

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

GENERAL INFORMATION

- Assessor's Account No. 350230-0-104-0008, P33094.
- Description and exception information is from the Subdivision Guarantee, Order No. 210591-LT, dated October 3, 2023.
- 2023 property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the Subdivision Guarantee referenced under Note 2 above. Said report lists documents recorded under Auditors File Number 202304270155 (10 PSE easement on construction).
- City of Anacortes.
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes.
- Storm Sewer: City of Anacortes.

LEGAL DESCRIPTION

That portion of Commercial Lot 2, Section 30, Township 35 North, Range 2 East, W.M., described as follows:
Beginning at a point 90 feet South of the Northeast corner of lot 20, Block 4, "BEALE'S MAPLE GROVE"
ADDITION TO THE CITY OF ANACORTES, as per plat recorded in Volume 2 of the Public Records of Anacortes, Washington, and thence South 90 feet on the West line of Commercial Avenue thence North 90 feet on the East line of said lot 2 thence East to the point of beginning.

EXCEPT any portion of right of way or street known as Commercial Avenue. 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 202405290010
- Drainage BMP Facility Maintenance Covenant recorded under:
AFN 202405290011
- Approval of unit designs 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 19.43.010(D), Residential Uses - Cottage Housing.
- 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 SPC-2023-0001 as stated above.
- This unit-lot cottage development is subject to the Tree Preservation standards of Anacortes Municipal Code Title 16.50, or as amended. A total of twenty-two (22) "Tree Units" are required and must be maintained. Approved Tree Preservation standards are on record with the city under file ULS-2023-0008.

SURVEYORS CERTIFICATE

I hereby certify that the EASY STREET COTTAGES 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., and that the correct 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 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., Certificate No. 27807
Date MAY 2, 2024



5-9-2024

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

OWNER/DEVELOPER
Tiger Claw LLC
1308 33rd Street
Anacortes, WA 98221
360-999-0733

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 29th day of May, 2024.
Sagit 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.

City Engineer
5/28/24

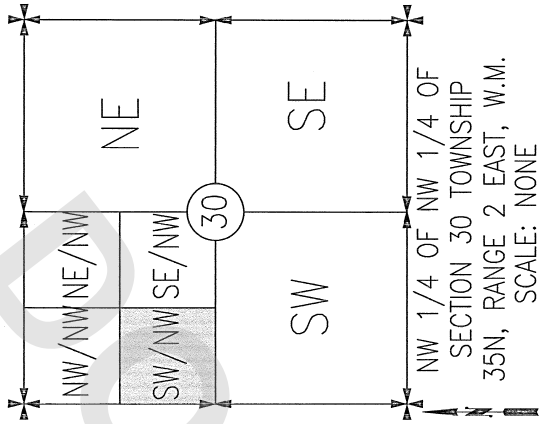
I hereby accept that the final plat conforms to the approved preliminary plat and all conditions of the preliminary approval.

City Engineer
5-24-24

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.

City Treasurer
5-28-24



AUDITORS CERTIFICATE
FILED FOR RECORD THIS 28th DAY OF MAY
2024 AT 2:41 MINUTES PAST 5 O'CLOCK P.M.
UNDER AUDITOR'S FILE NO. 202405290012 RECORDS OF
SKAGIT COUNTY, WASHINGTON.

AUDITOR
Tiger Claw, LLC
Karen Barlen
Cynthia Storrer

DEPUTY AUDITOR
Tiger Claw, LLC
Karen Barlen
Cynthia Storrer

DEDICATION
Know All Men by these Present that Tiger Claw, LLC, property owner of the land shown on the plat and map, and Karen Barlen and Cynthia Storrer, Mortgage Holders, declare this plat and map to be the true and correct plat and map of the land and avenues shown hereon 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 cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues and that the said owners hereby assign to the public all claims for damages against which may be liable in connection with the construction, construction, drainage and maintenance of said road and or area.

Tiger Claw, LLC
Karen Barlen
Cynthia Storrer

County of Skagit, Washington
I certify that I know of have satisfactory evidence that Karen Barlen, a single person, signed this instrument, on oath stated that (he/she/it) was/are authorized to execute the instrument and acknowledged it as the (person/persons) authorized to execute the instrument and acknowledged it as the (person/persons) authorized to execute the instrument.

