

95 MAY -4 P1:38

2/21/95

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUB-DIVISION 373 FEET EAST OF THE SOUTHWEST CORNER...

PARCEL "B"

THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; EXCEPT SOUTH 16 RODS THEREOF; ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ANACORTES...

PARCEL "C"

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE SOUTH 16 RODS THEREOF...

PARCEL "D"

VACATED LOTS 1 TO 22 INCLUSIVE, BLOCK 1 AND VACATED LOTS 1 TO 22 INCLUSIVE, BLOCK 2, CONVEYED BY PLAT OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS...

PARCEL "E"

VACATED LOTS 1 TO 22 INCLUSIVE, BLOCK 2, AND VACATED LOTS 1 TO 6 INCLUSIVE, BLOCK 3 "FIDALGO ADDITION TO THE CITY OF ANACORTES", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS...

PARCEL "F"

THE SOUTH 16 RODS OF THE EAST 20 RODS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT ANY PORTION THEREOF THAT LIES WITHIN THE BOUNDARIES OF "FIDALGO ADDITION TO ANACORTES"...

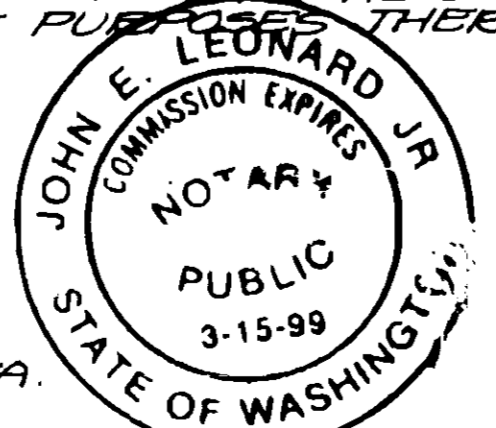
NOTES

- 1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - LOW DENSITY RESIDENTIAL
4. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A TOTAL STATION.
5. SEWAGE DISPOSAL - CITY OF ANACORTES
6. WATER - CITY OF ANACORTES
7. ANY FUTURE SURFACE WATER MANAGEMENT CONTROLS SHALL BE IMPLEMENTED TO THE CITY ENGINEER'S SPECIFICATIONS AS PER ORDINANCE NO. 2176.
8. THERE IS EXISTING CITY WATER ALONG "H" AVENUE AND 32ND STREET FOR CONNECTION TO EACH LOT AND FIRE HYDRANTS LOCATED AS APPROVED BY THE CITY FIRE CHIEF.
9. THERE IS EXISTING SANITARY SEWER ALONG "H" AVENUE AND 32ND STREET FOR CONNECTION TO EACH LOT.
10. EACH LOT SHALL HAVE 30 FEET OF FRONTAGE ON AN IMPROVED CITY STREET.
11. ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS.
12. SUBJECT TO CONDITIONS SET FORTH IN LETTER 2418 2176 FROM THE CITY OF ANACORTES RECORDED UNDER A.R.N. 4503240018, RECORDS OF SKAGIT COUNTY, WA.

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT }
ON THIS 19th DAY OF April 1995 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GEORGE LIVESSEY, JR., ATTORNEY IN FACT FOR JUDITH PAE FERRARI, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE KUTLIN INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
John E. Leonard, Jr.
NOTARY PUBLIC
RESIDING AT Sedro Woolley, WA.



CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED WE FURTHER DECLARE THAT THE LAND DESCRIBED BY THIS SHORT SUBDIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PRECEDING FIVE YEARS AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE YEARS FROM THE DATE OF APPROVAL OF THIS SHORT PLAT.

Margaret Jones
MARGARET JONES
Judith Pae Ferrari
JUDITH PAE FERRARI

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT }
ON THIS 19th DAY OF April 1995 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED MARGARET JONES TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

George Livessey, Jr.
NOTARY PUBLIC
RESIDING AT Sedro Woolley, WA.
My Appointment Expires MAY 25, 1998

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 20th DAY OF April 1995.
Don A. Murre
PLANNING DIRECTOR
Andy W. Brubaker
CITY ENGINEER

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LAND DESCRIBED HEREBY HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1995 THIS 14th DAY OF May 1995.

