

9807100106

# Cranberry Heights Phase II

**Owner/Developer**  
EDWARD HAWKINGS  
P.O. BOX 292  
BURLINGTON, WA.  
98233

SE 1/4 of the SW 1/4 of Section 23, Twp. 35 N., Rng. 1 E., W.M.

SKAGIT COUNTY  
KATHY HILL  
31 24 60  
JUL 10 P1 58

**Dedication**  
Know all men by these presents that Edward H. Hawkins and Christine Hawkins, H/W and J. Wayne Burt, the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon.

*Edward H. Hawkins*  
EDWARD H. HAWKINGS  
*Christine Hawkins*  
CHRISTINE HAWKINGS  
*J. Wayne Burt*  
J. WAYNE BURT

**AUDITOR'S CERTIFICATE**  
Filed for record this 10 day of July 1998 at 5:30 minutes past 1 o'clock P.M., and recorded in Volume 17 of Plats on page 10 of the records of Skagit County, Wa.  
County Auditor  
*Christine J. Bergquist*  
A.F.# 9807100106

## Legal Description

Those portions of the "Plat of Northern Pacific Addition to Anacortes" according to the plat thereof filed in Volume 2 of Plats at pages 9-11, records of Skagit County, described as follows:  
Beginning at the Northwestern corner of Lot 22 of Block 1118 of said plat; thence S20°38'00"E along the West line of said Block 1118 and its projection, a distance of 236 feet to the Southwest corner of Lot 22 of Block 1119; thence N69°22'00"E along the Southeastly line of Block 1119 and its projection, a distance of 720 feet to the center of Kansas Avenue; thence N20°38'00"W along the center of Kansas Avenue, a distance of 476.33 feet; thence S69°22'00"W, a distance of 40 feet to a point on the East line of Lot 1 of Block 1116 which is 54.33 feet Northerly of the Southeast corner of said Lot 1; thence Southerly along a curve to the right having a radius of 176 feet, an arc length of 20.38 feet and a central angle of 6°38'00"; thence S69°22'00"W, a distance of 98.82 feet to a point on the West line of Lot 3 of Block 1116 which is 34 feet from the Southwest corner thereof; thence S20°38'00"E, a distance of 50 feet; thence S69°22'00"W, a distance of 280 feet; thence S20°38'00"E, a distance of 110 feet; thence S69°22'00"W, a distance of 170 feet; thence S20°38'00"E, a distance of 30.00 feet to the center line of 9th Street; thence S69°22'00"W along the center line of 9th Street, a distance of 130.00 feet; thence S20°38'00"E, a distance of 30.00 feet to the point of beginning of this description.

## Utility Easement

An easement is hereby reserved for and granted to The City of Anacortes; Puget Sound Energy; Cascade Natural Gas; G.T.E. of the Northwest; TCI Cablevision; and their successors and assigns under and upon the exterior five feet, parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

## Notes

1. Basis of bearings - Assumed N69°22'E on the centerline of 5th Street.
2. Zoning - Residential low density (R2)
3. Water - City of Anacortes
4. Sewer - City of Anacortes
5. This survey was accomplished by field traverse using 2 second digital electronic Total Station, and/or
6. For additional survey information see survey of Cranberry Heights Phase I filed in Volume 18 of Surveys at pages 26 and 27 as AF#9602150083.
7. Front yard minimum set backs for this subdivision have been reduced to five (5) feet.

## Acknowledgements

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Edward H. & Christine Hawkins signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.  
Notary signature Suzanne Adasch Title Notary  
Date 7/10/98 My appointment expires 4/23/00

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that J. Wayne Burt signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.  
Notary signature Suzanne Adasch Title Notary  
Date 7/10/98-TM My appointment expires 11/23/00

