

**SURVEY DESCRIPTION**

The Northwest 1/4 of the Northeast 1/4; Government Lot 2 and Government Lot 3; all in Section 25, Township 33 North, Range 4 East, W.M., EXCEPT from all of said subdivisions the portions thereof lying within the as-built and existing right of way of the McMurray-Montborne Road, also known as State Highway No. 9, as said right of way existed on August 31, 1951; ALSO EXCEPT from said Northwest 1/4 of the Northeast 1/4, the East 300 feet of the South 450 feet thereof. ALSO EXCEPT from said Government Lot 2, the seven following described tracts: 1. That certain tract conveyed to Dolores Brown and David M. Brown, her husband, by Deed recorded July 24, 1973 as Auditor's File No. 788421; 2. That certain tract conveyed to Alfred N. Carlson, Jr., a single man, by Deed recorded June 3, 1977, as Auditor's File No. 857551, and described as Parcel "B" of Exhibit "A" thereon; 3. That certain tract conveyed to Laif Erickson Recreation Associates, Inc., by Deed recorded October 9, 1986 as Auditor's File No. 8610090064; 4. That certain portion of the abandoned Northern Pacific Railway Company right of way described as the excepted portion of that certain tract labeled Parcel 7 as described on Exhibit "A" of that certain deed recorded July 31, 1987 as Auditor's File No. 8707310059; 5. That certain portion thereof conveyed to the State of Washington for highway purposes by Deed recorded November 5, 1958 as Auditor's File No. 572529; 6. Begin at a point 895 feet South and 271 feet West of the Northeast corner of said Government Lot 2, said point being on the Northerly line of the Northern Pacific Railway Co. right of way North 59° East, 225 feet from the point tangent thereon; thence Northeasterly along said right of way 53 feet to the true point of beginning; thence Northwesterly at right angles to said tangent 100 feet; thence Northeasterly at right angles 50 feet; thence Southeasterly 100 feet to the right of way; thence Southwesterly 50 feet to the true point of beginning; 7. The Northwesterly 1/2 of that portion of the abandoned Northern Pacific Railway Co. right of way adjoining the Southeasterly line of Exception 3, to said Government Lot 2; ALSO EXCEPT from said Government Lot 3 the six following described tracts: 1. Beginning at the intersection of the South line of said Government Lot 3 with the Easterly line of the road known as the McMurray-Montborne Road; thence along said road Northwesterly to a curve to the right; thence following said curve and the line of said road Easterly and Northwesterly to a point 452.5 feet North (measured at right angles) of the South line of Government Lot 3; thence East to Westerly line of the Northern Pacific Railway Co. property; thence Southerly along said railway property to the South line of Lot 3; thence West to point of beginning; 2. That portion of said Government Lot 3 lying Westerly of the McMurray-Montborne Road and Southerly of the Jack Robertson Private Road running from the most Westerly curve on said McMurray-Montborne Road to the West line of Government Lot 3; 3. That portion of Government Lot 3 conveyed by J. E. Baker and Doyche Baker, husband and wife, to Harry Schoenhett, a widower, by Deed dated June 27, 1928 and recorded August 30, 1928, under Auditor's File No. 215842, in Volume 148 of Deeds, page 60; 4. The Westerly 1/2 of that portion of the abandoned Northern Pacific Company Railway Co. right of way adjoining the East line of Exception 1, to said Government Lot 3; 5. The Easterly 1/2 of that portion of the abandoned Northern Pacific Railway Co. right of way adjoining the West line of Exception 3, to said Government Lot 3; 6. The Easterly 1/2 of that portion of the abandoned Northern Pacific Railway Co. right of way lying within the South 427 feet of said Government Lot 3; SUBJECT TO easements, reservations, restrictions, covenants and other instruments of record including but not limited to those certain instruments recorded as Auditor's File Numbers 186159, 402131. Situate in County of Skagit, State of Washington.