Joseph M. Munch
SKAGIT COUNTY TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREBY CONTAINED AND DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL, THIS 20th DAY OF April 1995.

George Khtian
ANACORTES CITY TREASURER

SURVEYOR'S CERTIFICATE

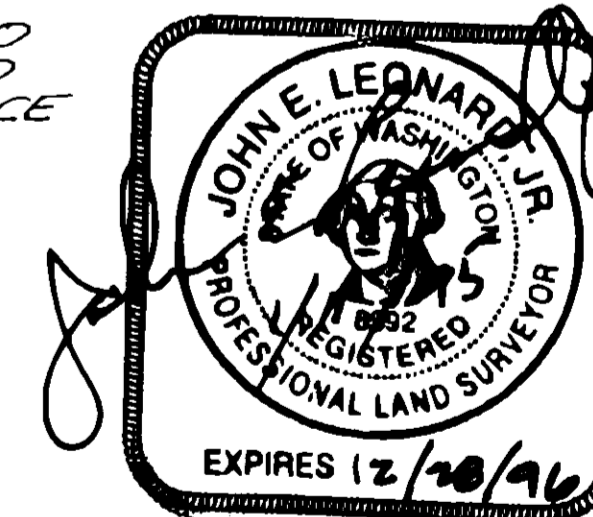
I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON A TRUE SURVEY WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-130 W.A.C.

John E. Leonard, Jr.
JOHN E. LEONARD, JR. P.E. & P.L.S.
CERTIFICATE NO. 8992 DATE 1/4/95

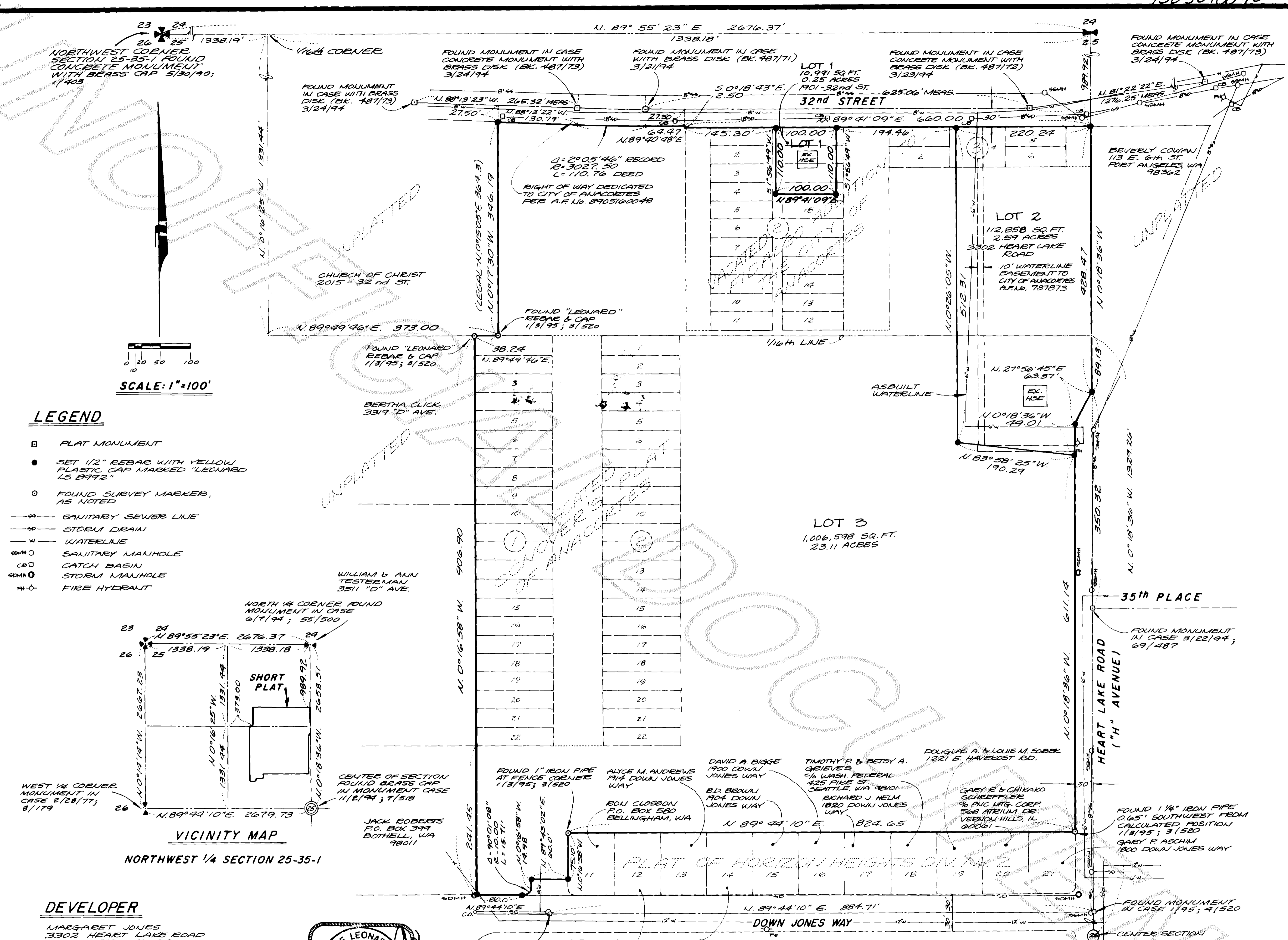
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF May 1995, AT 1:38 PM M. IN BOOK 11 OF SHORT PLATS AT PAGE 200-201 AT THE REQUEST OF LEONARDO BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NO. 9505040090

