

AUDITOR'S CERTIFICATE

200307300145  
Skagit County Auditor  
7/30/2003 Page 1 of 1 1:33:28 PM  
AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

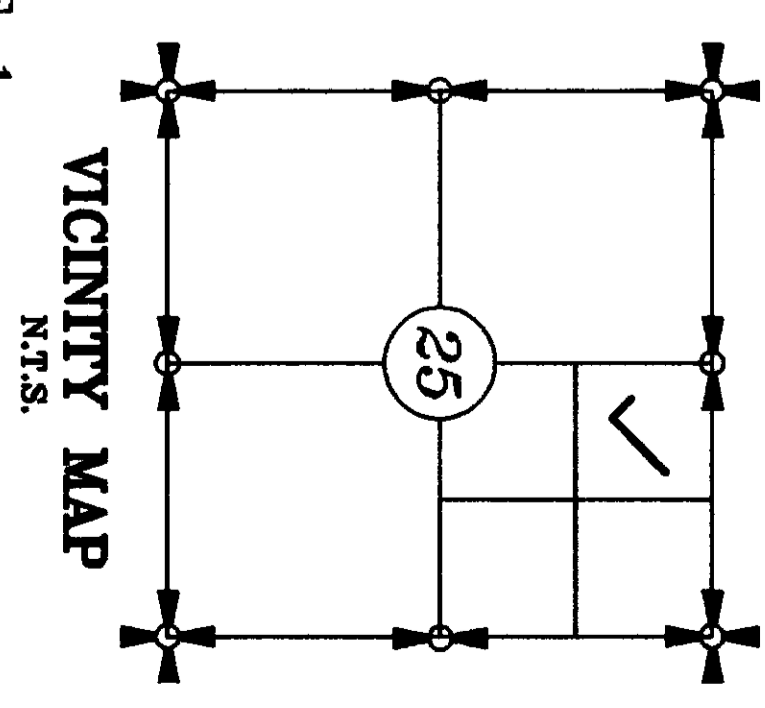
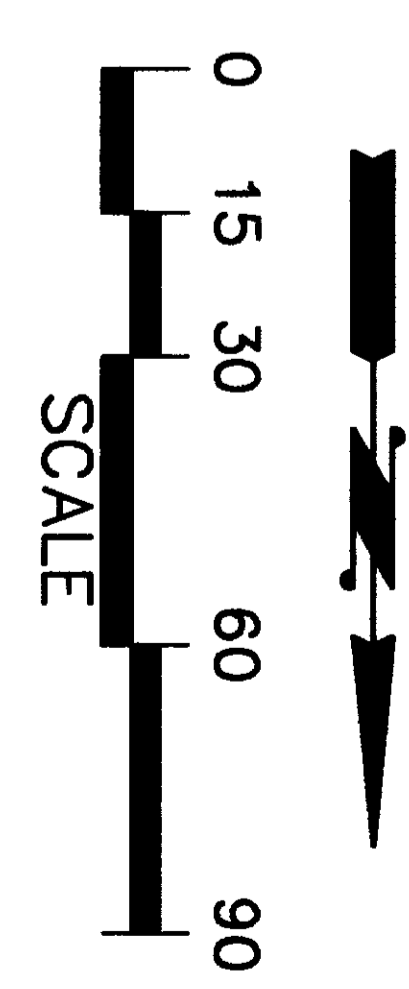
Norma Brummett  
SKAGIT COUNTY AUDITOR  
Melody Wroosel  
DEPUTY

LEGAL DESCRIPTION

PARCEL A  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED SUBDIVISION;  
THENCE NORTH 01°29'26" EAST ALONG THE WEST LINE THEREOF FOR 254.43 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 01°29'26" EAST ALONG SAID WEST LINE FOR 90.01 FEET TO THE SOUTH LINE OF 32ND STREET AS DESCRIBED IN STATUTORY WARRANTY DEED TO THE CITY OF ANACORTES RECORDED AS AUDITOR'S FILE NO. 8803070045, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 74°47'37" EAST ALONG SAID SOUTH LINE OF ROAD FOR 13.77 FEET, TO A POINT ON A NON-TANGENT CURVE THE CENTER OF WHICH IS NORTH 05°05'18" WEST FROM SAID POINT;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 982.5 FEET, THROUGH A CENTRAL ANGLE OF 10°03'01" AN ARC LENGTH OF 172.34 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 927.5 FEET, THROUGH A CENTRAL ANGLE OF 01°50'07", AN ARC LENGTH OF 29.71 FEET TO THE INTERSECTION OF SAID SOUTH LINE OF 32ND STREET AND THE WEST LINE OF "H" STREET AS DESCRIBED IN A DEED TO THE CITY OF ANACORTES AND RECORDED UNDER AUDITOR'S FILE NO. 468818, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE SOUTH 24°59'34" WEST ALONG SAID WEST LINE OF ROAD 149.00 FEET TO A POINT THAT IS SOUTH 88°30'34" EAST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 88°30'34" WEST 150.98 FEET TO THE TRUE POINT OF BEGINNING.

