

N18 TRIPLEX UNIT LOT SUBDIVISION

SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE
 FILED FOR RECORD THIS 11 DAY OF December
 2023 AT 5:41 MINUTES PAST 1 O'CLOCK A.M. PM
 UNDER AUDITOR'S FILE
 NO. 202312190053 RECORDS OF
 SKAGIT COUNTY, WASHINGTON

Tom Deaton
 AUDITOR
 DEPUTY AUDITOR



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 2023.

Certified this 15th day of December, 2023.
Dale K. Herrigstad
 Skagit County Treasurer

CITY OF ANACORTES APPROVALS
 I hereby accept the survey data, dedications and reservations, the layout
 of streets and other rights-of-way, sewage and water systems, all other
 utilities, and all other public improvements.

[Signature]
 City Engineer

I hereby accept that the final plat conforms to the approved preliminary
 plat and all conditions of the preliminary approval.

[Signature]
 Planning, Community & Ec. Dev. Director

I hereby accept that all assessments, fees, and contributions have been
 paid in full or secured in accordance with AMC 19.32.

[Signature]
 City Treasurer

- GENERAL INFORMATION**
- Addresses: 1115, 1117 and 1119, 18th Street.
 - Account No. 3772-050910-0003, P55193.
 - Description and exception information is from the Subdivision Guarantee, Order No. 209875-LT, dated July 12, 2023.
 - This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments referred to in the Subdivision Guarantee referenced under Note 3 above. Said report lists documents recorded under Auditors File Number AF 9906140135 (Survey south of alley) and AF 202305230008, (10' wide PSE easement over as constructed utilities).
 - Residential High Density (RH4).
 - Water Supply: City of Anacortes.
 - Sanitary Sewer: City of Anacortes.
 - Storm Sewer: City of Anacortes.

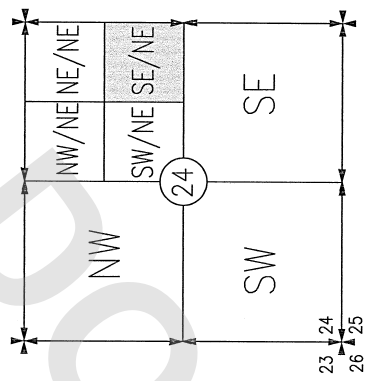
LEGAL DESCRIPTION
 Lots 9 and 10, Block 50, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.
 Situate in the County of Skagit, State of Washington.

- NOTES**
- Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), recorded under:
 APN 202312190053

- This UNIT LOT SUBDIVISION reference number ULS-2023-0001 and date of approval shall be included in all deeds and contracts.
- Approval of the design of the unit on each of the lots was granted by the review of the development, as a whole, on the parent lot per the standards of AMC Chapter 19.43, Residential Use.
- Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the city through the reference number as stated in subsection (D)(7)(G) of AMC 19.32.050.
- Newly planted street trees must be maintained per the standards of Anacortes Municipal Code, Title 16: Tree Preservation.

SURVEYORS CERTIFICATE
 I hereby certify that the N18 TRIPLEX UNIT LOT SUBDIVISION is based upon an actual survey and subdivision performed by me under supervision of Section 24, Township 35 North, Range 1 East, Whistle Lake Road, Anacortes, Washington. The 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 plating 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. 27867
 Date NOVEMBER 28, 2023



SE 1/4 OF NE 1/4 OF
 SECTION 24 TOWNSHIP
 35N, RANGE 1 EAST, W.M.
 SCALE: NONE

LAND SURVEYOR
 DALE HERRIGSTAD PLS
 4320 WHISTLE LAKE ROAD
 ANACORTES, WA 98221
 360-299-8804



11-28-2023

SHEET 1 OF 4

ULS-2023-0001

DWN BY: DKH
 DATE: November 2023
HERRIGSTAD ENGINEERING & SURVEYING
 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804
 SCALE: NOTED
 JOB 2022-126



