

PLAT OF THE POINTE AT VISTA SAN JUAN DIV. NO. 1

A PORTION OF GOV'T LOTS 1 & 2 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF
SECTION 35, TWP. 35 N., RGE. 1 E., W.M.

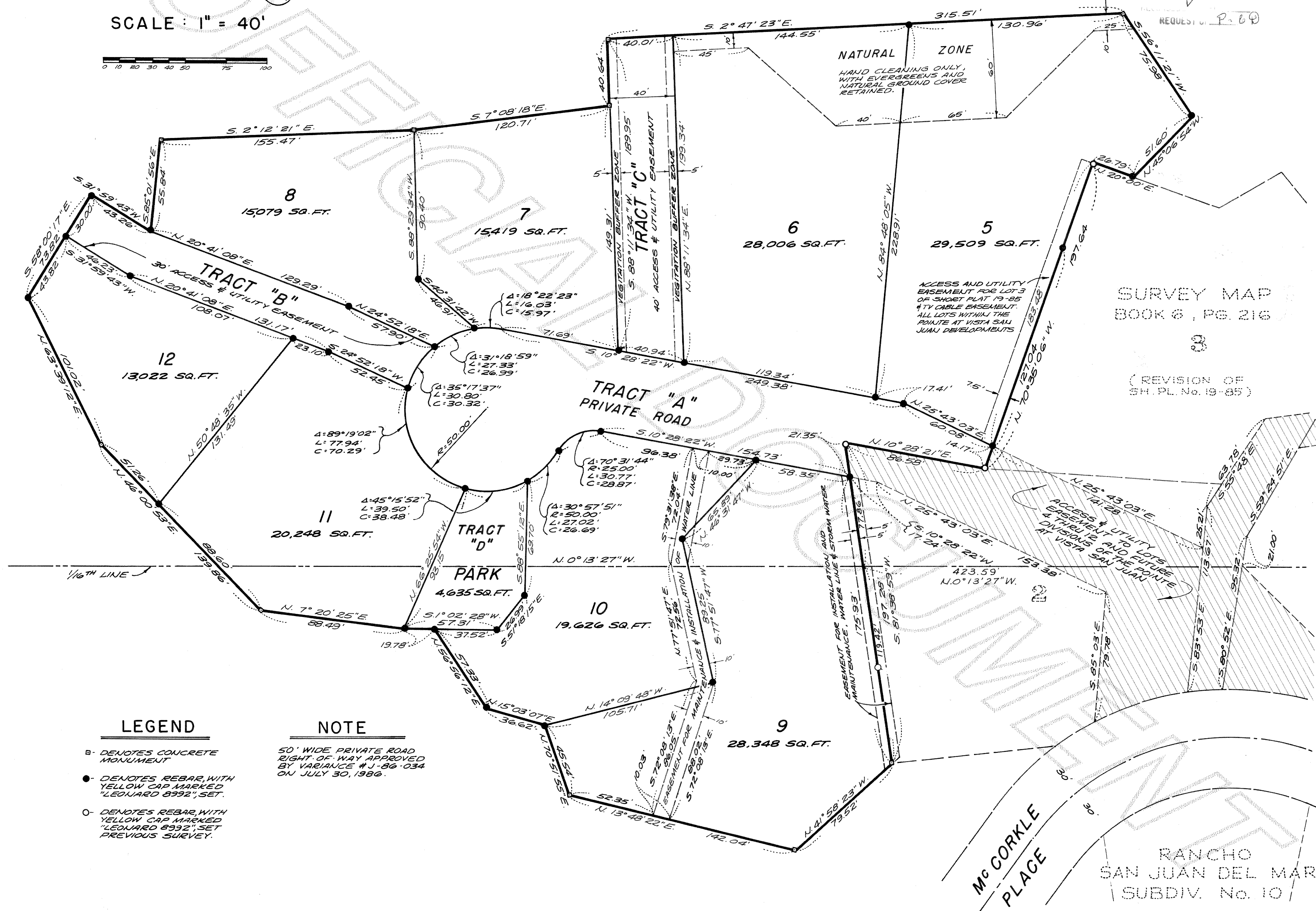
SKAGIT COUNTY, WASHINGTON

SEPTEMBER 1986

JERRY HARTIGER
SMALL SCALE
'87 JAN 26 A9:56
25.00
15.00
40.00

REQUEST OF P. 69

SCALE: 1" = 40'



