

SHORT PLAT NO: 44-80
 DATE: 8-21-80 REVISED

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, February 28, 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

CERTIFICATE OF TITLE:

Recorded _____ 19____, File No. _____, Volume _____, Page _____, Records of Skagit County, Washington.

DEVELOPER:

Mr. and Mrs. John S. Crowl
 338 Quiet Cove Road
 Anacortes, WA 98221
 Telephone: (206) 293-3326

REMARKS:

1. **Water Supply:** Lots 1, 2, and 4 will be supplied with Community water by "Quiet Cove Community Inc." per agreement signed by previous owners (Heilmans & Piggotts) on May 31, 1963. Lot 3 is proposed for an individual well. (also see item #10 below)
2. **Sewage Disposal:** Percolation tests and soil log data for individual septic tanks and drain field disposal systems were submitted to the Skagit County Health Department on APRIL 9TH 1980.
3. **Maintenance of Road:** This is the responsibility of the lot owners and shall be in direct relationship to the usage of the roads. The existing road has not been constructed to full County standards as per variance VP-80-004.
4. **Restrictive Covenants:** Restrictive covenant covering the entire property is filed under Skagit County Auditor's File No. 549053.
5. **Power and Telephone Easements:** These locations are not described by metes & bounds descriptions, but their visible overhead lines are within the R/W lines of the Non-exclusive easement and as they are shown on the drawing.
6. **Existing Zoning:** Residential
7. **The Survey of this Property is Based on the Following Sources:**
 - a. Certificate of Title by Land Title Company.
 - b. R/W map of Skagit County Secondary Highway Project No. 9, "Deception Pass Road" dated in March 1934.
 - c. The information shown on a Survey Map #65-8 prepared by H. L. Morgan and Russell H. Davis of Oak Harbor, Washington in January 1965, on which the property description was based.
 - d. Original monuments found in the vicinity of subject property, shown on the above H. L. Morgan Survey Map.
 - e. Existing section monuments found showing their relation to Dewey Beach Plats and their existing plat monuments.
8. Section 24 is a "FRACTIONAL SECTION" and only its North line monuments are known to be found. The plats of Dewey Beach Additions" do not show the entire section subdivision, only portions of it.
9. Lot Corners and property lines are monumented with 5/8" rebars as shown on drawing.
10. **Water Supply:** Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filling the plat. The buyers should inquire and investigate as to the availability of said water.

DECLARATION:

Know all men by these present that we, the undersigned owners, hereby declare this Short Subdivision of CROWL'S SHORT PLAT made with our free consent and in accordance with our wishes.

John S. Crowl
 JOHN S. CROWL, Husband

Bonnie E. Crowl
 BONNIE E. CROWL, Wife

Teresa A. Sorenson
 TERESA A. SORENSON

ACKNOWLEDGEMENT:

State of Washington) ss
 County of Clallam)
 On this 29 day of February 1980, personally appeared before me, John S. Crowl and Bonnie E. Crowl, his wife, and Teresa A. Sorenson, 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.
 In witness whereof I have hereunto set my hand and seal the day, month and year first above written.

Patricia M. Brueckm
 Notary Public in and for the State of Washington
 Residing in Sequim

AUDITOR'S CERTIFICATE:

Filed for record this 22nd day of August 1980, at 3:01 p.m. in Book 4 of Short Plats at pages 165 & 166 at the request of John J. Vadai.

Luella Henry
 Skagit County Auditor

John 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 22ND day of August, 1980.



Robert Schufeldt
 Skagit County Planning Department

CROWL'S SHORT PLAT

Portion of Gov't Lot 5, Section 24, Township 34N, Range 1E.W.M.
 Skagit County, Wa.



Phone: (206) 293-9591

JOHN CROWL 338 Quiet Cove Anacortes, WA 98221		Tel: (206) 293-3326
SCALE: 1"=60'	DRAWN BY: SAL	JOB NO: 732-79
DATE: 2-28-80	APPROVED BY: JJV	DRAWING NO: "
DESCRIPTION: see above		
JOHN J. VADAI & ASSOCIATES 2916 Commercial Ave., Anacortes, Wn.		MERIDIAN: per legal description

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SHORT PLAT NO: 44-80
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LEGAL DESCRIPTION (CONTINUED)

