

8606200025

SURVEY IN SECTION 31, TWP. 35 N., R. 2 E., W.M.

SHORT PLAT NUMBER 47-85
DATE

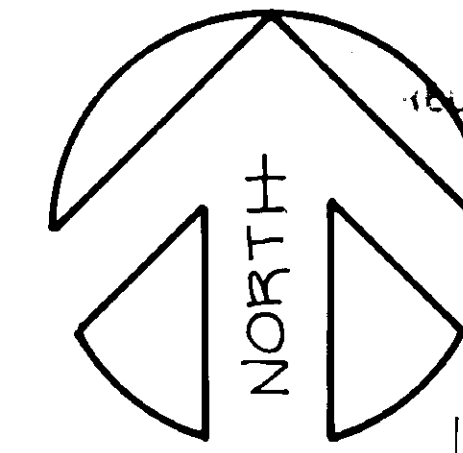
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERE TOFORE
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
1986. THIS 10th DAY OF MAR, 1986.

Linda Patterson, Deputy
SKAGIT COUNTY TREASURER

LEGEND

- - DENOTES 1/2" REBAR WITH
YELLOW CAP MARKED "LEONARD
8992, SET.
- - FOUND ROD WITH CAP SET BY
RON TORRANCE.



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.

Enol S. How

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF Skagit
ON THIS 21st DAY OF Oct, 1985 BEFORE ME,
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED

EARL S. Dow

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 HERE TO
AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

John E. Leonard
NOTARY PUBLIC

RESIDING AT Burlington, WA

STATE OF WASHINGTON } SS
COUNTY OF Skagit

ON THIS DAY OF 1985, THE UNDERSIGNED, A NOTARY PUBLIC
FOR THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED

THE CORPORATION THAT EXECUTED THE FORE-
GOING INSTRUMENT, AND ACKNOWLEDGED THE
SAID INSTRUMENT TO BE THE FREE AND VOLUN-
TARY ACT AND DEED OF SAID CORPORATION FOR
THE USES AND PURPOSES THEREIN MENTIONED,
AND ON OATH STATED THAT
AUTHORIZED TO EXECUTE THE SAID INSTRU-
MENT.
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

LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233

CERTIFICATE NO. 8992
DATE 10/29/85

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS
APPROVED IN ACCORDANCE WITH THE PRO-
VISIONS OF THE SKAGIT COUNTY SHORT PLAT
ORDINANCE THIS 11th DAY OF 1985.

Short Plat Administrator

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF
1985, AT 11:51 A.M. IN

BOOK 1 OF SHORT PLATS AT PAGE
AT THE REQUEST OF LEONARD AND BOUDINOT,
INC.

