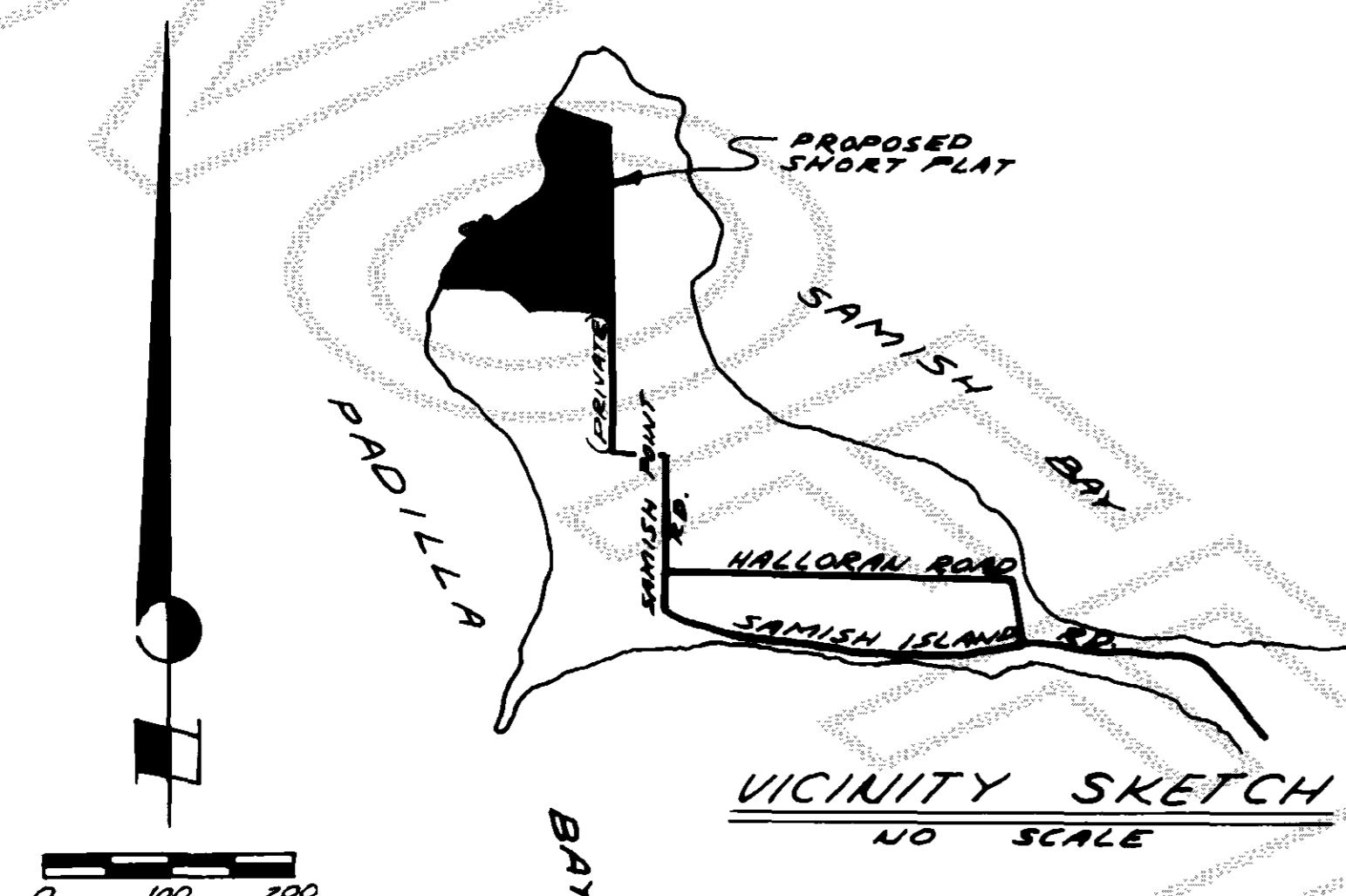


SURVEY IN SECTION 28 ,TWP. 36 N., R. 2 E., W.M.

SHORT PLAT NUMBER 45-84
DATE REV 2-14-85



LEGEND

- - DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992" SET.
○ - DENOTE ROD SET ON PREVIOUS SURVEY.
⊖ - DENOTES CONCRETE MONUMENT
□ - DENOTES 2"x2" WHITE STAKE SET ON PROPERTY LINE.

