

RIEMLAND SHORT PLAT

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON

PROPERTY LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 13, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EASEMENTS TO TOWN OF LA CONNER

STATUTORY WARRANTY DEED A#200503310197:
 LOTS 1 AND 2, BLOCK 13, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WEST 25 FEET OF SAID LOT 1.
 SITUATE IN THE TOWN OF LACONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.
 SEE NOTE BELOW DESCRIBING THE VACATION OF THE WEST 25 FEET OF LOT 1, BLOCK 3, SYNDICATE ADDITION TO LA CONNER REFERRED TO IN THIS LEGAL DESCRIPTION.
 TOWN OF LA CONNER ORDINANCE NO. 936 VACATING AN EASEMENT ON WHATCOM STREET RECORDED MARCH 10, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200603100136:

SECTION 1: THAT A RIGHT OF WAY EASEMENT ADJACENT TO THE EXISTING WHATCOM STREET, RIGHT OF WAY LEGALLY DESCRIBED AS: THE WEST 25 FEET OF LOT 1, BLOCK 13, SYNDICATE ADDITION TO LA CONNER, IS HEREBY VACATED, AND THAT THE TITLE TO ALL THAT DESCRIBED PORTION OF SAID EASEMENT SHALL VEST IN AND BECOME THE PROPERTY OF THE OWNER AND HOLDER OF THE ABUTTING PROPERTY.

SECTION 2: THAT THE TOWN OF LA CONNER SHALL RETAIN AND RESERVE ALL RIGHTS TO ANY EXISTING UTILITY EASEMENTS WITHIN SUCH VACATED RIGHT OF WAY EASEMENT.

SECTION 3: THIS ORDINANCE SHALL TAKE EFFECT UPON PUBLICATION AND THEREAFTER BE RECORDED WITH THE SKAGIT COUNTY AUDITOR.

A PERMANENT EASEMENT OVER, ACROSS, ALONG, IN, UPON AND UNDER THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED PROPERTY:

DRAINAGE EASEMENT LEGAL DESCRIPTION

10' WIDE DRAINAGE EASEMENT, 5 FEET LEFT AND 5' RIGHT OF THE FOLLOWING DESCRIBED EASEMENT:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF BLOCK 13, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE LOG, RECORDS OF SKAGIT COUNTY, WASHINGTON. THENCE NORTHEAST ALONG THE WEST LINE OF SAID LOT 1 12.73 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 79° 12' 45" EAST 132.25 FEET;
 THENCE SOUTH 72° 02' 49" EAST 87.76 FEET;
 THE SIDE LINES OF SAID 10 FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS TO THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE LOG, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SEWER EASEMENT LEGAL DESCRIPTION

20' WIDE SEWER EASEMENT, DESCRIBED EASEMENT:
 COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 13, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE LOG, RECORDS OF SKAGIT COUNTY, WASHINGTON. THENCE SOUTHWEST ALONG THE WEST LINE OF SAID LOT 1 47.18 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 31° 22' 55" WEST 24.04 FEET;
 THENCE SOUTH 63° 37' 11" EAST 96.70 FEET; THENCE NORTH 23° 53' 21" EAST 23.98 FEET;
 THENCE NORTH 63° 37' 11" WEST 53.56 FEET TO THE POINT OF BEGINNING.

THE TOWN SHALL HAVE THE RIGHT, WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID PROPERTY OR EASEMENT AND ADJOINING THE PROPERTY OWNED BY THE GRANITOR AND HIS ASSIGNS OR SUCCESSORS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND INSTALLING A STORMWATER AND SEWER LINE, TOGETHER WITH ALL CONNECTIONS AND APPURTENANCES, AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID PROPERTY FOR THE FOREGOING PURPOSES.

