

SHORT PLAT NO. 39-80
DATE: 9-4-80 REVISED

\$15.00

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, March 11, 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.

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. (Lot 1 is provided with an existing water supply, lots 2, 3, and 4, are proposed for individual wells.)
- 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 3-24-80, and 8-20-80, which were taken per County Short Plat requirement and not for system design and installation purposes.
- Maintenance of Road:** is the responsibility of the lot owners and shall be in direct relationship to the usage of the road. The location, construction, standards, approvals etc. of the Main Access System (Wildwood Lane) were coordinated by road builder and appropriate County Officials.
- Existing Zoning:** Residential
- The survey of this property is based on the following sources:**
 - Certificate of Title by Land Title Company
 - Section subdivision per Skagit County Engineer's records
 - "Assessor's Plat of Henry W. McFadden Estate", (Volume 8 of Plats, page 87)
 - Plat of "Wildwood Lane" (Volume 10, pages 46 and 47)
 - Relocation of U. S. Survey & Meander Lines in Sections 1, 2, 11 and 12, etc. by W. B. Short, City Engineer, dated February 1925
 - Short Plat No. 17-75, dated 4-21-75
 - The applicable section and plat monuments found in the vicinity of subject property
 - Section subdivision data by Frank Gilkey (adjusted to our survey).
- Lot corners and property lines are monumented with 5/8" rebars as shown on drawing
- The locations of the access and utility easements are shown as they are built and exist and not necessarily as they were described in previous deeds. (Also see remarks #3, above)

M.B. Sept 4-80

DEVELOPER:

MILLICENT MARCH BERLIN
1275 Marine Drive
Anacortes, Washington 98221
Telephone: (206)293-7625

DECLARATION:

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

Millicent March Berlin
MILLICENT MARCH BERLIN

ACKNOWLEDGMENT:

State of Washington) ss
County of Skagit)

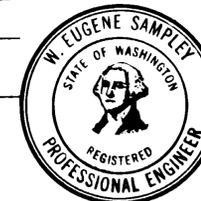
On this 18TH day of AUGUST 1980, personally appeared before me, Millicent March Berlin, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes 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

APPROVALS:

The within and foregoing Short Subdivision is approved in accordance with the provisions of the Skagit County Subdivision Ordinance No. 5544 this 12TH day of SEPTEMBER, 1980.

Robert Schaefer
SKAGIT COUNTY ENGINEER
SKAGIT COUNTY PLANNING DEPARTMENT



AUDITOR'S CERTIFICATE:

Filed for record this 12TH day of September 1980, at 4:02 P m. in Book 4 of Short Plats at pages 174-175 at the request of John J. Vadai.

Joan Buchanan
SKAGIT COUNTY AUDITOR
by: Joan Buchanan DEPUTY AUDITOR

BERLIN'S SHORT PLAT

Gov't Lots 7 & 8 of Section 2, Township 34 N, Range 1 E, W.M.
Skagit County, Washington