SURVEY MAP
BOOK 6, PG. 216

3

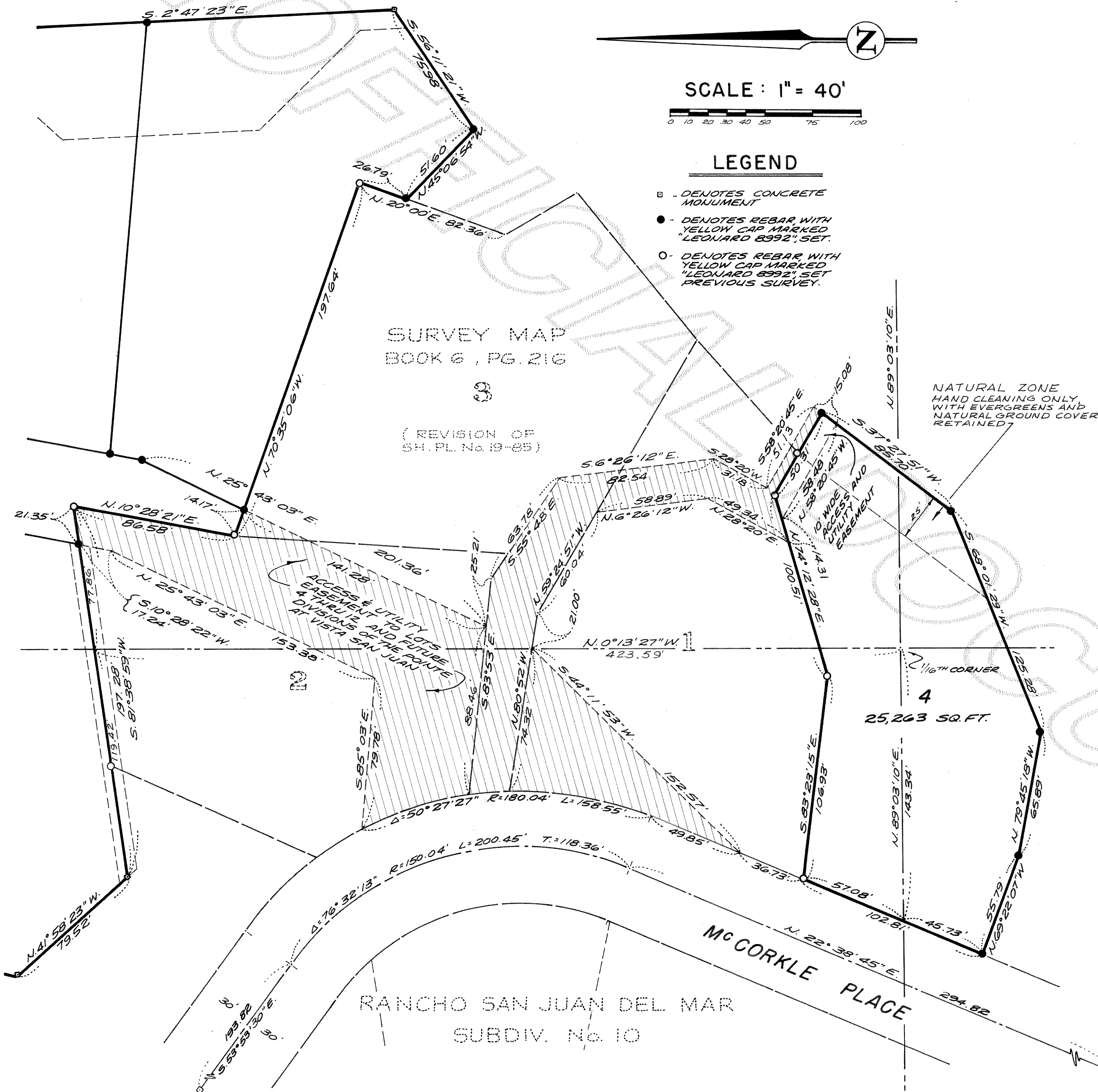
(REVISION OF
SH. PL. No. 19-85)

PLAT OF THE POINTE AT VISTA SAN JUAN DIV. NO. 1

A PORTION OF GOV'T LOTS 1 & 2 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TWP 35 N., RGE. 1 E., W.M.