THE GRANITOR, BY EXECUTING THIS EASEMENT, AND THE TOWN, BY ACCEPTING AND RECORDING THIS EASEMENT, DO HEREBY MUTUALLY COVENANT AND AGREE AS FOLLOWS:

1. THE TOWN SHALL, IF THE ABOVE DESCRIBED PROPERTY OR EASEMENT IS DISTURBED BY THE MAINTENANCE, REMOVAL, REPAIR OR REPLACEMENT OF THE FACILITIES SPECIFIED HEREIN, RESTORE THE SURFACE OF THE ABOVE DESCRIBED PROPERTY OR EASEMENT AS NEARLY AS POSSIBLE TO THE CONDITION IN WHICH IT EXISTED AT THE COMMENCEMENT OF SAID MAINTENANCE, REMOVAL, REPAIR OR REPLACEMENT.
2. THE TOWN SHALL PROTECT AND SAVE HARMLESS THE GRANITOR FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LOSS, DAMAGE, EXPENSE AND LIABILITY OF EVERY KIND AND DESCRIPTION AND FOR ANY DAMAGE TO OR LOSS OF OR DETRIMENT TO PROPERTY SUPERSEDED BY GRANITOR, GRANITOR'S HEIRS, SUCCESSORS, AND ASSIGNS OR BY ANY PERSONS, FIRMS, OR CORPORATIONS, BECAUSE OF THE MAINTENANCE OF SAID FACILITIES; PROVIDED HOWEVER, THAT THIS IS HOLD HARMLESS SHALL NOT APPLY TO GRANITOR'S OR GRANITOR'S SUCCESSOR-IN-INTEREST NEGLIGENCE, OR TO ANY DAMAGE OR INJURY RESULTING FROM A VIOLATION OF PARAGRAPH 5 HEREIN.
3. THE GRANITOR WARRANTS THAT THE GRANITOR HAS GOOD TITLE TO THE ABOVE PROPERTY AND WARRANTS THE TOWN TITLE TO, AND QUIET ENJOYMENT OF, THE EASEMENT CONVEYED HEREBY.
4. ALL RIGHT, TITLE AND INTEREST WHICH MAY BE USED AND ENJOYED WITHOUT INTERFERING WITH THE EASEMENT RIGHTS HEREIN CONVEYED ARE RESERVED TO THE GRANITOR. THE CONSTRUCTION, INSTALLATION OR MAINTENANCE, AFTER THE DATE OF THIS AGREEMENT, HOWEVER, OF STRUCTURES OF A PERMANENT NATURE
5. WITHIN THE ABOVE DESCRIBED PERMANENT EASEMENT, OR

6. OUTSIDE THE AFOREMENTIONED SEWER AND DRAINAGE EASEMENTS, BUT INTRUDING INTO THE EASEMENTS SO AS TO INTERFERE WITH MAINTENANCE AND REPAIR OF THE UTILITY SHALL BE DEEMED AN ENROACHMENT UPON SAID EASEMENT RIGHTS AND AS TO SUCH STRUCTURES THE PROVISIONS OF PARAGRAPH 1 AND 2 SHALL NOT APPLY; AND FURTHER GRANITOR, GRANITOR'S HEIRS, SUCCESSORS AND ASSIGNS SHALL BE OBLIGATED TO REMOVE SAID ENROACHMENT AT GRANITOR'S OR GRANITOR'S HEIRS, SUCCESSORS AND ASSIGNS EXPENSE.

5. GRANITOR COVENANTS THAT NO DIGGING, TUNNELING, OR OTHER FORM OF CONSTRUCTION ACTIVITY SHALL BE DONE ON THE EASEMENT OR ON GRANITOR'S PROPERTY WHICH WOULD DISTURB OR DAMAGE THE FACILITY (PIPES, MANHOLES, CATCHBASINS, ETC.) SPECIFIED HEREIN, SUCH AS UNEARTH UNDERMINE TOWN'S FACILITIES OR ENDANGER THE LATERAL SUPPORT TO SAID FACILITIES.

