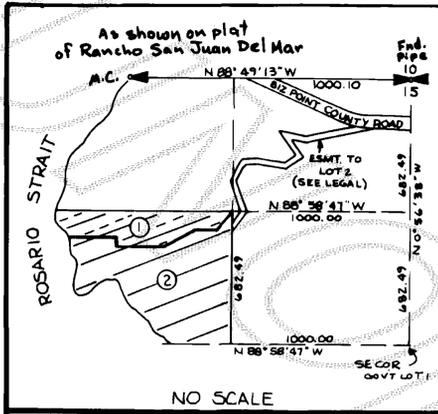


SHORT PLAT NO. 31-81

DATE REVISION 7-29-81



RANCHO SAN JUAN DEL MAR DIVISION NO. 3

BIZ POINT ROAD

RECORDED REQUEST OF

71 JUL 31 P3:13

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

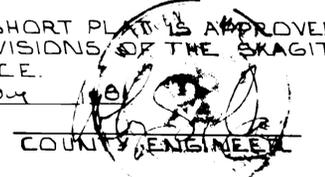
Monique Thompson
K.A. Thompson

Edwin Irvine

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE.

Robert Schuchert
SHORT PLAT ADMINISTRATOR



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AS SHOWN AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

Clair A. Crossman
CLAIR A. CROSSMAN
CERTIFICATE NO. 9569

May 15, 1981
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31ST DAY OF July 1981 AT 3:12 P.M. IN BOOK 5 OF SHORT PLATS ON PAGE 105 AT THE REQUEST OF CLAIR A. CROSSMAN, RECORDS OF SKAGIT COUNTY, WASH.

Lucella Henry by Joan Buchanan

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } 55
COUNTY OF SKAGIT }
ON THIS 11TH DAY OF JUNE 1981 PERSONALLY APPEARED K.A. THOMPSON AND MONIQUE THOMPSON TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON John d. Alenarth
RESIDING AT Burlington

STATE OF WASHINGTON } 55
COUNTY OF SKAGIT }
ON THIS 11TH DAY OF JUNE 1981 PERSONALLY APPEARED Edna Irvine, a widow TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON John d. Alenarth
RESIDING AT Burlington, Wa.

LEGEND

- FND. WHITE HUB ON LINE
- SET REBAR W PLASTIC CAP L.S. 9569
- FND REBAR
- ⊙ EXIST. WELL

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 34 N. RANG. 1 E. W.M. LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT IN THE EAST LINE OF SAID GOV'T LOT 1 WHICH LIES N 0° 56' 38" W 682.49 FEET FROM THE SOUTHEAST CORNER OF SAID GOV'T LOT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT TO THE INTERSECTION WITH THE WEST LINE OF SAID GOV'T LOT AND THE TERMINAL POINT OF SAID LINE, EXCEPT THE EAST 1000 FEET THEREOF (AS MEASURED ALONG THE SOUTH LINE THEREOF).

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 40 FOOT WIDE STRIP OF LAND AS GRANTED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE # 853815 THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF TRACT "A" PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 3, PLATE 1 RECORDS OF SKAGIT COUNTY, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 376; THENCE SOUTH 81° 19' EAST 44.92 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF SAID COUNTY ROAD TO THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE SOUTH 35° 44' 01" WEST 147.02 FEET; THENCE SOUTH 62° 14' 11" WEST 140.14 FEET; THENCE SOUTH 45° 33' 26" WEST 162.92 FEET; THENCE SOUTH 42° 09' 56" WEST 167.71 FEET; THENCE SOUTH 69° 00' 48" WEST 161.45 FEET; THENCE SOUTH 60° 59' 45" WEST 83.00 FEET; THENCE SOUTH 11° 12' 18" WEST 220.00 FT, MORE OR LESS TO A POINT ON A PROPERTY LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF GOV'T LOT 1 SECTION 15 TOWNSHIP 34 N. R. 1 E. W.M., THENCE NORTH 0° 56' 38" WEST 682.49 FEET ALONG THE EAST LINE OF GOV'T LOT 1 TO THE POINT OF BEGINNING OF SAID PROPERTY LINE; THENCE NORTH 83° 58' 47" WEST PARALLEL TO THE SOUTH LINE OF SAID GOV'T LOT 1 TO THE INTERSECTION OF SAID EASEMENT CENTERLINE.

