

SHORT PLAT NO. ANA 03-006

OWNER'S DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT 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. WE 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.

Virgil Nelson
VIRGIL NELSON PRESIDENT

ACKNOWLEDGMENTS:

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 29th DAY OF December 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Virgil Nelson AND Donna L. Weaver ON OATH STATED THAT THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGES IT AS THE Authorized of County Corner, Inc. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, December 29, 2003
BY Donna L. Weaver RESIDING AT Burlington
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
BY COMMISSION EXPIRES Jan 1, 2004

ACKNOWLEDGMENTS:

STATE OF WASHINGTON
COUNTY OF SKAGIT

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DATED 29th 2003 RESIDING AT Burlington
BY Donna L. Weaver
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
BY COMMISSION EXPIRES Jan 1, 2004

APPROVALS:

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE, AND HAS AUTHORIZED ITS SECRETARY TO EXECUTE ITS WRITTEN APPROVAL HEREON.

REVIEWED AND APPROVED THIS 23 DAY OF December 2003

Donna L. Weaver
SUBDIVISION ADMINISTRATOR

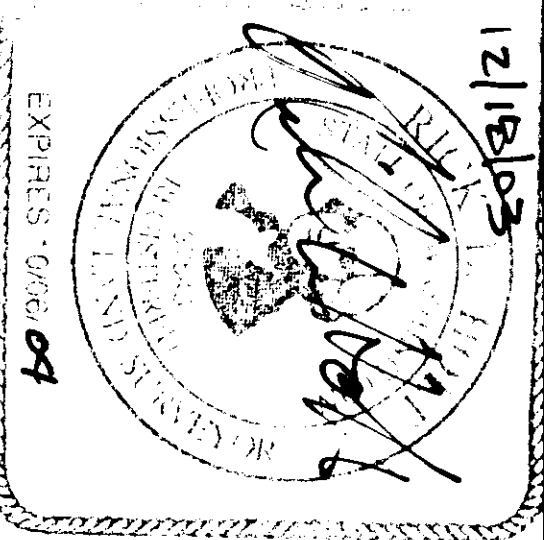
REVIEWED AND APPROVED THIS 22 DAY OF December 2003

Virgil Nelson
CITY ENGINEER

SURVEYORS 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 COUNTRY CORNER INC.

RICK L. HOLT, P.L.S. Virgil Nelson
CERTIFICATE NO. 37549 DATE 12/18/03



LEGAL DESCRIPTION:

LOT "C" OF SURVEY FOR LOT LINE REVISION OF SHORT PLAT NUMBER 45-77 AS RECORDED IN BOOK 3 OF SURVEYS AT PAGE 149, UNDER AUDITOR'S FILE NUMBER 8111040033, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCR1105 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE).
2. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - LIGHT MANUFACTURING 1
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC TANKS AND COMMUNITY ABSORPTION FIELD
5. WATER - CITY OF ANACORTES
6. SKAGIT COUNTY ASSESSORS PARCEL NUMBER: P 19989
7. SHORT PLAT APPROVAL AUTHORIZES THE APPLICANT TO PROCEED WITH APPLICATION FOR NECESSARY PERMITS TO CONSTRUCT REQUIRED IMPROVEMENTS AND TO PREPARE CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE DETERMINATIONS MADE AND CONDITIONS IMPOSED BY THE ADMINISTRATOR. THE SCOPE OF THIS PERMIT IS NOT TO EXCEED THAT IS SET FORTH IN ATTACHED WATER, SEWER, AND STORMWATER GENERAL FACILITY AND HOOKUP FEES AND TRANSFORMATION, FIRE SCHOOL AND PARK IMPACT FEES. THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AND MAY DIFFER FROM THOSE FEE LEVELS CURRENTLY IN EFFECT; SEWER AND WATER LATECOMER CHARGES MAY BE PAYABLE.
9. SURFACE WATER MANAGEMENT CONTROLS SHALL BE IMPLEMENTED TO THE CITY ENGINEER'S SPECIFICATIONS/ORDINANCE #2441 AND SHALL SPECIFICALLY PROTECT DOWNSTREAM PROPERTY OWNERS.
10. A SILT FENCING, EROSION CONTROL AND SEDIMENTATION PLAN SHALL BE PROVIDED, CONSTRUCTION, AND MAINTAINED DURING THE COURSE OF CONSTRUCTION.
11. CONNECTION TO CITY WATER FOR ALL LOTS, WITH FIRE HYDRANTS LOCATED AS APPROVED BY THE CITY FIRE CHIEF.
12. NO DEVELOPMENT SHALL OCCUR ON LOT 2 WITHOUT CONNECTION TO CITY SEWER.
13. ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS.
14. THE ADDRESS FOR LOT 2 SHALL BE 7607 STATE ROUTE 20.
15. LOT 1 SHALL NOT HAVE DIRECT ACCESS TO SR20. ACCESS SHALL BE VIA EXISTING ACCESS EASEMENT PER A.E. 886636 AND THROUGH LOT 2 AS GRANTED HEREIN.
16. LOT 2 SHALL HAVE ONE ACCESS ONLY LOCATED AT THE MOST SOUTHERLY PORTION OF LOT 2. SAID ACCESS SHALL BE SHARED WITH ADJACENT PARCELS TO THE SOUTH WHEN MORE INTENSELY DEVELOPED. LOT 2 HEREBY GRANTS TO LOT 1 A GENERAL ACCESS EASEMENT, NOT LESS THAN 20 FEET WIDE, AND INCLUDES THE RIGHT TO USE THE LOT 2 DRIVEWAY ACCESS TO SR20. LOCATION OF THIS EASEMENT IS SUBJECT TO REVISION BY LOT 2 AS NEEDED UPON REDEVELOPMENT.
17. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.
18. ENGINEERING REVIEW AND INSPECTION FEES ARE PAYABLE ON OR BEFORE ANY ACTUAL CONSTRUCTION OR ACTUAL QUOTES FOR THE WORK. THE ENGINEERING REVIEW FEE IS .5% AND THE INSPECTION FEE IS 1.5% PLUS \$ 500.00.

