

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

GENERAL INFORMATION

- Assessor's Account No. 3837-002-006-0303, P135409.
- Description and exception information is from the Subdivision Guarantee, Order No. 207595-LT, dated October 7, 2023.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments referred to in the Subdivision Guarantee referenced under the Assessor's Account No. 3837-002-006-0303, P135409. Audited File Number: 20201220109 (Boundary Line Adjustment, BLA-2020-0006), 202109220134 and 202206030102 (PSE Easement as constructed).
- Residential High Density (R4).
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes.
- Storm Sewer: City of Anacortes.

LEGAL DESCRIPTION

The West 2.65 Acre of Lot 1, 2 and all of Lots 4 through 6, Block 2, "PLAT OF WHITES 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 B, Survey, Auditor's File No. 202109220134.)

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

NOTES

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

AFN 102312190058

- The UNIT LOT SUBDIVISION reference number "U.S. 10231-000-000-000" 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 Uses.

- 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 number as stated in subsection (D)(7)(a) of AMC 19.32.050.

- This unit lot development is subject to the Tree Preservation standards of Anacortes Municipal Code Title 16.50. A total of six (6) "Tree Units" are required and must be maintained. Each unit owner is responsible for the upkeep of the trees on their lot. The owner of the unit lot shall maintain the grass in the right-of-way immediately adjacent to each unit. See Section 4.5.6 in the CC&Rs for those Unit owners that are responsible for maintenance of the street trees adjacent to the lots. Newly planted street trees must be maintained per the standards of the Anacortes Municipal Code, Title 16. Tree Preservation.

SURVEYORS' CERTIFICATE

I hereby certify that the R32 WEST UNIT LOT SUBDIVISION is based upon an actual survey and subdivision performed by me or under my supervision of Section 30, Township 35 North, Range 2 East, W.M., the plat is true and correct. 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. Certificate No. 27807

Date NOVEMBER 29, 2023

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 2022.

Certified this 15th day of December, 2023.

Dale K. Herrigstad
Dale K. Herrigstad, Auditor & Julie Brantson
Skagit County Treasurer

CITY OF ANACORTES APPROVALS

I hereby accept the survey data, dedications and reservations, the easements, utilities, and all other public improvements.

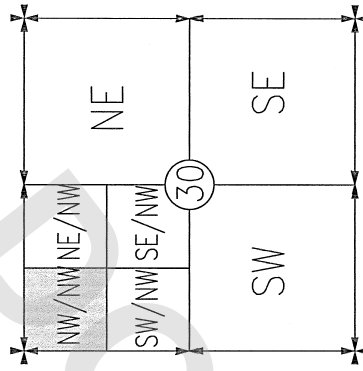
John B. ...
John B. ...
Public Works Director

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

John B. ...
John B. ...
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.

John B. ...
John B. ...
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 hereinafter patented and hereinafter described, do hereby dedicate to the public 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 cuts and fills upon the lots and blocks shown hereon in the original responsible grading of such street and avenues shown hereon. The Owners and their heirs, assigns, and assigns shall defend and maintain the dedication of said road and or area.

R32, LLC

John B. ...
John B. ...
Uniquia Bank

State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that Brian Gentry (was) are authorized to execute the signed this instrument, on oath stated that (he/she/it) (was) are 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.

Notary Public in and for the State of Washington

Signature *John B. ...*

Name printed John B. ...

Residing at Carleton Island WA

My commissions expires July 24, 2025



State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that Josh Haines (was) are authorized to execute the signed this instrument, on oath stated that (he/she/it) (was) are authorized to execute the instrument and acknowledged it as the VP Branch Manager of Uniquia 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.

Notary Public in and for the State of Washington

Signature *John B. ...*

Name printed John B. ...

