

# JACOB'S MEADOW PLAT & PUD

## SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

### CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE  
 RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

#### GENERAL INFORMATION

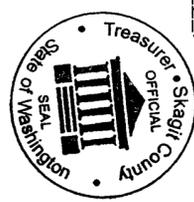
1. Assessor's Account No.s: P57757 3800-012-006-0005, P57698 / 3800-004-004-0004, P57699 / 3800-004-005-0003, P57700 / 3800-004-018-0008, P57701 / 3800-004-020-0004, P57702 / 3800-005-006-0009 and P57703 / 3800-005-020-0001.
2. Description and exception information is from the Chicago Title Insurance Company Subdivision Guarantee, Certificate No: 620030436, dated March 22, 2017.
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 the Subdivision Guarantee referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF #9108300090 (record of survey), #9506270063 (record of survey), #201605090106 (Pugnet Sound Energy 10' wide easmt over as-constructed utilities).
4. Residential Low Density (R2).
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 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 20th day of June, 2017.

*Katie Jungquist*  
 Skagit County Treasurer



#### CITY OF ANACORTES APPROVALS

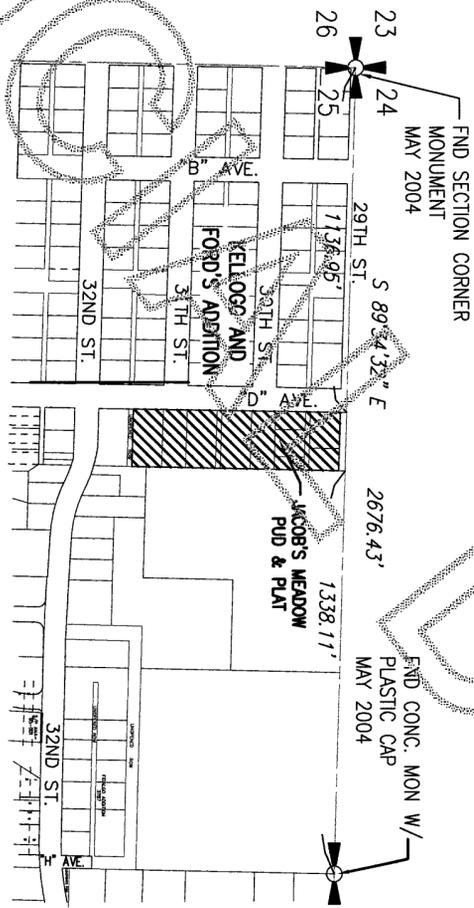
The Planning Commission of the City of Anacortes meeting in regular session on May 24, 2017 did find that the Jacob's Meadow Plat & PUD serves the public use & interest & has authorized the Subdivision Administrator to execute its written approval.

Signature of Planning Director  
 Approved by the Council of the City of Anacortes, WA, this 6th day of June, 2017.

ATTEST: City Clerk Shawn O

Examined and approved this 15 day of June, 2017  
 City Engineer *[Signature]*

- #### NOTES
1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), recorded under:
  2. The PUD reference number PUD-2011-0001 and approved on July 16, 2012, shall be included in all deeds and contracts.



SECTION 25 TOWNSHIP  
 35N, RANGE 1 EAST, W.M.  
 SCALE: NONE  
 REPLAT OF BLOCKS 4, 5, & 12 OF THE  
 KELLOGG & FORD'S ADDITION TO  
 ANACORTES

#### DEDICATION

DEDICATION: KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby subdivided, hereby declare this subdivision to be the graphic representation of the subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues now 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 for cuts and fills upon the lots shown thereon in the original subdivision as being dedicated or conveyed to the avener and further relating to the use of the public all the easements and other shown on this subdivision for all public purposes as indicated thereon including but not limited to parks, open space, utilities and drainage inlets such easements or tracts are specifically identified on this subdivision 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 subdivided waive for themselves, their heirs and assigns and any person or entity deriving title for the undersigned, any and all claims for damages against the City of Anacortes, its successors and assigns to which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims resulting from inadequate maintenance by the City of Anacortes.

Further the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns 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 subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this subdivision or by establishment, construction or maintenance of the roads within this 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:

*Russell D. Jeter*  
 Russell D. Jeter of the R. Jeter Family Trust

State of WASHINGTON  
 County of SNOHOMISH  
 I certify that I know of have satisfactory evidence that Russell D. Jeter signed this instrument, on oath stated that (he/she/it) (was/are) authorized to execute the instrument and acknowledged it as the Trustee of Russell D. Jeter and the R. Jeter Family Trust 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 9th day of June, 2017.

