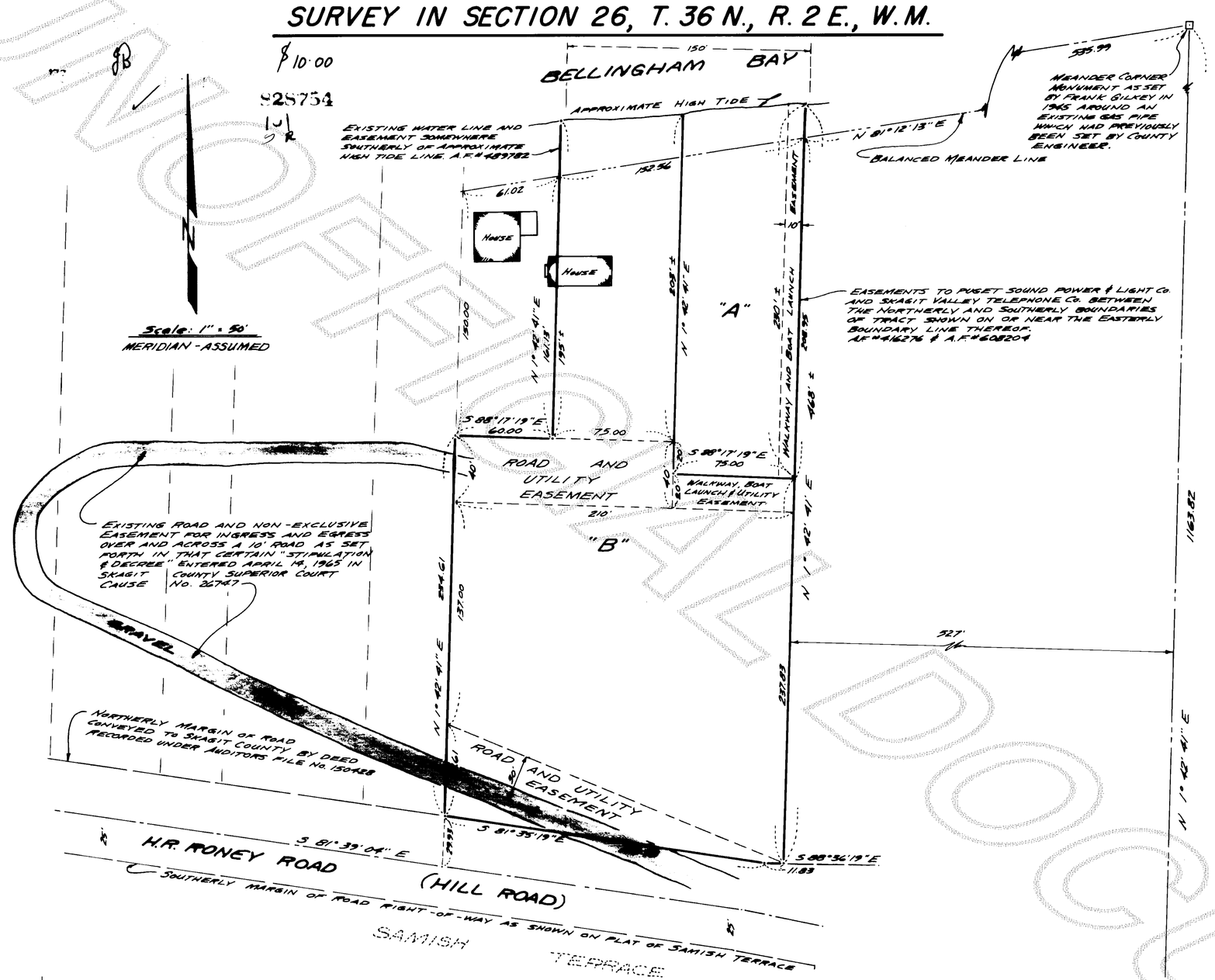
828754

SURVEY IN SECTION 26, T. 36 N., R. 2 E., W.M.



LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MEANDER LINE 527 FEET WEST OF THE EAST LINE OF SAID LOT 1, RUNNING THENCE SOUTH TO AN INTERSECTION WITH THE ROAD KNOWN AS "HILL ROAD", ALSO KNOWN AS H.R. RONEY ROAD, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JUNE 22, 1921 UNDER AUDITORS FILE No. 150428 IN VOLUME 122 OF DEEDS, PAGE 304; THENCE WESTERLY ALONG SAID "HILL ROAD" TO A POINT 210 FEET WEST OF THE FIRST DESCRIBED LINE (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH PARALLEL WITH AND 210 FEET WEST OF SAID LINE TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ROBERT DOUGLAS GREEN BY DEED RECORDED JUNE 21, 1968 UNDER AUDITOR'S FILE No. 714999, WHICH POINT IS 150 FEET SOUTH OF THE MEANDER LINE; THENCE EAST 60 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 150 FEET, MORE OR LESS, TO THE SAID MEANDER LINE; THENCE EASTERLY ALONG SAID MEANDER LINE TO THE POINT OF BEGINNING.

TOGETHER WITH TIDELANDS OF THE SECOND CLASS IN FRONT OF, ADJACENT TO AND ABUTTING UPON THE EAST 150 FEET OF THE WEST 817.67 FEET OF SAID GOVERNMENT LOT 1, EXCEPT THAT PORTION OF SAID TIDELANDS LYING WITHIN A TRACT CONVEYED OCTOBER 15, 1901, BY THE STATE OF WASHINGTON TO JNO. EARLS BY BUSH ACT OYSTER LANDS DEED RECORDED NOVEMBER 9, 1942 IN VOLUME 187 OF DEEDS, PAGE 427.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 10 FOOT EXISTING ROAD, WHICH ROAD RUNS IN A WESTERLY DIRECTION FROM THE NORTH LINE OF THE H.R. RONEY ROAD No. 295 TO THE BASE OF A HILL; THENCE IN AN EASTERLY DIRECTION TO THE WEST LINE OF MAIN TRACT HEREINABOVE DESCRIBED, AS MORE FULLY SET FORTH IN THAT CERTAIN "STIPULATION AND DECREE" ENTERED APRIL 14, 1965 IN SKAGIT COUNTY SUPERIOR COURT CAUSE No. 26747.

TOGETHER WITH THE RIGHT TO RETAIN IN PLACE, FOR A PERIOD OF 20 YEARS FROM AUGUST 19, 1967, THE EXISTING HOUSE ENCROACHING ON THE PROPERTY IN THE WEST OF THE HEREINABOVE DESCRIBED MAIN TRACT AS RESERVED IN DEEDS DATED AUGUST 19, 1967 AND MAY 24, 1968 AND RECORDED AUGUST 28, 1967 AND JUNE 21, 1968 UNDER AUDITOR'S FILE Nos. 703678 AND 714999.

SHORT PLAT NUMBER 57-75

DATE 12-18-75

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER, HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS HER FREE AND VOLUNTARY ACT AND DEED.

Nellie T. Flynn
NELLIE T. FLYNN

MOON GATE BEACH, SAMISH ISLAND, WASHINGTON 98232

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT

I, Donald R. Semrau A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DO HEREBY CERTIFY THAT ON THIS 18th DAY OF December, A.D., 19 75, PERSONALLY APPEARED BEFORE ME NELLIE T. FLYNN, 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 HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED

Donald R. Semrau
NOTARY PUBLIC
RESIDING AT Mount Vernon, WA.

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.

Donald R. Semrau
DONALD R. SEMRAU L.S.

RADER AND LEONARD & ASSOC, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST MAPLEWOOD
BURLINGTON, WASHINGTON 98233

CERTIFICATE No. 7622
DATE 18 Dec. 1975

DONALD R. SEMRAU
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF January, 1976
AT 10:44 A.M., IN BOOK 1 OF SHORT PLATS AT PAGE 87
AT THE REQUEST OF RADER AND LEONARD & ASSOC., INC.

Bulla Honey
SKAGIT COUNTY AUDITOR
BY Joan Buchanan
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT-PLAT ORDINANCE THIS 15th DAY OF January, 1976

David Hawk
SHORT PLAT ADMINISTRATOR

COUNTY ENGINEER

NOTES

1. 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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING IS RESIDENTIAL
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
5. WATER - SAMISH FARMS WATER ASSOC. INC.

FBK 163-58
Job No. 74275

F/54

UNOFFICIAL DOCUMENT