

LONGVIEW SHORT PLAT ^{Short Plat} # AN03-007
SURVEY IN SW 1/4 OF NE 1/4, SECTION 25, T. 35N., R. 01E., W.M.,
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC.

A. Brummett SKAGIT COUNTY AUDITOR
Jane Frazer DEPUTY

LEGAL DESCRIPTION:

TAX PARCEL NO. P33118
LEGAL DESCRIPTION FROM DEED RECORDED UNDER AUDITOR'S FILE 200310010159, RECORDS OF SKAGIT COUNTY, WASHINGTON.
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 26 2/3 RODS WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;
THENCE WEST 165 FEET ALONG SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 198 FEET;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 165 FEET;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 198 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION LYING WITHIN THE BOUNDARIES OF 38TH STREET.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOUTH 5.00 FEET OF THE ABOVE DESCRIBED PROPERTY DEEDED TO CITY OF ANACORTES AS RECORDED UNDER A.F. NO. _____ EASEMENTS:

FIRE EQUIPMENT ACCESS EASEMENT TO CITY OF ANACORTES AND SUCCESSORS/ASSIGNS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "B"; THENCE S89°46'48"E, 6.96 FEET ALONG THE SOUTH BOUNDARY OF SAID LOT "B" TO THE TRUE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30 FEET, LENGTH OF 13.5 FEET AND CHORD BEARING OF N12°53'27"W, THENCE N0°06'59"W, 43.00 FEET; THENCE S89°46'52"E, 20.00 FEET; THENCE S0°06'59"E, 36.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30 FEET, LENGTH OF 20.58 FEET TO THE SOUTH BOUNDARY OF LOT "A"; THENCE N89°46'48"W ALONG THE SOUTH BOUNDARY OF LOTS "A" AND "B" 29.71 FEET TO THE TRUE POINT OF BEGINNING.

A STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES AND SUCCESSORS/ASSIGNS UNDER AND UPON THE WEST 10 FEET OF LOT B AND THE NORTH 10 FEET OF LOTS B AND C.

TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR RESTORING THE PROPERTY TO CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT.

- NOTES:
1. 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.
 2. THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER, AND STORMWATER GENERAL FACILITY AND HOOKUP FEES AND TRANSPORTATION, FIRE, SCHOOL, AND PARK IMPACT FEES. THESE FEES ARE PAYABLE AT LEVELS IN AFFECT 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.
 3. SURFACE WATER MANAGEMENT CONTROLS SHALL BE IMPLEMENTED TO THE CITY ENGINEER'S SPECIFICATIONS/ORDINANCE #2441 AND SHALL SPECIFICALLY PROTECT DOWNSTEAM PROPERTY OWNERS.
 4. A SILT FENCING, EROSION CONTROL AND SEDIMENTATION PLAN SHALL BE PROVIDED, CONSTRUCTED, AND MAINTAINED DURING THE COURSE OF CONSTRUCTION.
 5. CONNECTION TO CITY WATER FOR ALL LOTS, WITH FIRE HYDRANTS AS APPROVED BY CITY FIRE CHIEF.
 6. ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS. STREET IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
 7. THE ADDRESS FOR LOT A SHALL BE 1516 38TH STREET; LOT B SHALL BE 1520 38TH STREET; AND LOT C SHALL BE 1512 38TH STREET.
 8. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF THE APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.
 9. ENGINEERING REVIEW AND INSPECTION FEES ARE PAYABLE ON OR BEFORE ANY ACTUAL CONSTRUCTION WORK BEGINS. THEY ARE BASED ON ENGINEERING ESTIMATES OF CONSTRUCTION OR ACTUAL QUOTES FOR THE WORK. THE ENGINEERING REVIEW FEE IS .5% AND THE INSPECTION FEE IS 1.5% PLUS \$500.00

CONSENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER OF THE LAND HEREBY PLATTED DOES HEREBY DECLARE THE LONGVIEW SHORT PLAT IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.

WILLIAM A. O'BROCK
DEVELOPER, L.L.C. William Brock MEMBER, SUNSET VIEW CONDOMINIUM

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF July, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED William A. Brock TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DECLARATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Erin D. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bell

TREASURER'S CERTIFICATE:

