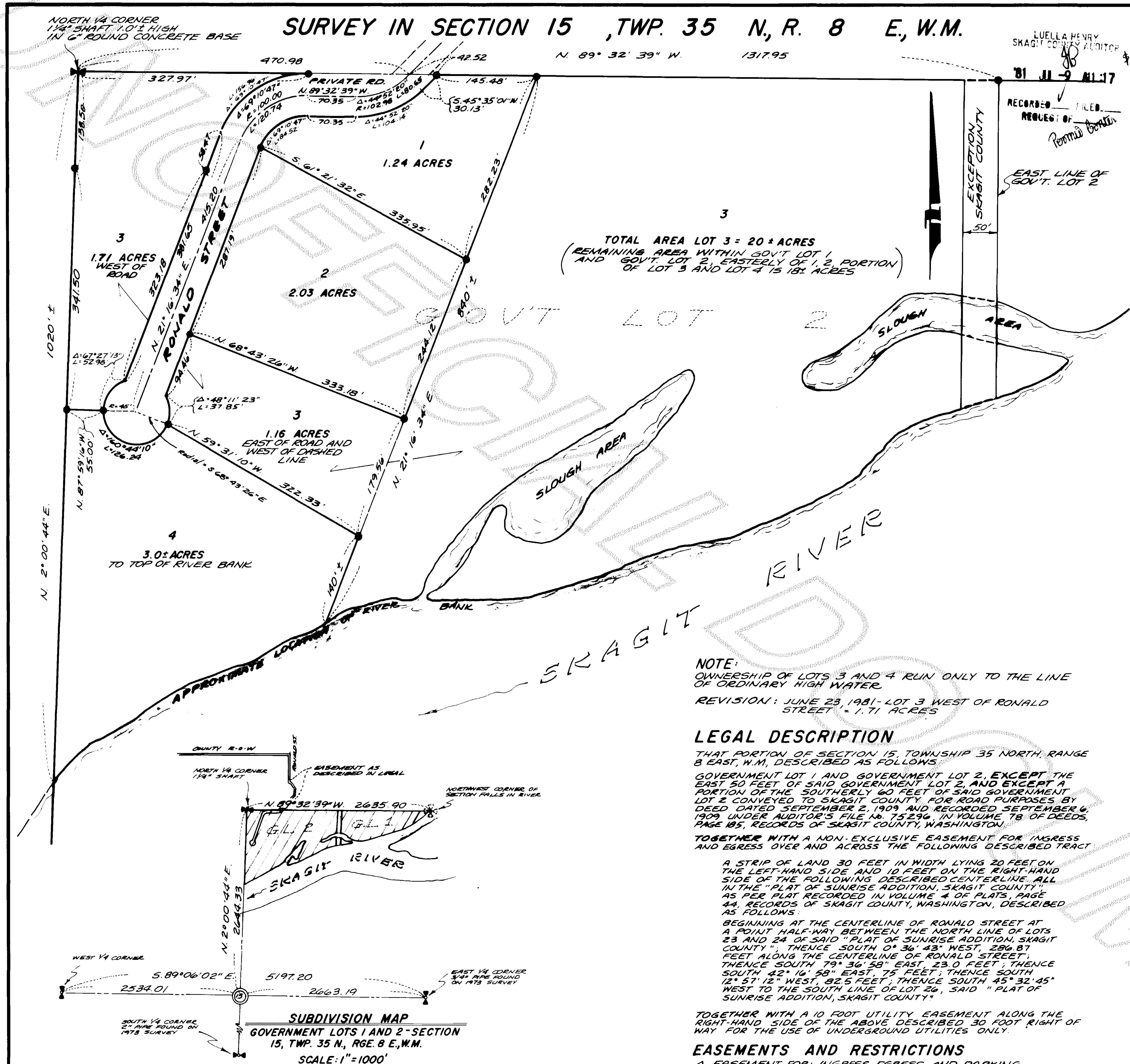


SHORT PLAT NUMBER 99-80
DATE 6-8-81 REVISED



NOTES:

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROAD SHALL BE RESPONSIBILITY OF 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 - RESIDENTIAL.
4. SEWER - DEDICATED INDIVIDUAL SEPTIC SYSTEMS
5. WATER - PRIVATE WELLS
6. Ø-DENOTES 8 1/4" PIPE WITH YELLOW CAP MARKED LEONARD 8992 SET.

