

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THE ABOVE DESCRIBED DEDICATION ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY EASEMENTS FOR CONDUITS AND UTILITIES UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT FOR CONDUITS AND RESPONSIBLE GRADINGS OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERE INTO SET OUR HAND AND SEALS THIS DAY OF June 14, 2019.

Betty A. Batchelor Miles
 BETTY A. BATCHELOR MILES, A MARRIED WOMAN AS HER SEPARATE PROPERTY
 COUNTY OF SKAGIT

ACKNOWLEDGEMENT
 STATE OF WASHINGTON)
)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BETTY A. BATCHELOR MILES IS THE PERSON WHO HAS SIGNED THE ABOVE AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED, June 14, 2019

BRUCE G. LISSER
 STATE OF WASHINGTON
 NOTARY --- PUBLIC
 My Commission Expires 07/14/2021

SIGNATURE *Bruce G. Lissier*
 NOTARY PUBLIC Bruce G. Lissier
 RESIDING IN Mount Vernon WA 98275
 MY APPOINTMENT EXPIRES 7/14/2021

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

Bruce G. Lissier
 BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
 LEISSER AND ASSOCIATES, PLLC
 3201 PLUNKER ST. PO BOX 1109
 MOUNT VERNON, WA 98275
 PHONE: (360) 418-7442
 FAX: (360) 418-0581
 E-MAIL: BRUCE@LEISSER.COM

DATE: June 14, 2019



DESCRIPTION

THE NORTH 1/2 OF LOT 6 AND ALL OF LOT 7, BLOCK 6 CALHOUN ADDITION TO THE TOWN OF LA CONNER AS PER PLAT RECORDED IN VOLUME 106 PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF CHAPTER 15.30 OF THE TOWN OF SKAGIT MUNICIPAL CODE AND IS HEREBY APPROVED THIS 15th DAY OF July, 2019.

Maria Howell-Allen
 MARIA HOWELL-ALLEN
 PLANNING DIRECTOR

Gene J. ...
 PUBLIC WORKS DIRECTOR

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 2019.
 THIS 22nd DAY OF July, 2019.

Rachel Bowman
 RACHEL BOWMAN
 SKAGIT COUNTY TREASURER

DEPUTY

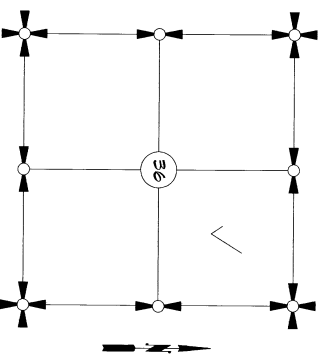
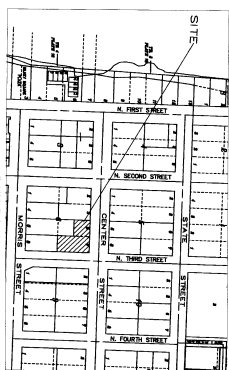


AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 21st DAY OF July, 2019 AT 2:30 MINUTES PAST 11 O'CLOCK A.M. IN VOLUME 106 OF SHORT PLATS RECORDED UNDER AUDITORS FILE NO. 201901220070 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra ...
 SANDRA ...
 SKAGIT COUNTY AUDITOR

... Cole
 ... COLE
 DEPUTY



SHEET 1 OF 4
 LA CONNER SHORT PLAT NO. 14-34 SP
 DATE: 6/18/19

SURVEY IN A PORTION OF THE
 SECTION 36, T. 34 N., R. 2 E., N.M.,
 SKAGIT COUNTY, WASHINGTON
 FOR: BETTY A. BATCHELOR MILES

