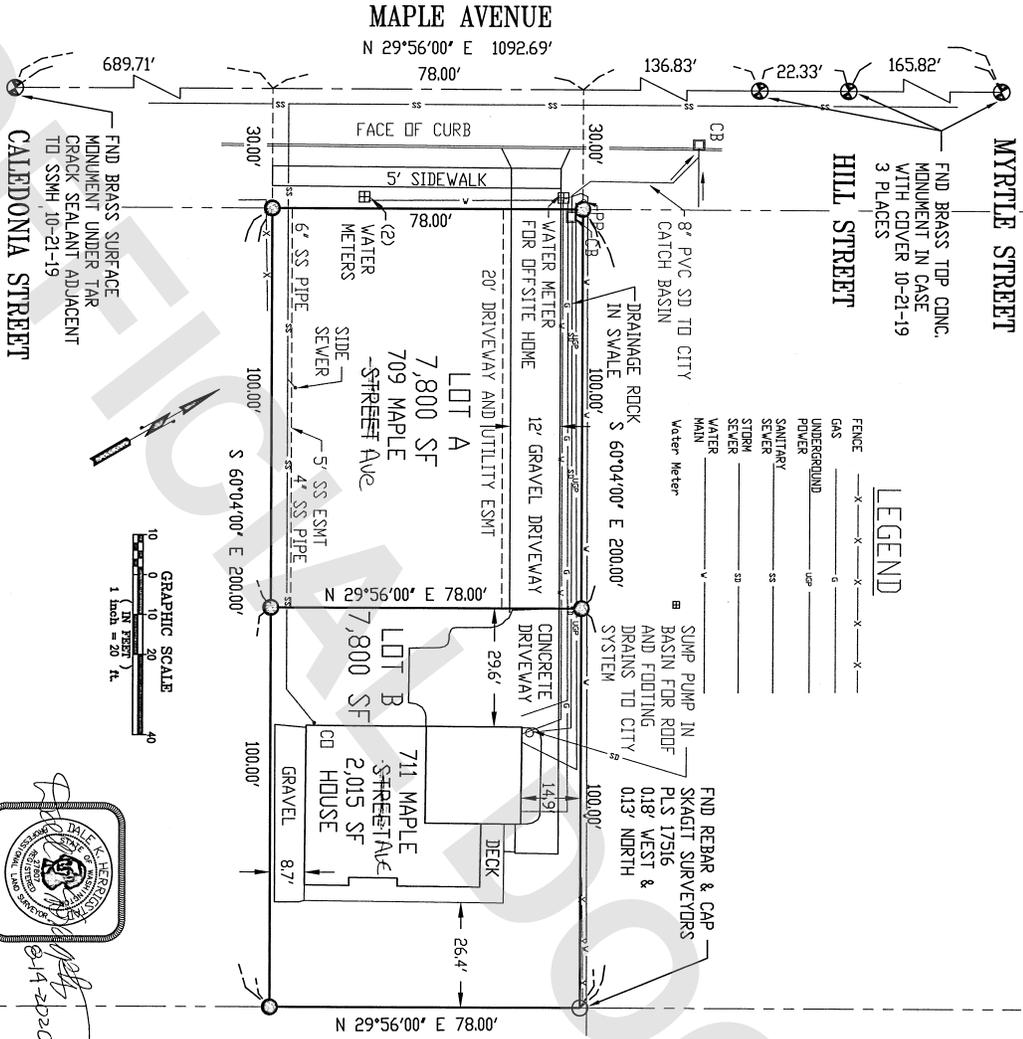


**MARKET PLACE SHORT PLAT**  
 SE 1/4 OF THE SE 1/4, SECTION 36, TOWNSHIP 34 N, RNG 2 EAST



**LEGAL DESCRIPTION**  
 Lot 3 and the North 28 feet of Lot 2, Block 28, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.  
 Situate in the Town of La Conner, County of Skagit, State of Washington.

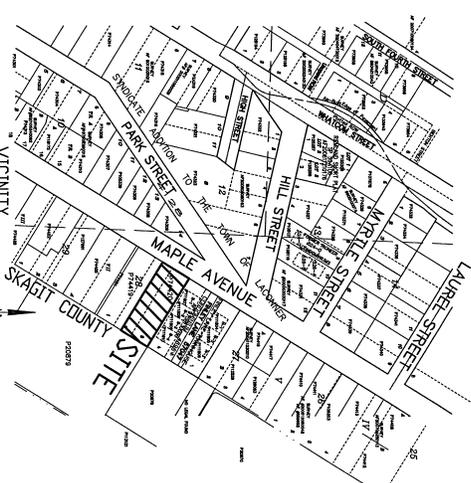
**SURVEYORS CERTIFICATE**  
 I hereby certify that the 711 Maple Street Short Plat is based on an actual survey, which is retraced and based on a true subdivision of the section, that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners stated on the ground as shown on the subdivision in accordance with the provisions contained in Chapter 33C-120, WAC.  
 DALE K. HERRIGSTAD, P.L.S.  
 CERTIFICATE NO. 27807  
 DATE AUGUST 14, 2020  
 LAND SURVEYOR  
 DALE HERRIGSTAD PLS  
 4320 WHISTLE LAKE ROAD  
 ANACORTES, VA 98221



**AUDITORS CERTIFICATE**  
 FILED FOR RECORD THIS 20th DAY OF AUGUST 2020 AT 2:00 MINUTES P.M. IN OFFICE OF THE AUDITOR COUNTY OF SKAGIT  
 No. 202008200165 RECORDS OF SKAGIT COUNTY, WASHINGTON  
 Auditor: *Barbara Reiter*  
 Deputy Auditor: *Joanna Curran*

**ZONING SINGLE FAMILY RESIDENCE**  
 MINIMUM LOT SIZE 5,000 SF  
 TOTAL PARCEL AREA = 15,600 SF (0.36 ACRES)  
**SETBACKS:**  
 FRONT = 15 FEET  
 REAR = 10 FEET  
 SIDE FIRST FLOOR = 8 FEET  
 SIDE SECOND FLOOR = 12 FEET  
 MAXIMUM BUILDING HEIGHT = 30 FEET (MEASURED ON FOOT ABOVE BFD).

