8105210004

SURVEY IN SECTION 25 ,TWP. 33 N., R. 4 E., W.M.

SHORT PLAT NUMBER 6-81
DATE 5-20-81 REVISED

LEGAL DESCRIPTION

PARCEL "A"
THE NORTHERLY 5 ACRES (IN AREA) OF THE FOLLOWING DESCRIBED TRACT, THE SOUTH LINE OF WHICH SHALL BE PARALLEL TO THE SOUTH LINE THEREOF:

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, WM., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE THEREOF 1670 FEET; THENCE NORTH 45°30' WEST TO THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 45°30' EAST, 1000 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 150 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 660 FEET, MORE OR LESS TO THE WEST LINE THEREOF; THENCE NORTH ALONG SAID WEST LINE 900 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "B"
THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

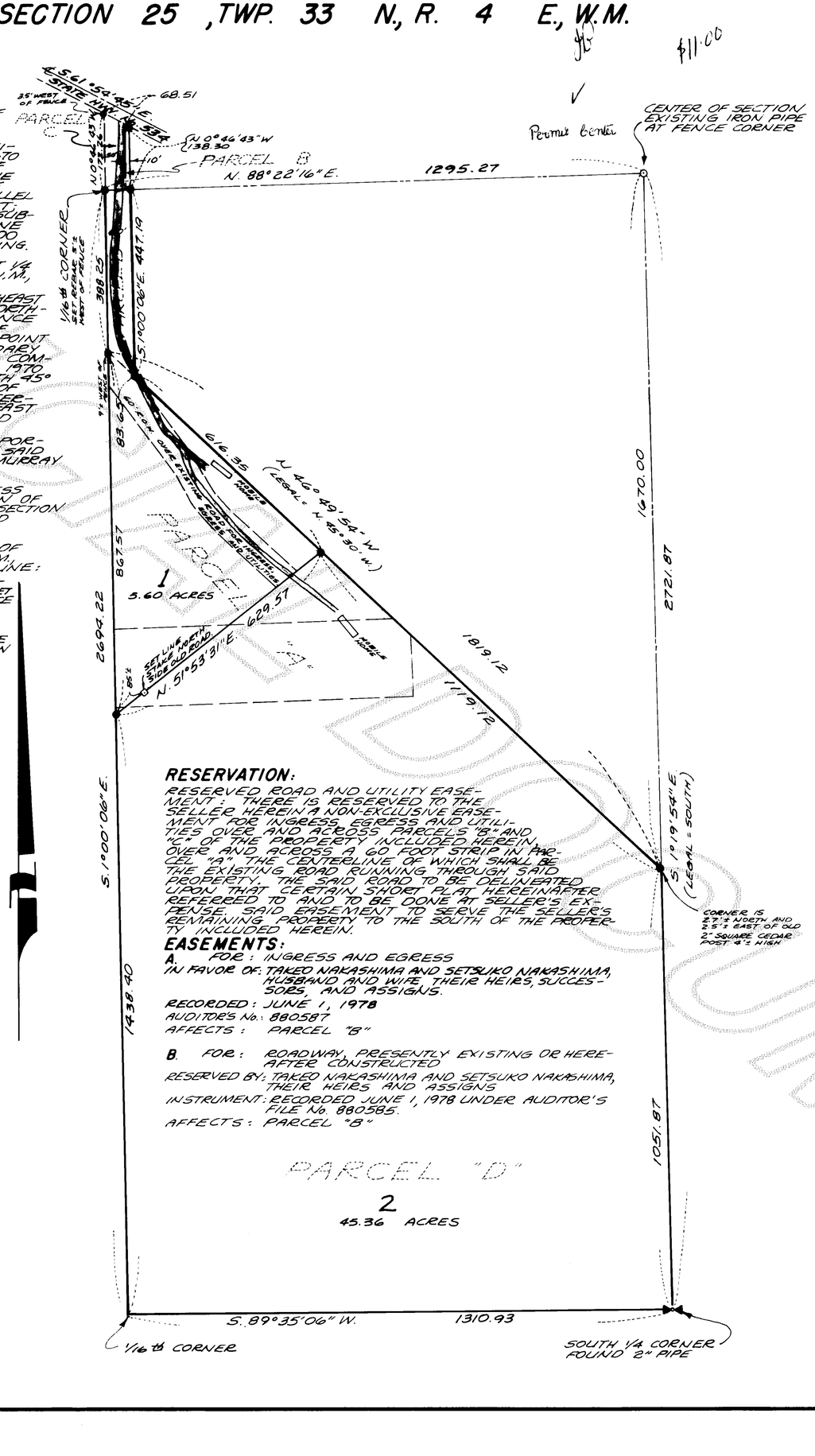
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 60 FEET, THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY BOUNDARY OF A TRACT OF LAND CONVEYED TO H & O LOGGING COMPANY, INC. BY INSTRUMENT RECORDED JANUARY 29 1970 UNDER AUDITOR'S FILE No. 735247; THENCE NORTH 45° 30' WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOGGING COMPANY TRACT TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