6. THE GRANITOR HEREBY GRANTS TO THE TOWN AND TO THOSE ACTING UNDER THE TOWN, THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AS SHALL BE REQUIRED FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF THE FACILITY SPECIFIED HEREIN LOCATED IN THE ABOVE DESCRIBED EASEMENT; PROVIDED THAT SUCH ADDITIONAL AREA SHALL BE HELD TO A MINIMUM AND RETURNED TO ITS ORIGINAL STATE BY THE TOWN OR ITS AGENTS.

7. SHOULD EITHER PARTY HERETO, OR THE HEIRS, SUCCESSORS OR ASSIGNS, INSTITUTE A SUIT TO ENFORCE ANY COVENANT OR RIGHT GRANTED HEREIN, THE PREVAILING PARTY SHALL RECOVER ITS COSTS OF LITIGATION, INCLUDING A REASONABLE ATTORNEY'S FEE.

8. THE COVENANTS CONTAINED HEREIN ARE INTENDED TO AND SHALL RUN WITH THE LAND AND SHALL BENEFIT THE PARTIES HERETO AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE RIEMLAND SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., THAT THE ADDRESS AND DISTANCES ARE SHOWN CORRECTLY HEREIN, THAT THE DIMENSIONS HAVE BEEN SET AND THE LOT AND BLOCK CORNER STAKES CORRECTLY OF THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

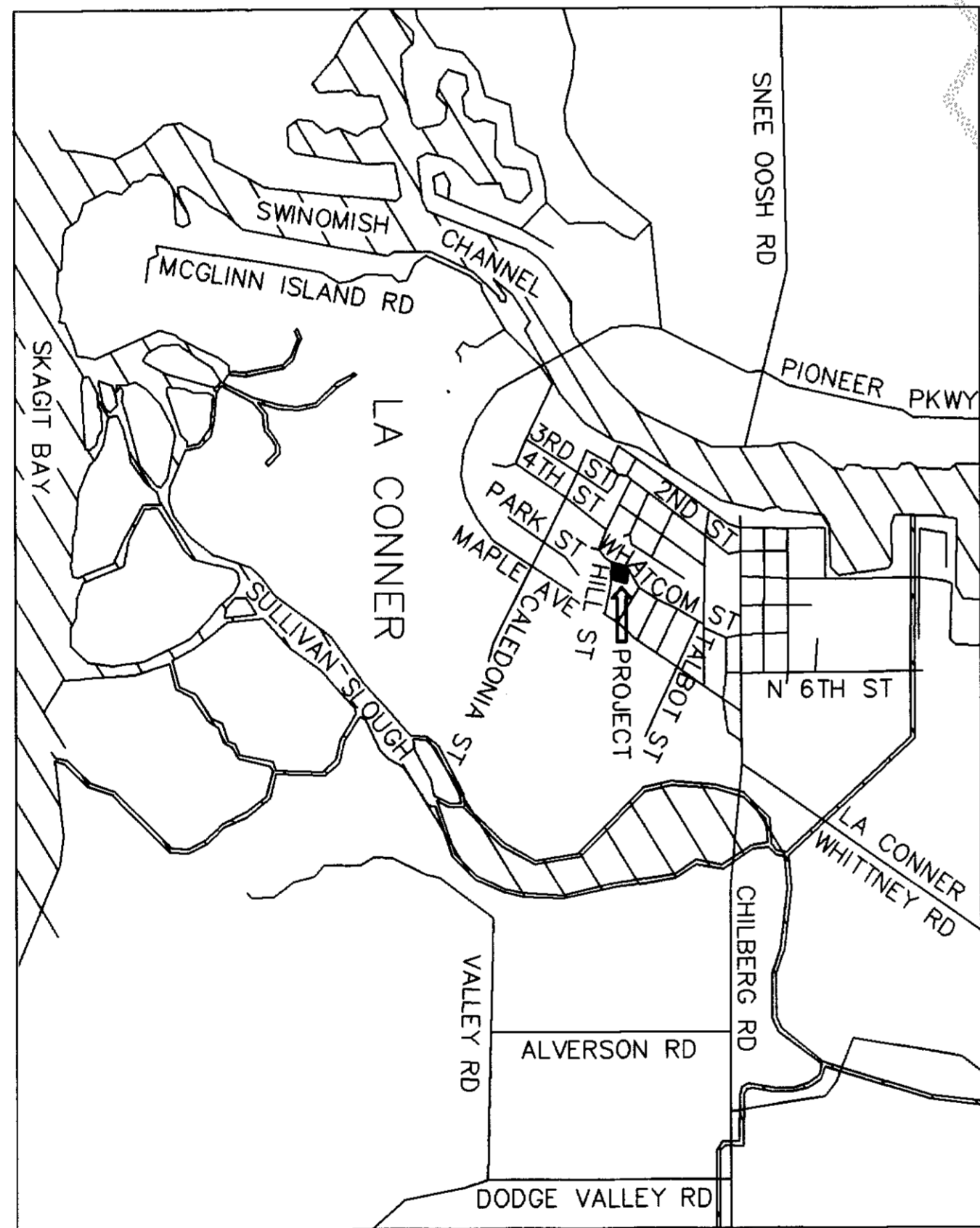
Rock L. Holt, PLS.
 ROCK L. HOLT, PLS. CERTIFICATE NO. 37549
 DATE 11/20/06

