8109110008

LEGAL DESCRIPTION

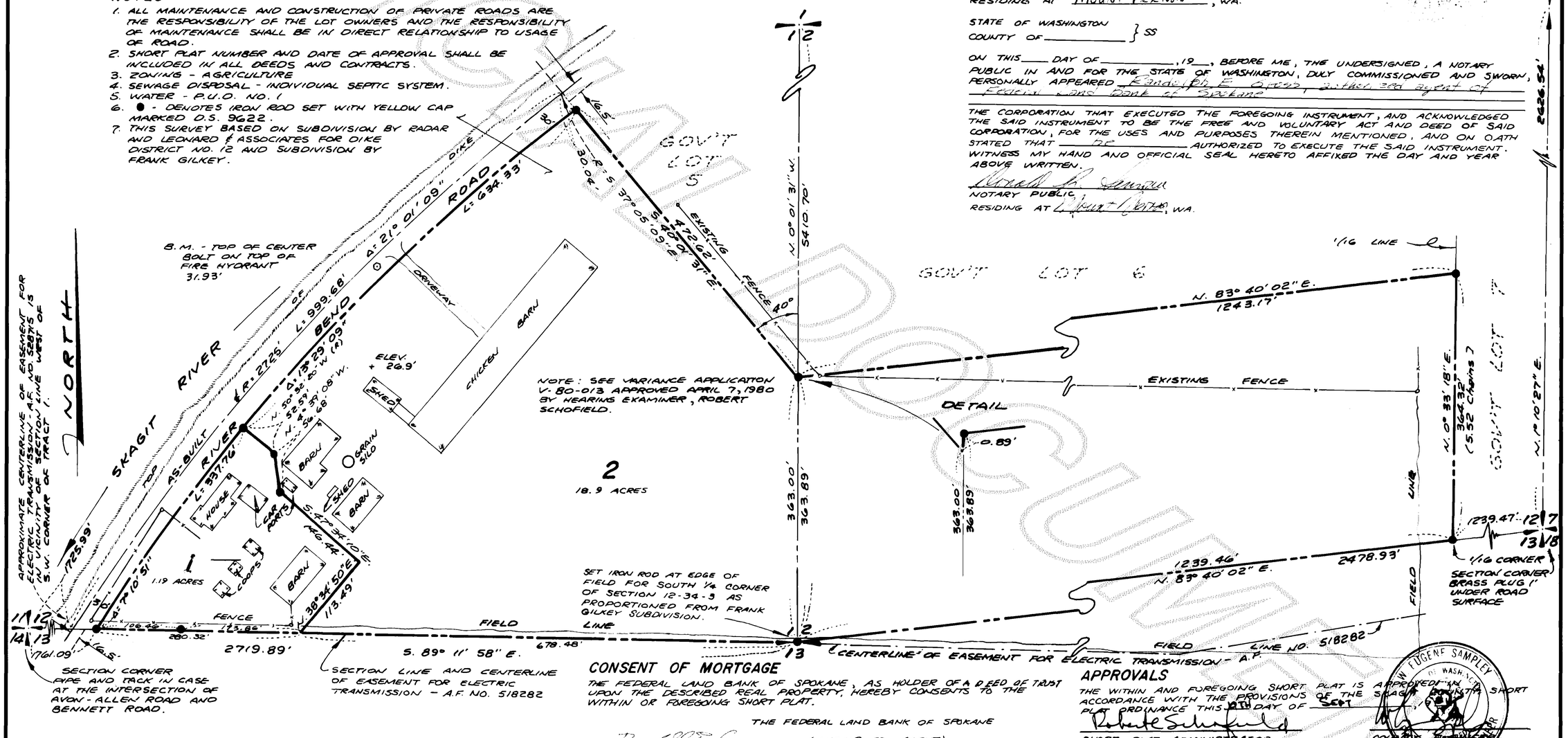
PARCEL "A": THAT PORTION OF GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF THE SECTION TO THE SOUTHEAST CORNER OF LOT 6; THENCE NORTH 5.52 CHAINS; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT TO THE WEST LINE THEREOF; THENCE SOUTH 5.52 CHAINS TO THE PLACE OF BEGINNING, EXCEPT ROADS. ALSO, GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT ROADS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE 5.50 CHAINS NORTH OF THE QUARTER POST BETWEEN SECTIONS 12 AND 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 40° WEST (VA 23 1/2° EAST) 8 CHAINS TO THE LEFT BANK OF THE SKAGIT RIVER; THENCE NORTH 58° EAST 5.75 CHAINS ALONG THE RIVER BANK TO THE QUARTER SECTION LINE; THENCE SOUTH ON SAID QUARTER LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING DIKE AND DITCH RIGHTS OF WAY; AND EXCEPTING THAT PORTION OF GOVERNMENT LOT 5 LYING EASTERLY OF RIVER BEND ROAD AND LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12 IS NORTH 87°23'58" EAST 5188.78 FEET; THENCE FROM SAID SOUTHWEST CORNER SOUTH 89°11'58" EAST 1867.55 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 36°25'00" EAST 238.21 FEET; THENCE NORTH 52°30'00" WEST 110 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF SAID RIVER BEND ROAD AND THE TERMINUS OF SAID LINE.

