

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 06 DAY OF November 2007.

*Richard E. Thompson*  
RICHARD E. THOMPSON HUSBAND  
*Reinhold Thompson*  
REINHOLD THOMPSON WIFE

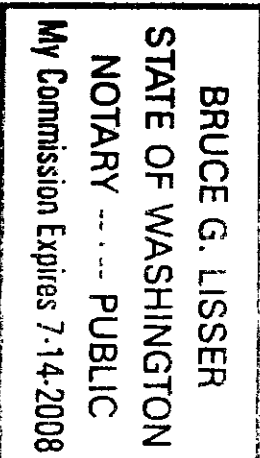
**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, RICHARD E. THOMPSON AND REINHOLD THOMPSON, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11/06/07

*Bruce G. Lisser*  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 2-14-08  
RESIDING AT Mount Vernon

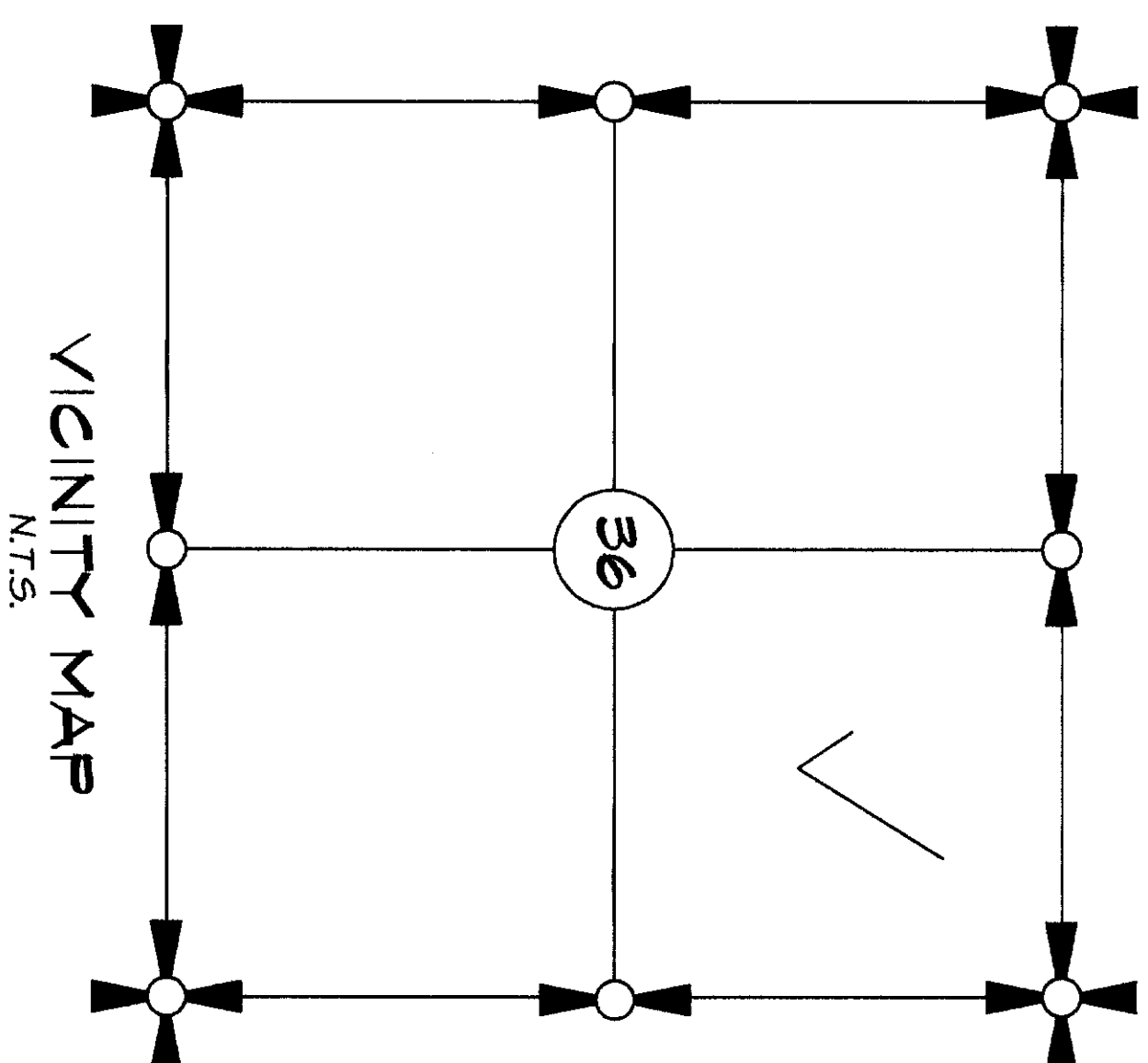
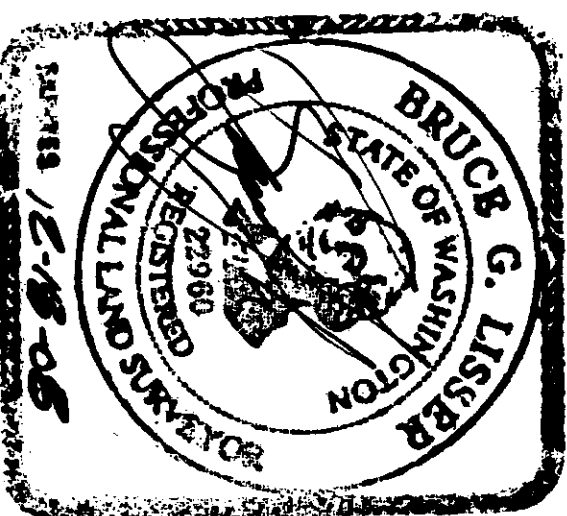