LEISSER & ASSOCIATES, PLLC SCALE:
 MOUNT VERNON, WA 98275
 (360) 418-7442
 DWS: 19-046 SP

NOTES

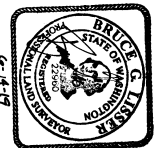
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING: COMMERCIAL ZONE
MINIMUM LOT AREA = NO MINIMUM
4. SEWAGE DISPOSAL: TOWN OF LA CONNER PUBLIC SEWER
5. WATER: TOWN OF LA CONNER
6. • INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY
INDICATED LINGER 22400
X - INDICATES EXISTING NAIL AS NOTED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: UNMOUNTED CENTERLINE OF MORRIS STREET
BEARINGS AND DISTANCES
BEARING = NORTH 90°00'00" EAST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF CALHOUN ADDITION TO THE TOWN OF LA CONNER RECORDED IN VOLUME 1 OF PLANS, PAGE 14 AND RECORD OF SURVEY MAPS RECORDED UNDER THE SURVEY MAP NUMBER 15020094, 9405240093, 20160402066 AND 201807010091, ALL IN RECORDS OF SKEAGIT COUNTY, WASHINGTON.
10. BENCHMARK: PK NAIL AT THE INTERSECTION OF CENTER STREET AND SECOND STREET
ELEVATION = 4.89 NAVD'24
BASE FLOOD ELEVATION = 6.0'
THE TOWN OF LA CONNER REQUIRES AN ADDITIONAL 10' ABOVE THE BASE FLOOD ELEVATION FOR FINISHED FLOOR ELEVATION.
11. SURVEY DESCRIPTION IS FROM GUARDIAN NORTHWEST TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 191942-10, DATED MARCH 29, 2019.
12. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, EASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT, NO ENCUMBRANCES OF RECORD REFERENCED.
13. INSTRUMENTATION: LEICA 1109 TCR4 PLUS THEODOLITE DISTANCE METER
14. SURVEY PROCEDURE: FIELD TRAVERSE
15. OWNER/DEVELOPER: BETTY A. (BATCHELOR) MILES
PO BOX 4
LA CONNER WA 98251
360-366-6012
16. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
17. BUILDING SETBACK REQUIREMENTS: SEE COMMERCIAL ZONE IS.35.040.5 AND 6
18. ASSESSORS PARCEL NO. P-74194
19. PROPOSED LAND USE:
LOT A. EXISTING SINGLE FAMILY RESIDENCE. NO CHANGES PROPOSED
LOT B. EXISTING COMMERCIAL BUILDING. NO CHANGES PROPOSED
20. LANDSCAPING FOR EACH LOT MAY BE REQUIRED WITH FUTURE BUILDING PERMITS. CONTACT TOWN OF LA CONNER FOR ADDITIONAL INFORMATION. ALSO SEE COMMERCIAL ZONE IS.35.040.6B
21. NO ADDITIONAL ROADWAY OR UTILITY IMPROVEMENTS ARE REQUIRED FOR THIS SUBDIVISION. THE TOWN OF LA CONNER MAY IMPOSE ROADWAY IMPROVEMENT REQUIREMENTS WITH ANY FUTURE BUILDING PERMITS FOR EITHER LOTS A OR B. CONSULT WITH THE TOWN PLANNER PRIOR TO ANY FUTURE DEVELOPMENT. THE TOWN OF LA CONNER MAY IMPOSE OTHER REQUIREMENTS, IF ANY, THAT MAY BE REQUIRED.