AUDITORS CERTIFICATE

FILED FOR RECORD

200401090058
Skagit County Auditor

1 of 2 2:11:50AM

N. DUMMEL
SKAGIT COUNTY AUDITOR

BY DEPUTY Janet Truitt

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 22nd DAY OF December 2003

George K. Peterson
CITY OF ANACORTES TREASURER

COUNTY TREASURER'S CERTIFICATE:

I 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 2003

CERTIFIED THIS 6th DAY OF January 2004

David J. Jorgensen
SKAGIT COUNTY TREASURER



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 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.

Virgil Nelson
RICK L. HOLT

CERTIFICATE NO. 37549 DATE: 12/18/03

OWNER: COUNTRY CORNER INC.
7601 STATE ROUTE 20
ANACORTES, WASHINGTON 98221
PHONE:

SURVEYOR: MR. RICK HOLT
BAYVIEW SURVEYING INC.
130 SHARON AVENUE
BURLINGTON, WASHINGTON 98233
PHONE: 360-707-2580

RECORD OF SURVEY

FOR

COUNTRY CORNER INC.

A PORTION OF THE WEST 1/2 OF SECTION 05, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

DRAWN BY: K. COCHRAN

DATE: DECEMBER 18, 2003

FIELD BOOK: 37 PAGE: 10-11



BAYVIEW SURVEYING INC.
PROFESSIONAL LAND SURVEY SERVICES
130 Sharon Avenue Burlington WA 98233
Tel: 360-707-2580 Fax: 360-757-3878
bayviewsurvey@comcast.net

