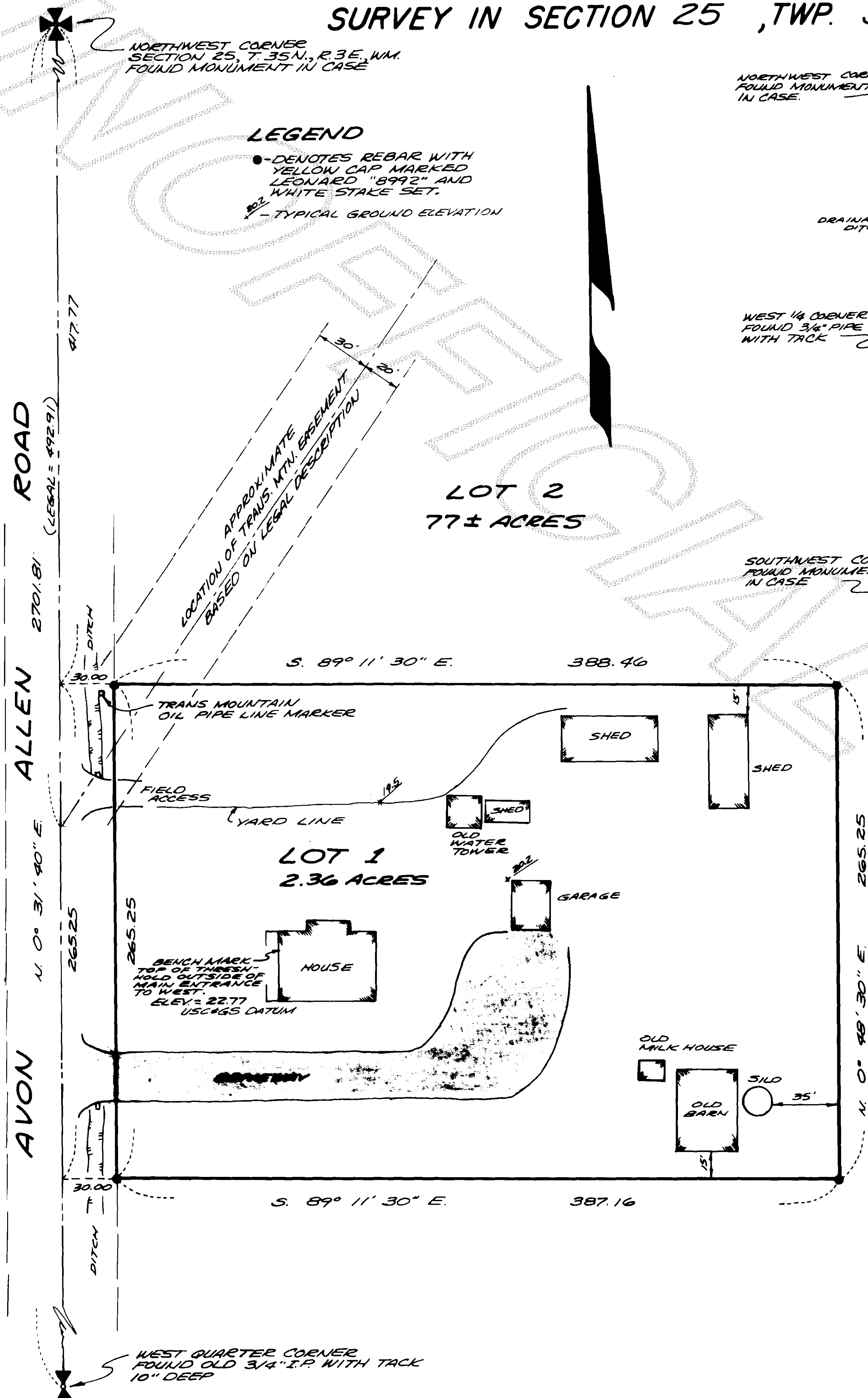


8501110011

SURVEY IN SECTION 25, TWP. 35 N., R. 3 E., W.M.