**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 AND RURAL INTERMEDIATE
- 4. Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM
- 5. Water - CLASS 4 COMMUNITY WATER SYSTEM
- Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to 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 zone.
- 6. • - Indicates iron rod set with yellow cap marked D.S. 9622.  
0 - Indicates existing iron pipe or iron rod found.
- 7. This survey is based on a description contained in First American Title Company of Skagit County Order No. 21708 dated August 25, 1987.
- 8. Exception 6 of Government Lot 2 which is shown in the "SURVEY DESCRIPTION" appears to be located within the area shown as Highway 9 right of way.
- 9. Exception 3 of Government Lot 3 which is shown in the "SURVEY DESCRIPTION" and referenced as Auditor's File No. 215842 "where the Easterly line of the Northern Pacific Railway Company's right of way intersects with the Westerly shore line of Lake McMurray". We are unable to determine this starting point and therefore the location of the described tract.

**APPROVALS**

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 16<sup>th</sup> day of August, 1988.

*[Signature]*  
Short Plat Administrator

*[Signature]*  
REGISTERED ENGINEER

**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 1988. This 18<sup>th</sup> day of August, 1988.

*[Signature]*  
Skagit County Treasurer

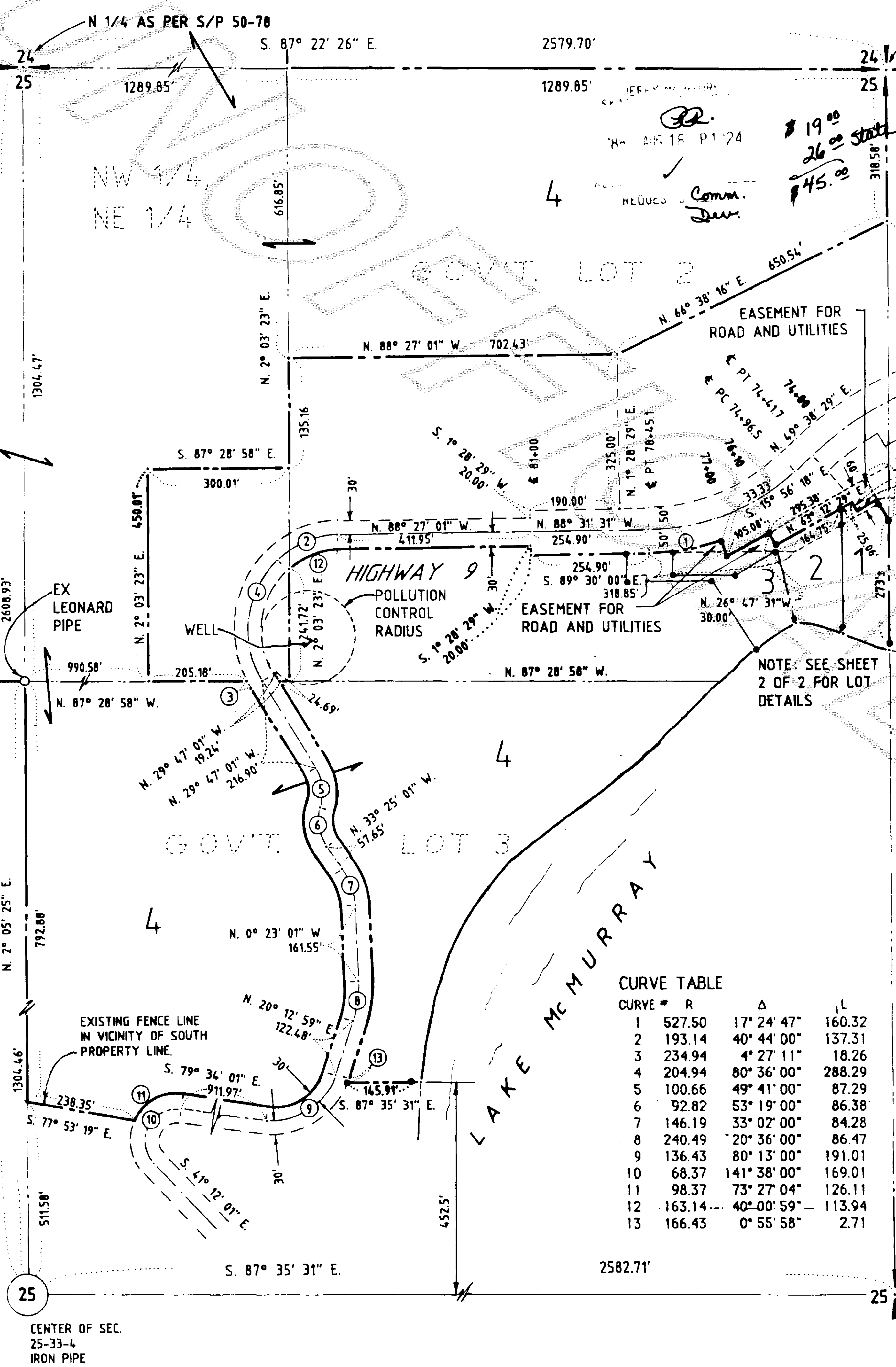
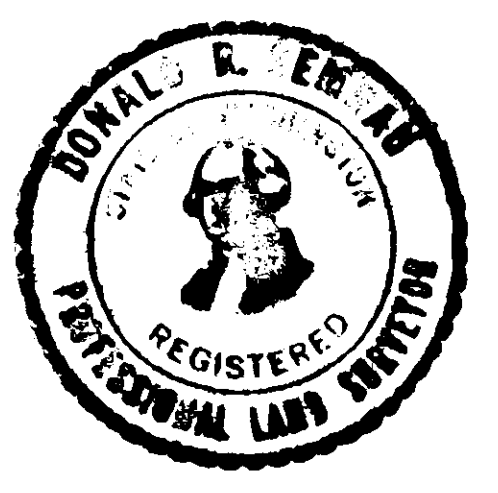
**CURVE TABLE**

