

SURVEY IN SEC. 30, TWP. 34 N., R. 4 E., W.M.

SHORT PLAT NO. 25-80

DATE 3-4-80

LEGAL DESCRIPTION

PARCEL "A": THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., LYING WESTERLY OF THE EASTERLY BANK OF BRITT'S SLOUGH, EXCEPT THAT PORTION OF SAID PREMISES DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 WHICH IS 411.3 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION TO THE EAST BROW OF BRITT'S SLOUGH AS THE SAME EXISTED ON JULY 11, 1933; THENCE SOUTHERLY ALONG SAID EAST BROW OF SAID SLOUGH TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST ALONG SAID SOUTH LINE 1091 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 886.2 FEET TO THE POINT OF BEGINNING.

PARCEL "B": THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 WHICH IS 411.3 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION TO THE EAST BROW OF BRITT'S SLOUGH AS THE SAME EXISTED ON JULY 11, 1933; THENCE SOUTHERLY ALONG SAID EAST BROW TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST ALONG SAID SOUTH LINE 1091 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 886.2 FEET TO THE PLACE OF BEGINNING; EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

1. BEGINNING AT A POINT 804.25 FEET SOUTH AND 396.26 FEET WEST OF THE CENTER OF SAID SECTION, THENCE SOUTH 217.8 FEET; THENCE EAST 200 FEET; THENCE NORTH 217.8 FEET; THENCE WEST 200 FEET TO THE POINT OF BEGINNING.
2. A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., BEGINNING 804.25 FEET SOUTH AND 396.62 FEET WEST OF THE CENTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.; THENCE 217.8 FEET SOUTH; THENCE 49.68 FEET WEST; THENCE NORTH 1° 20' EAST 217.86 FEET; THENCE 44.61 FEET EAST TO THE POINT OF BEGINNING.
3. BEGINNING AT A POINT 1062.05 FEET SOUTH AND 447.23 FEET WEST OF THE CENTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.; THENCE SOUTH 1° 20' WEST 275.50 FEET; THENCE SOUTH 89° 50' EAST TO THE WEST RIGHT OF WAY LINE OF THE BRITT SLOUGH ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO A POINT LYING EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT THAT PORTION IF ANY LYING SOUTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AND EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE "EAST BROW OF BRITT'S SLOUGH" AS SAID SLOUGH EXISTED ON JULY 11, 1933.
4. THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED JUNE 23, 1959, RECORDED JULY 17, 1959 UNDER AUDITOR'S FILE NO. 583300 IN VOLUME 303 OF DEEDS, PAGE 545.

PARCEL "C": THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION 486 FEET; THENCE EAST TO THE CENTERLINE OF BRITT'S SLOUGH SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO MOUNT VERNON CHRISTIAN SCHOOL ASSOC., INC. BY DEED DATED OCTOBER 3, 1964, RECORDED OCTOBER 5, 1964 UNDER AUDITOR'S FILE NO. 656701; THENCE CONTINUE EAST TO THE WEST LINE OF THE BRITT SLOUGH COUNTY ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID COUNTY ROAD TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE TO THE POINT OF BEGINNING; EXCEPT DIKE DISTRICT NO. 3 RIGHT OF WAY.

PARCEL "D": A NON-EXCLUSIVE EASEMENT FOR INGRESS EGRESS AND UTILITY LINES AND FACILITIES AND OTHER PURPOSES AS SET FORTH IN INSTRUMENT RESERVING SAID RIGHTS RECORDED UNDER AUDITOR'S FILE NO. 718880 OVER AND ACROSS THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED TRACT, AS MEASURED PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.: THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1062.05 FEET SOUTH AND 447.23 FEET WEST OF THE CENTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.; THENCE SOUTH 1° 20' WEST 275.50 FEET; THENCE SOUTH 89° 50' EAST TO THE WEST RIGHT OF WAY LINE OF THE BRITT SLOUGH ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO A POINT LYING EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION, IF ANY, LYING SOUTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30.

AND EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE "EAST BROW OF BRITT'S SLOUGH" AS SAID SLOUGH EXISTED ON JULY 11, 1933.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONSENT

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

Donald O. Rundgren
DONALD O. RUNDGREN

Peggy Rundgren
PEGGY RUNDGREN

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 29 DAY OF February, 1980 PERSONALLY APPEARED DONALD O. RUNDGREN & PEGGY RUNDGREN, H.W., TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON *John A. Chaseth* RESIDING AT Burlington

SURVEYOR'S CERTIFICATE

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

Clair A. Crossman
CLAIR A. CROSSMAN - CERTIFICATE NO. 9569

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY COUNTY SHORT PLAT ORDINANCE. THIS 2ND DAY OF April, 1980.

