8606270025

SURVEY IN SECTION 15, TWP. 34 N., R. 1 E., W.M.

A REVISION OF SHORT PLAT NO. 31-81

SHORT PLAT NUMBER 31-81 REVISED
DATE RED 6-27-86

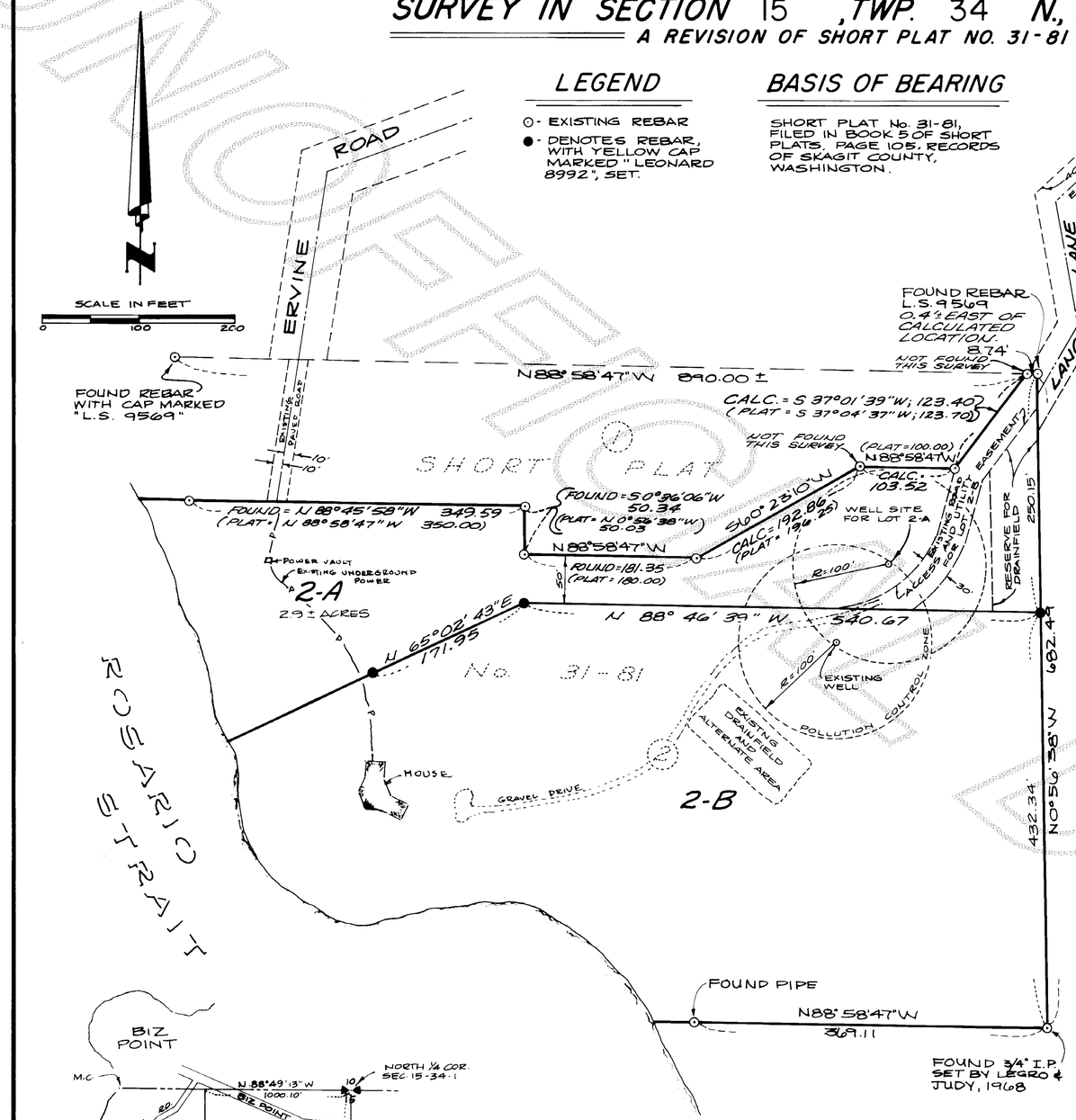
LEGEND

⊙ - EXISTING REBAR

● - DENOTES REBAR, WITH YELLOW CAP MARKED "LEONARD 8992", SET.

