

**CONSENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGEE HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS ON THIS SHORT PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON; ALSO, THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT, TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. WE FURTHER DECLARE THAT THE LAND DESCRIBED BY THIS SHORT PLAT HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PRECEDING FIVE YEARS AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE YEARS FROM THE DATE OF THE APPROVAL OF THIS SHORT PLAT WITHOUT THE FILING OF A STANDARD PLAT. PUBLIC UTILITIES ABOVE AND BELOW THE GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF ANACORTES, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ANACORTES WHICH MAY BE OCCASIONED DRAINAGE AND MAINTENANCE OF SAID STREETS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 29<sup>th</sup> DAY OF October 2004.

496404 WASHINGTON, INC.

*Alan Schroeder*  
 ALLAN SCHROEDER, PRESIDENT

PACIFIC NORTHWEST BANK

*Richard J. Engom*  
 RICHARD J. ENGOM, SENIOR VICE PRESIDENT

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON }  
 COUNTY OF SKAGIT }  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARGARET DRAGER IS THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USE AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED 29<sup>th</sup> DAY OF October 2004.

*Theresa E. Young*  
 THERESA E. YOUNG  
 STATE OF WASHINGTON  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12/31/07

STATE OF WASHINGTON }  
 COUNTY OF SKAGIT }  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALLAN SCHROEDER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USE AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED 29<sup>th</sup> DAY OF October 2004.

*Theresa E. Young*  
 THERESA E. YOUNG  
 STATE OF WASHINGTON  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12/31/07

STATE OF WASHINGTON }  
 COUNTY OF SKAGIT }  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD J. ENGOM IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS SENIOR VICE PRESIDENT OF PACIFIC NORTHWEST BANK A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT. DATED 29<sup>th</sup> DAY OF October 2004.

*Juanita M. Terwilliger*  
 JUANITA M. TERWILLIGER  
 STATE OF WASHINGTON  
 NOTARY PUBLIC  
 My Appointment Expires May 10, 2006

**LAND DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION THAT IS 550 FEET WEST OF THE NORTHEAST CORNER THEREOF (AS MEASURED ALONG SAID NORTH LINE); THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 396 FEET; 3 INCHES TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED UNDER AUDITOR'S FILE NO. 217810, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH PARALLEL TO THE SOUTH LINE OF SAID PARCEL OF LAND AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 344.70 FEET; MORE OR LESS; TO THE SOUTHWESTERLY LINE OF OAKES AVENUE (BURROWS BAY ROAD); THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SUBDIVISION (AS MEASURED ALONG SAID WEST LINE); THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 330 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 396 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION THAT IS 330 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION IN AN EASTERLY DIRECTION 439.43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES UNDER SUPERIOR COURT FOR SKAGIT COUNTY CAUSE NO. 28705, AND ALSO EXCEPT ESTABLISHED ROADS, STREET AND RIGHTS-OF-WAY THEREFOR.

SITUATE IN SKAGIT COUNTY, WASHINGTON

**GENERAL NOTES**

1. BEARING SYSTEM IS BASED UPON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE. RECORD OF SURVEY FILED IN BOOK 3 OF SURVEYS AT PAGE 47, AND IN BOOK 11 OF SURVEYS AT PAGE 131-136, UNDER AUDITOR'S FILE NUMBERS 8008190004 & 9107230002, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. EQUIPMENT USED: LEICA T809SL TOTAL STATION WITH RETRO-REFLECTORS CALIBRATED AGAINST NGS BASE LINE "BAVVIEW" ON DECEMBER 30, 2003.
3. SURVEY METHOD: ALL ANGLES DOUBLED, ALL CONTROL TRAVERSE DISTANCES DOUBLE MEASURED.
4. ZONING: CM.
5. SEWAGE DISPOSAL: CITY OF ANACORTES.
6. WATER: CITY OF ANACORTES.
7. APPLICANT: ALLAN SCHROEDER  
 496404 WASHINGTON, INC.  
 1004 COMMERCIAL AVE. #109  
 ANACORTES, WA 98221  
 (360)-293-4859

