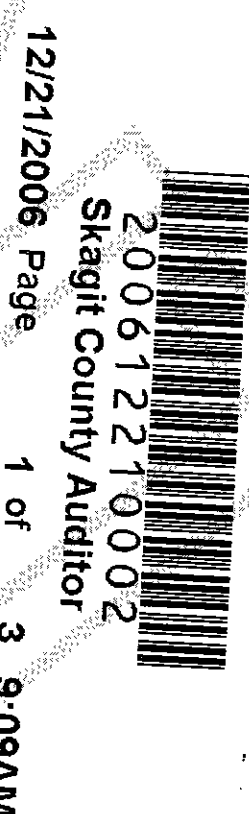


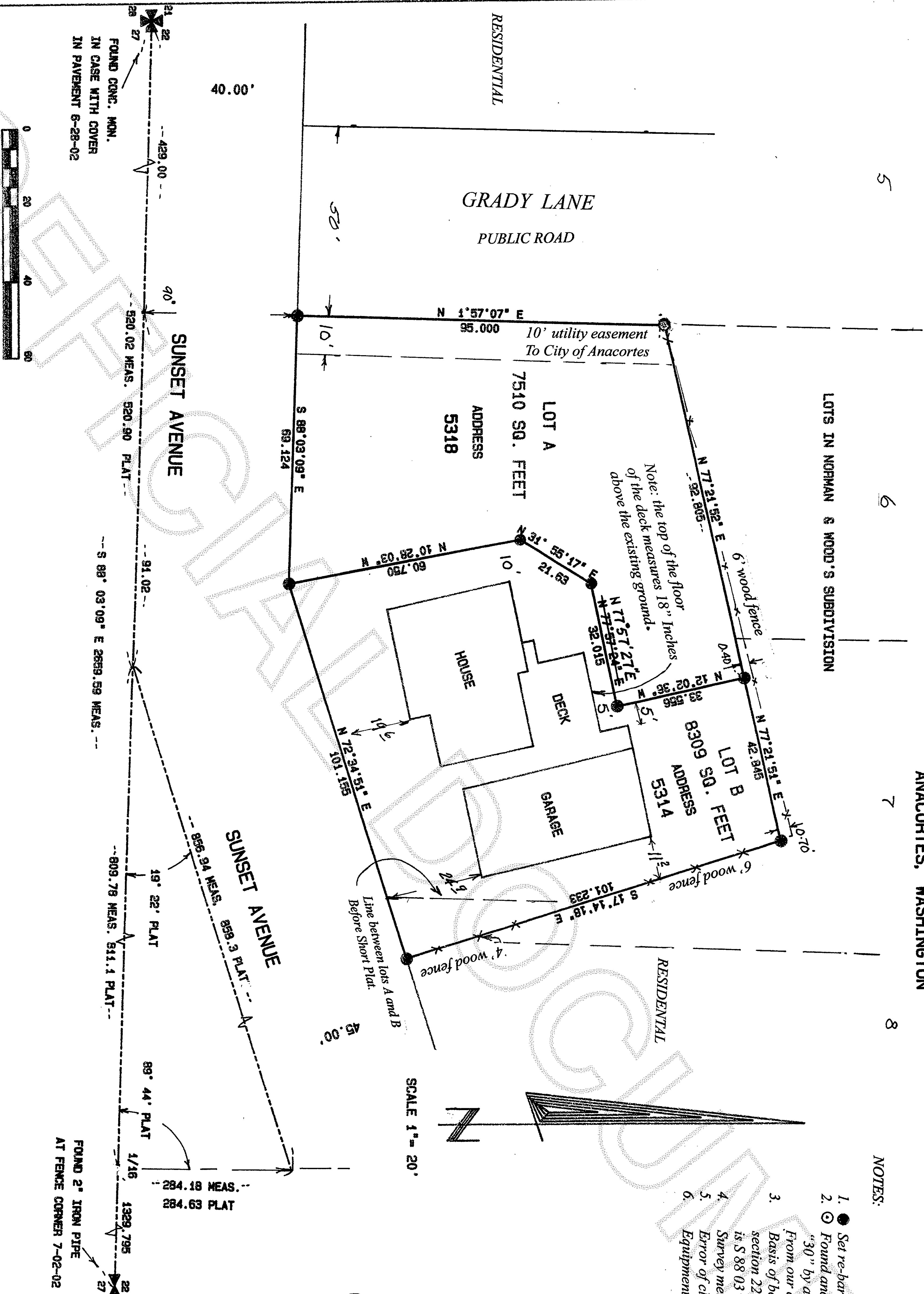
S. P. # ANA 06-008



MILLER SHORT PLAT  
SURVEY IN THE SW 1/4 OF SECTION 22, TWP. 35 N., RNG. 1 EAST, W.M  
ANACORTES, WASHINGTON

NOTES:

1. Set re-bar with yellow cap # 9569.
2. Found and accepted a 1/2" iron pipe with lead plug stamped "30" by an unknown Surveyor. This pipe is S 75° 39' W 0.047' from our corner location. Visited 9-15-05.
3. Basis of bearings: Bearing between the SW corner of section 22 and the south 1/4 corner of section 22. Our bearing is S 88° 03' 09" E. See R.O.S. Auditor's # 200409230082.
4. Survey method: Standard field traverse.
5. Error of closure meets Washington State survey standards.
6. Equipment used: GTS-303 total station.



