

FRAZIER SHORT PLAT ANA 06-004 DATE: 9/5/06

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

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N. Baunnett
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

Wen Zeng
BY DEPUTY

THE NORTH 100 FEET OF THE EAST 29/ FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 116.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE WEST 577.1 FEET;
THENCE NORTH 281.2 FEET;
THENCE EAST 577.1 FEET;
THENCE SOUTH 281.2 FEET TO THE PLACE OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE BOUNDARIES OF HEART LAKE ROAD AND EXCEPT THE EAST 10 FEET THEREOF CONVEYED TO THE CITY OF ANACAPRES BY DEED RECORDED APRIL 8, 2003, UNDER AUDITOR'S FILE NO. 200304080126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

STATE OF WASHINGTON)

_____) SS
COUNTRY OF **SPAIN**

I, Yvette-Sae, COORDINATOR OF STAFFING, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Yvette-Sae IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON KNOWS THE CONTENTS OF THIS INSTRUMENT, ON OATH STATED THAT HE (SHE, THEM), SIGNED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF RIVER ROCK COMPANY, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.

DATED: 09/06/2000

SIGNATURE: Ata D

(PRINT NAME) STEVEN G BAUGHN

MY APPOINTMENT EXPIRES 02/01/2008

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2006

OFFICIAL
Treasurer
Skagit County

APPROVAL

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.

8th DAY OF September 2006

EDITION 8th DAY OF September 2001

11) Linda Phillips
INACORTES CITY TREASURER

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

THIS 9 DAY OF ~~SEPTEMBER~~ SEPTEMBER 2006.

9m J. Moore
SUBDIVISION ADMINISTRATOR

CITY ENGINEER ~~APR~~

DEVELOPERS/OWNERS

RIVER ROCK COMPANY, L.L.C.
22218 OLD HIGHWAY 99 SO. ROAD
MOUNT VERNON, WA 98273
PHONE: (360) 416-4999

SCALE: 1" = 50' 06116

SUMMIT ENGINEERS & SURVEYORS, INC

PHONE: (360) 416-4999 FAX: (360) 416-4949

E-MAIL: YSK@SUMMITES.COM

Sumit

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARING: CENTER SECTION LINE FROM THE CENTER SECTION TO THE SOUTH QUARTER CORNER HEREON BEARS SOUTH 00°19'58" EAST AS PER RECORD OF SURVEY IN VOLUME 3 OF SURVEYS, PAGE 119.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION – RESIDENTIAL DISTRICT (R2).
4. SEWAGE DISPOSAL: CITY OF ANACORTES
5. WATER: CITY OF ANACORTES
6. SURVEY EQUIPMENT & PROCEDURE: THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIXON DTM-520 TOTAL STATION ON MAY 1, 2006.
7. SKAGIT COUNTY ASSESSORS PARCEL NUMBER: P32072
8. THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER, AND STORM WATER GENERAL FACILITY AND HOOKUP FEES AND TRANSPORTATION FEE, 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 LATE-COMER CHARGES MAY BE PAYABLE.
9. THE EXISTING HOUSE AND BUILDINGS SHALL BE DEMOLISHED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 1 THROUGH 3.
10. STREET ADDRESSES ARE: LOT 1 4008 H AVENUE
LOT 2 4006 H AVENUE
LOT 3 4004 H AVENUE
11. 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.
12. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.
13. DRIVEWAY MAINTENANCE DEFINED HEREIN SHALL MEAN THE EQUAL REQUIREMENT OF SAID LOT OWNERS TO SHARE LABOR AND COST TO MAINTAIN THE SAID DRIVEWAY EASEMENT IN A GOOD WORKMANLIKE MANNER. ANY FURTHER IMPROVEMENTS ABOVE AND BEYOND THE SAID REQUIREMENTS TO MAINTAIN THE DRIVEWAY IN GOOD WORKMANLIKE MANNER MUST BE AGREED UPON WITH THE COST SHARED BY ALL PARTIES AND APPROVED PRIOR TO COMMENCEMENT OF ANY WORK.
- FURTHER, THE DECLARANTS ACKNOWLEDGE THE PERPETUAL EASEMENT FOR INSTALLATION OF UTILITIES, SPECIFICALLY T.V. CABLE, CITY OF ANACORTES, AND FURTHER ANY SUCCESSORS AND ASSIGNS OF SAID COMPANIES HAVE THE RIGHT TO ENTER IN, GROSS UNDER, THROUGH AND OVER DESCRIBED EASEMENT DRIVEWAY TO PROVIDE UTILITY SERVICES TO ALL OF SAID SHORT PLAT LOTS AND ANY FURTHER DIVISION AND IMPROVEMENTS THEREOF.

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIWIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS PER THEIR FREE AND VOLUNTARY ACT AND DEED. THEY FURTHER DECLARE THE LAND DESCRIBED BY THIS SHORT PLAT DIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PRECEDING FIVE YEARS AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE YEARS FROM THE DATE OF THIS PLAT. THE UNDERSIGNED SUBDIWIDERS HEREBY DEDICATE TO THE PUBLIC FOR THE USE OF THE UNDERSIGNED SUBDIWIDERS HEREBY DEDICATED TO THE PUBLIC FOR THE USE OF THE STREET PURSUING THEIR INTEREST. IF ANY, IN THE PROPERTY SHOWN AS RIGHT-OF-WAY ADJOINING TO THE SHORT PLAT.

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "FRAZLER SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 25, TOWNSHIP 35N, RANGE 1E, WM.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS PER RCW 64.34.232.

SHEET 1 OF 1

1/2 FIVE PER B
SURVEYS PG. 119

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