

PLAT CONDITIONS

SPL-2020-0004

1. ALL REQUIREMENTS OF THIS SHORT SUBDIVISION IS SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY THE CITY OF ANACORTES ON THE SHORT SUBDIVISION APPROVAL.
2. THE LOTS IN THIS SHORT SUBDIVISION ARE SUBJECT TO APPLICABLE WATER, SEWER AND STORMWATER GENERAL FACILITY ACQUIRY FEES AND TRANSPORTATION, FIRE AND PARK IMPACT FEES. THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
3. THE LOTS CREATED AS A PART OF THIS SHORT SUBDIVISION SHALL CONFORM TO THE TREE PRESERVATION REQUIREMENTS IN AUC 16.50.
4. PRIOR TO BUILDING PERMIT ISSUANCE FOR LOT 1, A LANDSCAPING PLAN AND TREE PRESERVATION AND PLANTING PLAN CONSISTENT WITH PLANTING AND TREE PRESERVATION SHALL BE SUBMITTED FOR REVIEW. REQUIRED LANDSCAPING AND TREES SHALL BE MAINTAINED AND OF AGE 16.50 WITH REGARD TO SIZE AND TYPE OF TREES. LOTS MUST MAINTAIN A MINIMUM OF 45% TREE CROWN AT ALL TIMES IN THE FUTURE UNLESS REQUIREMENTS BY THE CITY OF ANACORTES CHANGE.
5. ANY AND ALL WORK BEING PERFORMED AS IT RELATES TO THIS SHORT SUBDIVISION WITHIN THE PUBLIC RIGHTS-OF-WAY SHOWN HEREON SHALL INCLUDE A RIGHT-OF-WAY PERMIT.
6. ALL SANITATION, RECYCLING AND COMPOST COLLECTION SHALL BE CURBSIDE.
7. ALL FUTURE UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. A SEWER ROLLBACK PREVENTION PLAN, WATER QUANTITY PLAN AND WATER QUALITY CONTROL PLANS SHALL COMPLY WITH THE CITY OF ANACORTES STANDARDS.
9. ALL PAVEMENT SHALL BE DESIGNED SO AS TO NOT SHEET FLOW ACROSS THE PEDESTRIAN PATH OF TRAVEL.
10. MAILBOXES LOCATION, TYPE AND SIZE MUST MEET THE CURRENT STANDARDS OF THE ANACORTES POSTMASTER. THE ACCESS AREAS AROUND THE MAILBOXES SHALL MEET CURRENT ADA REQUIREMENTS.
11. PRIOR TO ANY PLACEMENT OF BARBICQUES MATERIAL, EARTH, GRAVEL, ROCK, DEBRIS OR OTHER MATERIAL, THING OVER OR UPON THE PUBLIC RIGHT-OF-WAY OR EASEMENT, AN ENCROACHMENT AGREEMENT SHALL BE OBTAINED FROM THE CITY OF ANACORTES (AUC 12.30 AND CHAPTER 16.50 ORDINANCES, CHAPTER 3-STREETS, SECTION 31R-16.33).
12. NO NEW LOT ACCESS SHALL BE ALLOWED FROM W AVENUE. ACCESS TO LOT 1 SHALL BE FROM THE PUBLIC ALLEY WAY NORTH OF THE LOT.
13. THE EXISTING WELL LOCATED ON LOT 1 HAS BEEN ABANDONED PER THE RECOMMENDATIONS OF THE SKAGIT COUNTY HEALTH DEPARTMENT.

CITY OF ANACORTES APPROVALS

THE FINAL PLAT AS SUBMITTED CONFORMS TO THE APPROVED PRELIMINARY SHORT SUBDIVISION AND ALL CONDITIONS OF THE PRELIMINARY APPROVAL, THE WITHIN AND FOREGOING SHORT SUBDIVISION APPROVALS AND THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 19th DAY OF March, 2021

SIGNATURE OF PLANNING DIRECTOR

I HEREBY ACCEPT THE SURVEY DATA, DEDICATIONS AND RESERVATIONS, LAYOUT OF STREETS AND OTHER RIGHTS-OF-WAY, DESIGN OF BRIDGES, SEWAGE AND WATER SHOWN, ETC.

EXAMINED AND APPROVED THIS 19th DAY OF MARCH, 2021.
PUBLIC WORKS DIRECTOR

CITY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES, ARE PAID IN FULL.
THIS 24th DAY OF MARCH, 2021.

TREASURER, CITY OF ANACORTES

HOLLMAN

LAND SURVEYING, INC.