Residing at Carleton Island WA

My commissions expires July 24, 2025



OWNER/DEVELOPER

R32, LLC
504 E Fairhaven Avenue
Burlington, WA 98223

LAND SURVEYOR

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



11-29-2023

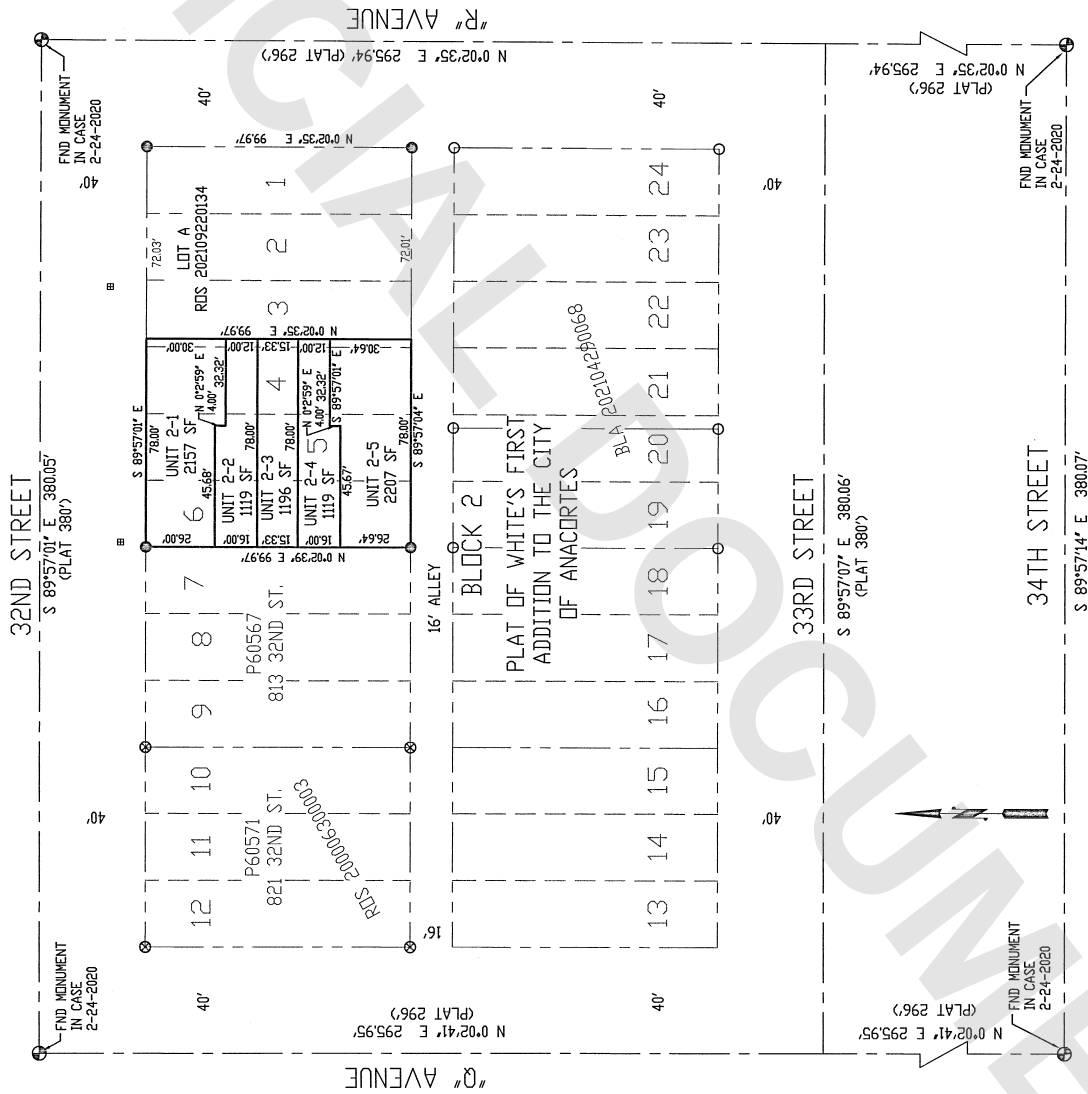
U.S. 10231-000-000-000

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: Nov. 2023	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2021-176

SHEET 1 OF 3

R32 WEST UNIT LOT SUBDIVISION

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



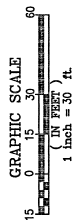
- NOTES
1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER AS NOTED.
 2. FOUND RE-BAR AND RED CAP PLS. #27817 SET IN PREVIOUS RECORDED SURVEY.
 3. FOUND EXISTING REBAR AND CAP HERRIGSTAD PLS #27817.
 4. FOUND EXISTING REBAR AND CAP JUV PLS #9636 USED CARLSON CR2 TOTAL STATION.
 5. EQUIPMENT USED: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

UNIT #	LOT AREA	ADDRESS
UNIT 2-1	2,157 SF	803 32nd Street
UNIT 2-2	1,119 SF	804 32nd Street
UNIT 2-3	1,196 SF	807 32nd Street
UNIT 2-4	1,119 SF	809 32nd Street
UNIT 2-5	2,207 SF	811 32nd Street
TOTAL COMBINED LOTS AREA = 7,798 SF (0.18 ACRES)		



