

201905080071

05/08/2019 02:38 PM Pages: 1 of 3 Fees: \$193.00
Skagit County Auditor

CHANNEL CROSSING SHORT PLAT
SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

GENERAL INFORMATION

1. Assessor's Account No. 350122-0-018-0002, 2/31/56.
2. Description and exception information is from Revision #1 to Subdivision Guarantee, Order No. 01-164-151-5, dated 1/2/56.
3. This property is SUBJECT TO: TO-168 WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the Subdivision Guarantee. Documents referred to in the Subdivision Guarantee are recorded under Auditors File Number AF 732439, 732440, 732441, 732442, 732443, 732444 and 732445 (Audition Eastman), AF 710582 and amended June 21, 1968 under 711020 (City Ordinances 1441 and 1483, zoning change), AF 819004 910004 and 200100430003 (Records of Survey), AF 200504210031 (Development Agreement w/ Port of 200504210032 (Amendments Airport Sub-area Plan) 201705020028 (46 North 42 Rd), 201707401072 (Park Common), 201707401042 (46 North West protection).
4. Residential Low Density (R2).
5. Water Supply: City of Anacostas.
6. Storm Disposal: City of Anacostas.
7. Storm Sewer: City of Anacostas.

LEGAL DESCRIPTION

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 35 North, Range 1 East, W.M., beginning at the Southwest corner of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $53^{\circ}37'$ West along the West line of said subdivision, a distance of 568.64 feet to the Northernly line of Odessa Avenue, being the true point of beginning; thence continue North $07^{\circ}57'$ West a distance of 309.33 feet to the Northernly line of Odessa Avenue; thence South $57^{\circ}25'21"$ East a distance of 203.44 feet to the Northernly line of Odessa Avenue; thence South $28^{\circ}56'$ West along said Northernly line of Odessa Avenue a distance of 153.67 feet; thence South $56^{\circ}22'05"$ West along said Northernly line of Odessa Avenue, a distance of 96.85 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

SURVEYORS CERTIFICATE

I hereby certify that the Channel Crossing Short Plat is based upon an actual survey and subdivision performed by me or under my supervision of Section 22, Township 55 North, Range 1 East, W.M., the plat is a true and correct representation of the land actually surveyed; that the courses and distances shown correctly on the ground; and that I have complied with the provisions of the statutes and plotting 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. [Signature]
 Certificate No. 27907

Date APRIL 2, 2019

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 20 19.

Certified this 8th day of May, 20 19

Skagit County Treasurer

CITY OF ANACORTES APPROVALS

Signature of Planning Director

City Engineer

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), recorded under; AFN 201905080072
2. Subject to Drainage, BMP Facility Maintenance Covenant, recorded under; AFN 201903280023

AFN 201905080072

2. Subject to Drainage BMP-Facility Maintenance Covenant, recorded under: AFN 201903280023

DEDICATION

AND ALL BEING BY THESE PRESENTS that the undersigned, as the owner of the land herein described, acknowledge the right of the public to use the same as a public short plat to be the public representation of the short subdivision made hereby, and do hereby dedicate to the use of the public and 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 use therefor for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown hereon. The undersigned also acknowledge the granting of the easements and rights shown on this short 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 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, any person or waive for themselves, their heirs and assigns and any persons for 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 short jurisdiction of the City of Anacortes, and any claims resulting from inadequate maintenance by the City of Anacortes.

Further, the hereinafter-said owners of the land hereby short-subdivided agree for themselves, their heirs and assigned to identify and hold harmless the said owners of the land hereby short-subdivided from any and all claims, damages, losses, expenses, costs, and attorney's fees, including any costs of defense, claimed by persons with or without this short-subdivision, to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface construction or maintenance of the roads within this short-subdivision. This subdivision, dedication, waiver of claims and agreement to hold harmless is made by and for the said owners and in accordance with the terms of said owners.

IN WITNESS WHEREOF we set our hands and seals,

CHANNEL CROSSING LIMITED LIABILITY COMPANY

State of Washington
County of Skagit

I certify that I know of no satisfactory evidence that _____
 assigned this instrument, on oath stated that (he/she/) _____
 (was/is/are) authorized to execute the
 instrument and acknowledged it as the _____ Member _____

I, Enn D. Weidner,
 residing at Avoca, CA
 hereby certify that the foregoing is a true and correct copy of the instrument.
 My commission expires 4/1/2022
 Witness my hand and official seal this 2nd day of April, 2019.