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS, EGRESS AND ROAD AND UTIL. PURPOSES TOGETHER WITH AND INCLUDING ANY AFTER ACQUIRED TITLE OVER ALONG UNDER AND ACROSS A 40 FOOT STRIP OF LAND LYING 20 FEET RIGHT AND 20 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINES:
COMMENCING AT THE N 1/4 COR. OF SEC. 15 TWP. 34N R. 1E. W.M. THENCE SOUTH 0° 56' 38" EAST 258.97 FEET ALONG THE CENTERLINE OF SAID SEC. 15 TO THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD KNOWN AS BIZ POINT ROAD; THENCE NORTH 89° 45' WEST 106.19 FEET ALONG SAID RIGHT OF WAY; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22° 18' 30" AND A RADIUS OF 354.48 FEET A DISTANCE OF 138.01 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY 43.39 TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 85° 08' 34" WEST 232.96 FEET MORE OR LESS TO A POINT WHICH LIES S 65° 36' 29" W 56.74 FEET FROM SAID QUARTER CORNER; THENCE N 86° 49' 11" W 161.51 FT; THENCE S 33° 37' 06" E 197.94 FEET; THENCE SOUTH 54° 27' 14" W 63.59 FEET; THENCE N 80° 39' 49" W 204.23 FEET; THENCE SOUTH 78° 47' 04" W 179.53 FEET; THENCE SOUTH 36° 04' 09" W 26.38 FEET; THENCE 5 09' 43' 16" E 190 FT. MORE OR LESS TO THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED AS PARCEL A IN REAL ESTATE CONTRACT DATE MAY 26 1977 RECORDED JUNE 2 1977 UNDER A.F. # 857491; THENCE IN A SOUTHWESTERLY DIRECTION TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND LOCATED IN A PORTION OF GOV'T LOT 1 SECTION 15, TOWNSHIP 34N, RANGE 1 E W.M. AS DESCRIBED UNDER A.F. # 853814.

