

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT SUBDIVISION MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISH.

DEDICATION OF ADDITIONAL RIGHT-OF-WAY FOR "H" AVENUE:

WE, THE UNDERSIGNED OWNER'S HEREBY DEDICATE AN ADDITIONAL TEN FEET (10') TO THE CITY OF ANACORTES, FOREVER FOR PUBLIC ACCESS AND UTILITY PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO GRANTING THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AS SHOWN ON THIS "SURVEY MAP". ALSO THE RIGHT TO MAINTAIN AND DRAIN THE STREET OVER AND ACROSS ANY TRACT, WHERE WATER MIGHT TAKE A NATURAL COURSE. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE "CITY OF ANACORTES" WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THIS SHORT SUBDIVISION, BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREET.

Wayne L. McKean
WAYNE L. MCKEAN
HUSBAND

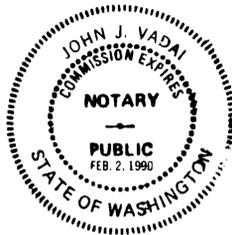
Christine A. McKean
CHRISTINE A. MCKEAN
WIFE

ACKNOWLEDGMENT:

STATE OF: WASHINGTON )
COUNTY OF: SKAGIT )

ON THIS 5TH DAY OF AUGUST 1988, PERSONALLY APPEARED BEFORE ME, WAYNE L. MCKEAN AND CHRISTINE A. MCKEAN - HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.



John J. Vadai
NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON
RESIDING AT: ANACORTES

LENDER'S CONSENT:

LENDER'S: "INTERWEST SAVINGS BANK", A WASHINGTON STATE CORPORATION, HEREBY CONSENT TO THIS SHORT SUBDIVISION OF "WAYNE L. AND CHRISTINE A. MCKEAN: AND TO THE DEDICATION OF ROADS FOR PUBLIC ACCESS PURPOSES AS WELL AS TO ALL EASEMENTS HEREIN GRANTED.

FOR INTERWEST SAVINGS BANK
Joe Stella
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF: WASHINGTON )
COUNTY OF: ISLAND )

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF AUGUST, 1988, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED: JOE STELLA, TO ME KNOWN TO BE THE: VICE PRESIDENT OF "INTERWEST SAVINGS BANK", A WASHINGTON STATE CORPORATION, WHICH CORPORATION EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Paula Kay Nixon

NOTARY PUBLIC

STATE OF WASHINGTON

COMMISSION EXPIRES SEP 30 1990

Paula Kay Nixon
NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON
RESIDING AT: Oak Harbor

REMARKS:

- 1) WATER SUPPLY: EXISTING SHARED WELL WATER SUPPLY FOR TRACT "B" AND A PROPOSED INDIVIDUAL WELL FOR TRACT "A". INDIVIDUAL WELLS, WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THE PLAT, THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO THE AVAILABILITY OF SAID WATER.
2) SEWAGE DISPOSAL: EXISTING AND A INDIVIDUAL SEPTIC SYSTEM. SOIL LOG DATA FOR INDIVIDUAL SEPTIC TANKS AND DRAIN FIELD DISPOSAL SYSTEMS WERE SUBMITTED TO THE SKAGIT COUNTY HEALTH DEPARTMENT BY: MIKE MEEUWSEN P.E., ON 8/1/88. TRACT "B": APPROVED FOR ALTERNATIVE SYSTEM(IF NEEDED)-TRACT "A": SEE ATTY-DOUG OWENS' LETTER-A.F. # 8808110005.
3) EXISTING ZONING: RURAL (R).
4) ALL LOT CORNERS ARE MONUMENTED WITH 5/8" REBARS AND CAPS, UNLESS NOTED OTHERWISE.
5) THE RESUBDIVISION OF THESE TRACTS, ALSO THE CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ETC., ARE SUBJECT TO THE APPROVALS OF THE APPROPRIATE CITY OFFICIALS.
6) THE MAINTENANCE OF PRIVATE ROADS (IF ANY) ARE THE RESPONSIBILITY OF THE LOT OWNERS AND SHALL BE IN DIRECT RELATIONSHIP TO THE USAGE OF THE ROADS.
7) THE PREPARATION AND SURVEY OF THIS SHORT SUBDIVISION IS BASED ON THE FOLLOWING SOURCES:
A) FIRST AMERICAN TITLE COMPANY'S SHORT PLAT CERTIFICATE NO: 23539
B) OUR SUBDIVISION OF SUBJECT SECTION 25.
C) APPLICABLE STREET, SECTION, AND PROPERTY MONUMENTS FOUND AT THE VICINITY OF SUBJECT PROJECT.

SHORT PLAT NO: AN-88-002
DATE: 8/5/88

SURVEYOR'S CERTIFICATE:

I, JOHN J. VADAI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON.

DATED IN ANACORTES ON THIS 5TH DAY OF AUGUST, 1988.

John J. Vadai
JOHN J. VADAI
CERTIFICATE NO. 9636



TREASURER'S CERTIFICATE:

I HEREBY 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 1988.