SKAGIT COUNTY AUDITOR

BY: Deputy

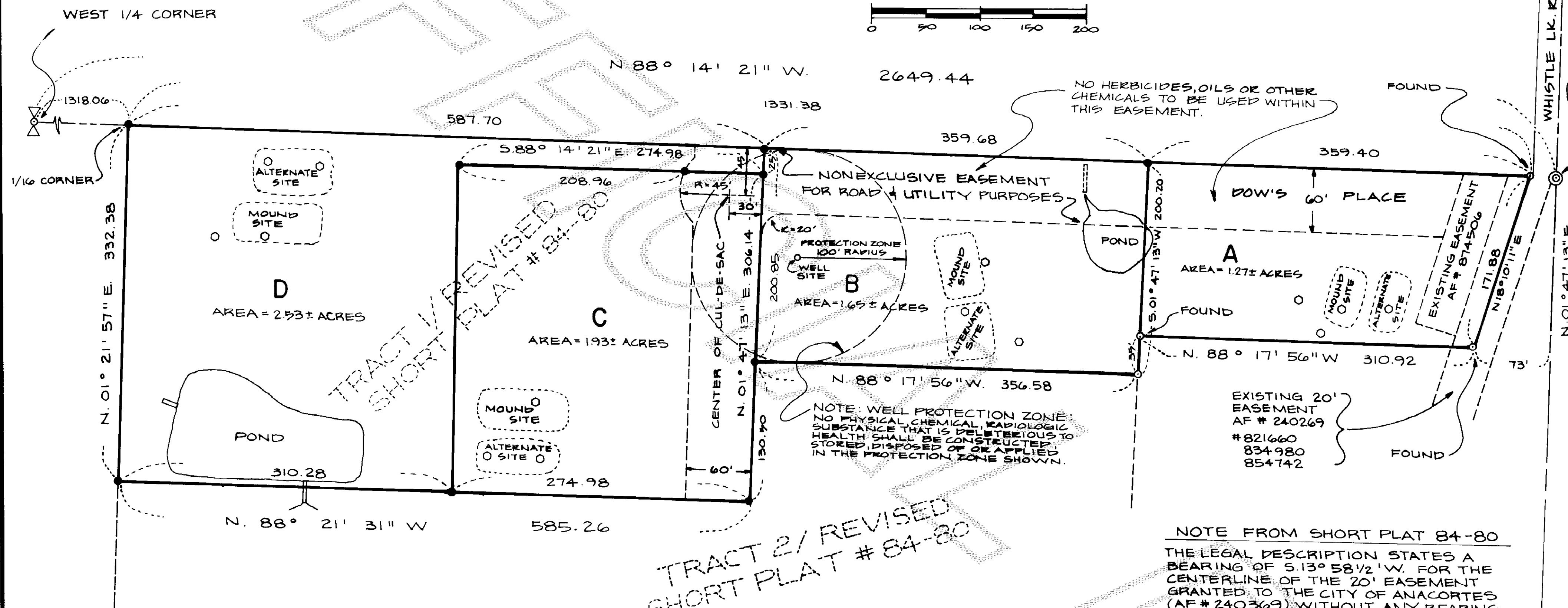
SCALE: 1" = 100'

MERIDIAN: SP 84-80

FB 282 P 36

JOB No. 85170

VOL 7 S/P PS 93



LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF TRACT 1 OF REVISED SKAGIT COUNTY SHORT PLAT
NO. 84-80, APPROVED AUGUST 19, 1980 AND RECORDED SEPTEMBER
19, 1980, UNDER AUDITOR'S FILE NO. 8009190029 IN VOLUME 4 OF
SHORT PLATS, PAGE 176, RECORDS OF SKAGIT COUNTY, WASHINGTON,
BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST OF
THE WILLAMETTE MERIDIAN;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE
SOUTH 88° 21' 31" EAST 664.47 FEET TO A SOUTHEAST CORNER OF
SAID TRACT 1; THENCE NORTH 01° 47' 13" EAST 130.5 FEET TO THE
TRUE POINT OF BEGINNING; THENCE NORTH 88° 21' 31" WEST
75.5 FEET, MORE OR LESS, TO THE EAST LINE OF A 60 FOOT EASEMENT
DELINEATED ON SAID SHORT PLAT; THENCE SOUTH 01° 47' 13" WEST
130.5 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE SOUTH
88° 21' 31" EAST 75.5 FEET, MORE OR LESS, TO THE AFOREMENTIONED
SOUTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 01° 47' 13" EAST
130.5 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- EASEMENT AND RIGHT OF WAY AS RECORDED UNDER AUDITOR'S FILE NOS. 135154 AND 57480. (PARCEL "A")
- EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 240269 (PARCEL "A")
- EASEMENT AS RECORDED UNDER AUDITOR'S FILE NOS. 572186 AND 572187 (PARCEL "A" & "B")
- EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 573775 (PARCEL "B")
- EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 584156 (PARCEL "A")
- RIGHT OF WAY AS RECORDED UNDER AUDITOR'S FILE NO. 584156 (PARCEL "A")
- EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 834980 (PARCEL "A")
- EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 854742 (PARCEL "A")
- EASEMENT AS RECORDED UNDER AUDITOR'S FILE NOS. 870546 AND 884361 (PARCEL "A")

