

200612210094
Skagit County Auditor

12/21/2006 Page 1 of 2 2:05PM

AUDITOR'S CERTIFICATE

SHORT PLAT # PLO6-0163

LEGAL DESCRIPTION

TRACT 2A, SKAGIT COUNTY SHORT PLAT NO. 94-055, APPROVED FEBRUARY 27, 1995, AND RECORDED FEBRUARY 18, 1995, UNDER AUDITOR'S FILE NO. 950228005, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 11 OF SHORT PLAT 15, PAGES 182 AND 188, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLETTE MERIDIAN, AND ALSO A PORTION OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. 50-89, APPROVED NOVEMBER 11, 1989 AND RECORDED NOVEMBER 29, 1989, UNDER AUDITOR'S FILE NO. 891230080, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION PER FIRST CHICAGO TITLE COMPANY-ISLAND DIVISION, ORDER NO. ICG39094, DATED MAY 12, 2006.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RESIDENTIAL INTERMEDIATE - 2.5 ACRES.
3. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS
4. WATER - CITY OF ANACORTES
5. BASIS OF BEARING- THE NORTH LINE OF THE TRACT 2A, AS SHOWN ON SHORT PLAT NO. 94-055, RECORDED UNDER AUDITOR'S FILE NO. 9502280053, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEARS N 89°54'37" W.
6. FOR FURTHER BREAKDOWN OF SECTION 18 SEE SHORT PLAT NO. 50-89 RECORDED UNDER AUDITOR'S FILE NO. 891230080, RECORDS OF SKAGIT COUNTY, WASHINGTON
7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCOA1103 ELECTRONIC DISTANCE MEASURING THEODOLITE
8. DEVELOPER : JIM BUNKER, 1433 VAN LIVEN PLACE, ANACORTES, WASHINGTON, (360) 283-5118
9. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL LINES IN ACCORDANCE WITH W.A.C. 332.130. THESE UNWRITTEN TITLE OWNERSHIP, THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
10. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS, AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. SEE ROAD MAINTENANCE AGREEMENT AT NO. 200612210094
11. ALTERNATE ON-SITE SEWAGE SYSTEMS MAY HAVE SPECIAL DESIGN CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
12. A CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
13. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS, AND YARD DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
14. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT (SCC 14.04.130(1)(d)).
15. TOTAL ACREAGE OF PLATTED PARCEL = 5.014ACRES
16. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION, AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
17. INCLUDED IN THIS LAND DIVISION, BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF# 200612210094
18. THIS SHORT PLAT IS SUBJECT TO REGUALS ON THE FACE OF PREVIOUS SHORT PLATS 50-89 AND 94-055.

ADDRESSES

LOT A- 14331 VAN LIVEN LANE
LOT B- THIS LOT WILL HAVE AN ADDRESS THAT IS ON VAN LIVEN LANE.
THE ADDRESS NUMBER ASSIGNED WILL BE IN A RANGE BETWEEN 14312-14413

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.

JIM C. BUNKER AND R. GAY BUNKER:

JIM C. BUNKER

R. GAY BUNKER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

ON THIS 7th DAY OF December 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED JIM C. BUNKER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

DATED: Dec 7 2006

Notary Public for the State of Washington
My Commission Expires 6-21-07

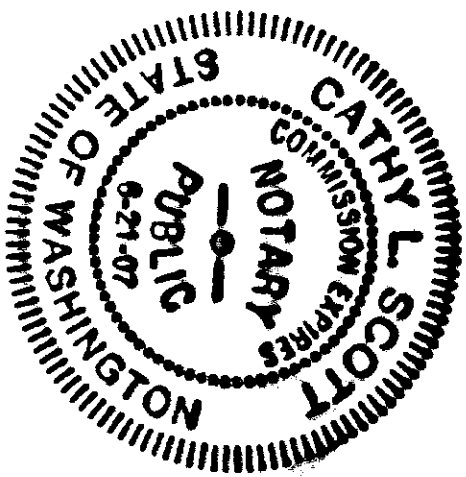
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

ON THIS 7th DAY OF December 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED JIM C. BUNKER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

DATED: Dec 7 2006

Notary Public for the State of Washington
My Commission Expires 6-21-07



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 20 DAY OF December 2006

SHORT PLAT ADMINISTRATOR

SKAGIT COUNTY ENGINEER

HEALTH OFFICER APPROVAL

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 14th DAY OF Dec 2006

SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2006 THIS 14th DAY OF December 2006.