RECORDER'S CERTIFICATE

Filed for record this 21 day of Dec 2006 at 9:04 AM  
In book of at page at the request of:

CLAIR A. ROSSMAN  
Surveyor's Name

RECORDS OF SKAGIT CO. AND

W. BAUMANN  
Aud.

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: ROBERT MILLER  
In ALE 2006

CLAIR A. ROSSMAN  
Surveyor's Name

Certificate No: 9569

CROSSMAN & ASSOC.

LAND SURVEYORS

16146 MCLEAN RD. MT. VERNON, WA.

PHONE (360) 424-7359

SHORT PLAT  
FOR

ROBERT MILLER

SCALE:

1" = 20'

DATE:

9-05-06

JOB NO:

2005-392

DRAWN BY:

SM

CHECK BY:

MAC

SHEET:

1-3

PW #06-061-DEV



MILLER SHORT PLAT  
SURVEY IN THE SW 1/4 OF SECTION 22, TWP. 35 N., RNG. 1 EAST, W.M.  
ANACORTES, WASHINGTON

S. P. # ANA 06-008  
200612210002  
Skagit County Auditor  
12/21/2006 Page 2 of 3 8:09AM

SHORT PLAT LOT A

That portion of tracts 6 and 7, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of plats, page 56, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said tract 6;

Thence N 1 57'07"E along the west line of said tract 6, a distance of 95 feet;

Thence N 77 21'52"E 92.805 feet;

Thence S 12 02'36"E 33.556 feet;

Thence S 77 57'24"W 32.015 feet;

Thence S 31 55'17"W 21.63 feet;

Thence S 10 28'03"E 60.750 feet to the south line of said tract 6;

Thence N 88 03'09"W 69.124 feet along the south line of said tract 6 to the point of beginning.

Situate in the County of Skagit, State of Washington.

SHORT PLAT LOT B

That portion of tracts 6, 7 and 8, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of plats, page 56, records of Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said tract 6;

Thence N 1 57'07"E along the west line of said tract 6, a distance of 95 feet;

Thence N 77 21'52"E 92.805 feet to the point of beginning;

Thence S 12 02'36"E 33.556 feet;

Thence S 77 57'24"W 32.015 feet;

Thence S 31 55'17"W 21.63 feet;

Thence S 10 28'03"E 60.750 feet to the south line of said tract 6;

Thence N 72 34'51"E 101.155 feet along the south line of said lots 6, 7 and 8;

Thence N 17 14'18"W 42.845 feet to the point of beginning;

THENCE S 77 21'51"W 42.845 FEET TO THE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

CITY OF ANACORTES APPROVALS

Signature of Planning Director

ATTEST: City Clerk

Examined and approved this

City Engineer

CITY TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.

Treasurer, City of Anacortes

COUNTY 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 [2006] (current year).

County Auditor

has been made to cover anticipated taxes for the year

ACKNOWLEDGEMENT

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
ROBERT G. MILLER AND DIANE M. MILLER

SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 14, 2006  
SIGNATURE: Robert G. Miller  
TITLE: Notary Public  
MY APPOINTMENT EXPIRES: May 24, 2009  
Commission No. 1573708

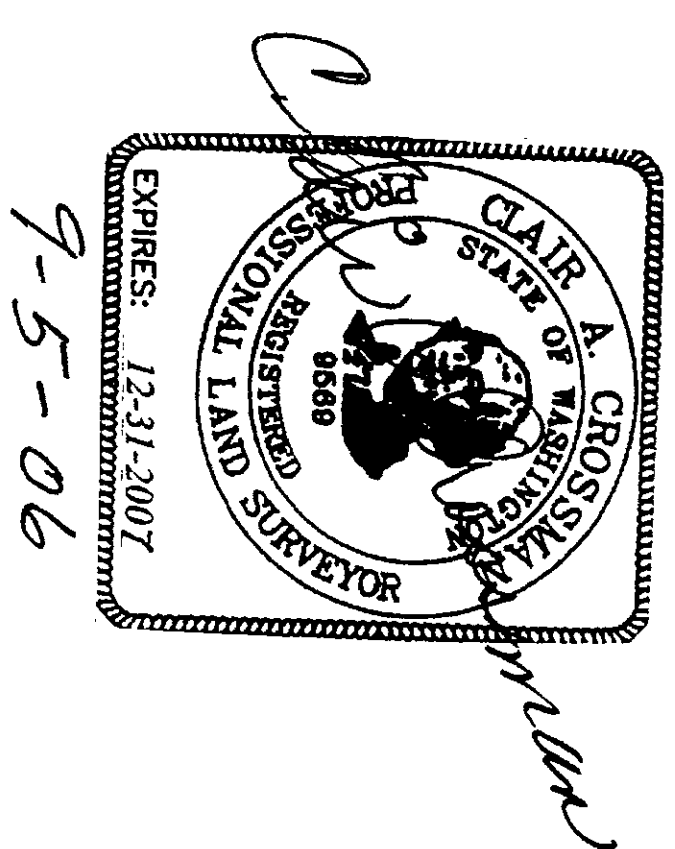
DEDICATION

Know all men by these presents that Wells Fargo Bank, mortgage holder, and Robert G. Miller and Diane M. Miller, husband and wife, owner of the land hereby platted, declare this plat and dedicate to the use of the public forever. Streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

Robert G. Miller Diane M. Miller

Wells Fargo Bank, N.A.

