

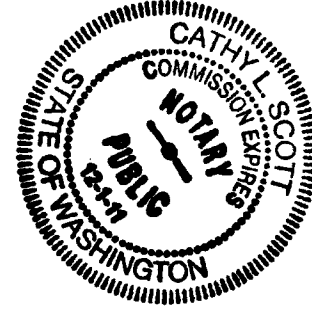
CONSENT
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY
CERTIFIES THAT THIS SHORT PLAT IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.

MICHAEL P. GLEASON AND USA R. GLEASON
Michael P. Gleason
MICHAEL P. GLEASON
WASHINGTON FEDERAL SAVINGS

USA R. Gleason
USA R. GLEASON

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS
ON THIS 9th DAY OF April 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR THE STATE OF WASHINGTON, BEING COMMISSIONED AND PERSONALLY
APPEARED Michael P. Gleason, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND
WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED
THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.



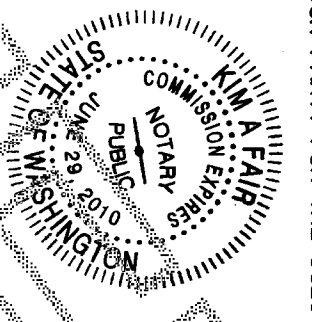
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS
ON THIS 9th DAY OF April 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY
APPEARED Lisa R. Skodje, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND
WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED
THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.



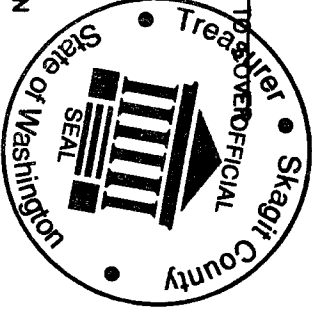
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eileen Hebeck
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED
THIS INSTRUMENT, ON OATH of Lisa R. Skodje, WAS AUTHORIZED TO SIGN THE INSTRUMENT AND
ACKNOWLEDGED IT AS THE owner OF the instrument, AND THAT SHE SIGNED AND SEALED
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED
IN THE INSTRUMENT.



TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS
HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS
OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2010.
THIS 15th DAY OF NOVEMBER 2010



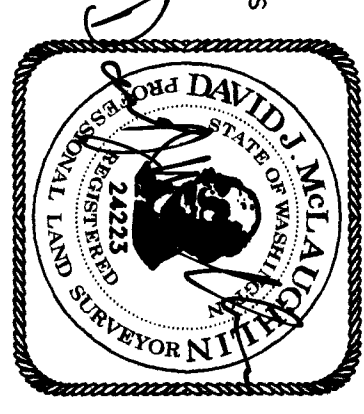
DO HEREBY CERTIFY THAT A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES FOR THE YEAR 20
CERTIFIED THIS 20 DAY OF NOVEMBER 2010
DO HEREBY CERTIFY THAT A DEPOSIT HAS BEEN MADE TO
COVER ANTICIPATED TAXES FOR THE YEAR 20

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE
PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE
THIS 9th DAY OF April, 2010
Ann
SUBDIVISION ADMINISTRATOR
John
CITY ENGINEER

SURVEYOR'S CERTIFICATE

THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS
REASONABLE AND BASED ON TRUE SUBDIVISION OF THE SECTION,
THAT THE DISTANCES, BEARINGS, AND ANGLES ARE SHOWN CORRECTLY
THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS
STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY
COMPLIED WITH THE STATUTES AND PLATTING REGULATIONS.



LEGAL DESCRIPTION

THE WEST 110 FEET OF THE EAST 310 FEET OF TRACT
A (AS MEASURED ALONG THE SOUTH LINE THEREON),
PLAT OF NORMAN & WOOD'S SUBDIVISION AS PER
RECORDS OF SKAGIT COUNTY, WASHINGTON,
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT,
STATE OF WASHINGTON
SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS,
RESERVATIONS, AGREEMENTS AND EASEMENTS OF
RECORD, IF ANY.

