

LEGAL DESCRIPTION

DESCRIPTION:
THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:
THE SOUTH 208 FEET OF THE NORTH 416 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED FEBRUARY 15, 1961, UNDER AUDITOR'S FILE NO. 604195, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE THOMPSON COUNTY ROAD RUNNING ALONG THE WEST LINE THEREOF.
SOURCE OF LEGAL DESCRIPTION IS FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. H-593190, DATED MARCH 14, 2002.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE.
THIS 23rd DAY OF JUNE, 2002.

Joe J. Hume CITY ENGINEER
SUBDIVISION ADMINISTRATOR

CITY TREASURER'S CERTIFICATE

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 STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
THIS 23rd DAY OF JUNE, 2002

James K. Hume ANACORTES CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE COUNTY OF SKAGIT, WASHINGTON, TO AND INCLUDING THE CURRENT YEAR OF 2002.
THIS 27th DAY OF JUNE, 2002

John L. Parkin SKAGIT COUNTY TREASURER

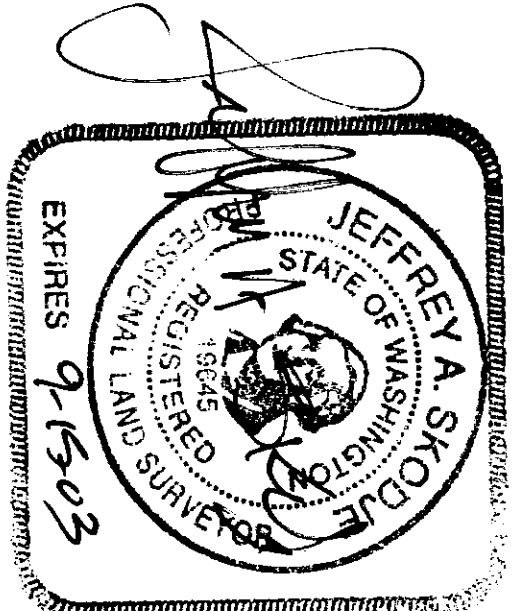
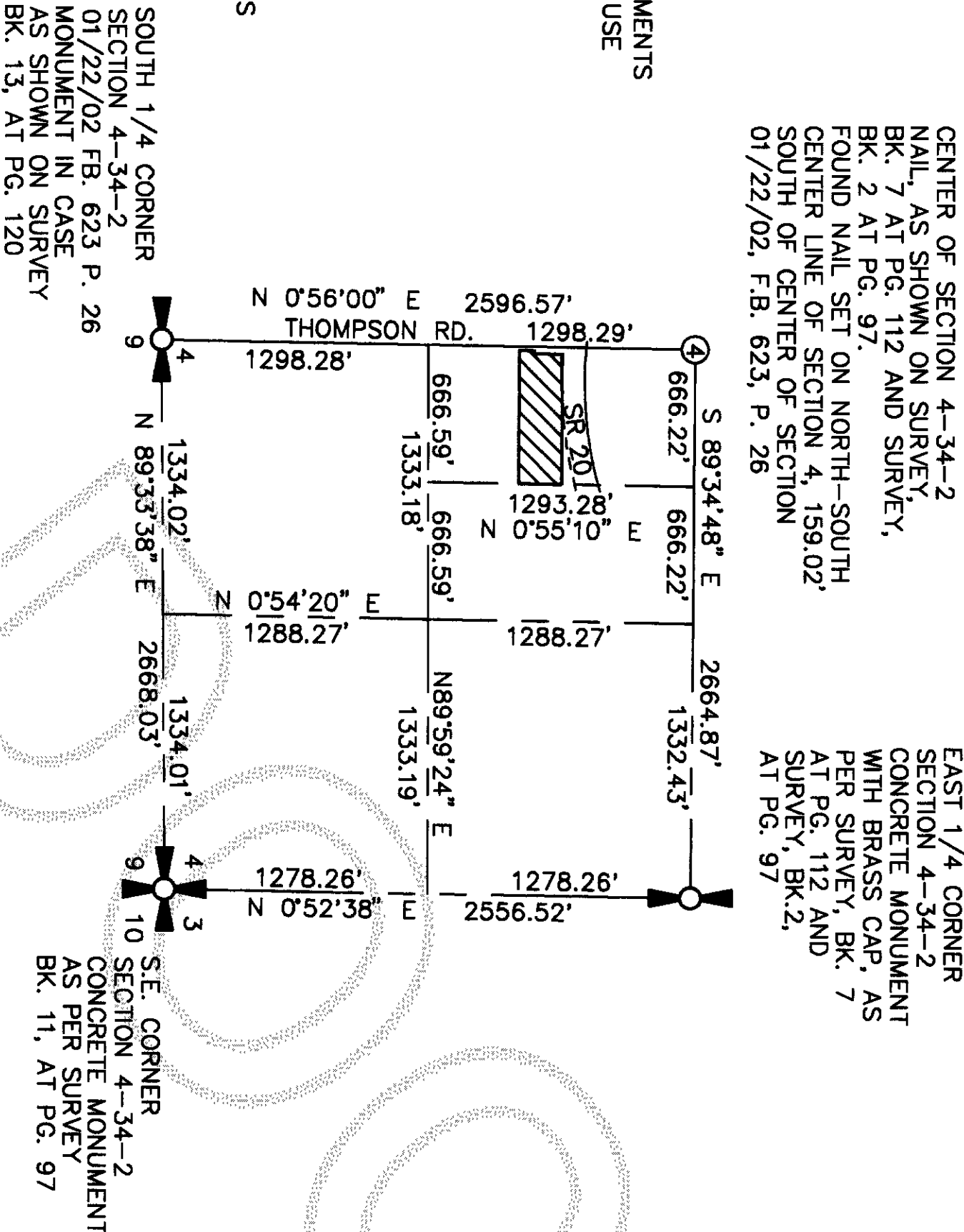
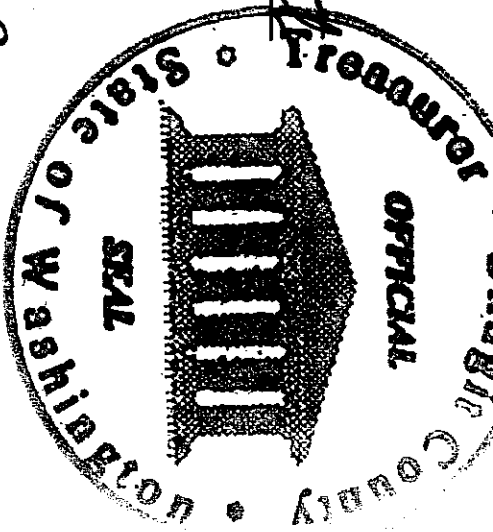
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF JUNE, 2002, AT 2:59 PM O'CLOCK
P.M., AT THE REQUEST OF LEONARD, BOUDNOT AND SKODJE, INC.
UNDER AUDITOR'S FILE NO. 20020600307