TOWN PLANNER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS SHORT PLAT ON THIS 21st DAY OF NOVEMBER 2006 FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND TOWN ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN HEREON.

Kevin Riemland
 KEVIN RIEMLAND
 TOWN PLANNER

VICINITY MAP



AUDITORS CERTIFICATE
 200611210176
 Skagit County Auditor
 11/21/2006 Page 1 of 2 1:15PM
 T OF BAYVIEW SURVEYING
 SHORT PLAT NO. 50-106 SP
 BY DEED
Jason Riemland
 JASON RIEMLAND
 SKAGIT COUNTY AUDITOR

PUBLIC WORKS DIRECTOR
 EXAMINED AND APPROVED ON THIS 21 DAY OF Nov 2006
Jason Riemland
 PUBLIC WORKS DIRECTOR

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXED HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEU UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE. IF TO AND INCLUDING THE YEAR 2006, THIS 21st DAY OF NOVEMBER 2006.

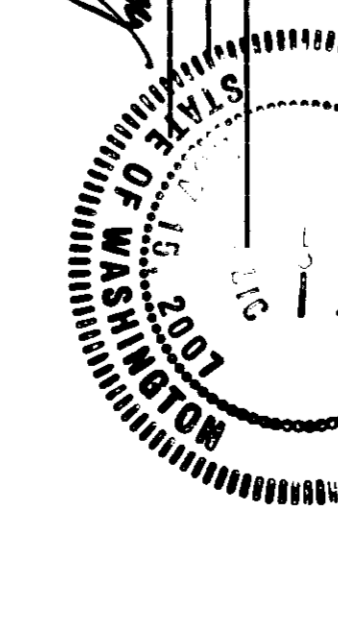
Kristina Riemland
 Kristina Riemland
 SKAGIT COUNTY TREASURER
 CONSENT
 KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS PLAT IS MADE AS ITS FREE AND VOLUNTARY ACT AND DEED.

Jason Riemland
 Jason Riemland
 JASON RIEMLAND
 DATE 11-21-06
Kristina Riemland
 Kristina Riemland
 DATE 11-21-06
 PEOPLE'S BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF SKAGIT } SS.
 ON THIS 21 DAY OF Nov 2006, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jason Riemland, to be known to be the individual(s) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND VOLUNTARILY ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.