202312190053

Skagit County Auditor
 12/18/2023 01:54 PM Pages: 1 of 4 Fees: \$241.50

N18 TRIPLEX UNIT LOT SUBDIVISION

SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

DEDICATION
Know all Men by these Presents that N18, LLC, property owner and Duo Properties, LLC, IRA DCM, David Moreland TTEE and Asher Cohen & Cindy M. Cohen, husband and wife, lenders of the land hereby platted, declare this plot and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes, consistent with the use hereof for public highway purposes, together with the easements and rights in and to the original reasonable grading of all such streets and avenues shown hereon. The Owners and their assigns hereby waive all claims for damages against which may be occasioned to the adjacent properties by the construction, drainage and maintenance of said road and or area.

N18, LLC
[Signature]
Duo Properties, LLC
[Signature]
IRA DCM, David Moreland TTEE
[Signature]
Asher Cohen and Cindy M. Cohen, husband and wife
[Signature]

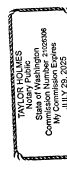
State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Brian D. Gentry signed this instrument, on oath stated that (he/she) (was/are) authorized to execute the instrument and acknowledged it as the owner of N18, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Given under my hand and official seal this 28th day of November, 2023.
Notary Public in and for the State of Washington



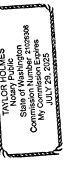
State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Clifford Schwede signed this instrument, on oath stated that (he/she) (was/are) authorized to execute the instrument and acknowledged it as the owner of Duo Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Given under my hand and official seal this 1st day of December, 2023.
Notary Public in and for the State of Washington



State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that David Moreland signed this instrument, on oath stated that (he/she) (was/are) authorized to execute the instrument and acknowledged it as the owner of IRA DCM, David Moreland TTEE 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 28th day of November, 2023.
Notary Public in and for the State of Washington

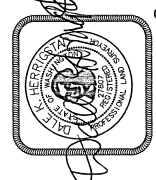


State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Lawrence Asher Cohen and Cindy M. Cohen signed this instrument, on oath stated that (he/she) (was/are) authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Given under my hand and official seal this 28th day of November, 2023.
Notary Public in and for the State of Washington