THE SOURCE OF THIS LEGAL DESCRIPTION IS A
STATUTORY WARRANT DEED FILED WITH THE SKAGIT
COUNTY AUDITOR, NUMBER 2008071002.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF
ANACORTES PUGET SOUND ENERGY, VENTURA CASCADE NATURAL GAS
CORP., COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER
AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF
ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS,
IF ANY, SHOWN HEREON, IN WHICH TO INSTALL, MAINTAIN, REPAIR,
OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES,
AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING
UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER
WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR
THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE
SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY
REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS
AND PRIVILEGES HEREBY GRANTED.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED
IN ALL DEEDS AND CONTRACTS
2. ZONING - R-2 RESIDENTIAL LOW DENSITY
3. SEWAGE DISPOSAL - CITY OF ANACORTES
4. WATER - CITY OF ANACORTES
5. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1105
ELECTRONIC DISTANCE MEASURING THEODOLITE, IN MARCH 2008.
6. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE
REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS,
RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS,
WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
7. BASIS OF BEARING: ASSUMED S 89°03'52" E ALONG THE SOUTH LINE
OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH,
RANGE 1 EAST, WM.
8. THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN
ACCORDANCE WITH W.A.C. 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 SHORT PLAT.
9. A 20' EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS IS HEREBY
GRANTED IN FAVOR OF LOT A OWNERS OF LOTS A AND B, BEING THE
BENEFITTING PARTIES TO THE 20' WIDE ACCESS ROAD (AKA, COMMON
PRIVATE DRIVEWAY) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND
REPAIR OF SAID ACCESS ROAD.
10. A 14' X 16' SANITARY SEWER EASEMENT AS SHOWN ON THE FACE OF THE
PLAT IS HEREBY GRANTED TO THE CITY OF ANACORTES IN WHICH TO
CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE SAID
SEWER CONVEYANCE PIPE AND NECESSARY APPURTENANCES THERETO FOR THE
PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER
WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND SPACES AT ALL
TIMES FOR THE PURPOSES HEREIN STATED.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDNOT AND SKODJE INC.
D. Youngquist
SKAGIT COUNTY AUDITOR
Megan Jones
REPUTY

NOTES CONT

11. THE FOLLOWING ARE THE CONDITIONS OF APPROVAL APPLIED TO THIS SHORT PLAT,
BASED ON APPROVAL DATED JANUARY 21, 2008, BY THE CITY OF ANACORTES:
1. SHORT PLAT APPROVAL AUTHORIZES THE APPLICANT TO PROCEED WITH
APPLICATION FOR NECESSARY PERMITS TO CONSTRUCT REQUIRED IMPROVEMENTS
AND TO PREPARE CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE
DETERMINATIONS MADE AND CONDITIONS IMPOSED BY THE ADMINISTRATOR.
2. THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER AND STORM WATER
GENERAL FACILITY AND HOOKUP FEES AND TRANSPORTATION, FIRE, SCHOOL, AND
PARK IMPACT FEES. THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE
TIME OF BUILDING PERMIT ISSUANCE AND MAY DIFFER FROM THOSE FEE LEVELS
CURRENTLY IN EFFECT; SEWER AND WATER LATECOMER CHARGES MAY BE PAYABLE.
3. THE APPLICANT SHALL ACQUIRE ALL NECESSARY FEDERAL, STATE, AND LOCAL PERMITS.
4. THE PROJECT SHALL COMPLY WITH THE CITY OF ANACORTES CONSTRUCTION
STANDARDS AS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FOR WATER,
SEWER, AND STREET ACCESS, AND STORM DRAINAGE. ALL WORK PERFORMED
WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH CITY CONSTRUCTION
STANDARDS AND ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS.
5. FIRE APPARATUS ACCESS AND FIRE HYDRANTS SHALL BE PROVIDED
AS REQUIRED BY THE FIRE CHIEF.
6. FIRE FLOW SHALL BE ADDRESSED IN A MANNER ACCEPTABLE TO
THE FIRE CHIEF.
7. THE EXISTING HOME SHALL BE CONNECTED TO SANITARY SEWER
PRIOR TO FINAL PLAT APPROVAL.
8. THE SANITARY SEWER MAIN SHALL BE EXTENDED AS REQUIRED BY
THE PUBLIC WORKS DIRECTOR.
9. STREET FRONTAGE IMPROVEMENTS SHALL BE COMPLETED AS
REQUIRED BY THE PUBLIC WORKS DIRECTOR.
10. A COMPLETE TREE PRESERVATION PLAN SHALL BE COMPLETED BY THE
APPLICANT CORRESPONDING WITH AWC 16:50.060 FOR REVIEW AND APPROVAL BY
THE ADMINISTRATOR AND RECORDED WITH THE PLAT.
11. CONDITIONS 8, 9, AND 10 SHALL BE COMPLETED AS REQUIRED BY THE PUBLIC
WORKS DIRECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW
RESIDENTIAL STRUCTURE PERMITTED ON EITHER OF THE TWO SHORT PLAT LOTS.
12. THE STREET ADDRESS FOR LOT A IS 5111 SUNSET AVENUE.
THE STREET ADDRESS FOR LOT B IS 5113 SUNSET AVENUE.
13. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF
THE SHORT PLAT IS NOT SIGNED AND RECORDED.