SKAGIT COUNTY, WASHINGTON

SEPTEMBER 1986



LEGAL DESCRIPTION

THE PLAT OF THE POINTE AT VISTA SAN JUAN DIVISION No. 1 COMPRISES PORTIONS OF GOVERNMENT LOTS 1 AND 2, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 0°13'27" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 423.59 FEET TO THE NORTH LINE OF REVISED LOT 2 OF SHORT PLAT No. 19-85 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 6 AT PAGE 216, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 81°38'59" WEST, A DISTANCE OF 119.42 FEET;

THENCE NORTH 41°58'23" WEST, A DISTANCE OF 79.52 FEET;

THENCE NORTH 13°48'22" EAST, A DISTANCE OF 142.04 FEET;

THENCE NORTH 70°51'55" EAST, A DISTANCE OF 45.54 FEET;

THENCE NORTH 15°03'07" EAST, A DISTANCE OF 36.62 FEET;

THENCE NORTH 50°56'12" EAST, A DISTANCE OF 57.33 FEET;

THENCE NORTH 1°02'28" EAST, A DISTANCE OF 19.79 FEET;

THENCE NORTH 7°20'25" EAST, A DISTANCE OF 68.49 FEET;

THENCE NORTH 46°00'53" EAST, A DISTANCE OF 139.86 FEET;

THENCE NORTH 63°39'12" EAST, A DISTANCE OF 101.02 FEET;

THENCE SOUTH 58°00'17" EAST, A DISTANCE OF 73.82 FEET;

THENCE SOUTH 31°59'43" WEST, A DISTANCE OF 43.26 FEET;

THENCE SOUTH 85°01'55" EAST, A DISTANCE OF 55.84 FEET;

THENCE SOUTH 2°12'21" EAST, A DISTANCE OF 155.47 FEET;

THENCE SOUTH 7°08'18" EAST, A DISTANCE OF 120.71 FEET;

THENCE NORTH 88°11'34" EAST, A DISTANCE OF 40.64 FEET;

THENCE SOUTH 2°47'23" EAST, A DISTANCE OF 315.51 FEET;

THENCE SOUTH 50°11'21" WEST, A DISTANCE OF 75.98 FEET;

THENCE NORTH 45°06'54" WEST, A DISTANCE OF 51.60 FEET TO THE EASTERLY BOUNDARY OF LOT 3 OF SAID REVISED SHORT PLAT No. 19-85 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 6 AT PAGE 216, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 20°00' EAST, A DISTANCE OF 26.79 FEET;

THENCE NORTH 70°35'06" WEST, A DISTANCE OF 197.64 FEET;

THENCE NORTH 10°28'21" EAST, A DISTANCE OF 86.58 FEET;

THENCE SOUTH 81°38'59" WEST, A DISTANCE OF 77.86 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°03'10" WEST, A DISTANCE OF 43.24 FEET TO THE EAST LINE OF McCORKLE PLACE AS SHOWN ON THE PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION No. 10 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 22°38'45" EAST, A DISTANCE OF 57.08 FEET;

THENCE SOUTH 83°23'15" EAST, A DISTANCE OF 106.93 FEET;

THENCE NORTH 74°12'28" EAST, A DISTANCE OF 100.51 FEET;

THENCE SOUTH 58°20'45" EAST, A DISTANCE OF 50.31 FEET;

THENCE SOUTH 37°27'51" WEST, A DISTANCE OF 85.70 FEET;

THENCE SOUTH 68°01'29" WEST, A DISTANCE OF 125.28 FEET;

THENCE NORTH 79°45'18" WEST, A DISTANCE OF 65.89 FEET;

THENCE NORTH 69°22'07" WEST, A DISTANCE OF 55.79 FEET;

THENCE NORTH 22°38'45" EAST, A DISTANCE OF 45.73 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON EXCLUSIVE

EASEMENT FOR ACCESS, EGRESS AND UTILITIES OVER UNDER AND AT ROSS PORTIONS OF LOTS 1, 2 AND 3 OF SHORT PLAT No. 19-85, RECORDED IN BOOK 7 OF SHORT PLATS, AT PAGES 24 AND 25, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT No. 19-85; THENCE NORTH 22°38'45" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 49.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 180.04 FEET;

THENCE ALONG THE ARC OF THE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°27'27" ALONG THE WEST LINES OF LOTS 1, 2 AND 3 AN ARC DISTANCE OF 158.55 FEET;

THENCE SOUTH 85°03' EAST, A DISTANCE OF 79.78 FEET;

