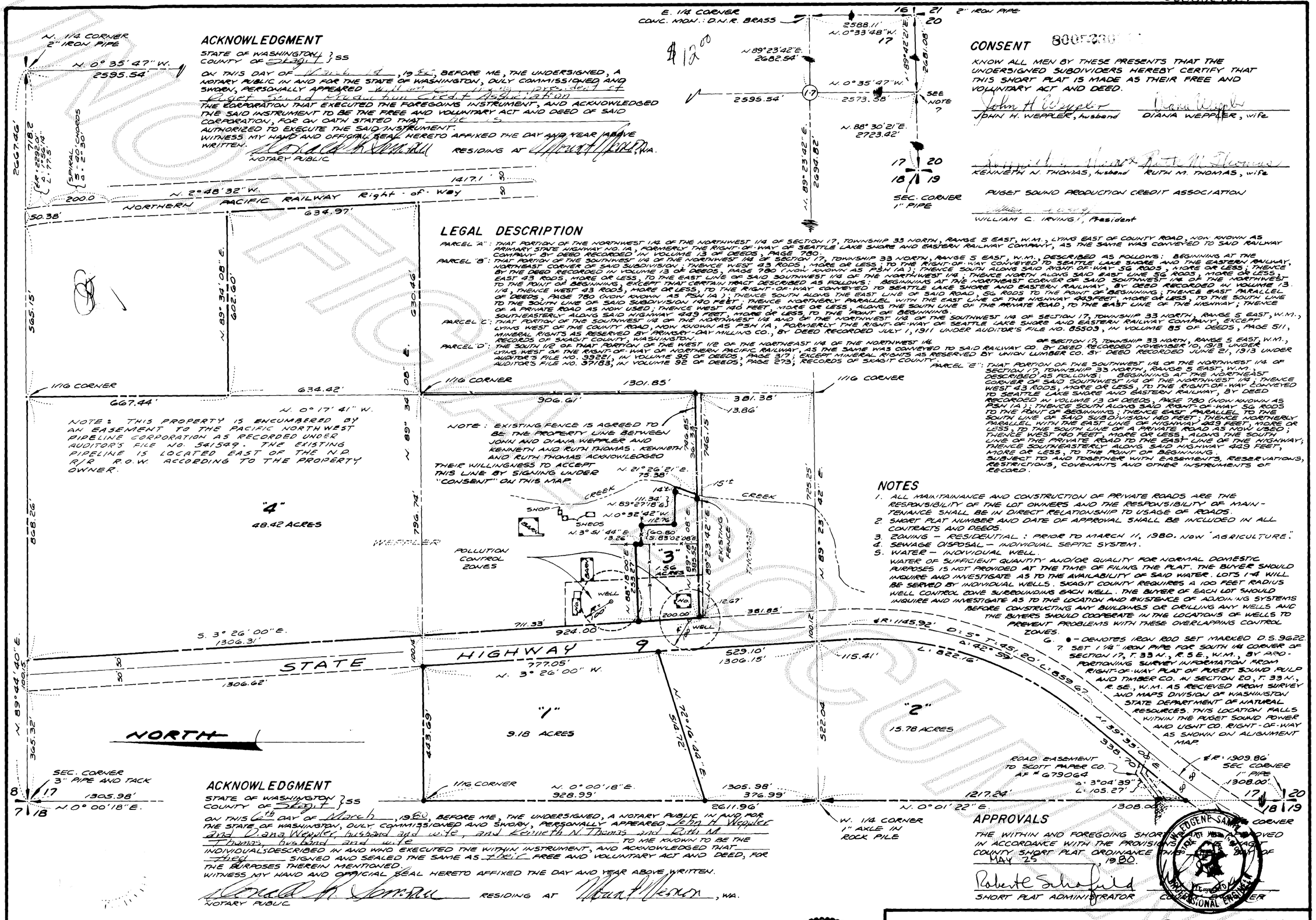
8005230014



ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF Skagit

ON THIS DAY OF [illegible], 19[illegible], BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [illegible] 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 ON OATH STATED THAT [illegible] AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC RESIDING AT [illegible], WA.

