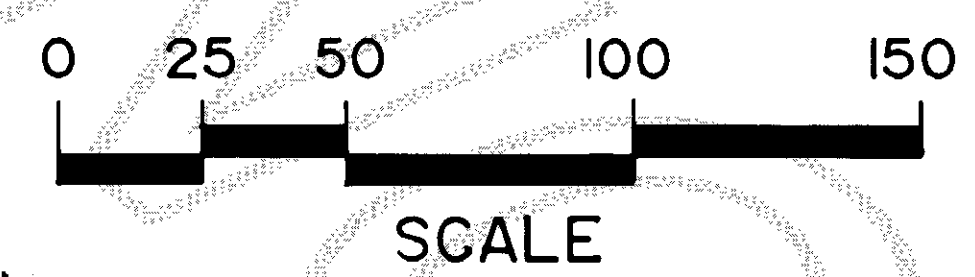
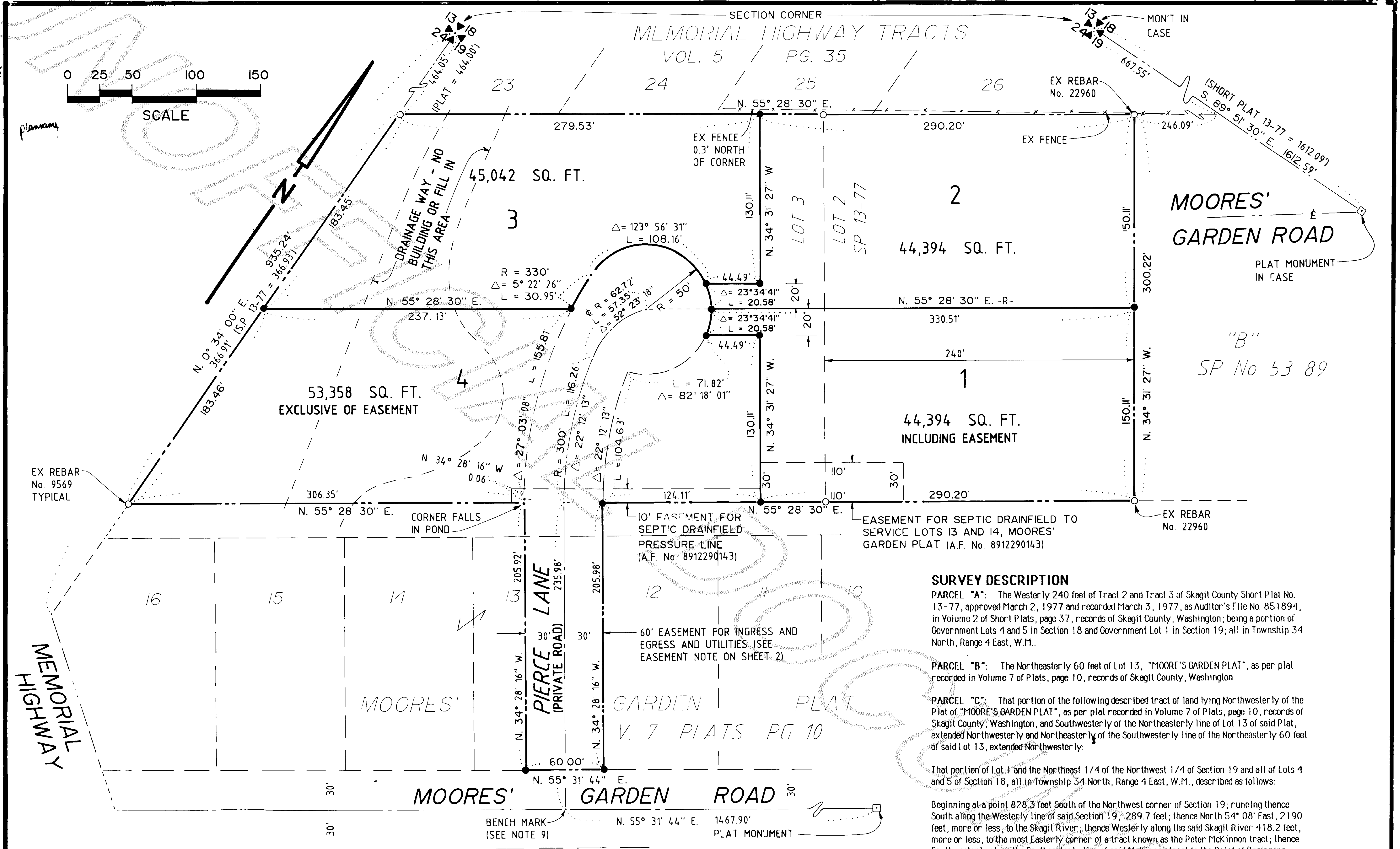


70051111



SCALE

MEMORIAL HIGHWAY TRACTS
VOL. 5 / PG. 35



MOORES' GARDEN ROAD

"B"
SP No. 53-89

SURVEY DESCRIPTION

PARCEL "A": The Westerly 240 feet of Tract 2 and Tract 3 of Skagit County Short Plat No. 13-77, approved March 2, 1977 and recorded March 3, 1977, as Auditor's File No. 851894, in Volume 2 of Short Plats, page 37, records of Skagit County, Washington; being a portion of Government Lots 4 and 5 in Section 18 and Government Lot 1 in Section 19; all in Township 34 North, Range 4 East, W.M.

