

GENERAL INFORMATION

1. Assessor's Account No. 3837-002-006-0003, PR0566.
2. Description and location information is from the Subdivision Guarantee, Order No. 207587-LT, dated September 14, 2023.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including Subdivision Guarantee recorded under Auditors File Number AF 202012220109 (Boundary Line Adjustment, BLA-2020-0006), 202109220134 (Boundary Line Adjustment, BLA-2021-0013 and 202206030102 (PSE Easement as constructed).
4. Residential High Density (RH).
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.

LEGAL DESCRIPTION

Lot 1 and 2 and the East 22.02 feet of Lot 3, Block 2, "PLAT OF WHITE'S FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 41 records of Skagit County, Washington.

(Also known as Lot A, Survey, Auditor's File No. 202109220134.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

NOTES

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

APN 202312190059

2. The UNIT LOT SUBDIVISION reference number ULS-2023-0003 and date of approval shall be included in all deeds and contracts.

3. 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 Uses.

4. Development, redevelopment or rehabilitation of structures on each lot shall be 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 subject file number as stated in subsection (d)(7)(g) of AMC 19.32.050.

5. This unit lot development is subject to the Tree Preservation standards of Anacortes Municipal Code Title 16.50. A total of eight "trees" are required and must be maintained. Each Unit owner is responsible for the upkeep of the landscaping and trees on their respective lot, as well as the grass in the right-of-way immediately adjacent to each lot. See Section 4.5.6 in the CC&R's for those Unit owners that are responsible for maintenance of the landscaping and trees on the lots. Newly planted trees must be maintained per the standards of the Anacortes Municipal Code, Title 16: Tree Preservation.

SURVEYORS CERTIFICATE

I hereby certify that the R32 EAST UNIT LOT SUBDIVISION is based upon an actual survey and subdivision performed by me under my supervision of Section 30, Township 35 North, Range 2 East, W.M.; the plat is a true and correct representation of the land actually surveyed, the courses and bearings are true, 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 K. Herrigstad*  
Certificate No. 27807

Date NOVEMBER 29, 2023

R32 EAST UNIT LOT SUBDIVISION  
SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.  
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF December  
UNDER AUDITOR'S FILE NO. 202312190057  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Andrew Arkline*  
AUDITOR  
*Tom Diddich*  
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 2024.

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.

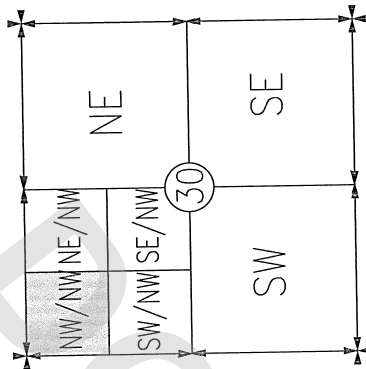
*Michael F. ...*  
Public Works Director

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

*John ...*  
Planning, Community & Env. Dev. Director

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

*John ...*  
City Treasurer



NW 1/4 OF NW 1/4 OF  
SECTION 30 TOWNSHIP  
35N, RANGE 2 EAST, W.M.  
SCALE: NONE

DEDICATION  
Know All Men by these Presents that R32, LLC, property owner of the land hereby platted and divided into four (4) equal parts, does hereby declare this plat and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for grading of all such streets and avenues shown hereon in the original responsible assignments hereby made and the same shall be subject to the easements of road and or area.

R32, LLC  
*Uniqua Bank*

State of Washington

I certify that I know of have satisfactory evidence that signed this instrument, on oath stated that *(he/she/it)* *Brian Gentry* authorized to execute the instrument and acknowledged it as the *Manager* of R32, 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 30th day of November, 2023.