BASIS OF BEARING

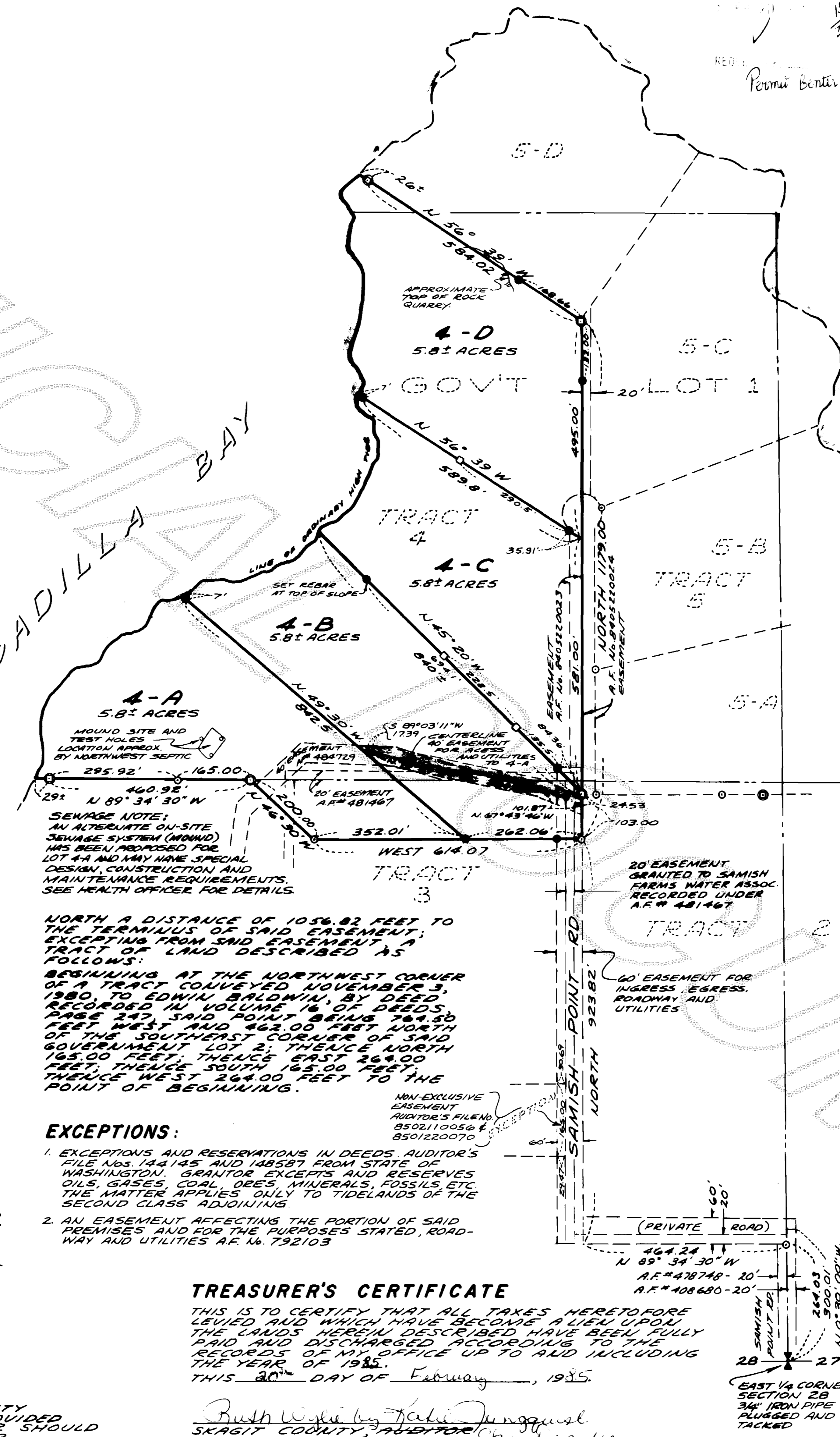
SURVEY MAP FILED IN BOOK 3 OF SURVEYS AT PAGES 82 AND 83 UNDER AUDITOR'S FILE NO. 801100073, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., AND SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28, WHICH IS A 3/4-INCH IRON PIPE; THENCE NORTH 0° 30' 00" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 264.03 FEET TO A 1/2-INCH IRON PIPE; THENCE NORTH 0° 30' 00" WEST, A DISTANCE OF 1056.82 FEET, THENCE NORTH 89° 34' 30" WEST, A DISTANCE OF 131.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 46° 30' 00" EAST, A DISTANCE OF 100.00 FEET; THENCE EAST 64.07 FEET; THENCE SOUTH 44° 19' 00" WEST, A DISTANCE NORTH 58° 39' 00" WEST, A DISTANCE OF 610 FEET, MORE OR LESS, TO THE LINE OF ORDINARY HIGH TIDE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG SAID LINE OF ORDINARY HIGH TIDE TO A POINT WHICH BEARS NORTH 89° 34' 30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 30' EAST TO THE TRUE POINT OF BEGINNING; TOGETHER WITH SECOND CLASS TIDELANDS ABUTTING THEREON.
THE ABOVE DESCRIBED TRACT IS SHOWN AS TRACT 4, ON RECORD OF SURVEY MAP FILED IN BOOK 3 OF SURVEYS, PAGES 82 AND 83, UNDER AUDITOR'S FILE NO. 801100073, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH A 60 FOOT WIDE STRIP OF LAND FOR INGRESS, EGRESS, ROADWAY AND UTILITIES OVER, UNDER AND ACROSS PORTIONS OF GOVERNMENT LOT 5, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., AND GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT A 3/4-INCH PIPE AT THE QUARTER CORNER BETWEEN SAID SECTIONS 27 AND 28, THENCE NORTH 0° 30' 00" WEST ALONG THE SECTION LINE COMMON TO SAID SECTIONS 27 AND 28, A DISTANCE OF 294.03 FEET; THENCE SOUTH 89° 34' 30" EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; OF SAID CENTERLINE; THENCE NORTH 89° 34' 30" WEST, A DISTANCE OF 513.98 FEET; THENCE