**EASEMENT PROVISIONS**

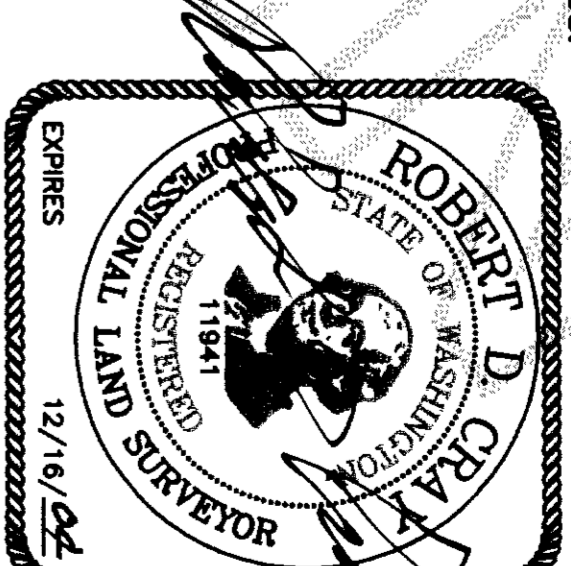
AN EASEMENT IS CONVEYED AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, COMCAST, U.S. POSTAL SERVICE AND THEIR RESPECTIVE SUCCESSORS UNDER AND UPON CHANNEL MARKER LANE (PRIVATE) AND UNDER AND UPON THE FRONT 10 FEET OF EACH LOT ABUTTING THE PUBLIC STREETS AS SHOWN ON THIS SHORT PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UNDERGROUND CONDUITS, CABLES, WIRES AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER, GAS, POSTAL SERVICES AND CABLE TELEVISION SERVICES TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED. A FURTHER EASEMENT IS CONVEYED AND GRANTED TO THE CITY OF ANACORTES AND ITS AGENTS AND CONTRACTORS OVER A PORTION OF CHANNEL MARKER LANE (PRIVATE) AS REQUIRED FOR ACCESS TO AND FROM PORTALS WAY AND LOT 2.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE NO. 1805.

*Robert D. Gray, PLS*  
 ROBERT D. GRAY, PLS  
 CERTIFICATE NO. 11941

8/10/04

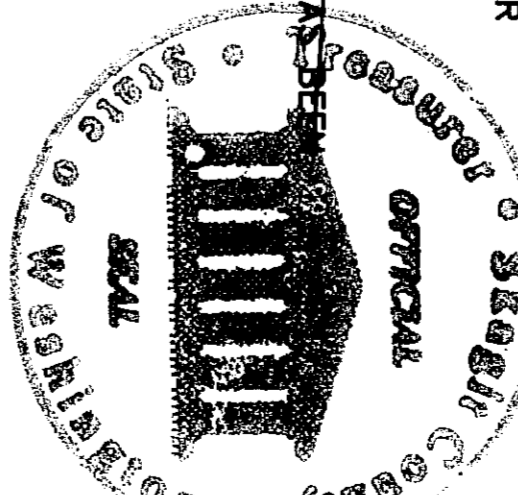


**TREASURER'S CERTIFICATE**

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 2004.

CERTIFIED THIS 28<sup>th</sup> DAY OF Oct, 2004

*Debra D. Dreyer*  
 DEBRA D. DREYER  
 SKAGIT COUNTY TREASURER



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 2004.