Notary Public in and for the State of Washington  
 Name printed Barbara Gay Spelman  
 Residing at Lake Stevens, WA  
 My commissions expires 3/16/20



OWNER/DEVELOPER  
 JETER FAMILY TRUST  
 1104 COMMERCIAL AVE, PMB 1112  
 ANACORTES, WA 98221

LAND SURVEYOR  
 DALE HERRIGSTAD PLS  
 4320 WHISTLE LAKE ROAD  
 ANACORTES, WA 98221

PUD-2011-0001 PW #12-016-DEV

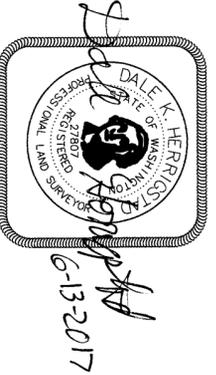
OWN BY: DKH HERRIGSTAD ENGINEERING & SURVEYING  
 DATE: APRIL 2017 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804  
 SCALE: NOTED JOB 976

#### SURVEYORS CERTIFICATE

I hereby certify that the Jacob's Meadow Plat & PUD is based upon an actual survey and subdivision performed by me or under my supervision of Section 25, Township 35 North, Range 1 East, W.M. the plat is a true and correct representation of the land actually surveyed; 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 June 13, 2017