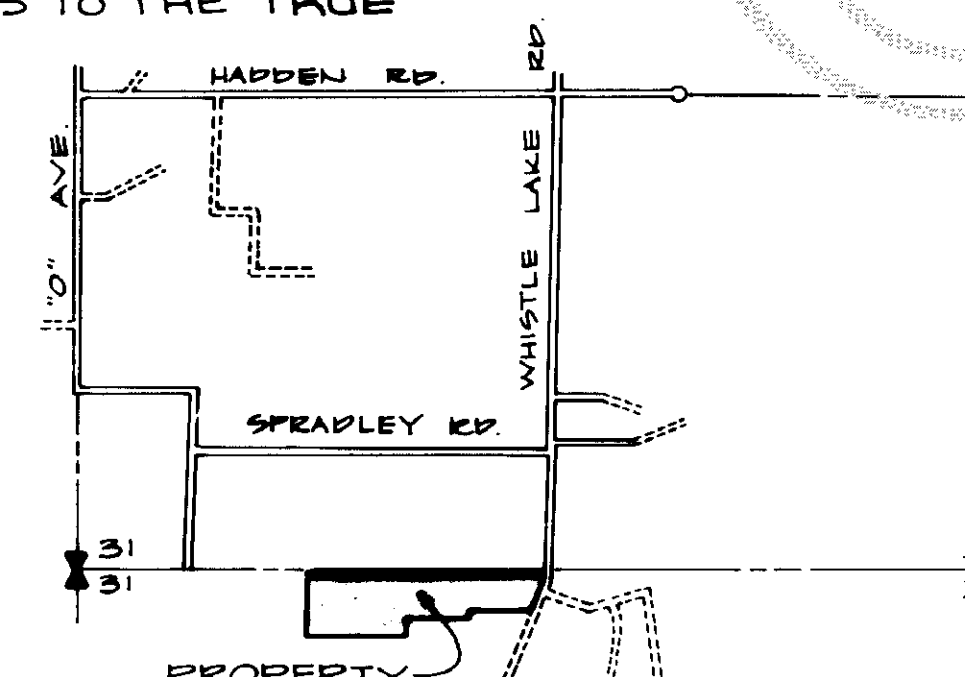
PARCEL B

THAT PORTION OF TRACT 2 OF REVISED SKAGIT COUNTY SHORT PLAT
NO. 84-80, APPROVED AUGUST 19, 1980 AND RECORDED SEPTEMBER
19, 1980, UNDER AUDITOR'S FILE NO. 8009190029 IN VOLUME 4 OF
SHORT PLATS, PAGE 176, RECORDS OF SKAGIT COUNTY, WASHINGTON,
BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST OF
THE WILLAMETTE MERIDIAN; DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1 OF SAID SHORT
PLAT; THENCE SOUTH 88° 21' 31" EAST 664.47 FEET TO A SOUTHEAST
CORNER OF SAID TRACT 1; THENCE NORTH 01° 47' 13" EAST 130.5 FEET
TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH
01° 47' 13" EAST 35.0 FEET TO A CORNER ON THE SOUTH LINE OF SAID
TRACT 1; THENCE SOUTH 88° 17' 56" EAST ALONG THE SAID SOUTH LINE
281.08 FEET; THENCE SOUTH 01° 47' 13" WEST 35.0 FEET; THENCE
NORTH 88° 17' 56" WEST 281.0 FEET, MORE OR LESS TO THE TRUE
POINT OF BEGINNING.

SEWAGE NOTES

- AN ALTERNATE ON-SITE SEWAGE SYSTEM (MOUND) HAS BEEN PROPOSED FOR PARCELS A, B, C, AND D AND MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
- MOUND AND ALTERNATE AREAS ARE APPROXIMATE LOCATION BASED ON CHUCK SMYTH LOCATION.
- DENOTES SOIL LOG HOLES AS LOCATED BY CHUCK SMYTH.

VICINITY MAP



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.
- ZONING - RURAL - RESIDENTIAL (1 ACRE MINIMUM)
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC TANK SYSTEMS.
- WATER - TRACT A: CITY OF ANACORTES TRACTS B, C, AND D INDIVIDUAL WELLS.