Edward A. Debus, Vice President



RECORDER'S CERTIFICATE

Filed for record this day of 20 at M  
At the request of  
Clair A. Crossman  
Surveyor  
RECORDS OF SKAGIT COUNTY AUDITOR

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: ROBERT MILLER  
In AUG. 2006

Clair A. Crossman  
Certificate No: 9569

CROSSMAN & ASSOC.

LAND SURVEYORS  
16146 MCLEAN RD. MT. VERNON, WA.  
PHONE (360) 424-7359

SHORT PLAT  
FOR  
ROBERT MILLER

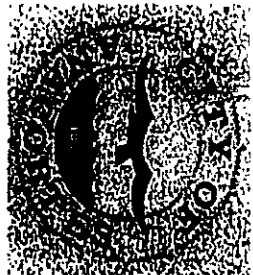
DRAWN: SAM  
DATE: 9-05-06  
BY: JN  
2005-39  
SHEET OF 2-3

PW #06-061-DEY



MILLER SHORT PLAT  
SURVEY IN THE SW 1/4 OF SECTION 22, TWP. 35 N., RANG. 1 EAST, W.M.  
ANACORTES, WASHINGTON

S.P. # ANA 05-008



CITY OF ANACORTES

DECISION TO APPROVE A SHORT PLAT FOR THE MILLER 2-Lot

SHORT PLAT NUMBER ANA 06-008

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the Miller 2-lot Short Plat subject to the following conditions:

- (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. The scope of this permit is not to exceed that as set-out in Exhibit 1.
- (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 effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecorner charges may be payable.

- (3) The Skagit County Treasurer's Office requires that the following statements shall appear on all long plats, replats, altered plats or binding site plans:

- a. Treasurer's Certificate. All short subdivisions when approved and prior to recording shall contain the following:

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 [ ] (current year).

Certified this 20<sup>th</sup> day of December, 2006.

- b. "I do hereby certify that a deposit has been made to cover anticipated taxes for the year \_\_\_\_\_."

- (4) The applicant shall acquire all necessary federal, state, and local permits.

- (5) The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, and street access, and

7

Short Plat # 06-008 - Miller

- (6) storm drainage. All work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to City standards.
- (7) All easements shall be surveyed and shown on drawings.
- (8) Fire apparatus access shall be provided as required by the City of Anacortes Fire Chief.
- (9) Fire flow shall be addressed in a manner acceptable to the City of Anacortes Fire Chief.
- (10) A tree preservation plan shall be prepared by the applicant for review and approval by the Planning Director, and recorded to the title for Lot A prior to building permit issuance.
- (11) Street addresses are: LOT A - 5318 Sunset Avenue; LOT B - 5314 Sunset Avenue.
- (12) This approval will expire three years from the date of approval if the short plat is not signed and recorded.

- (12) Pages 7-8 of these Findings shall be recorded with the Short Plat Drawing.

Ian Munce 11/8/06  
Ian Munce, Short Plat Administrator Date

EASEMENT DECLARATION

An easement is hereby reserved for and granted to the City of Anacortes, and other public utility franchisees and their respective successors and assigns under and upon the exterior 10' feet parallel with and adjacent to the road frontage of all lots together with the westerly 10' feet lot line of lot A, in which to install, lay, construct, renew, operate and maintain underground utilities as well as adjacent retaining walls that offer slope stability to lots A and B together with the right to enter upon the lots at all times for the purposes herein stated. These easements upon entering for these purposes, shall be restored as near as possible to original condition.

ACCESS RESTRICTION

Lot A shall take access only from Grady Lane. This limited access restriction shall be shown on all deeds written for Lot A.



PN# 06-061-DEV

12-07-06

RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M  
In book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of:

CHAB A. DESSMAN  
SURVEYOR'S NAME  
RECORDS OF SKAGIT CO. AUD.

SURVEYOR'S 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: Robert Miller  
In \_\_\_\_\_, 20\_\_\_\_

David A. Deessman  
Certificate No: 9569

CROSSMAN & ASSOC.

LAND SURVEYORS  
16146 MCLEAN RD. MT. VERNON, WA.  
PHONE (360) 424-7359

SHORT PLAT

FOR

ROBERT MILLER

SCALE: 1"=20'	DATE: 12-07-06	JOB NO: 2005-392
DRAWN BY: SAM	CHKD BY:	SHEET: OF: 3 3