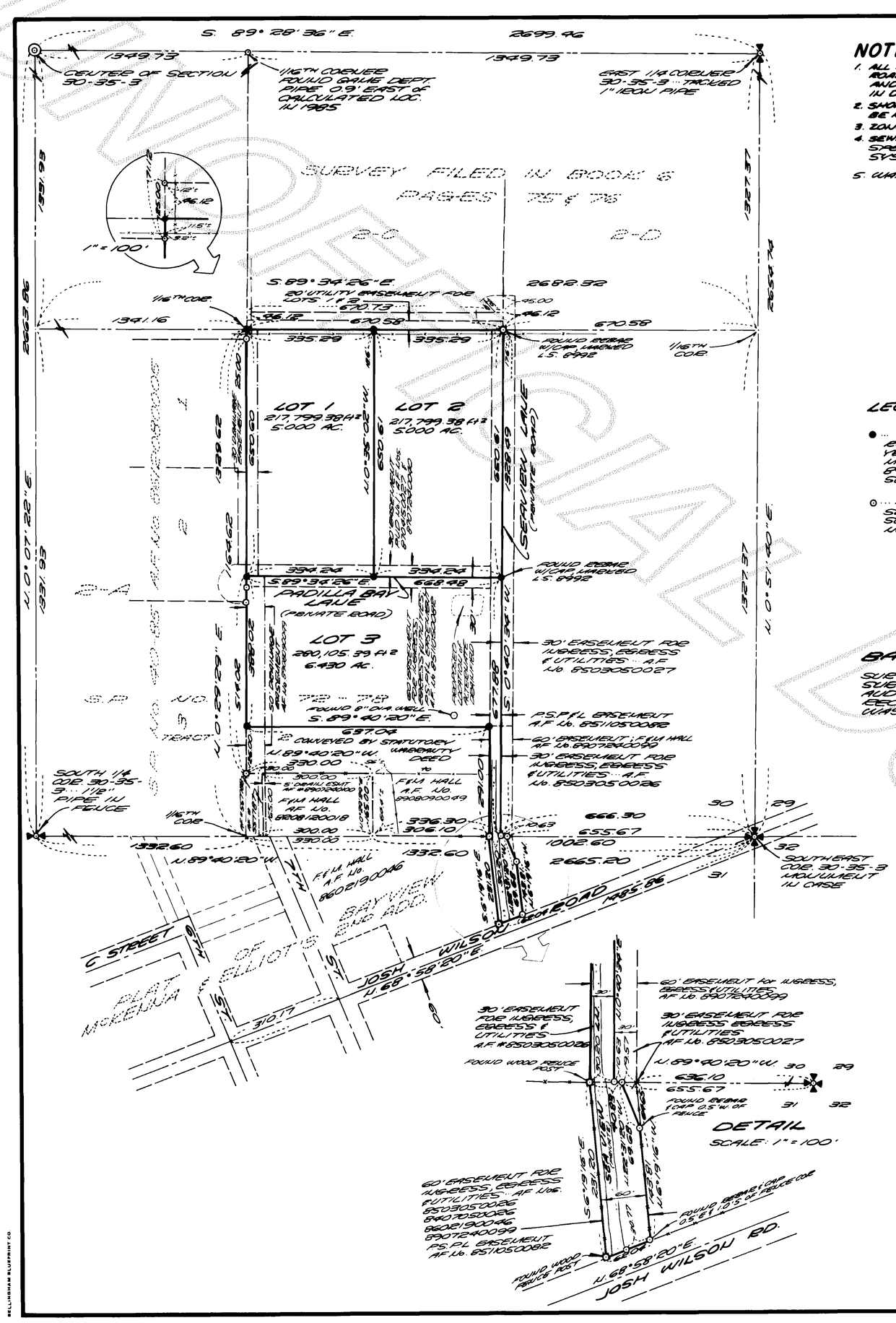
8911170003



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 - INDIVIDUAL SEPTIC SYSTEMS SPECIAL NOTE: AN ALTERNATE DRAINFIELD SYSTEM WILL BE REQUIRED FOR LOT 3.
5. WATER - P.U.D. No. 1

LEGEND

● ... DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992". SET THIS SURVEY.