Robert Schofield
SHORT PLAT ADMINISTRATOR

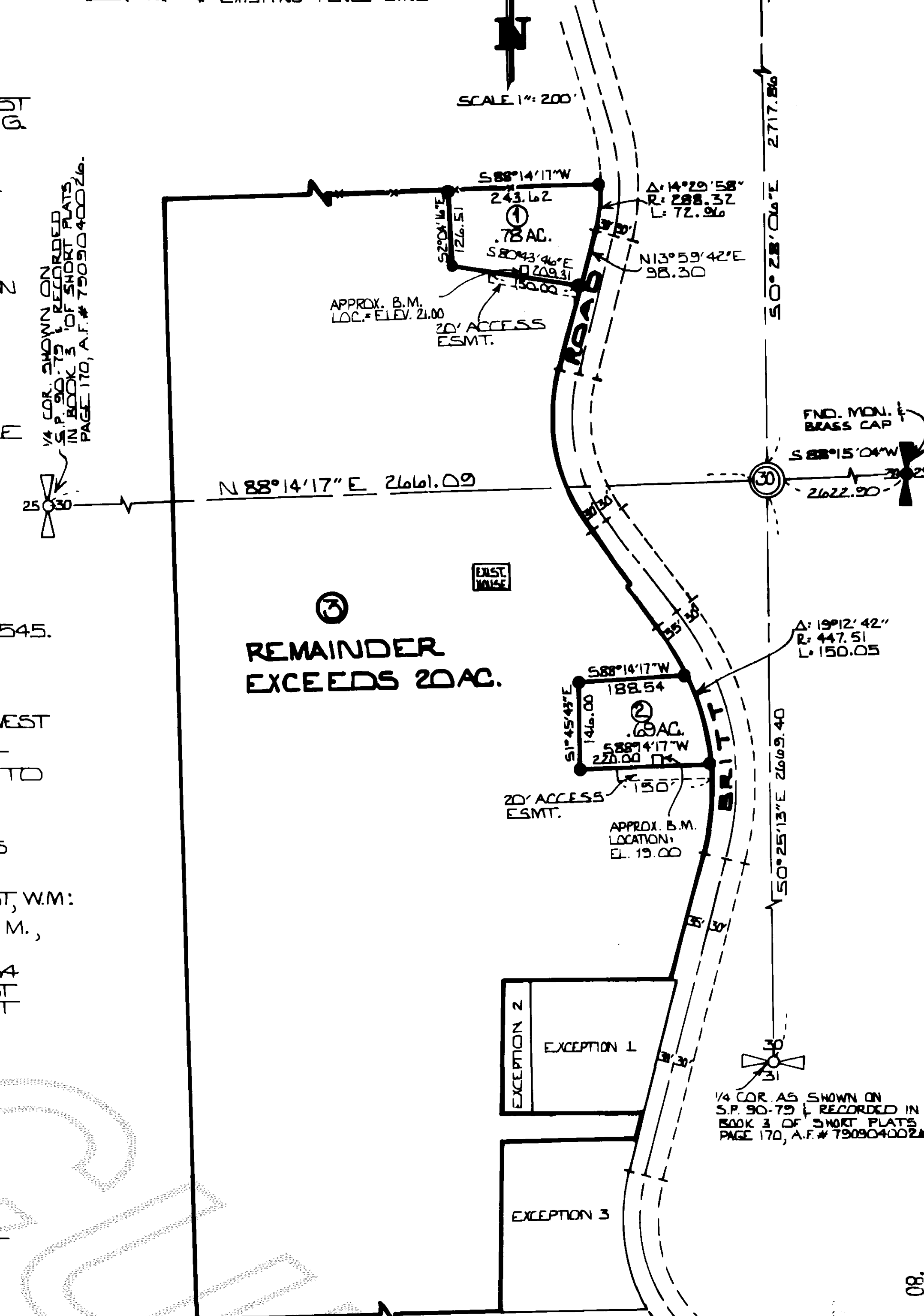
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10th DAY OF April, 1980 AT 10:45 A.M. IN BOOK 4 OF SHORT PLATS ON PAGE 69 AT THE REQUEST OF CLAIR A. CROSSMAN, RECORDS OF SKAGIT COUNTY, WASHINGTON.

COUNTY AUDITOR OR DEPUTY AUDITOR *Joan Buchanan*

LEGEND

● SET REBAR W/PLASTIC CAP L.S.#9569
--- EXISTING FENCE LINE



NOTES:
ZONING: LOTS 1 & 2 RESIDENTIAL LOT 3 AGRICULTURAL
SEWER INDIVIDUAL SEPTIC TANKS
BASIS OF BEARINGS ASSUMED
WATER "P.U.D."

EASEMENTS: A NON-EXCLUSIVE EASEMENT INCLUDING THE TERMS & CONDITIONS THEREOF FILED AS A.F.#S 724159, A RERECORDING OF 718880, 718880 & 398156.

LAND RECLASSIFIED FOR TAX PURPOSES UNDER A.F.# 752568 & 779513.

THIS LAND IS PRESENTLY CLASSIFIED UNDER THE OPEN SPACE TAXATION ACT.

SKAGIT SURVEYORS, INC.
330 METCALF ST.
SEDRO WOOLLEY, WA.
PHONE: (206) 855-1810

SHORT PLAT
DON RUNDGREN

DWN. BY: KMC	DATE: 2-21-80	JOB NO: 108-79
CHKD. BY: AZS	SCALE: 1" = 200'	SHEET: 1 OF 1

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