P.O. BOX 3269, Friday Harbor, WA 98250
(360) 378-0388 WWW.HOLLMANLANDSURVEYING.COM

DRAWN BY: JEA	DATE: 09/28/2020	JOB NO.: 20-104	DRAWING: 20-058
CHECKED BY: ADH	REVISED: 3/17/2021	SHEET: 1 OF 2	SCALE: 1"=20'

SHORT PLAT

HESTER'S FIRST ADDITION
IN THE CITY OF ANACORTES

QUARTER / QUARTER	SECTION	TOWNSHIP	RANGE
NE/NE	24	35 NORTH	1 WEST



SKAGIT COUNTY TREASURER'S 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, P 10 AND INCLUDING THE YEAR OF 2020, 2021

CERTIFIED THIS 29th DAY OF MARCH, 2021

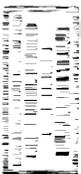
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, THE UNDERSIGNED, THE RECORD OWNERS OF THE PROPERTY DESCRIBED IN THE SHORT SUBDIVISION, FINAL PLAT IS SUBMITTED WITH THE CONSENT AND THERE IS NO OBJECTION THERETO.
THERE IS HEREBY CREATED AND GRANTED TO THE LOT OWNERS SUCH EASEMENTS AS APPEAR ON THIS SHORT PLAT, THE SAME BEING NON-EXCLUSIVE EASEMENTS FOR THE USES AND PURPOSES DESIGNATED HEREON FOR THE BENEFIT OF THE LOT OWNERS.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 19th DAY OF MARCH, 2021.

Pat Hester
PAT HESTER
Larry Engelman
LARRY ENGELMAN

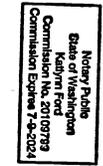
ACKNOWLEDGMENTS

STATE OF Washington)
COUNTY OF Skagit)
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAT HESTER SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE DECLARATION.



DATED: 03.19.2021
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Andover, WA
MY COMMISSION EXPIRES 12.30.2021

STATE OF Washington)
COUNTY OF Snohomish)
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LARRY ENGELMAN ACT FOR THE USES AND PURPOSES MENTIONED IN THE DECLARATION.



DATED: 3/17/21
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Snohomish County
MY COMMISSION EXPIRES 7-9-2024

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUEST OF PAT HESTER IN WASHINGTON, 2021.

Andrew D. Hollman, PLS
ANDREW D. HOLLMAN, PLS
CERTIFICATE NO. 509885

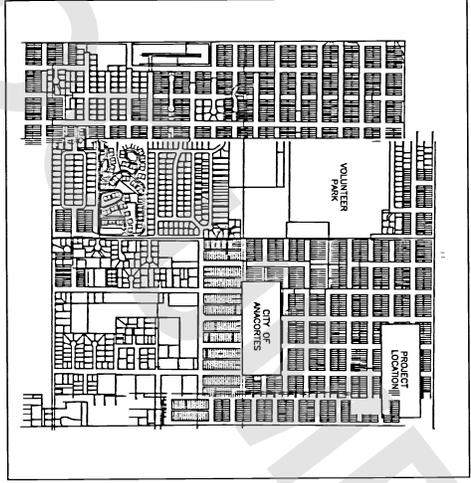
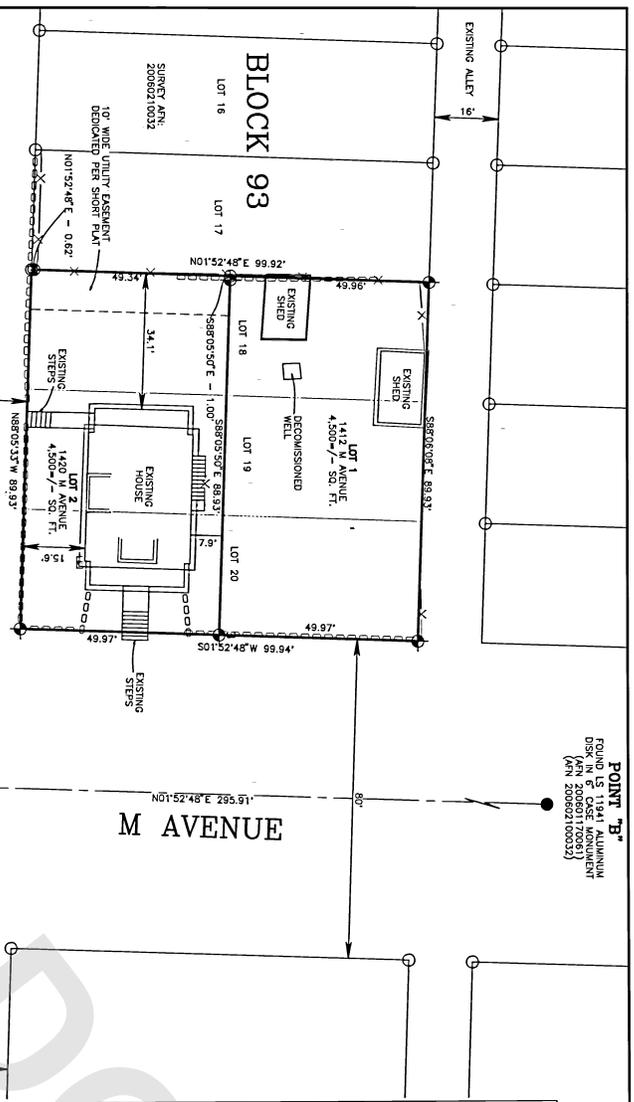
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF March, 2021
AT 12:20 PM, UNDER AUDITOR'S FILE NO. 2020-0004
RECORDS OF SKAGIT COUNTY, WASHINGTON AT THE REQUEST OF
Hollman Land Surveying