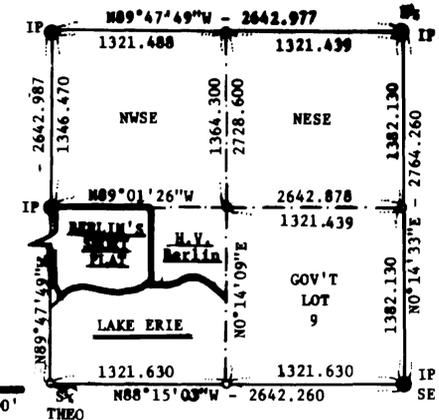
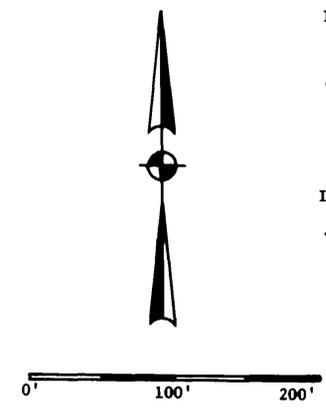
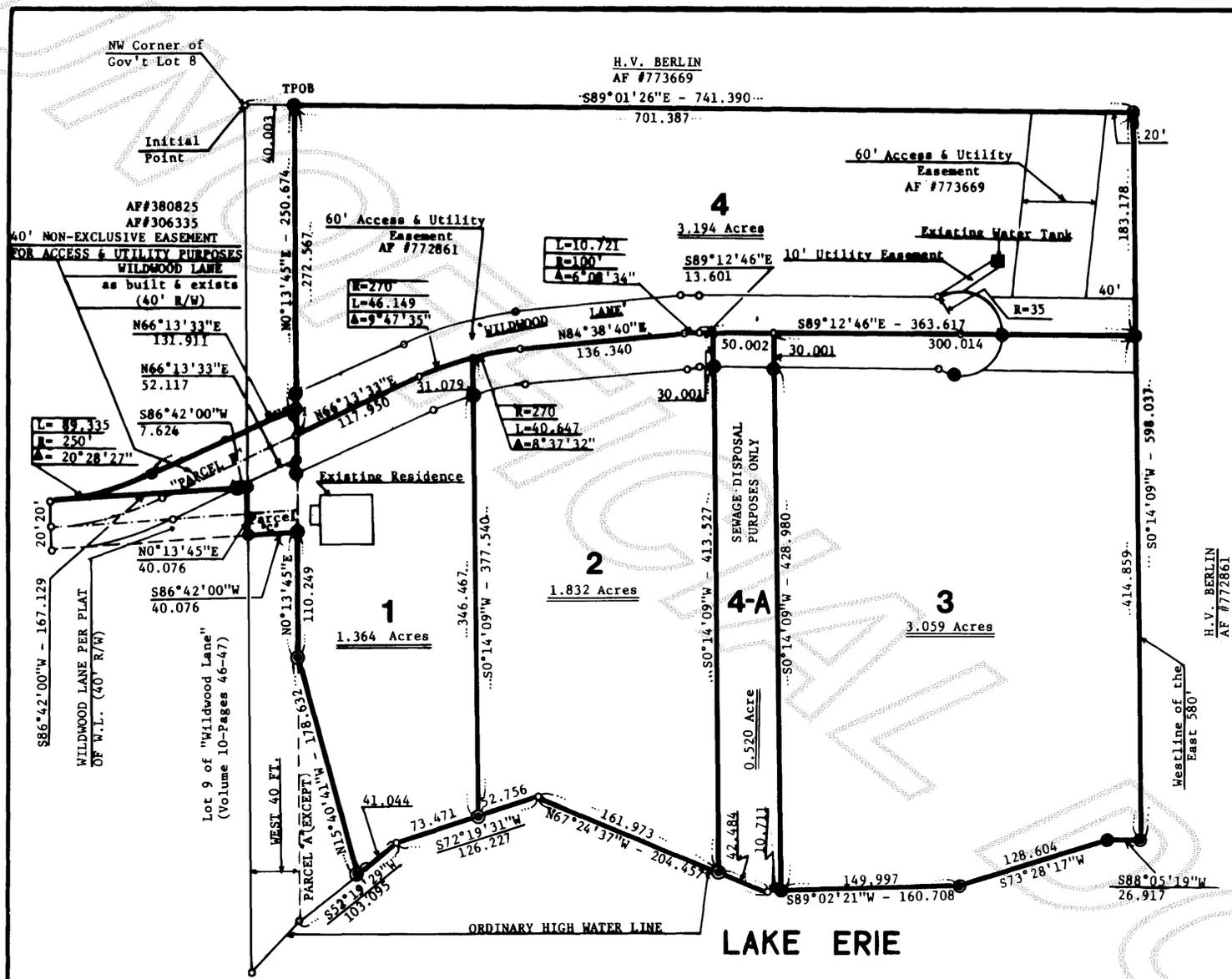


Phone: (206) 293-9591

PREPARED FOR: MILLICENT MARCH BERLIN 1275 Marine Drive Anacortes, WA 98221 Tel: 293-7625		
SCALE: 1" = 80'	DRAWN BY: JLB	JOB NO: 676-79
DATE: 7-24-80	APPROVED BY: JJV	DRAWING NO: "
DESCRIPTION: SEE ABOVE		
JOHN J. VADAI & ASSOCIATES 2916 Commercial Ave., Anacortes, Wn.		MERIDIAN: ASSUMED LOCAL

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SYMBOLS:
 O = Reference Point
 ● = Rebar (set)
 IP = Iron Pipe (fnd)

SUBDIVISION OF THE SE₄
 Section 2, Township 34N, Range 1E W.M.
 NOT TO SCALE

(Legal Description Continued)

