240293: A 24 FEET WIDE EASEMENT SHOWN ON MAP.
- AUDITOR'S NO. 767308: BLANKET EASEMENT GRANTED TO PUGET SOUND ENERGY.
- AUDITOR'S NO. 9007250058: EASEMENT TO CITY OF ANACORTES. DOES NOT AFFECT THIS PROPERTY.
- AUDITOR'S NO. S. 8912290169 AND 9611220088: MEMORANDUM OF LEASE. DOES NOT AFFECT THIS PROPERTY.
- AUDITOR'S NO. 200306200023: SHORT PLAT ANA-03-002.
- AUDITOR'S NO. 200306200024: DECISION TO APPROVE SHORT PLAT NUMBER ANA 03-002.

DRAFT

CONSENT AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT JASON KITZMAN, REGISTERED AGENT OF JH & JK LLC, AND MARIA KITZMAN, MEMBER OF JH & JK LLC, OWNERS OF THE LAND HEREBY PLATTED DO HEREBY DECLARE THE JH & JK LLC SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED AND DEDICATE THE STREETS AS SHOWN ON THE PLAT AS PUBLIC RIGHTS OF WAY FOREVER, THE OWNERS, THEIR HEIRS AND ASSIGNS WAIVER ALL CLAIMS FOR DAMAGES, WHICH MAY BE OCCASIONED BY THE ADJACENT PROPERTY BY THE CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD OR AREA.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.
 JASON KITZMAN, REGISTERED AGENT, JH & JK LLC
 MARIA KITZMAN, MEMBER, JH & JK LLC

STATE OF WASHINGTON
 COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON 12 THE DAY OF January, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Jason Kitzman

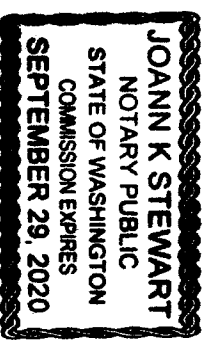
TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE (SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Skagit County WA
 STATE OF WASHINGTON
 COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 12 DAY OF January, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Maria Kitzman

TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE (SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Skagit County WA

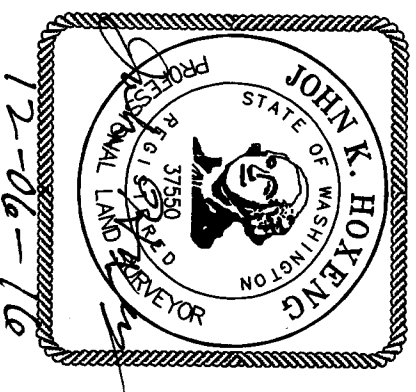


TREASURER'S CERTIFICATE:
 I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2016.
 SKAGIT COUNTY TREASURER David J. ... DATE 1/19/17

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2016.
 CERTIFIED THIS 17 OF JANUARY, 2016.
 ANACORTES CITY TREASURER ...

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES, PLATTING ORDINANCE:
 THIS 17 DAY OF January, 2016
 PLANNING Director ...
 CITY ENGINEER ...
 EXAMINED AND APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON
 THIS 17 DAY OF JANUARY, 2016
 ATTEST: CITY CLERK ...

SHORT PLAT NO. SPL-2015-0005
 PROJ. NO. PW#16-0006-DCM



Sg SCHEMMER CONSULTING GROUP PLLC
 ENGINEERING SURVEYING
 CIVIL-STRUCTURAL-PLANNING
 RESIDENTIAL HOME DESIGN
 301 30th Street, Suite C, Anacortes, WA 98921
 office: 360-293-9006 fax: 360-293-4051

SHORT PLAT FOR JH AND JK LLC	
DATE: 10-07-2016	JOB NO.: 15-057
SCALE: 1" = 50'	SHEET: 2 OF 2
CAD FILE: 15-057 SHORT PLAT REV6	