

SHORT PLAT NO: 2-86

DATE: 7-23-86

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER'S, HEREBY DECLARE THIS SHORT SUBDIVISION OF "LANDER'S SHORT PLAT" WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Eugene Landers
EUGENE LANDERS
HUSBAND

Myrtle Landers
MYRTLE LANDERS
WIFE

ACKNOWLEDGMENT:

STATE OF: WASHINGTON)
COUNTY OF: SKAGIT) S.S.

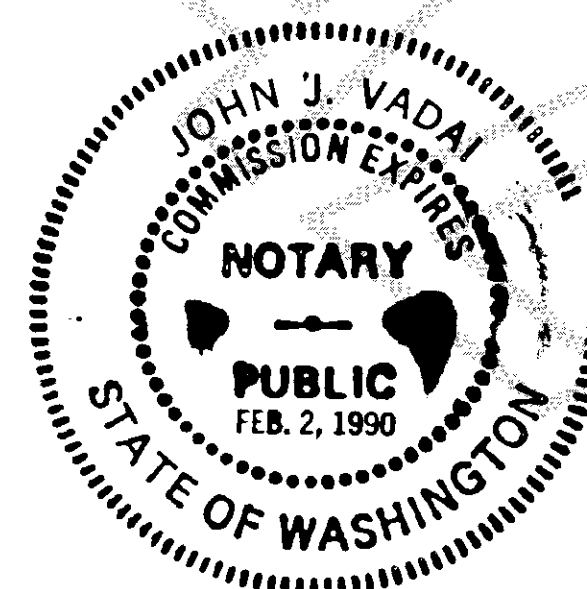
THIS IS TO CERTIFY THAT ON THIS 17 DAY OF JULY, 1986, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED EUGENE AND MYRTLE LANDERS HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

John J. Vadai

NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON

RESIDING AT: ANACORTES



REMARKS:

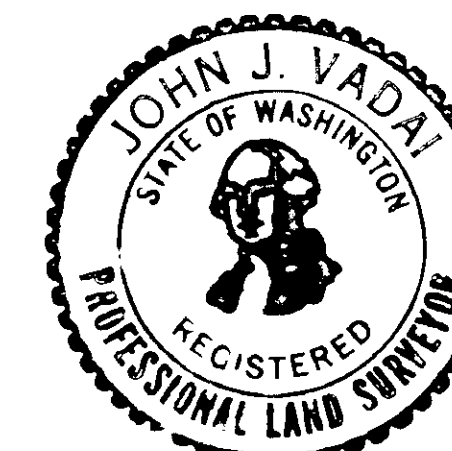
- 1) THE INFORMATION SHOWN ON THIS "SHORT PLAT" WAS BASED ON THE FOLLOWING SOURCES:
 - A) FIRST AMERICAN TITLE COMPANIES "SHORT PLAT CERTIFICATE" NO: 16588.
 - B) INFORMATION SHOWN ON VARIOUS RECORDED AND UNRECORDED "DEEDS" AND "SURVEY MAPS" OF APPLICABLE, NEIGHBORING PROPERTIES.
- 2) **WATER SUPPLY:** INDIVIDUAL WELLS. WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THE PLAT, THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO THE AVAILABILITY OF SAID WATER.
- 3) **SEWAGE DISPOSAL:** PERCOLATIONS TESTS AND SOIL LOG DATA FOR INDIVIDUAL SEPTIC TANKS AND DRAIN FIELD DISPOSAL SYSTEMS WERE SUBMITTED TO THE SKAGIT COUNTY HEALTH DEPARTMENT BY: MIKE MEEUWSEN P.E., ON 4-30-85.
- 4) **EXISTING ZONING:** RESIDENTIAL 2½ ACRE MINIMUM. (EXCEPT LOT 1 - PER VARIANCE NO. V-85-006- A.F. #8503130014).
- 5) **ALL LOTS ARE MONUMENTED** WITH 5/8" REBARS AND CAPS, UNLESS NOTED OTHERWISE.
- 6) **THE RESUBDIVISION OF THESE TRACTS, ALSO THE CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ETC., ARE SUBJECT TO THE APPROVALS OF THE APPROPRIATE COUNTY OFFICIALS.**
- 7) **THE MAINTENANCE OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND SHALL BE IN DIRECT RELATIONSHIP TO THE USAGE OF THE ROADS:**
- 8) **THE COURSES AND DISTANCES OF "PARCEL B" (A.F.#827631) DOES NOT CORRESPOND WITH THE ACTUAL SUBDIVISION DATA OF THE SE½ THEREFORE IT WAS ADJUSTED ACCORDINGLY.**
- 9) **THE EXISTING OVERHEAD POWER AND TELEPHONE LINES DO NOT FOLLOW THE PRESENT WESTERLY PROPERTY LINE DUE TO THE RECENT SECTION SUBDIVISION OF THE SE½.**
- 10) **"WAGON LANE" COUNTY ROAD WAS RE-ESTABLISHED BY THE BOARD OF THE SKAGIT COUNTY COMMISSIONERS ON DECEMBER 16, 1985, BY RESOLUTION NO: 10676, RECORDED UNDER A.F. #8601020005, IN VOLUME 630 OF "OFFICIAL RECORDS" AT PAGE 275, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