CERTIFIED THIS 29<sup>th</sup> DAY OF Oct, 2004

*Danda Westman*  
 DANDA WESTMAN  
 CITY OF ANACORTES TREASURER

**APPROVAL**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE.

*Ben P. Hume*  
 BEN P. HUME  
 SUBDIVISION ADMINISTRATOR

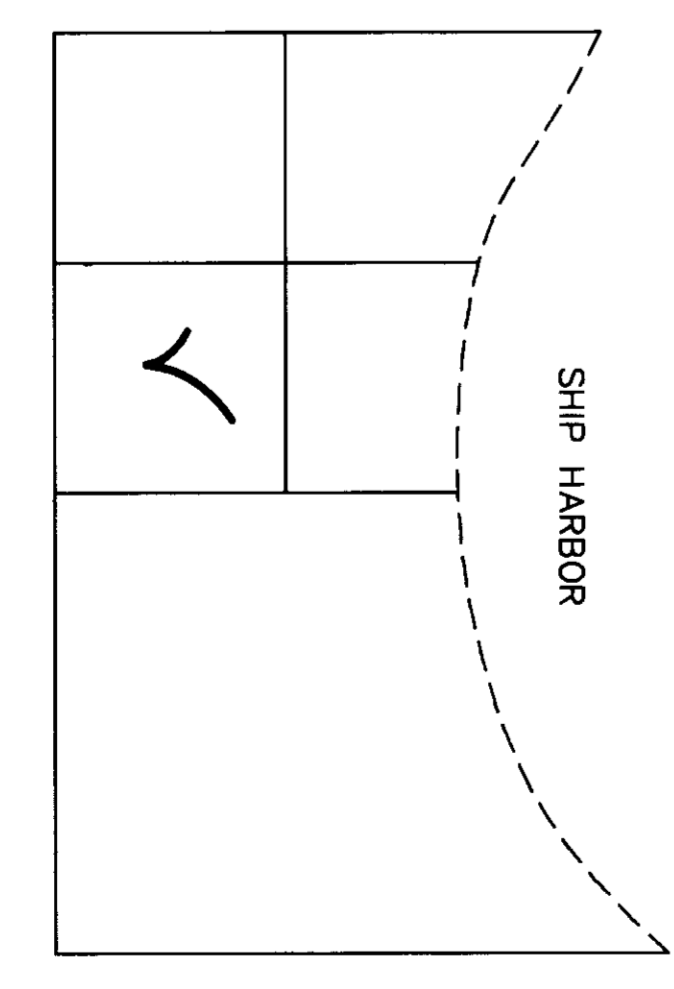
*John G. Brown*  
 JOHN G. BROWN  
 ASST. CITY ENGINEER

**AUDITOR'S CERTIFICATE**

FILED FOR THE RECORD AT THE REQUEST OF FAKKEMA & KINGMA, INC. THIS 29<sup>th</sup> DAY OF October 2004 AT 12:11 P.M. IN VOLUME 200411030031 OF SHORT PLATS, PAGE 1 UNDER AUDITOR'S FILE NO. 200411030031 RECORDS OF SKAGIT COUNTY, WASHINGTON.

*N. Brown*  
 N. BROWN  
 SKAGIT COUNTY AUDITOR

*Jane Frawley*  
 JANE FRAWLEY  
 DEPUTY AUDITOR



SEC 22, TWP 35 N, R 1 E, W.M.

**SHORT PLAT OF**

A PORTION OF SEC. 22, TWP 35 N, R 1 E, W.M.  
 FOR 496404 WASHINGTON, INC

ANACORTES		DATE: 8/10/04		DATE: 8/5/04	
SURVEYED BY: CRC		DATE: 8/10/04		DATE: 8/5/04	
DRAWN BY: RNF		DATE: 8/10/04		DATE: 8/5/04	
FAKHEMA & KINGMA, INC.		CONSULTING ENGINEERS & SURVEYORS		940 SE 8th Ave #102 Oak Harbor, WA 98227	
SCALE: NO SCALE		DWG. NO: 4369		SHEET NO: 1 OF 3	

