

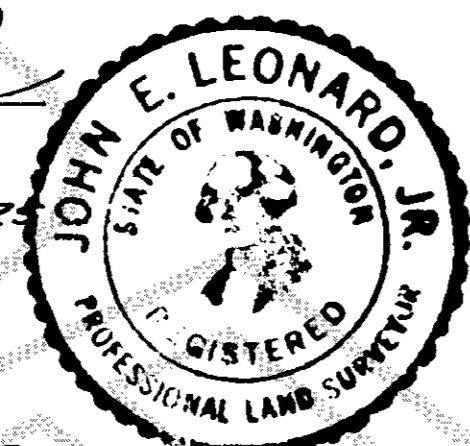
SURVEY IN SECTION 20 ,TWP. 33 N., R. 4 E., W.M.

SHORT PLAT NUMBER 30-85  
DATE REV 8-7-86

SURVEYOR'S CERTIFICATE

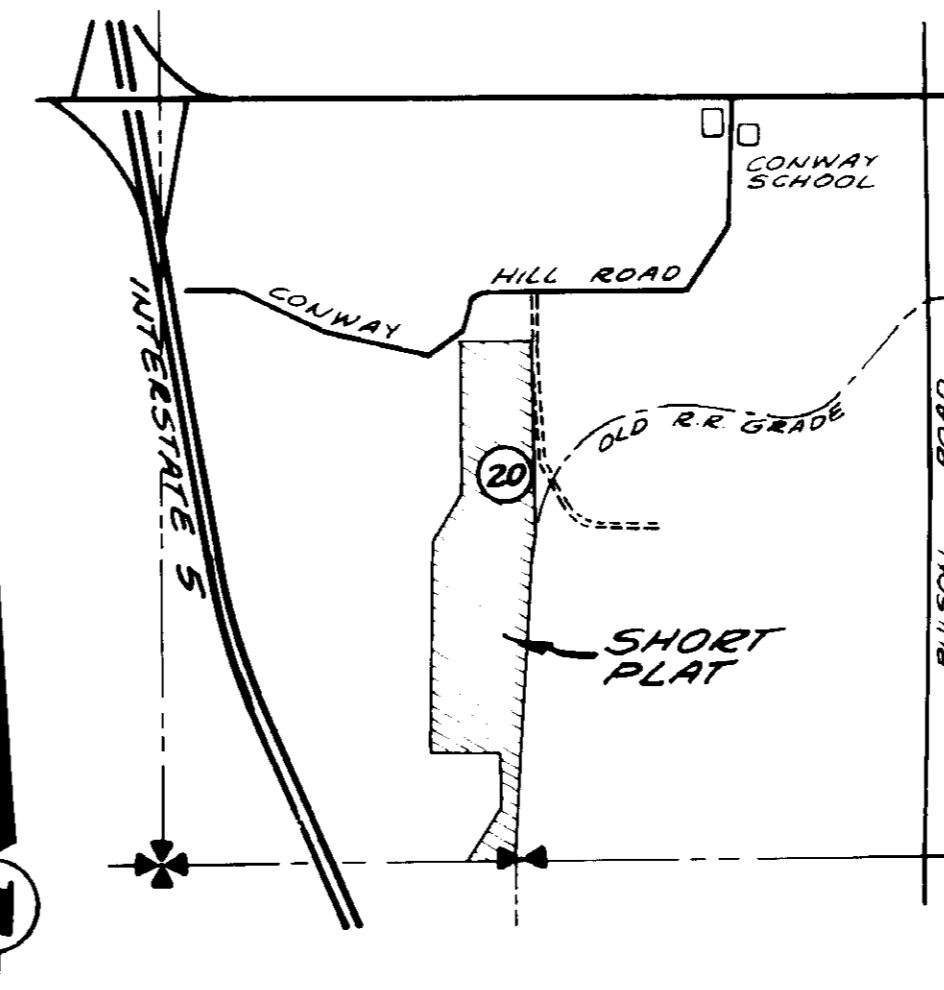
I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE

John E. Leonard, Jr., P.E. & P.L.S.  
LEONARD AND BOUDINOT, INC.  
ENGINEERS AND LAND SURVEYORS  
612 E FAIRHAVEN AVE.  
BURLINGTON, WA 98233  
(206) 755-0431  
CERTIFICATE No. 8992  
DATE: 5/15/85



EASEMENTS & RESTRICTIONS

- A) GRANTEE: JOHN NASH OTT  
PURPOSE: ACCESS EASEMENT  
AFFECTS: LOTS 1, 2, 3, & A PORTION OF LOT 4, EXTENDING FROM THE NORTHEAST CORNER OF LOT 1, SOUTH TO THE OLD ENGLISH ROAD RIGHT-OF-WAY, AUDITOR'S FILE NO. 8408230025.
  - B) NO MOBILE HOMES OR MODULAR HOMES WILL BE PERMITTED. AUDITOR'S FILE NO. 8408230025.
- NOTE: FOR COMPLETE DISCLOSURE OF INDIVIDUAL EASEMENTS AND RESTRICTIONS SEE RESPECTIVE RECORDED INSTRUMENTS.



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

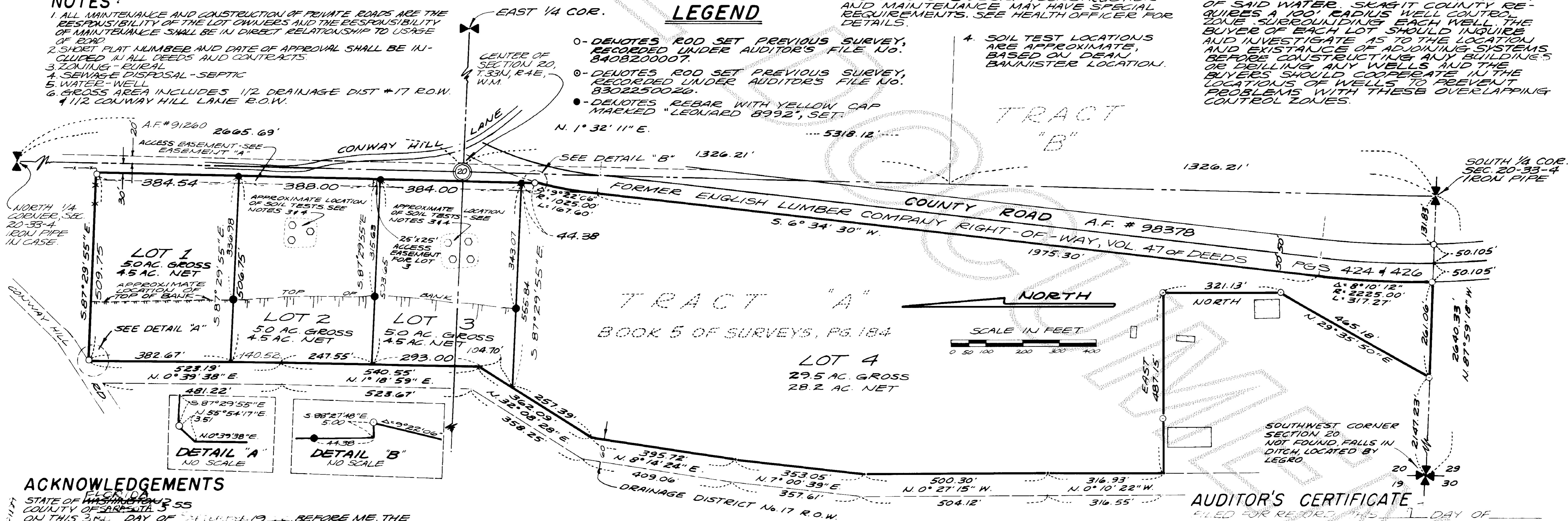
THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND, LYING WESTERLY OF THE FORMER ENGLISH LUMBER COMPANY RIGHT-OF-WAY, AS CONVEYED TO ENGLISH LUMBER COMPANY, A CORPORATION, BY DEEDS RECORDED AUGUST 14, 1902, IN VOLUME 47 OF DEEDS, PAGES 424 AND 426; THAT PORTION OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
THE SOUTH THREE QUARTERS OF THE SOUTHEAST OF THE NORTHWEST; THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE NORTH 87° 59' 18" WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 493.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 29° 55' 50" EAST, 366.51 FEET; THENCE NORTH 0° 00' 00" EAST, 321.13 FEET; THENCE NORTH 90° 00' 00" WEST, 415 FEET; THENCE NORTH 10° 10' 22" WEST, 314.93 FEET; THENCE NORTH 0° 27' 15" WEST, 500.30 FEET; THENCE NORTH 7° 00' 39" EAST, 353.05 FEET; THENCE NORTH 8° 14' 24" EAST, 395.72 FEET; THENCE NORTH 32° 08' 28" EAST, 362.09 FEET; THENCE NORTH 1° 18' 59" EAST, 540.55 FEET; THENCE NORTH 0° 39' 38" EAST, 523.19 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE CONWAY HILL ROAD SAID INTERSECTION BEING THE TERMINUS OF SAID LINE; ALSO EXCEPT DRAINAGE DITCH RIGHT-OF-WAYS, AND EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY BY DEEDS RECORDED MAY 9, 1912 AND SEPTEMBER 15, 1913 UNDER AUDITOR'S FILE NO. 91260, 98378 AND 98383. (ALSO KNOWN AS PARCEL "A" OF SURVEY RECORDED AUGUST 20, 1984, IN VOLUME 5 OF SURVEYS, PAGE 184) TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER AND ACROSS THAT FIFTY FOOT PARCEL OF LAND AS CONVEYED TO THE ENGLISH LUMBER COMPANY, A CORPORATION, BY DEEDS RECORDED AUGUST 14, 1902, IN VOLUME 47 OF DEEDS, PAGES 424 AND 426.