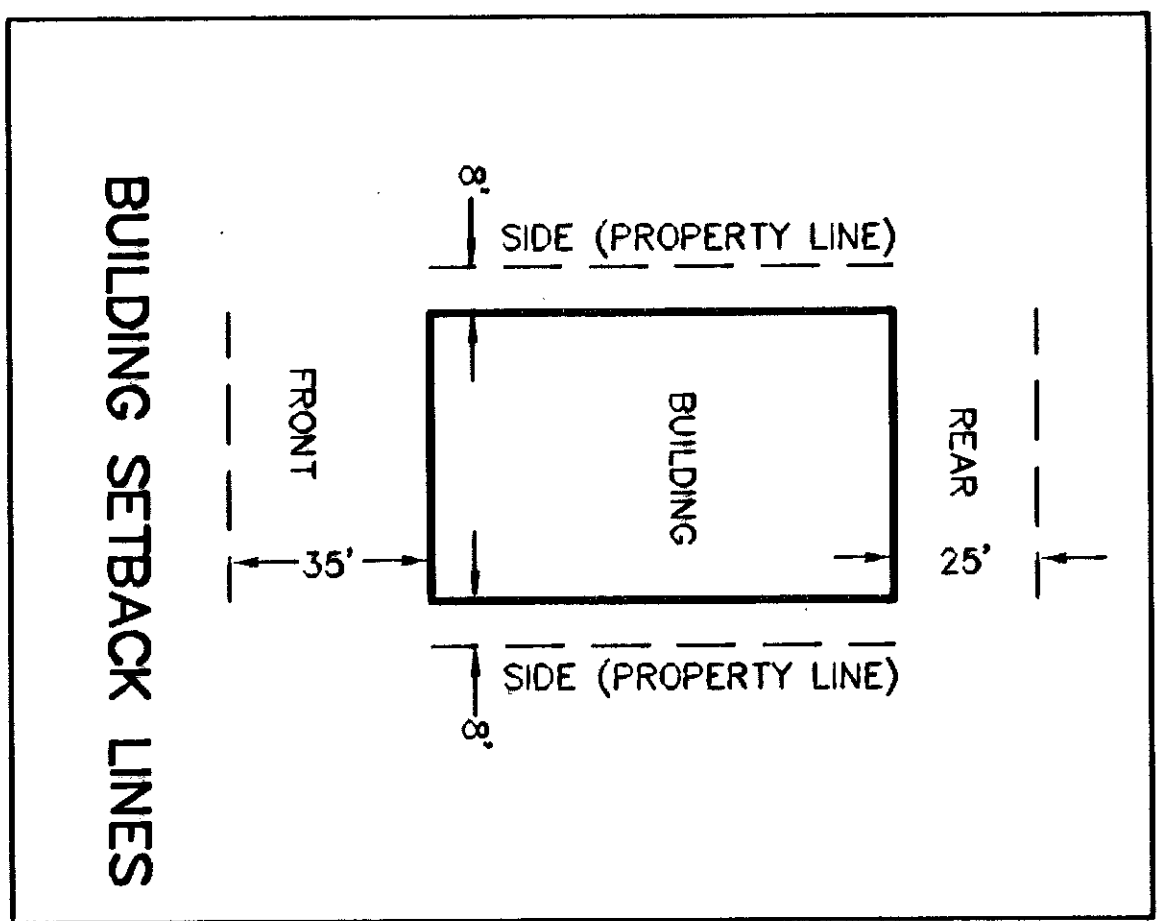
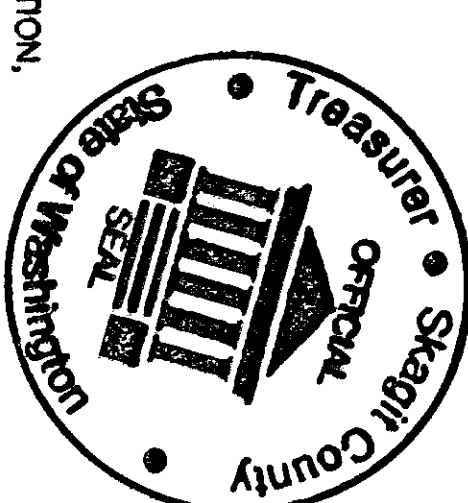
SKAGIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE

THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN W.A.C. CH. 332-120.

JEFFREY A. SKODJE

CERTIFICATE NO. 19645 DATE 12/5/06



✓	✓	✓
✓	✓	✓
✓	✓	✓

SEC. 18, T34N, R2E W.M.

SHORT PLAT # PLO6-0163

DATE: _____

SHEET 1 OF 2

SHORT PLAT FOR

JIM BUNKER

RE-PLAT OF LOT 2A, SHORT PLAT NO. 94-055
PORTION OF THE NE 1/4 AND GOVERNMENT LOT 2, SECTION 18, TWP. 34 N., RGE. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

DWN BY: MCI DATE: JULY 2006
FIELD BOOK: 660, PGS. 33-34

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360) 336-5751

SCALE: 1" = 50'
JOB NO: 06027

AUDITOR'S CERTIFICATE

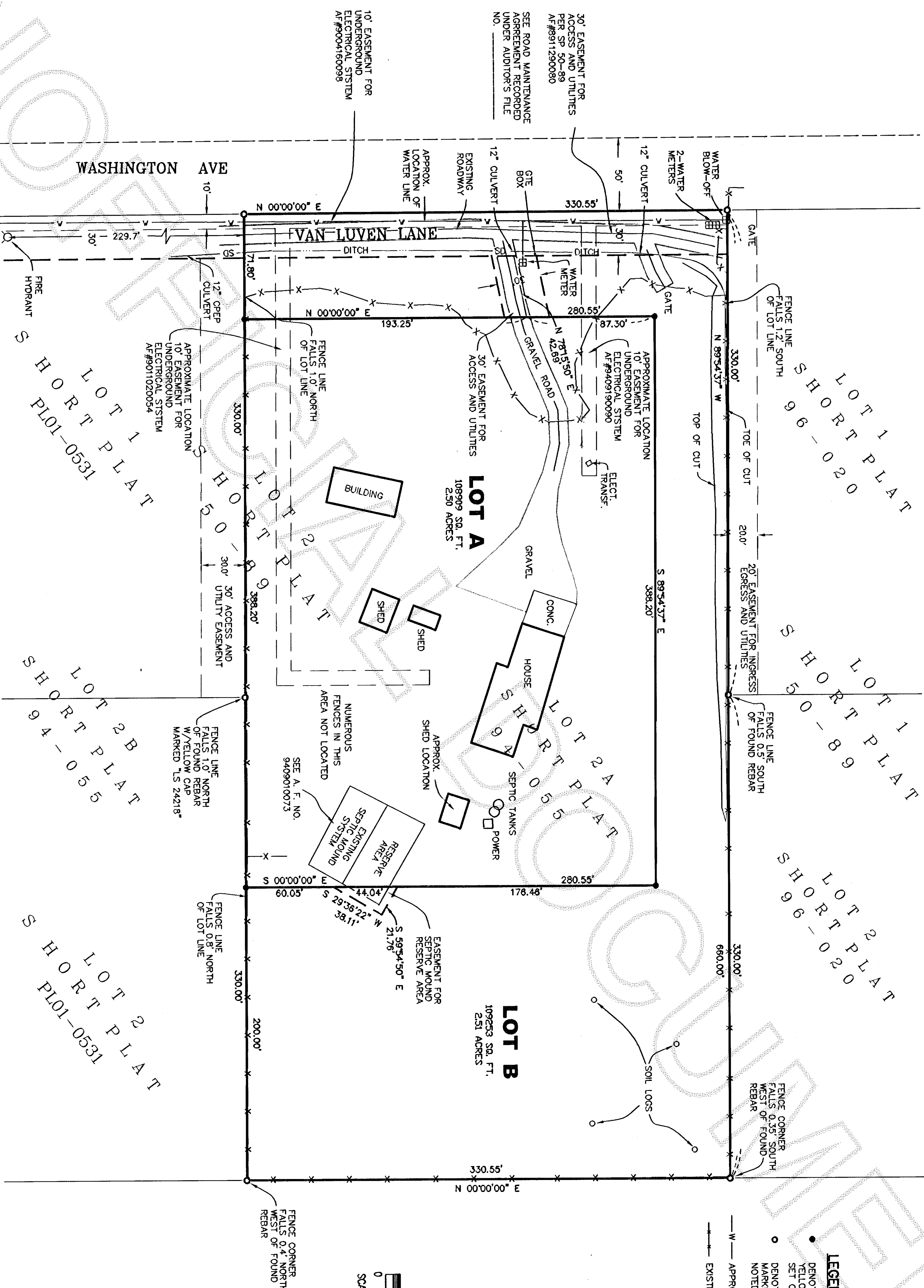
200612210094
Skegit County Auditor
12/21/2006 Page 2 of 2 2:05PM