SURVEYOR'S CERTIFICATE:

I, JOHN J. VADAI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SKAGIT COUNTY SHORT SUBDIVISION ORDINANCE NO. 5544, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON.

DATED IN BOTHELL, JULY 15, 1986.

John J. Vadai
JOHN J. VADAI
CERTIFICATE NO. 9636



TREASURER'S CERTIFICATE:

I HEREBY 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 1986. 1986

THIS 17th DAY OF July, 1986.

Ruth Wylie
TREASURER OF SKAGIT COUNTY

BY: DEPUTY TREASURER

CERTIFICATE OF TITLE:

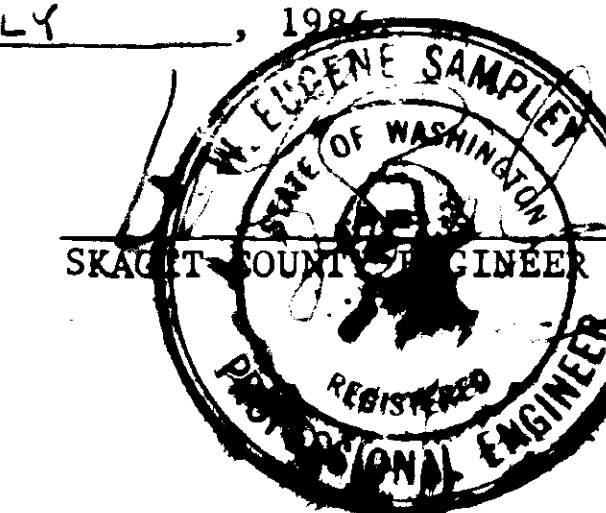
RECORDED THIS _____ DAY OF _____, 1986, UNDER AUDITOR'S FILE NO: _____, VOLUME _____

OF OFFICIAL RECORDS, AT PAGE(S) _____, RECORDS OF SKAGIT COUNTY, WASHINGTON.

APPROVALS:

THE WITHIN AND FOREGOING SHORT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT SUBDIVISION ORDINANCE NO. 5544, THIS 18th DAY OF JULY, 1986.

Robert C. Schaffel
SKAGIT COUNTY PLANNING DIRECTOR



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 26th DAY OF July, 1986, AT 1 M., IN VOLUME _____ OF SHORT PLAT AT PAGE(S) 1, UNDER AUDITOR'S FILE NO: _____, AT THE REQUEST OF JOHN J. VADAI.

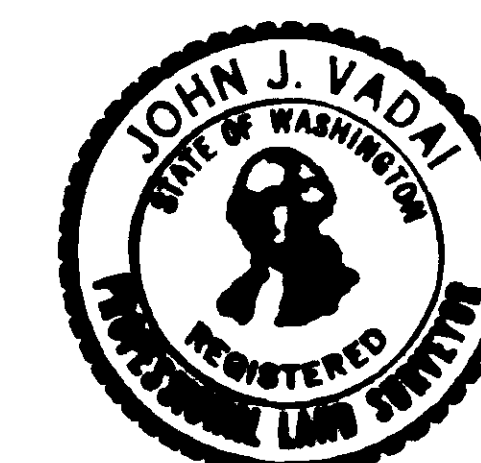
SKAGIT COUNTY AUDITOR

BY: DEPUTY AUDITOR

(ADDITIONAL INFORMATION ADDED 7/15/86)