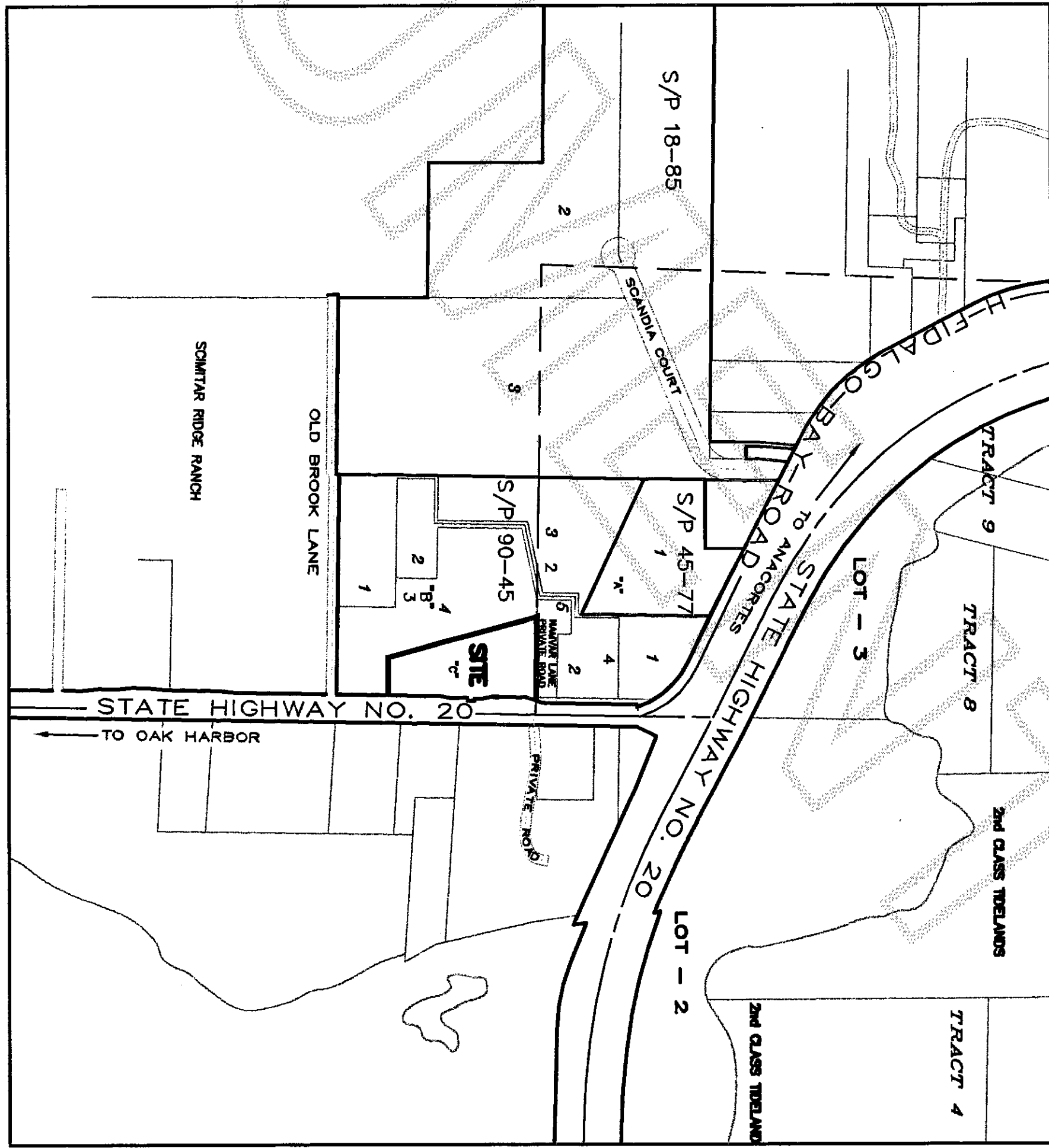
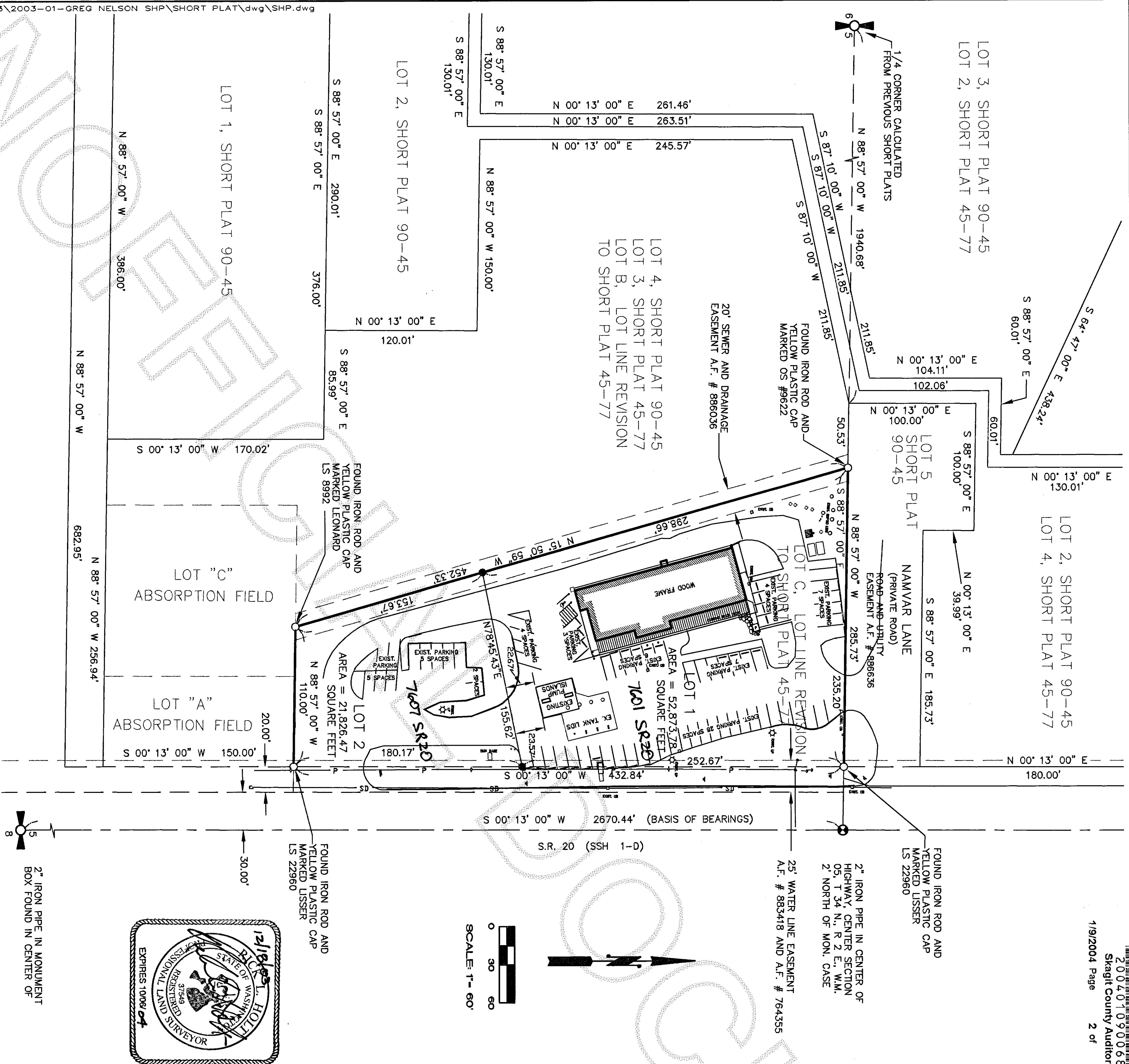
SHEET NO.

