

GARDEN VILLAGE 3 LOT SHORT PLAT SURVEY IN SE 1/4 OF SEC. 21, TWP. 35 N, RNG 1 E., W.M. ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

201706090142
\$182.00
Page 2 of 2 2:58PM

TRACT E
PLAT OF SUNSET COVE
ESTATES
AF #200011290070

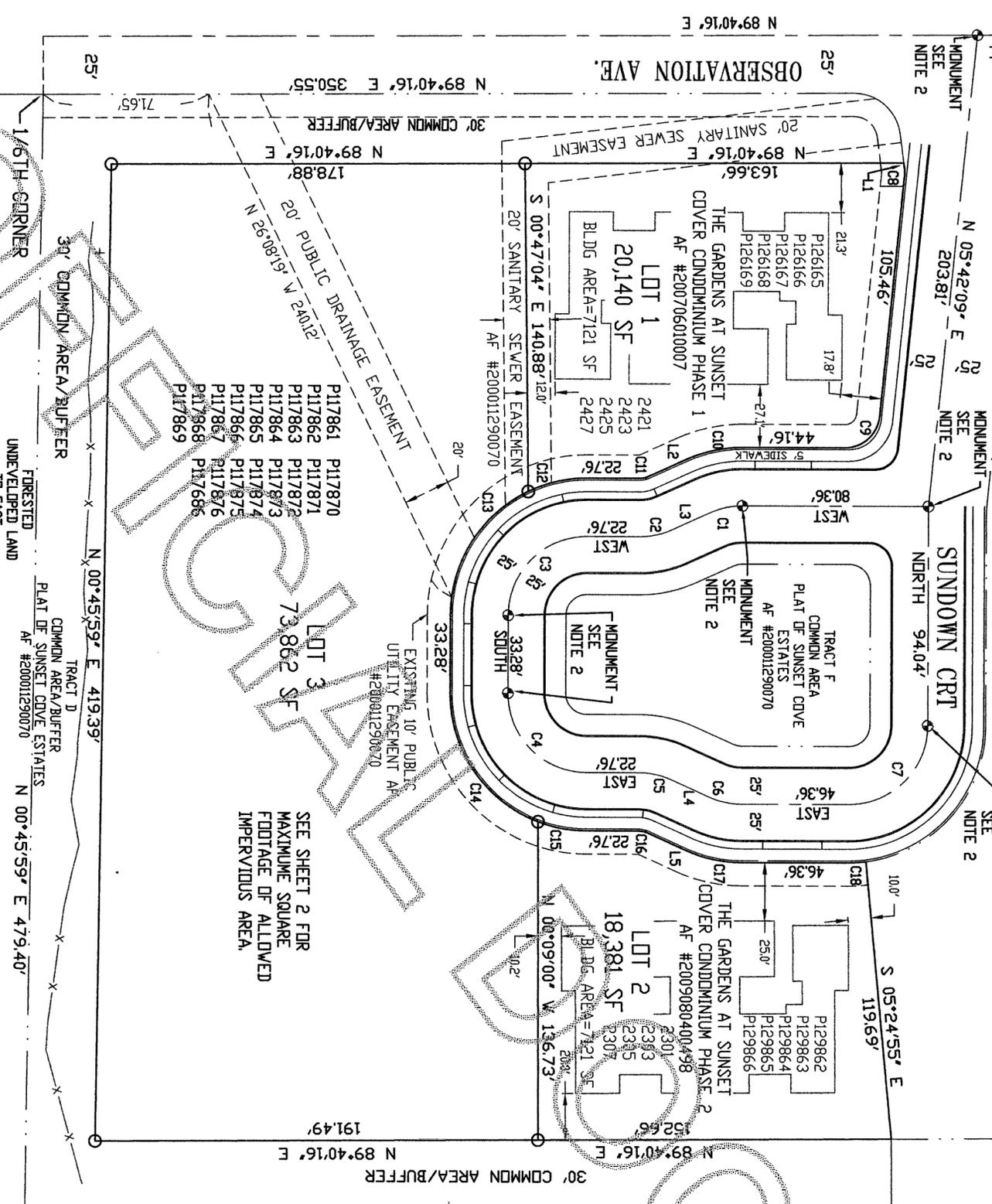
DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date JUNE 8, 2017

SURVEYOR'S CERTIFICATE

I hereby certify that the GARDEN VILLAGE 3 LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 21, 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 end and every controlling corner of the parcel of land being subdivided.

