2402 "L" AVENUE SHORT PLAT

THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. CITY OF ANACORTES, WASHINGTON

GENERAL INFORMATION

1. Assessor's Account No.s 350124-0-016-0002, P31773.
2. Description and exception information is from the Subdivision Guarantee Order No: 01-170720-F, dated May 16, 2019.
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 803608 (Right of Way and Easement for sewer line).
4. Residential Low Density (R3).
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), recorded under;

AFN To be recorded at a later date

2. A Drainage BMP Facility Maintenance Covenant shall be recorded for each lot prior to building occupancy.

3. Street addresses:
   Lot 1 1405 24th Street or 2406 "L" Avenue;
   Lot 2 2410 "L" Avenue;
   Lot 3 2414 "L" Avenue;

4. Water, Sewer and stormwater connections will be brought to each lot prior to the final approval of the first house construction.

ZONING DENSITY

UNDERLYING ZONE: RESIDENTIAL MEDIUM ZONING DISTRICT (R3)

MINIMUM LOT SIZE: 6,000 SQUARE FEET FOR SINGLE FAMILY HOME

NET ACREAGE: NET AVERAGE IS 0.44 ACRES OR 19,183 SQUARE FEET

GROSS ACREAGE: GROSS ACREAGE IS 0.60 ACRES (W/ 1/2 OF THE ABUTTING ROW) OF 6,872 SQUARE FEET.

ZONE'S MAXIMUM DENSITY: NINE (9) DWELLING UNITS PER GROSS ACRE.

DENSITY CALCULATION: THE APPLICANT PROPOSES THREE (3) DWELLING UNITS. ZERO POINT SIX ZERO (0.60) GROSS ACRES MULTIPLIED BY NINE (9) DWELLING UNITS PERMITTED PER GROSS ACRE EQUALS FIVE POINT FOUR (5.40) DWELLINGS PERMITTED.

DENSITY PROPOSED: THREE (3) DWELLING UNITS OR THREE LOTS

SURVEYORS CERTIFICATE

I hereby certify that the 2402 L Avenue Short Plat is based upon an actual survey and subdivision performed by me or under my supervision of Section 24, 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 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. Dale Herrigstad
Certificate No. 27807

Date JUNE 27, 2019

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR

6-27-2019

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 2019.

Certified this 3rd day of July, 2019.

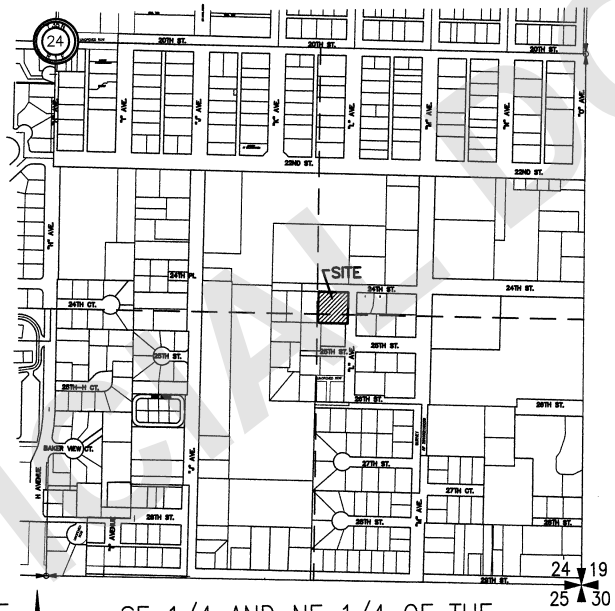
Jackie Brunson
Skagit County Treasurer

Treasurer • Skagit County OFFICIAL SEAL State of Washington

CITY OF ANACORTES APPROVALS

Signature of Planning Director

City Engineer



SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35N, RANGE 1 EAST, W.M.

