

SHORT PLAT NO: 10-80
DATE: 1-24-80

8003170004

CERTIFICATE OF TITLE:

Recorded 19, File No. _____, Volume _____, Page(s) _____,
Records of Skagit County, Washington.

DEVELOPER:

Catherine Outland
1495 Rosario Road
Anacortes, Washington 98221
TEL: (206) 293-7734

DECLARATION:

Know all men by these present that I, the undersigned owner, hereby declare this Short Subdivision of GOBBLER'S KNOB SHORT PLAT made with my free consent and in accordance with my wish.

Catherine Outland
Catherine Outland

REMARKS:

- Water Supply:** Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyers should inquire and investigate as to the availability of said water.
- Sewage Disposal:** Percolation tests and soil log data for individual septic tanks & drain field disposal systems were submitted to the Skagit County Health Department on JANUARY 25TH 1980..
- Existing Zoning:** Residential
- All lot corners are monumented with 5/8" rebar.
- The survey of this property is based on the following sources:
 - Certificate for Short Plat by Land Title Company (T-48322).
 - Subdivision of Section 15, per the Plat of "Sunset West" (Volume 9, page 99).
 - Section monuments found as shown on the drawing.
- Construction of driveways along Rosario County Road are subject to "ACCESS PERMITS" by the County's Engineering Department.
- The approximate location of the non-existing TAYLOR COUNTY ROAD was determined by references in various deeds as no "metes & bounds" description of this road in the vicinity of subject property.

SURVEYOR'S CERTIFICATE:

I, John J. Vadai, Professional Land Surveyor, hereby certify that this Short Subdivision is based upon an actual survey made by me or under my direction in conformance with the requirements of Skagit County Short Subdivision Ordinance No. 5544, and that the courses and distances are shown correctly thereon.

Dated in Anacortes, JANUARY 21ST 1980.

John J. Vadai
John J. Vadai (Certificate #9636)



TREASURER'S CERTIFICATE:

I hereby 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 1980.

Treasurer of Skagit County

ACKNOWLEDGEMENT:

State of Washington) SS
County of Skagit)

On this 21ST day of JANUARY 1980, personally appeared before me, Catherine Outland, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.
In witness whereof, I have hereunto set my hand and seal the day, month and year first above written.

John J. Vadai

Notary Public in and for the State of Washington
Residing at Anacortes.

AUDITOR'S CERTIFICATE:

Filed for record this 17TH day of March 1980, at 9:23 P.M. in Book 4 of Short Plats at pages 45, 46, at the request of John J. Vadai.

Luella Harry
Skagit County Auditor
Joan Buchanan
Deputy Auditor

APPROVALS:

The within and foregoing Short Subdivision is approved in accordance with the provisions of the Skagit County Subdivision Ordinance No. 5544 this 14TH day of MARCH, 1980.

Roberta Schofield
Skagit County Planning Department

W. Spivey
Skagit County Engineer

GOBBLER'S KNOB SHORT PLAT

PART OF SE 1/4 OF SECTION 15, TOWNSHIP 34N, RANGE 1E.W.M, SKAGIT CO.