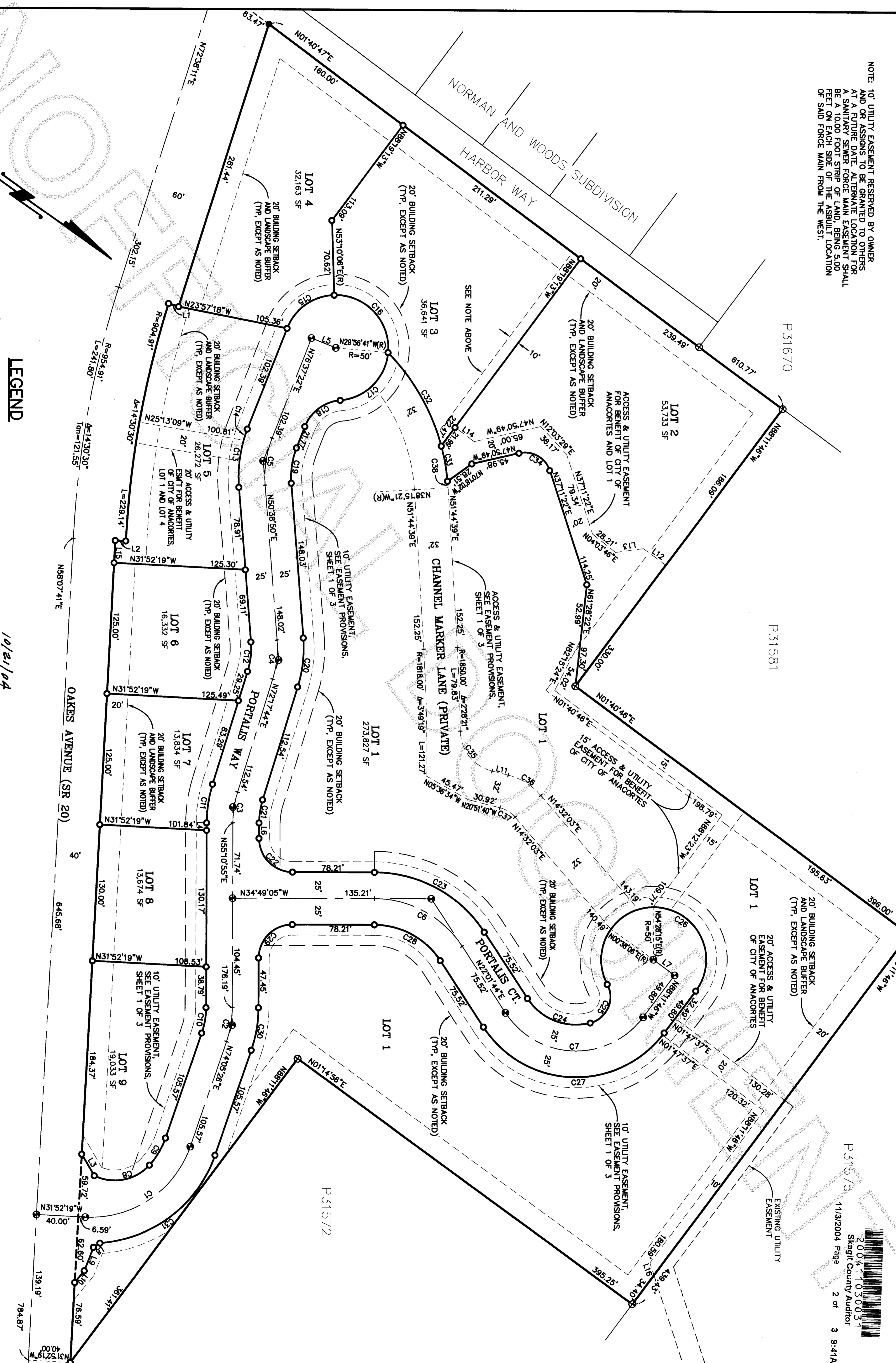
T:\MATAVANDK\_PROJECTS\49699R\TALS\DRAWINGS\SHORT\_PLAT\49699P.DWG



NOTE: 10' UTILITY EASEMENT RESERVED BY OWNER AND OR ASSIGNORS TO BE GRANTED TO OTHERS AS FUTURE SEWER ALTERNATE LOCATION FOR A SANITARY SEWER FORCE MAIN EASEMENT SHALL BE 10' FROM FOOD STOP THE ASBUILT LOCATION OF SAID FORCE MAIN FROM THE WEST.

CITY OF ANACORTES SHORT PLAT NO. ANA 04-005  
 SKAGIT COUNTY PARCEL NUMBERS: P31655, P31580, P31588

P31575  
 200411030031  
 Skagit County Auditor  
 11/3/2004 Page 2 of 3 9:41AM



**LEGEND**

- FOUND CONCRETE MONUMENT
- EXISTING REBAR, MARKED: LS 8992
- IRON REBAR SET THIS SURVEY
- MARKED: FK, LS 11941
- CAST ALUM. SURFACE MON SET THIS SURVEY
- MARKED: FAKKEMAKINGMA, INC. LS 11941



10/21/04

ANACORTES  
 A PORTION OF SEC. 22, TWP 35 N, R 1 E, W.M.  
 FOR 496404 WASHINGTON, INC

SHORT PLAT OF  
 FAKKEMA & KINGMA, INC.