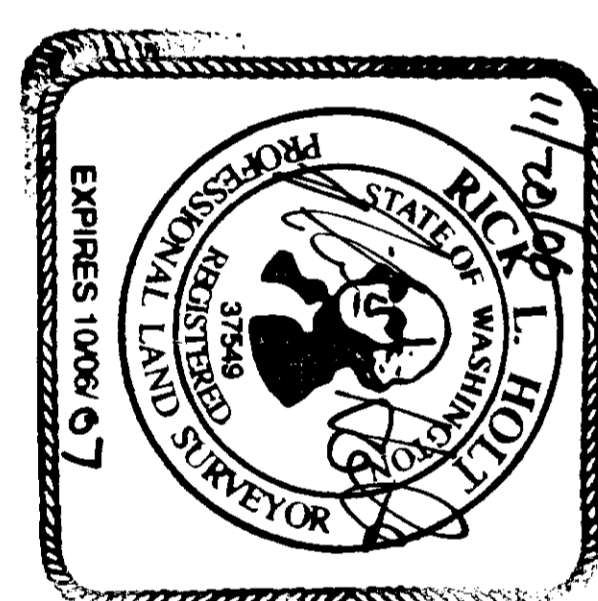
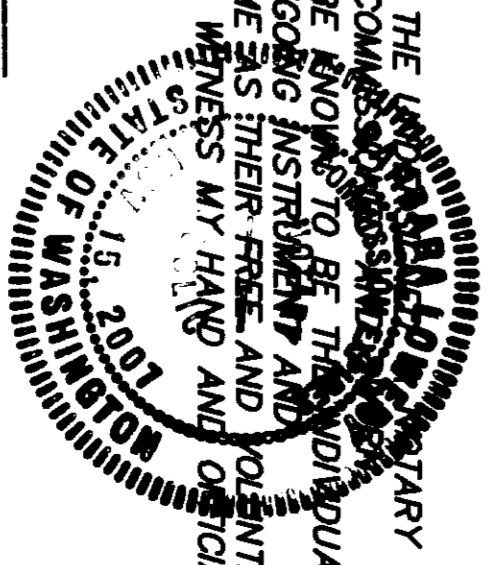
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Skagit County, WA
 MY COMMISSION EXPIRES: 11-15-2007
 PRINTED NAME: *Valley*
Valley
 VALLEY



ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF SKAGIT } SS.
 ON THIS 21 DAY OF Nov 2006, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Kristina Riemland, to be known to be the individual(s) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND VOLUNTARILY ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Skagit County, WA
 MY COMMISSION EXPIRES: 11-15-2007
 PRINTED NAME: *Valley*
Valley
 VALLEY



SHORT PLAT MAP FOR
 JASON RIEMLAND
 A PORTION OF THE SOUTH EAST 1/4 OF SECTION 36,
 TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

BAYVIEW SURVEYING
 & ENGINEERING INC.
 130 Sharon Avenue Burlington WA 98233
 Tel: 360-707-2580 Fax: 360-757-5976
 rick@bayviewwa.com

