

LEGAL DESCRIPTION

LOT 65 AND THE NORTH 1/2 OF LOT 64, MEASURED ALONG THE EAST LINE THEREOF, "ANACO BEACH, SKAGIT COUNTY WASHINGTON," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

CITY OF ANACORTES SHORT PLAT
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF
SECTION 27, T. 35 N., R. 1 E., W.M.

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING, INC.
200505200118
Skagit County Auditor
5/20/2005 Page 1 of 2 12:48PM
SP# 04-003

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS WITHIN THE EASEMENT AREA ARE IN THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF THE ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - R-2
4. SEWAGE DISPOSAL - CITY OF ANACORTES.
5. WATER - CITY OF ANACORTES.
6. MERIDIAN AND BASIS OF BEARING WEST LINE OF THE SE 1/4, SE 1/4, SE 1/4 BEARING NORTH 01°22'43" WEST AS SHOWN ON PLAT OF MARINE HEIGHTS, AF NO. 970722058.
7. LEGAL DESCRIPTION IS FROM STEWART TITLE SUBDIVISION GUARANTEE G-1578-43713.
8. 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 SUBDIVISION GUARANTEE BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 110722-S, DATED 1-26-04 AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 8706160051, 8807180001 AND 20001220107.
9. INSTRUMENTATION: LEICA TORA 1103 ELECTRONIC TOTAL STATION.
10. SURVEY PROCEDURE: FIELD TRAVERSE.
11. APPLICANT: TODD R KIRKPATRICK AND CAROL A KIRKPATRICK
4305 MARINE DRIVE
ANACORTES, WA 98221
12. FUTURE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER LOT 7 IN FAVOR OF LOT 8 RESERVED FOR FUTURE SUBDIVISION OF LOT 8.
13. THE LOTS IN THIS SHORT PLAT ARE SUBJECT TO THE CITY OF ANACORTES CONDITIONS OF APPROVAL.
14. LOT 8: PSE HAS RESERVED A STRIP OF LAND TEN (10) FEET IN WIDTH WITH FIVE (5) FEET ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE ABOVE DESCRIBED PARCEL. THIS EASEMENT DESCRIPTION MAY BE SUPERSEDED AT A LATER DATE WITH A SURVEYED DESCRIPTION PROVIDED AT NO COST TO GRANTEE.
15. THE MAINTENANCE OF THE ROOKERY LOCATED NEAR THE ENTRANCE IS THE RESPONSIBILITY OF LOTS 1-8.
16. THE MAINTENANCE OF UTILITIES LYING WITHIN PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF LOTS 1-8.
17. LOT 6-NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS THE ACCESS IMPROVEMENTS ARE COMPLETED, OR FURTHER CONDITIONS IMPOSED WITH FUTURE DEVELOPMENT. LOT 6 MAY BE INCORPORATED INTO A FUTURE DEVELOPMENT TO THE SOUTH.

TREASURER'S CERTIFICATE

I 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 OF 2005.

CERTIFIED THIS 16th DAY OF May, 2005

Judy Patton for Todd Kirkpatrick
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 16th DAY OF May, 2005

Wanda O'Brien
ANACORTES CITY TREASURER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.

THIS 16 DAY OF May, 2005

Sam J. Hume
SUBDIVISION ADMINISTRATOR

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.