**NOTES:**  
 1. Parcel P74420, ID 4128-028-003-0007.  
 2. BASIS OF BEARING: CENTER LINE OF MAPLE AVENUE, ROS AF 200411230010.  
 3. WATER SERVICE: TOWN OF LA CONNER, NEAREST HYDRANT LOCATED 80 +/- SOUTHERLY ON THE WEST SIDE OF MAPLE AVENUE.  
 4. SEWER SERVICE: TOWN OF LA CONNER.



**SHORT PLAT**  
 19-79SP  
 DATE: June 24, 2020  
 SHEET 1 OF 2

**OWNER/DEVELOPER**  
 Market Place Enterprises, LLC  
 P.O. Box 693  
 La Conner, WA 98257

**HERRIGSTAD ENGINEERING & SURVEYING**  
 A PORTION OF THE SE 1/4 OF THE SE 1/4, SECTION 36, TOWNSHIP 34 N, RNG 2 EAST, W.M.  
 SKAGIT COUNTY, WASHINGTON  
 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

**SCALE:** Noted  
 DIMS BY: DKH  
 CHECK BY: DKH

# MARKET PLACE SHORT PLAT

SE 1/4 OF THE SE 1/4, SECTION 36, TOWNSHIP 34 N, RNG 2 EAST

**PLAT NOTES**

- Road Maintenance Agreement is recorded in Skagit County under Auditor's File No. AF # 202008200165
- The Sewer Maintenance Agreement is recorded in Skagit County under Auditor's File No. AF # 202008200166

**GENERAL INFORMATION**

- Assessor's Account Nos. 4128-028-003-0007, P74420. Description and exception information is from Land Title Company Subdivision Guarantee, Order No. 01-176737-0, dated February 24, 2020.

**TOWN OF LA CONNER APPROVALS**

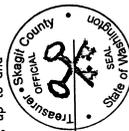
The within and foregoing Short Plat has been examined for conformance with the provisions of RCW 36.30 of the Town of La Conner Municipal Code and is hereby approved this 18th day of August, 2020.

*[Signature]*  
Department of Planning  
*[Signature]*  
Public Work Director

**SKAGIT COUNTY TREASURERS CERTIFICATE**

This is to 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 2020.

Certified this 18th day of August, 2020.  
*[Signature]*  
Skagit County Treasurer  
Deputy



**UTILITY and ACCESS EASEMENTS**

- A 5 foot sanitary sewer easement across Lot A as shown on the plat is hereby reserved for and conveyed to Lots A & B for sanitary sewer service for Lots A and B, in which to construct, operate, maintain, repair, replace, enlarge underground pipes, thereto for the purpose of serving the lots herein. The maintenance of the improvements to the easement will be the responsibility of the benefiting lots.
- A 20 foot private access & utility easement across Lot A as shown on the plat is hereby reserved for and conveyed to Lots A & B for access and utility service to Lots A & B and which to construct, operate, maintain, repair, replace and enlarge underground pipes and improvements for the purpose of serving the lots. The maintenance of the improvements is to be shared evenly between the lots for which it serves.

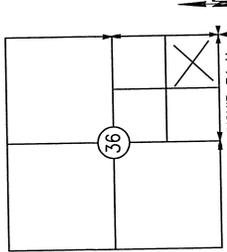
**OWNER'S CONSENT**

Knew all men by these present that the undersigned Subdividers hereby certify that this Short Plat is made as their free and voluntary act and deed.

*[Signature]*  
Market Place Enterprises LLC

State of Washington  
County of Whatcom  
I certify that I know of have satisfactory evidence that Lucy A Kelly authorized to signed this instrument, on each stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the owner of Market Place Enterprises LLC as 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 18th day of August, 2020.  
Notary Public in and for the State of Washington

Name printed Lucy A Kelly  
Residing at La Conner WA  
My commissions expires 01/30/2021



SECTION 36, TOWNSHIP 34 N,  
RNG. 2 EAST, W.M.  
TOWN OF LA CONNER,  
SKAGIT COUNTY, WASHINGTON.

DATE: June 24, 2020

19-79SP

SHEET 2 OF 2

<b>SHORT PLAT</b>	
OWNER/DEVELOPER	Market Place Enterprises, LLC
DWN BY: DKH	P.O. Box 699 La Conner, WA 98257
CHECK BY: DKH	A PORTION OF THE SE 1/4 OF THE SE 1/4, SECTION 36, TOWNSHIP 34 N., RNG. 2 EAST, W.M.
SCALE: Noted	SKAGIT COUNTY, WASHINGTON
JOB2019-120	<b>HERRIGSTAD ENGINEERING &amp; SURVEYING</b>
	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 289-8804



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