CURVE #	R	Δ	L
1	527.50	17° 24' 47"	160.32
2	193.14	40° 44' 00"	137.31
3	234.94	4° 27' 11"	18.26
4	204.94	80° 36' 00"	288.29
5	100.66	49° 41' 00"	87.29
6	92.82	53° 19' 00"	86.38
7	146.19	33° 02' 00"	84.28
8	240.49	20° 36' 00"	86.47
9	136.43	80° 13' 00"	191.01
10	68.37	141° 38' 00"	169.01
11	98.37	73° 27' 04"	126.11
12	163.14	40° 00' 59"	113.94
13	166.43	0° 55' 58"	2.71

**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.

*[Signature]* Date: 8-15-88  
Donald R. Semrau, PE & PLS, Certificate No. 9622  
Don Semrau & Associates  
2124 Riverside Drive Suite 107  
Mount Vernon, WA 98273



**AUDITOR'S CERTIFICATE**

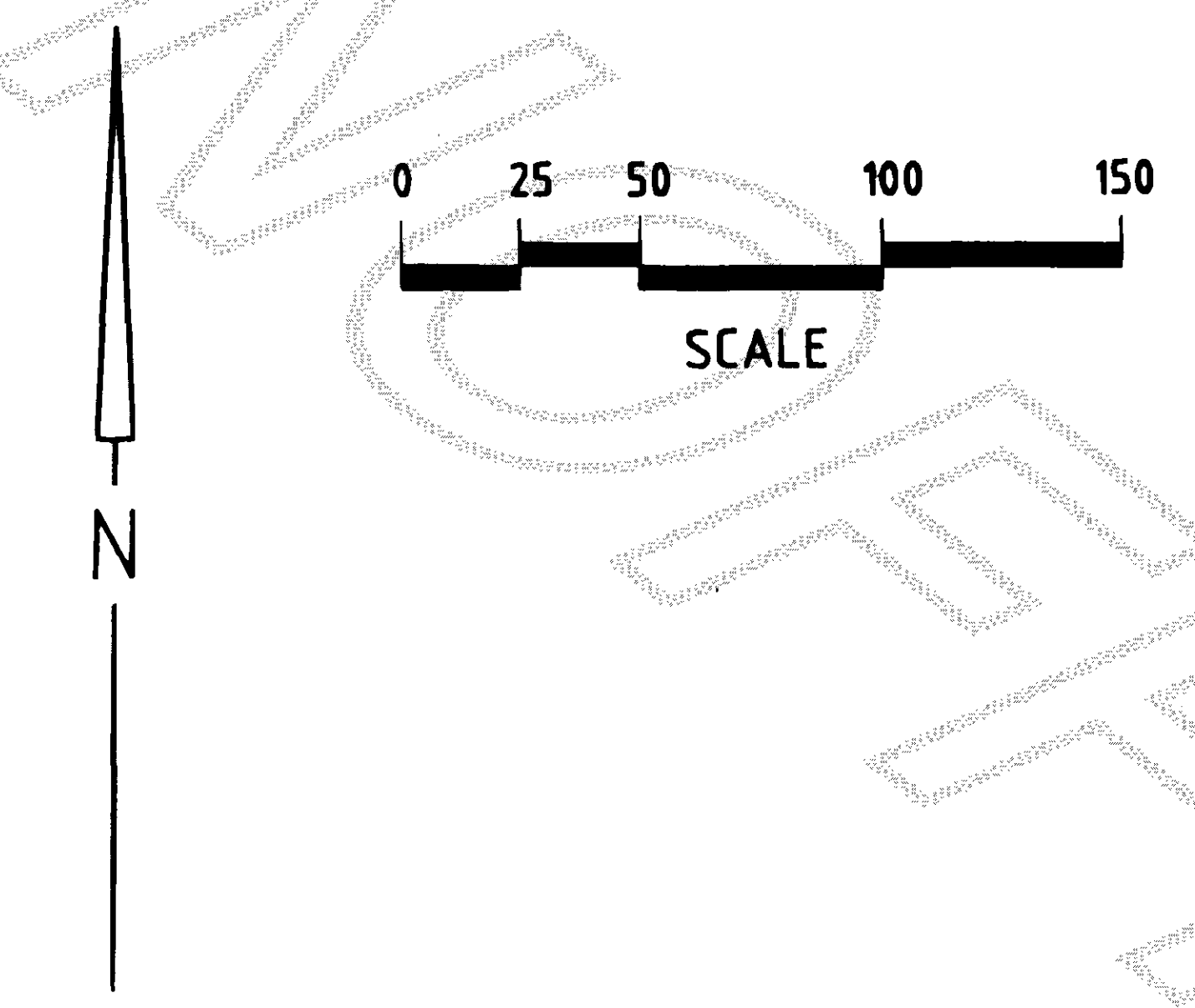
Filed for record this 18<sup>th</sup> day of AUGUST, 1988, at 1:24 o'clock P. M., in book 8 of Short Plats at page 58159, at the request of Don Semrau and Associates under Auditor's File No. 8808180023.