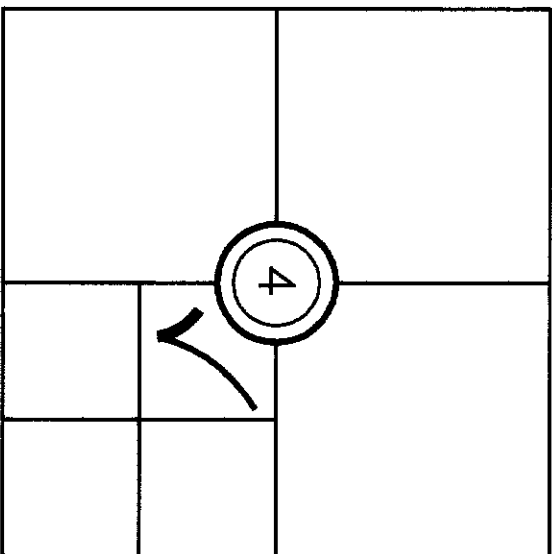
Noma Brunnett SKAGIT COUNTY AUDITOR
Wendy J. Brunnett DEPUTY

NOTES

1. ZONING - LMI
2. SEWAGE DISPOSAL - CITY OF ANACORTES
3. WATER - CITY OF ANACORTES
4. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
5. BASIS OF BEARING IS N 00°56'00" E BETWEEN NAL FOUND 159.02 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4 AND MONUMENT IN CASE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 4, AS SHOWN HEREON AND ON RECORD OF SURVEY MAP RECORDED IN BOOK 13 OF SURVEYS AT PAGE 120, UNDER AUDITOR'S FILE NUMBER 9211180068, RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA-1105 TOTAL STATION.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
8. DEVELOPER - BRADLEY E. HOOVER
606 EAST PARK AVENUE, PORT TOWNSEND, WA 98368
9. SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS: P19916
10. ACCORDING TO SCHEDULE "B-1" OF FIRST AMERICAN TITLE COMPANY STANDARD OWNER'S POLICY, ORDER NO. A66051, DATED JULY 31, 2001, THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS:
 - A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: BETWEEN WM. J. THOMAS AND SAM AXTELL, ET AL, DATED JANUARY 10, 1923, AND RECORDED JANUARY 12, 1923 UNDER AUDITOR'S FILE NO. 187314 REGARDING MAINTENANCE AND CONSTRUCTION OF A DRAINAGE DITCH AND INCLUDES EASEMENT FOR THE SAME.
 - B. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF: GRANTEE, CITY OF ANACORTES, DATED DECEMBER 16, 1930, AND RECORDED JANUARY 14, 1931 UNDER AUDITOR'S FILE NO. 240255. PURPOSE: WATER LINE EASEMENT, AREA AFFECTED: 24 FOOT WIDE STRIP OF LAND.
 - C. TERMS, CONDITIONS AND PROVISIONS SET FORTH IN THAT CERTAIN CONDITIONAL USE PERMIT RECORDED UNDER AUDITOR'S FILE NO. 8205140034, REGARDING THE TEMPORARY PLACEMENT OF A MOBILE HOME ON THE SUBJECT PROPERTY.
 - D. RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR UNDER TERMS OF DEED TO THE STATE OF WASHINGTON. RECORDED: FEBRUARY 15, 1961 UNDER AUDITOR'S FILE NO. 604195.
 - E. REGULATORY NOTE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY. EXECUTED BY CITY OF ANACORTES PLANNING DEPARTMENT AND RECORDED JANUARY 4, 1999 UNDER AUDITOR'S FILE NO. 9901040103.



5/22/03



SECTION 4 T34N, R2E, W.M.
VICINITY MAP

CONSENT AND DEDICATION

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. THEY FURTHER DECLARE THAT THE LAND DESCRIBED BY THIS SHORT PLAT HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PREVIOUS FIVE YEARS, AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE YEARS FROM THE DATE OF APPROVAL OF THIS SHORT PLAT. THEY ALSO DEDICATE TO THE USE OF THE PUBLIC FOREVER THAT CERTAIN 10' X 75' STRIPS OF LAND ABUTTING THOMPSON ROAD AS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF THOMPSON ROAD.

Bradley E. Hoover BRADLEY E. HOOVER
Judith R. Hoover JUDITH R. HOOVER

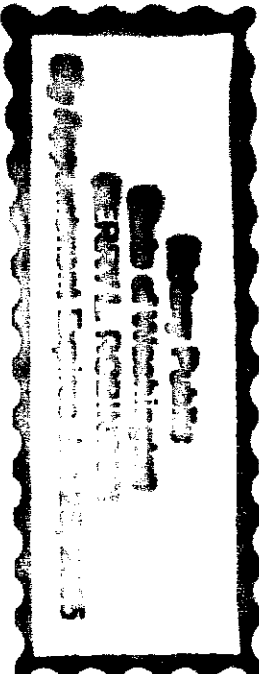
Irene Elizabeth Hoover IRENE ELIZABETH HOOVER REVOCABLE TRUST
BY: IRENE ELIZABETH HOOVER, TRUSTEE

John K. Williams JOHN K. WILLIAMS
Sandy Williams SANDY WILLIAMS

ACKNOWLEDGMENTS

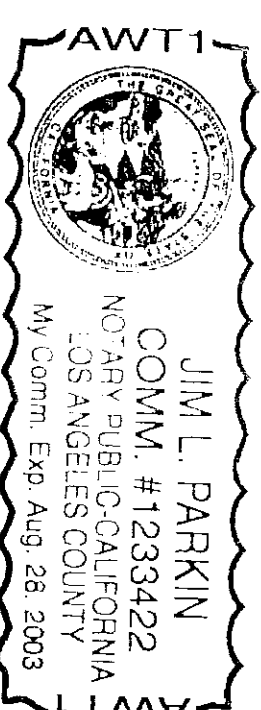
STATE OF WASHINGTON
COUNTY OF JEFFERSON
ON THIS 27th DAY OF JUNE, 2002, BEFORE ME PERSONALLY APPEARED IRENE ELIZABETH HOOVER, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 29th DAY OF MAY, 2002.
John L. Parkin NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT PORT TOWNSEND, WA