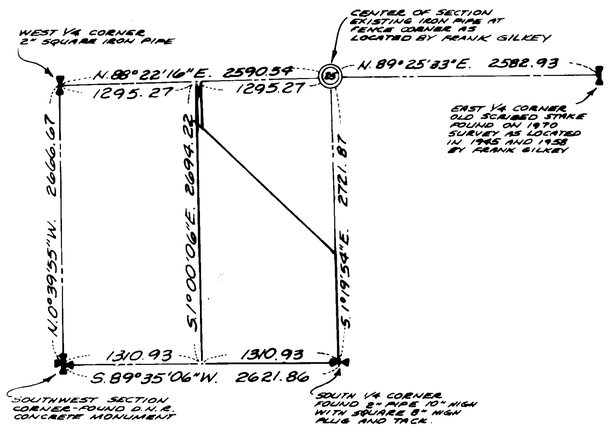
ALSO, THE EAST 10 FEET OF THE WEST 60 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25 LYING SOUTHERLY OF THE CONWAY-McMURRAY ROAD (STATE HIGHWAY No. 534).

PARCEL "C"
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 50 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, LYING SOUTHERLY OF THE CONWAY-McMURRAY ROAD (STATE HIGHWAY No. 534).

PARCEL "D"
THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH RANGE 4 EAST W.M. LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE THEREOF 1670 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 45°30' WEST TO A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 THAT IS 400 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE TERMINAL POINT OF SAID LINE; EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF PARCEL "A" DESCRIBED HEREINABOVE.





SECTION SUBDIVISION
S.W.1/4 SECTION 25, TWP. 33 N., RGE. 4 E., W.M.
SCALE: 1"=1000'

RESERVATION:

RESERVED ROAD AND UTILITY EASEMENT: THERE IS RESERVED TO THE SELLER HEREIN A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS PARCELS "B" AND "C" OF THE PROPERTY INCLUDED HEREIN, OVER AND ACROSS A 60 FOOT STRIP IN PARCEL "A", THE CENTERLINE OF WHICH SHALL BE THE EXISTING ROAD RUNNING THROUGH SAID PROPERTY. THE SAID ROAD TO BE DELINEATED UPON THAT CERTAIN SHORT PLAT HEREINAFTER REFERRED TO AND TO BE DONE AT SELLER'S EXPENSE. SAID EASEMENT TO SERVE THE SELLER'S REMAINING PROPERTY TO THE SOUTH OF THE PROPERTY INCLUDED HEREIN.

EASEMENTS:

A. FOR: INGRESS AND EGRESS
IN FAVOR OF: TAKEO NAKASHIMA AND SETSUKO NAKASHIMA, HUSBAND AND WIFE, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.
RECORDED: JUNE 1, 1978
AUDITOR'S No.: 880587
AFFECTS: PARCEL "B"

B. FOR: ROADWAY, PRESENTLY EXISTING OR HEREAFTER CONSTRUCTED
RESERVED BY: TAKEO NAKASHIMA AND SETSUKO NAKASHIMA, THEIR HEIRS AND ASSIGNS
INSTRUMENT: RECORDED JUNE 1, 1978 UNDER AUDITOR'S FILE No. 880585.
AFFECTS: PARCEL "B"

PARCEL "D"
2
45.36 ACRES

NOTES:

1. 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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RURAL
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
5. WATER - INDIVIDUAL WELL
6. ● DENOTES 3/4" IRON 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.

Diane E. Beal — DIANE E. BEAL
Larry Russell Beal — LARRY RUSSELL BEAL
Kristine L. Coughlin — KRISTINE L. COUGHLIN
Michael L. Coughlin — MICHAEL L. COUGHLIN

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF Skagit }
ON THIS 21st DAY OF January, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Diane E. Beal and Larry Russell Beal, wife and husband, and Kristine L. Coughlin and Michael L. Coughlin, wife and husband, 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 EXPRESSED AND MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Earl D. Bowers
NOTARY PUBLIC
RESIDING AT Mount Vernon, WA.

STATE OF WASHINGTON } SS
COUNTY OF _____ }
ON THIS ____ DAY OF _____, 19__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

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 _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

_____
NOTARY PUBLIC
RESIDING AT _____, 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.

John E. Leonard Jr.
JOHN E. LEONARD, JR., P.E. & P.L.S.
LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233
CERTIFICATE NO. 8992
DATE 2/2/81

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 20th DAY OF MAY, 1981.

Robert Schultz — SHORT PLAT ADMINISTRATOR
COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21st DAY OF May, 1981, AT 9:58 A M. IN BOOK 5 OF SHORT PLATS AT PAGE 71, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

Lucille Henry
SKAGIT COUNTY AUDITOR
BY: Joan Buchanan
DEPUTY

SCALE: 1" = 200'
F.B. 203 P. 48-53
L. ____ P. ____
MERIDIAN: ASSUMED
JOB No. 80205

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