

**BESSLER SHORT PLAT NO. ANA 05-002
IN THE SE 1/4 OF SECTION 27, T.35 N., R.01 E., W.M.
CITY OF ANACORTES, WASHINGTON**

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST
OF SCHEMMER ENGINEERING INC.

200509010125
Skagit County Auditor
9/1/2005 Page 1 of 2 2:21PM

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

TRACT 75 "PLAT OF ANACO BEACH" ACCORDING TO THE PLAT THEREOF OF RECORDED IN VOLUME 5 OF PLATS, PAGES 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF MARINE DRIVE VACATED UNDER ORDINANCE NO. 1682, AS WOULD ATTACH BY OPERATION OF LAW.

ALSO THAT PORTION OF LOT 4 OF THE CITY OF ANACORTES SHORT PLAT NO. AN-83-002 APPROVED JULY 29, 1983 AND RECORDED AUGUST 2, 1983 AS AUDITOR'S FILE NO. 8308020008 IN VOLUME 6 OF SHORT PLATS, PAGE 75, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 4; THENCE SOUTH 24°11'24" WEST ALONG THE EAST LINE THEREFORE, A DISTANCE OF 116.47 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 40.66 FEET; THENCE IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 4 WHICH IS 40 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

AND ALSO THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING BETWEEN THE NORTHERLY EXTENSION OF THE EASTERLY AND WESTERLY LINES OF SAID TRACT 75:

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 27, TOWNSHIP 35 NORTH RANGE 1 EAST, W.M., WHICH LIES NORTH OF THE "PLAT OF ANACO BEACH", AS RECORDED IN VOLUME 5 OF PLATS AT PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,355.71 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0°12'43" WEST ALONG THE LINE OF SAID SUBDIVISION, A DISTANCE OF 125.65 FEET TO A POINT IN THE CENTER OF ANACO BEACH ROAD; THENCE SOUTH 64°31'10" EAST, A DISTANCE OF 3.16 FEET TO THE NORTHWEST CORNER OF SAID "PLAT OF ANACO BEACH"; THENCE NORTH 88°10'30" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1,324.18 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE CONTINUING NORTH 88°10'30" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.49 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 0°31'01" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 76.15 FEET TO THE POINT OF BEGINNING, EXCEPT THE ANACO BEACH ROAD.

NOTES

- 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.
- 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.
- SURFACE WATER MANAGEMENT CONTROLS SHALL BE IMPLEMENTED TO THE CITY ENGINEER'S SPECIFICATIONS/ORDINANCE #2441 AND SHALL SPECIFICALLY PROTECT DOWNSTREAM PROPERTY OWNERS.
- A TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN SHALL BE PROVIDED, CONSTRUCTED, AND MAINTAINED DURING THE COURSE OF CONSTRUCTION.
- CONNECTION TO CITY WATER FOR ALL LOTS, AS APPROVED BY CITY FIRE CHIEF.
- ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS. STREET IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
- THE ADDRESS FOR LOT 1 SHALL BE 4610 ANACO BEACH ROAD; LOT 2 SHALL BE 4602 ANACO BEACH ROAD; AND LOT 3 SHALL BE 4606 ANACO BEACH ROAD.
- THE LANDSCAPE MATURE TREE CLUSTERS, BOUNDARIES DESCRIBED IN THIS SHORT PLAT, SHALL BE SUBJECT TO A NATIVE GROWTH PROTECTION EASEMENT. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:
 - HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.
 - BEFORE HAZARD TREES CAN BE REMOVED A CERTIFIED ARBORIST MUST EVALUATE THEM AND THE EVALUATION SUBMITTED TO THE PARKS DIRECTOR FOR APPROVAL. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER, SUBJECT TO APPROVAL BY THE PARK DEPARTMENT, WITH THE TREE FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE PROPERTY OWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.
 - FALLEN TREES IN NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.
 - IF THE NGPE IS DISTURBED, A REPLANTING PLAN USING APPR
- THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF THE APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.
- ENGINEERING REVIEW AND INSPECTION FEES ARE PAYABLE ON OR BEFORE ANY ACTUAL CONSTRUCTION WORK BEGINS. THEY ARE BASED ON ENGINEERING ESTIMATES OF CONSTRUCTION OR ACTUAL QUOTES FOR THE WORK. THE ENGINEERING REVIEW FEE IS 2% PLUS \$500.
- STREET IMPROVEMENTS TO ANACO BEACH ROAD AS DIRECTED BY THE PUBLIC WORKS DIRECTOR MUST BE COMPLETE PRIOR TO OCCUPANCY OF FIRST RESIDENCE

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 STANDARD 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.

