

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

201801110001
\$183.00
1/11/2018 Page 1 of 2 9:03AM
Skagit County Auditor

AUDITOR
DALE K. HERRIGSTAD
DEPUTY AUDITOR

GENERAL INFORMATION

1. Assessor's Account No. 350125-0-090-0000, P32076.
2. Description and exception information obtained from Subdivision Guarantee Order No. 154788-0A, dated March 15, 2016.
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. 2409280078 (record of survey) and AF No. 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.

LEGAL DESCRIPTION

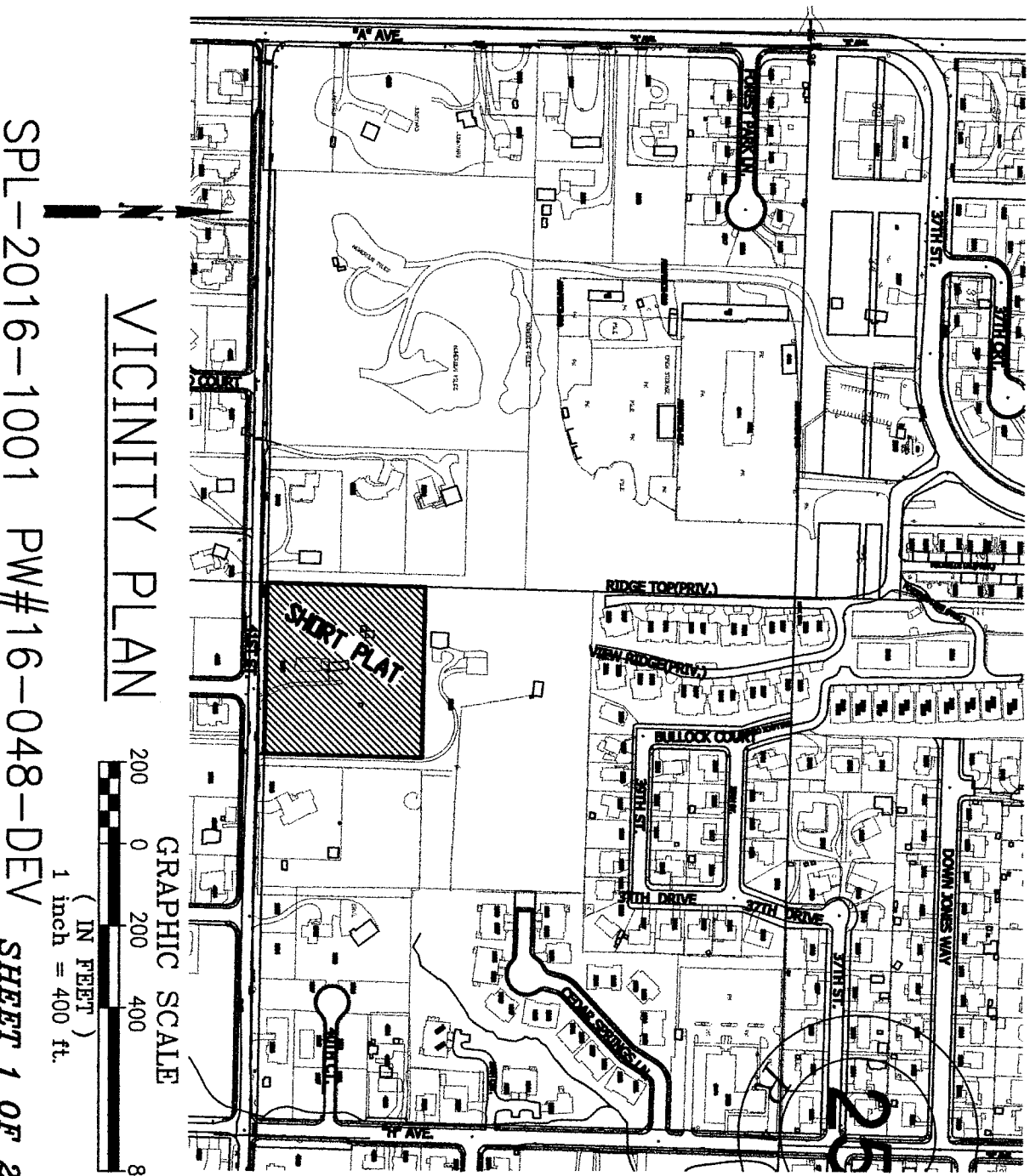
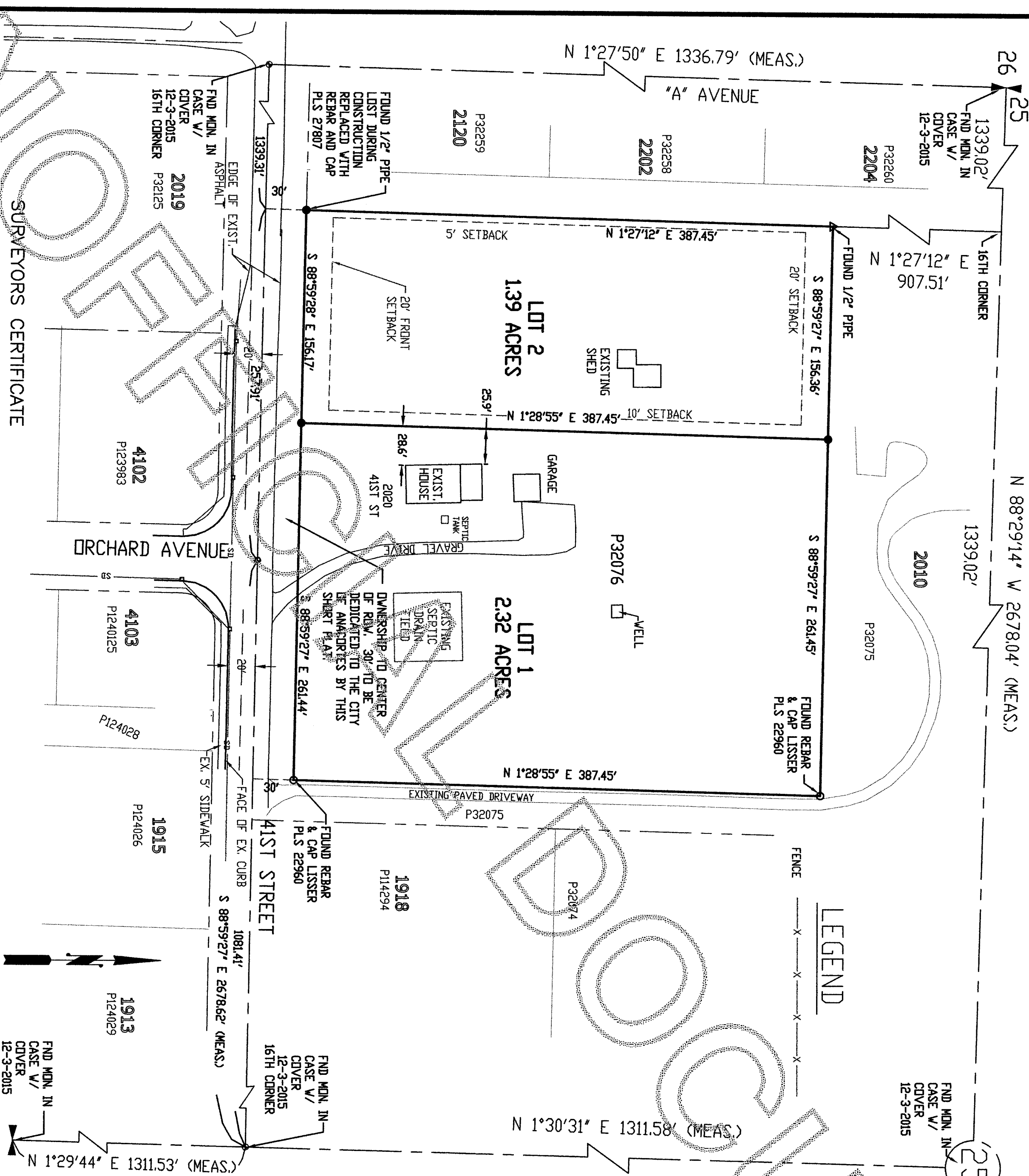
That portion of the Northeast 1/4 of the Southwest 1/4 in Section 25, Township 35 North, Range 1 East, WM, described as follows:

