

EASEMENTS & RESERVATIONS

- RESERVATION CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER A.F. NO. 9418, RESERVING UNTO THE GRANTEE ALL OIL, GAS, MINERALS AND FOSSILS WITH RIGHT OF ENTRY FOR DEVELOPING & WORKING THE SAME.
- EASEMENT TO PUGET SOUND POWER & LIGHT CO. FOR THE PURPOSE OF CONSTRUCTION & MAINTENANCE OF AN ELECTRIC TRANSMISSION LINE OVER AND ACROSS THE PROPERTY AS DESCRIBED UNDER A.F. NOS. 242594, 243591, AND 244062.
- RIGHTS AND EASEMENTS FOR COMMERCE, NAVIGATION AND FISHERIES.
- RIGHTS OF PUBLIC OR PRIVATE OWNERS TO USE ANY PORTION OF THE SUBJECT PROPERTY WHICH IS NOW, OR HERETOFORE HAS BEEN, COVERED BY WATER.

NOTES:

- 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.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - RESIDENTIAL.
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS; AN ALTERNATIVE DENITRIFIED SYSTEM MAY BE REQUIRED ON LOT 1, IN THE EVENT OF A FAILURE OF THE EXISTING SYSTEM, AN ALTERNATIVE ON-SITE SEWAGE SYSTEM MAY HAVE SPECIAL DESIGN, CONSULTATION AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER'S PLAN DETAILS.
- THIS SURVEY WAS PERFORMED WITHIN TOPGAL BY 10-D 10" ELECTRONIC DISTANCE MEASURING THEODOLITE.
- EAST AND WEST LINES OF THIS PARCEL WERE ESTABLISHED BY RECORD OF SURVEY FILED IN BOOK # 2, OF SURVEY AT PAGE 111, RECORD OF SKAGIT COUNTY, WA.
- WATER - SALISH FISHES WATER ASSOCIATION.

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.

Ann J. Rasar
ANU J. BASAR

ACKNOWLEDGMENT

STATE OF WASHINGTON } 55
COUNTY OF King }

ON THIS 4TH DAY OF October, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Ann J. Rasar
ANU J. BASAR

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER 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.

Thomas J. Stokypuch
NOTARY PUBLIC
RESIDING AT:
Bellevue, WA
EXPIRATION: 4-1-90

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., P.E. & P.L.S.
LEONARD AND BOUDINOT, INC.
CERTIFICATE NO. 8992
DATE 10/12/89



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ACT OF THIS DAY OF _____, 1989.

Ann J. Rasar
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF DEC 1989, AT 1:19 P.M. IN BOOK 8 OF SHORT PLATS AT PAGE 199, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

Jerry M. DeLury
SKAGIT COUNTY AUDITOR
BY: *Dandra J. Franz*
DEPUTY

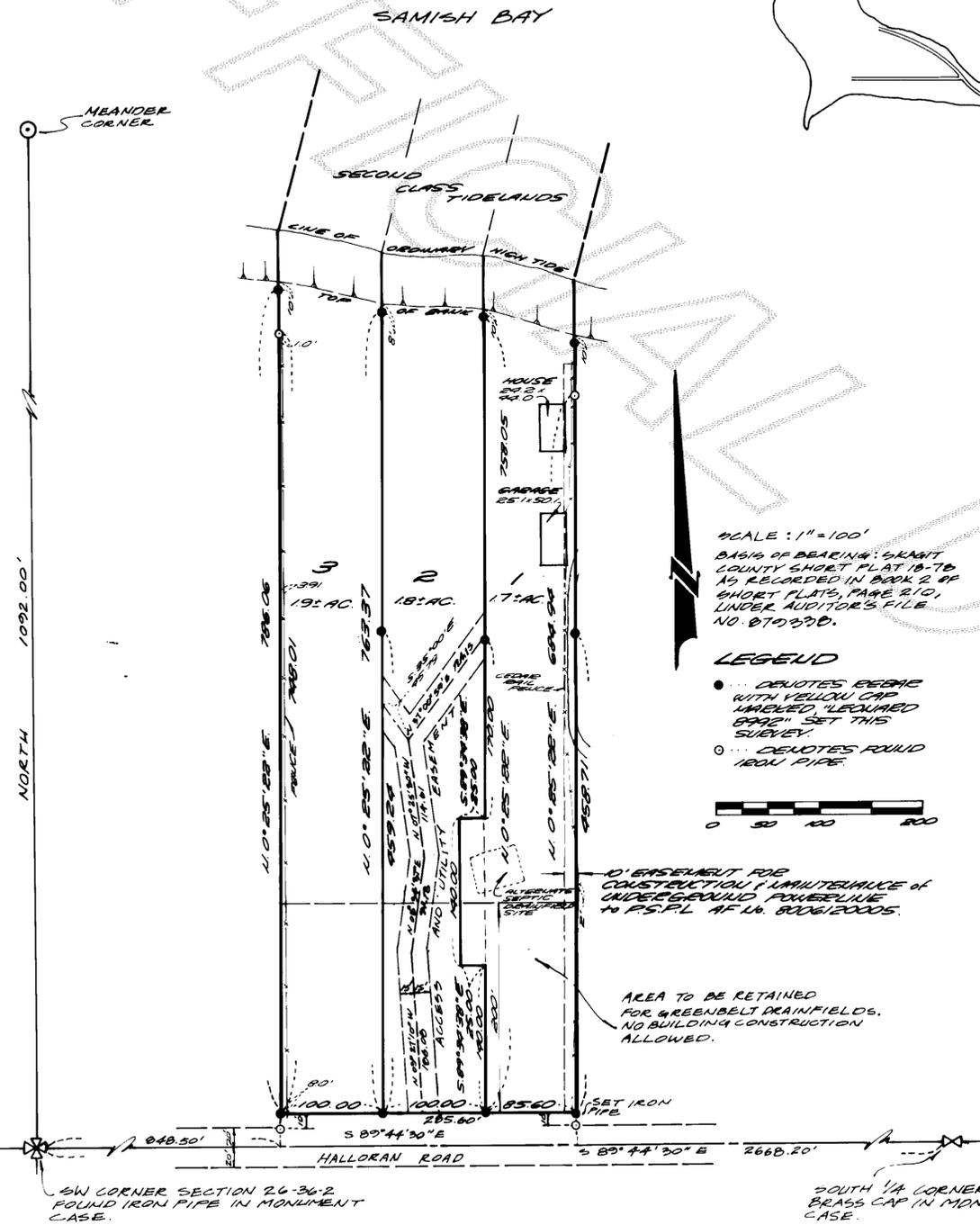
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERE TO FORE 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, WASH.
INGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR.