Paul Monohon

DATE: 5-13-05

CONSENT AND DEDICATION

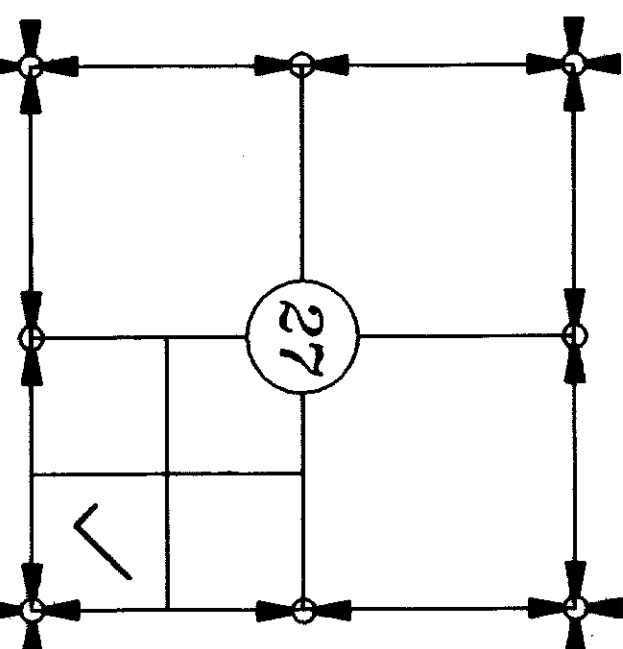
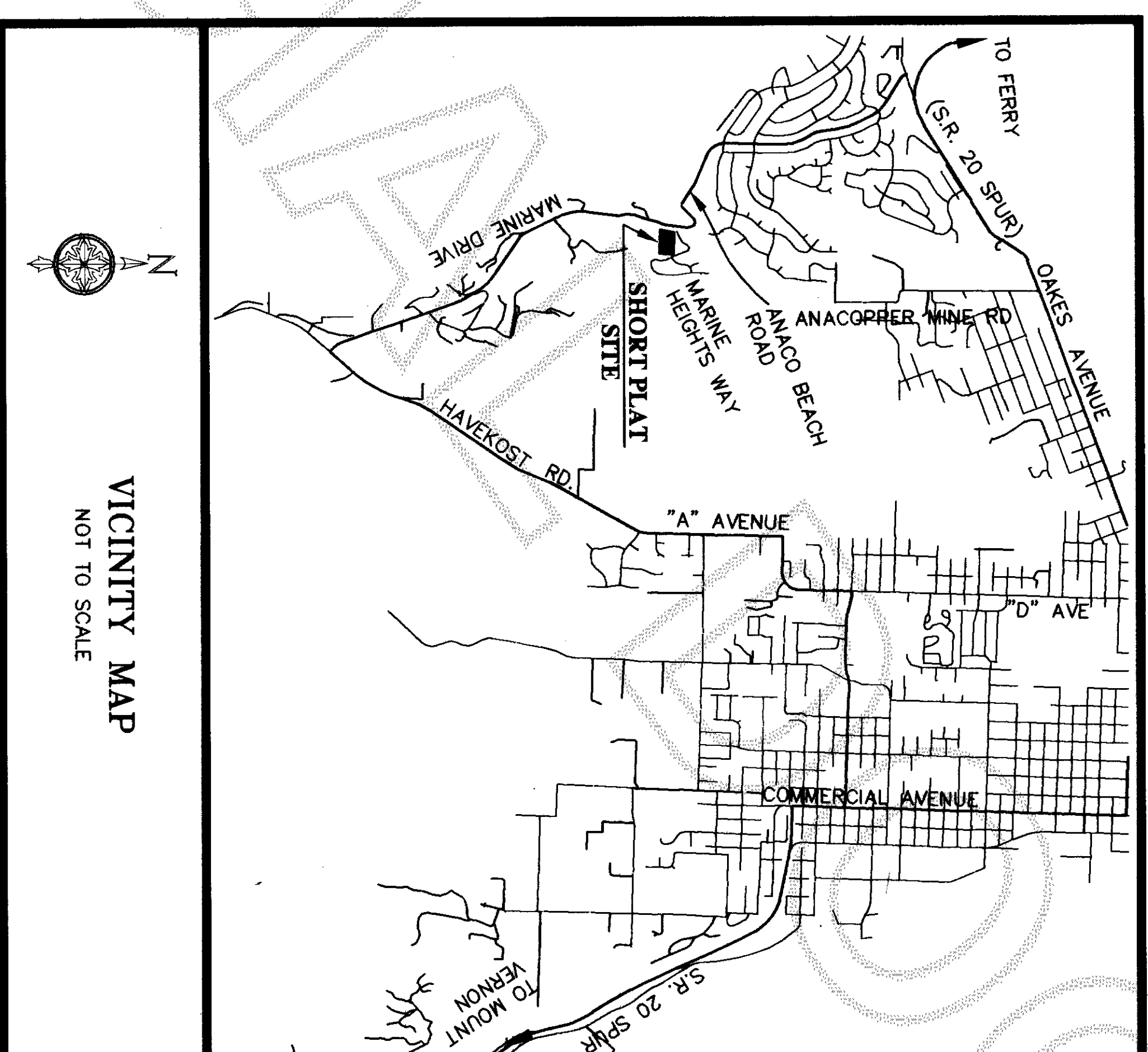
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED. THEY FURTHER DECLARE THE LAND DESCRIBED BY THIS SHORT PLAT SUBDIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATED WITHIN THE PRECEDING FIVE YEARS AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE YEARS FROM THE DATE OF THE APPROVAL OF THIS SHORT PLAT WITHOUT THE FILING OF A STANDARD 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.

Todd R Kirkpatrick

Carol A Kirkpatrick

Richard L Kirkpatrick

Whidbey Island Bank



VICINITY MAP
N.T.S.

