

**RECORD OF SURVEY FOR SHORT PLAT NO. SP-1-08
in the NE1/4 of the SW1/4 of Section 13, Twp. 35 N., Rng. 4 E., W.M.**

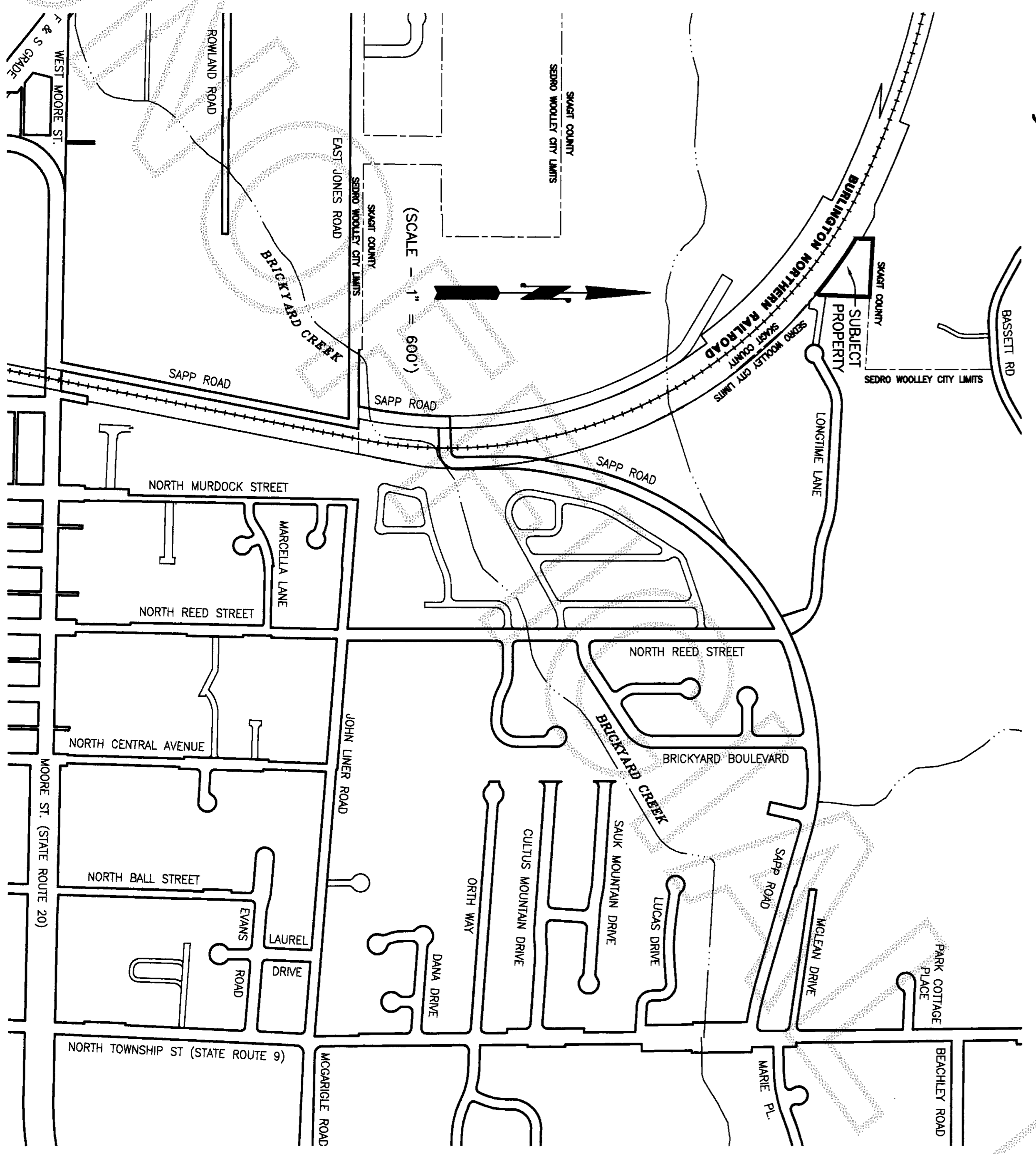
Legal Description

Lot 14, "PLAT OF ANKNEY HEIGHTS," as per plat recorded on August 23, 2001 under A.F.#200108230090, records of Skagit County, Washington. TOGETHER WITH a 50% undivided interest in Lot A, also known as a private roadway, as per A.F.#200806300171.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed S86°39'26"E on the north line of the southwest quarter of section 13.
3. Zoning - R-5
4. Sewer - City of Sedro-Woolley.
5. This survey was accomplished by field traverse using: 5 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
6. Water - P.U.D. No. 1 of Skagit County.
7. The total area in this short subdivision is 44,542 S.F. / 1.02 acres. (not including 50% undivided interest in Tract A).
8. Short plat is subject to Maintenance Agreement filed in A.F.#2008070155 which is incorporated herein and shall not be amended, modified or altered without the written consent of the City of Sedro-Woolley.
9. Subject property may be encumbered by easements or restrictions contained in documents filed in A.F.#525232; A.F.#599945; A.F.#7908070035; A.F.#9205290074; A.F.#9206250091; A.F.#200102200088; A.F.#200108100314; 200201310042; A.F.#200211270215; A.F.#200406250159; A.F.#200411150148.
7. Contour Interval - 2 Foot.
8. Elevation Datum - NAVD 88
