

SURVEY IN SECTION 28, TWP. 36 N., R. 4 E., W.M. 8001250064

SHORT PLAT NUMBER 135-79
DATE 12-5-79

LEGAL DESCRIPTION
PARCEL "A"

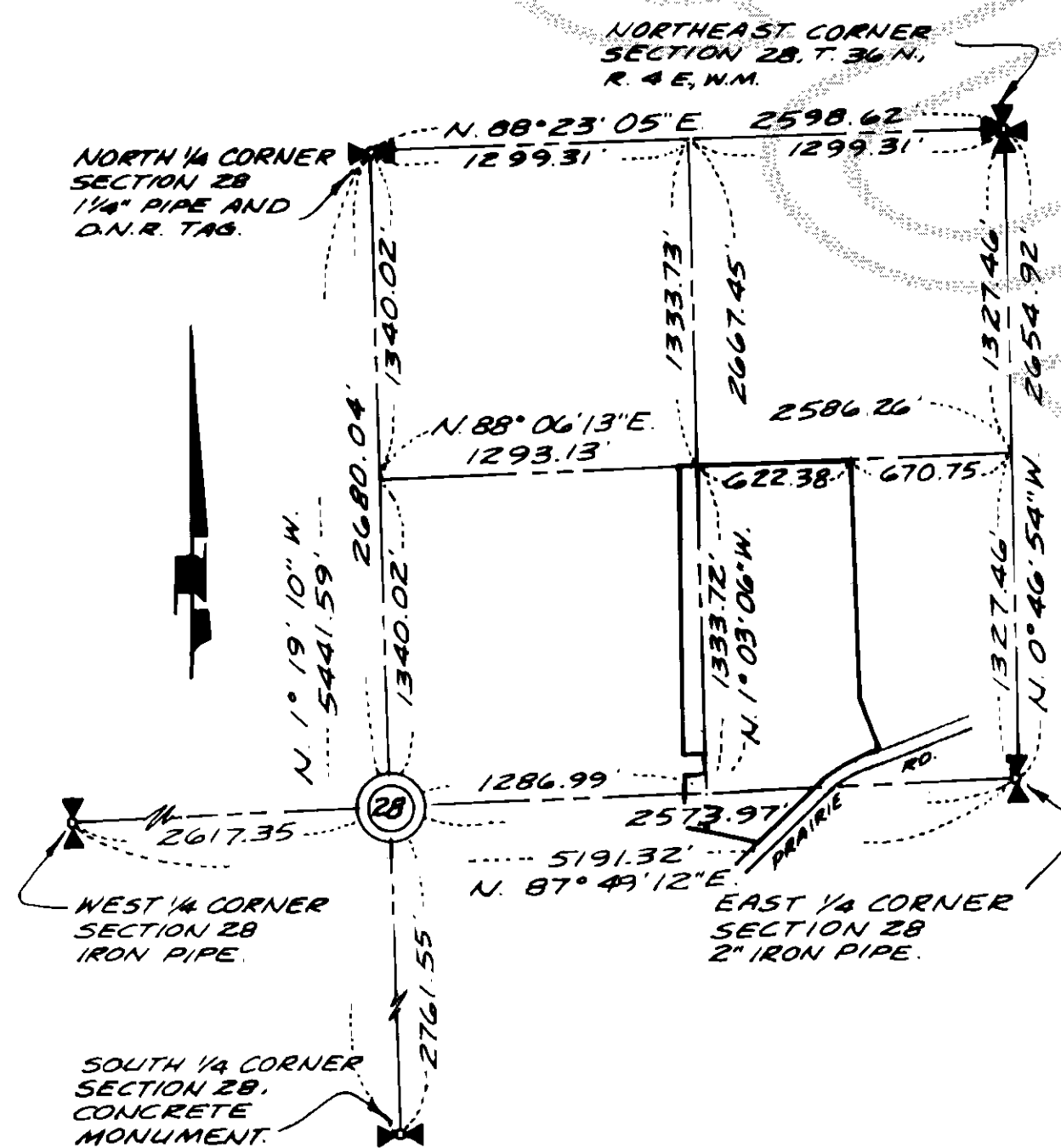
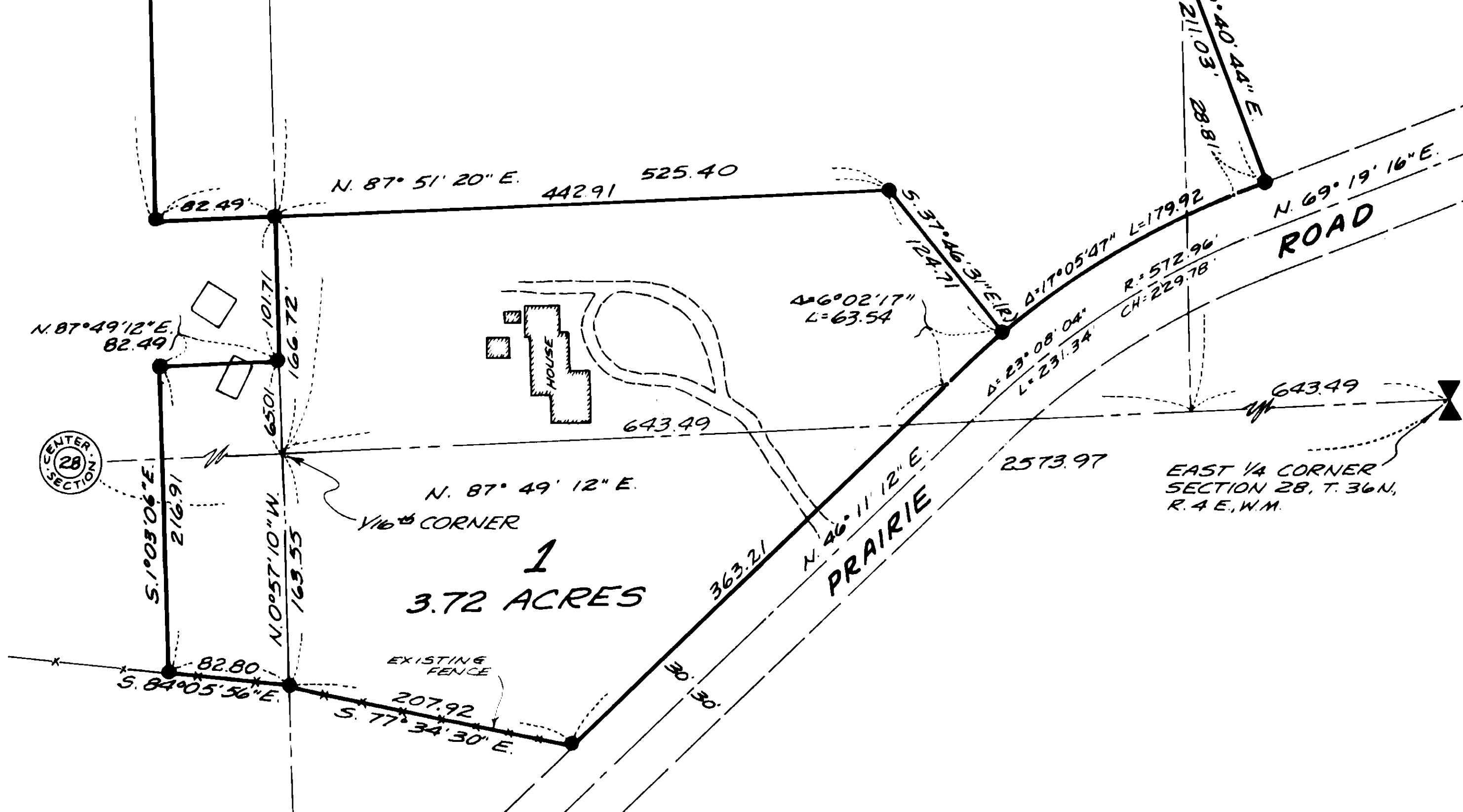
THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, THENCE NORTH 19°10' WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2761.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE CONTINUE NORTH 19°10' WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 167.50 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 87°51'20" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1287.74 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°51'20" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 82.49 FEET; THENCE NORTH 1°03'06" WEST PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1167.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 88°06'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 82.49 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE CONTINUE NORTH 88°06'13" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 622.38 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE SOUTH 1°50'48" EAST ALONG AN EXISTING FENCE LINE, A DISTANCE OF 536.00 FEET TO AN ANGLE POINT IN SAID FENCE LINE; THENCE SOUTH 1°18'06" EAST, A DISTANCE OF 438.67 FEET TO THE SOUTH 1/2 CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 20°40'44" EAST, A DISTANCE OF 210.03 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 69°19'16" WEST, A DISTANCE OF 28.81 FEET TO A POINT OF CURVATURE; SAID POINT HAVING A RADIUS POINT WHICH BEARS SOUTH 20°40'44" EAST, A DISTANCE OF 602.96 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT IN A WESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 17°05'47", AN ARC LENGTH OF 179.92 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 1°03'06" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 101.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"
THAT PORTION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, THENCE NORTH 19°10' WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2761.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE CONTINUE NORTH 19°10' WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 167.50 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 87°51'20" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1287.74 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°51'20" WEST PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 82.49 FEET; THENCE SOUTH 1°03'06" EAST PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 650.1 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE CONTINUE SOUTH 1°03'06" EAST, A DISTANCE OF 151.90 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE SOUTH 1°03'06" EAST, A DISTANCE OF 82.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 77°34'30" EAST, A DISTANCE OF 207.92 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE NORTH 46°11'12" EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD, A DISTANCE OF 263.1 FEET TO A POINT OF CURVATURE; SAID POINT HAVING A RADIUS POINT WHICH BEARS SOUTH 49°48'48" EAST, A DISTANCE OF 602.96 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 6°02'17", AN ARC LENGTH OF 63.54 FEET TO A POINT WHICH BEARS NORTH 87°49'12" EAST, A DISTANCE OF 517.51 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°49'12" WEST, A DISTANCE OF 517.51 FEET TO THE TRUE POINT OF BEGINNING.