THIS 11th DAY OF August, 1988.

Ruth Wylie
TREASURER OF SKAGIT COUNTY

BY: DEPUTY TREASURER

CERTIFICATE OF TITLE:

RECORDED THIS 11 DAY OF Aug, 1988 UNDER AUDITOR'S FILE NO: 8808110006, VOLUME 771 OF OFFICIAL RECORDS, AT PAGE(S) 562-565, RECORDS OF SKAGIT COUNTY, WASHINGTON.

APPROVALS:

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805. THIS 5th DAY OF August, 1988.

James Rice for Ian Munce
IAN MUNCE
PLANNING DIRECTOR

David M. Ford
DAVID FORD JR. P.E.
CITY ENGINEER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 11 DAY OF Aug, 1988 AT 11:27 AM, IN VOLUME 8 OF SHORT PLATS AT PAGE(S) 54, 55 UNDER AUDITOR'S FILE NO: 8808110007, AT THE REQUEST OF JOHN J. VADAI.

Gerry Smith
SKAGIT COUNTY AUDITOR

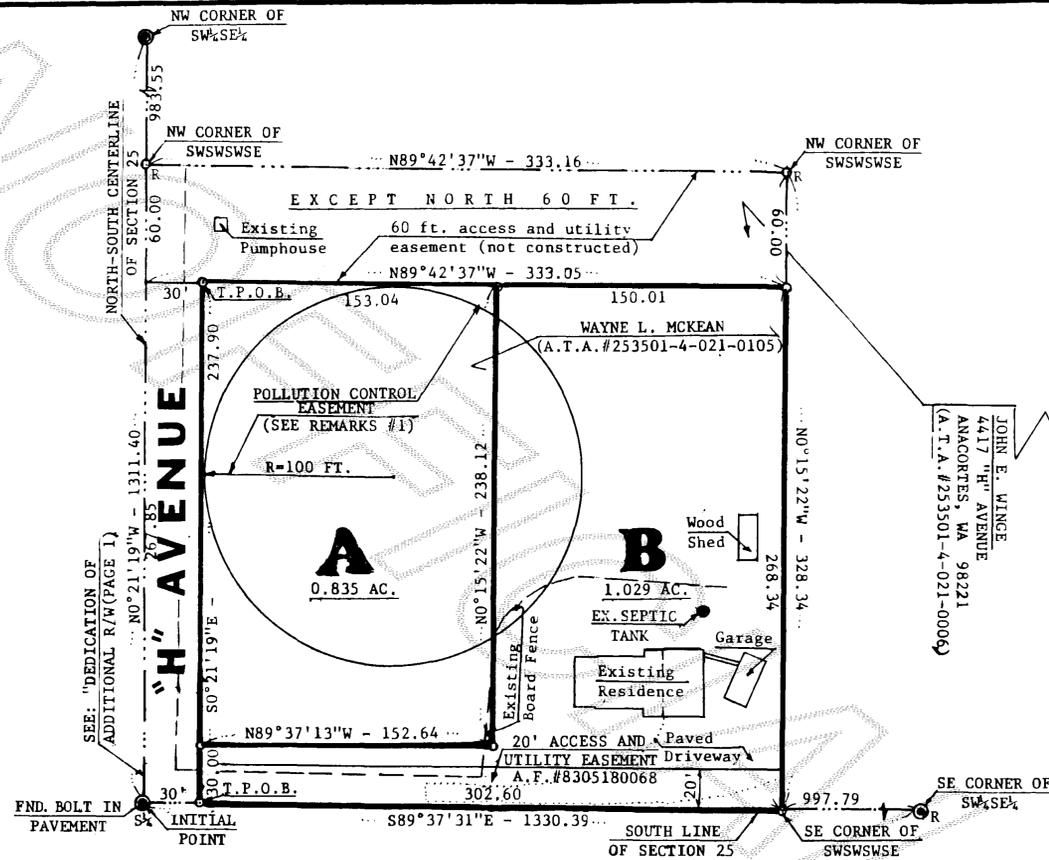
Sandra Granger
BY: DEPUTY AUDITOR

SHORT PLAT OF
PART OF W1/2S1/2SW1/4SW1/4SE1/4 OF SEC.25, TWP.35N, RANGE 1 E., W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON



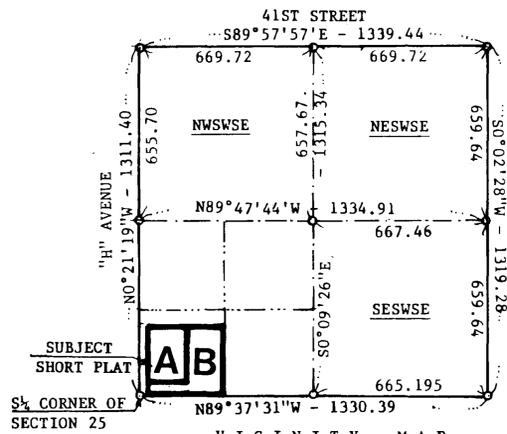
Table with 3 columns: Field Name, Value, and Field Name. Includes fields for Prepared For, Scale, Date, Description, Meridian, and contact information for John J. Vadai & Associates.