**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL FIELD SURVEY OF THE PROPERTY SITUATED IN A PORTION OF THE SOUTH 1/2 OF LOT 6, BLOCK "B", CALHOUN ADDITION TO THE TOWN OF LA CONNER, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND SHORT PLATTING REGULATIONS OF THE TOWN OF LA CONNER.

BRUCE G. LISSER, P.L.S. CERTIFICATE NO. 22960  
LISSER & ASSOCIATES, PLLC  
370 MILWAUKEE PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE: (360) 419-1442  
FAX: (360) 419-0561  
E-MAIL BRUCE@LISSER.COM

11/05/07  
DATE



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



200711070085

Skagit County Auditor

11/7/2007 Page 1 of 3 3:12:24PM

*J Vanquist*  
J Vanquist  
SKAGIT COUNTY AUDITOR  
DEPUTY  
*Ann B. Swala*

**TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2007.

THIS 11th DAY OF November, 2007.

*Jake Duggest*  
JAKE DUGGEST  
SKAGIT COUNTY TREASURER  
DEPUTY



**TOWN OF LA CONNER 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.

THIS 7 DAY OF November, 2007.

*Bonnie Taylor*  
Bonnie Taylor  
TOWN TREASURER

**APPROVALS**  
EXAMINED AND APPROVED THIS 7th DAY OF November 2007.

*Steve Lee*  
Steve Lee  
TOWN PLANNING DIRECTOR

SHEET 1 OF 3

DATE: 11/5/07

LA CONNER SHORT PLAT NO. 70-23 SHPL

SURVEY IN A PORTION OF  
CALHOUN ADDITION TO THE TOWN OF LA CONNER  
SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.  
TOWN OF LA CONNER,  
SKAGIT COUNTY, WASHINGTON  
FOR: RICHARD AND REINHOLD THOMPSON

FB 283/290 Pg 37/60 LISSER & ASSOCIATES, PLLC SCALE: N/A  
MERIDIANS: ASSUMED SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442 DRAWING: 06-0615P

**SURVEY DESCRIPTION**

TRACT 3 OF SHORT PLAT NO. LC2-80, APPROVED MAY 2, 1980 AND RECORDED MAY 5, 1980, UNDER AUDITOR'S FILE NO. 800505000, IN VOLUME 4 OF SHORT PLATS, PAGE 81, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH 1/2 OF LOT 6, BLOCK "B", CALHOUN ADDITION TO THE TOWN OF LA CONNER, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES OVER AND ACROSS THE NORTH 20 FEET OF THE SOUTH 110 FEET OF THE WEST 110 FEET OF SAID LOT 6, BLOCK "B".  
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.  
SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