BASIS OF BEARING

SHORT PLAT No. 31-81, FILED IN BOOK 5 OF SHORT PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.



LEGAL DESCRIPTION

LOT 2 OF SHORT PLAT NO. 31-81 FILED IN BOOK 5 OF SHORT PLATS ON PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 40 FOOT WIDE STRIP OF LAND AS GRANTED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 853815, THE CENTERLINE OF WICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "A" PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 3, PLATE 1, RECORDS OF SKAGIT COUNTY, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 3760; THENCE SOUTH 81°19' EAST 44.92 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF SAID COUNTY ROAD TO THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE SOUTH 35° 44'01" WEST 147.02 FEET, THENCE SOUTH 62°14'11" WEST 140.14 FEET, THENCE SOUTH 45°33'26" WEST 162.52 FEET; THENCE SOUTH 42°09'56" WEST 167.71 FEET; THENCE SOUTH 69°00'48" WEST 161.45 FEET; THENCE SOUTH 60°59'45" WEST 83.00 FEET; THENCE SOUTH 11°12'18" WEST 220.00 FEET, MORE OR LESS TO THE NORTH LINE OF LOT 2 OF SHORT PLAT NO. 31-81 FILED IN BOOK 5 OF SHORT PLATS AT PAGE 105, RECORDS OF SKAGIT COUNTY, WA.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS EGRESS AND ROAD AND UTILITY PURPOSES TOGETHER WITH AND INCLUDING ANY AFTER ACQUIRED TITLE OVER ALONG AND ACROSS A 40 FOOT STRIP OF LAND LYING 20 FEET RIGHT AND 20 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15 TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 0°56' 38" EAST 258.97 FEET ALONG THE CENTERLINE OF SAID SECTION 15 TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD KNOWN AS BIZ POINT ROAD, THENCE NORTH 89°45' WEST 106.19 FEET ALONG SAID RIGHT OF WAY; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°18' 30" AND A RADIUS OF 354.48 FEET A DISTANCE OF 138.01 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY 43.39 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 85°08' 34" WEST 232.96 FEET MORE OR LESS TO A POINT WHICH LIES SOUTH 65°36' 39" WEST 567.74 FEET FROM SAID QUARTER CORNER, THENCE NORTH 86°49'11" WEST 161.51 FEET; THENCE SOUTH 33°37'06" EAST 197.94 FEET; THENCE SOUTH 54°27'14" WEST 63.59 FEET; THENCE NORTH 80°39'49" WEST 234.23 FEET; THENCE SOUTH 78°47'04" WEST 79.53 FEET; THENCE SOUTH 36°54'59" WEST 86.38 FEET; THENCE SOUTH 09°43'16" EAST 190.00 FEET MORE OR LESS TO THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED AS PARCEL "A" IN REAL ESTATE CONTRACT DATED MAY 26, 1977 RECORDED JUNE 2, 1977 UNDER A.F. # 857491; THENCE IN A SOUTHWESTERLY DIRECTION TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND LOCATED IN A PORTION OF GOVERNMENT LOT 1 SECTION 15, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. AS DESCRIBED UNDER A.F. # 853814.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ONLY OVER AND ACROSS AN EXISTING ROADWAY NOT TO EXCEED 20 FEET IN WIDTH OVER PARCEL 1, RESERVED IN FAVOR OF PARCEL 2 OF THE SHORT PLAT ABOVE REFERRED THE LOCATION OF THE EXISTING ROADWAY OVER PARCEL 1 IS AN EXTENSION OF THE ERVINE ROAD EASEMENT SERVING PARCEL 1. THIS 20 FOOT EXISTING ROADWAY EASEMENT CURRENTLY GOES THROUGH PARCEL 1 INTO PARCEL 2. THE GRANTOR SHALL HAVE THE RIGHT TO USE THIS EASEMENT IN ITS CURRENT STATE, AND CURRENT LOCATION WITH MINOR UPGRADES ONLY, FOR ACCESS TO THE TRACTOR LOCATION DELINEATED ON THE SHORT PLAT, PARCEL 2, ABOVE REFERRED. USEAGE OF THE EASEMENT ROADWAY SHALL BE FOR ONE SINGLE FAMILY DWELLING ONLY, IT BEING THE INTENT HERETO THAT ANY FURTHER OR INCREASED USEAGE WILL VOID THE EASEMENT HEREBY RESERVED ACROSS PARCEL 1.