Nary Public in and for the State of Washington

Signature *Brian Gentry*  
Name printed *Brian Gentry*  
Residing at *Uniqua Bank*  
My commissions expires *July 14, 2025*



State of Washington

I certify that I know of have satisfactory evidence that signed this instrument, on oath stated that *(he/she/it)* *Josh Haines* authorized to execute the instrument and acknowledged it as the *VP Branch Manager* of Uniqua 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 30th day of November, 2023.

Nary Public in and for the State of Washington

Signature *Josh Haines*  
Name printed *Josh Haines*  
Residing at *Uniqua Bank*  
My commissions expires *July 24, 2025*



OWNER/DEVELOPER  
R32, LLC  
504 E Fairhaven Avenue  
Burlington, WA 98233  
360-299-8804

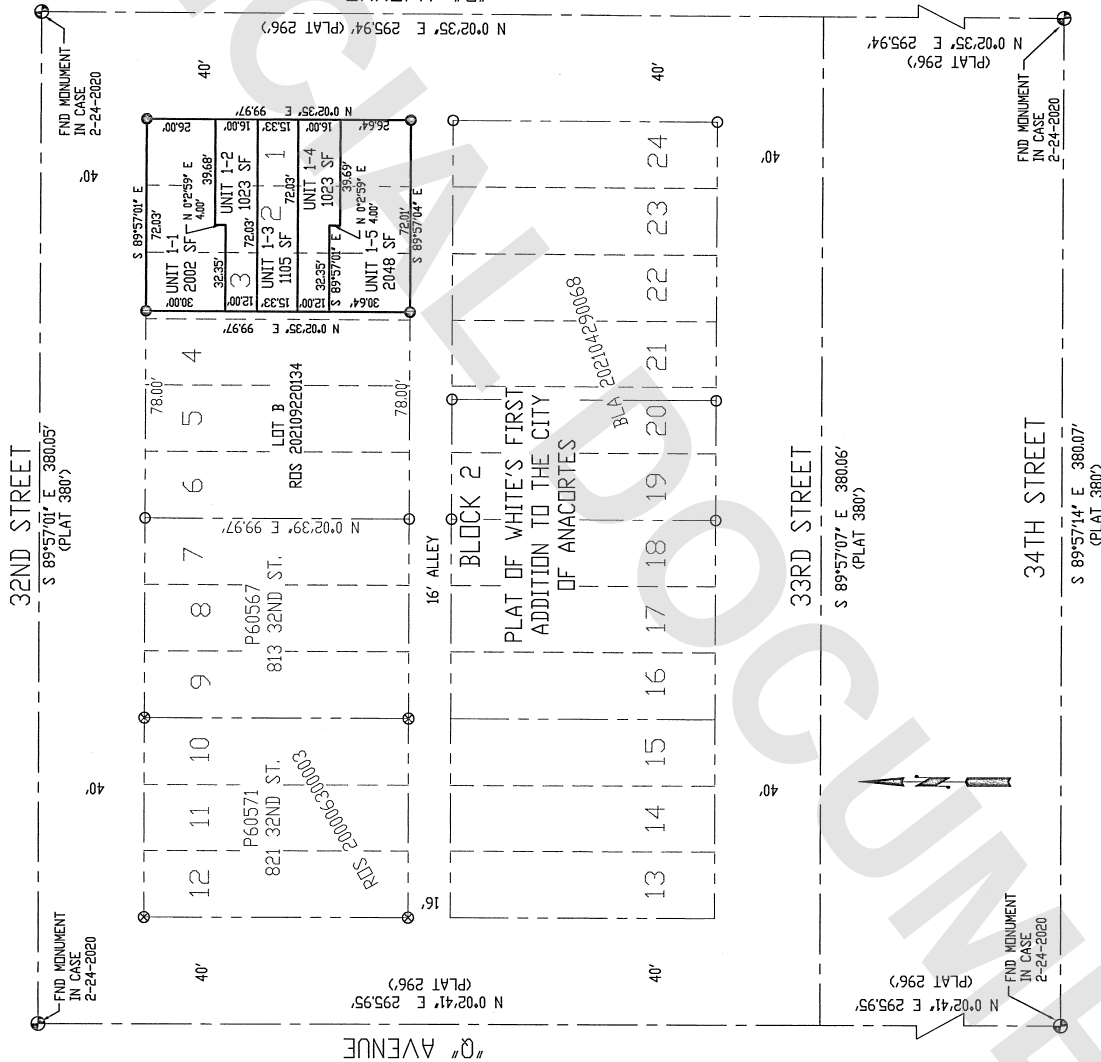
LAND SURVEYOR  
DALE HERRIGSTAD PLS  
4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221  
360-299-8804