PRIVATE EASEMENT

A 5-FOOT SEWER EASEMENT AS SHOWN ON THE FACE OF THE PLAT,
BENEFITTING LOT B, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN,
REPAIR, REPLACE AND ENLARGE SAID SEWER SERVICE PIPE AND NECESSARY
APPURTENANCES, TOGETHER WITH THE RIGHT TO ENTER UPON LOT A, AS
NECESSARY, FOR THE PURPOSES HEREIN STATED.

ADDRESSES:

LOT A - 5111 SUNSET AVENUE
LOT B - 5113 SUNSET AVENUE

NAME OF APPLICANT:

MICHAEL GLEASON
7412 DOGWOOD LANE SE
SNOOQUALMIE, WA 98065

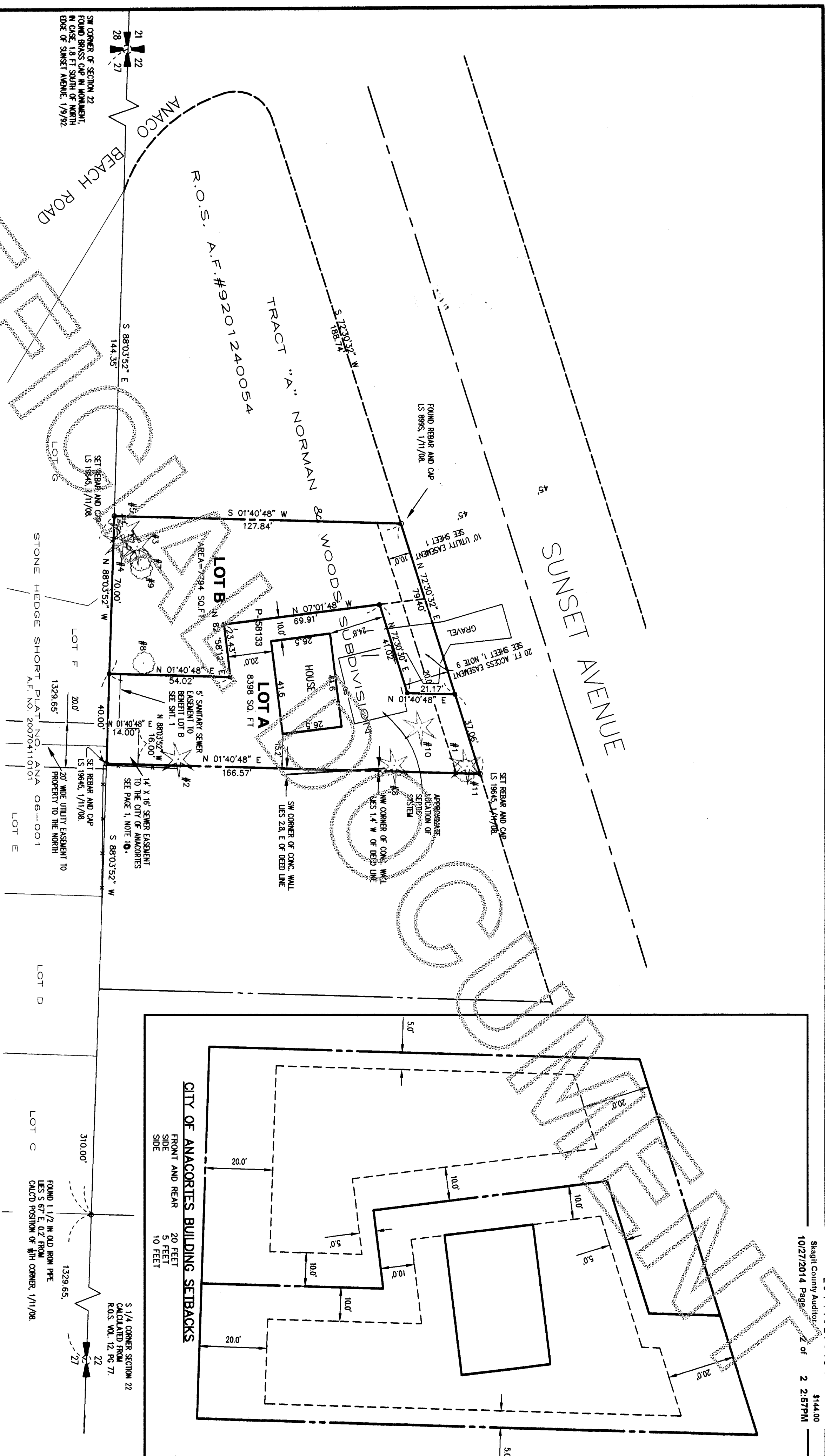
SHORT PLAT NUMBER: **AMA 08-002**

DATE: **MARCH 24, 2010**

FOR **MICHAEL GLEASON**

PORTION OF THE SW 1/4 SW 1/4 SECTION 22 T.35 N. R.01 E. W.M.

FIELD BOOK	N/A	DATE	N/A
CHK. BY KWH	CK. BY JAS	FILE NO.	08033
LEONARD, BOUDNOT and SKODJE INC.		DATE: MARCH 24, 2010	
P.O. BOX 1228, SKAGIT WASH. WA 98273 (509) 238-5751		FILE NO. 08033	



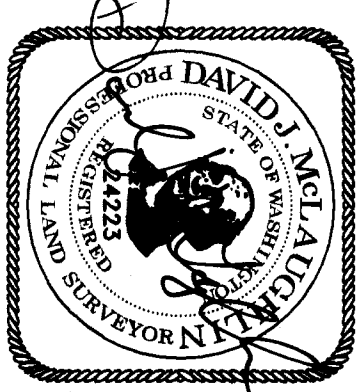
NOTE:
 TREES SHOWN TO BE RETAINED PER TREE PRESERVATION PLAN

LEGEND

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645", AUG. 8, 2008.
- DENOTES SURVEY MONUMENT AS DESCRIBED HEREON.
- ★ EXISTING CONIFER TREE (SEE TABLE)
- EXISTING DECIDUOUS TREE (SEE TABLE)
- EXISTING OLD 5' HIGH WOOD FENCE

TREE NUMBERING TABLE

#1	8" FIR
#2	9" FIR
#3	10" FIR
#4	11" FIR
#5	14" FIR
#6	28" FIR
#7	8" MADRONA
#8	12" MADRONA
#9	18" MADRONA
#10	30" CEDAR
#11	12" MAPLE



4/8/10

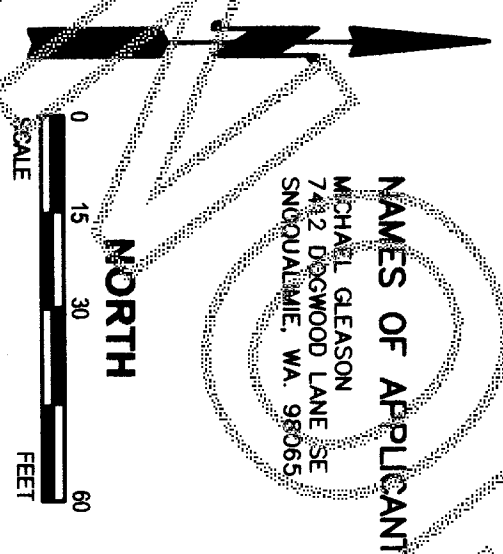
SHORT PLAT NUMBER: ANA 08-002
 DATE: MARCH 24, 2010
 SHEET 2 OF 2

SHORT PLAT FOR

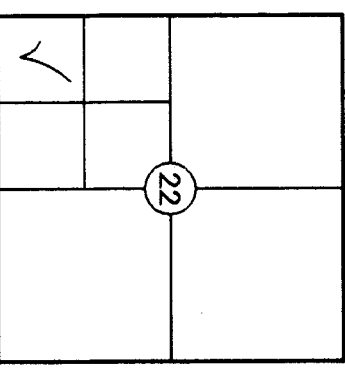
MICHAEL GLEASON

PORTION OF THE SW 1/4 SW 1/4 SECTION 22 T.35 N. R.01 E. W.M.

LEONARD, BOUDINOT and SKODJE INC.
 P.O. BOX 1225, BOUNTY TOWNSHIP, WA 98221 (509) 336-5751
 SCALE: 1" = 30'
 JOB NO. 08033



NAMES OF APPLICANT:
 MICHAEL GLEASON
 7432 DOGWOOD LANE SE
 SNOQUALMIE, WA 98065



SEC. 22, T35N, R1E, W.M.