## City Approvals

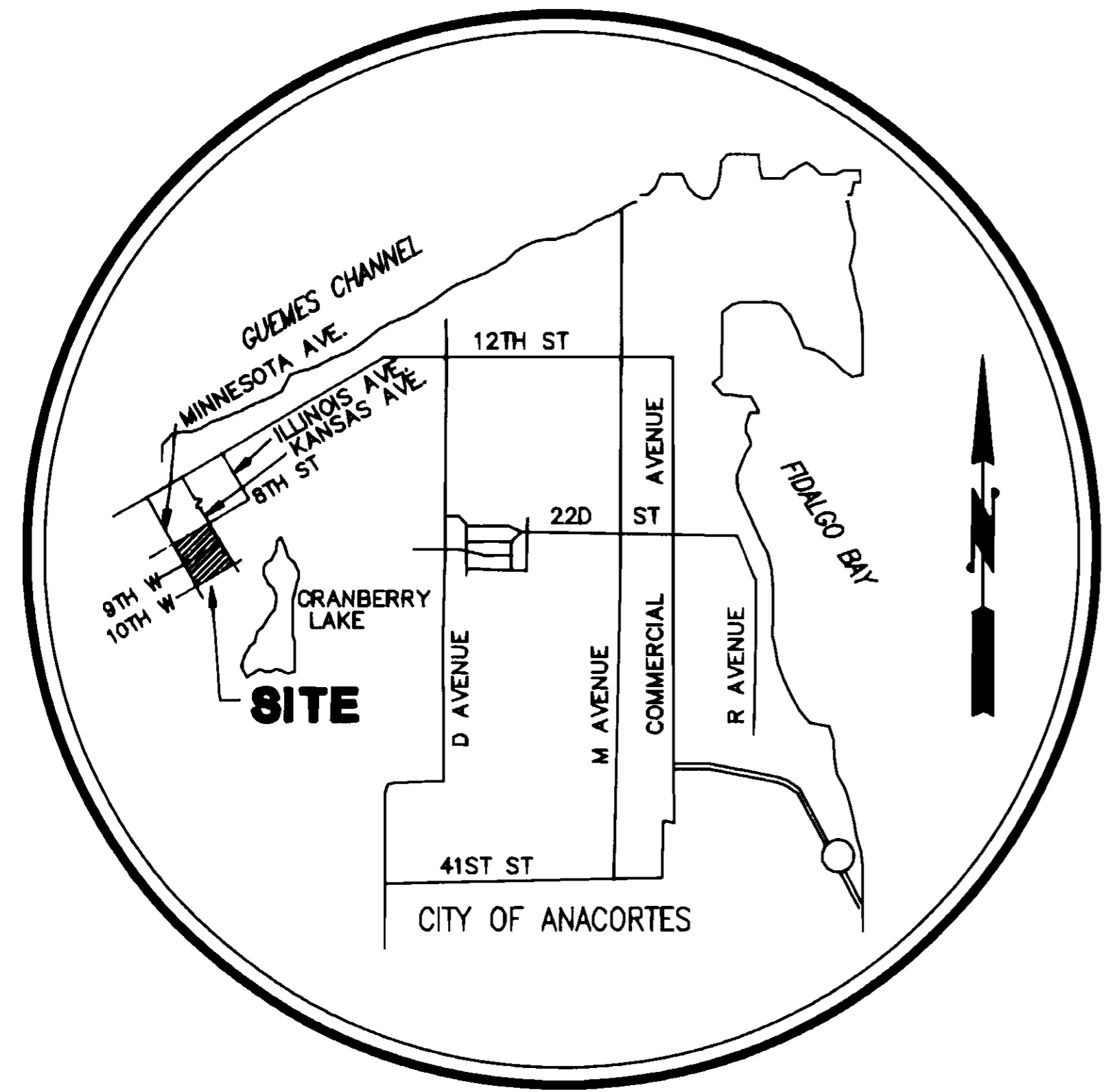
Examined and approved this \_\_\_ day of \_\_\_, 199\_\_.  
Wend O. Smith  
City Engineer  
The Planning Commission of The City of Anacortes, meeting in regular session on APRIL 22, 1998, did find that the Plat of Cranberry Heights Phase II, serves the public use and interest and has authorized its secretary to execute its written approval hereon.  
Tom J. Munn  
City Planning Commission Secretary  
Approved by order of the City Council of the City of Anacortes, Washington by an order made and entered on this 4 day of MAY, 1998. Witness our official signatures and the seal of the City of Anacortes, Washington, this \_\_\_ day of \_\_\_, 19\_\_.  
George K. Staman  
Attest: City Clerk Mayor of the City of Anacortes

## Treasurer's Certificates

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full. This 8<sup>th</sup> day of July, 1998.  
George K. Staman  
Treasurer, City of Anacortes  
This is to 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 1998.  
I, Judyan M. Merrill, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to, and including the year 1998.  
This 10 day of July, 1998.  
Judyan M. Merrill  
Skagit County Treasurer

## Covenants and Restrictions

The declaration of covenants, conditions and restrictions is filed as Auditor's File No. 9602150082. 9807100107