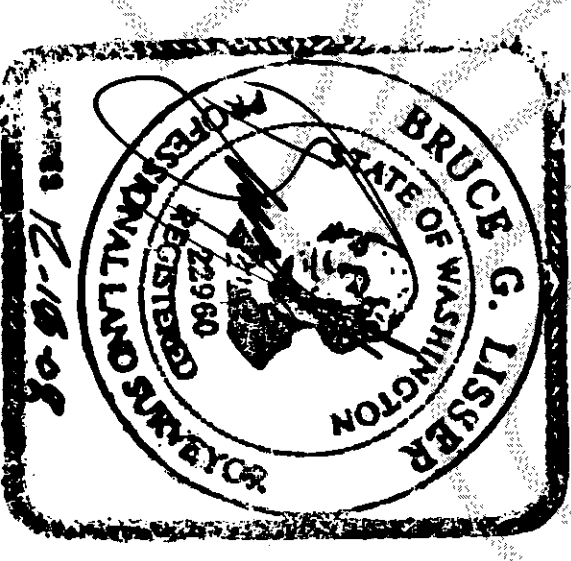
**UTILITIES EASEMENTS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF LA CONNER, PUGET SOUND ENERGY, VERIZON NORTHWEST CASCADE NATURAL GAS CORP. AND WAVE BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT BOUNDARY LINES OF LOT 2 AS SHOWN ON THE FACE OF THIS SHORT PLAT AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS SHORT PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SHORT PLAT AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTOR SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SHORT PLAT BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

**NOTES**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.  
SEE ROADWAY MAINTENANCE DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 200710010166.
3.  INDICATES EXISTING MONUMENT IN CASE  
 INDICATES EXISTING PIPE OR REBAR FOUND.  
● INDICATES REBAR SET WITH CAP INSCRIBED LISSER 22460.
4. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 122302-5, DATED JULY 28, 2006.
5. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS MENTIONED IN TITLE REPORT REFERENCED UNDER NOTE 4 ABOVE WHICH REFERENCES THOSE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200302050207, 200310130126, 200302130100, AND 19940220041. ALSO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200710010165, 200710010166, 200710010167 AND 200710010168.
6. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF CALHOUN ADDITION TO THE TOWN OF LA CONNER RECORDED IN VOLUME 1 OF PLATS, PAGE 14, SHORT PLAT NO. LC-2-80 RECORDED UNDER AUDITOR'S FILE NO. 800505000; SHORT PLAT NO. LC-86-1 RECORDED IN VOLUME 7 OF SHORT PLATS, PAGE 84; SHORT PLAT NO. LC-91-07 RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 91, STATE STREET TOWNHOMES CONDOMINIUM RECORDED UNDER AUDITOR'S FILE NO. 9501240049 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200207020074 AND 841130005, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
7. ZONING CLASSIFICATION: (RD) RESIDENTIAL
8. BUILDING SETBACKS FOR THIS SHORT PLAT (15,20,06,03))  
RESIDENTIAL BUILDING SET BACKS: SINGLE FAMILY LOTS (SF)  
FRONT YARD: 15'  
REAR YARD CORNER LOT: 15'  
SIDE YARDS: 5'  
SUM OF BOTH SIDE YARDS: 15'  
REAR YARD:  
FOR RESIDENCE 10'  
FOR ACCESSORY BUILDING 5'
9. SEWAGE DISPOSAL: TOWN OF LA CONNER
10. STORM DRAINAGE: TOWN OF LA CONNER
11. STREET STANDARAD: TOWN OF LA CONNER
12. WATER: TOWN OF LA CONNER
13. POWER: PUGET SOUND ENERGY
14. TELEPHONE: VERIZON NORTHWEST
15. GAS: CASCADE NATURAL GAS
16. TELEVISION CABLE: WAVE BROADBAND
17. GARBAGE COLLECTION: TOWN OF LA CONNER, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY UNLESS OTHERWISE SPECIFIED.
18. MERIDIAN: ASSUMED
19. BASIS OF BEARING: MONUMENTED CENTERLINE OF MORRIS STREET BETWEEN THIRD STREET AND SIXTH STREET.  
BEARING = NORTH 90°00'00" EAST
20. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
21. SURVEY PROCEDURE: FIELD TRAVERSE
22. LOT 2 OF THIS SHORT PLAT MAY BE SUBJECT TO IMPACT FEES FOR SCHOOL, FIRE, PARKS AND ANY OTHER TOWN IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT, CONTACT THE TOWN OF LA CONNER FOR SPECIFIC REQUIREMENTS.
23. SILTATION CONTROL DEVICES MAY BE REQUIRED DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE TOWN OF LA CONNER FOR DETAILS.
24. ALL HOMES SHALL BE BUILT ON SITE.
25. OWNER/DEVELOPER: RICHARD AND REINHILD THOMPSON  
PO BOX 624  
LA CONNER WA 98257