Kevin Bessler
KEVIN BESSLER
Michelle Bessler
MICHELLE BESSLER

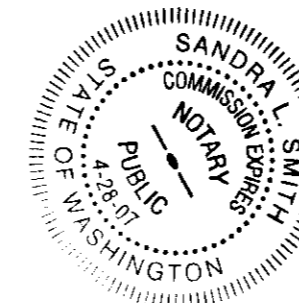
Julie Mulhern
WASHINGTON MUTUAL REPRESENTATIVE
Julie Mulhern, Assistant Vice President
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Kevin Bessler* APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7/14/05
SIGNATURE *S. Smith*

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 4/28/07



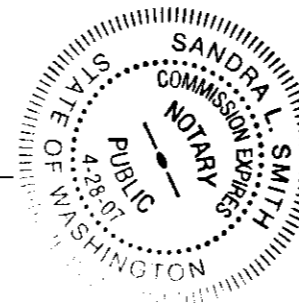
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Julie Mulhern* APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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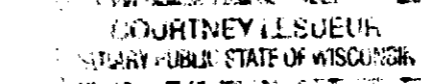
ACKNOWLEDGMENT

STATE OF WASHINGTON, WI
COUNTY OF SKAGIT - M. W. W. KEE

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DATED August 9, 2005
SIGNATURE *Courtney Resnik*

NOTARY PUBLIC FOR THE STATE OF WASHINGTON WI
MY APPOINTMENT EXPIRES 1-15-2006



N. Gummel
SKAGIT COUNTY AUDITOR

Jane Frach
DEPUTY

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 OF 2005.

CERTIFIED THIS 22nd DAY OF August, 2005

Paula Patterson for Katie Jungquist
SKAGIT COUNTY TREASURER



APPROVALS

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 21st DAY OF August, 2005

Donald Johnson
ANACORTES CITY TREASURER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.

THIS 29 DAY OF AUGUST, 2005

Sam I. Mura
SUBDIVISION ADMINISTRATOR
JR
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

