

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS SHORT PLAT AS OUR FREE AND VOLUNTARY ACT FOR THE PURPOSES SHOWN HEREIN. IN ADDITION THE UNDERSIGNED OWNER(S) AS HOLDER(S) OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER STREETS, AVENUES AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPE FOR GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

*Richard L. Sands*  
RICHARD L. SANDS, ADMINISTRATOR  
RICHARD L. SANDS, INC., PROFIT SHARING TRUST  
*Colleen L. Sands*  
COLLEEN L. SANDS

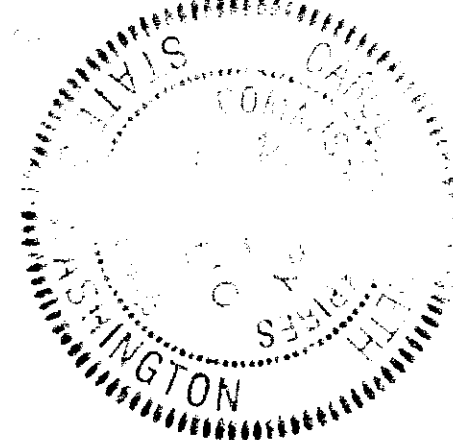
ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF *Snohomish*

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Richard L. Sands* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS *Richard L. Sands, Inc.* OF RICHARD L. SANDS, INC. PROFIT SHARING TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: *11-20* 200*2*

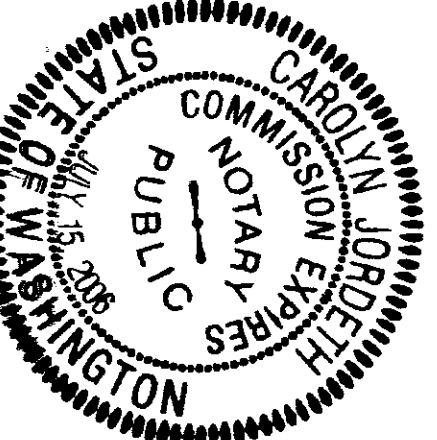
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES *11-15-2006*



ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF *Snohomish*  
ON THIS *20* DAY OF *Nov* 200*2* BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED RICHARD L. SANDS AND COLLEEN L. SANDS, DULY COMMISSIONED AND PERSONALLY APPEARED WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

*Richard L. Sands*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES *11-15-2006*



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE.

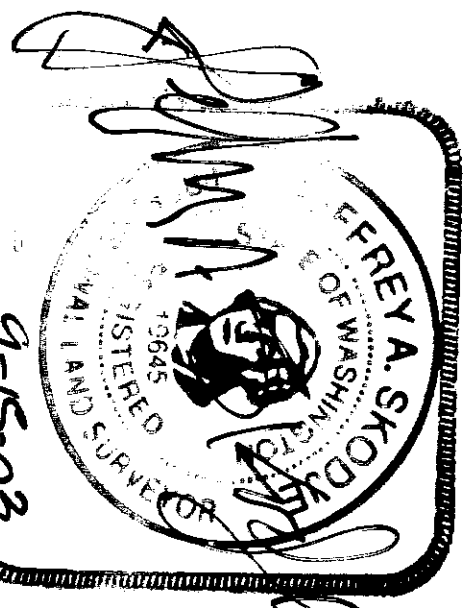
REVIEWED AND APPROVED THIS *20* DAY OF *NOVEMBER* 200*2*  
*Jeffrey A. Skodje*  
SUBDIVISION ADMINISTRATOR

REVIEWED AND APPROVED THIS *22* DAY OF *November* 200*2*  
*Jeffrey A. Skodje*  
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY, AND THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

*Jeffrey A. Skodje*  
JEFFREY A. SKODJE  
CERTIFICATE NO. 19645 DATE *11-19-02*



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS *22nd* DAY OF *November* 20 *02* . AT *2:53* P. M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER *200211220121*