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.

JOHN H. WEPPLER, husband — DIANA WEPPLER, wife

KENNETH N. THOMAS, husband — RUTH M. THOMAS, wife

PUGET SOUND PRODUCTION CREDIT ASSOCIATION

WILLIAM C. IRVING, President

LEGAL DESCRIPTION

PARCEL "A": THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., LYING EAST OF COUNTY ROAD, NOW KNOWN AS PRIMARY STATE HIGHWAY NO. 1A, FORMERLY THE RIGHT-OF-WAY OF SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY, AS THE SAME WAS CONVEYED TO SAID RAILWAY COMPANY BY DEED RECORDED IN VOLUME 13 OF DEEDS, PAGE 780.

PARCEL "B": THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST 43 RODS, MORE OR LESS, TO THE RIGHT-OF-WAY CONVEYED TO SEATTLE LAKE SHORE AND EASTERN RAILWAY, BY THE DEED RECORDED IN VOLUME 13 OF DEEDS, PAGE 780 (NOW KNOWN AS PSH 1A); THENCE SOUTH ALONG SAID RIGHT-OF-WAY 56 RODS, MORE OR LESS; THENCE EAST 43 RODS, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG SAID EAST LINE 56 RODS MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THAT CERTAIN TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST 43 RODS, MORE OR LESS, TO THE RIGHT-OF-WAY CONVEYED TO SEATTLE LAKE SHORE AND EASTERN RAILWAY, BY DEED RECORDED IN VOLUME 13 OF DEEDS, PAGE 780 (NOW KNOWN AS PSH 1A); THENCE SOUTH ALONG THE EAST LINE OF SAID ROAD, 56 RODS TO THE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 140 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF THE HIGHWAY 449 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PRIVATE ROAD AS NOW USED; THENCE WEST 140 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE PRIVATE ROAD, TO THE EAST LINE OF THE HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY 449 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL "C": THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., LYING WEST OF THE COUNTY ROAD, NOW KNOWN AS PSH 1A, FORMERLY THE RIGHT-OF-WAY OF SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY, EXCEPT MINERAL RIGHTS AS RESERVED BY PANSY-DAY MILLING CO., BY DEED RECORDED JULY 1, 1911 UNDER AUDITOR'S FILE NO. 85503, IN VOLUME 85 OF DEEDS, PAGE 511, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "D": THE SOUTH 1/2 OF THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., LYING WEST OF THE RIGHT-OF-WAY OF NORTHERN PACIFIC RAILWAY, AS THE SAME WAS CONVEYED TO SAID RAILWAY CO. BY DEED RECORDED NOVEMBER 10, 1913 UNDER AUDITOR'S FILE NO. 93221, IN VOLUME 95 OF DEEDS, PAGE 317; EXCEPT MINERAL RIGHTS AS RESERVED BY UNION LUMBER CO. BY DEED RECORDED JUNE 21, 1913 UNDER AUDITOR'S FILE NO. 97183, IN VOLUME 92 OF DEEDS, PAGE 273; RECORDS OF SKAGIT COUNTY.

PARCEL "E": THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST 43 RODS, MORE OR LESS, TO THE RIGHT-OF-WAY CONVEYED TO SEATTLE LAKE SHORE AND EASTERN RAILWAY, BY DEED RECORDED IN VOLUME 13 OF DEEDS, PAGE 780 (NOW KNOWN AS PSH 1A); THENCE SOUTH ALONG SAID RIGHT-OF-WAY 56 RODS TO THE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 140 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF HIGHWAY 449 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PRIVATE ROAD AS NOW USED; THENCE WEST 140 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE PRIVATE ROAD TO THE EAST LINE OF THE HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY 449 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD.