DRAWN BY: I. KASKO
 DATE: 11/17/06
 FIELD BOOK: 57 PAGE: 29-62

SHEET NO. 1 OF 2
 SCALE: NONE
 JOB NO. 2005-49

RIEMLAND SHORT PLAT

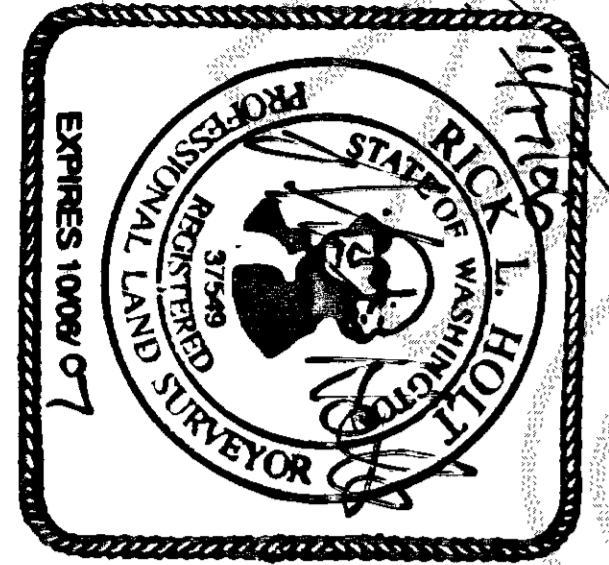
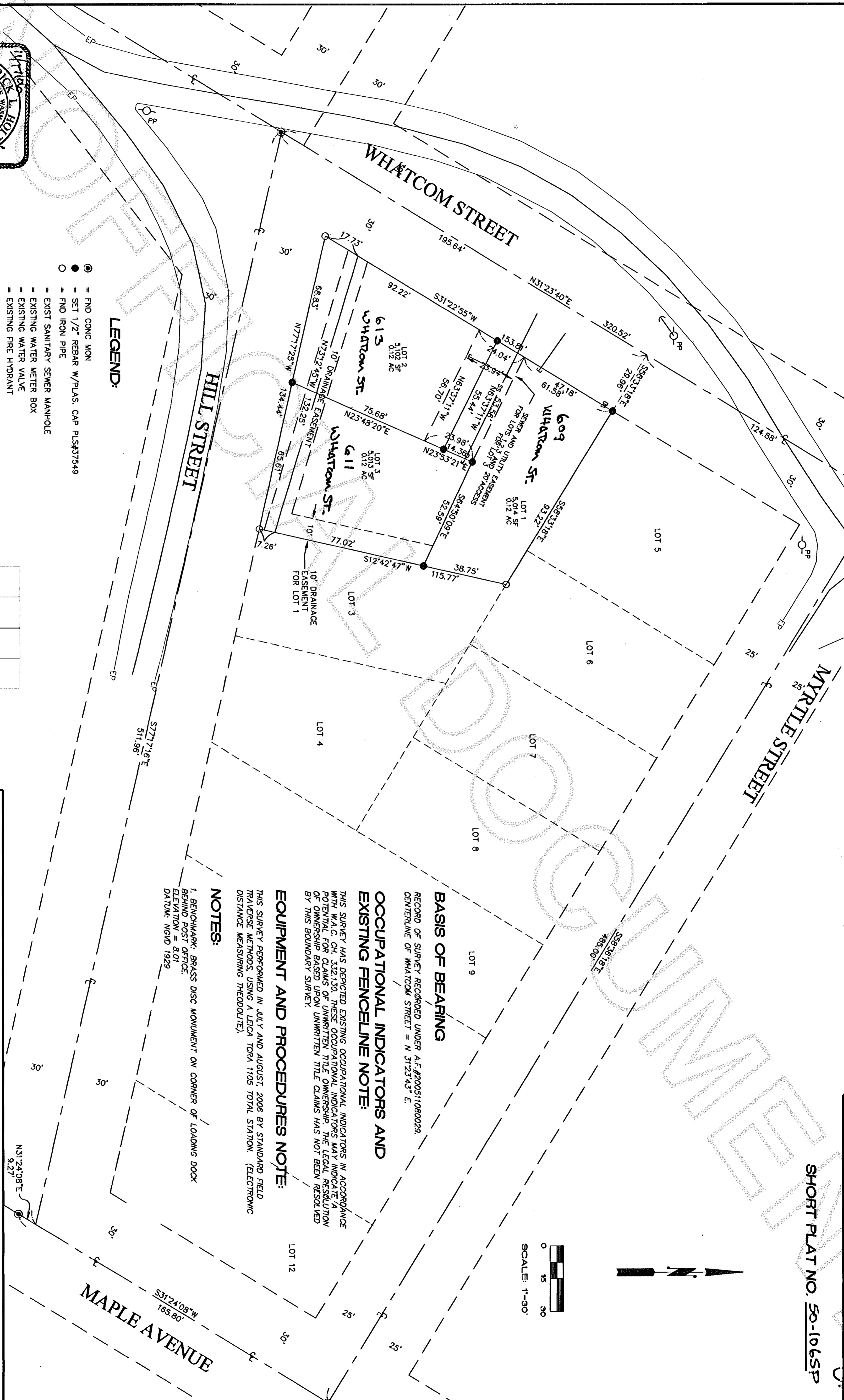
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