LANDERS' SHORT PLAT

PART OF E1/2 SW1/4 SE1/4 - SEC. 11, TWP. 34N, RG. 1 E.W.M
SKAGIT COUNTY, WASHINGTON

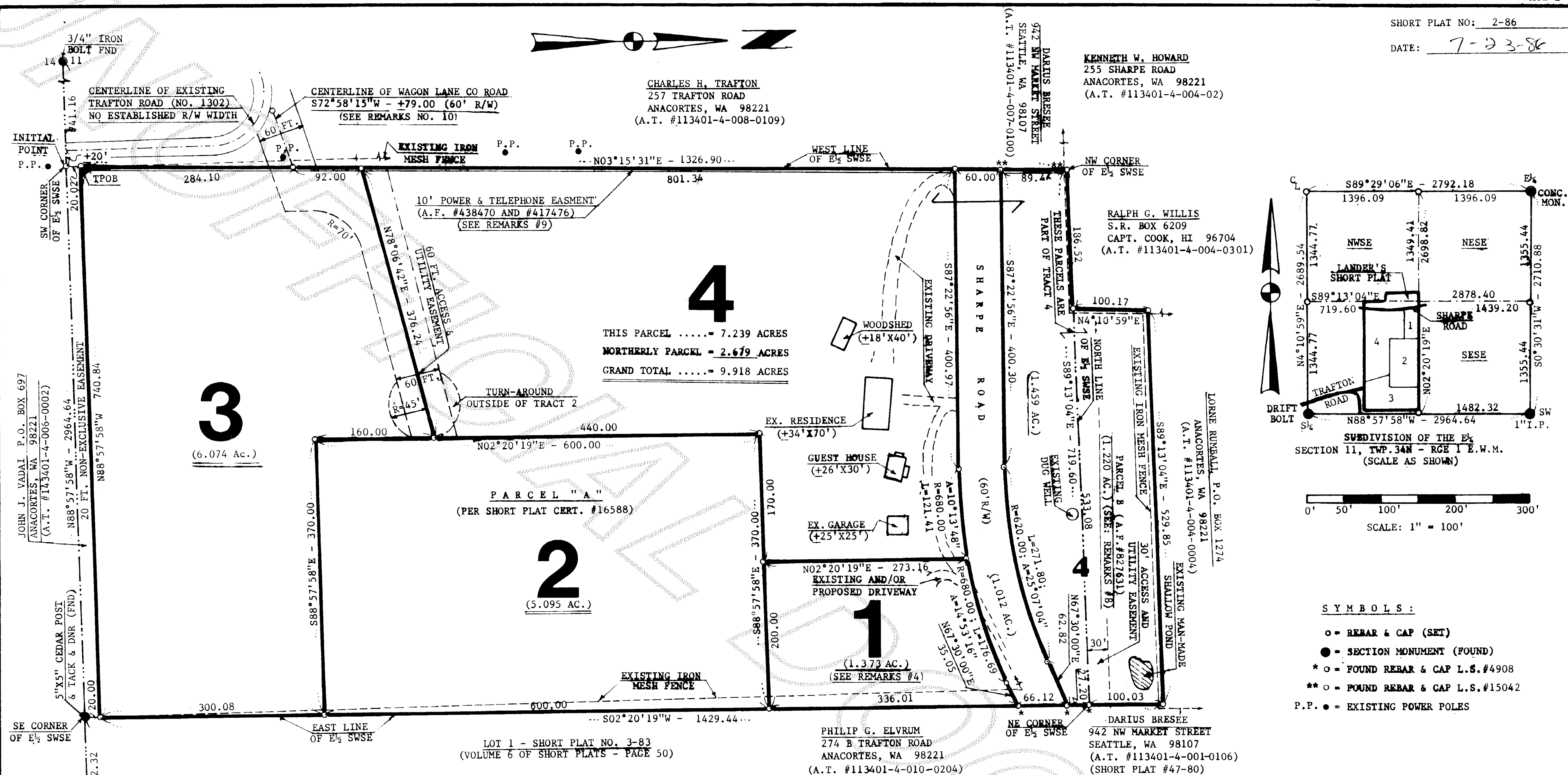


Phone: (206) 486-8277

EUGENE AND MYRTLE LANDERS			
PREPARED FOR: 268 SHARPE ROAD			
ANACORTES, WA 98221		TEL: (206) 293-7116	
SCALE: N/A	DRAWN BY: N/A	JOB NO: 1205-85	
DATE: 2/26/86	APPROVED BY:	DRAWING NO: - "	
DESCRIPTION: N/A			
JOHN J. VADAI & ASSOCIATES 17903 Bothell Way S.E. - Suite No. 106 Bothell, WA 98012			MERIDIAN: N/A

SHORT PLAT NO: 2-86

DATE: 7-23-86



LEGAL DESCRIPTION: (PER FIRST AMERICAN TITLE COMPANIES SHORT PLAT CERTIFICATE ORDER NO. 16588)

"PARCEL "A":

THE EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST W.M., EXCEPT THE SOUTH 20 FEET THEREOF, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF SAID EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$.

PARCEL "B":

THAT PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11, WHICH IS NORTH $4^{\circ}10'59''$ EAST, A DISTANCE OF 1344.77 FEET FROM THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 11; THENCE SOUTH $89^{\circ}11'55''$ EAST ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11, A DISTANCE OF 906.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $4^{\circ}10'59''$ EAST PARALLEL WITH THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11, A DISTANCE OF 100.17 FEET TO AN INTERSECTION WITH A LINE THAT IS 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11, AS MEASURED AT RIGHT ANGLES; THENCE SOUTH $89^{\circ}11'55''$ EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11, A DISTANCE OF 531.27 FEET TO THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11, THENCE SOUTH $2^{\circ}16'25''$ WEST ALONG THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11, A DISTANCE OF 100.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11; THENCE NORTH $89^{\circ}11'55''$ WEST ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11, A DISTANCE OF 534.61 FEET TO THE TRUE POINT OF BEGINNING."

