

MERIDIAN RIDGE

SHORT PLAT NO. ANA-94-003

DATE OF APPROVALS: _____

9603050070

LEGAL DESCRIPTION:

THAT PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°31'44"W ALONG THE WEST LINE OF SAID SECTION 27, 431.67 FEET; THENCE S88°04'37"E 14.09 FEET; THENCE S88°13'06"E 58.07 FEET; THENCE S88°04'09"E 121.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE N01°55'51"E 398.81 FEET; THENCE S88°04'09"E 30.00 FEET; THENCE S01°55'51"W 196.55 FEET; THENCE S88°04'09"E 441.30 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 27, 417.42 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 27; THENCE N88°04'09"W 32.83 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH 40 FEET OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AND UPON THAT PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

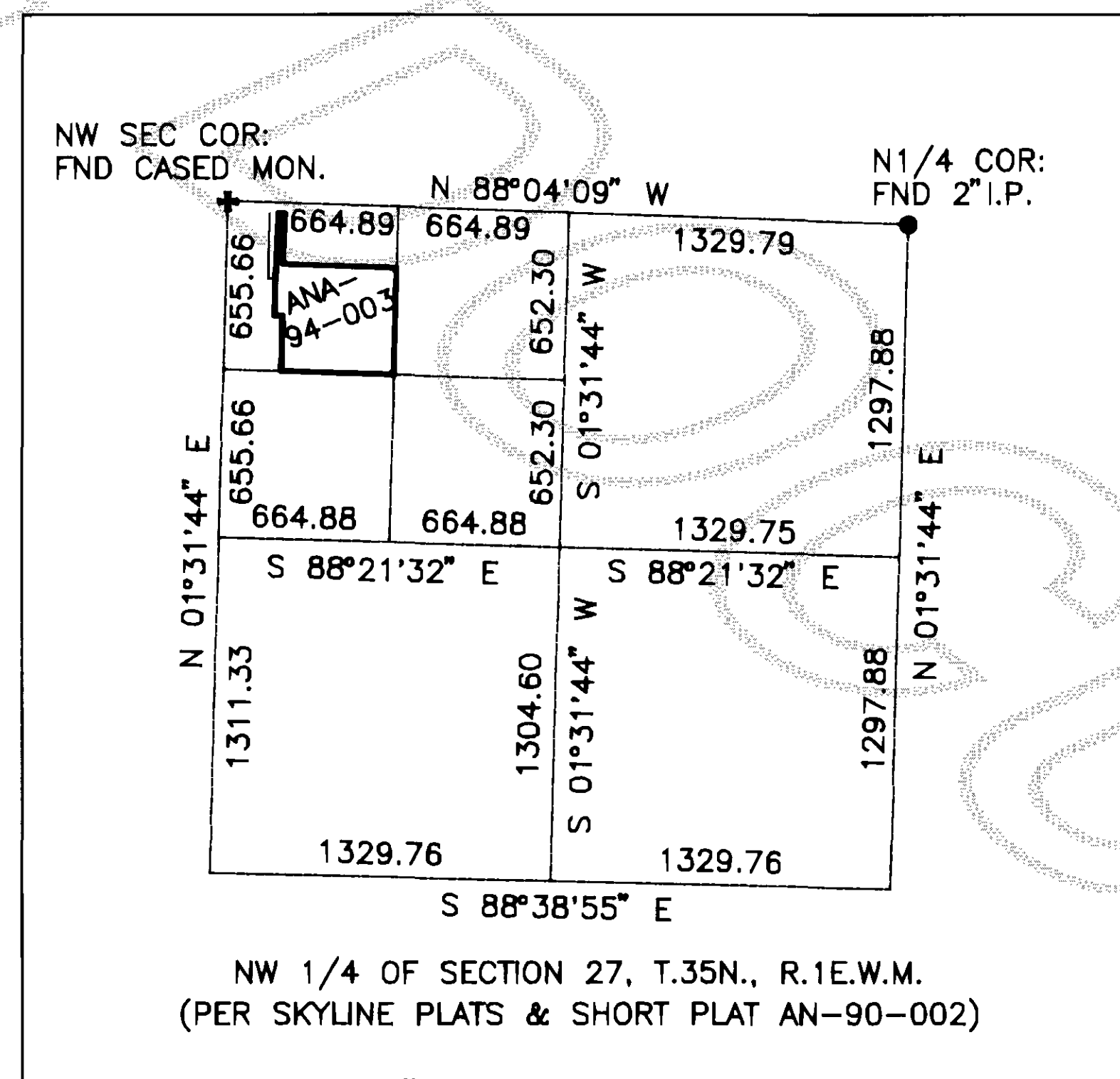
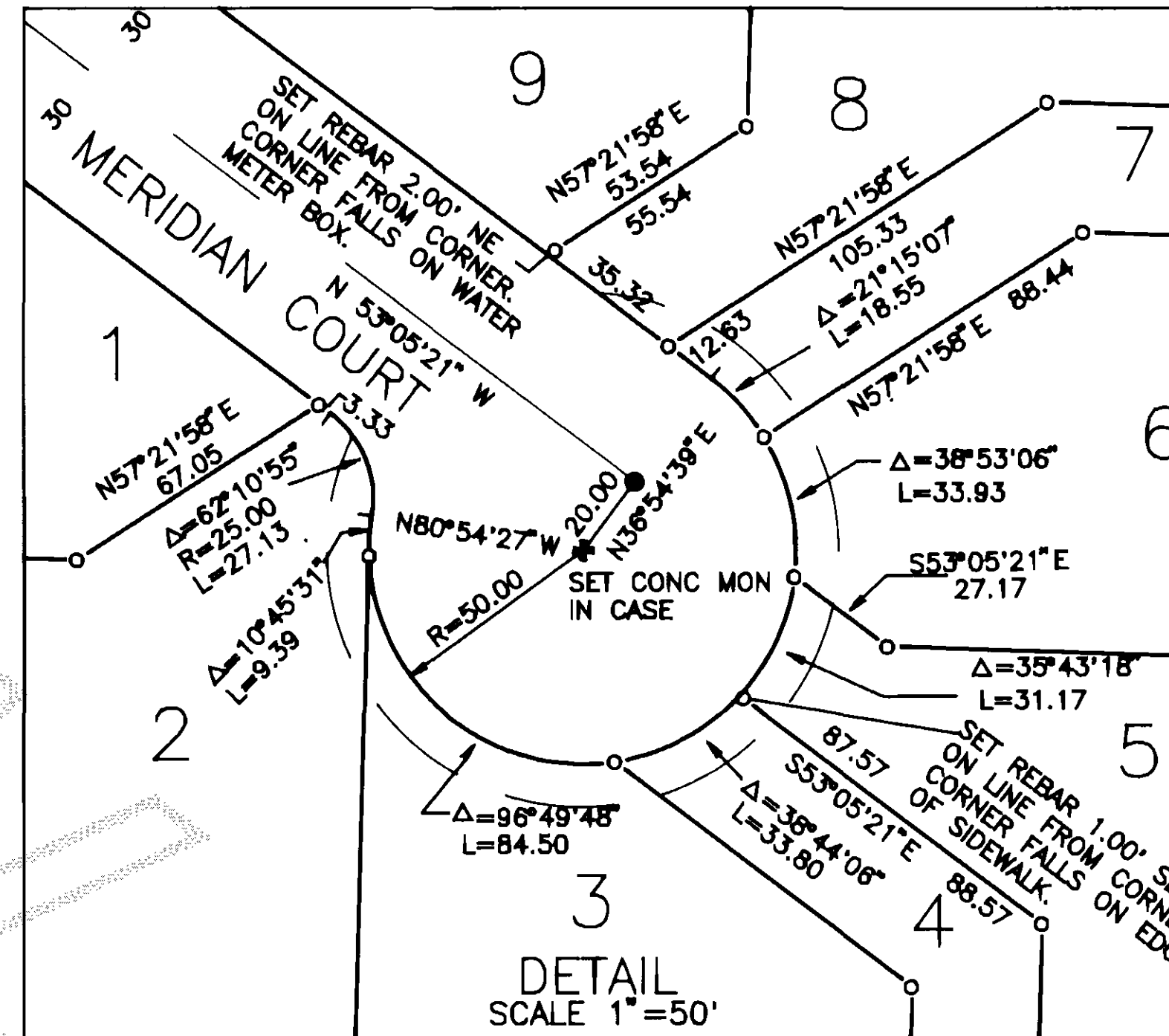
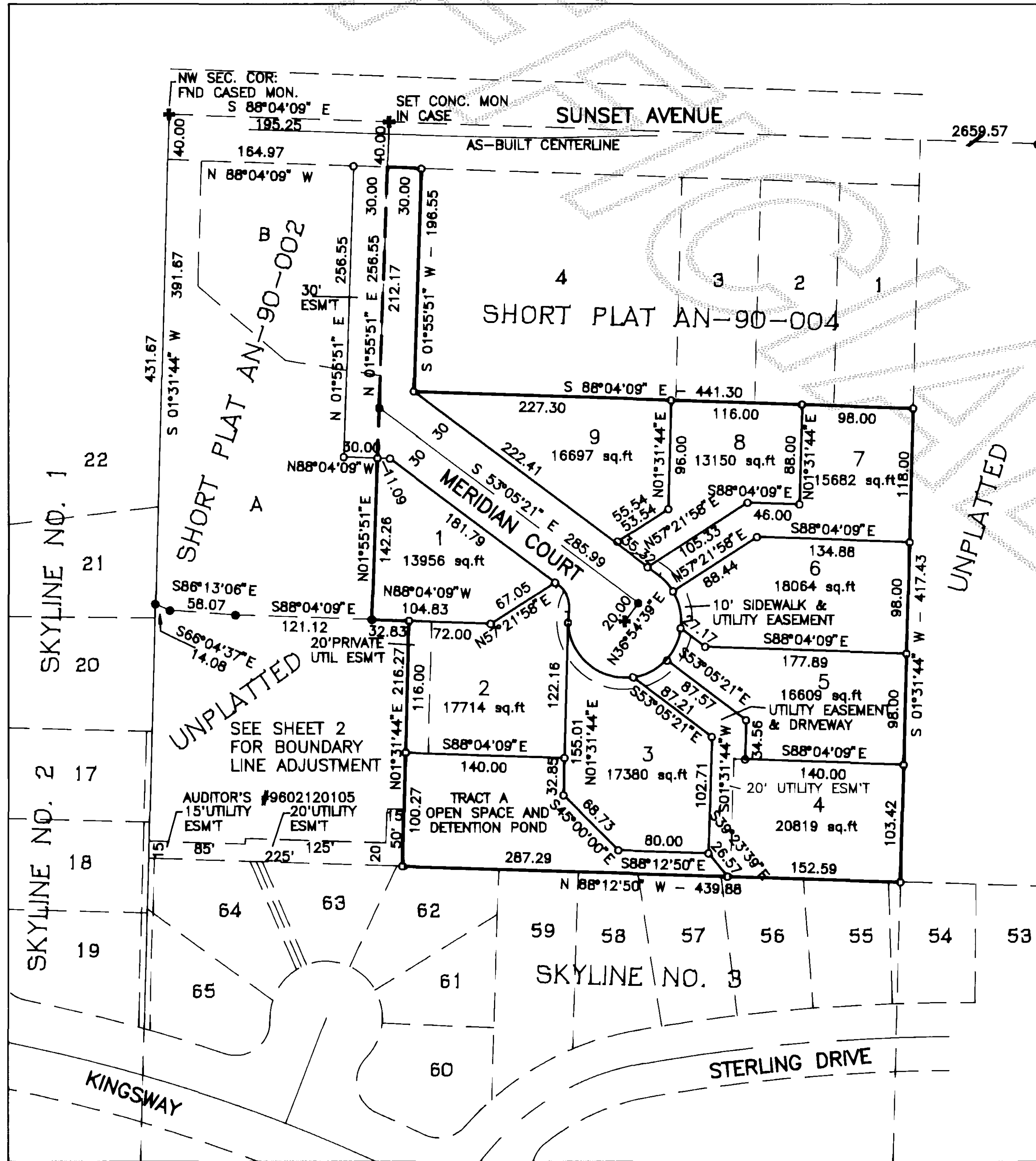
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°31'44"W 40 FEET; THENCE S88°04'09"E 164.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE S88°04'09"E 30 FEET; THENCE S01°55'51"W 256.55 FEET; THENCE N88°04'09"W 30 FEET; THENCE N01°55'51"E 256.55 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