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-RESIDENTIAL
4. SEWAGE DISPOSAL-INDIVIDUAL SEPTIC SYSTEMS
5. WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THE PLAT. THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO AVAILABILITY OF SAID WATER.
6. ●- DENOTES REBAR WITH YELLOW CAP MARKED LEONARD 8992, SET.

2
19.48 ACRES



CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Ethel M. Twaddle
ETHEL M. TWADDLE

#10.00

RECEIVED
JAN 25 AM 24

ACKNOWLEDGMENTS

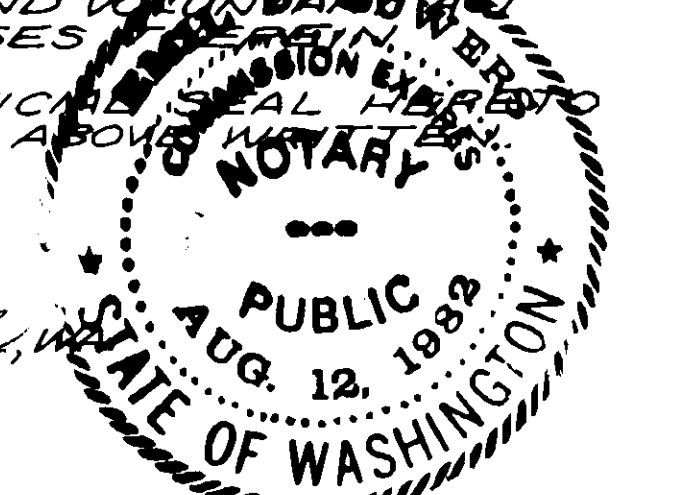
STATE OF WASHINGTON } SS
COUNTY OF SKAGIT }
ON THIS 26th DAY OF SEPTEMBER, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

ETHEL M. TWADDLE

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Emil D. Boudnot
NOTARY PUBLIC

RESIDING AT 111 Vernon, WA



STATE OF WASHINGTON } SS
COUNTY OF SKAGIT }

ON THIS 19th DAY OF DECEMBER, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT IT WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT _____, 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.

John E. Leonard, Jr.
JOHN E. LEONARD, JR., P.E.
LEONARD AND BOUDNOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233
CERTIFICATE NO. 8992
DATE 12/4/79



APPROVALS

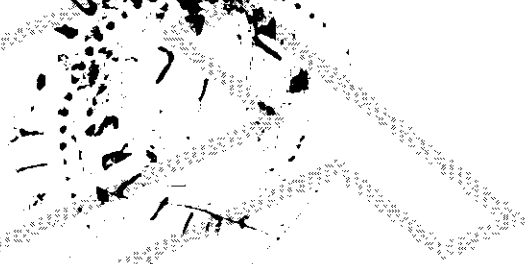
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 25th DAY OF 1960.

Robert Schafeldt
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25th DAY OF JAN 1980 AT 10:34 AM, IN BOOK 4 OF SHORT PLATS AT PAGE 23 AT THE REQUEST OF LEONARD AND BOUDNOT, INC.

Luella Henry
SHAGIT COUNTY AUDITOR
BY: Robert Blackburn
DEPUTY



SECTION SUBDIVISION
NE 1/4 SECTION 28, T. 36 N., R. 4 E., W.M.
SCALE: 1" = 1000'

SCALE: 1" = 100'

MERIDIAN: ASSUMED

FB 200 57, 19, 26-27, 55-56
L. P.
JOB No. 77331-A