I HEREBY 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 MY OFFICE, UP TO AND INCLUDING THE YEAR 2004

Paul E. Monohon 7-13-04
SKAGIT COUNTY TREASURER DATE

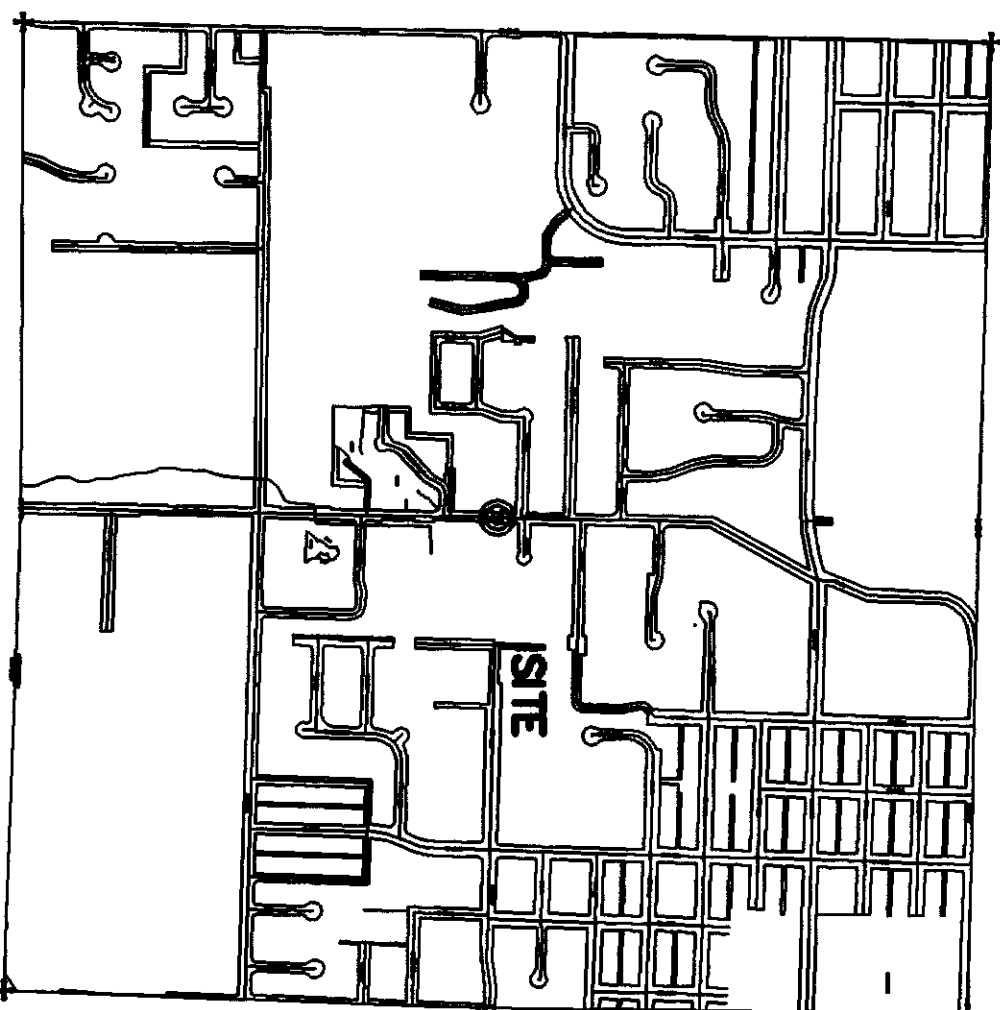
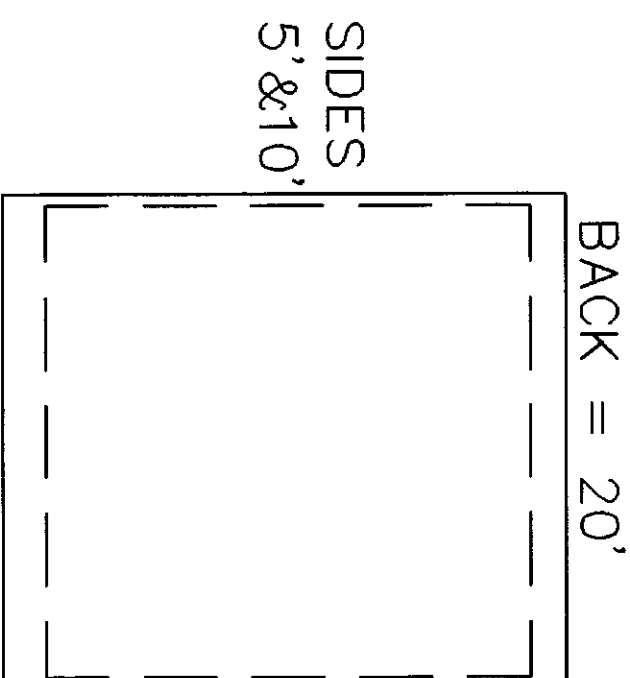
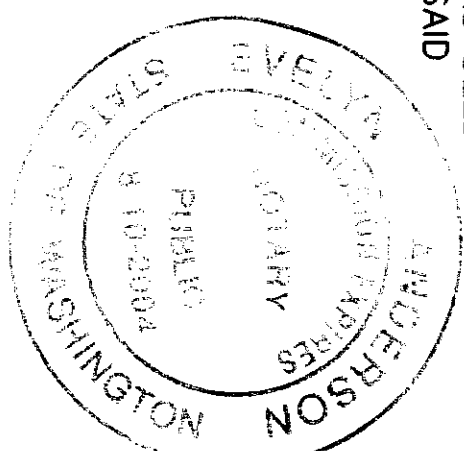
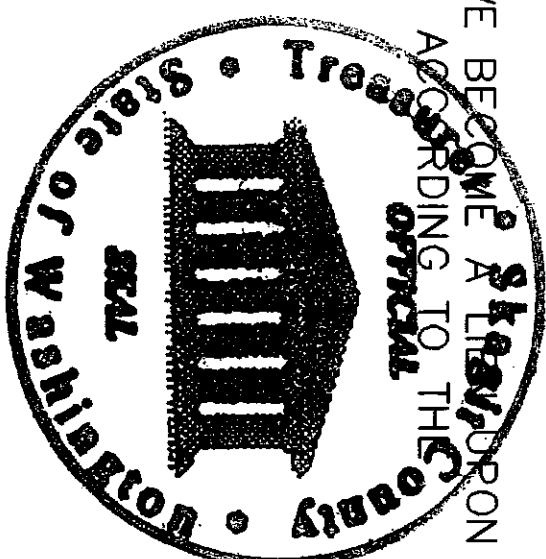
APPROVALS:

I HEREBY 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 MY OFFICE, UP TO AND INCLUDING THE YEAR 2004

Janet Vance 7-17-04
ANACORTES CITY TREASURER DATE

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 12TH DAY OF July, 2004

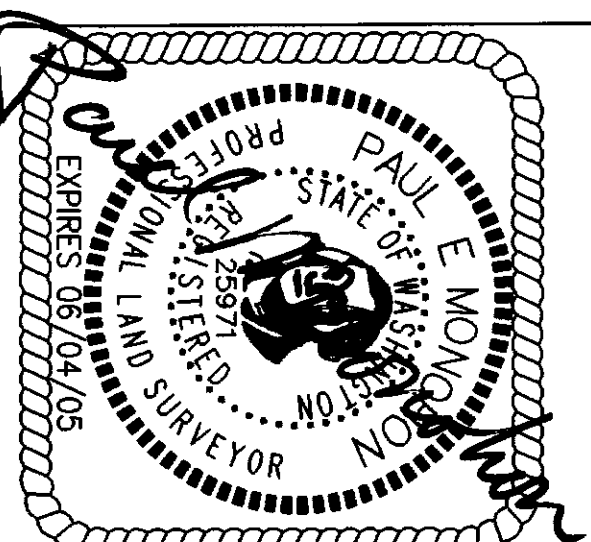
K. Dean Mahaffey
SHORT PLAT ADMINISTRATOR
Gary Barnett
CITY ENGINEER



JOB NO. 03310
SHEET SUR
1 OF 2
LONGVIEW SHORT PLAT
FOR SUNSET VIEW
CONDOMINIUM
DEVELOPER, L.L.C.



SCHEEMER ENGINEERING INC.
1610 COMMERCIAL AVENUE, SUITE A
ANACORTES, WA 98221 (360) 293-9006



SURVEYORS CERTIFICATE
This map correctly represents a survey made by me or \ under my direction in conformance with the Survey Recording Act.

Paul E. Monohon CERT#25971
Date 7-08-04

DESIGNED	PEM
DRAWN	PEM
CHECKED	LL
BY	BY
DATE	DATE
BY	APPROVED
REVISIONS	
CAD FILE: ROS PAGE 1	PLOT DATE: 10-16-03

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC

N. Brummett
SKAGI COUNTY AUDITOR

James Fraser
DEPUTY



Age Group	No (%)	Yes (%)	Don't know (%)
0	~65	~35	0
20	~55	~45	0
40	~55	~45	0
80	~65	~35	0

SET 1/2" REBAR AND YELLOW CAP MARKED "PEM LS 25971"

BASIS OF BEARINGS N89°46'48"W BETWEEN FOUND MONUMENTS AT THE EAST 1/4 CORNER AND THE CENTER OF SECTION 25. REF. SURVEY FILED UNDER A/F. NO. 2001112260185, RECORDS OF SKAGIT COUNTY, WASHINGTON.

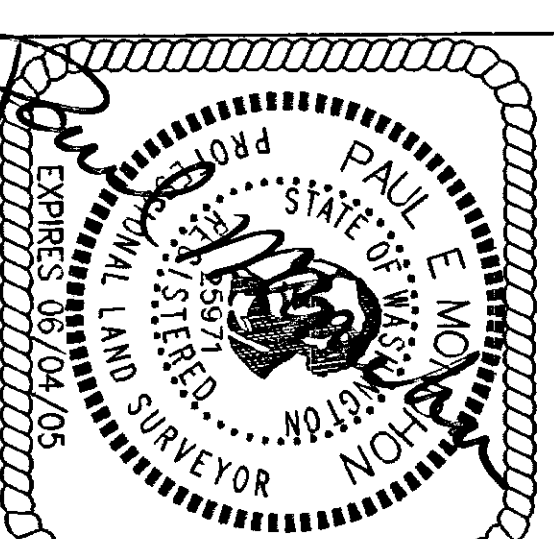
DESIGNED	PEN
DRAWN	PEN
CHECKED	LL
	BY
DATE	BY APP

REVISIONS

CAD FILE: 0'BROCK-38TH	PLOT DATE: 7-07-04
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SCHEMMER ENGINEERING INC.



SURVEYORS CERTIFICATE
This map correctly represents
a survey made by me or \
under my direction in
conformance with the Survey
Recording Act

2 OF 2