96 MAR -5 1996
 Jim Chaffin
 30 2/6/96

50 0 50 100 150 FEET

SCALE: 1"=100'



OWNER'S DECLARATION:
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS HEREBY DECLARE THIS SHORT SUBDIVISION WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

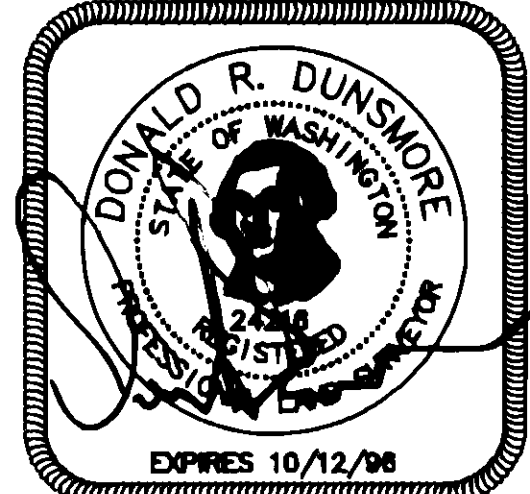
WE FURTHER DECLARE THAT THIS LAND DESCRIBED BY THIS SHORT SUBDIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PRECEDING FIVE (5) YEARS, AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE (5) YEARS FROM THE DATE OF THE APPROVAL OF THIS SHORT PLAT.
 IN WITNESS WE HAVE SET OUR HANDS AND SEALS ON THIS 14th DAY OF FEBRUARY, 1996.

Walter G. Schwenk
 WALTER G. SCHWENK
Judith S. Schwenk
 JUDITH S. SCHWENK

ACKNOWLEDGEMENT
 STATE OF WASHINGTON
 COUNTY OF SKAGIT) vis
 THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED WALTER G. SCHWENK AND JUDITH S. SCHWENK, HUSBAND AND WIFE, WHO ARE KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE ABOVE INSTRUMENT AND THEY ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
 ACKNOWLEDGED BEFORE ME THIS 14th DAY OF FEBRUARY, 1996.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Anacortes
 MY COMMISSION EXPIRES Aug 23, 1995

SURVEYOR'S CERTIFICATE
 I, DONALD R. DUNSMORE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY 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 14th DAY OF FEBRUARY, 1996.
Donald R. Dunsmore
 DONALD R. DUNSMORE
 CERTIFICATE NO. 24216

TREASURER'S CERTIFICATE
 1) CITY OF ANACORTES:
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREET, ALLEYS OR FOR PUBLIC USE, ARE PAID IN FULL.
 DATED THIS 21st DAY OF FEBRUARY, 1996.

Stephen J. ...
 TREASURER, CITY OF ANACORTES

2) SKAGIT COUNTY:
 I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LEIN UPON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1996.

Cheryl ...
 SKAGIT COUNTY TREASURER

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF DONALD R. DUNSMORE ON THIS 5 DAY OF March, 1996, AT 2:24 P.M. IN VOLUME 12 OF SHORT PLATS AT PAGE 7819 UNDER AUDITOR'S FILE NO. 9603050070, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Kathy Hill
 SKAGIT COUNTY AUDITOR
 BY Cheryl Dunsmore
 DEPUTY AUDITOR

APPROVAL
 THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805.
 DATED THIS 15 DAY OF FEBRUARY, 1996.