TOGETHER WITH an easement for road and travel purposes over, along and across the following described property: a strip of land 50 feet in width, being 25 feet on each side of the following described centerline: Commencing on the East line of Government Lot 5, Section 24, Township 34 North, Range 1 East W.M., at a point 857.3 feet South of the centerline of Section 24; thence South 22°13' West 94.04 feet; thence South 56°20' West 267.15 feet; thence North 62°11'30" West, 205.5 feet; thence North 77°25'30" West 192.4 feet; thence South 84°55'30" West, 164.3 feet; thence South 75°36'30" West, 72.6 feet; thence South 43°44'30" West, 159.8 feet; thence South 40°37'30" West, 105.76 feet; thence South 47°18'30" West, 200 feet; thence South 51°50'30" West, 137.55 feet to a point near the West line of said Government Lot 5; provided that this easement is a non-exclusive easement, to be used in conjunction with other owners of land in said Government Lot 5, more particularly described as follows:
Commencing at the center of said Section 24; Thence S0°55'00"W - along said North-South centerline - 857.30 ft.; Thence S22°13'00"W - along the centerline of said Non-exclusive easement - 94.04 ft.; Thence S56°20'00"W - along said centerline - 225.38 ft.; Thence S01°26'30"W - 30.56 ft. to the South line of said Non-exclusive easement and the true point of beginning of this description; Thence S56°20'00"W - along said South line - 39.06 ft.; Thence N62°11'30"W - along said South line - 217.02 ft.; Thence N77°25'30"W - along said South line - 185.18 ft.; Thence S84°55'30"W - along said South line - 158.38 ft.; Thence S75°36'30"W - along said South line - 63.43 ft.; Thence S43°44'30"W - along said South line - 50.13 ft.; Thence S12°56'30"E - 402.10 ft., more or less, to the approximate mean low tide line of Quiet Cove; Thence Easterly - along said mean low tide line 567.00 ft, more or less, to a point that bears S01°26'30"W - from the true point of beginning; Thence N01°26'30"E - 289.83 ft. to the true point of beginning.

PARCEL 1

Commencing at the center of said Section 24; Thence S0°55'00"W - along said North-South centerline - 857.30 ft.; Thence S22°13'00"W - along the centerline of said Non-exclusive easement - 94.04 ft.; Thence S56°20'00"W - along said centerline - 225.38 ft.; Thence S01°26'30"W - 30.56 feet to the South line of said Non-exclusive easement and the true point of beginning; Thence S56°20'00"W - along said South line - 39.06 ft.; Thence N62°11'30"W - along said South line - 77.18 ft.; Thence S27°48'30"W - 20.03 ft.; Thence S01°26'30"W - 165.70 ft.; Thence S88°33'30"E - 10.00 ft.; Thence S01°26'30"W - 118.00 ft., more or less, to the approximate mean low tide line of Quiet Cove; Thence Easterly along said low tide line 100.00 ft., more or less, to a point that bears S01°26'30"W from the point of beginning; Thence N01°26'30"E - 289.83 ft., more or less, to the true point of beginning.

