

Short Plat No: 13-81 (13-81)
Date: 4/10/81 REVISED

CONTINUED FROM PAGE 2 OF 2

COMMUNITY PARK:

Commencing at the center of said Section 7;
Thence: S0°15'20"W - along the West line of said Government Lot 5 - 1061.000 ft. to the aforementioned "Point A" and the true point of beginning;
Thence: Continuing S0°15'20"W - 234.329 ft. to an existing concrete retaining wall along the shore line of Lake Campbell;
Thence: S39°37'39"E - along said retaining wall - 66.383 ft. to the South line of said Government Lot 5;
Thence: S89°06'43"E - along said South line - 89.836 ft. to the Westerly line of S.S.H. No. 20;
Thence: N26°17'00"W - along said Westerly line - 230.101 ft. to the beginning of a tangent curve to the right - having a radius of 388.120 ft;
Thence: Northerly - 85.849 ft. along the arc of said tangent curve - having a central angle of 12°40'24" to the true point of beginning, containing 0.380 Acre, more or less.
Situating in Skagit County, Washington.
Subject to easements, reservations, restrictions (if any) of records.

SURVEYOR'S CERTIFICATE:

I, John J. Vadai, Professional Land Surveyor, hereby certify that this short plat is based upon an actual survey made by me or under my direction in conformance with the requirements of Skagit County Subdivision Ordinance No. 5544, and that the courses and distances are shown correctly hereon.

Dated in Anacortes, February 18, 1981.

John J. Vadai
John J. Vadai
Certificate No. 9636



REMARKS:

1. Water Supply: 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. Existing water mains of the Cities of Anacortes and Oak Harbor are located along the right-of-way lines of S.R. 20.
2. Sewage Disposal: Percolation tests and soil log data for individual septic tank, drain field disposal systems were submitted to the Skagit County Health Department on: February 3rd, 1981.
3. Existing Zoning: Rural Intermediate (2.5 Acre Minimum)
4. The construction and maintenance of the Access & Utility Easement Road and maintenance of the Community Park is the responsibility of the "Maintenance Association".
5. The construction of the COMMON ENTRY TO ALL LOTS is subject to the approvals of the appropriate State Highway Officials.
6. The survey of this property is based on the following sources:
 - a) Land Title Company's Short Plat Certificate. (NO: T-49922)
 - b) Previous legal survey of subject property prepared by R.L. Kirkpatrick, April, 1969.
 - c) Survey Map of Campbell Park Estates. (Book 1 of Surveys, Page 83)
 - d) Various Skagit County Engineering section subdivisions data.
 - e) Washington State Highway's Right-Of-Way Maps.
 - f) Leonard & Boudinot's Short Plat (Book 3 of Short Plats, Page 211)
 - g) GLO Survey data.
 - h) Various descriptions of adjacent properties.
 - i) Monuments found as noted on the drawing
7. Granting the use of existing well and pumphouse and providing a 100' radius - pollution control easement to the present and future owners of that portion of Government Lot 6, conveyed to William P. Christensen and Margurite L. Christensen and recorded under AF#726717 - see instrument recorded under AF#
8. The deeded width of the applicable Section of S.S.H. No. 20 is 50 feet only.
9. Maintenance of Roads: All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relation to usage of road.

APPROVALS:

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Subdivision Ordinance No. 6411 this 10th day of April, 1981.

Robert Schufeldt
Skagit County Planning Department



NAME OF DEVELOPER:

Hazel E. Williams
P.O. Drawer R.
Warner Robins, Georgia 31099
Telephone: (912) 929-0197

AUDITOR'S CERTIFICATE:

Filed for record this _____ day of _____, 1981, at _____ M., in book _____ of Short Plats at Page _____ under Auditor's File No. _____ at the request of John J. Vadai.

Skagit County Auditor

By: Deputy Auditor

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 1981.

Treasurer of Skagit County

CERTIFICATE OF TITLE:

Recorded _____, 1981, File No. _____, Volume _____, Page _____, Records of Skagit County, WA.

RESTRICTIVE COVENANTS:

Recorded _____, 1981, Auditor's File No. _____, Volume _____, Page _____, Records of Skagit County, Washington.

DECLARATION:

Know all men by these present that I, the undersigned owner, hereby declare this short plat of "Lakeside Meadows", made with my free consent and in accordance with my wish.

Hazel E. Williams By
Arnold M. Olson Attorney in Fact
Hazel E. Williams

ACKNOWLEDGMENT:

State of ~~WASHINGTON~~ ^{SS}
County of ~~SKAGIT~~ ^{SS}

On this 27th day of March, 1981, personally appeared before me Arnold M. Olson, ATTY-IN-FACT FOR Hazel E. Williams, to me known to be the individual described in an 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 affixed my official seal the day and year first above written.

Donald J. Connelley
Notary Public in and for the State of Washington
residing at Anacortes

(REVISED - 4/24/81)

LAKE SIDE MEADOWS
PART OF GOV'T LOT 5 - SEC. 7 - T.W.P. 34N-2E.W.M.
SKAGIT COUNTY WA.