OWNER/DEVELOPER
R32, LLC
504 E Fairhaven Avenue
Burlington, WA 98233

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



ULS-2023-0004

SHEET 2 OF 3

DWN BY: DKH
DATE: Nov. 2023
HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804
SCALE: NOTED
JOB 2021-78

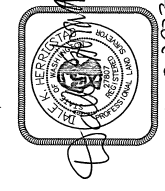
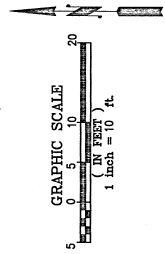
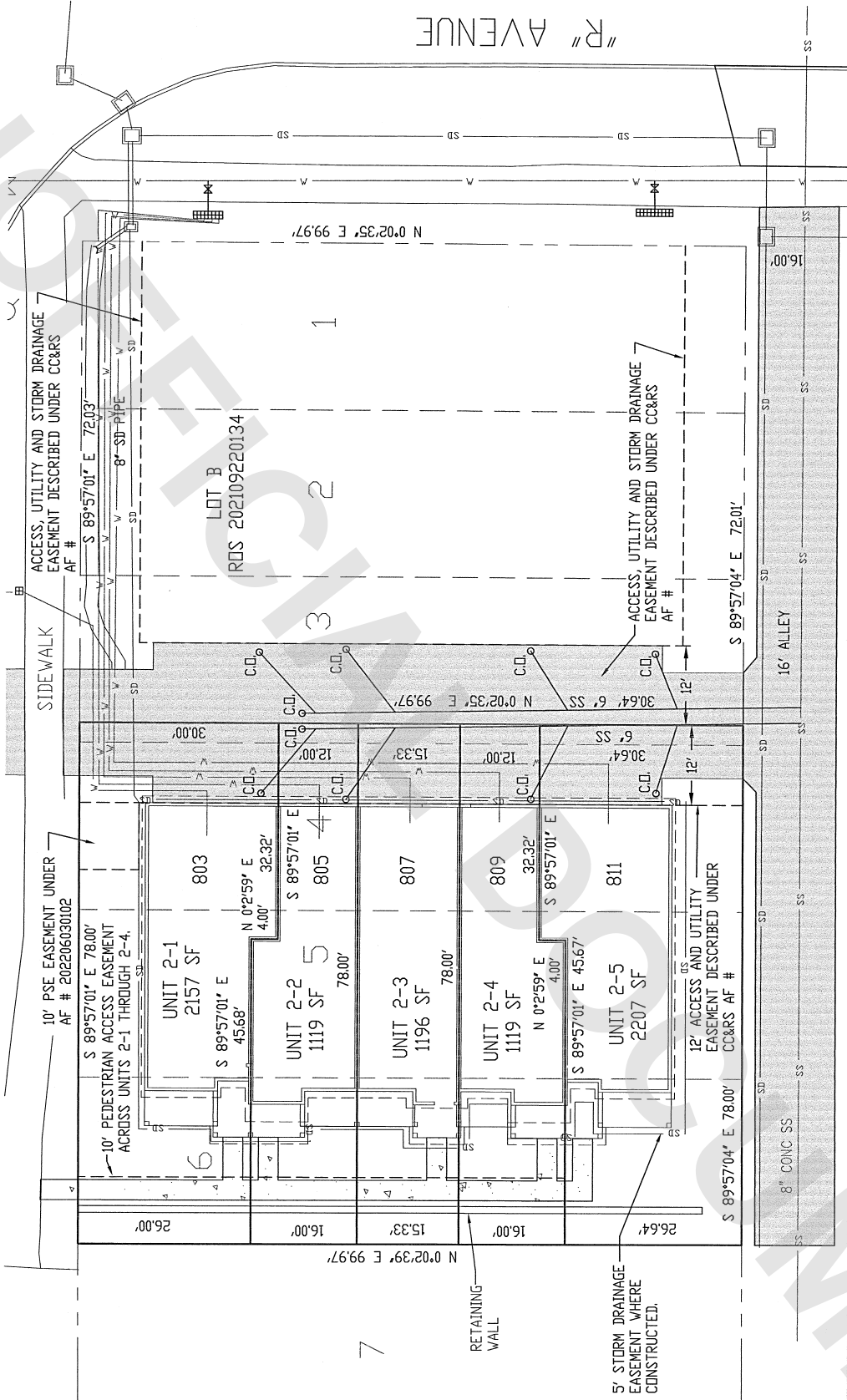
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UTILITY EASEMENT NOTE:

Easements for Utilities, Common Driveway and Common Walkway for Units and Unit Owners have been recorded in CCR Article VII recorded under Skagit County Auditor's File Number _____



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SHEET 3 OF 3