Ian Munce
 IAN MUNCE, PLANNING DIRECTOR
Gordon W. Bruchner
 GORDON W. BRUCHNER, CITY ENGINEER

- GENERAL INFORMATION:
- 1) WATER SUPPLY: CITY OF ANACORTES.
 - 2) SEWAGE DISPOSAL: CITY OF ANACORTES.
 - 3) EXISTING ZONING: RESIDENTIAL LOW DENSITY (RL)
 - 4) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 - 5) THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS AND/OR COMMON DRIVEWAYS (IF ANY) ARE THE RESPONSIBILITY OF THE LOT OWNERS AND SHALL BE IN DIRECT RELATIONSHIP TO THE USAGE OF THE ROADS.
 - 6) THE PREPARATION AND SURVEY OF THIS SHORT SUBDIVISION IS BASED ON THE FOLLOWING SOURCES:
 - A) LAND TITLE COMPANY SUBDIVISION GUARANTEE-LTA-77818.
 - B) RECORD OF SURVEY RECORDED IN BOOK 1, PAGE 9.
 - C) SHORT PLAT AN-90-002 RECORDED IN VOLUME 9 OF SHORT PLATS, PAGES 270-271.
 - D) SHORT PLAT AN-90-004 RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 290.
 - E) PLATS OF SKYLINE.
 - 7) BASIS OF BEARING: NORTH LINE OF THE NW1/4 OF SECTION 27, T.35N., R.1E.W.M. N88°04'09"W PER RECORD OF SURVEY RECORDED IN BOOK 1 OF SURVEYS, PAGE 9.
 - 8) INSTRUMENTATION: TOPCON GTS 303 TOTAL STATION.
 - 9) METHOD OF SURVEY: FIELD TRAVERSE.
 - 10) ASSESSOR'S ACCOUNT NO. 350127-2-004-0306.

- ADDRESSES FOR MERIDIAN COURT:
- LOT 1: 3002
 - LOT 2: 3006
 - LOT 3: 3010
 - LOT 4: 3011
 - LOT 5: 3009
 - LOT 6: 3007
 - LOT 7: 3005
 - LOT 8: 3003
 - LOT 9: 3001

- NOTES
- DENOTES 1/2" REBAR MARKED "DUNSMORE LS 24216" SET THIS SURVEY
 - DENOTES FOUND REBAR & CAP (VADAI-LS9636).
 - ⊕ DENOTES CASSED MONUMENT
 - DENOTES SET BRASS CAP SURFACE MONUMENT

SHEET 1 OF 2

SHORT PLAT FOR: WALTER G. SCHWENK & JUDITH S. SCHWENK
 5518 SUGARLOAF STREET
 ANACORTES, WA 98221

A PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
 CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON

DUNSMORE AND ASSOCIATES
 22 NW FRONT ST. P.O. Box 1403 Coupeville, WA. 98239 (360) 678-3459

DWG. 1084FSP
 DWN. BY DRD
 F.B. No. 5/1
 DATE JAN 1996
 SCALE 1"=100'
 JOB NO. 1084

V.12 Sh-Plat Pg 78

BOUNDARY LINE ADJUSTMENT

EXISTING LEGAL DESCRIPTIONS:

ASSESSOR'S ACCOUNT NO. 350127-2-004-0306

THAT PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°31'44"W ALONG THE WEST LINE OF SAID SECTION 27, 431.67 FEET; THENCE S88°04'37"E 14.09 FEET; THENCE S88°13'06"E 58.07 FEET; THENCE S88°04'09"E 121.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE N01°55'51"E 398.81 FEET; THENCE S88°04'09"E 30.00 FEET; THENCE S01°55'51"W 196.55 FEET; THENCE S88°04'09"E 441.30 FEET, MORE OF LESS, TO THE EAST LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4; THENCE S01°31'44"W ALONG THE EAST LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4, 417.42 FEET, MORE OF LESS, TO THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4; THENCE N88°12'50"W ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4, 664.88 FEET MORE OR LESS TO THE WEST LINE OF SAID SECTION 27; THENCE N01°31'44"E, ALONG THE WEST LINE OF SAID SECTION 27, 223.99 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AND UPON THAT PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°31'44"W 40 FEET; THENCE S88°04'09"E 164.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE S88°04'09"E 30 FEET; THENCE S01°55'51"W 256.55 FEET; THENCE N88°04'09"W 30 FEET; THENCE N01°55'51"E 256.55 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ASSESSOR'S ACCOUNT NO. 350127-2-004-0108

