



**EXISTING ZONING CLASSIFICATION**

Residential

**LEGAL DESCRIPTION**

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) lying Westerly of the Centerline of Red Cabin Creek in Section Ten (10), Township Thirty-five (35) North, Range Six (6) East of the Willamette Meridian, EXCEPT the North Thirty (30) feet thereof conveyed to Skagit County for road purposes, and ALSO EXCEPT the West 466.70 feet thereof, and ALSO EXCEPT Railroad Right-of-way as disclosed by deed dated May 5, 1928 and recorded May 22, 1928 as Auditor's File No. 213410 in Volume 145 of Deeds, page 416, and SUBJECT TO that Easement and Agreement affecting the portion of said premises within that 100 foot strip of land along the Westerly most branch of Red Cabin Creek, granted to Skagit County for flood control or drainage purposes under that document dated July 13, 1972, and recorded July 19, 1972, under Skagit County Auditor's File No. 771285.

Situate in the County of Skagit, State of Washington.

**SURVEYOR'S NOTE PERTINENT TO THE ABOVE LEGAL DESCRIPTION:**

That instrument, cited hereinabove as Auditor's File No. 213410, is a deed of conveyance from Valentine Adams to Walter H. Adams for the entire SW 1/4 of the SW 1/4 and merely states "less railroad" without specifically designating where. Said "railroad" must mean the old Puget Sound and Baker River Railway, now abandoned and is State Highway No. 20, which did in fact run across the South 30 feet of said SW 1/4 of the SW 1/4. Since deeds to the N 1/2 of said SW 1/4 of the SW 1/4 do not cite railroad exceptions and deeds to and maps of the S 1/2 of the SW 1/4 of the SW 1/4 do include and show the old railroad and new highway right-of-way, our opinion is that the above Railroad Right-of-Way Exception does not apply to this legal description.

**AUDITOR'S CERTIFICATE**

Filed for the record this 21<sup>st</sup> day of September, 1981, at 11 minutes past 10 o'clock P. M., in Volume 5 of Short Plats at page 129, and recorded under Auditor's File No. 8109210028, at the request of Clifford Mortimore.

*Luella Henry Buchanan*  
Auditor Skagit County



**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Short Subdivision Ordinance No. 5544 as Amended Sept. 3, 1974, at the request of Clifford Mortimore in August 1981.

*Gwynne D. Legro*  
Engineer & Surveyors  
Mount Vernon, Wn.



**TREASURER'S CERTIFICATE**

This is to certify that all taxes here to fore 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 of 1981.

This 17 Day of September, 1981.

*Robert C. Schofield*  
Skagit County Treasurer

**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 availability of said water.

**RESTRICTIONS**

- Short Plat Number and date of approval shall be included in all deeds and contracts.
- All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility shall be in direct relationship to usage of road.

**SEWAGE DISPOSAL**

The method of sewage disposal shall be by individual septic drainfield systems.

The required soil log and percolation tests for Tract "A" are submitted herewith for the Skagit County Health Department and are shown annotated hereon.

The septic drainfield system presently serving the residence upon Tract "B" has been approved and remains on file with the Skagit County Health Department.

**OWNER - DEVELOPER**

CLIFFORD MORTIMORE  
3120 Hamilton Cemetery Road  
Sedro Woolley, Washington

CLERK OF COUNTY CLERK  
SKAGIT COUNTY  
81 SEP 21 10:17 AM '81 \$10.00  
RECORDED  
REQUEST OF  
*Permit Center*

**APPROVAL**

Examined and approved this 21<sup>st</sup> day of September, 1981, by the Planning Department of Skagit County, Washington.

*Robert C. Schofield*  
Robert C. Schofield

**APPROVAL**

Examined and approved this 21 day of Sept, 1981, by the County Engineer of Skagit County, Washington.



**OWNER'S CERTIFICATE**

Know all men by these presents, that we the undersigned, owners of the land included within this Short Plat do hereby CERTIFY that the decision to make this Short Plat was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 31<sup>st</sup> day of August, 1981.

*Clifford Mortimore*      *Mildred F. Mortimore*  
Clifford Mortimore      Mildred F. Mortimore

**ACKNOWLEDGEMENT**

State of Washington } S.S.  
County of Skagit }

On this day personally appeared before me CLIFFORD MORTIMORE and MILDRED F. MORTIMORE, also known as MILDRED F. NOBLES, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 31<sup>st</sup> day of August, 1981.

*Gwynne D. Legro*  
Notary Public in and for the State of Washington, residing at  
Mount Vernon



SHORT PLAT NO. 50-81 Rev 9-18-81

**CLIFFORD MORTIMORE PROPERTY SURVEY**

PTN. N 1/2 SW 1/4 SW 1/4  
SEC. 10, T. 35 N., R. 6 E.W.M.  
SKAGIT COUNTY, WASHINGTON