9. All future conveyances of Lot 1 of this Short Plat or of Lot 2 of this Short Plat shall include an undivided one-half interest in Tract X and an undivided one-quarter interest in Tract A of this Short Plat.

Vicinity Sketch



Utility Easement

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon, AT&T Broadband, and their respective successors and assigns, under and upon the exterior ten (10) feet of Lot 1 of this subdivision lying parallel with and adjoining Tract X in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said Lot 1 at all times for the purposes herein stated.

Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

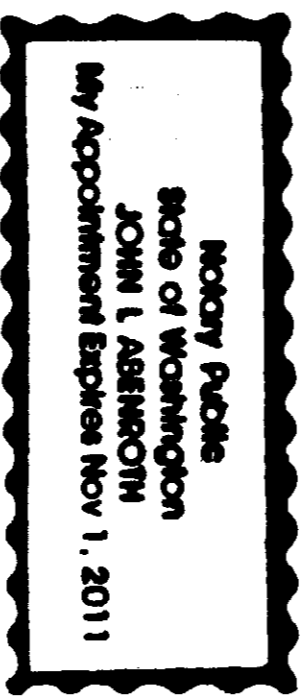
Michael James Petker Katharina M. Petker
Michael James Petker Katharina M. Petker

Andreas Foss
Mortgage Electronic Registration Systems, Inc.
BANK of AMERICA, N.A.

Acknowledgments

State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that Michael James Petker and Katharina M. Petker, h/w, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title Notary
Date Aug 28, 2009 My appointment expires 11/1/2011



State of TEXAS, County of COLLIN
I certify that I know or have satisfactory evidence that ANDREA FOSS signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the ASSISTANT SECRETARY OF BANK OF AMERICA of Mortgage Electronic Registration Systems to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title NOTARY PUBLIC
Date 7/21/10 My appointment expires 2/13/12



Treasurer's Certificates

This is to certify that there are no delinquent special assessments and that all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.