ADJOINING OWNERSHIPS

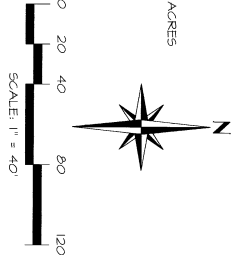
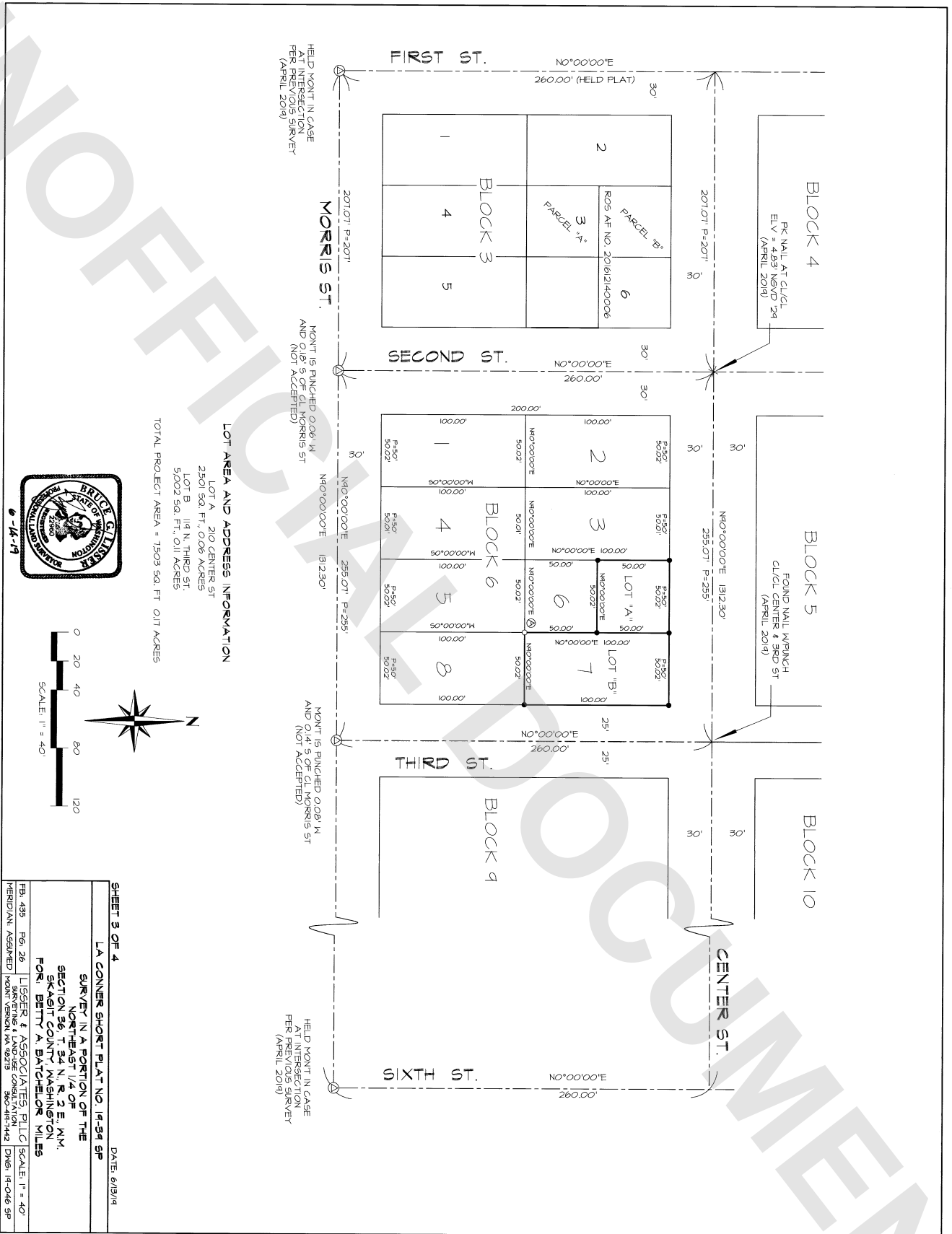
SKEAGIT COUNTY ASSESSORS PARCEL NO. P-74195
FRONTIER PROPERTY TAX DEPARTMENT NCA
PO BOX 2624
TACOMA, WA 98501
SITE ADDRESS: 219 MORRIS ST, LA CONNER, WA 98251

SKEAGIT COUNTY ASSESSORS PARCEL NO. P-74193
ROGER M NELSON
10225 OAK LN SW
TACOMA, WA 98449
SITE ADDRESS: 209 MORRIS ST, LA CONNER WA 98251

SKEAGIT COUNTY ASSESSORS PARCEL NO. P-74191
REMO LLC
22146 GRIPP ROAD
STE 202 MOULLET, WA 98224
SITE ADDRESS: 141 N SECOND ST, LA CONNER WA 98251



SHEET 2 OF 4		DATE: 6/30/19
LA CONNER SHORT PLAT NO. 19-34 SP		
SURVEY IN A PORTION OF THE		
SECTION 36 T. 34 N. R. 2 E. M.M.		
SKEAGIT COUNTY, WASHINGTON		
FOR: BETTY A. BATCHELOR MILES		
FB:	LISSENER & ASSOCIATES, PLLC SCALE:	
Pg:	DRAWING & LAND USE CONSULTATION	
MERIDIAN: ASSUMED	HOPE VENUE, LA 98251	SECTION 1412
		DWG: 19-046 SP