JOB NO.
04-265
SHEET
SUR 1
1 OF 2

SHORT PLAT
TODD KIRKPATRICK
4305 MARINE DRIVE
ANACORTES, WA



SCHEEMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
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 4-29-2005

DESIGNED	PEM
DRAWN	PEM
CHECKED	JRH
BY	
DATE	BY
APP	REVISIONS

CAD FILE: 04-265 PLOT DATE: 4/26/05

ACKNOWLEDGMENT

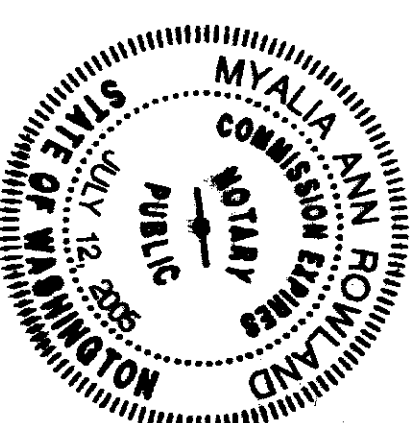
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 16, 2005

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

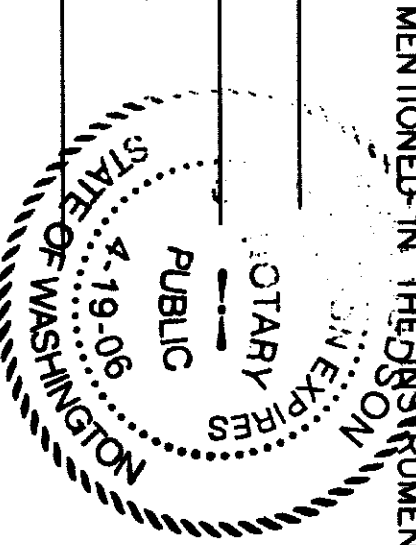
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD L. KIRKPATRICK APPEARED BEFORE ME, AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5-13-2005

SIGNATURE KC Knudt

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 4-19-2006



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

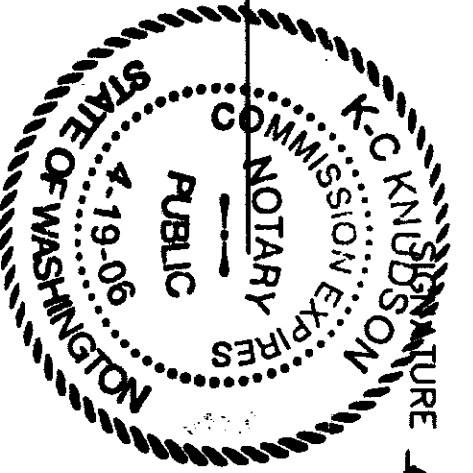
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TODD R. KIRKPATRICK AND CAROL A. KIRKPATRICK APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5-13-2005

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NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 4-19-2006

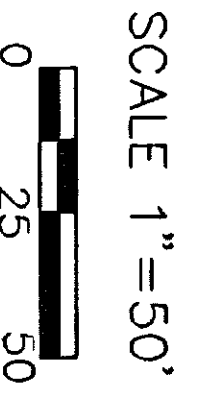


AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC.

200505200118
Skagit County Auditor
5/20/2005 Page 2 of 2 2:12:46PM

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2
DEPUTY



EASEMENT LINE TABLE		
LINE	BEARING	DIST.
L1	N 60°37'20" E	37.16
L2	N 0°46'30" E	30.00
L3	S 0°46'30" W	25.00
L4	N 90°00'00" E	39.38
L5	N 0°00'00" E	47.17
L6	N 90°00'00" E	27.36
L7	N 3°57'13" E	37.40

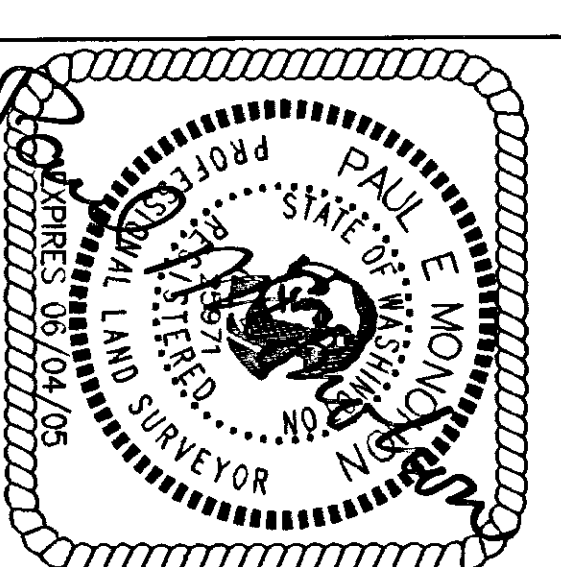
- LEGEND
- FOUND CONCRETE MONUMENT
 - FOUND "SKODJE" REBAR
 - SET REBAR "PEM LS25971"

SHEET
SUR 2

2 OF 2

SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101
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

DESIGNED	PEM
DRAWN	PEM
CHECKED	JRH
	BY

APP	REVISIONS
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CAD FILE: 04-265

PLOT DATE: 4/26/05