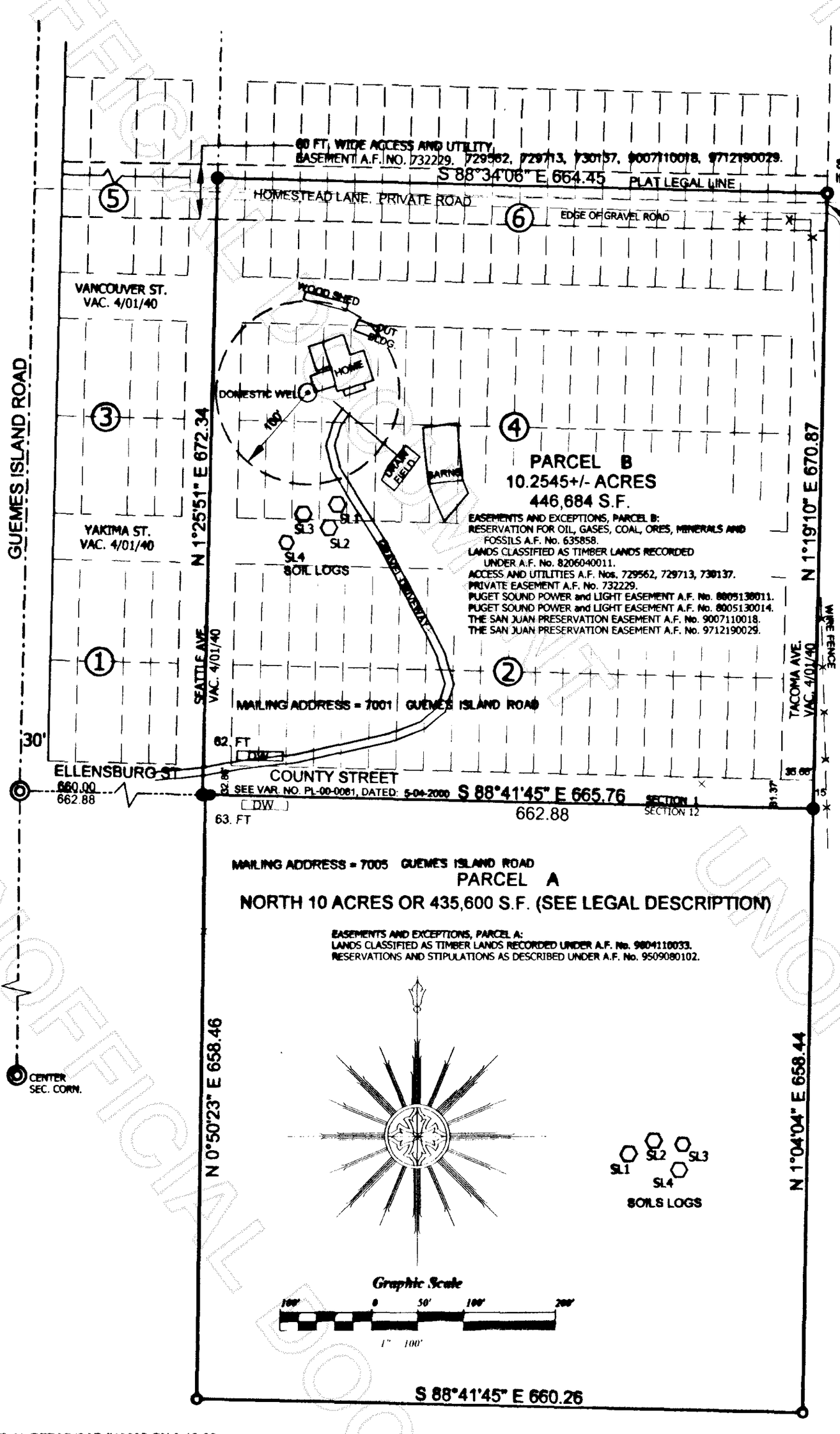
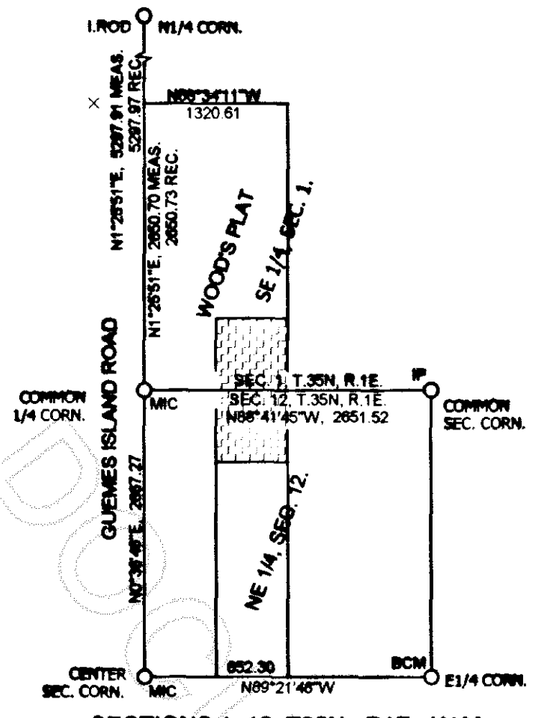
UNOFFICIAL DOCUMENT





SECTIONS 1, 12, T35N., R1E., W.M.
N.T.S.

