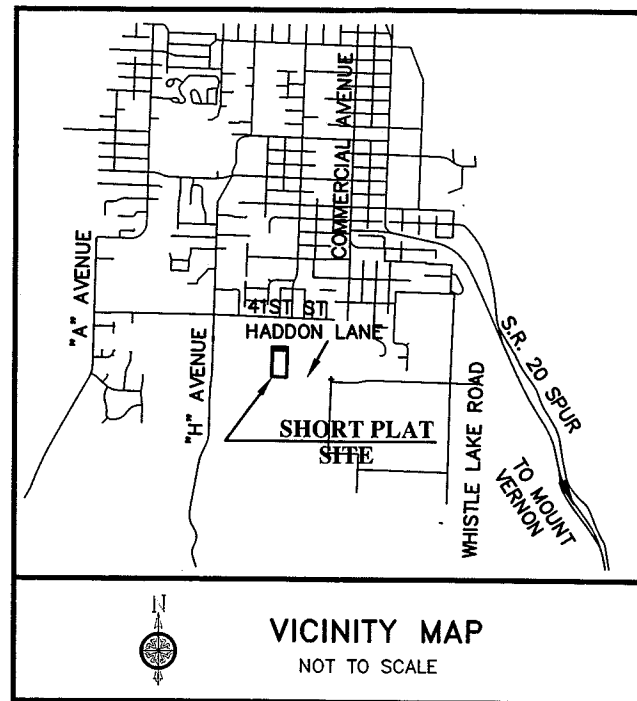


LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

EXCEPT THE NORTH 66 FEET THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON



DEVELOPER/PROONENTS

DAVID L. JACKSON
BARBARA HEACOCK JACKSON
1318 HADDON ROAD
ANACORTES, WA 98221

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT AND LOT LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS ____ DAY OF _____, 20__.

PLANNING DIRECTOR _____ CITY ENGINEER _____

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 _____ THIS ____ DAY OF _____, 20__.

SKAGIT COUNTY TREASURER _____

SHORT PLAT NO. _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS ____ DAY OF _____, 20__.

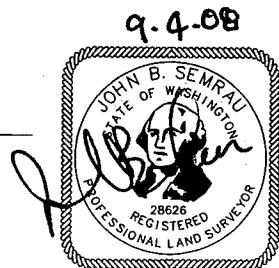
ANACORTES CITY TREASURER _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT HAVE BEEN SURVEYED AND MONUMENTED AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