SCALE: NONE

DEDICATION

KNOW 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 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 reasonable grading of said streets, and avenues, and further dedicate to the use of the public all the easements 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 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 short 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 short subdivision other than claims resulting from inadequate maintenance by the City of Anacortes.

Further the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigned 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 or 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;

, manager
LG ANACORTES, LLC

Dennis Boe VP Peoples Bank
PEOPLES BANK

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Brian Gentry signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the Manager of LG ANACORTES, 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 27th day of June, 2019.
Notary Public in and for the State of Washington
Name printed Andrea Garcia
Residing at Mount Vernon
My commissions expires March 7, 2021

ANDREA GARCIA NOTARY PUBLIC COMM. EXPIRES MAR. 7, 2021 STATE OF WASHINGTON

State of Washington
County of
I certify that I know of have satisfactory evidence that Dennis Boe signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the Vice President of PEOPLES BANK 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 27th day of June, 2019.
Notary Public in and for the State of Washington
Name printed Andrea Garcia
Residing at Mount Vernon
My commissions expires March 7, 2021

ANDREA GARCIA NOTARY PUBLIC COMM. EXPIRES MAR. 7, 2021 STATE OF WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF July, 2019 AT 12 MINUTES PAST 3 O'CLOCK A.M./P.M. UNDER AUDITOR'S FILE NO. 201907050088, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra Perkins
AUDITOR DEPUTY AUDITOR

SHEET 1 OF 2

OWNER/DEVELOPER
LG ANACORTES LLC
504 E. FAIRHAVEN AVE.
BURLINGTON, WA 98233

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

SPL-2019-0001

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: June 2019	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2018-103

201907050088
07/05/2019 03:12 PM Pages: 1 of 2 Fees: $191.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

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2402 "L" AVENUE SHORT PLAT

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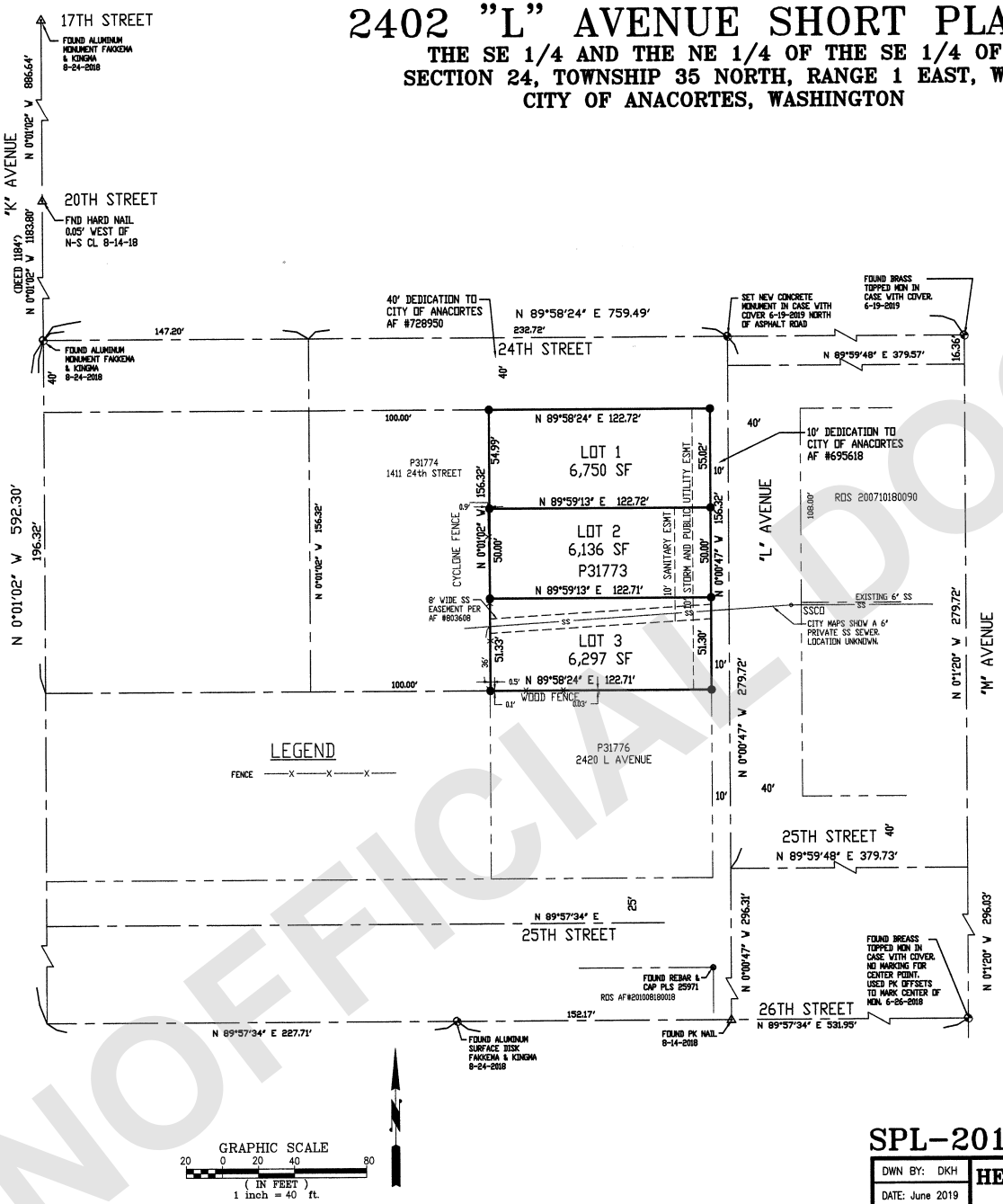