ULS-2023-0003

HERRIGSTAD ENGINEERING & SURVEYING  
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804  
JOB 2021-78  
SHEET 1 OF 3

**R32 EAST UNIT LOT SUBDIVISION**  
**SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.**  
**CITY OF ANACORTES, WASHINGTON**



"R" AVENUE

"Q" AVENUE

N 0°02'41" E 295.95' (PLAT 296)

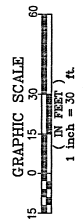
N 0°02'41" E 295.95' (PLAT 296)

S 89°57'07" E 380.06' (PLAT 380)

S 89°57'14" E 380.07' (PLAT 380)

N 0°02'35" E 295.94' (PLAT 296)

N 0°02'35" E 295.94' (PLAT 296)



NOTES  
1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER AS NOTED.  
2. FOUND RE-BAR AND RED CAP PLS. #27817 SET IN PREVIOUS RECORDED SURVEY.  
3. FOUND EXISTING REBAR AND CAP HERRIGSTAD PLS #27817, 4. FOUND EXISTING REBAR AND CAP JUV PLS #9636  
5. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.  
6. ALL CONCRETE MONUMENTS WERE VISITED AS NOTED.  
7. METHOD OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.  
8. SURVEY METHOD: STANDARD FIELD TRAVERSE.  
9. BASIS OF BEARINGS: ASSUMED.

| UNIT #                                           | LOT AREA | ADDRESS       |
|--------------------------------------------------|----------|---------------|
| UNIT 1-1                                         | 2,002 SF | 3202 R Avenue |
| UNIT 1-2                                         | 1,023 SF | 3204 R Avenue |
| UNIT 1-3                                         | 1,105 SF | 3206 R Avenue |
| UNIT 1-4                                         | 1,023 SF | 3208 R Avenue |
| UNIT 1-5                                         | 2,048 SF | 3210 R Avenue |
| TOTAL COMBINED LOTS AREA = 7,201 SF (0.17 ACRES) |          |               |



11-29-2023

LAND SURVEYOR  
DALE HERRIGSTAD PLS  
R32, LLC  
4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221  
360-299-8804

OWNER/DEVELOPER  
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Burlington, WA 98233