Paul Monohon DATE: 9-1-05

JOB NO.
04-289

SHEET
SUR1
1 OF 2

SURVEY FOR

KEVIN BESSLER

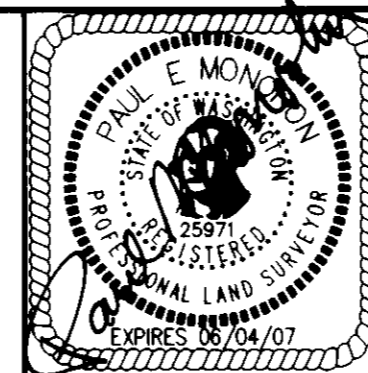
4610 ANACO BEACH ROAD

ANACORTES, WA 98221



SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971
DATE 7-14-05

DRAWN	PM
CHECKED	JH
DATE	BY
APP	REVISIONS
CAD FILE: 04-289 BESSLER	
PLOT DATE: 6/9/05	

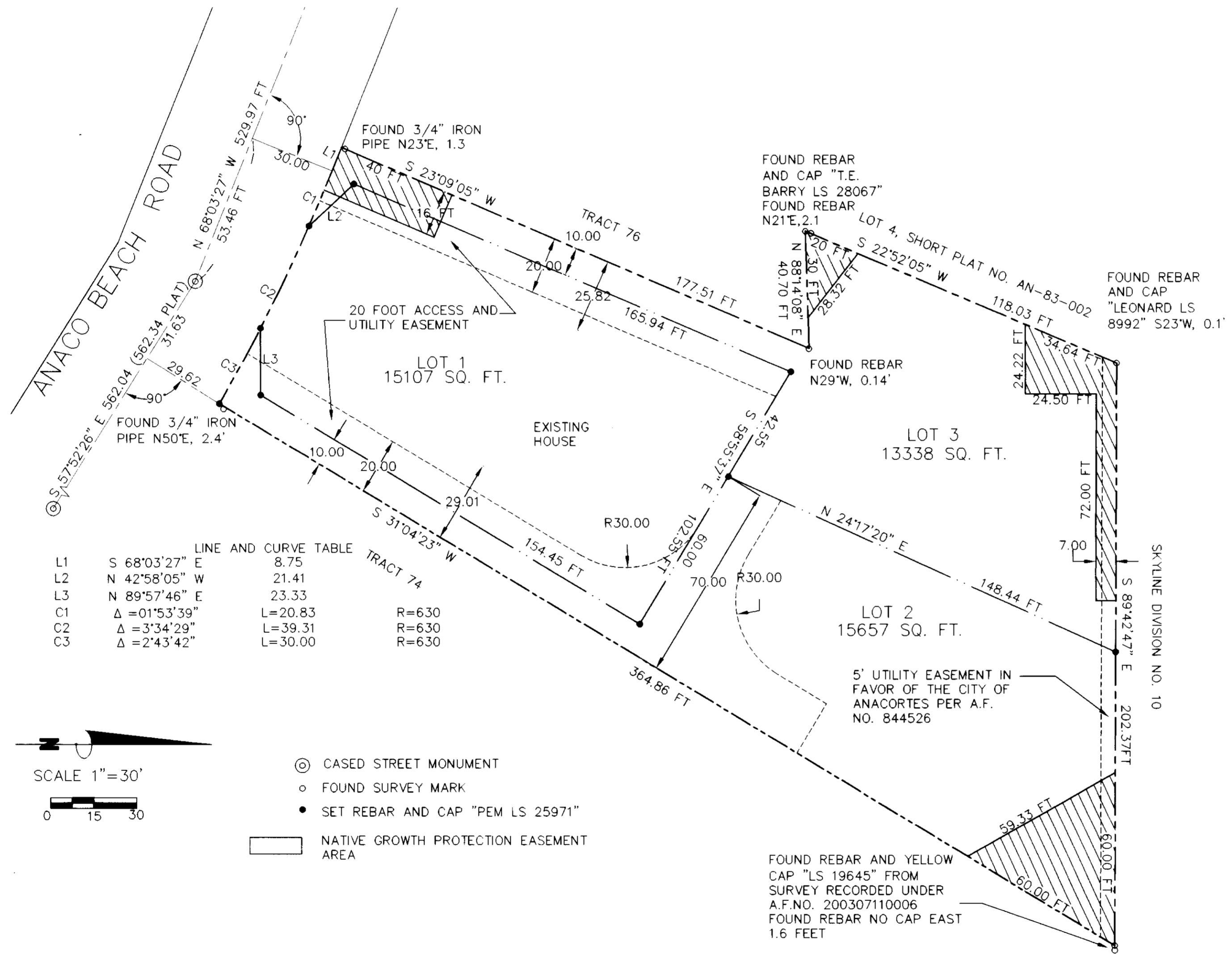
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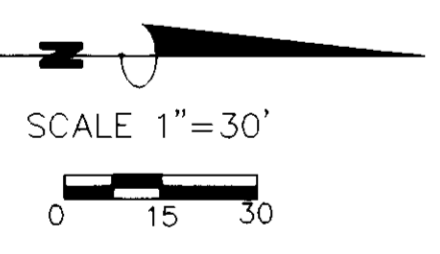
N. G. MUMMA
SKAGIT COUNTY AUDITOR

J. M. FROST
DEPUTY



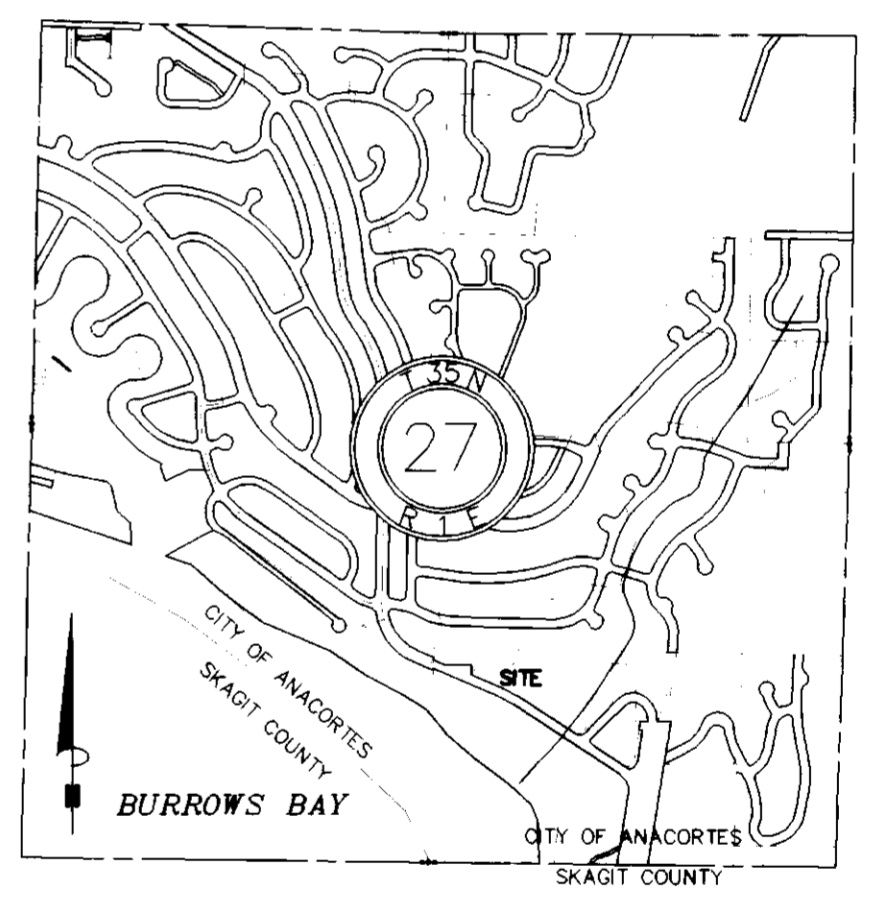
LINE AND CURVE TABLE

L1	S 68°03'27" E	8.75	
L2	N 42°58'05" W	21.41	
L3	N 89°57'46" E	23.33	
C1	Δ = 01°53'39"	L = 20.83	R = 630
C2	Δ = 3°34'29"	L = 39.31	R = 630
C3	Δ = 2°43'42"	L = 30.00	R = 630

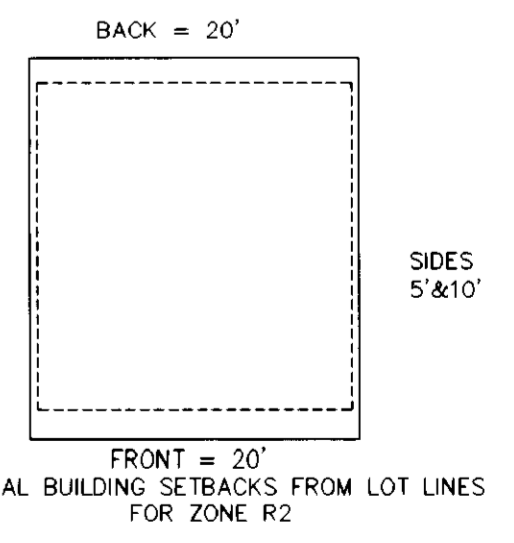


- ⊙ CASED STREET MONUMENT
- FOUND SURVEY MARK
- SET REBAR AND CAP "PEM LS 25971"
- ▭ NATIVE GROWTH PROTECTION EASEMENT AREA

SURVEY NOTES:
THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCRA1103 ELECTRONIC TOTAL STATION.
BASIS OF BEARINGS: CENTERLINE OF ANACO BEACH ROAD BETWEEN FOUND, CASED, CONCRETE MONUMENTS SHOWN AT NORTH 57°52'26" WEST.



VICINITY MAP N.T.S.



JOB NO.
04-289
SHEET
SUR2
2 OF 2

SURVEY FOR
KEVIN BESSLER
4610 ANACO BEACH ROAD
ANACORTES, WA 98221

SCHEMMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006



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	BY		
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