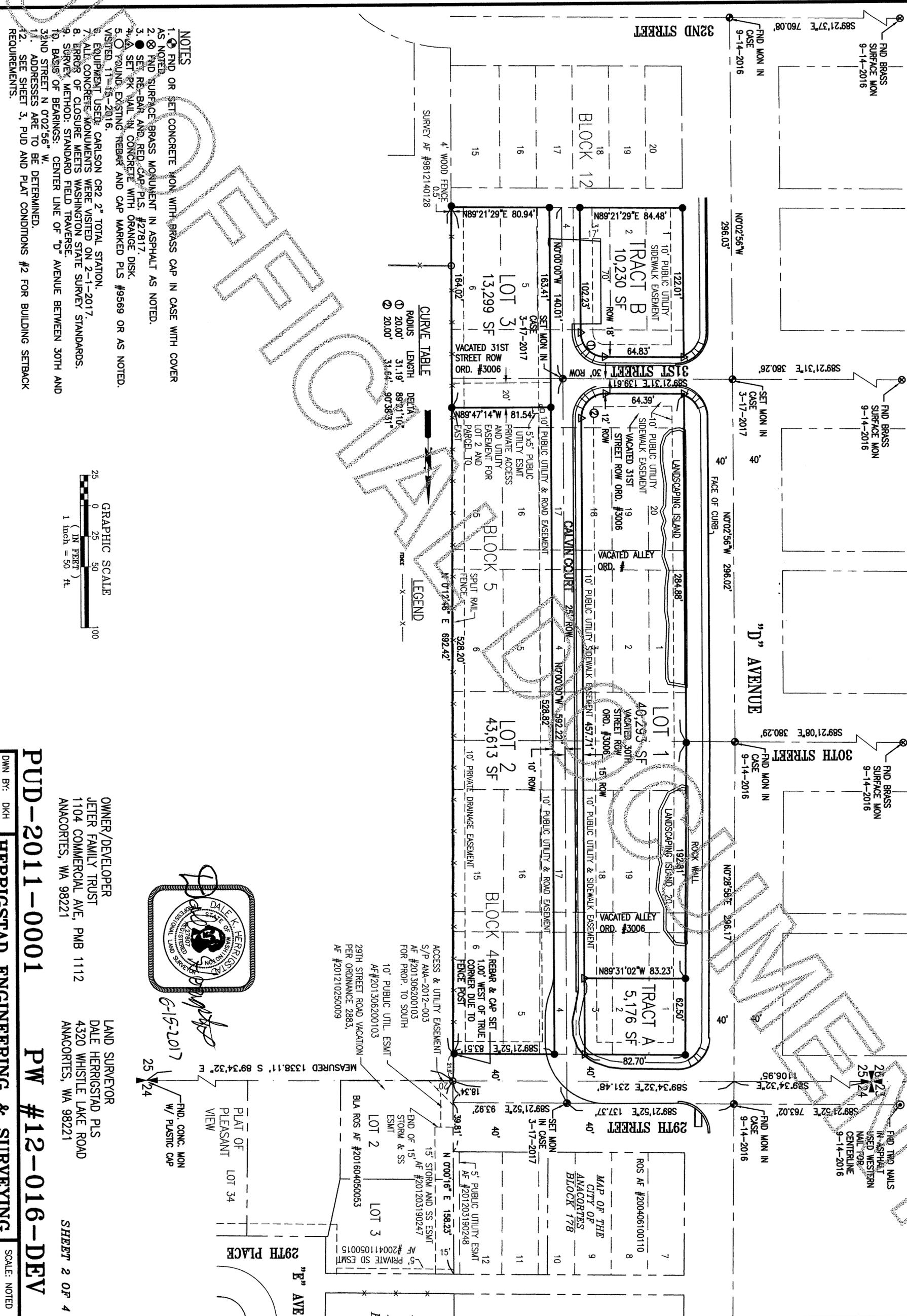


# JACOB'S MEADOW PLAT & PUD

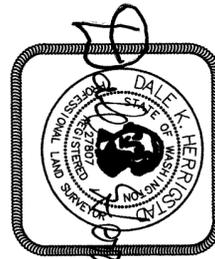
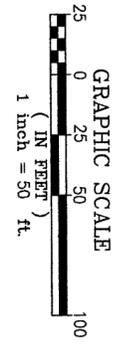
## SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

### CITY OF ANACORTES, WASHINGTON

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- NOTES**
1. FND OR SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER AS NOTED.
  2. FND SURFACE BRASS MONUMENT IN ASPHALT AS NOTED.
  3. SET REBAR AND RED CAP PLS. #27817.
  4. SET PK NAIL IN CONCRETE WITH ORANGE DISK.
  5. FOUND EXISTING REBAR AND CAP MARKED PLS #9569 OR AS NOTED. VISITED 11-15-2016.
  6. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
  7. ALL CONCRETE MONUMENTS WERE VISITED ON 2-1-2017.
  8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
  9. SURVEY METHOD: STANDARD FIELD TRAVERSE.
  10. BASIS OF BEARINGS: CENTER LINE OF "D" AVENUE BETWEEN 30TH AND 31ST STREET N 0°02'56" W.
  11. ADDRESSES ARE TO BE DETERMINED.
  12. SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.



**OWNER/DEVELOPER**  
 JETER FAMILY TRUST  
 1104 COMMERCIAL AVE, PMB 1112  
 ANACORTES, WA 98221

**LAND SUPERVISOR**  
 DALE HERRINGSTAD PLS  
 4320 WHISTLE LAKE ROAD  
 ANACORTES, WA 98221

ACCESS & UTILITY EASEMENT  
 S/P AWA-2012-003  
 AF #201306200103  
 FOR PROP. TO SOUTH  
 10' PUBLIC UTIL. ESMT  
 AF #201306200103  
 29TH STREET ROAD VACATION  
 PER ORDINANCE 2883,  
 AF #201210250009

MEASURED 1338.11' S 89°34'32" E  
 FND CONC. MON  
 W/ PLASTIC CAP  
 PLAT OF  
 PLEASANT  
 VIEW  
 LOT 34  
 29TH PLACE  
 "E" AVE

**PUD-2011-0001 PW #12-016-DEV**

**HERRIGSTAD ENGINEERING & SURVEYING**  
 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804  
 SCALE: NOTED  
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# JACOB'S MEADOW PLAT & PUD

## SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

### CITY OF ANACORTES, WASHINGTON

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 Skagit County Auditor  
 6/20/2017 Page 3 of 4 4:10:54AM  
 \$173.00

**PUD AND PLAT CONDITIONS**

JACOB'S MEADOW PLAT & PUD  
 PUD-2011-0001  
 DECISION APPROVED JULY 16, 2012.

1. Direct access to D Avenue from any lot or unit within the development shall be prohibited.
2. There shall be no parking permitted on any portion of the public street located within the development and shall be demarcated on-site.
3. The following minimum building setbacks shall be observed within the development:  
 Front: 10-feet, with garages maintaining a minimum of 20-feet between the face of the garage and the front property line;  
 Interior side: A minimum of 5-feet on one side and no less than 15-feet on both sides combined, except that in no instance shall a setback adjacent to a street be less than 10-feet;  
 Rear: 20-feet;  
 Structure separation: 10-feet
4. Tracts A & B shall be owned and maintained by the property owner, property owner's association, successors or assigns and shall be available for public use.
5. The split rail fence along the entire east property line shall be owned and maintained in perpetuity by the Homeowner's association. Individual units / residences may construct solid fencing to enclose yard areas provided corridors allowing for wildlife passage through the development between D Avenue and the parcel to the east (Mehler) are maintained (including at minimum at the 20' access easement location).
6. Private utilities shall be owned and maintained by the property owner, property owner's association, successors or assigns in a manner to ensure their functioning consistent with applicable regulations.
7. The units / residences in this subdivision are subject to applicable water, sewer, and storm water general facility and hookup fees and 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. The units / residences individual building permits are not subject to a traffic impact fee due to the constructed crosswalk across "D" Avenue at 29th Street as provided for in Plat Condition 11.
8. Landscaping around each unit / residence shall be installed prior to final occupancy and the maintenance shall be the responsibility of the homeowner except for as provided in the CC&Rs.
9. There may not be a net increase in impervious surfaces above the limits listed on sheet 4 without the prior approval by the Director of Planning, Community & Economic Development Department. The Director may require an analysis prepared by a professional engineer to determine compliance with minimum stormwater requirements.
10. Any further division of any of the lots or tracts into separate lots of record requires subdivision review by the City of Anacortes.