WASHINGTON

DATE: 8/10/04  
 DATE: 10/21/04

SCALE: 1" = 60'

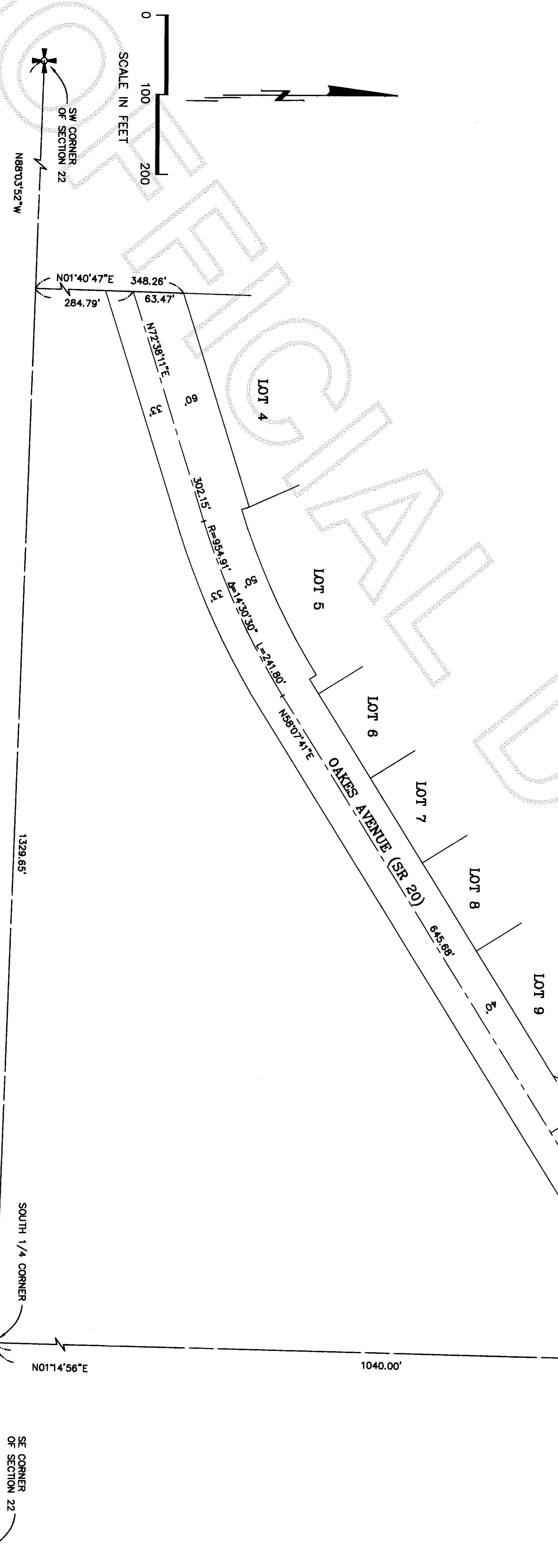
DWG. NO. 4369  
 SHEET NO. 2 OF 3

200411030031  
 Skagit County Auditor  
 11/3/2004 Page 3 of 3 9:41AM

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	100.00	74.0215°	129.22	75.41
C2	100.00	18.5431°	33.00	16.65
C3	100.00	17.0649°	29.87	15.05
C4	100.00	21.3854°	37.78	19.12
C5	100.00	25.5832°	45.34	23.06
C6	100.00	56.5046°	99.22	54.12
C7	80.00	110.1330°	153.91	114.74
C8	44.50	73.5128°	57.36	33.45
C9	75.00	23.0420°	30.20	15.31
C10	75.00	18.5431°	24.75	12.49
C11	75.00	17.0649°	37.34	18.81
C12	75.00	21.3854°	28.34	14.34
C13	125.00	25.5832°	35.66	28.83
C14	125.00	52.5134°	11.84	5.92
C15	50.00	66.5344°	58.07	32.81
C16	50.00	96.5313°	84.55	56.45
C17	50.00	80.1047°	69.96	42.09
C18	40.00	63.5644°	44.41	24.81
C19	75.00	25.5832°	34.00	17.30
C20	125.00	21.3854°	47.23	23.90
C21	75.00	17.0649°	22.40	11.28
C22	32.00	90.0000°	50.27	32.00
C23	123.00	56.5049°	124.02	67.66
C24	55.00	71.1518°	68.40	39.42
C25	25.50	103.5019°	46.21	32.54
C26	50.00	244.5207°	213.69	78.68
C27	105.00	110.1330°	202.01	150.60
C28	75.00	56.5049°	74.41	40.59
C29	32.00	90.0000°	50.27	32.00
C30	125.00	18.5431°	41.25	20.82
C31	125.00	67.0050°	146.20	82.76
C32	200.00	29.3737°	103.42	52.89
C33	200.00	9.4303°	33.92	17.00
C34	25.00	85.0211°	37.10	22.92
C35	40.00	75.0439°	52.41	30.74
C36	60.00	35.2343°	37.07	19.15
C37	28.00	35.2343°	17.30	8.93
C38	200.00	01.4835°	6.20	3.10