THENCE NORTH 25°43'03" EAST, A DISTANCE OF 153.76 FEET;

THENCE NORTH 10°28'22" EAST, A DISTANCE OF 17.24 FEET;

THENCE NORTH 81°38'59" EAST, A DISTANCE OF 21.35 FEET;

THENCE SOUTH 10°28'21" WEST, A DISTANCE OF 86.58 FEET;

THENCE SOUTH 70°35'06" EAST, A DISTANCE OF 14.17 FEET;

THENCE SOUTH 25°43'03" WEST, A DISTANCE OF 141.28 FEET;

THENCE SOUTH 83°53' EAST, A DISTANCE OF 25.21 FEET;

THENCE SOUTH 55°48' EAST, A DISTANCE OF 63.78 FEET;

THENCE SOUTH 8°26'12" EAST, A DISTANCE OF 82.54 FEET;

THENCE SOUTH 28°20' WEST, A DISTANCE OF 31.18 FEET;

THENCE SOUTH 58°20'45" WEST, A DISTANCE OF 51.13 FEET;

THENCE SOUTH 37°27'51" WEST, A DISTANCE OF 15.08 FEET;

THENCE NORTH 58°20'45" WEST, A DISTANCE OF 58.48 FEET;

THENCE SOUTH 74°12'28" WEST, A DISTANCE OF 14.31 FEET;

THENCE NORTH 28°20' EAST, A DISTANCE OF 49.34 FEET;

THENCE NORTH 6°26'12" WEST, A DISTANCE OF 58.89 FEET;

THENCE NORTH 59°24'51" WEST, A DISTANCE OF 60.04 FEET;

THENCE NORTH 80°52' WEST, A DISTANCE OF 21.00 FEET;

THENCE SOUTH 44°11'53" WEST, A DISTANCE OF 152.57 FEET TO THE POINT OF BEGINNING.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO P.S.P. & L. CO., CASCADE NATURAL GAS COMPANY, NATIONWIDE CABLEVISION COMPANY AND CONTINENTAL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON TRACTS "A", "B" AND "C" AND THE ABOVE DESCRIBED ACCESS AND UTILITY EASEMENT SERVING THE LOTS AT THE POINTE AT VISTA SAN JUAN IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEVISION AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS AT ALL TIMES FOR THE PURPOSES STATED.

PLAT OF THE POINTE AT VISTA SAN JUAN DIV. NO. 1

A PORTION OF GOV'T LOTS 1 & 2 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TWP. 35 N., RGE. 1 E., W.M.

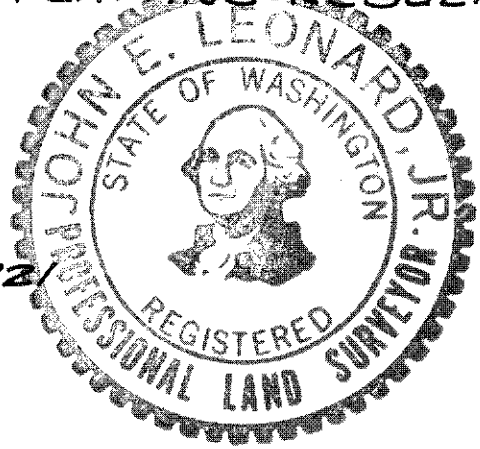
SKAGIT COUNTY, WASHINGTON
SEPTEMBER 1986

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.
I, Ruth Wyle, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1987.
THIS 9th DAY OF December, 1986.
Ruth Wyle
SKAGIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT "THE PLAT OF THE POINT AT VISTA SAN JUAN DIVISION No. 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.
John E. Leonard Jr.
JOHN E. LEONARD, JR., P.E., P.L.S.
CERTIFICATE No. 8992, DATE: 9/10/86
LEONARD AND BOUDINOT, INC.
1809 COMMERCIAL AVE., ANACORTES, WA, 98221
612 E. FAIRHAVEN AVE., BURLINGTON, WA, 98233
(206) 293-4508 (206) 755-0431