WASHINGTON

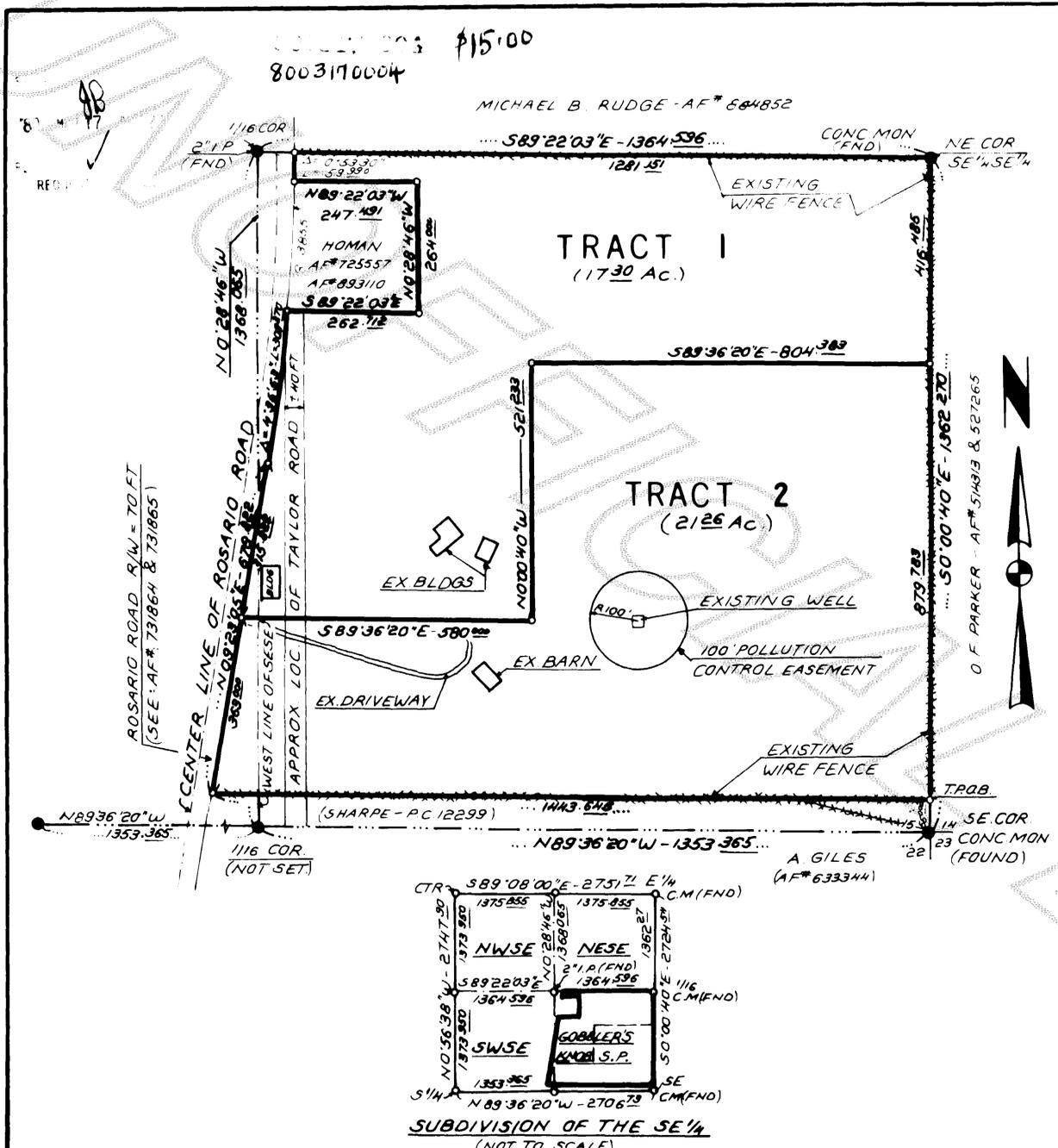


Phone: (206) 293-9591

PREPARED FOR: CATHERINE L. OUTLAND 1495 Rosario Road Anacortes, Washington 98221 Tel (206) 293-7734		
SCALE: 1" = 200'	DRAWN BY: JV	JOB NO: 714-79
DATE: 1-3-80	APPROVED BY:	DRAWING NO:
DESCRIPTION: SEE ABOVE		
JOHN J. VADAI & ASSOCIATES 2916 Commercial Ave., Anacortes, Wn.		MERIDIAN: PLAT OF SUNSET WEST

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PARCEL "B"

That portion of the Southeast 1/4 of Section 15, Township 34 North, Range 1 East W.M., described as follows: From the South 1/4 section corner of said Section 15, run South 89°54'18" East along section line, 1231.03 feet to the center of county road as constructed thence North 9°11' East along center line of road 421.84 feet; thence South 77°13' East, 20.04 feet to the true point of beginning; thence from this true point of beginning, North 9°11' East, 596.55 feet; thence South 0°14'30" East 612.39 feet; thence North 77°13' West, 100.50 feet to the place of beginning, EXCEPT that portion thereof, if any, lying within the boundaries of a tract of land conveyed by Wallace Sharpe and Kathleen Sharpe, husband and wife, to C. E. Outland, by Deed dated February 24, 1943 and recorded June 8, 1943 under Auditor's File No. 362923, in Volume 179 of Deeds, page 473, and more particularly described as follows: Beginning 4 rods North of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 on the West side of the Taylor Road; thence West 152 feet to present county road; thence Northeasterly along said county road, 363 feet; thence East 100 feet to the West line of Taylor Road; thence South to the place of beginning.

EXCEPT from the above described Parcels "A" and "B", those portions lying within the boundaries of the Taylor Road, as said road is referred to in Deed recorded June 8, 1943 under Auditor's File No. 362923 and various other instruments of record; EXCEPT those portions conveyed to Skagit County for road purposes by Deeds recorded March 12, 1954 and October 10, 1969 under Auditor's File Nos. 362923, 731863, 731864 and 731865, AND EXCEPT those portions, if any, lying within the boundaries of the following described tract:

A strip of land in the West 1/2 of the Southeast 1/4 of Section 15, Township 34 North, Range 1 East W.M., said strip lying 32 feet West of the following described line:

Beginning at a point on the South line of said Section 15 and bearing South 89°29'25" West 1490.09 feet distant from the Southeast corner of the said Section 15; thence North 8°28'50" East a distance of 751.32 feet; thence on a curve to the left whose radius is 3820.0 feet a distance of 657.78 feet; thence North 1°23'10" West a distance of 743.28 feet; thence along a curve to the left whose radius is 5730.0 feet to the intersection of a line which is parallel to and 247.8 feet South of the North line of said Southeast 1/4 of Section 15.