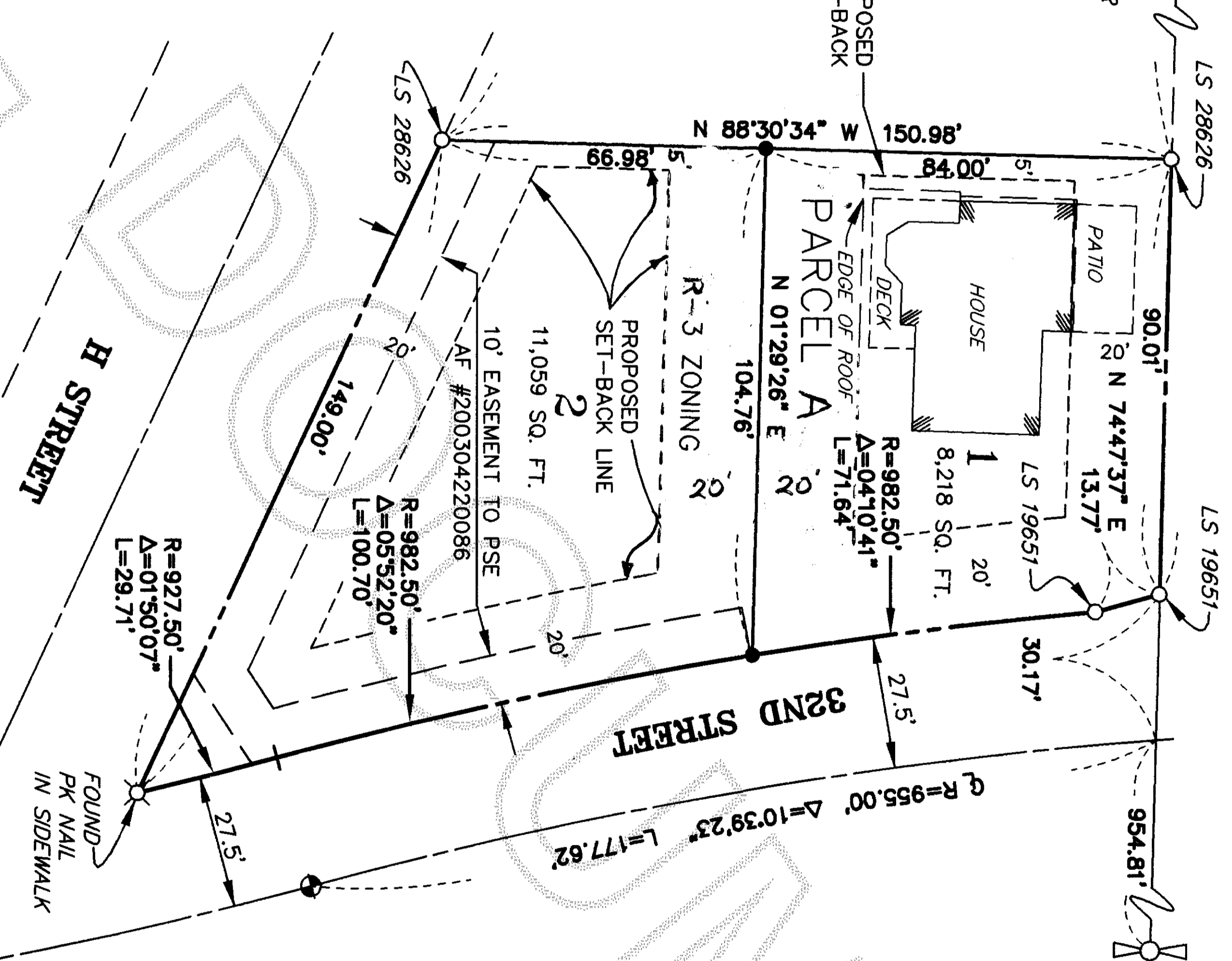
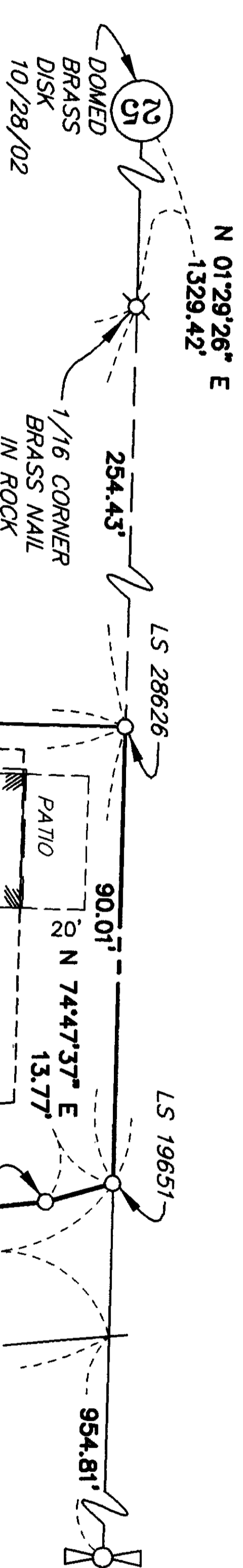
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