PARCEL 2

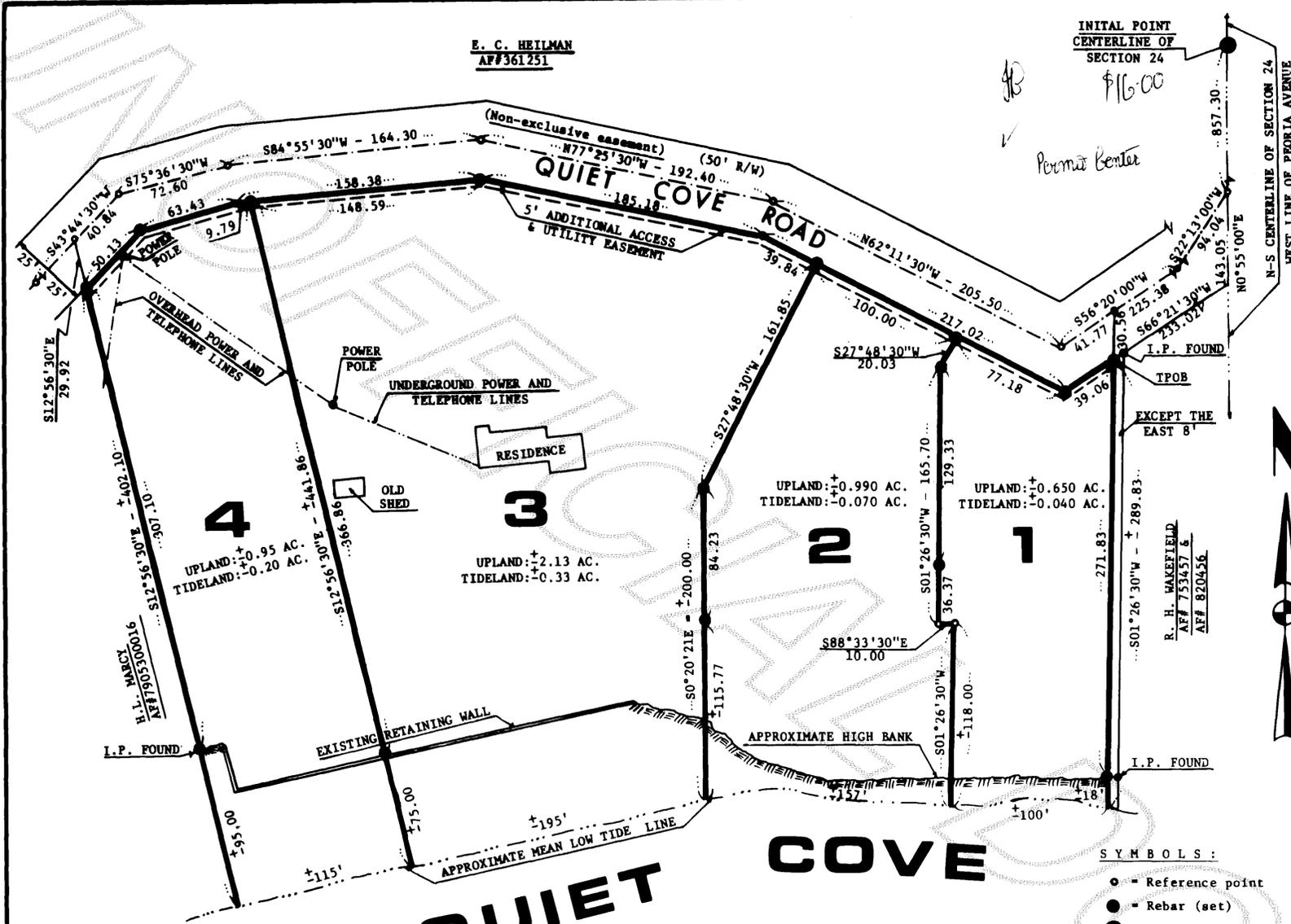
Commencing at the center of said Section 24; Thence S0°55'00"W - along said North-South centerline - 857.30 ft.; Thence S22°13'00"W - along the centerline of said Non-exclusive easement - 94.04 ft.; Thence S56°20'00"W - along said centerline - 225.38 ft.; Thence S01°26'30"W - 30.56 ft.; Thence S56°20'00"W - along said South line - 39.06 ft.; Thence N62°11'30"W - along said South line - 77.18 ft.; to the true point of beginning. Thence continuing N62°11'30"W - 100.00 ft.; Thence S27°48'30"W - 161.85 ft.; Thence S0°20'21"E - 200.00 ft., more or less to the approximate mean low tide line of Quiet Cove; Thence Easterly - along said mean low tide line - 157.00 ft., more or less; Thence N01°26'30"E - 118.00 ft., more or less; Thence N88°33'30"W - 10.00 ft.; Thence N01°26'30"E - 165.70 ft.; Thence N27°48'30"E - 20.03 ft., to the true point of beginning.

PARCEL 3

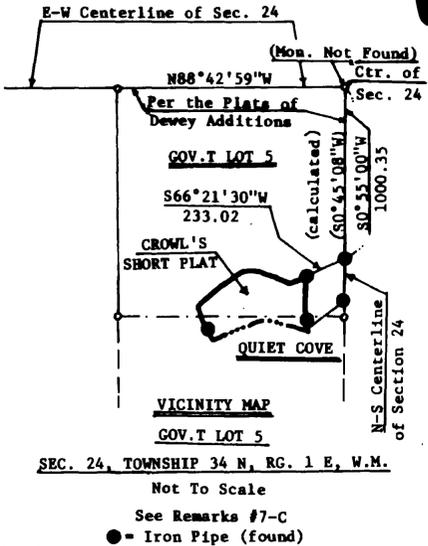
Commencing at the center of said Section 24; Thence S0°55'00"W - along said North-South centerline - 857.30 ft.; Thence S22°13'00"W - along the centerline of said Non-exclusive easement - 94.04 ft.; Thence S56°20'00"W - along said centerline - 225.38 ft.; Thence S01°26'30"W - 30.56 ft.; Thence S56°20'00"W - along said South line - 39.06 ft.; Thence N62°11'30"W - along said South line - 177.18 ft. to the true point of beginning; Thence continuing - N62°11'30"W - along said South line - 39.84 ft.; Thence N77°25'30"W - along said South line - 185.18 ft.; Thence S84°55'30"W - along said South line - 148.59 ft.; Thence S12°56'30"E - 441.86 ft., more or less, to the approximate mean low tide line of Quiet Cove; Thence Easterly - along said mean low tide line - 195.00 ft., more or less; Thence N0°20'21"W - 200.00 ft., more or less; Thence N27°48'30"E - 161.85 ft. to the true point of beginning.

