

SURVEY IN SECTION 29, TWP. 35 N., R. 4 E., W.M.

8604110016

SHORT PLAT NUMBER 10-86
DATE 3-13-86

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT WAS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Fred Burr
FRED BURR
DEVELOPER

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT }
ON THIS 5TH DAY OF MARCH, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

FRED BURR

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.

Child Bowen
NOTARY PUBLIC

RESIDING AT Mount Vernon, WA

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT }
ON THIS 19 DAY OF APRIL, 1986, 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 AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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 THE DISTANCES AND BEARINGS ARE ACCURATE.

John E. Leonard Jr.
JOHN E. LEONARD JR., P.E., F.L.S.
LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
613 EAST FAIRHALL, EN.
BURLINGTON, WASHINGTON 98223
CERTIFICATE NO. 8992
DATE 3-13-86

APPROVALS

THE FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ACT, AND IS FILED FOR RECORD ON THIS DAY OF APRIL, 1986, AT 1 M IN BOOK 10 OF SHORT PLATS AT PAGE 10. THE RECORDS OF JOHN E. LEONARD AND BOUDINOT, INC.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF APRIL, 1986, AT 1 M IN BOOK 10 OF SHORT PLATS AT PAGE 10. THE RECORDS OF JOHN E. LEONARD AND BOUDINOT, INC.

SCALE: 1" = 100'

SEE BASIS OF BEARING NOTE

MERIDIAN: BEARING NOTE

FB 282
282
P 41
41
JOB No. 86019

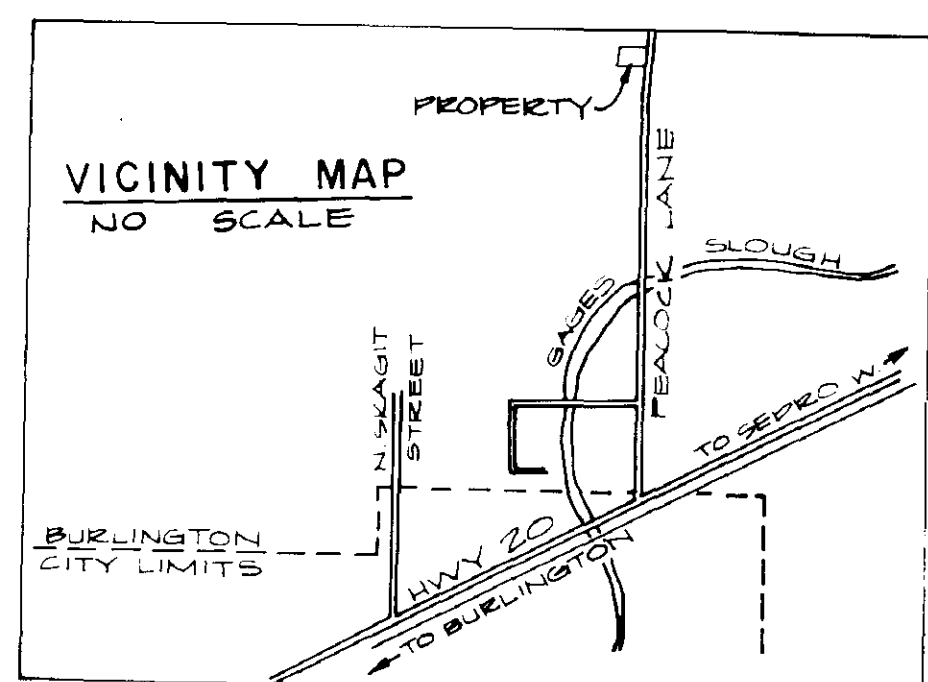
LEGAL DESCRIPTION

PARCEL "A"
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTH - EAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
ALSO THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
ALSO THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; EXCEPT ROAD; EXCEPT THE EAST 8 FEET THEREOF; AND EXCEPT THAT PORTION OF SAID PROPERTY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTHLINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 WITH THE WEST LINE OF A 40 FOOT ROAD KNOWN AS PEACOCK LANE; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 260 FEET; THENCE SOUTH PARALLEL TO SAID PEACOCK LANE 125 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 260 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID PEACOCK LANE 125 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT TRACTS "A" AND "B" OF SKAGIT COUNTY SHORT PLAT NO. 52-75, APPROVED DECEMBER 16, 1975, RECORDED DECEMBER 17, 1975, IN VOLUME 1 OF SHORT PLATS PAGE 84, UNDER AUDITOR'S FILE NO. 827512. RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

PARCEL "B"
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH - EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 11 FEET; THENCE SOUTHEAST 11 FEET TO A POINT 11 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 11 FEET TO THE POINT OF BEGINNING.

REBAR FALLS 2.5' EAST OF FENCE.

N. 88° 56' 41" E.
659.54



300.00
N. 88° 36' 16" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

300.00
N. 2° 28' 43" E.

EASEMENTS, RESERVATIONS AND RESTRICTIONS

- NOTES AS SET FORTH ON THE FACE OF SHORT PLAT NO. 52-75.
- EASEMENTS FOR ROAD AND UTILITY PURPOSES, AS DELINEATED ON THE FACE OF SHORT PLAT NO. 52-75.
- CONDITIONAL USE PERMIT RECORDED JUNE 4, 1982 UNDER AUDITOR'S FILE NO. 8206040018.

BASIS OF BEARING

SHORT PLAT NO. 52-75 APPROVED DECEMBER 16, 1975, AND RECORDED DECEMBER 17, 1975 IN VOLUME 1 OF SHORT PLATS AT PAGE 84 UNDER AUDITOR'S FILE NO. 827512.

LEGEND

- O - DENOTES REBAR SET PREVIOUS SURVEY.
- - DENOTES REBAR WITH YELLOW CAP MARKED, "LEONARD 8992", SET THIS SURVEY.
- ⊙ - DENOTES BENCHMARK.

SHORT PLAT 52-75

23.55 ACRES

376.78

249.95

10.09

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

30.16

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 1 DAY OF APRIL, 1986.

SKAGIT COUNTY TREASURER

NOTES:

- 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.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 20' WIDE - RESIDENTIAL
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC TANK
- WATER - PUD NO. 1
- "BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION."