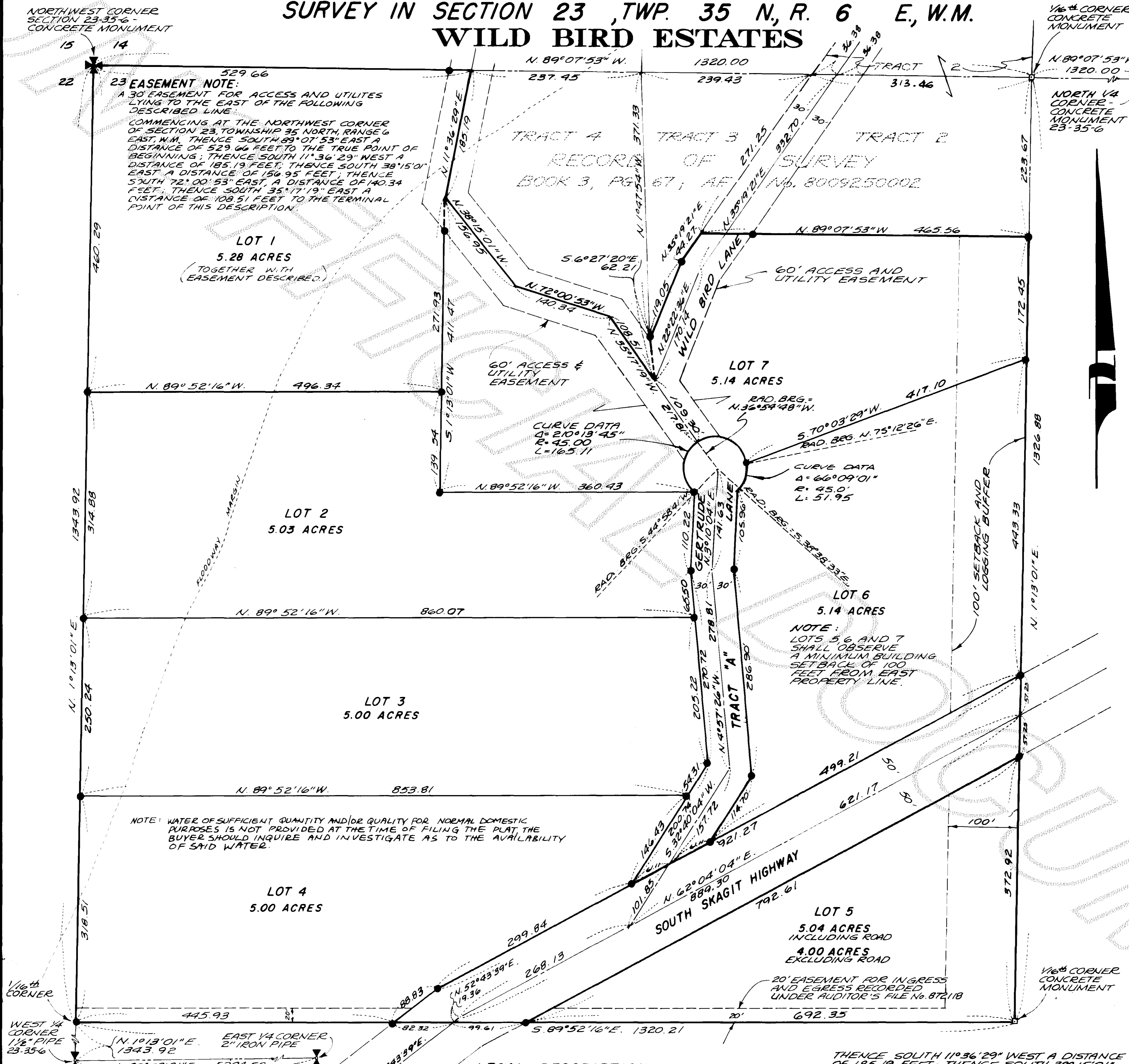


SURVEY IN SECTION 23, TWP. 35 N., R. 6 E., W.M. WILD BIRD ESTATES

SHORT PLAT NUMBER 514-80

DATE REVISED 10-7-80



23 EASEMENT NOTE:
A 30' EASEMENT FOR ACCESS AND UTILITIES LYING TO THE EAST OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., THENCE SOUTH 89° 07' 53" EAST A DISTANCE OF 529.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 11° 36' 29" WEST A DISTANCE OF 185.19 FEET; THENCE SOUTH 38° 15' 01" EAST A DISTANCE OF 156.95 FEET; THENCE SOUTH 72° 00' 53" EAST, A DISTANCE OF 140.34 FEET; THENCE SOUTH 35° 17' 19" EAST A DISTANCE OF 108.51 FEET TO THE TERMINAL POINT OF THIS DESCRIPTION.