DATE: _____

JOHN B. SEMRAU, PLS, CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566



NOTES

- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - R1
- SEWAGE DISPOSAL - PRIVATE SEPTIC SYSTEM.
- WATER - PRIVATE WELL.
- MERIDIAN - ASSUMED
- BASIS OF BEARING - EXISTING MONUMENTS FOUND ON THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25-35-1, BEARING = N 00°00'16" W
- LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE, PREPARED BY LAND TITLE COMPANY, ORDER NO. 127437-PA, DATED SEPTEMBER 18, 2007, AND GUARANTEE DATE DOWN ENDORSEMENT DATED MARCH 26, 2008.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 8 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200307030092, 200705250077 AND INCLUDING SUPERIOR COURT OF WASHINGTON, COUNTY OF SKAGIT, DECREE OF DISSOLUTION, CASE NO. 06-3-00389-2, FILED OCTOBER 9, 2006.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: FIELD TRAVERSE.
- APPLICANT: DAVID AND BARBARA JACKSON
1318 HADDON LANE
ANACORTES, WA 98221
- THE LOTS IN THIS SHORT PLAT ARE SUBJECT TO THE CITY OF ANACORTES CONDITIONS OF APPROVAL.
- UTILITIES SHOWN ARE APPROXIMATE ONLY AND PROVIDED BY PROPONENT.
- THIS SHORT PLAT IS SUBJECT TO THE 9 CONDITIONS NOTED IN THE "DECISION TO ISSUE CONDITIONAL USE PERMIT" FOR USE OF A PRIVATE STREET AS ACCESS FOR 1318 HADDON LANE AS APPROVED BY THE CITY OF ANACORTES CITY COUNCIL ON FEBRUARY 25, 2008.
- ANY FURTHER DEVELOPMENT OF LOT 2, BEYOND ONE ADDITIONAL SINGLE FAMILY RESIDENCE, WILL REQUIRE DEDICATION OF STREET RIGHT-OF-WAY, STREET IMPROVEMENTS, AND UTILITY EXTENSIONS, INCLUDING SANITARY SEWER AND WATER, AS REQUIRED BY THE PUBLIC WORKS DIRECTOR. RIGHT-OF-WAY LOCATION SHALL BE DETERMINED IN CONJUNCTION WITH PROPERTY OWNERS INVOLVED.
- ANY FURTHER DEVELOPMENT OF LOT 2, BEYOND ONE ADDITIONAL SINGLE FAMILY RESIDENCE, WILL REQUIRE THAT FIRE FLOW AND FIRE HYDRANTS BE ADDRESSED AS REQUIRED BY THE FIRE CHIEF.
- A COMPLETE CRITICAL AREAS REPORT SHALL BE COMPLETED, PER AMC SECTION 17.70.330, FOR THE SITE PRIOR TO ANY FURTHER DEVELOPMENT OF LOT 2.
- DRAINFIELD EASEMENT TO SERVE LOT 1 INCLUDES RIGHT OF INGRESS AND EGRESS TO MAINTAIN AND OPERATE DRAINFIELD. EASEMENTS WILL BE RELINQUISHED BY LOT 1 TO LOT 2 AT SUCH TIME LOT 1 IS SERVED BY ANOTHER APPROVED SYSTEM OR SEWER CONNECTION.
- LOT 1 AND LOT 2 SHALL SHARE EQUALLY IN ANY COST OF THE DRIVEWAY ACCESS AND MAINTENANCE UNTIL SUCH TIME AS LOT 2 IS FURTHER SUBDIVIDED. IF UPGRADES TO THE DRIVEWAY ARE DESIRED, SUCH AS PAVING, THE COST MUST BE APPROVED BY BOTH OWNERS IN WRITING, OR ONE OWNER MAY PROCEED WITH 100 PERCENT OF THE COST WITHOUT EXPECTATION OR REPAYMENT UNLESS OTHERWISE MUTUALLY AGREED IN WRITING.
- THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER AND STORMWATER 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.
- A COMPLETE TREE PRESERVATION PLAN, PER AMC SECTION 16.50.050, SHALL BE COMPLETED BY THE APPLICANT FOR REVIEW AND APPROVAL OF THE PLANNING DIRECTOR PRIOR TO ANY WORK TAKING PLACE ON SITE.
- SEPTIC SYSTEM DESIGN WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE FOR LOT 2.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING PUBLIC AND PRIVATE ENTITIES INCLUDING BUT NOT LIMITED TO CITY OF ANACORTES, STATE OF WASHINGTON, PUGET SOUND ENERGY, VERIZON, CITY OF ANACORTES WATER, AND COUNTRY CABLE, INC., AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON THAT PARTICULAR PRIVATE DRIVEWAY AND UTILITY EASEMENT AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES 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 HEREIN GRANTED.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE BARBARA HEACOCK JACKSON AN UNMARRIED WOMAN, AS HER SEPERATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

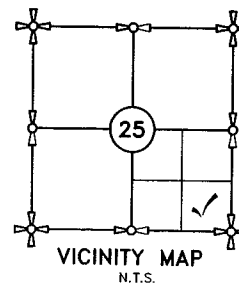
DATED _____
SIGNATURE _____
TITLE _____
MY APPOINTMENT EXPIRES _____

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE DAVID L. JACKSON AN UNMARRIED MAN, AS HIS SEPERATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE _____
TITLE _____
MY APPOINTMENT EXPIRES _____



AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

SKAGIT COUNTY AUDITOR _____

DEPUTY _____

OWNER'S CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED. THEY FURTHER DECLARE THE LAND DESCRIBED BY THIS SHORT PLAT SUBDIVISION 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 FINAL PLAT. ALSO THE UNDERSIGNED SUBDIVIDERS HEREBY DEDICATE TO THE PUBLIC FOREVER FOR STREET PURPOSES THEIR INTEREST, IF ANY, IN THE PROPERTY SHOWN AS RIGHT-OF-WAY ADJOINING TO THE SHORT PLAT.