Andy K. Johnson [Signature]
City Treasurer Date 8-12-10

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2009. 2010

[Signature] [Signature]
Skagit County Treasurer Date 8-31-2010

Approvals

The within and foregoing short plat has been examined for conformance with the provisions of Title 15, 16, and 17 of the Sedro-Woolley Municipal Code and is hereby approved this 16th day of August, 2010

[Signature] [Signature]
City Planner City Engineer

Short Plat for Michael Petker

AUDITOR'S CERTIFICATE



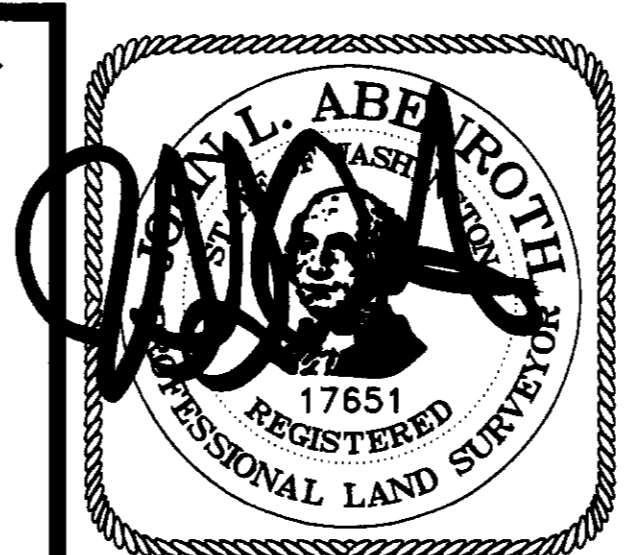
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[Signature]
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 2007 at the request of Michael Petker.

John L. Abenroth CERT#17651
Date Aug. 28, 2009



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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB#	DRWN	CHKD	DATE	SCALE	SHEET
			207100	STW	jiaz	19NOV07	1" = 50'	1 OF 2

FOUND 1 1/2" IRON PIPE
12/15/81 DURING SURVEY
FILED IN VOLUME 7 OF
SHORT PLATS AT PAGE 133

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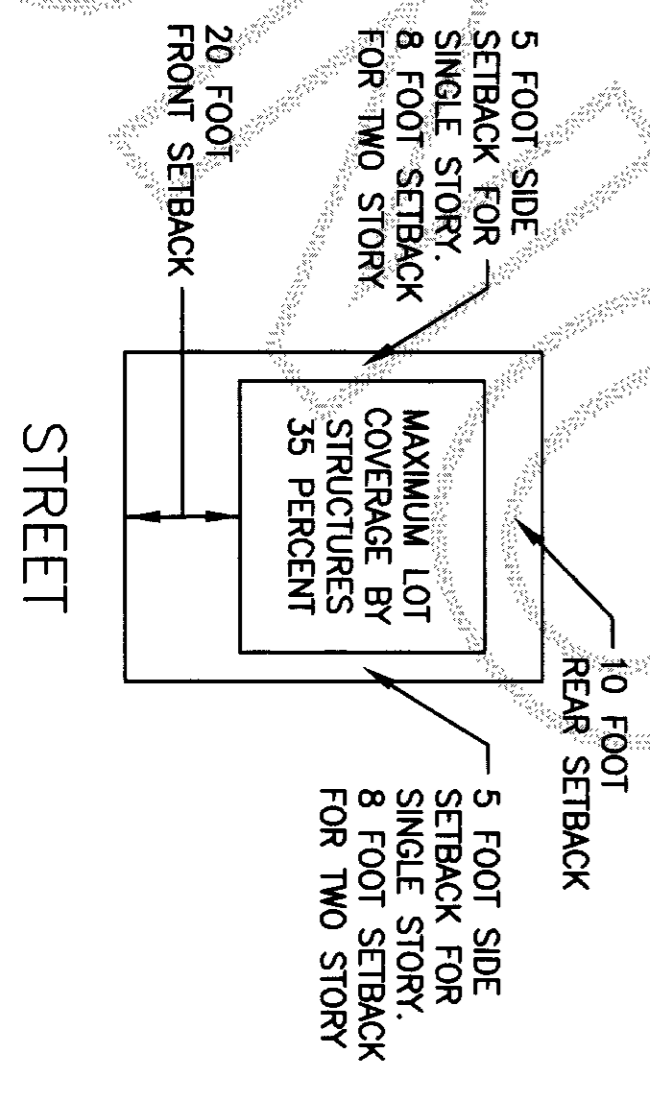
CONTIGUOUS PROPERTY IN WHICH THE DEVELOPER HAS AN INTEREST.