HEARING EXAMINER

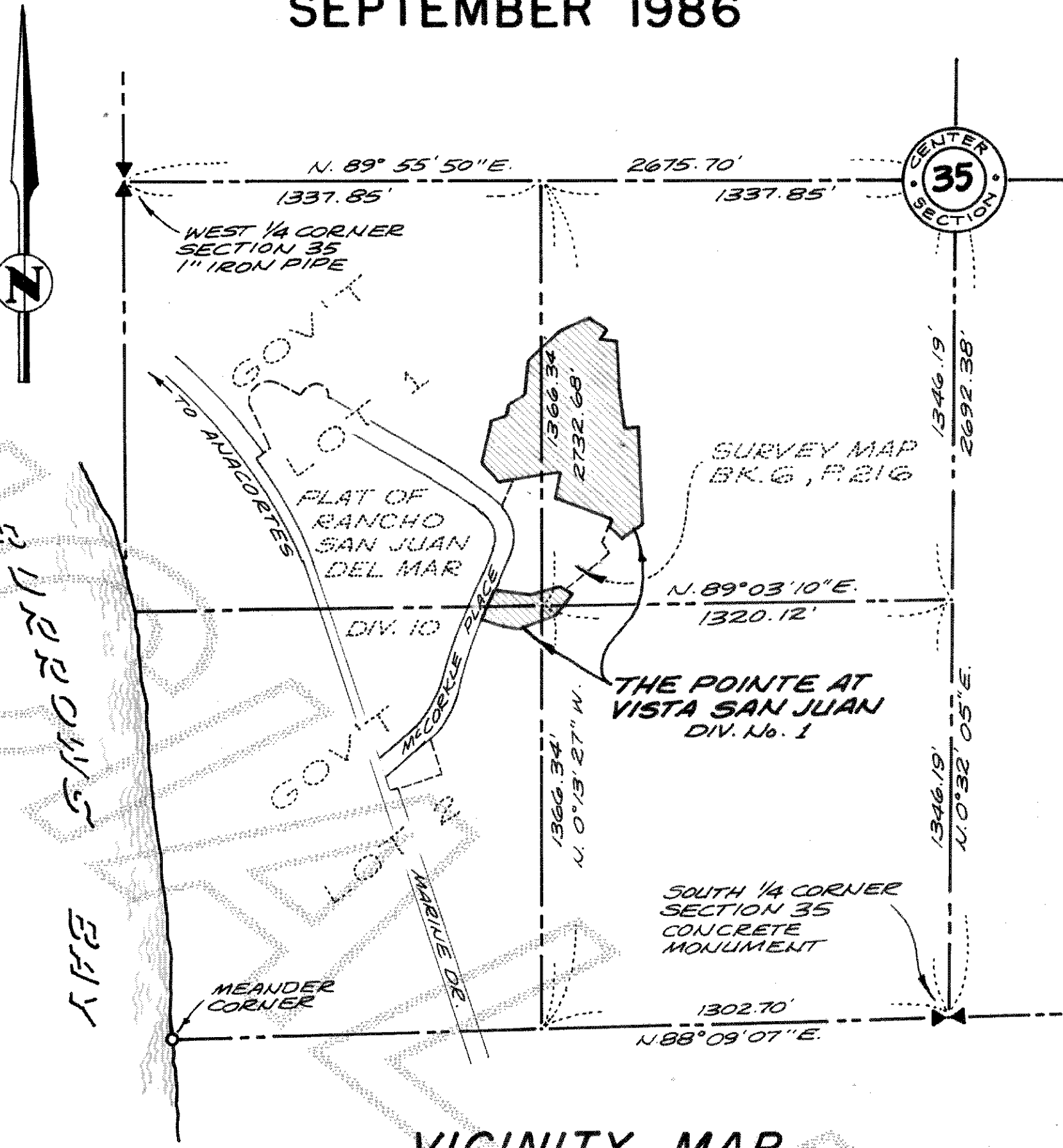
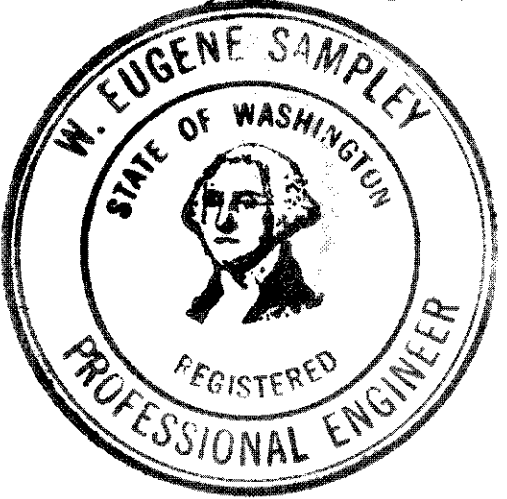
APPROVED BY THE SKAGIT COUNTY HEARING EXAMINER THIS 25th DAY OF November, 1986.
Robert C. Schofield
ROBERT C. SCHOFIELD