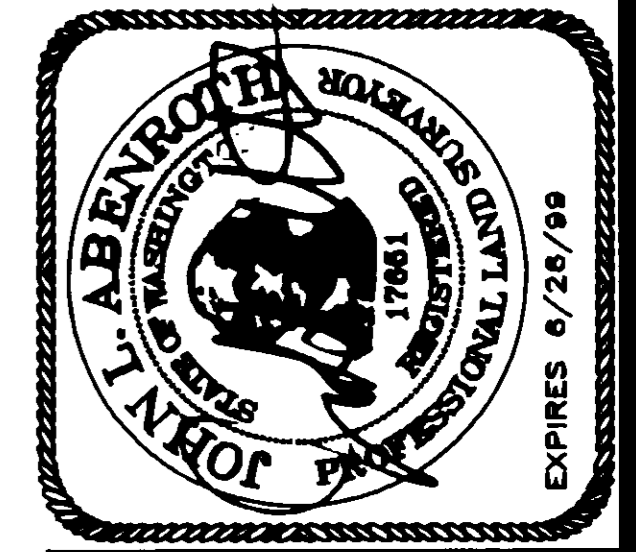


VICINITY MAP  
NOT TO SCALE

## Surveyor's Certificate

I hereby certify that the Plat of Cranberry Heights Phase II is based upon an actual survey and subdivision of Section 23, Township 35, Range 1 East, W.M., that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners have been staked correctly on the ground and that I have fully complied with the provisions of the statutes and platting regulations.  
John L. Abenroth  
John L. Abenroth, PLS; CERT. # 17651  
4/3/98  
Date

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			983-96	fm	JLA	28/JUL/96	1" = 50'	1 OF 2



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**Skagit Surveyors & Engineers LLC**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

AUDITOR ORIGINAL

# Cranberry Heights Phase II

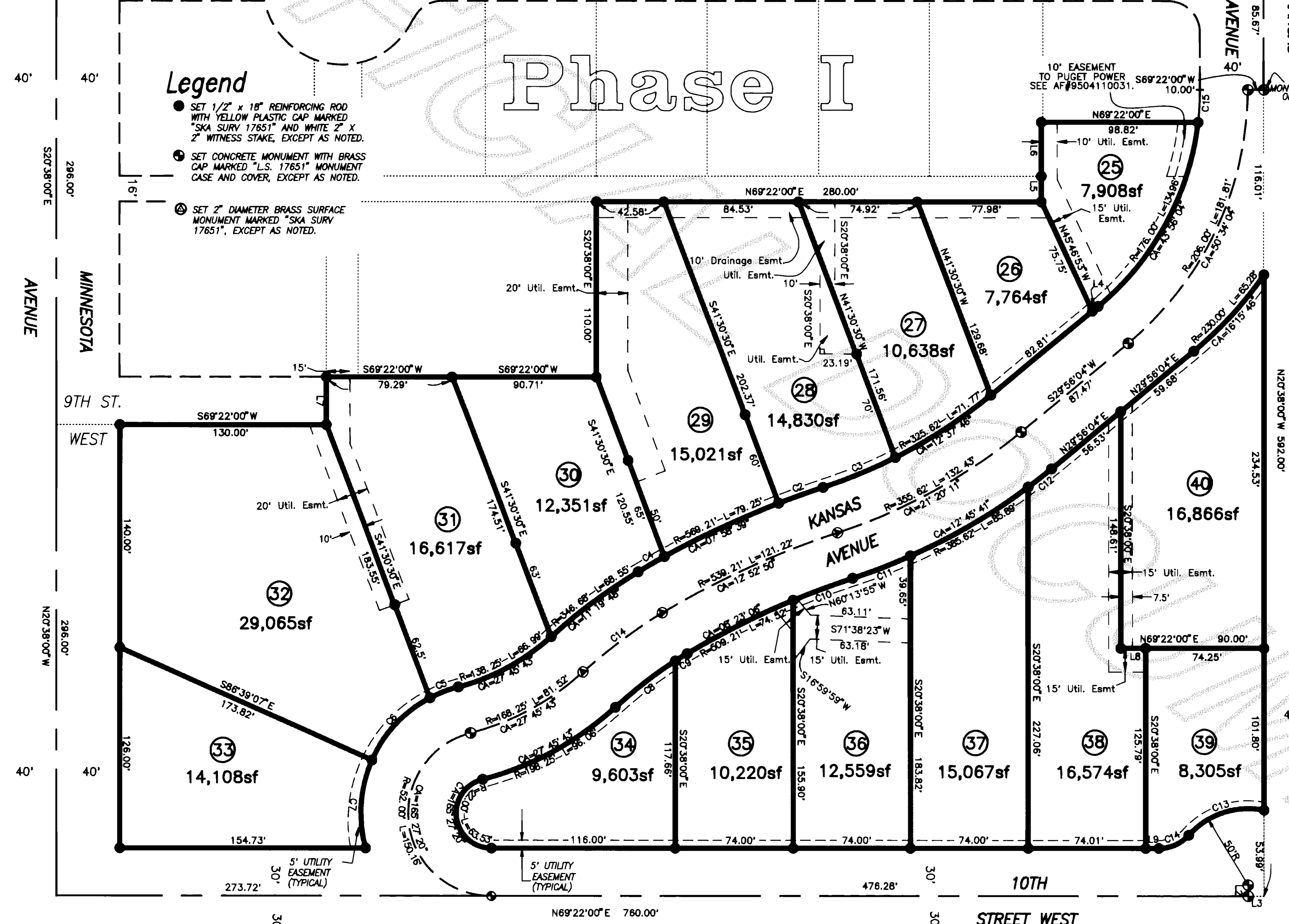
SE 1/4 of the SW 1/4 of Section 23, Twp. 35 N., Rng. 1 E., W.M.