see 8 SP P954



**RICHARD B. BALDWIN**  
 1101 HEART LAKE ROAD  
 ANACORTES, WA 98221  
 (A.T.A.#363501-0-007-0009)

**WAYNE L. MCKEAN**  
 4419 "H" AVENUE  
 ANACORTES, WA 98221  
 (ADDITIONAL OWNERSHIP  
 IN SECTION 36-35-01)



**VICINITY MAP**  
 (SUBDIVISION OF SWSE)  
 (NOT TO SCALE)

- SYMBOLS:**
- = REBAR AND CAP (SET)
  - RO = REFERENCE POINT
  - = STREET MONUMENT (FOUND)

**NOTE**  
 IMPROVEMENTS AND GROUND FEATURES NOTED ON THIS DRAWING  
 ARE SHOWN AS THEY EXISTED ON 7/29/88.

**LEGAL DESCRIPTION:**  
 (PER FIRST AMERICAN TITLE COMPANY'S SHORT PLAT CERTIFICATE NO: #23539)

**1) TOTAL PROPERTY:**

THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; EXCEPT THE WEST 20 FEET THEREOF FOR C.R. DONNELL COUNTY ROAD NO. 2; AND ALSO EXCEPT THE NORTH 60 FEET THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTH 60 FEET OF THAT PORTION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LYING EASTERLY OF THE C.R. DONNELL COUNTY ROAD NO. 2."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SE 1/4 OF SAID SECTION 25;

- THENCE: S89°37'31"E - ALONG THE SOUTHERLY LINE OF SAID SE 1/4 - 30.00 FEET, TO THE EASTERLY R/W LINE OF "H" AVENUE AND THE TRUE POINT OF BEGINNING (T.P.O.B.) OF THIS DESCRIPTION;
  - THENCE: CONTINUING S89°37'31"E - 302.60 FEET TO THE SE CORNER OF THE "SWSWSWSE";
  - THENCE: N0°15'22"W - ALONG THE EASTERLY LINE OF SAID "SWSWSWSE" - 268.34 FEET TO THE SOUTHERLY LINE OF SAID "NORTH 60 FEET";
  - THENCE: N89°42'37"W - ALONG THE SOUTHERLY LINE OF SAID "NORTH 60 FEET" - 303.05 FEET TO THE EASTERLY R/W LINE OF SAID "H" AVENUE;
  - THENCE: S0°21'19"E - 267.90 FEET TO THE POINT OF BEGINNING, CONTAINING: 1.864 ACRES MORE OR LESS, SITUATED IN THE CITY LIMITS OF ANACORTES, SKAGIT COUNTY, WASHINGTON.
- SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, ETC., AS SHOWN AND/OR OF RECORDS.

**2) PARCEL "A"**

COMMENCING AT THE SW CORNER OF SAID "SE 1/4";

- THENCE: N0°21'19"W - 267.85 FEET;
- THENCE: S89°42'37"E - 30.00 FEET TO THE TRUE POINT OF BEGINNING (T.P.O.B.);
- THENCE: S0°21'19"E - 237.90 FEET;
- THENCE: S89°37'31"E - 152.64 FEET;
- THENCE: N0°15'22"W - 238.12 FEET;
- THENCE: N89°42'37"W - 153.04 FEET TO THE TRUE POINT OF BEGINNING (T.P.O.B.), CONTAINING: 0.835 ACRE, MORE OR LESS

**3) PARCEL "B"**

COMMENCING AT THE SW CORNER OF SAID "SE 1/4";

- THENCE: S89°37'31"E - 30.00 FEET TO THE TRUE POINT OF BEGINNING (T.P.O.B.);
- THENCE: CONTINUING S89°37'31"E - 302.60 FEET;
- THENCE: N0°15'22"W - 268.34 FEET;
- THENCE: N89°42'37"W - 150.01 FEET;
- THENCE: S0°15'22"E - 238.12 FEET;
- THENCE: N89°37'31"W - 152.64 FEET;
- THENCE: S0°21'19"E - 30.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING: 1.029 ACRES MORE OR LESS.

**SHORT PLAT OF**  
**PART OF W1/2 S1/2 SW1/4 SW1/4 SE1/4 OF SEC. 25, TWP. 35N, RANGE 1 E., W.M.**  
**CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON**



Phone: (206) 293-9591

WAYNE R. & CHRISTINE A. MCKEAN PREPARED FOR: 4419 "H" AVENUE ANACORTES, WA 98221			TEL: (206) 293-7359
SCALE: 1" = 60'	DRAWN BY: T.L.W.	JOB NO: 1345-88	
DATE: 7/29/88	APPROVED BY:	DRAWING NO: - " -	
DESCRIPTION: SEE ABOVE			
JOHN J. VADAI & ASSOCIATES 3215 1/2 Commercial Ave., Anacortes, Wn.			MERIDIAN: ASSUMED LOCAL

WA 8 SP PG 55