26. BUYERS SHOULD BE AWARE THAT THIS PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION. THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE A7 ON THAT CERTAIN FEMA FLOOD MAP NO. 530156-0001-B DATED DECEMBER 19, 1984 WITH AN ELEVATION DESIGNATION OF 8. THE TOWN OF LA CONNER MUNICIPAL CODE 15.10.130 PROVISIONS FOR FLOOD HAZARD REDUCTION - SPECIFIC STANDARDS, LISTS SEVERAL REQUIREMENTS FOR CONSTRUCTION OF RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS INCLUDING A MINIMUM FLOOR ELEVATION OF 1-FOOT ABOVE THE FIRM ELEVATION, WHICH WOULD REQUIRE A LOWEST FLOOR OF 9.0 WITHIN THE LOTS OF THIS PLAT. CONTACT THE TOWN OF LA CONNER PLANNING DEPARTMENT FOR ADDITIONAL DETAILS AND BUILDING REQUIREMENTS.
27. BENCHMARK A: TOP CAPPED REBAR AT SOUTHWEST CORNER OF LOT 1  
ELEVATION = 316'  
NGVD'24
28. ALL DISTANCE SHOWN HEREON ARE IN FEET.
29. SPOT ELEVATIONS SHOWN HEREON REFLECT GROUND ELEVATION IN DECEMBER 2006
30. DATUM: NGVD'24



11-5-07

SHEET 2 OF 3 DATE: 11/5/07

LA CONNER SHORT PLAT NO. 70-23 SHPL

LA CONNER SHORT PLAT NO. 70-23 SHPL  
SURVEY IN A PORTION OF  
CALHOUN ADDITION TO THE TOWN OF LA CONNER  
SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.  
TOWN OF LA CONNER,  
SKAGIT COUNTY, WASHINGTON  
FOR: RICHARD AND REINHILD THOMPSON

FB 283/290 PG 37/60	LISSER & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98273 360-444-1442	SCALE: N/A
MERIDIAN: ASSUMED		DRAWING: 06-0615P