Tiger Claw, 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 10th day of May, 2024.

Notary Public in and for the State of Washington

Name printed Grace Callaghan
Residing at Anacortes
My commissions expires 11/28/2027

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Karen Barlen, a single person, signed this 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 10th day of May, 2024.

Notary Public in and for the State of Washington

Name printed Grace Callaghan
Residing at Anacortes
My commissions expires 11/28/2027

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that David Storrer and Cynthia Storrer, husband and wife, signed this 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 13th day of May, 2024.

Notary Public in and for the State of Washington

Name printed Angela Bruckner
Residing at Anacortes
My commissions expires 10/19/2025

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that David Storrer and Cynthia Storrer, husband and wife, signed this 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 13th day of May, 2024.

Notary Public in and for the State of Washington

Name printed Angela Bruckner
Residing at Anacortes
My commissions expires 10/19/2025

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that David Storrer and Cynthia Storrer, husband and wife, signed this 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 13th day of May, 2024.

Notary Public in and for the State of Washington

Name printed Angela Bruckner
Residing at Anacortes
My commissions expires 10/19/2025

ULS-2023-0009

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SHEET 1 OF 3

SCALE: NOTED

JOB 2022-150

202405290012

EASY STREET COTTAGES UNIT LOT SUBDIVISION

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

24719
FIND MONUMENT
IS CASE
SECTION CORNER
8-4-2008

FIND MON V/
CASE AND COVER
11-21-2022

S 89°56'30" V 1139.92' (PLAT 1,140')
S 89°56'30" V 379.97' (PLAT 380')

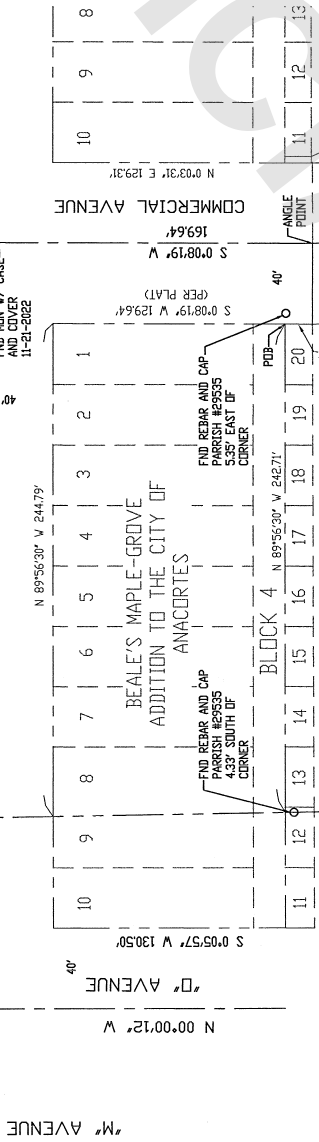
FIND MON V/
CASE AND COVER
11-21-2022

S 0°05'57" V 130.50'

S 0°08'19" V 129.64'

S 0°08'19" V 129.64'

S 0°08'19" V 129.64'



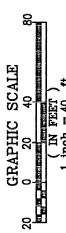
LOT #	LOT AREA	ADDRESS
LOT 1	2,000 SF	3640 COMMERCIAL Avenue
LOT 2	1,878 SF	3642 COMMERCIAL Avenue
LOT 3	1,878 SF	3644 COMMERCIAL Avenue
LOT 4	1,878 SF	3646 COMMERCIAL Avenue
LOT 5	1,878 SF	3648 COMMERCIAL Avenue
LOT 6	1,558 SF	3650 COMMERCIAL Avenue
LOT 7	1,878 SF	3652 COMMERCIAL Avenue
LOT 8	1,878 SF	3654 COMMERCIAL Avenue
LOT 9	1,878 SF	3656 COMMERCIAL Avenue
LOT 10	1,878 SF	3658 COMMERCIAL Avenue
LOT 11	1,878 SF	3660 COMMERCIAL Avenue
LOT 12	1,878 SF	3662 COMMERCIAL Avenue
LOT 13	1,878 SF	3664 COMMERCIAL Avenue

All lots have equal and undivided interest in Tracts A, B & C.