SHORT PLAT NUMBER 1-84
DATE REV 1-4-85

NORTHWEST CORNER FOUND MONUMENT IN CASE

DRAINAGE DITCH

WEST 1/4 CORNER FOUND 3/4" PIPE WITH TACK

DRAINAGE DITCH SUPERIOR COURT CAUSE NOS. 3062 AND 3604

NOTE: DRAINAGE DITCH IS SOUTH OF EXISTING MAIBEN ROAD.

VICINITY MAP
SCALE: 1" = 1000'

SOUTHWEST CORNER FOUND MONUMENT IN CASE

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. EXCEPT THAT CERTAIN STRIP OF LAND 17 FEET WIDE AT THE WEST END AND 24 FEET WIDE AT THE EAST END LYING ALONG AND ADJACENT TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED MARCH 10, 1902 UNDER AUDITOR'S FILE NO. 39095 IN VOLUME 46 OF DEEDS, PAGE 307 RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO EXCEPT DRAINAGE DITCHES RIGHTS-OF-WAYS AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NOS. 3062 AND 3604 AND ALSO EXCEPT THE AS-BUILT AND EXISTING COUNTY ROADS RUNNING ALONG THE WEST AND SOUTH LINES THEREOF COMMONLY KNOWN AS THE AVON-ALLEN ROAD AND MAIBEN ROAD

EASEMENTS

- AN EASEMENT FOR CONSTRUCTING AND MAINTAINING AN UNDERGROUND TILE DRAIN IN FAVOR OF DRAINAGE DISTRICT NO. 12, RECORDED DECEMBER 1, 1926 UNDER AUDITOR'S FILE NO. 199198 IN VOLUME 142 OF DEEDS, PAGE 81, AFFECTS A STRIP OF LAND THE EXACT WIDTH OF WHICH IS NOT DISCLOSED ON THE RECORD, RUNNING ALONG THE EAST LINE OF THE SUBJECT PROPERTY.
- AN EASEMENT FOR OIL PIPELINE IN FAVOR OF TRANS MOUNTAIN OIL PIPE LINE CORPORATION, RECORDED OCTOBER 14, 1954 UNDER AUDITOR'S FILE NO. 50740, AFFECTS A 50 FOOT WIDE STRIP OF LAND, BEING 30 FEET TO THE WESTERLY SIDE AND 20 FEET TO THE EASTERLY SIDE OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. THAT IS 331.01 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 35° 40' WEST A DISTANCE OF 511.62 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER THAT IS 492.91 FEET SOUTH OF THE NORTHWEST CORNER THEREOF

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE 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 THIS 20 DAY OF JANUARY, 1985.

SKAGIT COUNTY TREASURER

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.

RONALD C. KNUTZEN ESTATE
RONALD C. KNUTZEN, EXECUTOR

ACKNOWLEDGMENTS

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT }
ON THIS 4TH DAY OF JANUARY, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

RONALD C. KNUTZEN, EXECUTOR OF
EINER KNUTZEN ESTATE
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL HEREON AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT Naval Venn, WA

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT }
ON THIS 4TH DAY OF JANUARY, 1984, 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 THE SAID INSTRUMENT 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., R.E. & P.L.S.
LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233

CERTIFICATE NO. 8992
DATE MAY 15, 1984

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ACT OF JANUARY 1975.

SHORT PLAT ADMINISTRATOR COUNTY CLERK

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11TH DAY OF JANUARY, 1985, AT 10:11 P.M. IN

BOOK 6 OF SHORT PLATS AT PAGE 199, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

SKAGIT COUNTY AUDITOR

BY: Bar. Buchanan
DEPUTY

SCALE: 1" = 50'

MERIDIAN: ASSUMED

FB 240 P. 45-48

L 80 P. 68

JOB No. 83255