PARCEL "B": The Northeasterly 60 feet of Lot 13, "MOORE'S GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

PARCEL "C": That portion of the following described tract of land lying Northwesterly of the Plat of "MOORE'S GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington, and Southwesterly of the Northeasterly line of Lot 13 of said Plat, extended Northwesterly and Northeasterly of the Southwesterly line of the Northeasterly 60 feet of said Lot 13, extended Northwesterly:

That portion of Lot 1 and the Northeast 1/4 of the Northwest 1/4 of Section 19 and all of Lots 4 and 5 of Section 18, all in Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 828.3 feet South of the Northwest corner of Section 19; running thence South along the Westerly line of said Section 19; 289.7 feet; thence North 54° 08' East, 2190 feet, more or less, to the Skagit River; thence Westerly along the said Skagit River 418.2 feet, more or less, to the most Easterly corner of a tract known as the Peter McKinnon tract; thence Southwesterly along the Southeasterly line of said McKinnon tract to the Point of Beginning.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.
Situate in the County of Skagit, State of Washington.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 19____, at _____ o'clock
_____ M., in book _____ of Short Plats at page _____, at the request of SEMRAU & LISSER
under Auditor's File No. _____

Skagit County Auditor Deputy

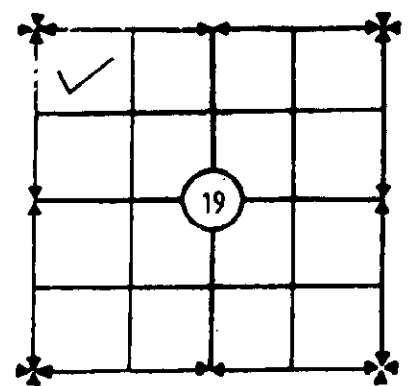
SURVEYOR'S CERTIFICATE

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.

Bruce G. Lisser
Bruce G. Lisser, P.L.S., Certificate No. 22960
SEMRAU & LISSER
2118 Riverside Drive Suite 104
Mount Vernon, WA 98273
Date: MAY 4, 1990



VICINITY MAP
(NO SCALE)