LAND SURVEYOR
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OWNER/DEVELOPER
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U.S. - 2023 - 0009

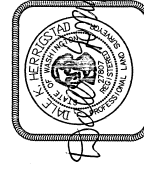
SHEET 2 OF 3
SCALE: NOTED
JOB: 2023-150
HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804
DWN BY: DKH
DATE: May 2024

	BOUNDARY LINE		DISTANCE	
	BEARING	DISTANCE		
1	N 0°40'30" E	V 14.02'		
2	N 89°56'30" E	V 33.98'		
3	S 00°03'30" E	V 12.00'		
4	N 89°56'30" E	V 35.00'		
5	S 00°03'30" E	V 32.00'		
6	S 89°56'30" E	E 32.00'		
7	N 00°03'30" E	E 22.00'		
8	N 89°56'30" E	E 20.35'		
9	N 02°40'30" E	E 28.78'		
10	S 00°03'30" E	V 37.00'		
11	N 89°56'30" E	V 15.75'		
12	N 89°56'30" E	V 12.00'		
13	S 00°03'30" E	V 35.00'		
14	N 89°56'30" E	V 52.79'		
15	N 89°56'30" E	V 37.00'		
16	S 01°03'39" E	E 29.76'		
17	S 89°56'30" E	E 23.95'		
18	N 00°03'30" E	V 51.75'		
19	N 02°40'30" E	V 21.40'		
20	N 89°56'30" E	V 22.03'		
21	N 02°40'30" E	V 25.03'		
22	N 89°56'30" E	V 5.69'		
23	S 00°03'30" E	V 18.30'		
24	S 00°03'30" E	V 14.00'		
25	S 89°56'30" E	E 186.98'		
26	N 89°56'30" E	V 39.95'		

PARKING SPACES

VEHICLE PARKING IS PERMITTED ONLY WITHIN
THE PARKING SPACES DESIGNATED ON THE
SURVEY MAP.

PURSUANT TO THE RECORDED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS FOR EASY STREET COTTAGES EACH UNIT-LOT HAS ONE (1) PARKING SPACE ALLOCATED TO IT, WITH THE CORRESPONDING PARKING SPACE NUMBER AS SHOWN ON THE SURVEY MAP. BEING THE SAME AS THE UNIT-LOT IT IS ALLOCATED.



5-24-2024

OWNER/DEVELOPER
Tiger Claw LLC
1308 33rd Street
Anacortes, WA 98
360-999-0733

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

SHEET 3 OF 3

HERRIGSTAD ENGINEERING & SURVEYING

DWN BY: DKH
DATE: April 2024

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

Uls-2023-0009

IMPERVIOUS AREA ALLOWABLE

MAXIMUM IMPERVIOUS SURFACE ALLOWABLE
ACCORDING TO THE STORMWATER DRAINAGE
REPORT DATED MAY 11, 2023 FOR THE ENTIRE
SITE IS 13,234 SQUARE FEET.

EASEMENT NOTES:

1. A 5' ACCESS EASEMENT IS RESERVED ON LOTS 5 & 6 FOR THE SIDEWALK AND PARKING TURN-AROUND AS CONSTRUCTED AND AS SHOWN ON THIS MAP.
2. A 4' STORM DRAINAGE EASEMENT ACROSS THE EAST 4' OF LOT 5 AS SHOWN ON THE MAP IS FOR THE BENEFIT OF LOT 6.
3. A 5' LANDSCAPING EASEMENT ACROSS LOT 6 IS FOR MAINTENANCE OF THE SITE'S PERIMETER LANDSCAPING BUFFER AND RETAINING WALL FOR THE BENEFIT OF ALL HOMEOWNERS AND MAINTAINED AS SPECIFIED IN THE C.C.R.s.

ABBREVIATION | LEGEND

POS - PRIVATE OPEN SPACE
SDCO - STORM DRAIN CLEAN OUT
SSCO - SANITARY SEWER CLEAN OUT

ALL LOTS HAVE EQUAL AND UNDIVIDED INTEREST IN TRACTS A, B & C.

GRAPHIC SCALE

(IN FEET)

LEGEND

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

ewer Clean Out
ewer Man Hole
nt
e Valve