COUNTY AUDITOR

LEGEND

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" SET OCTOBER 11, 2006.
- DENOTES FOUND REBAR WITH YELLOW CAP MARKED "LEONARD 8992" UNLESS NOTED OTHERWISE. FOUND JULY 6, 2006

— W — APPROX. LOCATION WATER LINE
--- EXISTING FENCE LINE



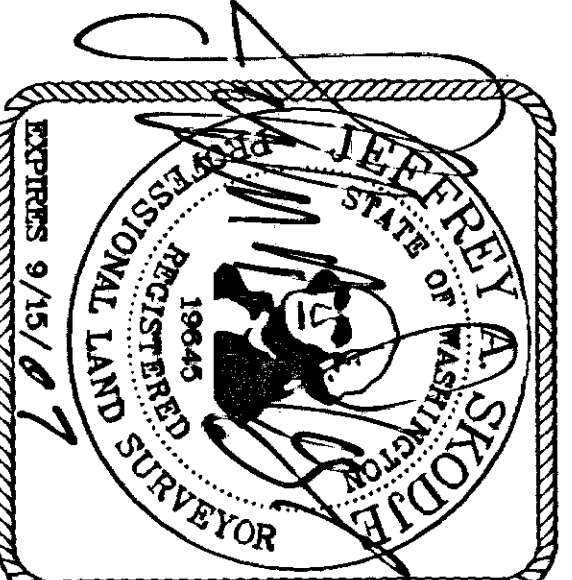
SURVEYOR'S CERTIFICATE

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

JIM BUNKER

JEFFREY A. SKODJE, P.L.S.

CERTIFICATE NO. 19645 DATE 12/5/06



SHORT PLAT NO. # PL06-0163

DATE:

SHEET 2 OF 2

SHORT PLAT

FOR

JIM BUNKER

RE-PLAT OF LOT 2A, SHORT PLAT NO.94-055
PORTION OF THE NE 1/4 AND GOVERNMENT LOT 2, SECTION 18, TWP. 34 N., RGE. 2 E., W.M.
SKEGIT COUNTY, WASHINGTON

DWN BY: WCD DATE: JULY 2006
FIELD BOOK: 660, PGS. 33-34

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 50'
JOB NO: 06027