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 - RURAL.
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS.
5. WATER - PRIVATE WELLS.
6. WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THIS PLAT; THE BUYER SHOULD INQUIRE AS TO THE AVAILABILITY OF SAID WATER.



SEWAGE NOTE: AN ALTERNATE ON-SITE SEWAGE SYSTEM (MOUND) HAS BEEN PROPOSED FOR LOT 4-A AND MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.

NORTH A DISTANCE OF 1056.82 FEET TO THE TERMINUS OF SAID EASEMENT; EXCEPTING FROM SAID EASEMENT A TRACT OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF A TRACT CONVEYED NOVEMBER 3, 1980, TO EDWIN BALDWIN, BY DEED, RECORDED IN VOLUME 16 OF DEEDS, PAGE 247, SAID POINT BEING 764.50 FEET WEST AND 462.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 165.00 FEET; THENCE EAST 264.00 FEET; THENCE SOUTH 165.00 FEET; THENCE WEST 264.00 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS:

- 1. EXCEPTIONS AND RESERVATIONS IN DEEDS, AUDITOR'S FILE NOS. 144145 AND 148587 FROM STATE OF WASHINGTON. GRANTEE EXCEPTS AND RESERVES OILS, GASES, COAL, DEEPS, MINERALS, FOSSILS, ETC. THE MATTER APPLIES ONLY TO TIDELANDS OF THE SECOND CLASS ADJOINING.
2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED, ROADWAY AND UTILITIES A.F. NO. 792103.

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 THE YEAR OF 1985.
THIS 30th DAY OF February, 1985.

Ruth Wylie by Kati Jungquist
SKAGIT COUNTY, AUDITOR

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.

JAMES PIPERS DEVELOPER
MILTON SCHAYES DEVELOPER
SHARON SCHAYES ACTING EXECUTIVE DIRECTOR OF FINANCE AND SUPPORT SERVICES
PUBLIC UTILITY DISTRICT No. 1 of SNOHOMISH COUNTY

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF Snohomish }
ON THIS 30th DAY OF February, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED, James Pipers, Milton Schayes and Sharon Schayes, husband and wife.
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.
Judy J. Bricker
NOTARY PUBLIC
RESIDING AT Bellevue, WA.

STATE OF WASHINGTON } SS
COUNTY OF Snohomish }
ON THIS 21st DAY OF January, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED, Eugene Batson, Acting Executive Director of Finance and Support Services of P.U.D. No. 1 of Snohomish County.

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 HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
Eugene Batson
NOTARY PUBLIC
RESIDING AT Marysville, 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. P.E. P.L.S.
LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98283
CERTIFICATE NO. 8992
DATE Nov 28, 1984

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 15th DAY OF February, 1985.
Robert Schofield
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF February, 1985, AT 4:02 P.M. IN BOOK 7 OF SHORT PLATS AT PAGE 8, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.
Jenny M. Antuff
SKAGIT COUNTY AUDITOR
BY: DePUTY

SCALE: 1" = 200'
MERIDIAN: SEE BASIS OF BEARING
JOB No. 84127