PARCEL "C"

That portion of the Southeast 1/4 of Section 15, Township 34 North, Range 1 East W.M., described as follows: Beginning 4 rods North of the Southeast corner of said Southeast 1/4 on the West side of the Taylor Road, as said road was located on the ground on February 24, 1943; thence West 152 feet to the present County road, as said road was located on the ground on February 24, 1943; thence Northeasterly along said County road, 363 feet; thence East 100 feet to the West line of said Taylor Road; thence South to the place of beginning. Situated in the County of Skagit, State of Washington, more particularly described as follows:

Commencing at the SE Corner of said SE 1/4;
Thence: N 0°00'40"W - along the East line of said SE 1/4 - 66.002 feet to the true point of beginning;
Thence: N89°36'20"W - parallel with the South line of said SE 1/4 - 1443.645 feet to the East line of Rosario County Road;
Thence: N09°23'05"E - along said East line - 678.822 feet;
Thence: 309.370 feet - along the arc of a curve to the left, having a radius of 3855.000 feet and a central angle of: 4°35'53";
Thence: S89°22'03"E - parallel with the North line of said SE 1/4 - 262.712 feet;
Thence: N 0°28'46"W - parallel with the West line of said SE 1/4 - 264.000 feet;
Thence: N89°22'03"W - parallel with the North line of said SE 1/4 - 247.491 feet to the East line of said Rosario Road from which point the center of the curve bears: N85°12'48"W, having a radius of 3855.000 feet;
Thence: 59.990 feet along the arc of said curve to the left - having a central angle of: 0°53'30" - to the North line of said SE 1/4;
Thence: S89°22'03"E - along said North line - 1281.151 feet to the NE corner of the SE 1/4 SE 1/4;
Thence: S 0°00'40"E - along the East line of said SE 1/4 SE 1/4 - 1296.268 feet to the true point of beginning containing 38.56 Acres, more or less, excepting thereof the Right of Ways of Taylor Road (if any).

TRACT 1:

Commencing at the SE corner of said SE 1/4;
Thence: N 0°00'40"W - along the East line of said SE 1/4 - 945.785 feet to the true point of beginning;
Thence: N89°36'20"W - 804.389 feet;
Thence: S 0°00'40"E - 521.233 feet;
Thence: N89°36'20"W - 580.00 feet to the East line of said Rosario Road;
Thence: N09°23'05"E - along said East line - 315.822 feet to the beginning of a curve to the left;
Thence: 309.370 feet - along the arc of said curve - having a radius of 3855.000 feet and a central angle of 4°35'53";
Thence: S89°22'03"E - 262.712 feet;
Thence: N 0°28'46"W - 264.000 feet;
Thence: N89°22'03"W - 247.491 feet to the East line of said Rosario Road - from which point the center of a curve bears N85°12'48"W - having a radius of 3855.000 feet;
Thence: 59.990 feet - along the arc of said curve to the left, having a central angle of 0°53'30" - to the North line of said SE 1/4;
Thence: S89°22'03"E - along said North line - 1281.151 feet to the NE corner of said SE 1/4 SE 1/4;
Thence: S 0°00'40"E - along the East line of said SE 1/4 SE 1/4 - 416.485 feet to the true point of beginning - containing: 17.30 Acres, more or less, excepting thereof the Right of Ways of Taylor Road (if any).

TRACT 2

Commencing at the SE corner of said SE 1/4;
Thence: N0°00'40"W - along the East line of said SE 1/4 - 66.002 feet to the true point of beginning;
Thence: N89°36'20"W - 1443.645 feet to the East line of said Rosario Road;
Thence: N09°23'05"E - along said East line 363.000 feet;
Thence: S89°36'20"E - 580.000 feet;
Thence: N 0°00'40"W - 521.233 feet;
Thence: S89°36'20"E - 804.383 feet to the East line of said SE 1/4;
Thence: S 0°00'40"E - along said East line - 879.783 feet to the true point of beginning - containing: 21.26 Acres, more or less, excepting thereof the Right of Ways of Taylor Road (if any).

LEGAL DESCRIPTION

TOTAL PROPERTY: (Per Land Title Company's Certificate #T-48322)

PARCEL "A"

The Southeast 1/4 of the Southeast 1/4 of Section 15, Township 34 North, Range 1 East W.M., EXCEPT the South 66 feet thereof, AND EXCEPT the following described tract:
Beginning at the Northwest corner of said Southeast 1/4 of the Southeast 1/4; thence South 0°28'46" East, a distance of 60 feet to the true point of beginning, said point being the Southwest corner of a tract conveyed to Harry D. Outland, et ux, by Deed recorded December 14, 1978 under Auditor's File No. 893109; thence South 89°22'03" East a distance of 330 feet to the Southeast corner of said Outland tract; thence South 0°28'46" East a distance of 264 feet; thence North 89°22'03" West a distance of 330 feet to the West line of said Southeast 1/4 of the Southeast 1/4; thence North 0°28'46" West along the West line of said Southeast 1/4 of the Southeast 1/4 a distance of 264 feet to the true point of beginning.

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PART OF SE 1/4 OF SECTION 15, TOWNSHIP 34N, RANGE 1E.W.M., SKAGIT CO.
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