[Signature]
AUDITOR

[Signature]
DEPUTY AUDITOR



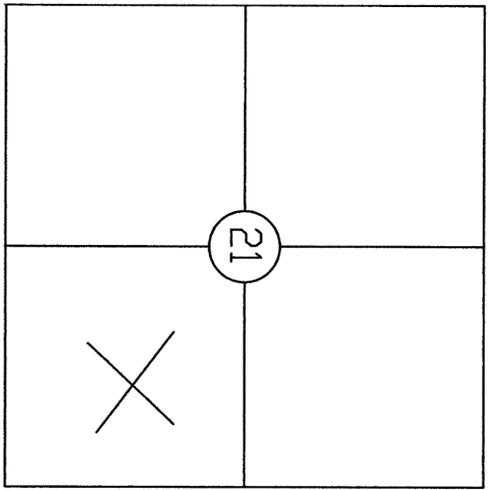
LINE TABLE

NO.	BEARING	LENGTH
L1	N 73°32' W	340'
L2	N 65°48'13" E	1806'
L3	N 65°48'13" E	1806'
L4	N 65°48'13" V	1806'
L5	N 65°48'13" W	1806'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	3400'	24°11'47"	14.36'
C2	3400'	24°11'47"	14.36'
C3	3400'	90°00'00"	53.41'
C4	3400'	90°00'00"	53.41'
C5	3400'	24°11'47"	14.36'
C6	3400'	24°11'47"	14.36'
C7	3400'	90°00'00"	53.41'
C8	350'	13°13'41"	0.81'
C9	1500'	84°17'51"	22.07'
C10	5900'	24°11'47"	24.92'
C11	900'	24°11'47"	3.80'
C12	5900'	25°37'53"	26.39'
C13	5900'	64°22'19"	66.29'
C14	5900'	69°20'46"	71.41'
C15	5900'	20°39'20"	21.27'
C16	5900'	24°11'47"	3.80'
C17	5900'	24°11'47"	24.92'
C18	5900'	07°14'59"	7.47'

ADDRESSES
TO BE ADDRESSED AT
BUILDING PERMIT ISSUANCE



ZONING R2 RESIDENTIAL
LOW DENSITY
MIN. LOT SIZE 7,500 SF
MAXIMUM DENSITY 4 UNITS/ACRE
NET ACREAGE LOT 3 = 1.70 ACRES
GROSS ACREAGE LOT 3 = 2.49 ACRES
DENSITY = 4 X 2.49 = 9.94
(10 UNITS)

LAND SURVEYOR
DALE HERRIGSTAD P.L.S., PE
4320 WHISTLE LAKE ROAD
ANACORTES, VA 98221

PROPERTY OWNER
GT INVESTMENT PROPERTIES LLC
3308 FRIDAY CREEK RD
BURLINGTON, VA 98233

COA SPL-2017-0001

SHEET 1 OF 2

- #### GENERAL INFORMATION
- Description and exception information obtained from Subdivision Guarantee Order No. 01-160939-F dated February 9, 2017.
 - This property is SUBJECT TO and TOGETHER WITH easements, encroachments, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Auditor's File #200414090073 (Sunset Cove Estates CO&RS), #200510040074 (Amendments to Covenants), #200011290070 (Plat of Sunset Cove Estates), #200501210087 (Bylaws of Sunset Cove Homeowners Assoc.), #20101029046 (Amended Bylaws), #200706010008 (Condominium CO&RS and amended by #200908040050, 201310070171 & 201612200041), #200706010007 (Condominium Phase 1) and #200908040049 (Condominium Phase 2).
 - Zoning: R2, Residential Low Density
 - Water Supply: City of Anacortes
 - Sewer Disposal: City of Anacortes
 - Storm Sewer: City of Anacortes
 - Utilities shown are based on surface indicators and city utility maps.



- #### NOTES
- FOUND EXISTING REBAR AND CAP SKODJE 19645 August 12, 2016.
 - FOUND MONUMENT WITH CASE AND COVER, August 12, 2016.
 - EQUIPMENT USED: Carlson CR2, 2 Second total station.
 - MONUMENTS TIED ON 8-12-2016.
 - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 - SURVEY METHOD: STANDARD FIELD TRAVERSE.
 - BASIS OF BEARINGS ROS AF 200011290070.