PARCEL "B": THAT PORTION OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING EASTERLY OF THE RIVER BEND ROAD AND LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12 IS NORTH 87°23'58" EAST 5188.78 FEET; THENCE FROM SAID SOUTHWEST CORNER SOUTH 89°11'58" EAST ALONG THE SOUTH LINE OF SAID SECTION 12, 1867.55 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 36°25'00" EAST 238.21 FEET; THENCE NORTH 52°30'00" WEST 110 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF SAID RIVER BEND ROAD TO THE TERMINUS OF SAID LINE.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD.

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 - AGRICULTURE
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM.
5. WATER - P.U.D. NO. 1
6. ● - DENOTES IRON ROD SET WITH YELLOW CAP MARKED D.S. 9622.
7. THIS SURVEY BASED ON SUBDIVISION BY RADAR AND LEONARD & ASSOCIATES FOR DIKE DISTRICT NO. 12 AND SUBDIVISION BY FRANK GILKEY.



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.

LOREN WILLS, HUSBAND — BEVERLY WILLS, WIFE

ALBERT WARDENAAR, HUSBAND — HELEN LORRAINE WARDENAAR, WIFE

WILLIAM R. STEWART, HUSBAND

JUDY ANN STEWART, WIFE

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT

ON THIS 11TH DAY OF August, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LOREN WILLS, BEVERLY WILLS, ALBERT WARDENAAR AND HELEN LORRAINE WARDENAAR, WILLIAM R. STEWART AND JUDY ANN STEWART 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 MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT MOUNT VERNON, 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 _____, AUTHORIZED AGENT OF _____ 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.

CONSENT OF MORTGAGE

THE FEDERAL LAND BANK OF SPOKANE, AS HOLDER OF A DEED OF TRUST UPON THE DESCRIBED REAL PROPERTY, HEREBY CONSENTS TO THE WITHIN OR FOREGOING SHORT PLAT.

THE FEDERAL LAND BANK OF SPOKANE
BY: _____ (AUTHORIZED AGENT)

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 10TH DAY OF SEPT, 1981.

SHORT PLAT ADMINISTRATOR — COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11TH DAY OF September, 1981, AT 1:39 P.M., IN BOOK 5 OF SHORT PLATS AT PAGE 125, AT THE REQUEST OF DON SEMRAU AND ASSOCIATES.

SKAGIT COUNTY AUDITOR — DEPUTY

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.

DATE: 8-26-81

DON SEMRAU AND ASSOCIATES
1910 RIVERSIDE DRIVE NO. 9
MOUNT VERNON, WA. 98273
424-9566

CERTIFICATE NO. 9622

REGISTERED SURVEYOR

REVISED SHORT PLAT NO. 79-80 DATE:

SURVEY OF A PORTION OF GOVERNMENT LOTS 5 AND 6,
SECTION 12, T. 34 N., R. 3 E., W.M.
for LOREN & BEVERLY WILLS

F.B. 7 P. 9 & 56	DON SEMRAU AND ASSOCIATES	SCALE 1" = 100'
MERIDIAN PREVIOUS SURVEYS	SURVEYING · ENGINEERING · PLANNING MOUNT VERNON, WA. 98273 424-9566	JOB NO. 79-116

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