*Nevana Boudinot*  
SNOHOMISH COUNTY AUDITOR

*Neelke Veroset*  
BY DEPUTY

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE SOUTH 01°36'08" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 314,963 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01°36'08" WEST, 1065,002 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 88°22'03" WEST ALONG SAID SOUTH LINE, 952,150 FEET TO AND THEN CONTINUING ALONG THE EAST LINE OF SKYLINE NO. 10, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 117 TO 120, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH 05°22'00" EAST, 159,000 FEET; THENCE NORTH 09°49'17" WEST, 253,490 FEET; THENCE NORTH 54°42'44" EAST, 368,410 FEET; THENCE NORTH 36°46'13" WEST, 155,320 FEET; THENCE 350,225 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 650,000 FEET AND A CENTRAL ANGLE OF 30°52'17"; THENCE NORTH 22°21'30" EAST, 70,000 FEET; THENCE SOUTH 87°38'30" EAST, 74,000 FEET; THENCE NORTH 01°21'05" EAST, 162,790 FEET TO THE NORTHEAST CORNER OF LOT 80 OF SAID SKYLINE NO. 10; THENCE SOUTH 79°51'03" EAST, 145,549 FEET; THENCE SOUTH 53°18'35" EAST, 206,516 FEET; THENCE SOUTH 88°38'55" EAST, 90,000 FEET; THENCE SOUTH 01°58'08" WEST, 254,960 FEET; THENCE SOUTH 88°38'55" EAST, 150,009 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SNOHOMISH COUNTY, WASHINGTON.  
(DESCRIPTION FROM ISLAND TITLE CO. SUBDIVISION GUARANTEE NO. CG22103)

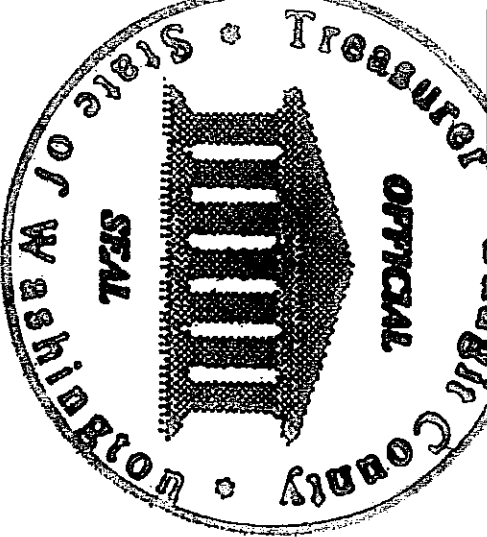
NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY HAS DEPICTED EXISTING OCCUPATION LINES IN ACCORDANCE WITH W.A.C. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. ZONING - R2 (RESIDENTIAL LOW DENSITY).
5. SEWAGE DISPOSAL - CITY OF ANACORTES
6. WATER - CITY OF ANACORTES
7. SNOHOMISH COUNTY ASSESSORS PARCEL NUMBER: P32414.
8. STORM WATER ANALYSIS WILL BE ADDRESSED AT THE TIME OF BUILDING PERMIT APPLICATIONS.
9. LOT "A" (18.25 ACRES) SHALL NOT BE FURTHER SUBDIVIDED INTO MORE THAN NINE (9) LOTS/HOMESITES, AND ONLY THE TOP PLATEAU SHALL BE UTILIZED FOR LOTS. THE SLOPE SLOPING WESTERN FACE OF LOT "A" SHALL BECOME COMMON AREA TO ALL LOT OWNERS IN SAID SHORT PLAT. LOT "B" (2.48 ACRES) SHALL NOT BE FURTHER SUBDIVIDED INTO MORE THAN TWO (2) LOTS. LOT "C" (0.73 ACRE) SHALL NOT BE FURTHER SUBDIVIDED, HOWEVER, A 10' EASEMENT WITHIN LOT "A", LOCATED ALONG THE NORTHERN BOUNDARY OF LOT "C" SHALL BE GRANTED TO THE CITY OF ANACORTES AS A WALKWAY ACCESS FROM MARINE HEIGHTS WAY TO THE FOREST LANDS TO THE EAST. ALL FUTURE LOT SUBDIVISIONS SHALL BE IN ACCORD WITH ANACORTES MUNICIPAL CODE, TITLE 16 REGULATING THE SUBDIVISION AND SHORT SUBDIVISION OF LAND. SAID FUTURE SUBDIVISION RESTRICTIONS SHALL BE INSERTED INTO, AND MADE A PART OF, ALL DEEDS ISSUED IN SAID SHORT PLAT, AND SHALL RUN WITH THE LAND. AT SUCH TIME AS LOT "A" (18.25 ACRES) IS DEVELOPED, WHETHER FOR ONE HOME, OR UP TO NINE HOMES, THE MAXIMUM ALLOWED, THE STREET SERVING LOT "A", WHETHER A CITY STREET OR A PRIVATE STREET, SHALL HAVE AN ALL-WEATHER EMERGENCY-VEHICLE-ONLY ACCESS ROAD CONSTRUCTED AT LOT "A". NORTHERN PROXIMITY TO THE EXISTING CITY SERVICE ROAD TO THE NORTH, THE EXISTING CITY SERVICE ROAD PRESENTLY LINKS CLYDE WAY TO THE CITY WATER TANK INSTALLATION. SAID SERVICE ROAD CONNECTION, OF NECESSITY, WILL BE CONSTRUCTED THROUGH THE COMMON AREA AND HAVE A LOCKED GATE, TO ELIMINATE ANY THROUGH TRAFFIC FOR REASONS DUE TO STEEP GRADES, SAFETY AND LIABILITY. UNLESS A CITY STREET IS EITHER DEDICATED, OR PLATTED THROUGH LOT "A" AND ITS COMMON AREA, PRIOR TO SUCH DECISION, THE SANDS SHORT PLAT HOMEOWNERS ASSOCIATION WILL PROVIDE GATE KEYS TO ALL APPLICABLE AGENCIES AND/OR FOR CITY LOCK-BOX INSTALLATION.
- FOR FURTHER INFORMATION REFER TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED UNDER AUDITOR'S FILE NO. *200211220121*.
10. THE MARINE HEIGHTS WAY SIDEWALK MAY BE EXTENDED AT A FUTURE DATE.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR *2002*.