**UTILITY AND ACCESS EASEMENTS & DEDICATIONS**

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC (A/F. NO. 201605090106), 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, or as shown on the plat, of front boundary lines of all lots, tracts and spaces within the plot lying parallel with and adjoining all public street(s). ALSO a 5 foot easement in the southwest corner of Lot 2 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.
2. A 10 foot Public Road & Utility Easement is conveyed to the City of Anacortes for repair and maintenance of the road, curb and gutter upon the front ten (10) feet as shown on the Plat along the east side of Calvin Court.
3. A 10 foot Public Sidewalk Easement is conveyed to the City of Anacortes for repair and maintenance of the concrete sidewalk upon the front ten (10) feet as shown on the Plat along the west side of Calvin Court and the north and south side of 31st Street.
4. A 20 foot non-exclusive private access and utility easement on and across Lot 3 as shown on the face of the plat is for one single family home east of the east property line as well as Lot 2 and is hereby reserved for and conveyed to parcel P32193 and lot 2 in which to construct, operate, maintain, repair, replace, enlarge underground pipes and ingress/egress for the purpose of serving the parcel. The maintenance of the improvements for the easement will be the responsibility of and shared by the benefiting lots.
5. Tract A is hereby dedicated to the Jacob's Meadow Homeowners Association for the purposes of a Community Park to be maintained by the Homeowners Association.
6. Landscaping islands and associated retaining walls will be the responsibility of the Jacob's Meadow Homeowners Association per Af # \_\_\_\_\_.
7. Tract B will remain in private ownership. At the time of this plat the zoning allowed for 4-units per acre. The total site area including 1/2 of the adjoining right-of-way for density calculations is 3,864 acres allowing 15.45 units. 15 units were approved.
8. A 1,199 square foot (17' x 70') Private Parking Easement on Tract B as shown on the face of the Plat is hereby conveyed to the Jacob's Meadow Homeowners Association for parking purposes by the homeowners and the maintenance is the responsibility of the Jacob's Meadow Homeowners Association.
9. A 10' private storm drainage on and across the east boundary of Lot 2 and Lot 3 benefiting and the maintenance responsibility for the unit / residence owners for which it serves.

**LEGAL DESCRIPTION**

PARCEL A: Lots 1 through 6, Block 5, KELLOGG & FORD'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington;  
 PARCEL B: Lots 15 through 20, Block 4, KELLOGG & FORD'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington;  
 PARCEL C: Lots 1 through 6, Block 4, KELLOGG & FORD'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington; All situated in Skagit County, Washington.  
 PARCEL D: Lots 1 through 6, inclusive, Block 12, and Lots 15 through 20, inclusive, Block 5, KELLOGG AND FORD'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington; Situated in Skagit County, Washington.