THIS 15 DAY OF December, 1989

Judyann Menick
SKAGIT COUNTY TREASURER



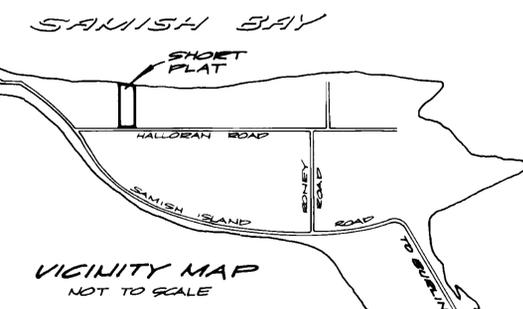
SCALE: 1" = 100'

BASIS OF BEARING: SKAGIT COUNTY SHORT PLAT 18-78 AS RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 210, UNDER AUDITOR'S FILE NO. 870270.

LEGEND

- ... DENOTES EMBLEM WITH YELLOW CAP UNLESS "LEARNED GRASS" SET THIS SURVEY.
- ... DENOTES ROUND IRON PIPE.

0 50 100 200



LEGAL DESCRIPTION

PARCEL "A":
THE WEST 285.6 FEET OF THE EAST 485.6 FEET OF GOVERNMENT LOT 4, AS MEASURED ALONG THE SOUTH LINE THEREOF, WITHIN SECTION 26, TOWNSHIP 26 NORTH, RANGE 2 EAST, W.M., EXCEPT THE SOUTH 20 FEET AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 252104.

PARCEL "B":
TIDELANDS OF THE SECOND CLASS SITUATED IN FRONT OF ADJACENT TO OR ABUTTING ON THE 285.6 FEET OF THE EAST 485.6 FEET OF GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 26 NORTH, RANGE 2 EAST, W.M., AND EXTENDING TO THE LINE OF EXTREME LOW TIDE.

SUBJECT TO:

- EASEMENTS IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, RECORDED UNDER AUDITOR'S FILE NO. 243591 AND 244062.
- EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, RECORDED UNDER AUDITOR'S FILE NO. 314-18, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTE: A VARIANCE, No. V-89028, WAS GRANTED FOR THE SUBJECT PROPERTY AUGUST 16, 1989, APPROXIMATELY THE DIVISION INTO 3 LOTS WHICH EXCEEDED THE 5' LEISURE WIDTH BATIO, SUBJECT TO THE FOLLOWING CONDITIONS:

- ANY CONSTRUCTION ON THIS PROPERTY IS SUBJECT TO THE JURISDICTION OF THE SKAGIT COUNTY SHOEBELT'S UNMANTAINED LAWSTER PROGRAM AND REVIEW BY THE DEPARTMENT OF WILDLIFE.
- THE EXISTING DENVERIAN SHALL BE MAINTAINED TO 12 FEET WHERE POSSIBLE (WITHOUT HARMING TO REMOVE LARGE TREES) AND TUELOUTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SKAGIT COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.

SHORT PLAT NO. 57-89		DATE 10-16-89	
ANU J. BASAR IN GOV'T LOT 4 SECTION 26 ,TWP. 36 N.,RGE. 2 E.,W.M.			
DATE: July, 1988	LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS	SCALE: 1" = 100'	
FD. BK. 351 pg 56162	603 So. FIRST, MT. VERNON, WA 98273, 336-5751	JOB NO.: 89087	