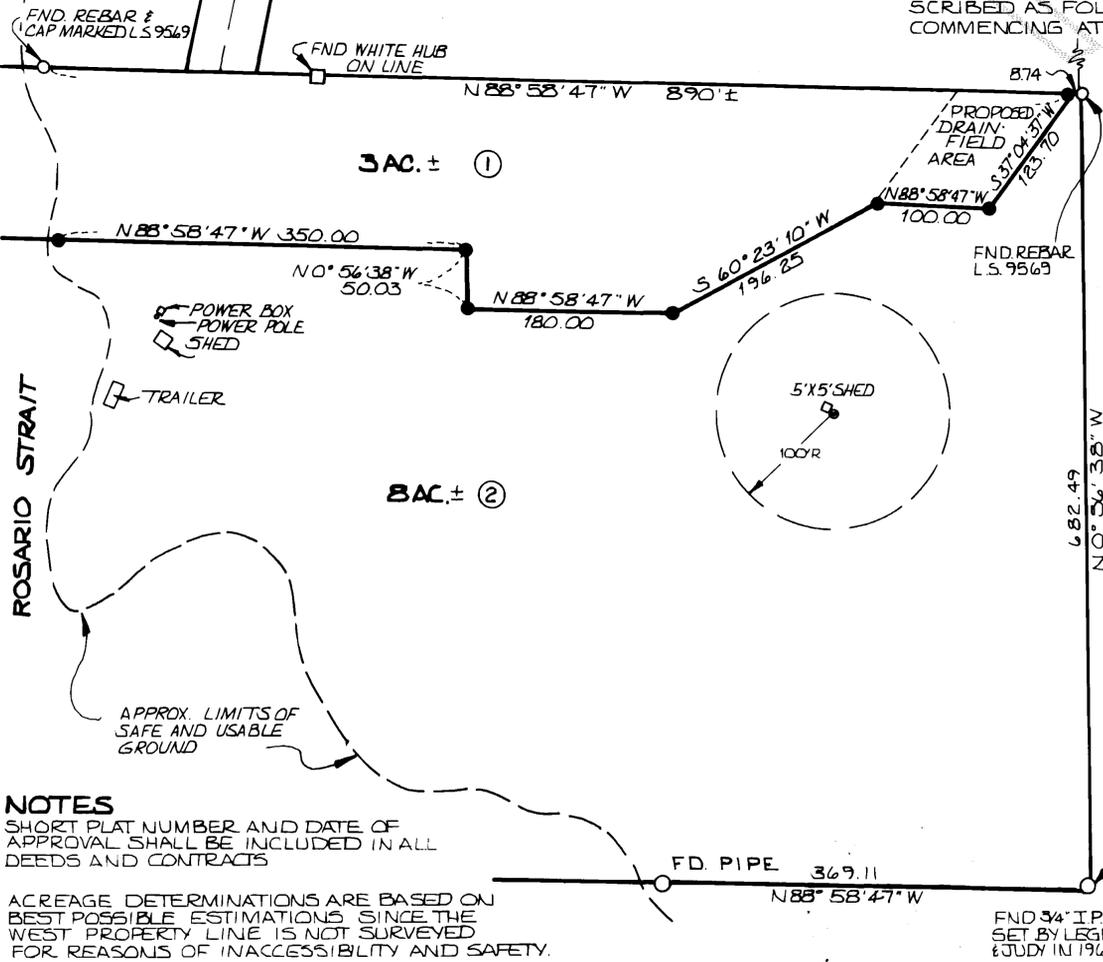
THIS EASEMENT IS APPURTENANT TO AND SHALL RUN WITH AND FOR THE BENEFIT OF THE FOLLOWING DESCRIBED PROPERTY AND THE PRESENT AND FUTURE OWNERS THEREOF:
THAT PORTION OF GOV'T LOT 1, SECTION 15, TOWNSHIP 34N, RANGE 1 EAST W.M. LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT IN THE EAST LINE OF SAID GOVERNMENT LOT 1 WHICH LIES N 0° 56' 38" W 682.49 FEET FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT TO THE INTERSECTION WITH THE WEST LINE OF SAID GOV'T LOT AND THE TERMINAL POINT OF SAID LINE (EXCEPT THE EAST 1000 FEET THEREOF AS MEASURED ALONG THE SOUTH LINE THEREOF.) FILED UNDER A.F. # 8106240042

NOTES

ALL MAINTENANCE AND CONSTRUCTION OF ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
BASIS OF BEARINGS: SP# 99-77 AF # 872707
ZONING: RESIDENTIAL
SEWER: INDIVIDUAL SEPTIC TANKS
WATER: INDIVIDUAL WELLS

3 AC. ± ①

8 AC. ± ②



NOTES

SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS

ACREAGE DETERMINATIONS ARE BASED ON BEST POSSIBLE ESTIMATIONS SINCE THE WEST PROPERTY LINE IS NOT SURVEYED FOR REASONS OF INACCESSIBILITY AND SAFETY.

SKAGIT SURVEYORS INC.
330 METCALF ST.
SEDRO WOOLLEY WASH.
PHONE 855-1810

SHORT PLAT
K.A. THOMPSON

OWN. BY KMC-WJT	DATE 5-15-81	JOB NO. 20-81
CHK'D BY LHR	SCALE 1"=100'	SHEET 1 OF 1