LINE	BEARING	LENGTH
L1	N17.2149°W	10.00
L2	N31.5219°W	10.00
L3	N25.0326°E	23.77
L4	N55.1055°E	7.23
L5	N13.7238°W	25.00
L6	N55.1055°E	14.74
L7	N01.4814°E	25.00
L8	N68.2312°W	7.38
L9	N76.2431°E	23.85
L10	N85.3105°W	14.28
L11	N20.5140°W	15.75
L12	N01.4814°E	26.73
L13	N42.4348°W	26.83
L14	N01.4047°E	22.64
L15	N88.0741°E	21.59
L16	N36.5820°E	12.23

BUILDING #	LOT #	ADDRESS #	STREET NAME
1	1	4902	Portalls Way
2	1	4904	Portalls Way
3	1	4906	Portalls Way
4	1	4908	Portalls Way
5	1	4910	Portalls Way
6	1	4912	Portalls Way
7	1	4914	Portalls Way
8	1	4916	Portalls Way
9	1	4918	Channel Marker Lane
10	1	4914	Channel Marker Lane
11	1	4912	Channel Marker Lane
12	1	4910	Channel Marker Lane
13	1	4908	Channel Marker Lane
14	1	4906	Channel Marker Lane
15	1	4907	Channel Marker Lane
16	1	4905	Channel Marker Lane
17	1	4903	Channel Marker Lane
18	1	4904	Channel Marker Lane
19	1	4902	Channel Marker Lane
20	1	1301	Portalls Court
21	1	1303	Portalls Court
22	1	1305	Portalls Court
23	1	1307	Portalls Court
24	1	1309	Portalls Court
25	1	1311	Portalls Court
26	1	1313	Portalls Court
27	1	1315	Portalls Court
28	1	1317	Portalls Court
29	1	1319	Portalls Court
30	1	1401	Portalls Court
31	1	1403	Portalls Court
32	1	1405	Portalls Court
33	1	1407	Portalls Court
34	2	4918	Channel Marker Lane
35	3-4 N	4920	Portalls Way
36	3-4 SW	4919	Portalls Way
37	3-4 SE	4917	Portalls Way
38	3	4915	Portalls Way
39	6	4911	Portalls Way
40	7	4907	Portalls Way
41	8	4903	Portalls Way
42	8-9	4817	Portalls Way
43	9	4813	Portalls Way



REFERENCE RECORD OF SURVEYS FILED IN BOOK 3 OF SURVEYS AT PAGE 47, AND IN BOOK 11 OF SURVEYS AT PAGE 131-136, UNDER AUDITOR'S FILE NUMBERS 8006190004 & 9107230002, RECORDS OF SKAGIT COUNTY, WASHINGTON.



ANACORTES  
 SURVEYED BY CRC  
 DATE 8/10/04  
 DATE 8/2/04  
 SURVEYED BY RNF

SHORT PLAT OF  
 A PORTION OF SEC. 22, TWP 35 N, R 1 E, W.M.  
 FOR 496404 WASHINGTON, INC

FAKKEMA & KINGMA, INC.  
 CONSULTING ENGINEERS & SURVEYORS  
 840 SE 9th Ave #102, Edmonds, WA 98277 (360) 675-5973

WASHINGTON  
 DWG. NO. 4369  
 SHEET NO. 3 OF 3