LOT 2

Commencing at the NW corner of said Gov't Lot 8; Thence: S89°01'26"E - along the North Line of said Gov't Lot 8 - 40.003 feet to the NE corner of the West 40.000 ft. of said Gov't Lot 8; Thence: S0°13'45"W - along the East Line of said West 40.000 ft. - 272.567 ft. to the centerline of a 60' easement road; Thence: N66°13'33"E - along said centerline - 117.950 ft.; Thence: 46.149 ft. - along the arc of a curve to the right, having a radius of 270.000 ft. and a central angle of 9°47'35" - to the true point of beginning; Thence: Continuing Northeasterly - 40.646 ft. along the arc of the aforementioned curvature, having a central angle of 8°37'32"; Thence: N84°38'40"E - along said centerline - 136.340 ft.; Thence: 10.721 ft. - along the arc of a curve to the right, having a radius of 100' and a central angle of 6°08'34"; Thence: S89°12'46"E - along said centerline - 13.601 ft.; Thence: S0°14'09"W - 443.528 ft. to the ordinary high water line of Lake Erie; Thence: N67°24'37"W - along said ordinary high water line - 161.973 ft.; Thence: S72°19'31"W - along said ordinary high water line - 52.756 ft.; Thence: N0°14'09"E - 377.540 ft. to the true point of beginning - containing 1.832 acres, more or less.

LOT 4-A (Sewage Disposal Purposes only)

Commencing at the NW corner of said Government Lot 8; Thence: S89°01'26"E - along the North Line of said Gov't Lot 8 - 40.003 feet to the NE corner of the West 40' of Gov't Lot 8; Thence: S0°13'45"W - along the East Line of said West 40.00 feet - 272.567 ft. to the centerline of a 60.000 foot easement road; Thence: N66°13'33"E - along said centerline - 117.950 ft.; Thence: 86.796 ft. - along the arc of a curve to the right, having a radius of 270.00 ft. and a central angle of 18°25'07"; Thence: N84°38'40"E - along said centerline - 136.340 ft.; Thence: 10.721 ft. along the arc of a curve to the right - having a radius of 100.00 ft. and a central angle of 6°08'34"; Thence: S89°12'46"E - along said centerline - 13.601 ft. to the true point of beginning; Thence: continuing S89°12'46"E - along said centerline - 300.014 ft. to the West Line of said East 580.00 ft.; Thence: S0°14'09"W - along said West Line - 414.859 ft. to the ordinary high water line of Lake Erie; Thence: S88°05'19"W - along said ordinary high water line - 26.917 ft.; Thence: S73°28'17"W - along the ordinary high water line - 128.604 ft.; Thence: S89°02'21"W - along said ordinary high water line - 149.997 ft.; Thence: N0°14'09"E - 458.981 ft. to the true point of beginning, containing 0.520 acre, more or less.

LOT 3

Commencing at the NW corner of said Gov't Lot 8; Thence: S89°01'26"E - along the North Line of said Gov't Lot 8 - 40.003 feet to the NE corner of the West 40 ft. of Gov't Lot 8; Thence: S0°13'45"W - along the East Line of said West 40.00 ft. - 272.567 ft. to the centerline of a 60.000 foot easement road; Thence: N66°13'33"E - along said centerline - 117.950 ft.; Thence: 86.796 feet along the arc of a curve to the right, having a radius of 270.000 feet and a central angle of 18°25'07"; Thence: N84°38'40"E - along said centerline - 136.340 feet; Thence: 10.721 feet along the arc of a curve to the right - having a radius of 100.00 feet and a central angle of 6°08'34"; Thence: S89°12'46"E - along said centerline - 13.601 feet to the true point of beginning; Thence: continuing S89°12'46"E - along said centerline - 300.014 feet to the West Line of said East 580.00 feet; Thence: S0°14'09"W - along said West Line - 414.859 feet to the ordinary high water line of Lake Erie; Thence: S88°05'19"W - along said ordinary high water line - 26.917 feet; Thence: S73°28'17"W - along the ordinary high water line - 128.604 feet; Thence: S89°02'21"W - along said ordinary high water line - 149.997 feet; Thence: N0°14'09"E - 458.981 feet to the true point of beginning, containing 3.059 acres, more or less.

LOT 4

Commencing at the NW corner of said Gov't Lot 8; Thence: S89°01'26"E - along the North Line of said Gov't Lot 8 - 40.003 feet to the true point of beginning; Thence: S0°13'45"W - along the East Line of said West 40.000 feet - 272.567 feet to the centerline of a 60.000 foot easement road; Thence: N66°13'33"E - along said centerline - 117.950 feet; Thence: 86.796 feet along the arc of a curve to the right, having a radius of 270.000 feet and a central angle of 18°25'07"; Thence: N84°38'40"E - along said centerline - 136.340 feet; Thence: 10.721 feet along the arc of a curve to the right, having a radius of 100.000 feet and a central angle of 6°08'34"; Thence: S89°12'46"E - along said centerline - 363.617 feet, to the West Line of said East 580.00 feet; Thence: N0°14'09"W - along said West Line - 183.178 feet to the North Line of said Gov't Lot 8; Thence: N89°01'26"W - along said North Line - 701.387 feet to the true point of beginning, containing 3.194 acres, more or less.