*Alana J. Smith*  
SNOHOMISH COUNTY TREASURER  
CERTIFIED THIS *22* DAY OF *November* 200*2*.



CITY TREASURER'S CERTIFICATE

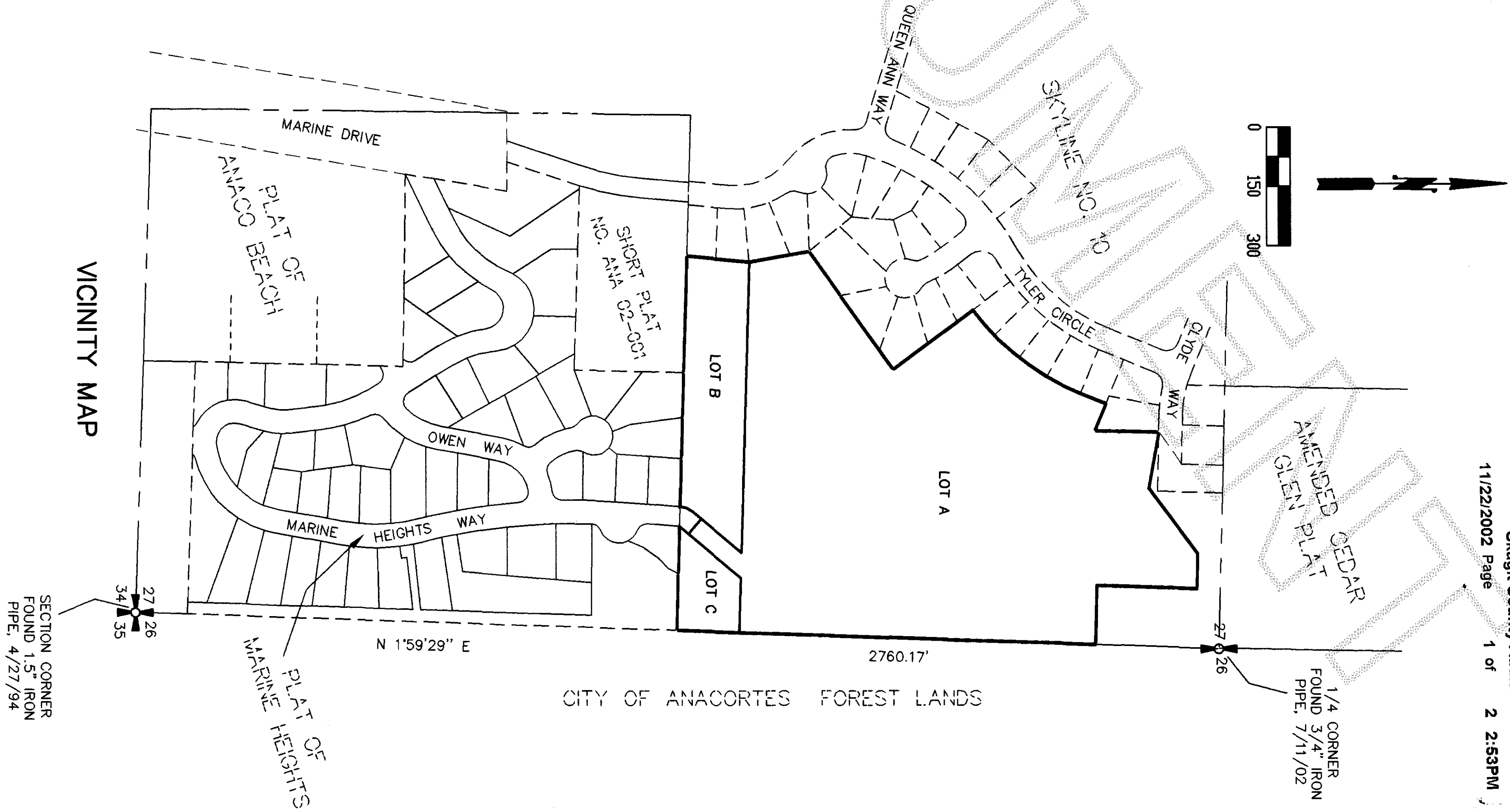
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS *22* DAY OF *November* 200*2*.