LOT 1
5.28 ACRES
(TOGETHER WITH EASEMENT DESCRIBED)

LOT 2
5.03 ACRES

LOT 3
5.00 ACRES

LOT 4
5.00 ACRES

LOT 5
5.04 ACRES INCLUDING ROAD
4.00 ACRES EXCLUDING ROAD

LOT 6
5.14 ACRES

LOT 7
5.14 ACRES

NOTE: 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.

LEGAL DESCRIPTION
GOVERNMENT LOT 3 IN SECTION 23 TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT ROAD RIGHT OF WAYS, AND EXCEPT THAT CERTAIN 100 FOOT STRIP OF LAND CONVEYED TO PUGET SOUND AND CASCADE RAILWAY COMPANY FOR RAILROAD BY DEED DATED NOVEMBER 17, 1921, RECORDED DECEMBER 29, 1921 UNDER AUDITOR'S FILE NUMBER 153705, IN VOLUME 123 OF DEEDS, PAGE 4179.
EXCEPT THE FOLLOWING PARCEL:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89° 07' 53" EAST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 529.66 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 11° 36' 29" WEST A DISTANCE OF 185.19 FEET; THENCE SOUTH 38° 15' 01" EAST A DISTANCE OF 156.95 FEET; THENCE SOUTH 72° 00' 53" EAST A DISTANCE OF 140.34 FEET; THENCE SOUTH 35° 17' 19" EAST A DISTANCE OF 108.51 FEET; THENCE NORTH 6° 27' 20" WEST A DISTANCE OF 62.21 FEET; THENCE NORTH 22° 22' 36" EAST A DISTANCE OF 119.05 FEET; THENCE NORTH 35° 19' 21" EAST A DISTANCE OF 44.27 FEET; THENCE SOUTH 89° 07' 53" EAST A DISTANCE OF 465.56 FEET; THENCE NORTH 11° 36' 29" WEST A DISTANCE OF 223.67 FEET; THENCE NORTH 89° 07' 53" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 790.34 FEET TO THE TRUE POINT OF BEGINNING.

- NOTES**
- ALL MAINTENANCE 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 ROAD.
 - SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 - ZONING - AGRICULTURAL
 - SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS
 - WATER - INDIVIDUAL WELLS
 - DENOTES 12" PIPE WITH YELLOW CAP MARKED LEONARD 8992, SET.

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.
[Signatures]
SIMPSON PROPERTIES, INC.

ACKNOWLEDGMENTS
STATE OF WASHINGTON }
COUNTY OF KING } SS
ON THIS 10 DAY OF April, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
[Signature]

THE CO-PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CO-PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT WALTER K. THOMSON AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC:
RESIDING AT Seattle, WA.

STATE OF WASHINGTON } SS
COUNTY OF KING }
ON THIS 10 DAY OF April, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
[Signature]

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 THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT *[Signature]* AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC:
RESIDING AT Edmonds, WA.

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.
[Signature]
JOHN E. LEONARD, JR., P.L.S.
LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233
CERTIFICATE NO. 8992
DATE 2/18/80

APPROVALS
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 5 DAY OF February, 1980.
[Signature]
SHORT PLAT ADMINISTRATOR

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 6 DAY OF November, 1980, AT 9:52 A.M. IN BOOK 4 OF SHORT PLATS AT PAGE 197, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.
[Signature]
SKAGIT COUNTY AUDITOR

BY *[Signature]*
DEPUTY
SCALE: 1" = 100' FB 206 P 42
MERIDIAN: ASSUMED JOB No. 80052