LEGAL DESCRIPTION

TOTAL PROPERTY: (Per Land Title Company's Short Plat Certificate #T-47913)

Those portions of Government Lots 7 and 8 of Section 2, Township 34N, Range 1E W.M. described as follows:
 Commencing at the N.W. corner of said Gov't Lot 8; Thence: S89°01'26"E - along the North Line of said Gov't Lot 8 - 40.003 feet to true point of beginning; Thence: Continuing S89°01'26"E - 701.387 feet to the West Line of the East 580.000 feet of said Gov't Lot 8; Thence: S0°14'09"W - along said West Line - 598.037 feet to the Ordinary High Water Line of Lake Erie; Thence: S88°05'19"W - along said Ordinary High Water Line - 26.917; Thence: S73°28'17"W - along said Ordinary High Water Line - 128.604; Thence: S89°02'21"W - along said Ordinary High Water Line - 160.708; Thence: N67°24'37"W - along said Ordinary High Water Line - 204.457; Thence: S72°19'31"W - along said Ordinary High Water Line - 126.227; Thence: S52°19'29"W - along said Ordinary High Water Line - 41.044; Thence: N15°40'41"W - 178.632 feet to the East Line of the West 40.000 feet of said Gov't Lot 8; Thence: S0°13'45"E - along said East Line - 110.249 feet to the South Line of "Wildwood Lane" county road, according to the Plat of "Wildwood Lane" recorded in Volume 10 of Plats, pages 46 & 47, records of Skagit County, Washington; Thence: S86°42'00"W - along said South Line - 40.076 feet to the West Line of said Gov't Lot 8; Thence: N0°13'45"E - along said West Line - 40.076 feet to the North Line of said "Wildwood Lane"; Thence: S86°42'00"W - along said North Line - 167.129 feet to the beginning of a curve to the left; Thence: Northeasterly - 89.335 feet, along the arc of the curve having a radius of 250.000 feet, and a central angle of 20°28'27" - to the point of tangency; Thence: N66°13'33"E - 131.911 feet to the East Line of said West 40.000 feet; Thence: N0°13'45"E - along said East Line - 250.674 feet to the true point of beginning - containing 9.969 acres more or less. Situated in Skagit County, Washington. Subject to easements, reservations, restrictions, etc. (if any) of records.

LOT 1 (Existing residence)

Commencing at the NW corner of said Gov't Lot 8; Thence: S89°01'26"E - along the North Line of said Gov't Lot 8 - 40.003 feet to the NE corner of the West 40 feet of Gov't Lot 8; Thence: S0°13'45"W - along the East Line of said West 40.000 feet - 272.567 feet to the centerline of a 60.000 foot Easement Road and the true point of beginning; Thence: N66°13'33"E - along said centerline - 117.950 feet; Thence: 46.149 feet - along the arc of a curve to the right - having a radius of 270.000 feet and a central angle of 9°47'35"; Thence: S0°14'09"W - 377.540 feet to the "Ordinary High Water Line of Lake Erie; Thence: S72°19'31"W - along said Ordinary High Water Line - 73.471 feet; Thence: S52°19'29"W - along said Ordinary High Water Line - 41.044; Thence: N15°40'41"W - 178.632 feet to the East Line of the West 40.000 feet of said Gov't Lot 8; Thence: N0°13'45"E - along said East Line - 110.249 feet to the South Line of "Wildwood Lane" county road, according to the Plat of "Wildwood Lane" recorded in Volume 10 of Plats, pages 46 & 47, records of Skagit County, Washington; Thence: S86°42'00"W - along said South Line - 40.076 feet to the West Line of said Gov't Lot 8; Thence: N0°13'45"E - along said West Line - 40.076 feet to the North Line of said "Wildwood Lane"; Thence: S86°42'00"W - along said North Line - 167.129 feet to the beginning of a curve to the left; Thence: Northeasterly - 89.335 feet, along the arc of said curve having a radius of 250.000 feet, and a central angle of 20°28'27" - to the point of tangency; Thence: N66°13'33"E - 131.911 feet to the true point of beginning - containing 1.364 acres, more or less.

BERLIN'S SHORT PLAT
 Gov't Lots 7 & 8 of Section 2, Township 34 N, Range 1 E, W.M.
 Skagit County, Washington



Prepared for: Millicent March Berlin 1275 Marine Drive Anacortes, WA 98221		TEL: (206) 293-7625
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