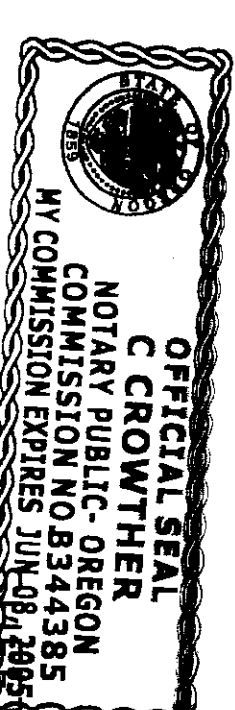
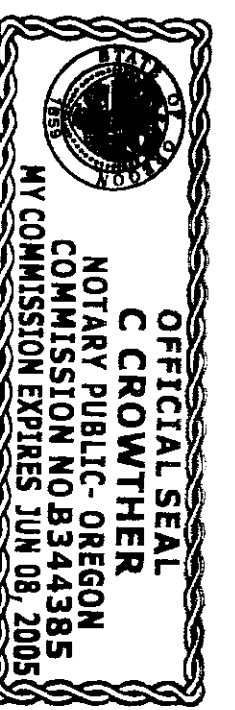
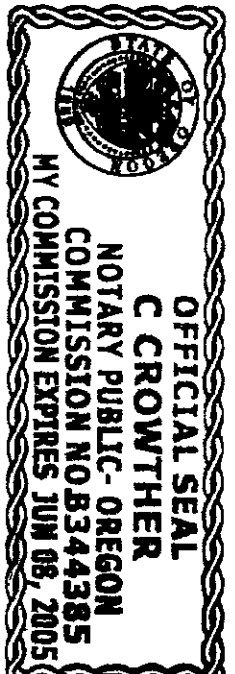
STATE OF WASHINGTON
COUNTY OF JEFFERSON
ON THIS 27th DAY OF JUNE, 2002, BEFORE ME PERSONALLY APPEARED IRENE ELIZABETH HOOVER, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE IRENE ELIZABETH HOOVER REVOCABLE TRUST, AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED AS TRUSTEE FOR SAID PRINCIPAL FOR THE PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
John L. Parkin NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT PORT TOWNSEND, WA



STATE OF WASHINGTON
COUNTY OF JEFFERSON
ON THIS 27th DAY OF JUNE, 2002, BEFORE ME PERSONALLY APPEARED JOHN K. WILLIAMS AND SANDY WILLIAMS, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13th DAY OF JUNE, 2002.
Charles C. Crocker NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SISTERS, OREGON



SHORT PLAT NUMBER: ANA 02-004 DATE: MAY 2003

HOOVER SHORT PLAT

PORTION OF THE NW 1/4 OF THE SE 1/4, SECTION 4, T 34 N, R. 2 E, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDNOT and SKODJE, INC.

FILED BOOK 623/25-29 P.O. BOX 1228 BOLDWIN, WASH. 98273 (206) 336-5751 SCALE: 1" = 50'

PORTION OF NW 1/4, OF THE SE 1/4, SECTION 4, T 34 N, R 2 E., W.M.

200306300367
Skagit County Auditor
6/30/2003 Page 2 of 2 2:55PM

NW1/4 NW1/4 SET 1/4

C-S-N 1/64TH CORNER
SECTION 4

S 89°47'42" E 666.40'

P.O.C. 322+92.6 SR20
= P.O.T. 10+00
THOMPSON ROAD

S.C. 317+44.5
FOUND MONUMENT
IN CASE, 01/22/02
F.B. 623, P. 27

Δ = 16°22'48"
R = 1908.85'
L = 545.71' (548.1' WSDOT)

LINE TABLE		
NUMBER	LENGTH	BEARING
L1	20.00'	S 89°04'00" E
L2	15.12'	S 00°56'00" W
L3	15.00'	S 89°04'00" E
L4	133.08'	N 00°56'00" E