○ ... FOUND REBAR SET ON PREVIOUS SURVEY, UNLESS NOTED OTHERWISE.

SCALE IN FEET
0 100 200

BASIS OF BEARING

SURVEY RECORDED IN BOOK 6 OF SURVEYS AT PAGES 75 & 76, UNDER AUDITOR'S FILE No. 8505080031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Harry W. Adamitz — HARRY W. ADAMITZ
Ruth T. Adamitz — RUTH T. ADAMITZ

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT } S.S.

ON THIS 7 DAY OF SEPTEMBER, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED HARRY W. AND RUTH T. ADAMITZ, HUSBAND AND WIFE

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HEREETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Colleen Radich
NOTARY PUBLIC
RESIDING AT: MOUNT VERNON, WA.

COLLEEN RADICH
COMMISSION EXPIRES
NOTARY
PUBLIC
10-9-90
STATE OF WASHINGTON

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.
JOHN E. LEONARD JR., PRES. P.L.S.
LEONARD AND BOUDINOT, INC.
CERTIFICATE No. 8992
DATE 9/7/89

JOHN E. LEONARD, JR. — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 17th DAY OF November, 1989.

Mark D. Spahr
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

MARK D. SPAHR — STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF November, 1989, AT 9:44 A.M. IN BOOK 8 OF SHORT PLATS AT PAGE 188-189, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

Jerry McDaniel
SKAGIT COUNTY AUDITOR
BY: C. Tayl
DEPUTY

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREETOFORE 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 1989

TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR

THIS 17 DAY OF November, 1989.

Dan Dannell
SKAGIT COUNTY TREASURER

SHORT PLAT NO. 45-89		DATE 9-7-89
HARRY ADAMITZ IN THE SOUTHEAST 1/4 OF SECTION 30, TWP. 35 N., RGE. 3 E., W.M.		
DATE: MAY 16, 1989	LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH 1ST STREET MOUNT VERNON, WA. 98273 336-5757	SCALE: 1" = 200'
FD. BK. 352 p. 30 & 62-63		JOB No.: 89049

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UNOFFICIAL DOCUMENT

BELLINGHAM BLUEPRINT CO.

8911170003

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43

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17 A9:44

RECORDED

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS DESCRIPTION IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

TRACT 2-B OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8505090031 IN VOLUME 6 OF SURVEYS, PAGES 75 AND 76, WHICH PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT 2 OF SHORT PLAT NO. 72-78, APPROVED SEPTEMBER 6, 1978 AND RECORDED AUGUST 15, 1978, IN BOOK 3 OF SHORT PLATS, PAGE 9, UNDER AUDITOR'S FILE NO. 887022, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°40'20" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 666.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'20" WEST, A DISTANCE OF 888.30 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRED E. HALL AND MARY F. HALL IN STATUTORY WARRANTY DEED, FILED UNDER AUDITOR'S FILE NO. 8208120018, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0°29'29" EAST ALONG THE EAST LINE OF SAID TRACT CONVEYED TO FRED AND MARY HALL, A DISTANCE OF 165.00 FEET TO THE NORTH EAST CORNER THEREOF; THENCE NORTH 89°40'20" WEST ALONG THE NORTH LINE OF SAID HALL TRACT AND THE NORTH LINE OF THOSE CERTAIN TRACTS CONVEYED TO SKAGIT COUNTY FOR RIGHT-OF-WAY, FILED UNDER AUDITOR'S FILE NO. 557787 AND AUDITOR'S FILE NO. 557788, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 330.00 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 0°29'29" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1984.62 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE CONTINUE NORTH 0°29'29" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 46.12 FEET; THENCE SOUTH 89°34'26" EAST, A DISTANCE OF 670.73 FEET; THENCE SOUTH 0°29'34" WEST, A DISTANCE OF 46.12 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 0°29'34" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 1328.49 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PORTION OF TRACT 5 OF THE "PLAT OF BAYVIEW" (ACKLEYVA AND ELLIOTT'S SECOND ADDITION), SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 89°40'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, BEING ALSO THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 655.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'20" WEST, A DISTANCE OF 90.83 FEET TO A POINT DESCRIBED AS THE TRUE POINT OF BEGINNING OF THAT LINE DESCRIPTION CONVEYED TO SEAVIEW HOLDINGS, LTD. IN QUIT CLAIM DEED FILED UNDER AUDITOR'S FILE NO. 8801050066, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 6°19'16" EAST, A DISTANCE OF 231.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE JOSH WILSON ROAD; THENCE NORTH 68°53'20" EAST, A DISTANCE OF 62.04 FEET; THENCE NORTH 6°19'16" WEST, A DISTANCE OF 148.51 FEET; THENCE NORTH 22°31'20" WEST, A DISTANCE OF 69.68 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID PARCEL 2-B, DESCRIBED AS FOLLOWS:

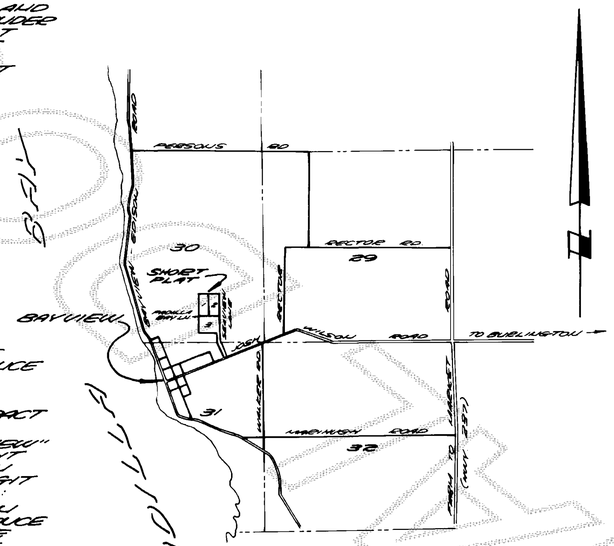
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2-B; THENCE NORTH 89°34'26" WEST ALONG THE NORTH LINE OF SAID TRACT 2-B, A DISTANCE OF 670.73 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 0°29'29" WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 46.12 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°34'26" EAST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 670.58 FEET TO THE EAST LINE OF SAID TRACT 2-B; THENCE NORTH 0°40'34" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 46.12 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF TRACT 2-B OF THE SURVEY RECORDED IN BOOK 6 OF SURVEYS, AT PAGES 75 & 76, UNDER AUDITOR'S FILE NO. 8505090031, BEING UNDER PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M.; THENCE NORTH 89°40'20" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 100.60 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRED E. HALL AND MARY F. HALL IN STATUTORY WARRANTY DEED, FILED UNDER AUDITOR'S FILE NO. 8208120018, RECORDS OF SKAGIT COUNTY

LEGAL DESCRIPTION, CONT...

WASHINGTON, BEING ALSO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°29'29" EAST, A DISTANCE OF 165.00 FEET; THENCE NORTH 89°40'20" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2-B; THENCE NORTH 0°29'29" EAST, ALONG THE WEST LINE OF TRACT 2-B, A DISTANCE OF 126.00 FEET; THENCE SOUTH 89°40'20" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 637.04 FEET; THENCE SOUTH 0°40'34" WEST, A DISTANCE OF 291.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89°40'20" WEST, A DISTANCE OF 306.10 FEET TO THE TRUE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION, CONT...

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 30 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. AND A PORTION OF TRACT 5 OF "ACKLEYVA AND ELLIOTT'S SECOND ADDITION", ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, AS DESCRIBED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8505090057.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A DRAINAGE DITCH OVER AND ACROSS THE WEST 5 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST 300.00 FEET; THENCE NORTH 165.00 FEET; THENCE WEST 300.00 FEET; THENCE SOUTH 165.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 10.00 FEET THEREOF.