HERRIGSTAD ENGINEERING & SURVEYING

3 LOT SHORT PLAT
FDR GT INVESTMENT PROPERTIES LLC

DALE K. HERRIGSTAD, P.L.S.
REGISTERED PROFESSIONAL SURVEYOR

SECTION 21, TOWNSHIP
35 N, RNG 1 EAST

DATE: FEB. 2017

SCALE: NOTED

JOB2015-12

**GARDEN VILLAGE 3 LOT SHORT PLAT
SURVEY IN SE 1/4 OF SEC. 21, TWP. 35 N, RNG 1 E, W.M.
ANACORTES, WASHINGTON**

LEGAL DESCRIPTION

Tract G, PLAT OF SUNSET COVE ESTATES, as per plat recorded on November 29, 2000, under Auditor's File No. 200011290070, records of Skagit County, Washington. Also except Units 2301, 2303, 2305 and 2307, Building B, THE GARDENS AT SUNSET COVE, CONDOMINIUM, PHASE 2, as per Survey Map and Set of Plans recorded August 4, 2009, under Auditor's File No. 200908040049 and as identified in the Declaration of Condominium as recorded June 1, 2007, under Auditor's File No. 200706010008, and in the First Amendment to Declaration as recorded August 4, 2009, under Auditor's File No. 200908040050, records of Skagit County, Washington.

Also except Units 2421, 2423, 2425 and 2427, Building A, THE GARDENS AT SUNSET COVE, CONDOMINIUM, as per the Survey Map and Plans thereof recorded June 1, 2007, under Auditor's File No. 200706010007, and as identified in that certain Declaration of Condominium recorded June 1, 2007, under Auditor's File No. 200706010008, and First Amendment thereto recorded August 4, 2009, under Auditor's File No. 200908040050, records of Skagit County, Washington.

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

CONDITIONS OF APPROVAL

SHORT PLAT OF TRACT G OF GARDENS AT SUNSET COVE CONDOMINIUM SPL-2017-0001

All parcels within the subdivision are subject to the Findings of Fact, Conclusion of Law & Decision as adopted by the City of Anacortes and signed on May 8, 2017. The following Conditions were required to be identified on the face of the Plat.

- (F#2) 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.
- (F#5) 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.

EASEMENTS

A 20 foot public drainage easement on and across Lot 3 as shown on the plat is hereby reserved for and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge underground pipes for the purpose of serving this subdivision and public roads.

DRAINAGE BMP FACILITY MAINTENANCE COVENANT

The Drainage BMP Facility and Maintenance Covenant was recorded with the Auditor's of Skagit County, Washington on _____ under Auditor's File No. _____ Records of Skagit County, Washington.

MAXIMUM SQUARE FOOTAGE OF IMPERVIOUS AREA

The maximum square footage of impervious area allowed for Lot 3 of this short plat is 11,450 square feet of driveways and 18,000 square feet for buildings and patios for a total impervious area of 29,450 square feet on the 73,862 square foot lot or 40% impervious area.

SKAGIT COUNTY TREASURERS CERTIFICATE

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 2017.

Certified this 9th day of June, 2017.

 Skagit County Treasurer



CITY OF ANACORTES APPROVALS
 Examined and approved this 8th day of June, 2017.

 City Engineer

Examined and approved this 8th day of June, 2017.

 Planning Director

DEDICATION

DEDICATION: KNOWN ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and we hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes, cuts and fills upon the lots shown thereon in the original reasonable grading of said streets, and avenues, and further dedicate to the use of the public all the basements and tracts shown on this short plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage easements of tracts are specifically identified on this short plat as being dedicated or conveyed to a person or entity other than the public in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of Anacortes, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this short subdivision, by establishment, construction or maintenance of the roads within this short subdivision.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.
 IN WITNESS WHEREOF we set our hands and seals:

 JOYELLE
 GT INVESTMENT PROPERTIES, LLC

State of Washington
 County of Skagit
 I certify that I know of have satisfactory evidence that Jed Lille (was/gre) authorized to signed this instrument, on oath stated that (he/she/they) (was/gre) authorized to execute the instrument and acknowledged it as the True and lawful Secretary of GT INVESTMENT PROPERTIES, LLC 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 8th day of June, 2017.
 Notary Public in and for the State of Washington
 Name printed Jeanne K Stewart
 Residing at Skagit County WA
 My commissions expires 9-29-2020



LAND SURVEYOR
 DALE HERRIGSTAD P.L.S., PE
 4320 WHISTLE LAKE ROAD
 ANACORTES, WA 98221

PROPERTY OWNER
 GT INVESTMENT PROPERTIES LLC
 3308 FRIDAY CREEK RD
 BURLINGTON, WA 98233

COA SPL-2017-0001

3 LOT SHORT PLAT
 FOR GT INVESTMENT PROPERTIES LLC

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