BARBARA HEACOCK JACKSON

DAVID L. JACKSON

WELLS FARGO HOME MORTGAGE, INC.

BY: _____

BY: _____

WELLS FARGO BANK, N.A.

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____

OF, WELLS FARGO HOME MORTGAGE, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE _____
TITLE _____
MY APPOINTMENT EXPIRES _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____

OF, WELLS FARGO BANK, N.A., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

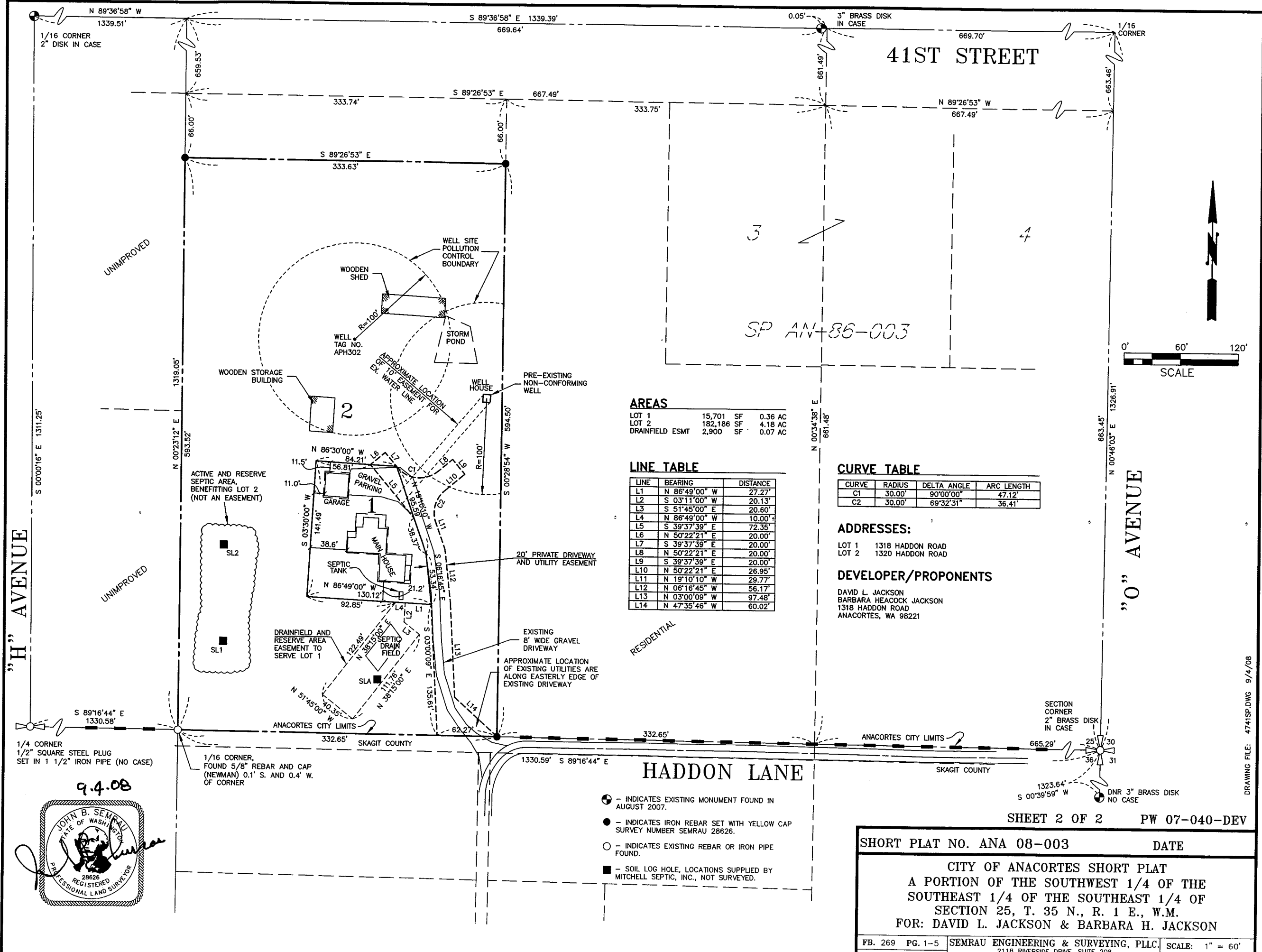
DATED _____
SIGNATURE _____
TITLE _____
MY APPOINTMENT EXPIRES _____