Enn D. Weidner
 DL # 125678
 COUNTY OF LOS ANGELES
 NOTARY PUBLIC
 My Comm. Expires 4/1/2022

DEVELOPER LAND SURVEYOR

DALE HERRIGSIAID PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

017-0002

PW #17-070-DEV

AUDITORS' CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF March
20 14 AT 3:58 MINUTES PAST 2 O'CLOCK A.M./P.M.
UNDER AUDITOR'S FILE
NO. 201405060071 RECORDS CLERK
SKAGIT COUNTY, WASHINGTON.

AUDITOR DEPUTY AUDITOR

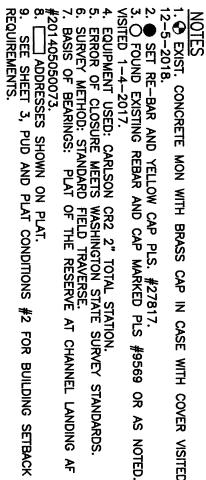
DEPUTY AUDITOR

DWN BY: DKH
DATE: March 2019

BRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8800

SCALE: NOTED
JOB 2016--62





4-2-2019

PW #17-070-DEV

SCALE: NOTED
JOB 2016--62



CHANNEL CROSSING SHORT PLAT

SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. CITY OF ANACORTES, WASHINGTON

SHORT PLAT CONDITIONS

CHANNEL CROSSING, 3 LOT SHORT PLAT
SPL-2017-0002

All parcels within the subdivision are subject to the "Findings of Fact and Conclusion of Law" as adopted by the Anacortes Planning Director & Subdivision Administrator on the 8th day of September, 2017.

UTILITY and ACCESS EASEMENTS & DEDICATIONS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., 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 lots, tracts and spaces on this plat, including the portion of the front boundary lines of lots, tracts and spaces on this plat, which are shown as being subject to the easement, for the purpose of installing, maintaining, repairing, replacing and enlarging underground pipes, conduits, cables and wires all necessary or convenient 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 private storm drainage and sanitary sewer easement across Lot 3 as shown on the plat is hereby reserved for and conveyed to Lots 1, 2 & 3 for storm drainage and sanitary sewer service for lots 1, 2 & 3 in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient serving the purpose of serving the lots shown on the plat, including the portion of the front boundary lines of lots, tracts and spaces on this plat, which are shown as being subject to the easement, for the purpose of installing, maintaining, repairing, replacing and enlarging underground pipes, conduits, cables and wires all necessary or convenient 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.
3. A 30 foot private access & utility easement across Lot 3 as shown on the plat is hereby reserved for and conveyed to Lot 1 & 2 for access and utilities to service Lot 3, and to Lot 2 which to install, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient serving the purpose of serving the lots shown on the plat, including the portion of the front boundary lines of lots, tracts and spaces on this plat, which are shown as being subject to the easement, for the purpose of installing, maintaining, repairing, replacing and enlarging underground pipes, conduits, cables and wires all necessary or convenient 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.
4. A sidewalk and pedestrian easement is hereby conveyed to the City of Anacortes across the portion of the front boundary lines of lots, tracts and spaces on this plat, which are shown as being subject to the easement, for the purpose of installing, maintaining, repairing, replacing and enlarging underground pipes, conduits, cables and wires all necessary or convenient serving the purpose of serving the lots shown on the plat, including the portion of the front boundary lines of lots, tracts and spaces on this plat, which are shown as being subject to the easement, for the purpose of installing, maintaining, repairing, replacing and enlarging underground pipes, conduits, cables and wires all necessary or convenient 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.

IMPERVIOUS COVERAGE LIMITATIONS

Based on the storm water design for the plat, the total impervious coverage for all three lots combined including the common access road is 14,200 square feet. The common road surface is 1,440 square feet and each lot has 4,253 square feet of impervious area allowed.



OWNER/DEVELOPER
CHANNEL CROSSING LLC
PO BOX 319
ANACORTES, WA 98221

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

SHEET 3 OF 3

SPL-2017-0002

PW #17-070-DEV

DRAWN BY: DKH
DATE: March 2019

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 298-8804

SCALE: NOTED
JOB 2016-62