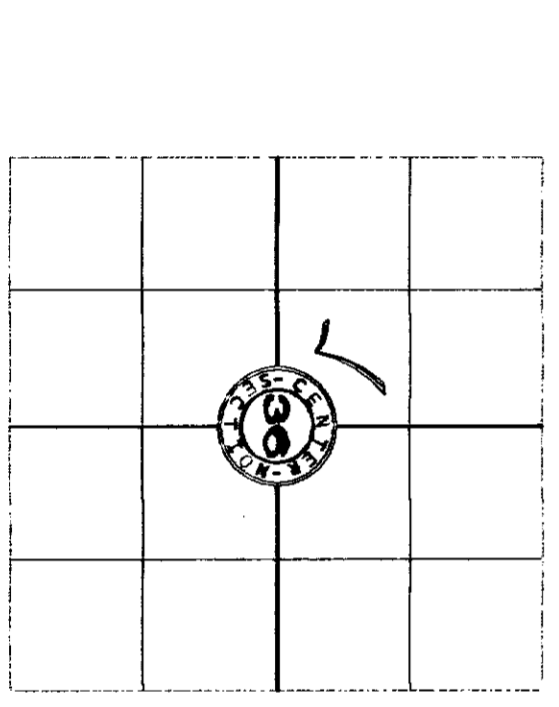
200611210176
Skagit County Auditor
11/21/2006 Page 2 of 2 2:11:15PM

BY DEPUTY
JAMES SYLVE

SHORT PLAT NO. 50-106SP



- LEGEND:**
- = FND CONG MON
 - = SET 1/2" REBAR W/PLAS. CAP PLS#37549
 - = FND IRON PIPE
 - = EXIST SANITARY SEWER MANHOLE
 - = EXIST WATER METER BOX
 - = EXISTING WATER METER BOX
 - = EXISTING WATER VALVE
 - = EXISTING FIRE HYDRANT
 - = EXIST POWER/AND OR UTILITY POLE
 - = EXIST GUY WIRE
 - = EXIST OVERHEAD UTILITES (UNKNOWN)
 - = EXIST GAS MAIN
 - = EXIST WATER LINE
 - = EXIST SANITARY SEWER LINE
 - = EXST BARBED WIRE FENCE
 - = EXST WOOD POST FENCE



NOTES:
1. BENCHMARK: BRASS DISC MONUMENT ON CORNER OF LOADING DOCK BEHIND POST OFFICE. ELEVATION = 8.01 DATUM: NGVD 1929

BASIS OF BEARING
RECORD OF SURVEY RECORDED UNDER A.L.#200511080029. CENTERLINE OF WHATCOM STREET = N 31°23'43" E.

OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE:
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.G. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

EQUIPMENT AND PROCEDURES NOTE:
THIS SURVEY PERFORMED IN JULY AND AUGUST, 2006 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TORA 1105 TOTAL STATION. (ELECTRONIC DISTANCE MEASURING THEODOLITE).

SHORT PLAT MAP FOR JASON RIEMLAND		DRAWN BY: I. KASKO	
A PORTION OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.		DATE: 10/27/06	
BYVIEW SURVEYING & ENGINEERING INC.		FIELD BOOK: 57 PAGE: 29-62	
130 Shorcon Avenue Burlington WA 98233 Tel: 360-707-2580 Fax: 360-757-3976 rick@byviewse.com		SHEET NO. 2 OF 2	
		SCALE: 1" = 30'	
		JOB NO: 2005-49	