

ZONING DENSITY
UNDERLYING ZONE: RESIDENTIAL LOW ZONING DISTRICT (R3)
MINIMUM LOT SIZE: 4,500 SQUARE FEET FOR SINGLE FAMILY HOME AND 7,500 SQUARE FEET FOR A DUPLEX.
NET ACREAGE: NET AVERAGE IS 0.33 ACRES OR 14,157 SQUARE FEET.
GROSS ACREAGE: GROSS ACREAGE IS 0.62 ACRES (V/ 1/2 OF THE ABUTTING ROAD) OF 12,745 SQUARE FEET AND TOTAL 26,902 SQUARE FEET.
ZONE'S MAXIMUM DENSITY: BASED ON MINIMUM LOT SIZE OF 4,500 SQUARE FEET AND 7,500 FOR A DUPLEX.
DENSITY PROPOSED: ONE SINGLE FAMILY HOME AND ONE DUPLEX.

KREIDER 2 LOT SHORT PLAT SURVEY IN SEC. 24, TWP. 35 N, RNG 1 E, W.M. ANACORTES, WASHINGTON

LEGAL DESCRIPTION

Lots 6, 7, 8, 9 and 10, Block 194, 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.

IMPERVIOUS COVERAGE LIMITATIONS

Total new and replaced impervious area allowed over Lot B is 4,368 square feet and offsite new and replaced impervious area of 2,695 square feet.

LEGEND

FENCE — X — X — X —

NOTES

1. FOUND MONUMENT IN CASE AS NOTED.
2. SET REBAR AND CAP PLS 27807.
3. FOUND NAIL IN ASPHALT
4. BASIS OF BEARINGS: PLAT OF COOPER'S ADDITION DIV. NO. 1 AF #94091300.
5. EQUIPMENT USED: GEOMAX 2" TOTAL STATION.
6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
7. SURVEY METHOD: STANDARD FIELD TRANSVERSE.

GENERAL INFORMATION

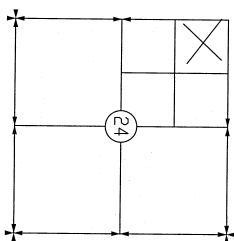
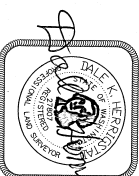
1. Assessor's Account No. 3772-194-010-0017 P56191.
2. Land Description information is from the Subdivision Guarantee, order No. 02-175945-F dated January 6, 2022.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Auditor's file.
4. Surveyed and approved by the Auditor.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.
8. This is a boundary survey only. Not all utilities were investigated.

SURVEYOR'S CERTIFICATE

I hereby certify that the Kreider 2 LOT SHORT PLAT is based upon an actual survey and subdivision performed by me and my assistants, and that the courses and distances on the ground, the legal description is a full and correct description of the land being divided, 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.

Date July 22, 2025
Certificate No. 27807



COA SPL-2022-0004

SHEET 1 OF 2

KREIDER 2 LOT SHORT PLAT

OWNER/DEVELOPER: Greg Kreider

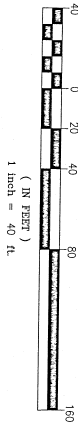
1000 22nd Street
Anacortes, WA 98221

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 35 N, RNG 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

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

GRAPHIC SCALE



ADDRESSES
LOT A 1219 D Avenue
LOT B 1213 & 1215 D Avenue



1 inch = 40 ft

LAND SURVEYOR
DALE HERRIGSTAD P.L.S. PE
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

AUDITORS CERTIFICATE
FILED PER RECORD THIS 20 DAY OF JULY 2025
AT ANACORTES, WA
AUDITOR'S FILE NO. 202507290277 RECORDS OF SKAGIT COUNTY, WASHINGTON
Auditor: [Signature] Deputy Auditor: [Signature]

CONDITIONS OF APPROVAL

1. This short subdivision is subject to the city's tree preservation standards under AMC 16.50 or as amended. Lot A is responsible for the preservation of the trees on the lot. Lot B is responsible for the preservation of the trees on the lot.
2. Waiver of Access. Lot A shall not be granted direct vehicular access to/from the abutting street's right-of-way and shall instead utilize the alleyway via the recorded access easement shown on the plat. Lot B, unless allowed by the Public Works Director of design.
3. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify the City of Anacortes and the Washington State Department of Archaeology and Historic Preservation in accordance with RCW 25.53(2).

EASEMENTS

1. An access and utility easement is granted on and across Lot B for the benefit of Lot A as shown on the face of the Plat. The purpose of the easement is for access and utilities but not exclusive to Lot A. Maintenance of the driveway will be the responsibility of Lot A.

SKAGIT COUNTY TREASURERS CERTIFICATE

I certify that all taxes heretofore levied and which have become due and payable by the owner of the above described property and discharged according to the records of my office, up to and including the year of 2025.

Certified this 29th day of July, 2025.

William A. Burt Skagit County Treasurer

CITY OF ANACORTES APPROVALS

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

City Engineer

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

John J. C. 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

State of Washington

I certify that I know of no satisfactory evidence that Greg Kreider signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument, and acknowledged it as the VP/SECRETARY/CLERK of PEOPLES 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 22 day of July, 2025.

Notary Public in and for the State of Washington

Name printed Thomas S. Frick

Residing at Peoples Bank Anacortes

My commissions expires 02-25-2029



7-22-2025

LAND SURVEYOR
DALE HERRIGSTAD PLS., PE
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets, and easements and all other dedications to the use of the public, all the purposes as indicated thereon, including but not limited to parks, open spaces, utilities and drainage systems, and all other public purposes, and we hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns and any person or entity deriving title for the undersigned, any and all claims for damages against the City of Anacortes, its successors and assigns to the extent that the City of Anacortes, its successors and assigns to the maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by the City of Anacortes.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns and any person or entity deriving title for the undersigned, their successors and assigns, to hold harmless the City of Anacortes, its successors and assigns, from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this short subdivision. This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

IN WITNESS WHEREOF we set our hands and seals:

Greg Kreider
Peoples Bank

State of Washington

I certify that I know of no satisfactory evidence that Greg Kreider, an unmarried individual, 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 22 day of July, 2025.

Notary Public in and for the State of Washington

Name printed Thomas S. Frick

Residing at Peoples Bank Anacortes

My commissions expires 02-25-2029



COA SPL-2022-0004

SHEET 2 OF 2

KREIDER 2 LOT SHORT PLAT

OWNER/DEVELOPER: Greg Kreider
1010 22nd Street
Anacortes, WA 98221

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF
SECTION 24, TOWNSHIP 35 N., R.1E, S.1E, W.1E,
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

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

DWN BY: DKH
CHECK BY: DH
DATE: July 2025
SCALE: Noted
Job: 2021-40