OWNER/DEVELOPER
N18, LLC
504 EAST FAIRHAVEN AVENUE
BURLINGTON, WA 98233
360-755-9021

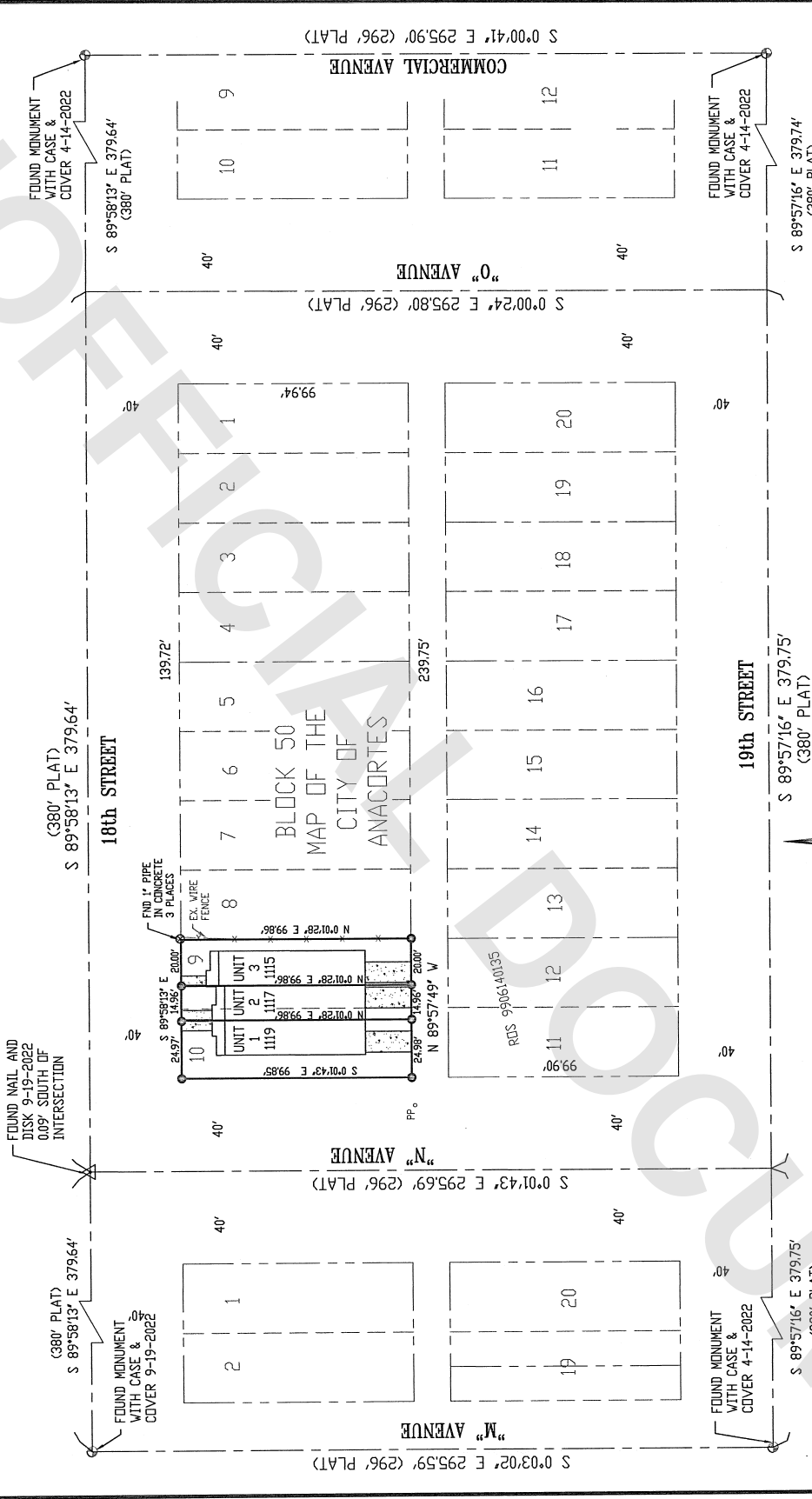
LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804



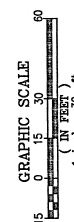
11-28-2023

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SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON



- NOTES**
1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER AS NOTED.
 2. S. IRON BAR AND RED. CAP PLS. #27817.
 3. FOUND EXISTING REBAR AND CAP AS NOTED.
 4. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
 5. ALL CONCRETE MONUMENTS WERE VISITED AS NOTED.
 6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 7. SURVEY METHOD: STANDARD FIELD TRAVERSE.
 8. BASIS OF BEARINGS: ASSUMED.



UNIT #	LOT AREA	ADDRESS
UNIT 1	2,494 SF	1119 18th Street
UNIT 2	1,494 SF	1117 18th Street
UNIT 3	1,997 SF	1115 18th Street

TOTAL COMBINED LOTS AREA = 5,985 SF (0.14 ACRES)