BEGINNING at the Southwest corner of said subdivision:
thence North 417.45 feet;
thence East 417.45 feet;
thence South 417.45 feet;
thence 417.45 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.
of section 25.

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

- NOTES:-
1. SET RE-BAR AND YELLOW CAP P.L.S. #27807.
 2. FOUND EXISTING REBAR AND CAP AS NOTED.
 3. FOUND MONUMENT WITH CASE AND COVER.
 4. EQUIPMENT USED: Carlson CR2, 2 Second total station.
 5. MONUMENTS TIED ON 12-3-2015.
 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.

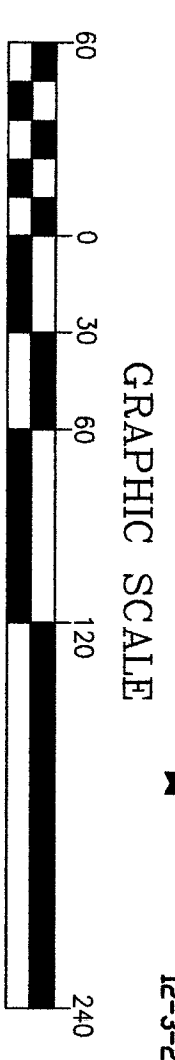


SURVEYORS CERTIFICATE

I hereby certify that the LAMBERT 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 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 platting 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 JANUARY 2, 2018



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

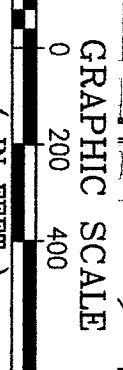
SHORT PLAT

DWNER/ APPLICANT: Robert & Mary Lambert
1211 16th Street #3
Anacortes, WA 98221

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 35 N., RNG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

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

SHEET 1 OF 2



DWN BY: DKH

CHECK BY: DH

DATE: Jan. 2018

SCALE: 1"=60'

JOB2015-112

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

SHORT PLAT CONDITION OF APPROVAL

Condition #12.

The undersigned owners of the property included in this subdivision agree that pursuant to Anacortes Municipal Code Title 16, street frontage and pedestrian improvements are a requirement and a condition of this subdivision. The frontage and pedestrian improvements consist of but are not limited to storm drainage improvements, sanitary sewer improvements, street widening, and sidewalk curb and gutter improvements.

The owners have requested and the city hereby agrees to allow the owners to delay the construction 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, binding site plan, condominium, conditional use permit, planned unit development, or a substantial building permit of a residence beyond the single residence proposed at this time.

Time 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 418 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 parcel P32076 westerly, to the West line of parcel P32076 a distance of approximately 418 feet.

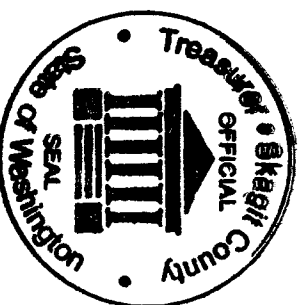
This agreement is binding on all current and future owners of the properties, their heirs and assigns.

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 10th day of January, 2018.

Debbie W. Wadsworth
Skagit County Treasurer

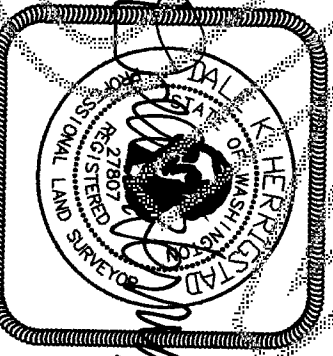


CITY OF ANACORTES APPROVAL

[Signature]
Planning Director

[Signature]
City Engineer

Examined and approved this 9th day of January, 2018.



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

DEDICATION

KNOW 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 for cuts and fills upon the lots shown thereon in the original redactionable grading of said streets, and avenues, and to further dedicate to the use of the public all the easements and tracts shown in this plat for all public purposes as indicated thereon including but not limited to parks, open space, utilities and drainage unless 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 or by establishment, construction or maintenance of the roads within this subdivision, construction or 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.

ROBERT ALAN LAMBERT

MARY BRIDGETTE LAMBERT

STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ROBERT ALAN LAMBERT & MARY BRIDGETTE LAMBERT, 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 9 day of January, 2018.

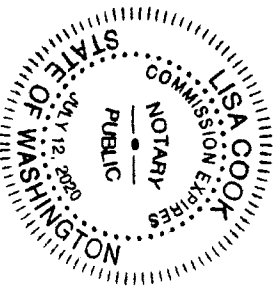
Notary Public in and for the State of Washington

Signed *Lisa Cook*

Name printed *Lisa Cook*

Residing at *Anacortes WA*

My commissions expires *July 12, 2020*



SPL-2016-1001 PW#16-048-DEV

SHEET 2 OF 2

SHORT PLAT

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CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

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

DWN BY: DKH
CHECKED BY: DKH
DATE: Jan. 2018
SCALE: NONE

JDB2015-112

201601170001
Skagit County Auditor
1/11/2018 Page 2 of 2 2:03AM \$163.00