SW1/4 NW1/4 SET 1/4

Δ = 37°32'00" HELD PER WSDOT
CH = S 87°12'50" E, 1228.21' (1228.95' WSDOT)
R = 1908.85' (1910.0' WSDOT)
L = 1250.45' (1251.1' WSDOT)

SR 20
(A.F. NO. 604195)

NOTE:
ACCESS TO LOT 1 THROUGH
LA LINE FROM THOMPSON
ROAD IS PROHIBITED

NOTE:
40' SECTION OF FENCE IS MISSING

110'

C.S. 329+95.6
FOUND MONUMENT
IN CASE, 01/22/02
F.B. 623, P. 27

NW-SE 1/64TH CORNER
SECTION 4

TOPOGRAPHIC LEGEND

- X—X— EXISTING BARB WIRE FENCE LINE
- G— EXISTING NATURAL GAS LINE PAINT MARKS
- W— EXISTING 3" D.I. WATER LINE PAINT MARKS
- CTV— EXISTING OVERHEAD CABLE TV LINE
- T— EXISTING OVERHEAD TELEPHONE LINE
- OHP— EXISTING OVERHEAD POWER LINE
- OHP/T— EXISTING OVERHEAD POWER AND PHONE LINES
- O-PP— EXISTING POWER POLE
- O-TP— EXISTING TELEPHONE POLE
- >— EXISTING GUY ANCHOR
- SLB EXISTING STREET LIGHTING ELECTRICAL BOX
- CB EXISTING STORM SEWER CATCH BASIN
- ⌵ LP EXISTING LIGHT POLE
- GM □ EXISTING GAS METER
- ⊙ SL EXISTING SOILS LOG TEST HOLE
- (2) EXISTING MAILBOXES (TWO)
- SGN EXISTING SIGN
- DEC. EXISTING CONIFER TREE W/APPROXIMATE DIAMETER INDICATED.
- EXISTING DESHEDDUS TREE W/APPROXIMATE DIAMETER INDICATED.
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

SURVEY LEGEND

- — SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645", 01/24/02
- — FOUND SR 20 CENTERLINE MONUMENT IN CASE, 01/22/2002
- — FOUND AXLE, 01/24/02

STREET ADDRESSES

LOT 1 — 12687 THOMPSON ROAD
LOT 2 — 12703 THOMPSON ROAD

VERTICAL DATUM:
NAVD 88, PER CITY OF ANACORTES
SANITARY SEWER DATUM AT THOMPSON
ROAD AND SOUTH MARCH'S POINT ROAD.

BASIS OF BEARING: THE EAST LINE OF THE SOUTHWEST 1/4 OF
SECTION 4, TWP. 34 N., RGE 2 E., W.M. = NORTH 0° 56' 00" EAST,
AS SHOWN ON SURVEY RECORDED IN BOOK 13 OF SURVEYS ON
PAGE 148, UNDER A.F. NO. 9212040025, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

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

JEFFREY A SKODJE, P.L.S.

CERTIFICATE NO. 19645 DATE 5/22/03



EASEMENT AND RESTRICTION NOTE: NOTE 10 ON SHEET 1 OF 2
LISTS VARIOUS AGREEMENTS, EASEMENTS, TERMS, CONDITIONS,
PROVISIONS, RIGHTS, REINQUISHMENTS AND AGREEMENTS AS
DISCLOSED BY THE TITLE POLICY LISTED THEREIN. THESE EITHER
CONTAIN SUFFICIENT INFORMATION TO BE ACQUAINTEDLY MAPPED,
OR ARE OTHERWISE NOT AMENABLE TO MAPPING, AND ARE
THEREFORE NOT SHOWN HEREON.
NOTE 7 ON SHEET 1 OF 1 REFERS TO ANY OTHER ENCUMBRANCES
WHICH MAY EXIST, BUT WERE NOT DISCOVERED DURING THIS SURVEY.

SHORT PLAT NUMBER: ANA 02-004

DATE: MAY 2003

HOOVER SHORT PLAT

PORTION OF THE NW 1/4 OF THE SE 1/4, SECTION 4, T 34 N, R. 2 E., W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

FIELD BOOK 623/25-29 LEONARD, BOUDNOT and SKODJE, INC. SCALE: 1" = 50'
DWG. BY LUB DATE MAR.02 P.O. BOX 1238 MOUNT VERNON, WA 98273 (509) 334-5751 JOB NO. 02006