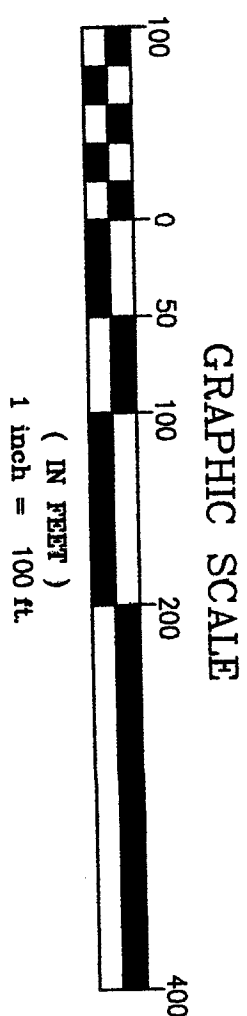


MOONEY 41ST STREET 2 LOT SHORT PLAT  
SURVEY IN SEC. 25, TWP. 35 N, RNG 1 E., W.M.  
ANACORTES, WASHINGTON



AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

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Skiagit County Auditor  
11/15/2017 Page 1 of 2 2:11:07 PM

AUDITOR  
DALE K. HERRIGSTAD, P.L.S.  
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

I hereby certify that the MOONEY 41ST STREET 2 LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 25, Township 35 North, Range 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 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 NOVEMBER 2, 2017



11-7-2017

SPECIAL NOTES

1. DEED GAP RESOLVED WITH B/LA AGREEMENT AF #20108240079 AND QUIT CLAIM DEEDS UNDER AF #20108240080 AND 201108240081.

HARD SURFACES

EXISTING HARD SURFACE AREAS FOR LOTS 1 AND 2  
PAVED DRIVEWAY 12,200 SF  
BUILDINGS 4,400 SF  
PROPOSE NEW IMPERVIOUS AREA 5,000 SF  
Total combined new and total combined conversion of existing pasture to lawn will be limited to 3/4 acre per the drainage report prepared by Herrigstad Engineering dated October 31, 2016 for this Short Plat. Exceedance of these limits may require additional drainage requirements per the applicable stormwater management manual in effect at that time.

ADDRESSES

LOT 1 1914 41st Street  
LOT 2 2010 41st Street

LAND SURVEYOR

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

PROPERTY OWNER

P32074 & P32075  
PAT AND BETTY MOONEY  
2010 41ST STREET  
ANACORTES, VA 98221

- GENERAL INFORMATION
1. Assessor's Account No.s 350125-0-088-0004, P32074 and 350125-0-088-0003, P32075.
  2. Description and exception information obtained from Subdivision Guarantees Order No. 155674-0, dated February 27, 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 Auditor's File No. 9409280078 (Record of survey), 200802080129 (cedar's from Nelson Short Plat affecting Parcel "B"), 201108240079 (Boundary line agreement), 201108240080 and 201108240081 (Quit Claim Deeds), 9110090039 (Record of survey) and 9812150082 (Record of survey).
  4. Zoning: R2, Residential Low Density
  5. Water Supply: City of Anacortes
  6. Sewer Disposal: City of Anacortes
  7. Storm Sewer: City of Anacortes
  8. Utilities shown are based on surface indicators and for reference only.
  9. An existing sewer is connected to Lot 2 and new sewer connection will be extended to Lot 1.

- NOTES
1. SET RE-BAR AND YELLOW CAP P.L.S. #27807.
  2. FOUND EXISTING REBAR AND CAP USSER PLS 22960, OR AS NOTED.
  3. FOUND MONUMENT WITH CASE AND COVER.
  4. EQUIPMENT USED: Carlson CR2, 2 Second total station.
  5. MONUMENT TIED ON 8-12-2016.
  6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
  7. SURVEY METHOD: STANDARD FIELD TRAVERSE.
  8. BASIS OF BEARINGS ROS AF 9812150082, South 1/4 corner to center of section 25.

COA SPL-2016-1006 PW#16-095-DEV SHEET 1 OF 2  
SHORT PLAT  
FOR PAT & BETTY MOONEY  
HERRIGSTAD ENGINEERING & SURVEYING  
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804  
J082016-67

LEGAL DESCRIPTION

MOONEY 41ST STREET 2 LOT SHORT PLAT  
SURVEY IN SEC. 25, TWP. 35 N, RNG 1 E., W.M.  
ANACORTES, WASHINGTON

PARCEL 21

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, 25 rods East of the Southwest corner thereof;  
thence North 25.3 rods;  
thence East 19.7 rods, more or less, to a point 45 rods East of the West line of said subdivision;  
thence South 25.3 rods to the South line of said subdivision;  
thence West 19.7 rods, more or less, to the point of beginning.  
EXCEPT the West 30 feet thereof.

AND ALSO EXCEPT that portion of the above described premises, if any, lying North and East of the following described line:

Beginning at a point on the East line of said Northeast 1/4 of the Southwest 1/4, 398 feet North of the Southeast corner of said subdivision;  
thence West 603 feet;  
thence North 427 feet.