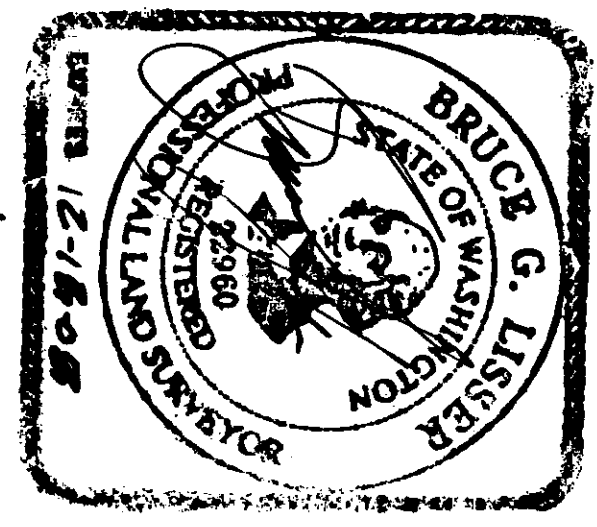
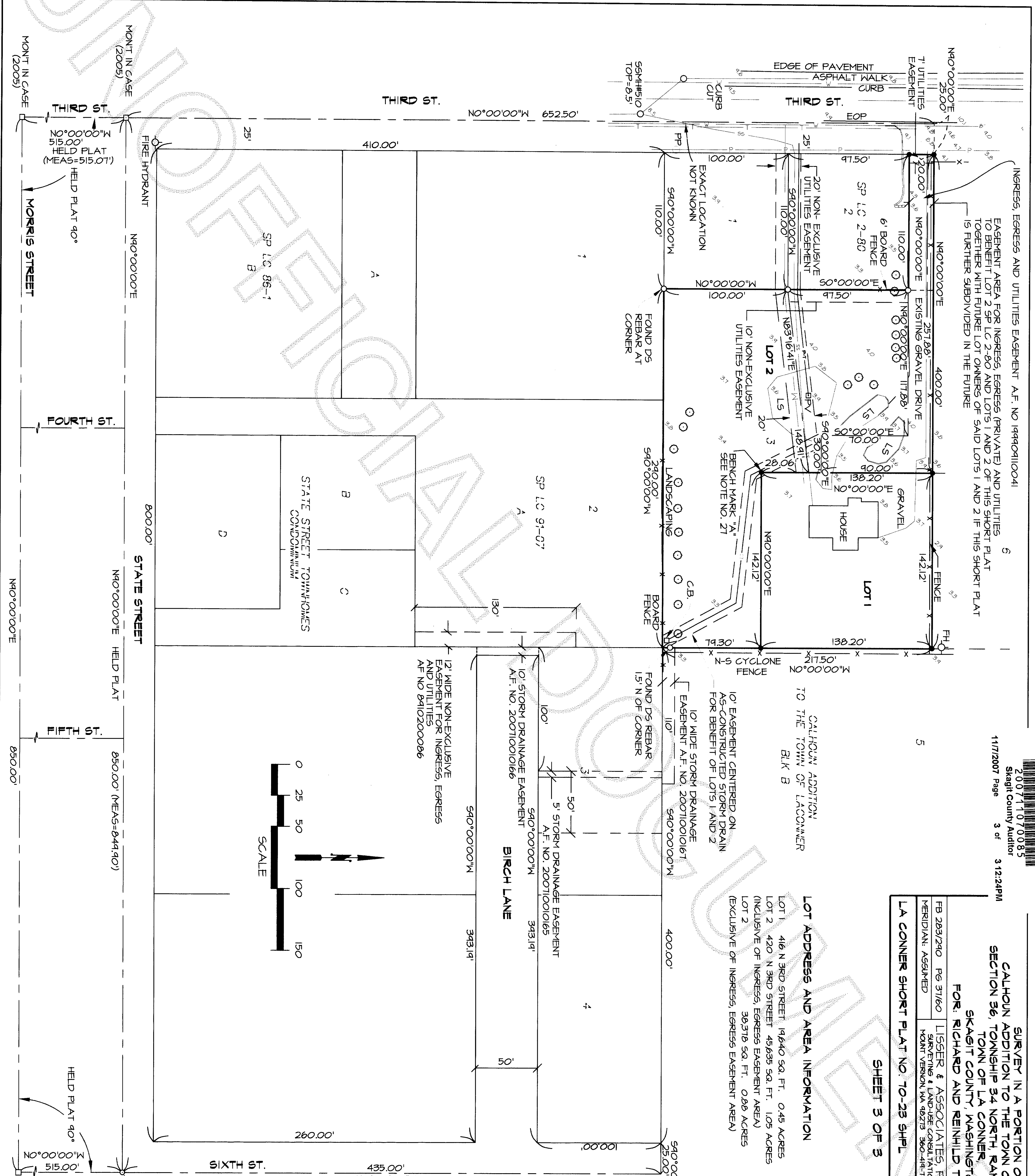


FB 2003/240 PG 37/60	LISSER & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	DRAWING: 06-06/5P
	MOUNT VERNON, WA 98275 360-419-1443	DATE: 11/5/07

LA CONNER SHORT PLAT NO. 70-23 SHPL  
 SHEET 3 OF 3

**LOT ADDRESS AND AREA INFORMATION**

LOT 1 416 N 3RD STREET 14640 SQ. FT. 0.45 ACRES  
 LOT 2 420 N 3RD STREET 45635 SQ. FT. 1.05 ACRES  
 (INCLUSIVE OF INGRESS, EGRESS EASEMENT AREA)  
 LOT 2 38,378 SQ. FT. 0.88 ACRES  
 (EXCLUSIVE OF INGRESS, EGRESS EASEMENT AREA)



FOUND JUDY REBAR  
 0.1' WEST OF  
 CALCULATED  
 INTERSECTION  
 (2005)

MOUNT IN CASE  
 (2005)

HELD PLAT 90°

SIXTH ST.

STATE STREET

FOURTH ST.

MORRIS STREET

THIRD ST.

MOUNT IN CASE  
 (2005)