BASES OF BEARINGS = CENTERLINE OF GUEMES ISLAND ROAD

LEGAL DESCRIPTIONS OF SHORT PLAT

PARCEL A
THE NORTH 10 ACRES OF THE FOLLOWING DESCRIBED TRACT:
ALL OF BLOCKS 1 THROUGH 37 OF THE VACATED PORTION OF THE "PLAT OF QUEEN ANNE ADDITION TO NORTH ANACORTES, WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.
LOCATED IN SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B
ALL OF BLOCKS 2, 4 AND THE SOUTH 1/2 OF BLOCK 6, ALL IN "WOOD'S PLAT OF NORTH ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THOSE PORTIONS OF VACATED VANCOUVER AND YAKIMA STREETS, AND SEATTLE AND TACOMA AVENUE WHICH HAVE REVERTED TO SAID PREMISED BY OPERATION OF LAW.
TOGETHER WITH A 60 FOOT WIDE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL "B" FOR ALL PURPOSES OF INGRESS, EGRESS AND UTILITIES, OVER THE NORTH 30 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND OVER THE SOUTH 30 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SEE HOMEOWNERS MAINTENANCE AGREEMENT IN A.F. NO. 200011020061

CONSENT

Know all persons by these presents that the undersigned subdividers hereby certify that this plat is made as their free and voluntary act and deed.

Lawrence D. Verbano Christine Damarjian

ACKNOWLEDGMENT

State of Washington
County of Skagit
on this 15 day of Sept 2000

Before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Lawrence D. Verbano and Christine Damarjuan, husband and wife, to me known to be the individual described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their 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.

Notary Public
Residing at Burlington

DONNA M. SCHERTZER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 12-1-03

TREASURER'S CERTIFICATE:

I, Kathi Sunquist Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2000.

And 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 2000.

This 23 day of Oct. 2000.

Skagit County Treasurer

SEAL

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISION OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 27 DAY OF October, 2000.

SHORT PLAT ADMINISTRATOR COUNTY ENGINEER 10/17/00

TREASURER'S CERTIFICATE

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 2000.
THIS_____ DAY OF _____, 2000.

_____

LEGEND

- ● =SET 1/2 IN. REBAR/CAP #13035 ON 8-12-99.
- O =SET 1/2 in. REBAR/CAP #13035 ON 3-33-96 OR AS NOTED.
- ◎ =FOUND MONUMENT IN CASE.

1. ALL MAINTENANCE AND CONSTRUCTION OF ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AFFECTED.
2. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING = RURAL AND THE COMPREHENSIVE PLAN = RURAL RESERVE RRv.
4. SEWAGE DISPOSAL = INDIVIDUAL SEPTIC SYSTEMS.
5. WATER = INDIVIDUAL WELLS.
6. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING & PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY REQUIRES A 100 FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE CONVENTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
8. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. THIS SURVEY WAS PERFORMED IN THE FIELD WITH THE USE OF A NIKON ELECTRONIC MEASURING THEODOLITE. BOUNDARY IS BASED ON STEWART TITLE COMPANY, ORDER No. G 1578-16596.
10. WELL ON PARCEL "A" DRILLED 10/20/99.
11. WELL CASING PARCEL "A" IS 121.04 FT. ELEVATION MSL.
12. PUMP SHALL BE SET NO LOWER THAT 0.0 FT. ELEVATION MSL.
13. PUMPING RATE SHALL NOT EXCEED 7 G.P.M.

RECORDER'S CERTIFICATE 200011020062
Filed for record this 2 day of NOV 2000
at 2:17 P M in book ____ of ____ at page ____ at the request of Wayne Main, PLS.
Manager Supt. of Records

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of L. Verbano in Sept., 2000
Wayne Main, P.L.S.
Wayne Main P.L.S. Certificate No. 13035

10/6/00

VERBANO SHORT PLAT NO. SP99-0029 DATE: _____
NE 1/4 SEC. 12 AND SE 1/4 SEC. 1, T. 35 N., R. 1 E., W.M.

KM ENGINEERS SURVEYORS LIMITED
275 W. RIO VISTA, SUITE 2
BURLINGTON, WA 98233
TEL. (360)757-2591

DATE: 8-26-2000 JOB NO. MLS99009
DRAWN BY: W. MAIN CHECKED BY:
DRAWING FILE: 1/56
CONTROL FILE: MLS98034

200011020062
11/2/2000 Page 1 of 1 2:17:29PM
, Skagit County Auditor