PARCEL 4

Commencing at the center of said Section 24; Thence S0°55'00"W - along said North-South centerline - 857.30 ft.; Thence S22°13'00"W - along the centerline of said Non-exclusive easement - 94.04 ft.; Thence S56°20'00"W - along said centerline - 225.38 ft.; Thence S01°26'30"W - 30.56 ft.; Thence S56°20'00"W - along the South line - 39.06 ft.; Thence N62°11'30"W - along said South line - 217.02 ft.; Thence N77°25'30"W - along said South line - 185.18 ft.; Thence S84°55'30"W - along said South line - 148.59 ft. to the true point of beginning; Thence Continuing S84°55'30"W - along said South line - 9.79 ft.; Thence S75°36'30"W - along said South line - 63.43 ft.; Thence S43°44'30"W - along said South line - 50.13 ft.; Thence S12°56'30"E - 402.10 ft., more or less, to the approximate mean low tide line of Quiet Cove; Thence Easterly - along said mean low tide line - 115.00 ft.; more or less, to a point that bears S12°56'30"E - from the true point of beginning. Thence N12°56'30"W - 441.86 ft., more or less, to the true point of beginning.



- SYMBOLS:**
- - Reference point
 - - Rebar (set)
 - - Initial Point



LEGAL DESCRIPTION (Per Land Title Company's Short Plat Certificate No. T-48852)

That portion of Government Lot 5, Section 24, Township 34 North, Range 1 East W.M., described as follows: Beginning at a point on the North and South centerline of Section 24, 1000.35 feet South 0°55' West from the center of said Section 24; thence South 66°21'30" West a distance of 233.02 feet to the true point of beginning of this description (said point being the Northwest corner of that certain tract conveyed to Allan R. Ostling and Arlie G. Ostling, husband and wife, by Deed dated July 16, 1951 and recorded July 25, 1951 under Auditor's File No. 463659); thence Westerly along the Southerly line of that certain 50 foot easement for road and travel purposes more fully described in that certain instrument recorded September 8, 1961 under Auditor's File No. 612026 to the Northeasterly corner of that certain tract conveyed to John C. Rottluff and Leona M. Rottluff, his wife, by Deed dated February 18, 1957 and recorded May 6, 1957 under Auditor's File No. 550936; thence South 12°56'30" East, 313.0 feet, more or less, to the Southerly line of said Government Lot 5; thence Easterly along the Southerly line of said Government Lot 5 to a point that bears South 1°26'30" West from the true point of beginning; thence North 1°26'30" East and along the Westerly line of said Ostling tract a distance of 278.22 feet, more or less, to the true point of beginning.
ALSO tidelands of the second class above the line of mean low tide lying in front of, abutting upon and adjacent to the above described property, EXCEPT any portion thereof lying Westerly of the Westerly line of said premises extended Southerly.
EXCEPT from both of the above described tracts, the Easterly 8 feet, as conveyed to R. H. Wakefield, et ux, by Deed dated June 1, 1971 and recorded June 1, 1971 under Auditor's File No. 753457.

CROWL'S SHORT PLAT
Portion of Gov't Lot 5, Section 24, Township 34N, Range 1E.W.M.
Skagit County, Wa.



JOHN CROWL PREPARED FOR: 338 Quiet Cove Anacortes, WA 98221 Tel: (206) 293-3326		
SCALE: 1"=60'	DRAWN BY: SAL	JOB NO: 732-79
DATE: 2-28-80	APPROVED BY: JJV	DRAWING NO: *
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