TOTAL AREA LOT 3 = 20 ± ACRES
(REMAINING AREA WITHIN GOV'T LOT 1
AND GOV'T LOT 2, EASTERLY OF 1, 2 PORTION
OF LOT 3 AND LOT 4 IS 18 ± ACRES)

NOTE:

OWNERSHIP OF LOTS 3 AND 4 RUN ONLY TO THE LINE
OF ORDINARY HIGH WATER

REVISION: JUNE 23, 1981 - LOT 3 WEST OF RONALD STREET = 1.71 ACRES

LEGAL DESCRIPTION

THAT PORTION OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 1 AND GOVERNMENT LOT 2, EXCEPT THE EAST 50 FEET OF SAID GOVERNMENT LOT 2, AND EXCEPT A PORTION OF THE SOUTHERLY 60 FEET OF SAID GOVERNMENT LOT 2 CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED SEPTEMBER 2, 1909 AND RECORDED SEPTEMBER 6, 1909 UNDER AUDITOR'S FILE No. 75296, IN VOLUME 78 OF DEEDS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT

A STRIP OF LAND 30 FEET IN WIDTH LYING 20 FEET ON THE LEFT-HAND SIDE AND 10 FEET ON THE RIGHT-HAND SIDE OF THE FOLLOWING DESCRIBED CENTERLINE ALL IN THE "PLAT OF SUNRISE ADDITION, SKAGIT COUNTY" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF RONALD STREET AT A POINT HALF-WAY BETWEEN THE NORTH LINE OF LOTS 23 AND 24 OF SAID "PLAT OF SUNRISE ADDITION, SKAGIT COUNTY," THENCE SOUTH 01° 36' 43" WEST, 296.87 FEET; THENCE SOUTHERLY CURVED BY RADIUS 57.5 FEET, THENCE SOUTH 79° 36' 58" EAST 23.0 FEET; THENCE SOUTH 42° 16' 58" EAST 75 FEET; THENCE SOUTH 12° 57' 21" WEST 82.5 FEET THENCE SOUTH 45° 32' 45" WEST 100 FEET; OF LOTS 23 AND 24, SAID "PLAT OF SUNRISE ADDITION, SKAGIT COUNTY."

TOGETHER WITH A 10 FOOT UTILITY EASEMENT ALONG THE
RIGHT-HAND SIDE OF THE ABOVE DESCRIBED 30 FOOT RIGHT OF
WAY FOR THE USE OF UNDERGROUND UTILITIES ONLY.

EASEMENTS AND RESTRICTIONS

- A. EASEMENT FOR: INGRESS, EGRESS, AND PARKING
IN FAVOR OF: EDGAR V. GATES AND VIRDELLE O. GATES
RECORDED: JULY 19, 1978
AUDITOR'S No.: 883817
AFFECTS : THE EAST 40 FEET OF GOV'T LOT 2 (LIES
WITHIN 50 FOOT WIDE COUNTY ROAD EIGHT-OF-WAY)
B. ANY QUESTION WHICH MAY ARISE DUE TO SHIFTING OR
CHANGING IN COURSE OF THE SKAGIT RIVER.
C. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT
PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED
WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER
OF THE SKAGIT RIVER.

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.

<u>MAX I. FORD</u> Edgar V. Gates EOGAR V. GATES	<u>Una M Ford</u> UNA M. FORD Virdelle O. Gates VIRDELLE O. GATES
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ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF _____ } ss
ON THIS 12th DAY OF April, 1980, BEFORE ME,
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED Willie Mae
and Mr. and Mrs. Willie Mae who are husband and wife

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN
AND WHO EXECUTED THE WITHIN INSTRUMENT, AND
KNOWING THAT HE HAS SIGNED AND SEALED
THE SAME AS A FULL, FREE AND VOLUNTARY ACT
AND DEED FOR THE PURPOSES THEREIN
MENTIONED,
WITNESS MY HAND AND OFFICIAL SEAL HERETO
AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Walter A. Sharpe
NOTARY PUBLIC
RESIDING AT Bullwinn, WA.

STATE OF WASHINGTON }
COUNTY OF _____ } ss
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 FORE-
GOING INSTRUMENT, AND ACKNOWLEDGED THE
SAID INSTRUMENT TO BE THE FREE AND VOLUN-
TARY ACT AND DEED OF SAID CORPORATION, FOR
THE PURPOSES AND INTENTS THEREIN MENTIONED,
AND ON OATH STATED THAT
AUTHORIZED TO EXECUTE THE SAID INSTRU-
MENT.
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, P.E., F.P.L.S.
LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233

CERTIFICATE NO. 8992
DATE 10/23/80

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 30th DAY OF JUNE 2014.

Robert Schofield
SHORT PLAT ADMINISTRATOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9TH DAY PENNING July
1981, AT 11:17A MA

BOOK 5 OF SHORT PLATS AT PAGE 96,
AT THE REQUEST OF LEONARD AND BOLDINGT,
INC.

Kiella Henry
SKAGIT COUNTY AUDITOR

BY: Joan Buchanan
DEPUTY

SCALE: 1" = 100' FB 18 P 67-69
MERIDIAN: ASSUMED JOB No. 79181