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 - SEPTIC.
- 5. WATER - WELL.
- 6. GROSS AREA INCLUDES 1/2 DRAINAGE DIST #17 R.O.W. & 1/2 CONWAY HILL LANE R.O.W.

LEGEND

- - DENOTES ROD SET PREVIOUS SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 840820007.
- - DENOTES ROD SET PREVIOUS SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 8302250020.
- - DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992", SET.
- 4. SOIL TEST LOCATIONS ARE APPROXIMATE, BASED ON DEATH BANNISTER LOCATION.



ACKNOWLEDGEMENTS

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }  
ON THIS 15th DAY OF MAY 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_  
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN, AND WHO TO ME KNOWN TO BE THE WITHIN INSTRUMENT, AND ACKNOWLEDGED EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED SIGNED AND SEALED THE SAME AS A 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.

NOTARY PUBLIC  
RESIDING AT:

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 \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_  
SHORT PLAT ADMINISTRATOR  
COUNTY ENGINEER

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.

WILLIAM J. THREMER  
FOR TEAL PARTNERSHIP  
JOHN NASH OTT

ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }  
ON THIS 15th DAY OF MAY 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

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 HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

William J. Thramer  
NOTARY PUBLIC

RESIDING AT Anacortes, WA

NOTES CONTINUED...

- 5. WATER OF SUFFICIENT QUANTITY AND OF 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. SKAGIT COUNTY REQUIRES A 100' RADIUS WELL CONTROL ZONE SURROUNDING EACH WELL. THE BUYER OF EACH LOT SHOULD INQUIRE AND INVESTIGATE AS TO THE LOCATION AND EXISTENCE OF ADJOINING SYSTEMS BEFORE CONSTRUCTING ANY BUILDINGS OR DRILLING ANY WELLS AND THE BUYERS SHOULD COOPERATE IN THE LOCATIONS OF WELLS TO PREVENT PROBLEMS WITH THESE OVERLAPPING CONTROL ZONES.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_  
AT \_\_\_\_\_ M. IN  
BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_  
AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

SKAGIT COUNTY AUDITOR  
By \_\_\_\_\_

SCALE: 1" = 200'  
FOR BASIS OF BEARING  
MERIDIAN: SEE NOTE #1, ABOVE  
JOB No. 85029