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.

Keith A. Thompson — KEITH A. THOMPSON
Monique Y. Thompson — MONIQUE Y. THOMPSON

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF Skagit

ON THIS 7th DAY OF April, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Keith A Thompson and MONIQUE Y Thompson, husband and wife

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT ____ SIGNED AND SEALED THE SAME AS ____ 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.

John E Leonard Jr
NOTARY PUBLIC
RESIDING AT Burlington

STATE OF WASHINGTON } SS
COUNTY OF ____

ON THIS ____ DAY OF ____, 19__, 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.
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., P.E. & L.S.
LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233

CERTIFICATE NO. 8992
DATE 4/7/86

JOHN E. LEONARD JR. — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR

EASEMENTS AND RESTRICTIONS

EASEMENTS, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, GRANTED IN FAVOR OF ROGER L. KISNER AND NANCY KISNER, BY INSTRUMENTS RECORDED SEPTEMBER 4, 1981, RECORDS OF SKAGIT COUNTY, WASHINGTON UNDER:

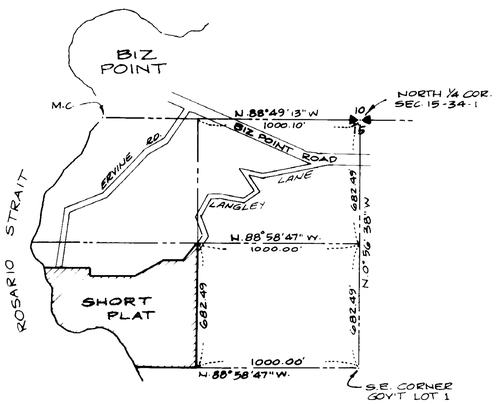
1. A.F. No. 8109040004, FOR NON-EXCLUSIVE INGRESS, EGRESS AND UTILITIES.
   AFFECTS: A 20 FOOT STRIP WITHIN THE NORTH 80 FEET OF THE EAST 90 FEET OF SAID PARCEL 2
2. A.F. No. 8109040004, FOR PEDESTRIAN USE, INCLUDING THE STAIRCASE, TO GIVE THE OWNERS OF PARCEL 1 ACCESS TO THE ORDINARY HIGHWATER TIDELINE.
   AFFECTS: THE NORTH 30 FEET OF THE WEST 100 FEET OF SAID PARCEL 2.

EASEMENTS, CONTINUED:

3. A.F. No. 9109040004, FOR WATER AND WATERLINES
   AFFECTS: AS AGREED UPON

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 3, 1981, UNDER A.F. No. 8109040004, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXECUTED BY:

KEITH A. THOMPSON AND MONIQUE Y. THOMPSON, HUSBAND AND WIFE, AND
ROGER L. KISNER AND NANCY KISNER, HUSBAND AND WIFE



VICINITY MAP

NO SCALE

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 27 DAY OF June, 1986

Robert Edwards — SHORT PLAT ADMINISTRATOR
COUNTY ENGINEER

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 - RESIDENTIAL
4. SEWAGE DISPOSAL - PRIVATE SEPTIC SYSTEMS
5. WATER - INDIVIDUAL WELLS

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 1986 THIS 1st DAY OF July, 19 86.

SKAGIT COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1st DAY OF July, 1986, AT 51 A.M. IN BOOK 7 OF SHORT PLATS AT PAGE 95, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

SKAGIT COUNTY AUDITOR
BY ____ DEPUTY

SCALE: 1" = 100'
MERIDIAN: SEE "BASIS OF BEARING" NOTE
FB 284 P 51
L ____ P ____
JOB No. 86031

vol 7 SP pg 95