NOTE: THIS PROPERTY IS ENCUMBERED BY AN EASEMENT TO THE PACIFIC NORTHWEST PIPELINE CORPORATION AS RECORDED UNDER AUDITOR'S FILE NO. 541549. THE EXISTING PIPELINE IS LOCATED EAST OF THE N.P. R/R R.O.W. ACCORDING TO THE PROPERTY OWNER.

NOTE: EXISTING FENCE IS AGREED TO BE THE PROPERTY LINE BETWEEN JOHN AND DIANA WEPPLER AND KENNETH AND RUTH THOMAS. KENNETH AND RUTH THOMAS ACKNOWLEDGED THEIR WILLINGNESS TO ACCEPT THIS LINE BY SIGNING UNDER "CONSENT" ON THIS MAP.

NOTES

1. ALL MAINTAINANCE 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 ROADS.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL CONTRACTS AND DEEDS.
3. ZONING – RESIDENTIAL: PRIOR TO MARCH 11, 1980. NOW "AGRICULTURE".
4. SEWAGE DISPOSAL – INDIVIDUAL SEPTIC SYSTEM.
5. WATER – INDIVIDUAL WELL.
   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 THE AVAILABILITY OF SAID WATER. LOTS 1-4 WILL BE SERVED BY INDIVIDUAL WELLS. SKAGIT COUNTY REQUIRES A 100 FEET RADIUS WELL CONTROL ZONE SURROUNDING EACH WELL. THE BUYER OF EACH LOT SHOULD INQUIRE AND INVESTIGATE AS TO THE LOCATION AND EXISTENCE OF ADJOINING SYSTEMS BEFORE CONSTRUCTING ANY BUILDINGS OR DRILLING ANY WELLS AND THE BUYERS SHOULD COOPERATE IN THE LOCATIONS OF WELLS TO PREVENT PROBLEMS WITH THESE OVERLAPPING CONTROL ZONES.
6. ● – DENOTES IRON ROD SET MARKED D.S. 9622.
7. SET 1 1/4" IRON PIPE FOR SOUTH 1/4 CORNER OF SECTION 17, T. 33 N., R. 5 E., W.M., BY APPORTIONING SURVEY INFORMATION FROM RIGHT-OF-WAY PLAT OF PUGET SOUND PULP AND TIMBER CO. IN SECTION 20, T. 33 N., R. 5E., W.M. AS RECEIVED FROM SURVEY AND MAPS DIVISION OF WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES. THIS LOCATION FALLS WITHIN THE PUGET SOUND POWER AND LIGHT CO. RIGHT-OF-WAY AS SHOWN ON ALIGNMENT MAP.

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF Skagit

ON THIS 6th DAY OF March, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John H. Weppler and Diana Weppler, husband and wife, and Kenneth N. Thomas and Ruth M. Thomas, husband and wife TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT they SIGNED AND 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.

NOTARY PUBLIC RESIDING AT Mount Vernon, WA.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 25 DAY OF MAY, 1980.

SHORT PLAT ADMINISTRATOR — COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23RD DAY OF May, 1980, AT 1:01 P.M., IN BOOK 4 OF SHORT PLATS AT PAGE 95, AT THE REQUEST OF DON SEMRAU AND ASSOCIATES.

SKAGIT COUNTY AUDITOR — DEPUTY

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.

DATE 3-26-80

DON SEMRAU AND ASSOCIATES
2001-C RIVERSIDE DRIVE
MOUNT VERNON, WA. 98273

CERTIFICATE NO. 9622

DONALD R. SEMRAU — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR

SHORT PLAT NO. P 36-80	DATE REVISED MAY 6, 1980	
SURVEY OF A PORTION OF THE N.W. 1/4 & THE S.W. 1/4 OF SECTION 17, T. 33 N., R. 5 E., W.M. for JOHN and DIANA WEPPLER		
F.B. 10 P. 1		SCALE 1" = 200'
MERIDIAN ASSUMED		JOB NO. 79-118

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