Laura Hill
SKAGIT COUNTY AUDITOR
BY: Leonard J. Grange
DEPUTY



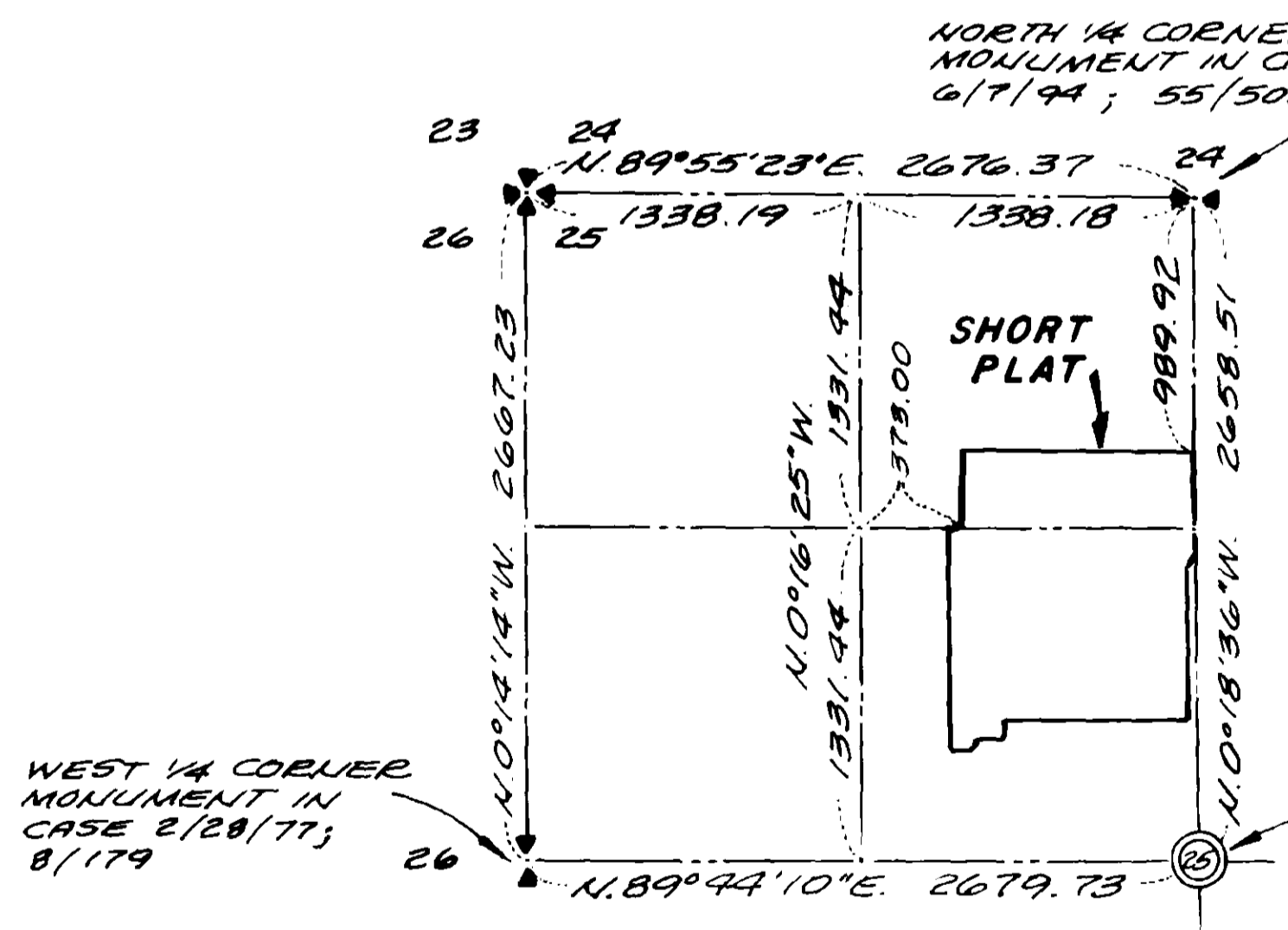
SHORT PLAT NUMBER ANA 95-001 DATE 3/3/95
PACIFIC SUMMIT CONSTRUCTION SHORT PLAT
IN THE NORTHWEST 1/4 OF SECTION 25, TWP 35 N., RGE 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
DWN BY: jh DATE: SEPT 1994
Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
803 S. 1st Street, Mount Vernon, WA 98273, 336-5751
SCALE:
JOB NO: 94057