Andrew D. Hollman
SKAGIT COUNTY AUDITOR



POINT "B"
 FOUND LS 11941 ALUMINUM
 DISK IN 6" CASE MONUMENT
 (N 20060110002)



VICINITY MAP
 NOT TO SCALE

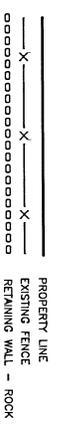
SURVEYOR'S NOTES

1. DATA COLLECTED THIS SURVEY: THROUGH FIELD TRAVERSE USING DATA COLLECTION BRV6+ GPS AND COMPUTERIZED DATA COLLECTION.
2. MONUMENTS FOUND OR SET DURING JUNE AND FEBRUARY, 2020.
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF RCW 66.04.010.
4. THIS SURVEY MEASUREMENTS PERFORMED TO MODIFY THE BOUNDARY OF THE PARCEL DESCRIBED HEREON.
5. THE BASIS OF BEARING FOR THIS SURVEY IS THE BETWEEN THE RECORD MONUMENTS SHOWN HEREON AS POINTS "A" AND "B" AND BEARS NORTH 142° 15' 00" WEST 142.25° FROM THE INTERSECTION OF THE CENTER LINES OF THE ALLEYS WHICH HAVE BEEN ROTATED TO SAID RECORD MONUMENTS "A" AND "B".
6. THIS SURVEY SHOWS POTENTIAL OCCUPATIONAL INDICATORS (SHEDS, STAIRS AND ROCK WALLS) PER WAC 332-130. LINES OF OCCUPATION MAY INDICATE AREAS OF UNRESOLVED DISPUTES OR POTENTIAL UNWRITTEN RIGHTS. NO RESOLUTION OF OWNERSHIP BASED ON POTENTIAL UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SHORT PLAT.

LAND DESCRIPTION

LOTS 18, 19 AND 20, BLOCK 93, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

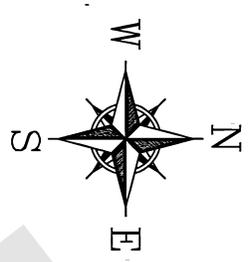
LEGEND



- FOUND SURVEY MONUMENT
- SET REBAR W/ LS 50985 CAP
- SET WAC NAIL W/LS 50985 CON
- ANGLE POINT - CALCULATED

SPL-2020-0004
 OWNER: PART HESTER/LARRY ENSELHUM
 PROJECT: 1420 M AVENUE
 PARCEL: 45582
 PROJECT LAND USE DESIGNATION: R3
 PARCEL ACREAGE: 0.000
 SQUARE FEET PER ACRE: 43560
 SQUARE FEET PER PARCEL: 0.000
 PER APPROX 7
 8,987 PER SURVEY

POINT "A"
 FOUND MONUMENT
 IR NAIL IN 6" CASE
 (N 20060110002)
 (N 200601190002)
 (N 20060110002)



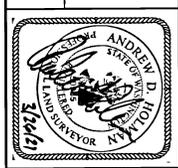
SET 5/8" REBAR WITH
 ALUMINUM CAP IN 6"
 CASE MONUMENT.

HOLLMAN
 LAND SURVEYING, INC.
 LOT 1 BOX 3200 FIDELITY ADDRESS WA 98201
 (509) 235-3333 FAX (509) 235-3333
 1000 W. 10TH AVE. SUITE 100 ANACORTES, WA 98001

DRAWN BY: JEA DATE: 08/25/2020 PROJECT: 20-104 DRAWING: 20-058
 CHECKED BY: ADH REVISED: 3/17/2021 SHEET: 2 OF 2 SCALE: 1"=20'

SHORT PLAT
 OF
HESTER'S FIRST ADDITION
 IN THE CITY OF
ANACORTES

QUARTER / QUARTER SECTION TOWNSHIP RANGE
 NE/NE 24 35 1



ANDREW D. HOLLMAN
 LICENSED SURVEYOR
 No. 37421