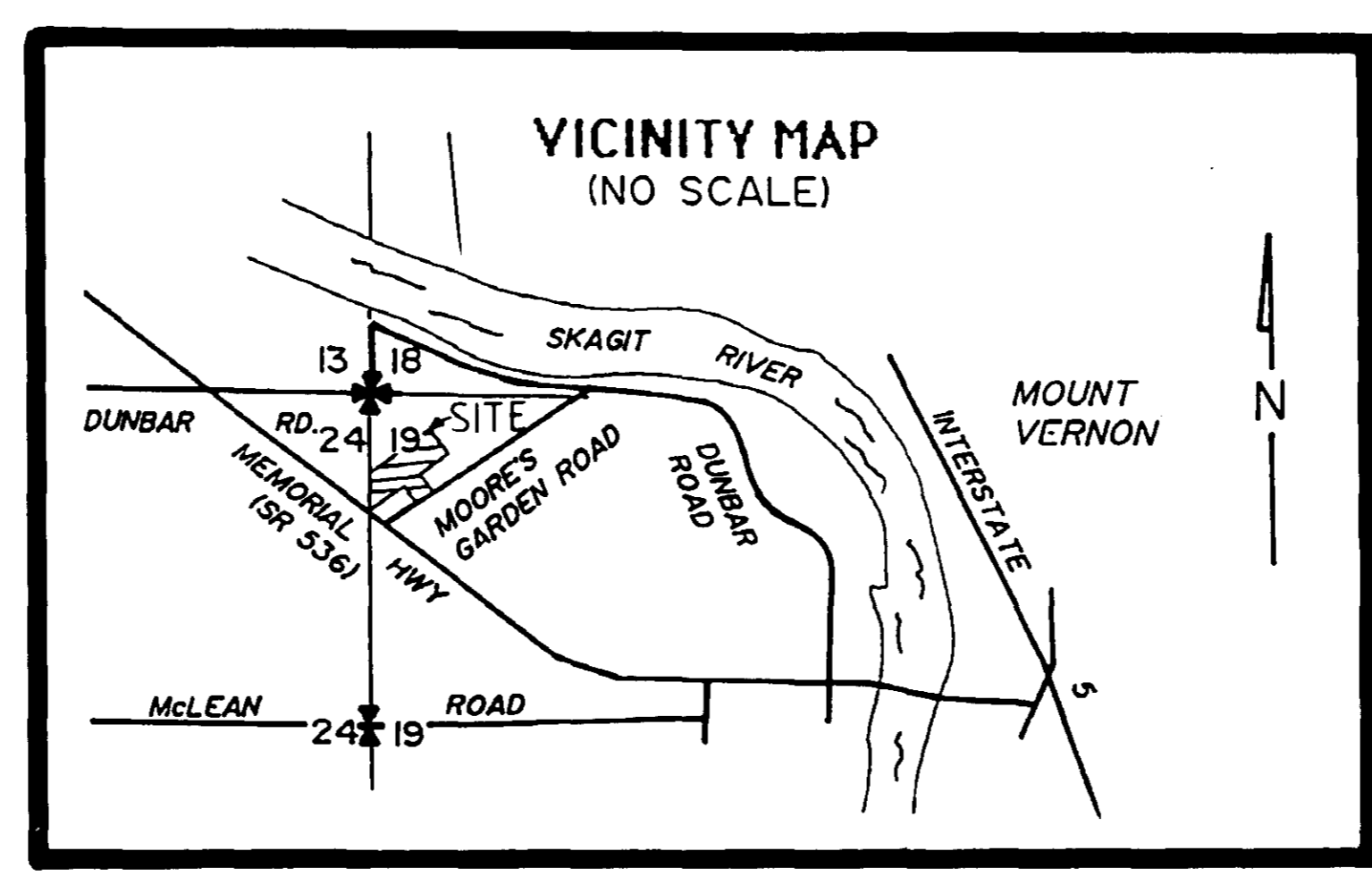
SHEET 1 OF 2

SHORT PLAT NO. 60-89		DATE: <u>11-1-89</u>
SURVEY OF A PORTION OF GOVERNMENT LOT 1 SECTION 19, T. 34 N., R. 4 E., W.M. FOR: KEN GENTRY		
FB	PG.	SCALE: 1" = 50'
MERIDIAN - ASSUMED		JOB NO. 89-070
SEMRAU & LISSER SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566		

Short Plat No. 60-89

EXCEPTIONS

- A. Any question that may arise due to shifting or changing in course of Skagit River.
- B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



C. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 13-77
 As Follows:
 1.) Water: P.U.D.
 2.) Sewer: Septic Tank
 3.) Lot 3 cannot be used for a building site until an access for ingress, egress and utilities, conforming to Skagit County standards, is provided from a State or County roadway;

D. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Donald B. Pierce and Margaret E. Pierce, husband and wife
 Recorded: SEPTEMBER 25, 1989
 Auditor's File No.: 8909250061
 As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

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 RESERVE AND RESIDENTIAL.
4. Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM
5. Water - P.U.D. NO. 1
6. ● - Indicates iron rod set with yellow cap marked LISSER 22960.
 ○ - Indicates existing iron pipe or iron rod found.
7. Survey description is from Deed of Trust recorded under Auditor's File No. 9002090001.
8. Buyer should be aware that this subdivision is located in the flood plain of the Skagit River and that significant elevation may be required for the first living floor of residential construction.
9. Bench Mark = P.K. Nail set in the center line of Moore's Garden Road at the intersection with the center line of Pierce Lane. (Falls on the south edge of the oiled road)
 Elevation = 16.87 M.S.L.
10. Meridian and Basis of Bearing assumed from Short Plat 13-77, recorded in Book 2 of Short Plats, page 37. Also see Plat of MEMORIAL HIGHWAY TRACTS in Volume 5, page 35 and MOORE'S GARDEN PLAT IN VOLUME 7, PAGE 10.
11. Instrumentation: Nikon NTD-3 Theodolite Distance Meter.
12. Survey Procedures: Standard field traverse.

EASEMENTS

An easement is hereby reserved for and granted to the County of Skagit, Public Utility District No. 1, Puget Sound Power and Light Co., Continental Telephone of the Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon Pierce Lane and the easements shown hereon, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

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.
 Kendall D. Gentry Nancy F. Gentry
 KENDALL D. GENTRY NANCY F. GENTRY
 SKAGIT STATE BANK, a Washington Corporation
 James G. Bishop
 President & Vice Chairman

ACKNOWLEDGEMENTS

State of Washington
 County of SKAGIT
 I certify that I know or have satisfactory evidence KENDALL D. GENTRY and NANCY F. GENTRY, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
 Dated: May 2, 1990
 Signature: [Signature]
 Title: Notary
 My appointment expires: 10-1-90

State of Washington
 County of SKAGIT
 I certify that I know or have satisfactory evidence that James G. Bishop signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the President & Vice Chairman of SKAGIT STATE BANK, a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
 Dated: May 2, 1990
 Signature: [Signature]
 Title: Notary
 My appointment expires: 9-15-93

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 1990.
 This 1st day of May, 1990.
 [Signature]
 Skagit County Treasurer

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 8th day of May, 1990.

Short Plat Administrator
 [Signature]
 Skagit County Engineer
 [Seal]



SHORT PLAT NO.	60-89	DATE	11-9-89
SURVEY OF A PORTION OF GOVERNMENT LOT 1 SECTION 19, T. 34 N., R. 4 E., W.M. FOR: KEN GENTRY			
FB	PG.	SEMRAU & LISSER SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 50' JOB NO. 89-070