AND ALSO EXCEPT that portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., Skagit County, Washington, described as follows:  
Beginning at the Southeast corner of the Southwest 1/4 of said Section 25, (South 1/2 corner);  
thence North 130.24 feet a distance of 1,311.42 feet along the East line of said Southwest 1/4 to the Southeast corner of said Northeast 1/4 of the Southwest 1/4 of Section 25;  
thence North 88.5927 feet a distance of 665.86 feet along the South line of said Northeast 1/4 of the Southwest 1/4 and the centerline of 41st Street;  
thence North 128.55 feet a distance of 30.00 feet, parallel with the West line of said Northeast 1/4 of the Southwest 1/4 to the Northerly margin of said 41st Street and the true point of beginning;  
thence continue North 128.55 feet a distance of 193.01 feet;  
thence North 88.5927 feet a distance of 226.01 feet, more or less, to the East line of Parcel 21 described on Warranty Deed to Pat Douglas Mooney and Betty A. Mooney, husband and wife, and recorded under Skagit County Auditor's File No. 7021641;  
thence South 128.55 feet a distance of 193.01 feet along the East line of said Mooney Parcel 21 to said Northerly margin of 41st Street;  
thence South 88.5927 feet a distance of 226.01 feet along said Northerly margin of 41st Street to the true point of beginning.

AND ALSO EXCEPT that portion conveyed to Lawrence J. Nelson and Amber L. Nelson by Quit Claim Deed recorded under Skagit County Auditor's File No. 20108240080.

TIDELTER WITH that portion conveyed to Pat Douglas Mooney and Betty A. Mooney by Quit Claim Deed recorded under Skagit County Auditor's File No. 20108240081.

AND EXCEPT any portion of 41st Street thereof.

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

SHORT PLAT CONDITIONS OF APPROVAL

Condition 5) Further evaluation, and potentially enhancement of the buffer, is required at the time of future development of Lot 2, consistent with the requirements of the city's critical areas regulations.

Condition 15) The owners have requested and the city hereby agrees to allow the owners to delay the construction of these improvements until the next future development of the property. For the purposes of this agreement, future development includes but is not limited to any of the following: short subdivision, long subdivision, building site plan, condominium, commercial use permit, planned unit development, or a substantial building permit of a residence beyond the single residence proposed at this time.

This is of the essence of this agreement and the owners agree to seek no further delay of these improvements and to promptly proceed with the design and construction of the before mentioned and required improvements at their expense prior to the approval of any and all future development of the property. The owners agree to the best of their ability to make all future and subsequent owners, and or persons of interest, aware of these requirements and this agreement.

The undersigned owners of the property included in this subdivision and their heirs and assigns further agree the before mentioned and required improvements shall be constructed for a distance of approximately 344.96 feet along the North side of 41st Street immediately adjacent to and abutting this subdivision. More particularly described as extending from the East line of Lot 1 (Parcel B, P32074) westerly, to the West line of Lot 2 (Parcel C, P32075) a distance of approximately 344.96 feet.

This agreement is binding on all current and future owners of the properties, their heirs and assigns.

Additional Wetland Restriction  
No pesticides shall be used within 150 feet of the wetland.

PARCEL 21

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point 25.3 rods North of the Southwest corner of said Northeast 1/4 of the Southwest 1/4 thence North 24.7 rods; thence East 45 rods; thence South 24.7 rods; thence West 45 rods to the POINT OF BEGINNING.

EXCEPT that portion of the above described premises lying East of a line described as follows:

BEGINNING at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M.,  
thence North 398 feet;  
thence West 603 feet;  
thence North 427 feet.

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

PARCEL 21

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision, 25 rods East of the Southwest corner thereof;  
thence North 25.3 rods;  
thence East 30 feet;  
thence South 25.3 rods;  
thence West 30 feet to the POINT OF BEGINNING.

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

ACCESS AND UTILITY EASEMENT

1. A 30 foot access and utility easement is hereby conveyed over and upon the following described portion of Lot 2 and also shown on the face of the plat for the benefit of Lot 1:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision, 25 rods East of the Southwest corner thereof;  
thence North 25.3 rods;  
thence East 30 feet;  
thence South 25.3 rods;  
thence West 30 feet to the POINT OF BEGINNING.

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

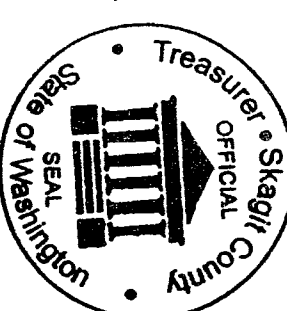
Maintenance of said easement will be share equally between the lots 1 and 2.

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 13th day of November, 2017.

Skagit County Treasurer



CITY OF ANACORTES APPROVALS

Planning Director

City Engineer

Examined and approved this 13th day of November, 2017.

DEDICATION

KINDLY ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this plat to be the graphic representation of the short subdivision made hereby, and do 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 easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage such easements or tracts are specifically identified on this 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 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 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 subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this subdivision, 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.

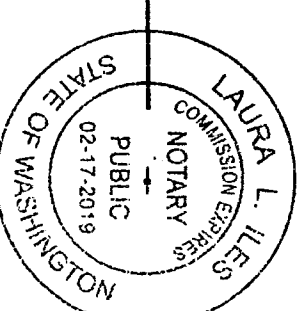
PAT DOUGLAS MOONEY BETTY A. MOONEY

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that PAT DOUGLAS MOONEY and BETTY A. MOONEY, husband and wife, signed this instrument, and acknowledged 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 8th day of November, 2017. Notary Public in and for the State of Washington

Signed Laura L. Ellis  
Name printed Laura L. Ellis  
Residing at Anacortes WA 98221  
My commissions expires 2-17-19



11-6-2017

PROPERTY OWNERS

LAND SURVEYOR  
DALE HERRIGSTAD PLS, PE  
4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221  
P32074 & P32075  
PAT AND BETTY MOONEY  
200 41ST STREET  
ANACORTES, WA 98221

COA SPL-2016-1006 PW#16-095-DEV

SHEET 2 OF 2

SHORT PLAT  
FOR PAT & BETTY MOONEY

HERRIGSTAD ENGINEERING & SURVEYING

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

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