SHEET 1 OF 2 PW 07-040-DEV

SHORT PLAT NO. ANA 08-003 DATE _____
CITY OF ANACORTES SHORT PLAT
A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 25, T. 35 N., R. 1 E., W.M.
FOR: DAVID L. JACKSON & BARBARA H. JACKSON

FB. 269 PG. 1-5 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: NA
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4741
MERIDIAN: ASSUMED

DRAWING FILE: 4741SP.DWG 9/4/08



SP AN 86-003

AREAS

LOT 1	15,701 SF	0.36 AC
LOT 2	182,186 SF	4.18 AC
DRAINFIELD ESMT	2,900 SF	0.07 AC

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°49'00" W	27.27'
L2	S 03°11'00" W	20.13'
L3	S 51°45'00" E	20.60'
L4	N 86°49'00" W	10.00'
L5	S 39°37'39" E	72.35'
L6	N 50°22'21" E	20.00'
L7	S 39°37'39" E	20.00'
L8	N 50°22'21" E	20.00'
L9	S 39°37'39" E	20.00'
L10	N 50°22'21" E	26.95'
L11	N 19°10'10" W	29.77'
L12	N 06°16'45" W	56.17'
L13	N 03°00'09" W	97.48'
L14	N 47°35'46" W	60.02'

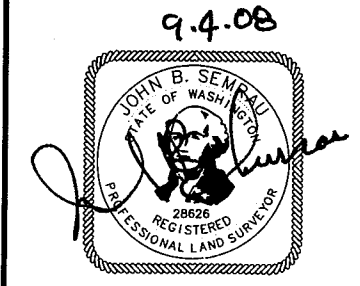
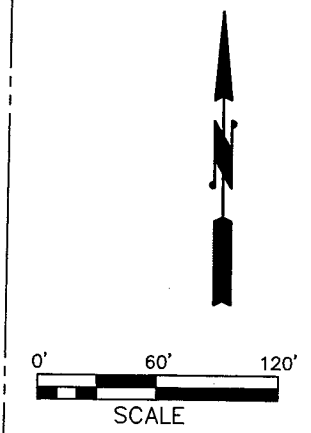
CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	30.00'	90°00'00"	47.12'
C2	30.00'	69°32'31"	36.41'

ADDRESSES:
 LOT 1 1318 HADDON ROAD
 LOT 2 1320 HADDON ROAD

DEVELOPER/PROponents
 DAVID L. JACKSON
 BARBARA HEACOCK JACKSON
 1318 HADDON ROAD
 ANACORTES, WA 98221

- - INDICATES EXISTING MONUMENT FOUND IN AUGUST 2007.
- - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER SEMRAU 28626.
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- - SOIL LOG HOLE, LOCATIONS SUPPLIED BY MITCHELL SEPTIC, INC., NOT SURVEYED.



SHEET 2 OF 2 PW 07-040-DEV

SHORT PLAT NO. ANA 08-003 DATE

CITY OF ANACORTES SHORT PLAT
 A PORTION OF THE SOUTHWEST 1/4 OF THE
 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
 SECTION 25, T. 35 N., R. 1 E., W.M.
 FOR: DAVID L. JACKSON & BARBARA H. JACKSON

FB. 269 PG. 1-5	SEMRAU ENGINEERING & SURVEYING, PLLC. 2118 RIVERSIDE DRIVE, SUITE 208 MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 60' JOB NO. 4741
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DRAWING FILE: 4741SP.DWG 9/14/08