SHORT PLAT NO. **ANA 03-005** DATE **7.29.03**

CITY OF ANACORTES SHORT PLAT  
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, T. 35 N., R. 1 E., W.M.  
FOR: BRUCE AND JEREMY ROBERTSON

FB 226 Pg 13	SEMRAU ENGINEERING & SURVEYING, PLLC.	SCALE: 1" = 30'
MERIDIAN: ASSUMED	SURVEYING ENGINEERING PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 4.305



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 2003 THIS 29th DAY OF July 2003  
*John B. Semrau for Lucie Jungquist*  
SKAGIT COUNTY TREASURER

TREASURER'S CERTIFICATE

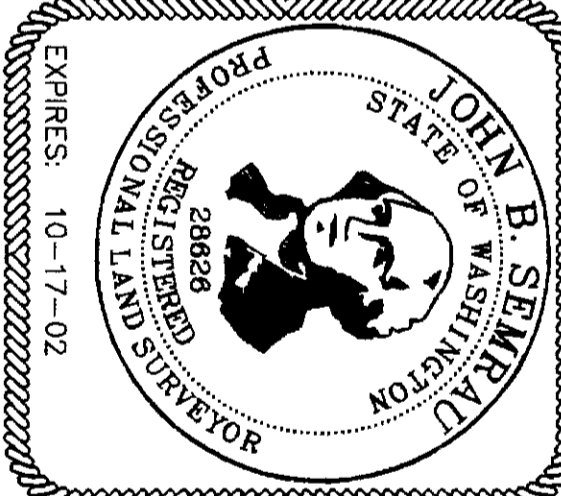
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 29th DAY OF July 2003  
*James A. Williams*  
ANACORTES CITY TREASURER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT AND LOT LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 29 DAY OF July 2003  
*John F. Hulse* *Gary Barnett*  
SUBDIVISION ADMINISTRATOR ASST. CITY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.  
*John B. Semrau*  
JOHN B. SEMRAU P.E., P.L.S. CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, PLLC.  
2118 RIVERSIDE DRIVE, SUITE 208  
MOUNT VERNON, WA 98273  
PHONE (360) 424-9566



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 THE LAND DESCRIBED BY THIS SHORT PLAT 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 THE APPROVAL OF THIS SHORT PLAT WITHOUT THE FILING OF A FINAL PLAT. ALSO THE UNDERSIGNED SUBDIVIDERS HEREBY DEDICATE TO THE PUBLIC FOREVER FOR STREET PURPOSES THEIR INTEREST, IF ANY, IN THE PROPERTY SHOWN AS RIGHT-OF-WAY ADJOINING TO THE SHORT PLAT.

*Bruce Robertson*  
BRUCE ROBERTSON  
WASHINGTON FEDERAL SAVINGS  
*Jeremy Robertson*  
JEREMY ROBERTSON

ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **BRUCE ROBERTSON** AND **JEREMY ROBERTSON** APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT AND VICE PRESIDENT OF SKAGIT REMODELING, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATED July 25, 2003  
SIGNATURE *Donald R. Semrau*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 3.15.2004

ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **GREGORY A. PECK** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF WASHINGTON FEDERAL SAVINGS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATED 7-30-03  
SIGNATURE *Gregory A. Peck*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 3-10-04

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 - R-3
4. SEWAGE DISPOSAL - CITY OF ANACORTES
5. WATER - CITY OF ANACORTES
6. MERIDIAN - RECORD OF SURVEY AUDITOR'S FILE NO. 9011070027
7. BASIS OF BEARING - EXISTING MONUMENTS FOUND ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEARING = NORTH 01°29'26" EAST.
8. LEGAL DESCRIPTION IS FROM A SUBDIVISION GUARANTEE BY PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., ORDER NO. 106627-PA
9. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200207220006, 20021190092, 20021190091, 9011090027 AND 200304220006.
10. INSTRUMENTATION: LEICA TCA 1105 THEODOLOITE DISTANCE METER.
11. SURVEY PROCEDURE: FIELD TRAVERSE.
12. APPLICANT: BRUCE & JEREMY ROBERTSON  
SKAGIT REMODELING, INC.  
5376 STATE ROUTE 9  
SEDOO WOODLEY, WA 98284
13. THE LOTS IN THIS SHORT PLAT ARE SUBJECT TO THE CITY OF ANACORTES CONDITIONS OF APPROVAL.

ADDRESSES  
LOT 1 1703 32nd STREET  
LOT 2 1701 32nd STREET