LEGAL DESCRIPTION

All of that portion of the Southeast ¼ of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point in the center line of Avenue "K" if extended 1,184 feet South from where it intersects the center line of 20th Street in the City of Anacortes and running thence East 147.2 feet to the true point of beginning;
thence East 232.8 feet;
thence South 196.32 feet;
thence West 232.8 feet;
thence North 196.32 feet, more or less, to the true point of beginning;

EXCEPT the West 100 feet thereof.

ALSO EXCEPT the North 40 feet and East 10 feet thereof conveyed to the City of Anacortes by Deeds recorded under Auditor's File No. 695618 and 728950, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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 all lots, tracts and spaces within the plat lying parallel with and adjoining all public street(s), as shown on the plat, in which to construct, operate, maintain, repair, replace and enlarge 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 private sanitary sewer easement is granted on and across lots 2 and 3 as shown on the face of the plat is for the benefit on Lots 1 and 2 for the installation and maintenance of a sanitary sewer pipe.

IMPERVIOUS COVERAGE LIMITATIONS

Based on the storm water design for the plat the total impervious coverage for all three lots combined is 9,000 square feet or a maximum of 3,000 square feet per lot on the combined 19,183 square foot parcel. The hard surface area to be replaced includes a 1,128 square foot house and 970 square foot gravel driveway.

NOTES

1. ⊕ EXIST. CONCRETE MON WITH BRASS CAP IN CASE WITH COVER VISITED 12-5-2018.
2. ● SET RE-BAR AND YELLOW CAP PLS. #27817.
3. ○ FOUND EXISTING REBAR AND CAP MARKED PLS #9569 OR AS NOTED. VISITED 1-4-2017.
4. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
5. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
6. SURVEY METHOD: STANDARD FIELD TRAVERSE.
7. BASIS OF BEARINGS: PLAT OF THE RESERVE AT CHANNEL LANDING AF #201405050073.
8. ▭ ADDRESSES SHOWN ON PLAT.
9. SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.

OWNER/DEVELOPER
LG ANACORTES LLC
504 E. FAIRHAVEN AVE.
BURLINGTON, WA 98233

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DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
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DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR

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SHEET 2 OF 2

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