SCALE: 1"=100'

LEGEND

- PLAT MONUMENT
- SET 1/2" BEBAE WITH YELLOW PLASTIC CAP MARKED "LEONARD LS 8992"
- FOUND SURVEY MARKER, AS NOTED
- SANITARY SEWER LINE
- STORM DRAIN
- WATERLINE
- SANITARY MANHOLE
- CATCH BASIN
- STORM MANHOLE
- FIRE HYDRANT

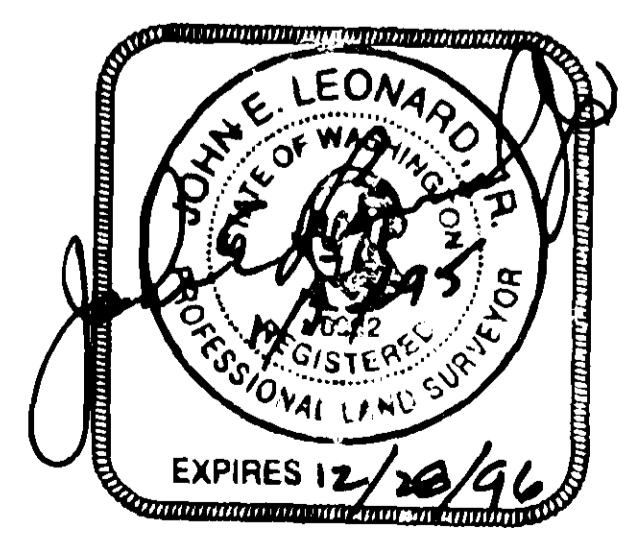


DEVELOPER

MARGARET JONES  
3302 HEART LAKE ROAD  
ANACORTES, WA 98021  
TAX I.D. No. 3787-002-022-0003

BASIS OF BEARING

PLAT OF HORIZON HEIGHTS DIV. No. 2.  
FOUND PLAT MONUMENTS ALONG  
DOWN JONES WAY HEREON  
NORTH 89° 44' 10" EAST.



SHORT PLAT NUMBER ANA 95-001 DATE 3/3/95

**PACIFIC SUMMIT CONSTRUCTION SHORT PLAT**  
IN THE NORTHWEST 1/4 OF SECTION 25, TWP. 35 N., RGE. 1 E., W.M.  
CITY OF ANACORTES, WASHINGTON

DWN BY: jh DATE: SEPT. 1994  
FIELD BOOK: 3/520

**Leonard, Boudinot & Skodje Inc.**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
803 S. 1st Street, Mount Vernon, WA 98273, 336-5751

SCALE: 1" = 100'  
JOB NO: 94057