THAT PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°31'44"W ALONG THE WEST LINE OF SAID SECTION 27, 655.66 FEET; THENCE S88°12'50"E 164.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S88°12'50"E 61.00 FEET; THENCE N01°31'44"E 170.00 FEET; THENCE N88°12'50"W 61.00 FEET; THENCE S01°31'44"W 170.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS:

NEW PARCEL A:

THAT PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°31'44"W ALONG THE WEST LINE OF SAID SECTION 27, 431.67 FEET; THENCE S88°04'37"E 14.09 FEET; THENCE S88°13'06"E 58.07 FEET; THENCE S88°04'09"E 121.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE N01°55'51"E 398.81 FEET; THENCE S88°04'09"E 30.00 FEET; THENCE S01°55'51"W 196.55 FEET; THENCE S88°04'09"E 441.30 FEET, MORE OF LESS, TO THE EAST LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4; THENCE S01°31'44"W ALONG THE EAST LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4, 417.42 FEET, MORE OF LESS, TO THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4; THENCE N88°12'50"W ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4, 438.78 FEET; THENCE N01°31'44"E 216.67 FEET; THENCE N88°04'09"W 32.83 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH 40 FEET OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AND UPON THAT PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°31'44"W 40 FEET; THENCE S88°04'09"E 164.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE S88°04'09"E 30 FEET; THENCE S01°55'51"W 256.55 FEET; THENCE N88°04'09"W 30 FEET; THENCE N01°55'51"E 256.55 FEET TO THE TRUE POINT OF BEGINNING.

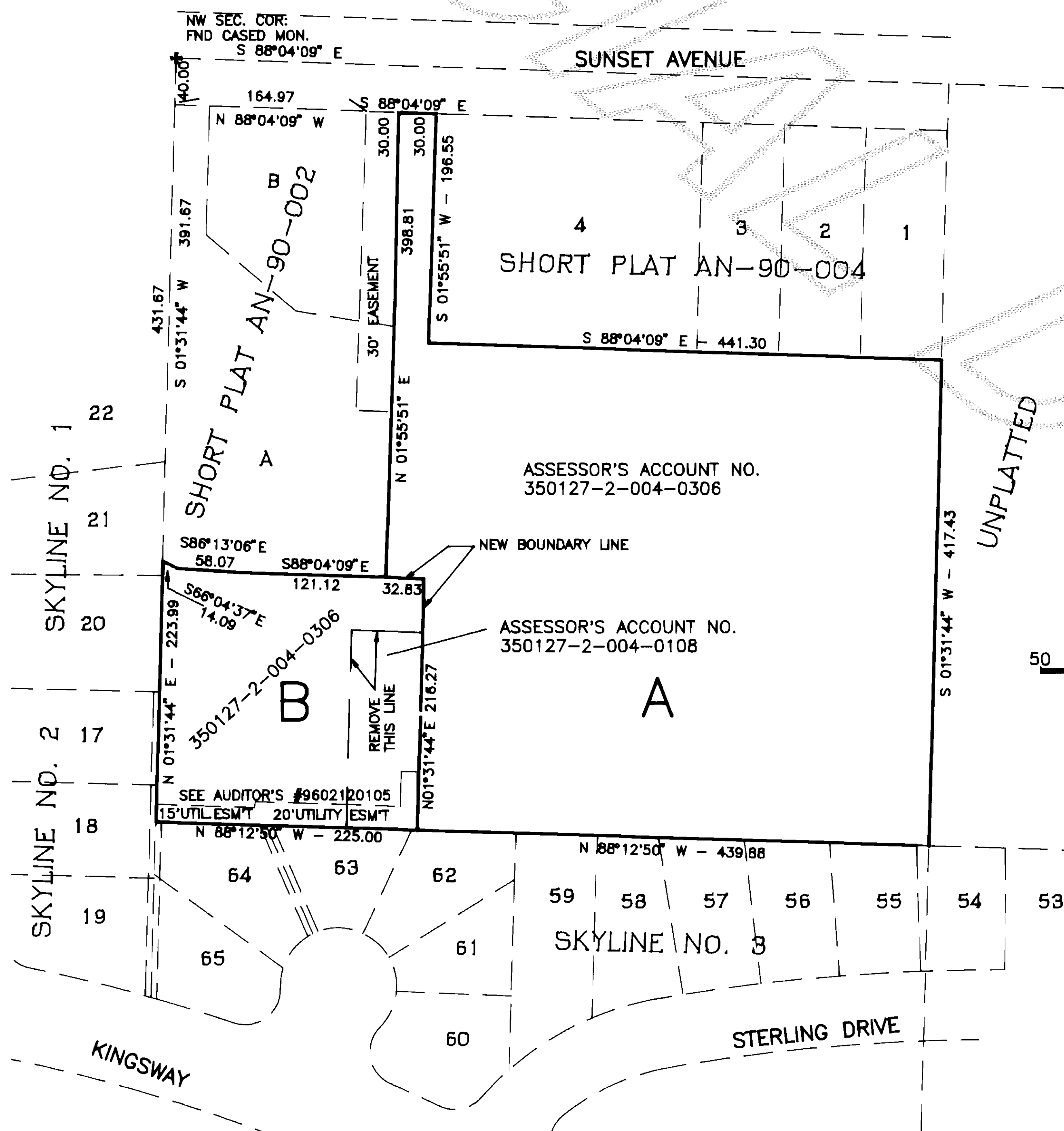
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NEW PARCEL B:

THAT PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

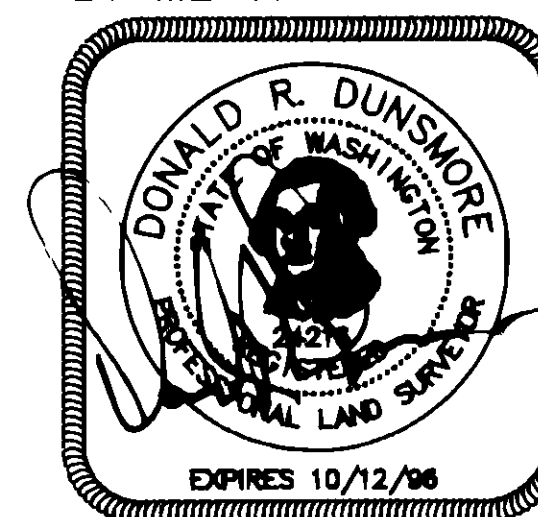
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°31'44"W ALONG THE WEST LINE OF SAID SECTION 27, 431.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE S88°04'37"E 14.09 FEET; THENCE S88°13'06"E 58.07 FEET; THENCE S88°04'09"E 153.95 FEET; THENCE S01°31'44"W 216.27 FEET TO THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF THE NW1/4; THENCE N88°12'50"W ALONG SAID SOUTH LINE 225.00 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE NW1/4 OF THE NW1/4; THENCE N01°31'44"E 216.67 FEET; THENCE N01°31'44"E ALONG SAID WEST LINE 223.99 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



SURVEYOR'S CERTIFICATE

I, DONALD R. DUNSMORE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS BOUNDARY LINE ADJUSTMENT 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 14TH DAY OF FEBRUARY, 1996.



DONALD R. DUNSMORE
CERTIFICATE NO. 24216

SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT FOR: WALTER G. & JUDITH S. SCHWENK 5518 SUGARLOAF STREET ANACORTES, WA 98221		DWG. 1084BLA
A PORTION OF THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON		DWN. BY DRD
DUNSMORE AND ASSOCIATES 22 NW FRONT ST. P.O. Box 1403 Coupeville, WA. 98239 (360) 678-3459		F.B. No. 5/1
		DATE JAN 1996
		SCALE 1"=100'
		JOB NO. 1084