CENTER OF SECTION 13 AS SHOWN ON PLAT OF ANKNEY HEIGHTS FILED IN A.F.#200108230090.

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" during survey of the Plat of Ankney Heights, as shown on said plat filed in A.F.#200108230090, except as noted.
- ▣ Existing and proposed Access Locations
- Existing Fire Hydrant
- ⊕ Existing Water Meters
- Existing Sanitary Sewer Manhole
- Existing Property Lines

Minimum Setback Requirements



CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	2392.01'	01°12'44"	50.60'
C2	45.00'	38°56'33"	30.59'
C3	15.00'	90°00'00"	23.56'

LINE TABLE

#	BEARING	DISTANCE
L1	S08°28'46"W	30.00'
L2	N81°31'14"W	30.00'

Addresses

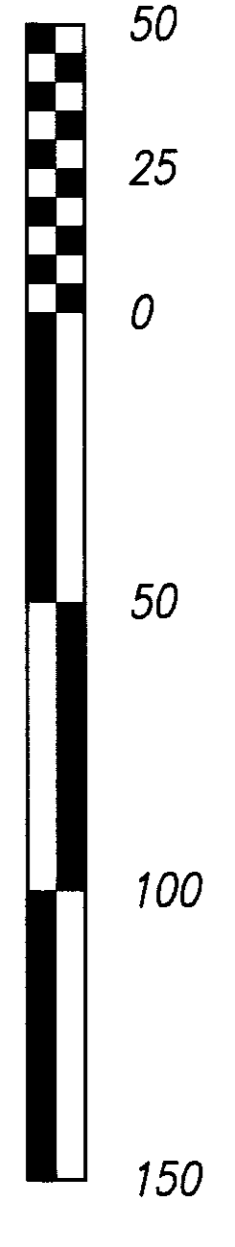
- Lot 1 = 304 Longtime Lane
- Lot 2 = 302 Longtime Lane

Owner/Developer

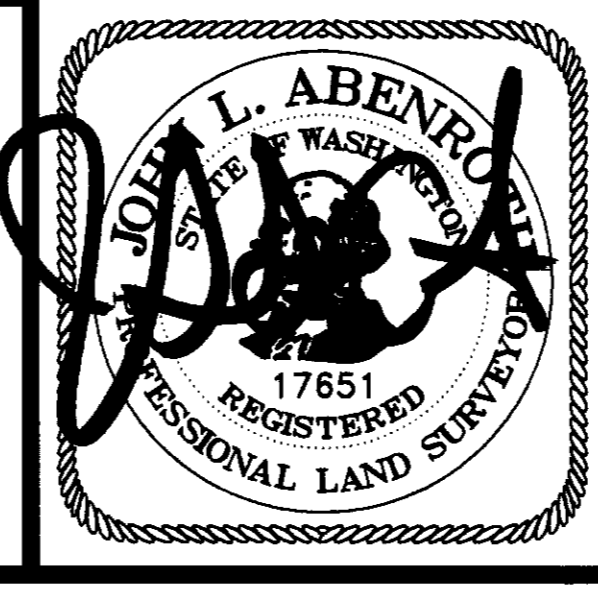
Michael & Katharina Petker
302 Longtime Lane
Sedro - Woolley, Wa. 98284
(360) 856-2084

Short Plat for Michael Petker

DATE	REVISION	BY	JOB#	DRWN	CHKD	DATE	SCALE	SHEET
			207100	sttm	jia	19NOV07	1" = 50'	2 OF 2



Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



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This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 2007 at the request of Michael Petker.
John L. Abenroth CERT#17651
Date Aug 28, 2009

AUDITOR'S CERTIFICATE
201009070254
Skagit County Auditor
9/7/2010 Page 2 of 2 2:27PM
J. Yanggibst
County Auditor or Deputy Auditor