*[Signature]* Skagit County Auditor  
*[Signature]* Deputy

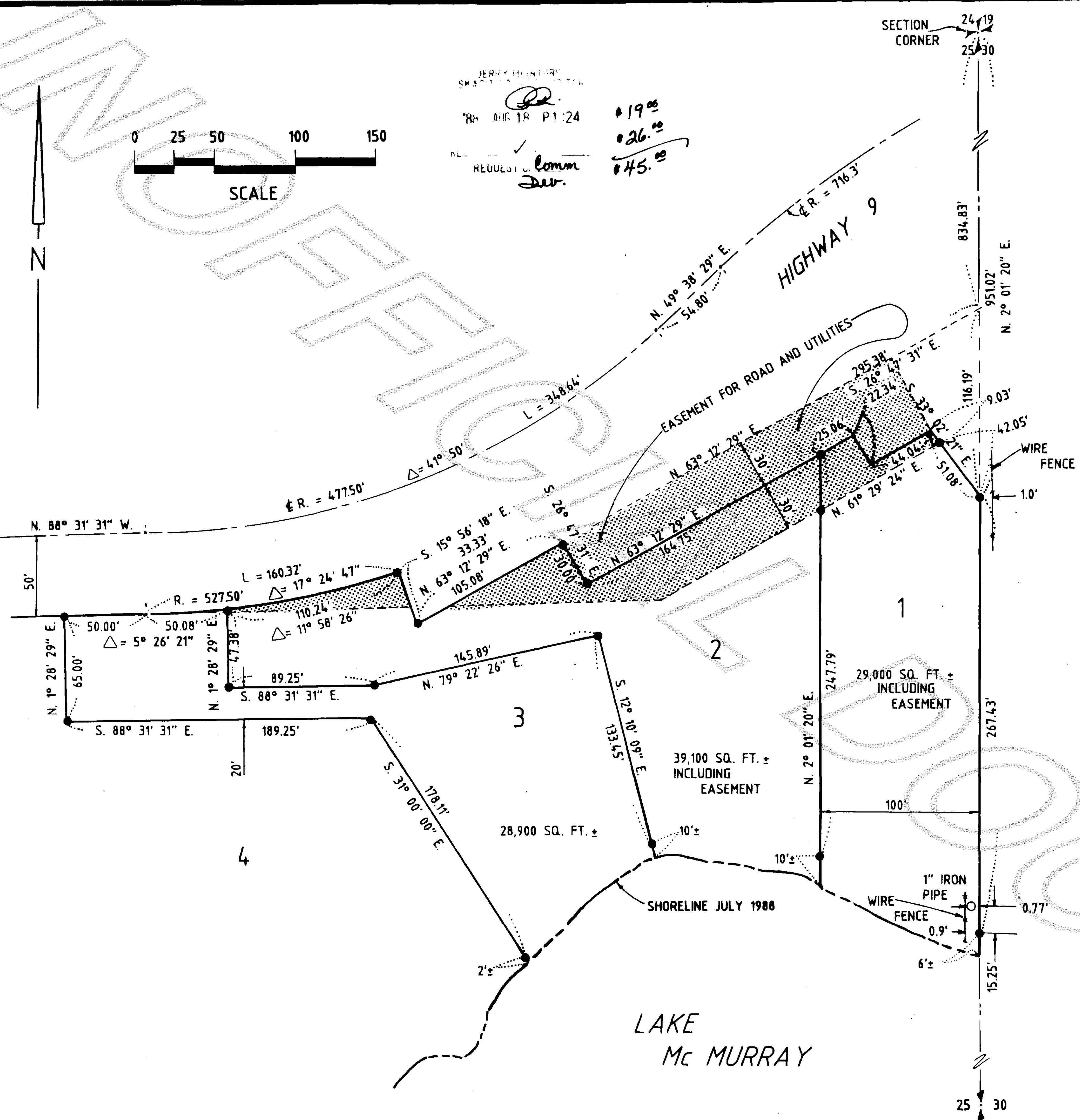
SHORT PLAT NO. 38-87 DATE 10/16/87  
PORTION OF GOV'T LOTS 2 AND 3 AND THE N.E. 1/4 OF  
**SECTION 25, T. 33 N., R. 4 E., W.M.**  
FOR: **ALFRED N. CARLSON, JR.**