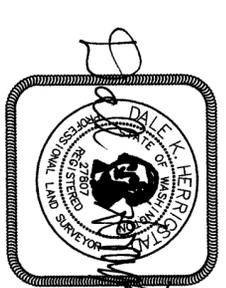
**PUD-2011-0001**

**PW #12-016-DEV**

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SHEET 3 OF 4



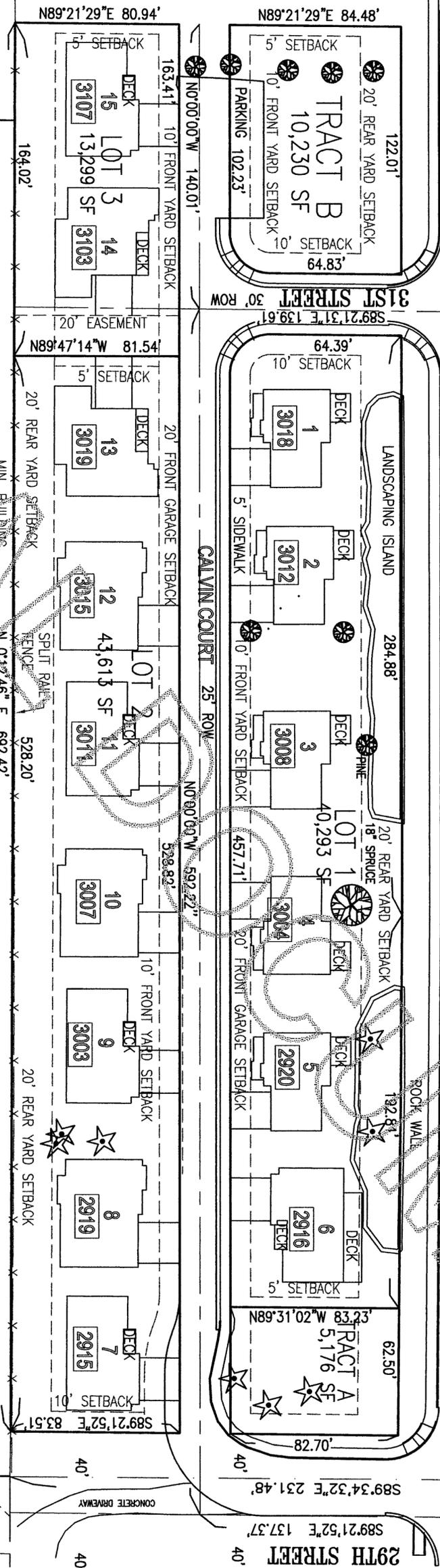
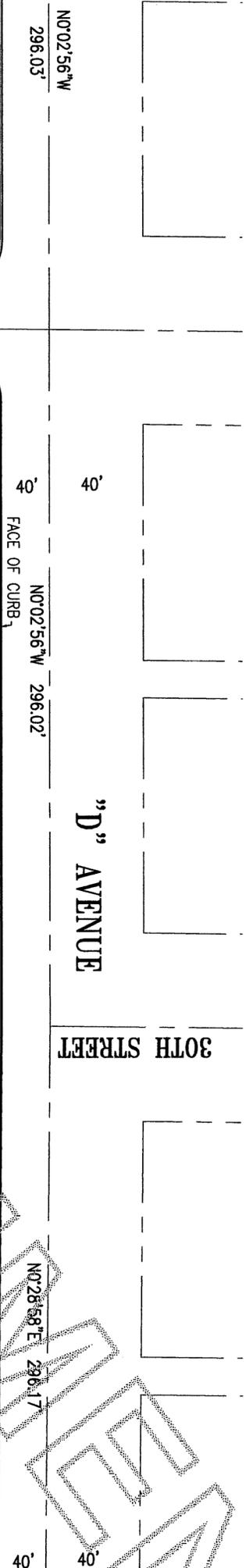
DWN BY: DKH  
 DATE: APRIL 2017  
**HERRIGSTAD ENGINEERING & SURVEYING**  
 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804  
 SCALE: NOTED  
 JOB 976

UNOFFICIAL

# JACOB'S MEADOW PLAT & PUD

SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
CITY OF ANACORTES, WASHINGTON

Skagit County Auditor  
6/20/2017 Page 4 of 4  
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- ★ EXIST. FIR TREES TO BE RETAINED
- ⊙ EXIST. TREES TO BE RETAINED
- ⊙ REMOVAL REQUIRES PRIOR AUTHORIZATION BY THE CITY OF ANACORTES.

LEGEND  
 —X—X— ADDRESSES SHOWN IN BOX  
 —X—X— FENCE  
 —X—X— MIN. BUILDING SEPARATION SETBACKS IS 10 FEET

MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED ON AVERAGE FOR EACH OF 15 BUILDING SITES IS 3,000 SQUARE FEET. SEE NOTE 9 ON SHEET 3 UNDER PUD AND PLAT CONDITIONS.  
 TOTAL MAXIMUM IMPERVIOUS SURFACE OUTSIDE ROADS AND SIDEWALKS IS 45,000 SQUARE FEET.  
 MAXIMUM BUILDING COVERAGE IS 35% FOR EACH LOT.  
 MIN. BUILDING SEPARATION SETBACKS IS 10 FEET.

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6-13-2017

PLAT OF PLEASANT VIEW

SHEET 4 OF 4



PUD-2011-0001

PW #12-016-DEV

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

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