*James A. Skodje*  
CITY OF ANACORTES TREASURER

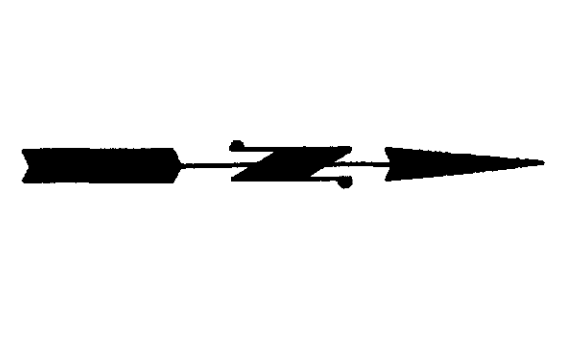
BASIS OF BEARING

PER PLAT OF MARINE HEIGHTS, RECORDED IN VOLUME 16 OF PLATS, PAGES 173 THROUGH 175, THE BEARING BETWEEN FOUND MONUMENTS, MARKED "LS 19645", ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4, AS SHOWN HEREON= NORTH 88°22'03" WEST.

DWN BY: MAL DATE: JULY, 2002		IN A PORTION OF THE NE 1/4, SE 1/4, SECTION 27, TWP. 35 N., RGE. 1 E., W.M.	
FIELD BOOK: 623		LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	
		SCALE: - JOB NO: 02082	







SKYLINE NO. 10

LOT A  
(18.25 ACRES)

LOT B  
(2.48 ACRES)

LOT C  
(0.73 ACRE)

SHORT PLAT NO.  
ANA-02-001

SHORT PLAT NO. ANA 02-003

RICHARD L. SANDS, ET. AL.

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

DRAWN BY: MAL DATE: JULY, 2002  
FIELD BOOK: 623

IN A PORTION OF THE NE 1/4, SE 1/4, SECTION 27, TWP. 35 N., RGE. 1 E., W.M.

SHEET 2 OF 2

1/4 CORNER  
FOUND 3/4" IRON  
PIPE, 7/11/02

**OCCUPATIONAL INDICATORS & EXISTING FENCE LINE NOTE**  
THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

**UTILITIES EASEMENT**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PLUGT SOUND ENERGY, CTE, CASCADE NATURAL GAS CORP., AND TO CABLEVISION OF WASHINGTON, INC. AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN HEREON, 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.

**ADDRESSES**

LOT "A": 4000 MARINE HEIGHTS WAY  
LOT "B": 4010 MARINE HEIGHTS WAY  
LOT "C": 4015 MARINE HEIGHTS WAY

**LEGEND**

- - FOUND CONC. MONUMENT IN CASE.
- - FOUND CONC. MONUMENT AS NOTED.
- - FOUND SURVEY MARKER AS NOTED.
- - SET 1/2" REBAR WITH YELLOW CAP MARKED "LS 19645".
- - - EXISTING FENCELINE.

LINE TABLE		CURVE TABLE	
LINE	BEARING	DELTA	RADIUS
L1	N 43°02'26" E	50.00'	30.96'
L2	N 39°58'21" E	28.00'	43.98'
L3	N 50°00'39" W	20.00'	12.39'