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD AND BOUDINOT, INC., THIS 25th DAY OF January, A.D. 1987, AT 56 MINUTES PAST 9 A.M., AND RECORDED IN VOLUME 14 OF PLATS, PAGES 32, 33, 34 RECORDS OF SKAGIT COUNTY, WASHINGTON.
Jerry McIntire by Joan Buchanan
COUNTY AUDITOR

APPROVALS

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
W. Eugene Sampley
COUNTY ENGINEER
DATE: 12/2/86
Steve Wood
COUNTY PLANNING DIRECTOR
DATE: 12/1/86
Dave Robinson
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DATE: 12/1/86
Tom Kaul R.S. for Dr. J.K. Nails M.D.H.O. 12/1/86
SKAGIT COUNTY HEALTH OFFICER
DATE: 12-2-86
Megan Cheney
COUNTY AUDITOR AND EX OFFICIO CLERK OF BOARD



VICINITY MAP
SUBDIVISION OF THE S.W. 1/4 OF SECTION 35, TWP. 35 N., R. 1 E., W.M.
SCALE: 1" = 600'

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE TRACT "A" TO VISTA SAN JUAN COMMUNITY CORPORATION, FOR THE USE AS ROADS AND WAYS, AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE REASONABLE ORIGINAL GRADING OF THE ROADS AND WAYS HEREON FOLLOWING REASONABLE ORIGINAL GRADINGS OF THE WAYS AND ROADS HEREON. NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAYS, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATER IN CULVERTS OR DRAINS, OR RE-ROUTING THEREOF ACROSS ANY LOTS AS MAY BE UNDERTAKEN BY, OR FOR, THE OWNER OF ANY LOTS, SHALL BE DONE BY AND AT THE EXPENSE OF SAID OWNER. TRACT "A" SHALL ALSO BE FOR THE USE OF ALL UTILITIES AS MAY BE NECESSARY TO SERVE PARCELS WITHIN THIS PLAT AND FUTURE PLATS ADJACENT HERETO.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 8th DAY OF SEPTEMBER, 1986.

George F. McCorkle
GEORGE F. MCCORKE
John K. Fischer
JOHN K. FISCHER
John G. Fischer
JOHN G. FISCHER
James M. Landis
PEOPLE'S NATIONAL BANK
Patricia L. Crawford
PATRICIA L. CRAWFORD
Jennifer A. Fischer
JENNIFER A. FISCHER
Betty Rae Fischer
BETTY RAE FISCHER
Robert Robertson
C.C. FINANCE INC.
ROBERT ROBERTSON,
ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF KING
THIS IS TO CERTIFY THAT ON THE 8 DAY OF September, A.D. 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John K. Fischer, John G. Fischer, Betty Rae Fischer & Jennifer A. Fischer
TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
Julia L. Hergert
NOTARY PUBLIC
RESIDING AT Redmond, WA.

STATE OF WASHINGTON } S.S.
COUNTY OF Skagit
ON THIS 9th DAY OF September, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Robert Robertson
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 he is AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
Beverly D. Neppson
NOTARY PUBLIC
RESIDING AT: Bellingham, WA.

STATE OF WASHINGTON } S.S.
COUNTY OF King
ON THIS 9th DAY OF September, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Joanne M. Landis Trust
Office of Peoples National Bank of Washington
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 one AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
George F. McCorkle
NOTARY PUBLIC
RESIDING AT: Seattle, WA. My Commission Expires 11/1/87.

STATE OF WASHINGTON } S.S.
COUNTY OF Skagit
THIS IS TO CERTIFY THAT ON THE 9th DAY OF September, A.D. 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED George F. McCorkle and Patricia L. Crawford
TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
John E. Leonard Jr.
NOTARY PUBLIC
RESIDING AT Burlington, WA.

STATE OF WASHINGTON } S.S.
COUNTY OF Skagit
THIS IS TO CERTIFY THAT ON THE 9th DAY OF September, A.D. 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED George F. McCorkle and Patricia L. Crawford
TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
John E. Leonard Jr.
NOTARY PUBLIC
RESIDING AT Burlington, WA.