EASEMENTS, COVENANTS AND RESTRICTIONS

1. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SHORT PLAT NO. 72-78, AS RECORDED UNDER AUDITOR'S FILE NO. 887022, IN BOOK 3 OF SHORT PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2. EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE EAST 30 FEET, AND OVER A 60 FOOT STRIP OF THE SUBJECT PROPERTY, AS RECORDED UNDER AUDITOR'S FILE NO. 8505050088, RECORDS OF SKAGIT COUNTY, WASHINGTON, TO T.F. FLAHERTY AND V.C. FLAHERTY.

3. EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A 60 FOOT STRIP OF THE SUBJECT PROPERTY, AS RECORDED UNDER AUDITOR'S FILE NO. 8506120016, RECORDS OF SKAGIT COUNTY, WASHINGTON, TO D.G. BEEBY, J.K. BEEBY, S.S. SPRAY, AND R.B. ANDERSON.
   4. PROVISIONS FOR ROAD MAINTENANCE, AS CONTAINED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8506120017, RECORDS OF SKAGIT COUNTY, WASHINGTON.

4. EASEMENT FOR THE PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF ELECTRICAL TRANSMISSION LINES, AS RECORDED UNDER AUDITOR'S FILE NO. 8511050089, RECORDS OF SKAGIT COUNTY, WASHINGTON; TO PUGET SOUND POWER & LIGHT.

5. EASEMENT FOR THE PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF WATER LINES, OVER A 30 FOOT STRIP OF THE SUBJECT PROPERTY, AS RECORDED UNDER AUDITOR'S FILE NO. 5, 8504050089 AND 8507290000, RECORDS OF SKAGIT COUNTY, WASHINGTON; TO P.U.D. NO. 1 OF SKAGIT COUNTY.

6. EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER A PORTION OF THE SUBJECT PROPERTY, AS RECORDED UNDER AUDITOR'S FILE NO. 8407050086, RECORDS OF SKAGIT COUNTY, WASHINGTON; TO E.J. JENKINS.
   A. SUBSEQUENTLY TRANSFERRED TO F. AND M. HALL BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 8602190046, RECORDS OF SKAGIT COUNTY, WASHINGTON.

7. EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF THE SUBJECT PROPERTY, AS RECORDED UNDER AUDITOR'S FILE NO. 8807290099, RECORDS OF SKAGIT COUNTY, WASHINGTON, TO F & M HALL.

LEGAL DESCRIPTION, CONT...

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A DRAINAGE DITCH, OVER AND ACROSS THE WEST 50 FEET OF THE NORTH 126.00 FEET, AS MEASURED ALONG THE WEST LINE OF THE NORTH 126.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF TRACT 2-B OF THE SURVEY RECORDED IN BOOK 6 OF SURVEYS, AT PAGES 75 & 76 UNDER AUDITORS FILE NO. 8505090031, BEING UNDER PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M.; THENCE NORTH 89°40'20" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 100.60 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRED E. AND MARY F. HALL IN STATUTORY WARRANTY DEED, FILED UNDER AUDITOR'S FILE NO. 8208120018, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING ALSO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°29'29" EAST, A DISTANCE OF 165.00 FEET; THENCE NORTH 89°40'20" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2-B; THENCE NORTH 0°29'29" EAST, ALONG THE WEST LINE OF TRACT 2-B A DISTANCE OF 126.00 FEET; THENCE SOUTH 89°40'20" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 637.04 FEET; THENCE SOUTH 0°40'34" WEST, A DISTANCE OF 291.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89°40'20" WEST, A DISTANCE OF 306.10 FEET TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON.

RESTRICTIONS AND PROTECTIVE COVENANTS

AS DESCRIBED UNDER AUDITOR'S FILE NO. 8908090050 & 8909140017, RECORDS OF SKAGIT COUNTY, WA.

SHORT PLAT NO. 45-89		DATE 9-7-89
HARRY ADAMITZ IN THE SOUTHEAST 1/4 OF SECTION 30, TWP 35 N., R. 3 E., W.M.		
MAY 16, 1989	LEONARD & BOUDINOT 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 336-5751	SCALE AS NOTED
SHANNON		89049

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SH. 2 OF 2