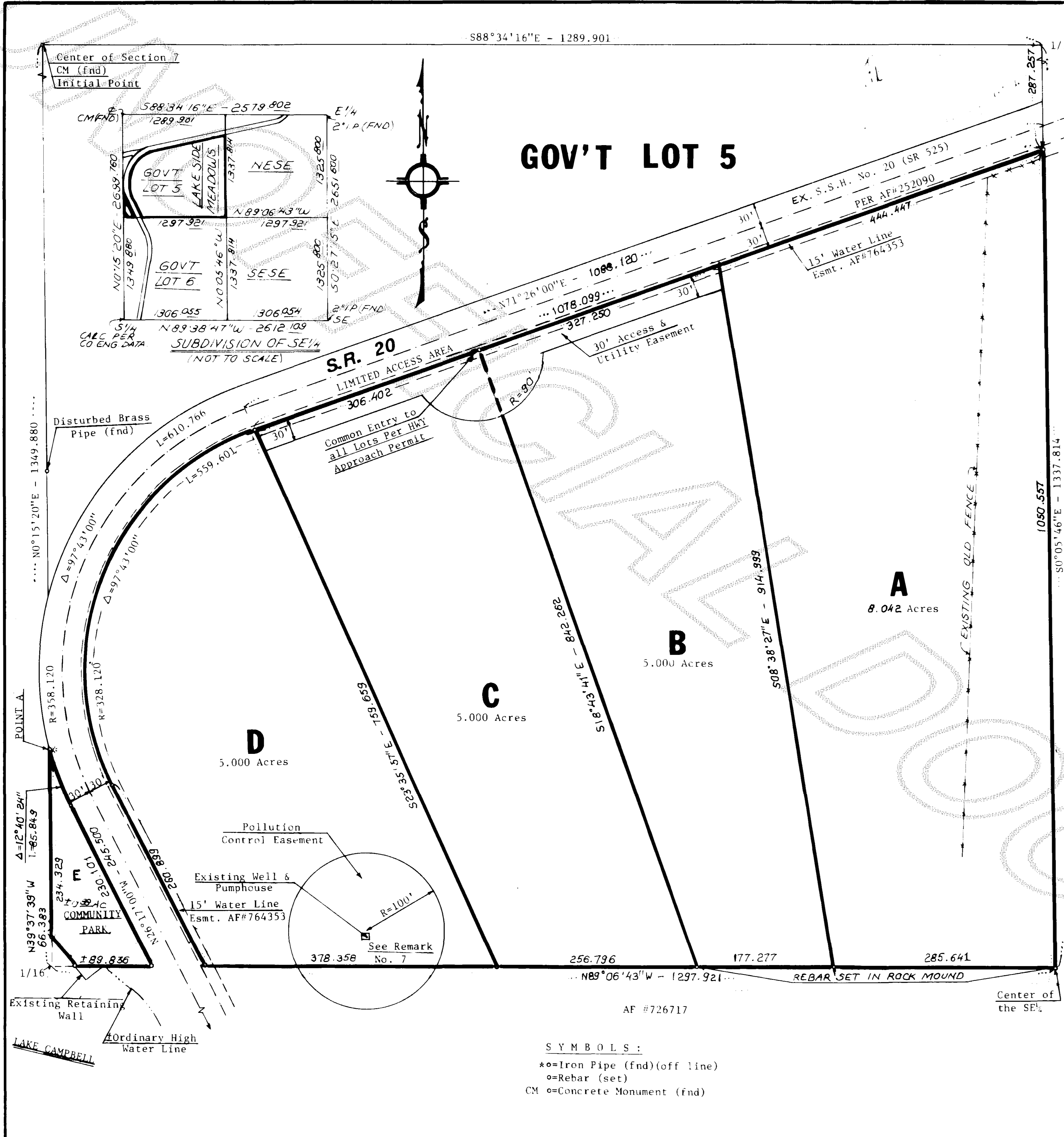


Phone: (206) 293-9591

PREPARED FOR: Hazel E. Williams P.O. Drawer R Warner Robins, Georgia 31099 Tel: (912) 929-0197		
SCALE: 1" = 100'	DRAWN BY: JLB	JOB NO: 842-80
DATE: 2-18-81	APPROVED BY: JJV	DRAWING NO: 842-80
DESCRIPTION: SEE PAGE 2 OF 2		
JOHN J. VADAI & ASSOCIATES 2916 Commercial Ave., Anacortes, Wn.		MERIDIAN: Per State Highway Data

vol 5 sp pg 61

Short Plat No: 13-81
Date: 4-10-01 REVISED



LEGAL DESCRIPTION:

Total ownership - (Per Land Title Company's Short Plat Certificate No. 1-49922)
Government Lot 5, Section 7, Township 34 North, Range 2 East W.M., EXCEPT roads; AND EXCEPT that portion lying Southerly of the Lake Campbell Road, Westerly of Washington State Highway No. 525 and Northerly and Westerly of the following described line:

Commencing at the center of Section 7, Township 34 North, Range 2 East W.M.; thence South 0°35'0" West a distance of 752.80 feet to a brass pipe; thence continuing South 0°35'0" West to the South line of the Lake Campbell Road right of way; thence Northeasterly along said Southerly right of way line to the intersection of said line with the Westerly line of the Washington State Highway No. 525, as the same now exists; thence Southerly and Westerly along said Westerly right of way line to a portion hereafter called "Point A" on said Westerly line, which bears North 32°45'30" East of a 1/2" diameter steel pipe which bears South 0°35'0" East and is distant 1,061.10 feet from the center of said Section 7, which "Point A" is the point of beginning of this line description; thence South 32°45'30" West to said steel pipe; thence continuing South 32°45'30" West 167.70 feet to a 1/2" diameter steel pipe set along the shore of Lake Campbell; thence South 11°18'30" West prolonged out into the body of Lake Campbell.

Situate in the County of Skagit, State of Washington.

PARCEL "A"

Commencing at the center of said Section 7;
Thence: S88°34'16"E - along the North line of said Government Lot 5 - 1289.901 ft. to its NE corner;
Thence: S0°05'46"E - along the East line of said Government Lot 5 - 1337.814 ft. to its SE corner;
Thence: N89°06'43"W - along the South line of said Government Lot 5 - 285.641 ft. to the true point of beginning;
Thence: Continuing S0°05'46"E - 1050.557 ft. to the SE corner of said Government Lot 5;
Thence: N89°06'43"W - along the South line of said Government Lot 5 - 285.641 ft.;
Thence: N08°38'27"W - 914.999 ft. to the Southerly line of S.S.H. No. 20;
Thence: N71°26'00"E - along said Southerly line - 444.447 ft. to the true point of beginning, containing 8.042 Acres, more or less.

PARCEL "B"

Commencing at the center of said Section 7;
Thence: S88°34'16"E - along the North line of said Government Lot 5 - 1289.901 ft. to its NE corner;
Thence: S0°05'46"E - along the East line of said Government Lot 5 - 1337.814 ft. to its SE corner;
Thence: N89°06'43"W - along the South line of said Government Lot 5 - 285.641 ft. to the true point of beginning;
Thence: Continuing N89°06'43"W - 177.277 ft.;
Thence: N18°43'41"W - 842.262 ft. to the Southerly line of S.S.H. No. 20;
Thence: N71°26'00"E - along said Southerly line 327.250 ft.;
Thence: S08°38'27"E - 914.999 ft. to the true point of beginning, containing 5.000 Acres, more or less.

PARCEL "C"

Commencing at the center of said Section 7;
Thence: S88°34'16"E - along the North line of said Government Lot 5 - 1289.901 ft. to its NE corner;
Thence: S0°05'46"E - along the East line of said Government Lot 5 - 1337.814 ft. to its SE corner;
Thence: N89°06'43"W - along the South line of said Government Lot 5 - 462.918 ft. to the true point of beginning;
Thence: Continuing N89°06'43"W - 256.796 ft.;
Thence: N23°35'57"W - 759.659 ft. to the Southerly line of S.S.H. No. 20;
Thence: N71°26'00"E - along said Southerly line - 306.402 ft.;
Thence: S18°43'41"E - 842.262 ft. to the true point of beginning, containing 5.000 Acres, more or less.

PARCEL "D"

Commencing at the center of said Section 7;
Thence: S88°34'16"E - along the North line of said Government Lot 5 - 1289.901 ft. to its NE corner;
Thence: S0°05'46"E - along the East line of said Government Lot 5 - 1337.814 ft. to its SE corner;
Thence: N89°06'43"W - along the South line of said Government Lot 5 - 719.714 ft. to the true point of beginning;
Thence: Continuing N89°06'43"W - 378.358 ft. to the Easterly line of S.S.H. No. 20;
Thence: N26°17'00"W - along said Easterly line - 260.899 ft. to the beginning of a tangent curve to the right - having a radius of 328.120 ft.;
Thence: Northerly 559.601 ft. along the arc of said tangent curve - having a central angle of 97°43'00" - to the point of tangency;
Thence: S23°35'57"E - 759.659 ft. to the true point of beginning, containing 5.000 Acres, more or less.

CONTINUED ON PAGE 1 OF 2

(REVISED 4-24-81)

LAKE SIDE MEADOWS

PART OF GOV'T LOT 5 - SEC. 7 - T.W.P. 34N- 2E.W.M.
SKAGIT COUNTY, WA.



Phone: (206) 293-9591

Hazel Williams PREPARED FOR: P.O. Drawer R Warner Robins, Georgia 31099 TEL: (912) 929-0197		
SCALE: 1" = 100'	DRAWN BY: JLB	JOB NO: 842-80
DATE: 2-18-81	APPROVED BY: JJV	DRAWING NO: 842-80
DESCRIPTION: SEE ABOVE		
JOHN J. VADAI & ASSOCIATES 2916 Commercial Ave., Anacortes, Wn.		MERIDIAN: Per State Highway Data

vol 5 SP pg 62