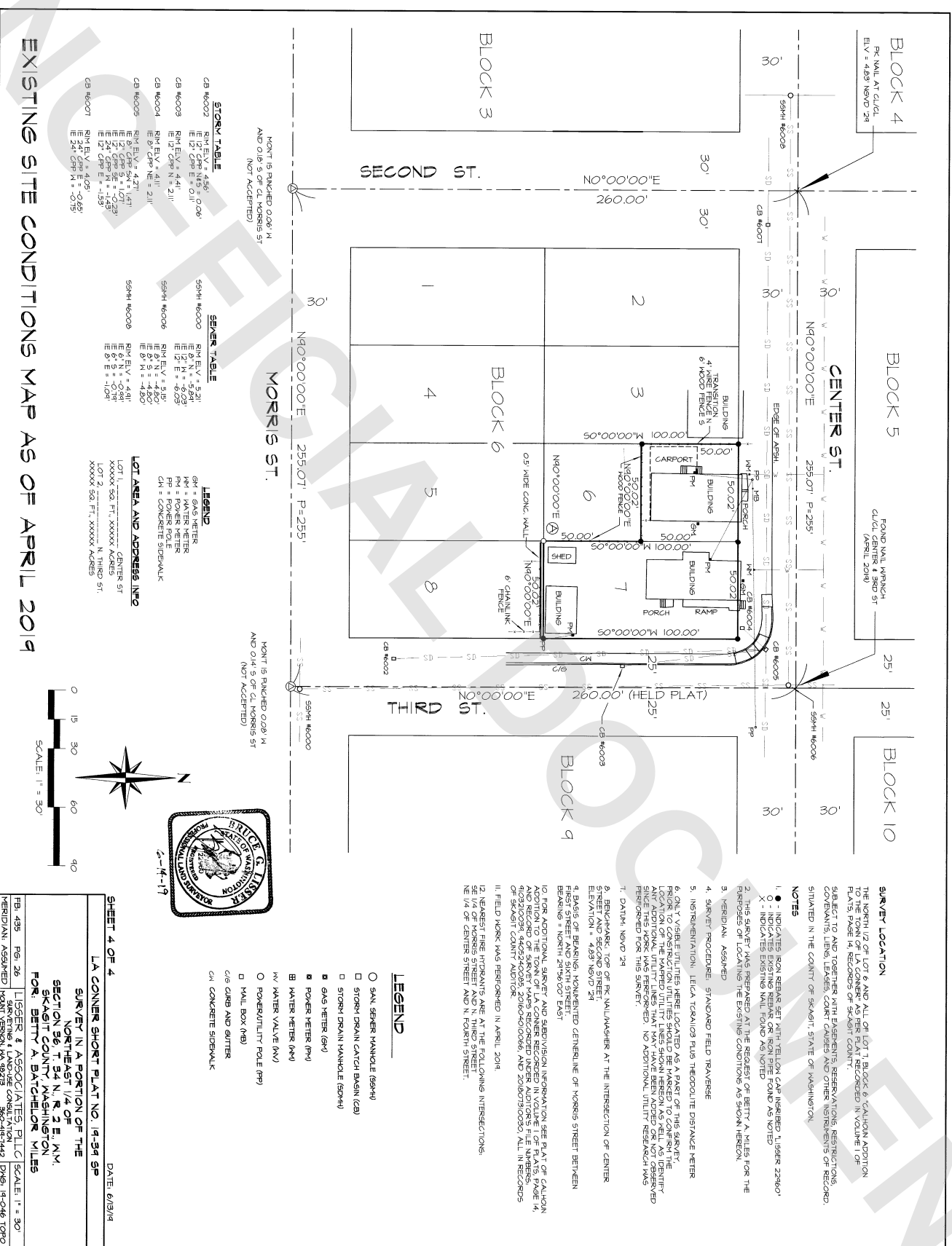
SHEET 3 OF 4

LA CONNER SHORT PLAT NO. 14-34 SP

DATE: 6/13/14

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF
SECTION 36, T 34 N, R 2 E, N.M.
SKAGIT COUNTY, WASHINGTON
FOR: BETTY A. BATCHELOR, MILES