1 of 2

SCALE: NONE

JOB NO: 2003-01

SKAGIT COUNTY, WASHINGTON

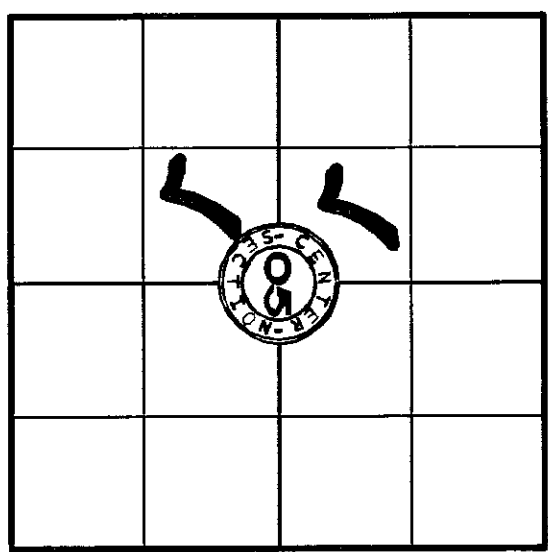


REFERENCE SURVEYS:

1. SHORT PLAT NUMBER 90-45 AS RECORDED IN VOLUME 9 OF SHORT PLATS AT PAGE 308, UNDER AUDITOR'S FILE NUMBER 9101240033 RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. SURVEY FOR LOT LINE REVISION OF SHORT PLAT NUMBER 45-77 AS RECORDED IN BOOK 3 OF SURVEYS AT PAGE 149, UNDER AUDITOR'S FILE NUMBER 811040033 RECORDS OF SKAGIT COUNTY, WASHINGTON.
3. SHORT PLAT NUMBER 45-77 AS RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGE 91 UNDER AUDITOR'S FILE NUMBER 861478 RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGEND

- = SET 1/2" REBAR WITH YELLOW CAP MARKED "B.V. 37549"
- = FOUND SURVEY MARKER
- = AS NOTED



SEC. 05, TWP. 34 N., RGE. 2 E., W.M.,
SKAGIT COUNTY, WASHINGTON

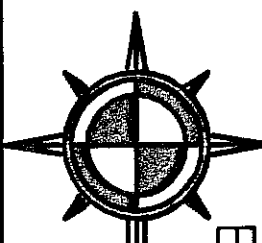
RECORD OF SURVEY
FOR
COUNTRY CORNER INC.

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bayviewsurvey@comcast.net

SHEET NO: 2 OF 2

SCALE: 1" = 60'

JOB NO: 2003-01

OCCUPATIONAL INDICATORS AND
EXISTING FENCELINE NOTE:

THIS SURVEY DEPICTS EXISTING FENCE LINES AND OTHER LINES OF OCCUPATION IN ACCORDANCE WITH W.A.C. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL FOR CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN ADDRESSED BY THIS BOUNDARY SURVEY.

BASIS OF BEARING:

BASES OF BEARINGS IN S 00° 13' 00" W., BETWEEN MONUMENTS FOUND AT THE CENTER OF SECTION 5 AND AT THE SOUTH 1/4 CORNER OF SECTION 5, AS SHOWN ON SHORT PLAT 45-77 AS RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGE 91, UNDER AUDITOR'S FILE NUMBER 861478, RECORDS OF SKAGIT COUNTY, WASHINGTON.