U.S.-2023-0003

SHEET 2 OF 3

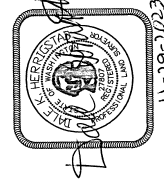
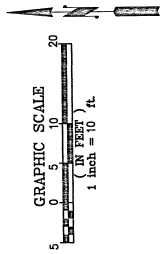
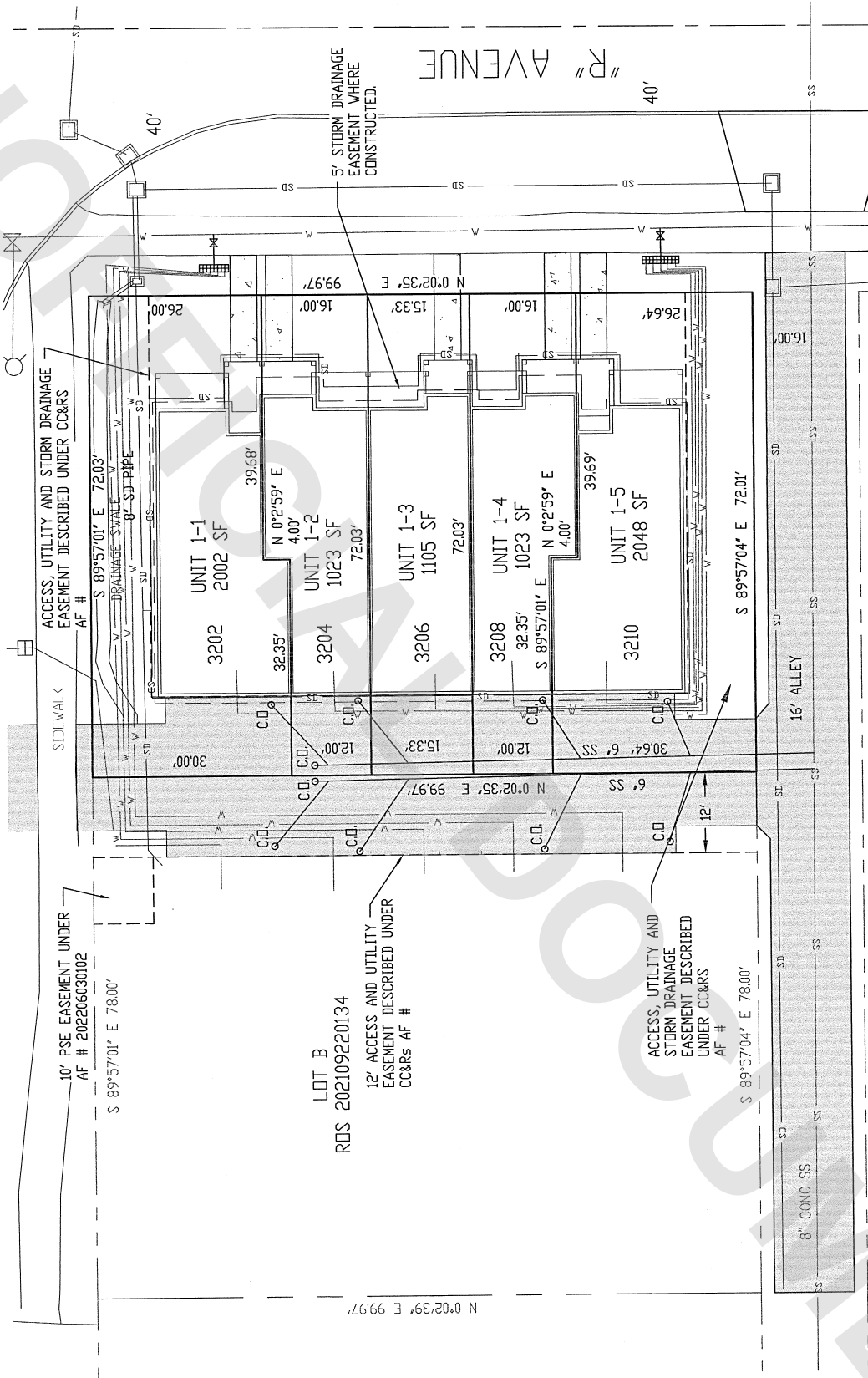
HERRIGSTAD ENGINEERING & SURVEYING  
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWN BY: DKH  
DATE: Nov. 2023

SCALE: NOTED  
JOB: 2021-78

**R32 EAST UNIT LOT SUBDIVISION**  
**SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.**  
**CITY OF ANACORTES, WASHINGTON**

UTILITY EASEMENT NOTE:  
Easements for Utilities, Common Driveway and Common Walkway for  
Units and Unit Owners have been recorded in CCR Article VII  
recorded under Slaght  
County Auditor's File Number



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DWN BY: DKH  
DATE: Nov. 2023

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SHEET 3 OF 3

SCALE: NOTED  
JOB 2021-78