TOTAL PROPERTY DESCRIBED AS FOLLOWS:COMMENCING AT THE SW CORNER OF SAID E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$;

THENCE: N03°15'31"E - ALONG THE WEST LINE OF SAID E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ - 20.02 FT. TO THE SW CORNER OF SAID "PARCEL A" AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE: CONTINUING N03°15'31"E - 1326.90 FT. TO THE NW CORNER OF SAID E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$;
THENCE: S89°13'04"E - ALONG THE NORTH LINE OF SAID E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ - 186.52 FT. TO THE SW CORNER OF SAID "PARCEL B";
THENCE: N04°10'59"E - ALONG THE WEST LINE OF SAID "PARCEL B" - 100.17 FT. TO ITS NW CORNER;
THENCE: S89°13'04"E - ALONG THE NORTH LINE OF SAID "PARCEL B" - 529.85 FT. TO THE EAST LINE OF SAID E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$;
THENCE: S02°20'19"W - ALONG SAID EAST LINE - 1429.44 FT. TO THE SOUTH LINE OF SAID "PARCEL A";
THENCE: N88°57'58"W - ALONG SAID SOUTH LINE - 740.84 FT. TO THE TRUE POINT OF BEGINNING - EXCEPTING THEREOF "SHARPE COUNTY ROAD".

THE SHORT PLATTED AREA IS CONTAINING 22.460 ACRES, MORE OR LESS.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, ETC., AS SHOWN AND OF RECORDS.

LANDERS' SHORT PLAT

PART OF E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ - SEC. 11, TWP. 34N, RG. 1E.W.M

SKAGIT COUNTY, WASHINGTON



Phone: (206) 486-8277

EUGENE AND MYRTLE LANDERS PREPARED FOR: 268 SHARPE ROAD ANACORTES, WA 98221 TEL: (206) 293-7116		
SCALE: 1" = 100'	DRAWN BY: J.V.	JOB NO: 1205-85
DATE: 2/26/86	APPROVED BY:	DRAWING NO: - " -
DESCRIPTION: LANDER'S SHORT PLAT		
JOHN J. VADAI & ASSOCIATES 17903 Bothell Way S.E. - Suite No. 106 Bothell, WA 98012		MERIDIAN: ASSUMED LOCAL