FBI: 495 P6: 26 LIGGER & ASSOCIATES, BILCO SCALE: 1" = 40'
MERIDIAN ASSIGNED MOUNT VERNON WA 48275 SURVEYS & LAND CONSERVATION 360-418-7442 DWG: 14-046 SP



EXISTING SITE CONDITIONS MAP AS OF APRIL 2019

STORM TABLE

CB #6002	RIM ELEV. = 4.95'
CB #6003	RIM ELEV. = 4.41'
CB #6004	RIM ELEV. = 4.11'
CB #6005	RIM ELEV. = 4.27'
CB #6007	RIM ELEV. = 4.05'

SEWER TABLE

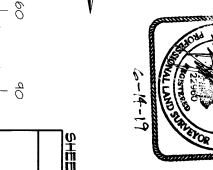
594H #6000	RIM ELEV. = 5.21'
594H #6006	RIM ELEV. = 5.15'
594H #6009	RIM ELEV. = 4.81'

LEGEND

- SM = 6" S.W. MANHOLE
- SD = 18" STORM DRAIN
- GM = GAS METER
- PM = POWER METER
- WM = WATER METER
- CV = CONCRETE VALVE
- MB = MAIL BOX
- CG&G = CURB AND GUTTER
- CS = CONCRETE SIDEWALK

LOT AREA AND ADDRESS INFO

LOT 1	594H #6000	CENTER ST
LOT 2	594H #6006	CENTER ST
LOT 3	594H #6009	MORRIS ST



NOTES

- INDICATES IRON BEARS SET WITH YELLOW TAGS W/ SERIAL NUMBER 224607
- INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- INDICATES EXISTING NAIL FOUND AS NOTED
- THIS SURVEY WAS PREPARED AT THE REQUEST OF BETTY A. MILLS FOR THE PURPOSES OF LOCATING THE EXISTING CONDITIONS AS SHOWN HEREON
- HERDMAN, ASSIGNED
- DATE: 6/19/19

LEGEND

- SM: SAN. SEWER MANHOLE (694H)
- SD: STORM DRAIN CATCH BASIN (CB)
- GM: GAS METER (6M)
- PM: POWER METER (6M)
- WM: WATER METER (6M)
- CV: WATER VALVE (6V)
- MB: MAIL BOX (6B)
- CG&G: CURB AND GUTTER
- CS: CONCRETE SIDEWALK

NOTES

- FIELD WORK WAS PERFORMED IN APRIL 2018
- NEAREST FIRE HYDRANTS ARE AT THE FOLLOWING INTERSECTIONS:
 - 1/4 OF MORRIS STREET AND N. THIRD STREET
 - 1/4 OF CENTER STREET AND N. MORRIS STREET
- FOR ADDITIONAL SURVEY AND INFORMATION, REFER TO THE PLAN OF CALHOUN ADDITION TO THE TOWN OF LA CORNER AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SHERMAN COUNTY, GEORGIA
- DATE OF SURVEY: 04/22/2018, 2018/04/02/06, AND 2018/07/02/05. ALL IN RECORDS OF SHERMAN COUNTY, GEORGIA
- DATE: 6/19/19

LOT AREA AND ADDRESS INFO

LOT 1	594H #6000	CENTER ST
LOT 2	594H #6006	CENTER ST
LOT 3	594H #6009	MORRIS ST

SCALE: 1" = 30'

SHEET 4 OF 4

LA CORNER SHORT PLAT NO. 14-34 SP

SURVEY IN A PORTION OF THE

SECTION 36, TOWNSHIP 14 N, RANGE 12 E, N.M.

SECTION 18, COUNTY OF SHERMAN, GEORGIA

FOR: BETTY A. MILLS

FOR: BETTY A. BATCHELOR MILLS

DATE: 6/19/19

PREPARED BY: HERDMAN, ASSIGNED

DATE: 6/19/19

SCALE: 1" = 30'

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