### Addresses

LOT 25 = 1906 KANSAS AVENUE	LOT 29 = 2002 KANSAS AVENUE	LOT 33 = 2020 KANSAS AVENUE	LOT 37 = 3616 10TH STREET WEST
LOT 26 = 1910 KANSAS AVENUE	LOT 30 = 2006 KANSAS AVENUE	LOT 34 = 3710 10TH STREET WEST	LOT 38 = 3610 10TH STREET WEST
LOT 27 = 1914 KANSAS AVENUE	LOT 31 = 2010 KANSAS AVENUE	LOT 35 = 3702 10TH STREET WEST	LOT 39 = 3604 10TH STREET WEST
LOT 28 = 1918 KANSAS AVENUE	LOT 32 = 2016 KANSAS AVENUE	LOT 36 = 3620 10TH STREET WEST	LOT 40 = 3602 10TH STREET WEST

### Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" x 2" WITNESS STAKE, EXCEPT AS NOTED.
- SET CONCRETE MONUMENT WITH BRASS CAP MARKED "L.S. 17651" MONUMENT CASE AND COVER, EXCEPT AS NOTED.
- SET 2" DIAMETER BRASS SURFACE MONUMENT MARKED "SKA SURV 17651", EXCEPT AS NOTED.

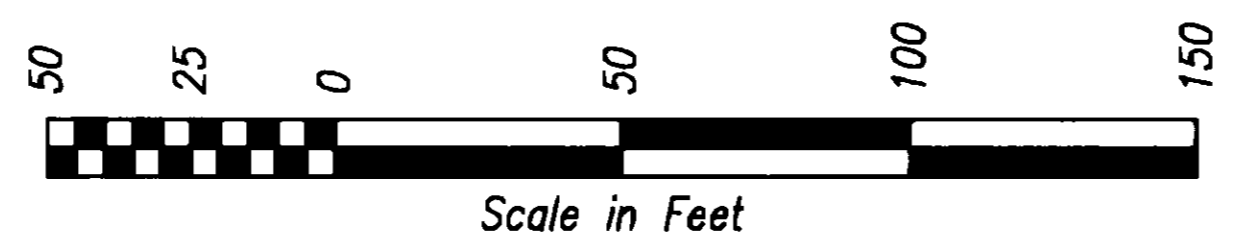


LINE TABLE

#	BEARING	DISTANCE
L2	N20°38'00"W	5.00'
L3	N69°22'00"E	10.00'
L4	S29°56'04"W	4.66'
L5	N20°38'00"W	16.00'
L6	N20°38'00"W	34.00'
L7	S20°38'00"E	30.00'
L8	N69°22'00"E	15.75'
L9	S69°22'00"W	8.35'

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	316.68'	11°19'48"	62.62'
C2	316.68'	11°19'48"	62.62'
C3	569.21'	02°58'36"	29.57'
C4	569.21'	01°55'35"	19.14'
C5	82.00'	13°18'55"	19.06'
C6	82.00'	38°08'22"	54.58'
C7	82.00'	39°33'48"	56.62'
C8	286.68'	09°33'21"	47.81'
C9	286.68'	01°46'27"	8.88'
C10	509.21'	04°29'44"	39.95'
C11	385.62'	05°49'12"	39.17'
C12	385.62'	02°45'18"	18.54'
C13	50.00'	59°43'36"	52.12'
C14	50.00'	59°43'36"	52.12'
C15	25.00'	48°11'23"	21.03'
C16	176.00'	06°38'00"	20.38'



AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 1998 at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock of \_\_\_\_\_ m.m., and recorded in Volume \_\_\_\_\_ of \_\_\_\_\_ Plats at page \_\_\_\_\_, records of Skagit County, Wa.

*See page!*  
County Auditor or Deputy Auditor  
A.F.# 9807100106



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Developer

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DATE	REVISION	BY	JOB# 983-96	DRAWN fm	CHECKED JLA	DATE 28JUL96	SCALE 1" = 50'	SHEET 2 OF 2
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AUDITOR ORIGINAL