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11-20-2023 ULS-2023-0001

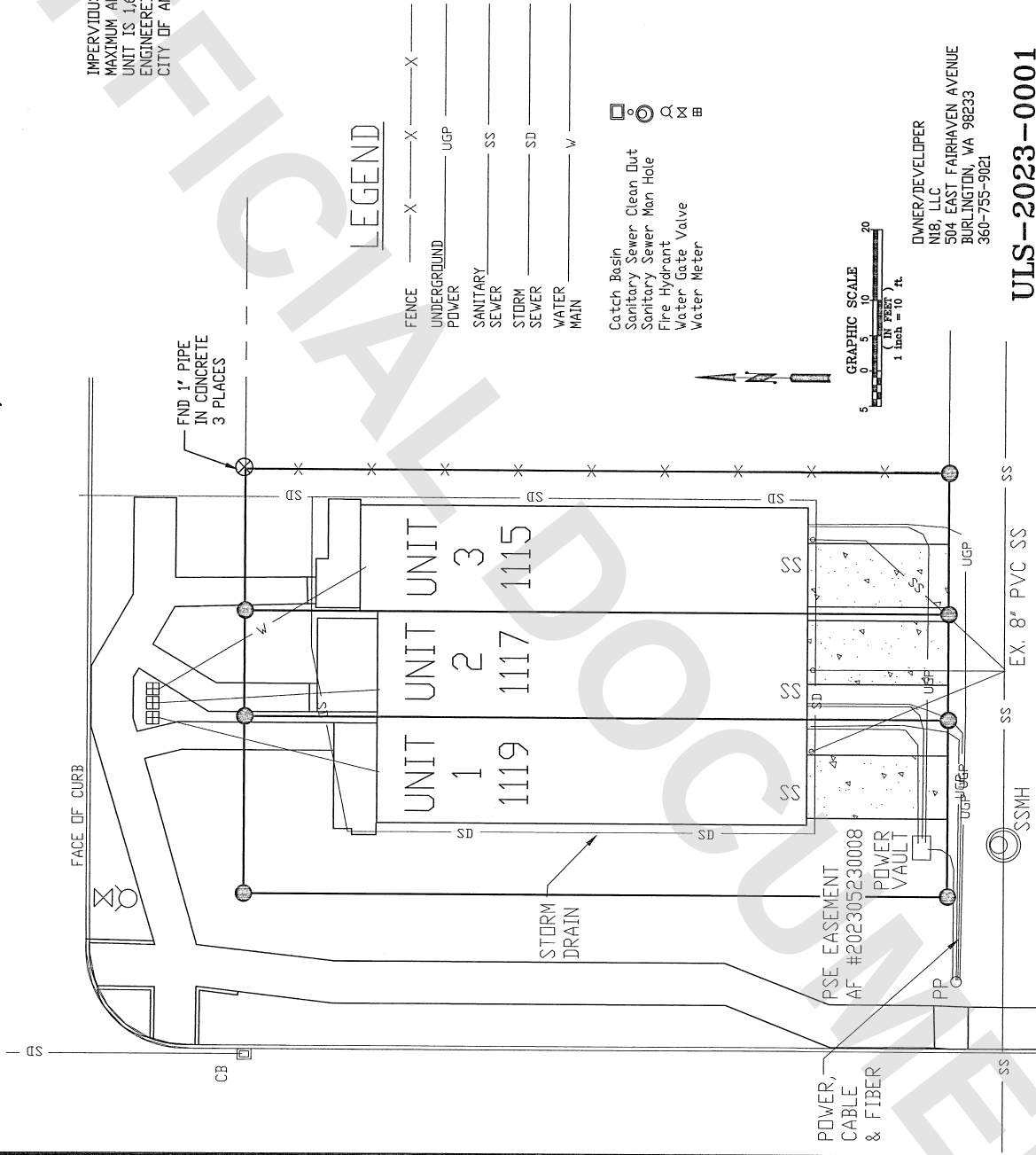
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SHEET 3 OF 4

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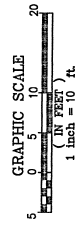
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CITY OF ANACORTES, WASHINGTON

IMPERVIOUS AREAS
MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR EACH
UNIT IS 1,657 SQUARE FEET ACCORDING TO THE
ENGINEERED DRAINAGE REPORT APPROVED BY THE
CITY OF ANACORTES, 1-11-2023.



LEGEND

- FENCE — X — X — X — X — X
 - UNDERGROUND — UGP
 - POWER — SS
 - SANITARY SEWER — SS
 - STORM SEWER — SD
 - WATER — W
 - MAIN — V
- Catch Basin
 - Sanitary Sewer Clean Out
 - Sanitary Sewer Man Hole
 - Fire Hydrant
 - Water Gate Valve
 - Water Meter



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