FB 41 PG. 23	DON SEMRAU AND ASSOCIATES SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 200' JOB NO. 87-018
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JERRY MONTGOMERY  
 SURVEYOR  
 No. 118 P 1-24  
 REQUESTED BY Comm Dev.  
 \$19.00  
 \$26.00  
 \$45.00



**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.

Alfred N. Carlson, Jr. Delores Brown  
 Alfred N. Carlson, Jr. Delores Brown  
Mildred Leslie Virginia Fontaine  
 Mildred Leslie Virginia Fontaine

LEIF ERICKSON RECREATION ASSOCIATION, INC.

Jens Brattset PRESIDENT

**ACKNOWLEDGEMENTS**

State of Washington  
 County of Skagit  
 I certify that I know or have satisfactory evidence ALFRED N. CARLSON, JR., as his separate property, MILDRED LESLIE, as her separate property, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 8-5-88  
 Signature Cynthia Dale Olander  
 Title Deed Officer  
 My appointment expires 9/9/91

State of Washington  
 County of Honolulu  
 I certify that I know or have satisfactory evidence VIRGINIA FONTAINE, as her separate property, signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 8-2-88  
 Signature Pamela Kaniyoshi  
 Title Notary Public  
 My appointment expires 2/22/92

State of Washington  
 County of CLACKAMAS  
 I certify that I know or have satisfactory evidence DELORES BROWN, as her separate property, signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 8-4-88  
 Signature Romaine K. Harding  
 Title Notary Public  
 My appointment expires July 16, 1990

State of Washington  
 County of Snohomish  
 I certify that I know or have satisfactory evidence that Jens Brattset, President of Leif Erickson Recreation Association, Inc., signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the free and voluntary act of LEIF ERICKSON RECREATION ASSOCIATION, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated August 11, 1988  
 Signature Robert T. Shannon  
 Title Notary Public  
 My appointment expires June 1, 1992

SHORT PLAT NO. 38-87	DATE 10/16/87
PORTION OF GOV'T LOTS 2 AND 3 AND THE N.E. 1/4 OF SECTION 25, T. 33 N., R. 4 E., W.M. FOR: ALFRED N. CARLSON, JR.	
FB 41 PG. 23	DOM SEMRAU AND ASSOCIATES SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566
MERIDIAN - ASSUMED	SCALE: 1" = 50' JOB NO. 87-018

Vol 8 Short Plat 1959