

LEGAL DESCRIPTION

Tract 1 of Skagit County Short Plat No. 16-85 as approved June 25, 1985 and recorded June 26, 1985 in Volume 7 of Short Plats at pages 28 and 29 under Auditor's File No. 8506260063, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress and utilities over and across a strip of land, 60 feet in width, lying 30 feet on either side of the following described centerline and within a cul-de-sac with a 45 feet radius as also hereinafter described:

Beginning at the intersection of the line between Tracts B and C of Skagit County Short Plat No. 40-78, approved February 5, 1975 and recorded February 27, 1975 under Auditor's File No. 7502270055, in Volume 3 of Short Plats, page 79, and the East line of State Highway right-of-way as conveyed by Deeds recorded under Auditor's File Nos. 537745 and 754334, said East line now being the East line of that Skagit County Road commonly known as the Cedarvale Road (the I-5 East Frontage Road); thence N 89°50'15"E along said line between Tracts B and C and of Tracts 1 and 2 of Skagit County Short Plat No. 16-85, a distance of 626.54 feet to the point in the center of the aforementioned cul-de-sac having a 45 feet radius, which point is the terminal point of said centerline.

SUBJECT TO that Easement granted to Puget Sound Power and Light Company by that instrument recorded January 12, 1925 under Auditor's File No. 180100, records of Skagit County, Washington.

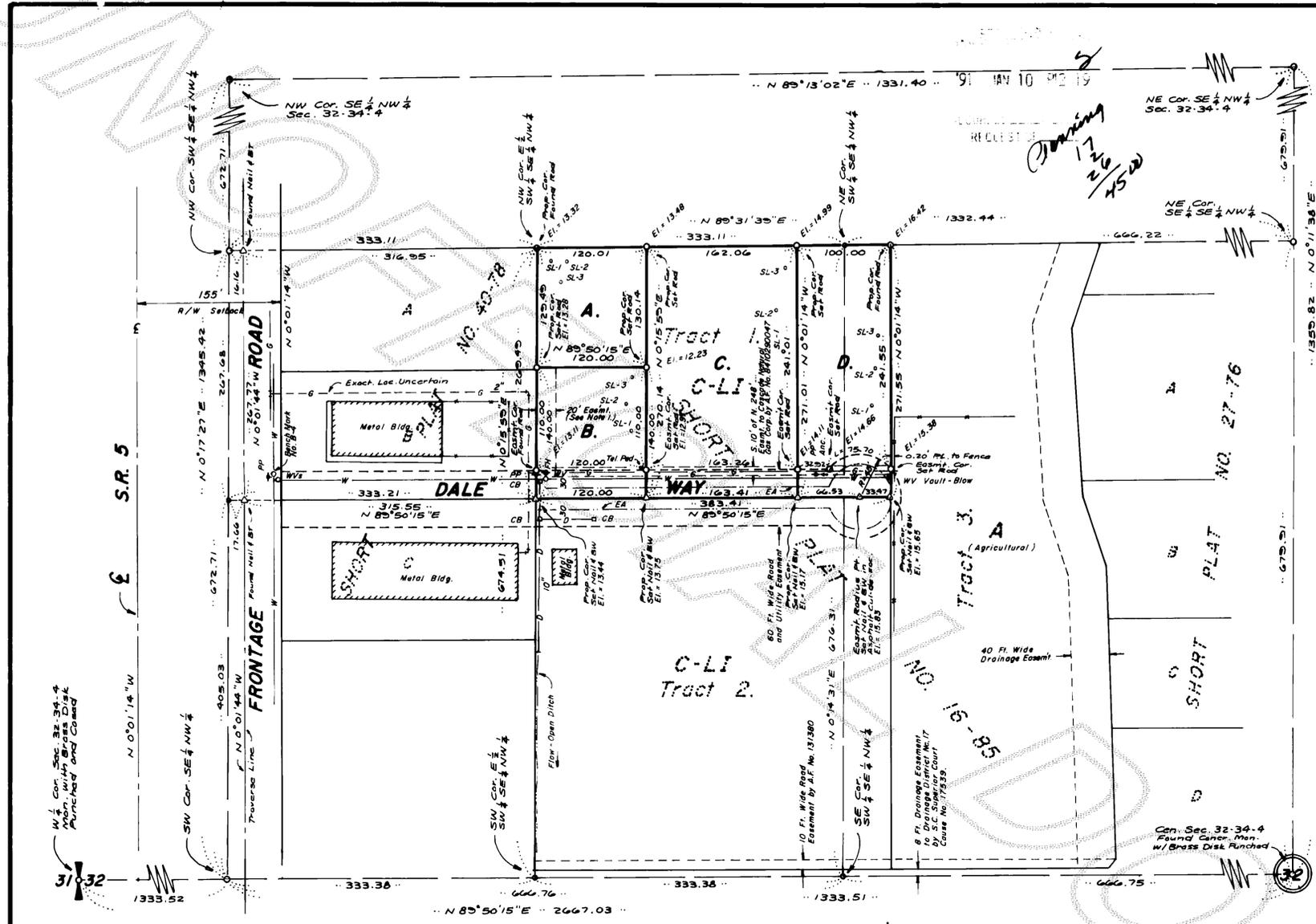
AND SUBJECT TO that Easement to Cascade Natural Gas Corporation for pipeline by that instrument recorded October 29, 1984 under Auditor's File No. 8410250047, records of Skagit County, Washington.

AND SUBJECT TO an Easement for underground electric system to Puget Sound Power and Light Company by that instrument dated May 9, 1985 and recorded May 14, 1985 under Auditor's File No. 8505140034, records of Skagit County, Washington.

AND SUBJECT TO that Easement to Public Utility District No. 1 of Skagit County, Washington by that instrument dated May 27, 1985 and recorded December 3, 1985 under Auditor's File No. 8512030018, records of Skagit County, Washington.

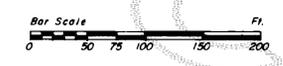
AND SUBJECT TO those conclusions and decisions of the Skagit County Hearing Examiner by that Variance Request No. V-84-038 as filed December 4, 1984 under Auditor's File No. 8412040016, records of Skagit County, Washington, thereby granting permission to construct that roadway commonly known as Dale Way over and across Tracts B and C of Skagit County Short Plat No. 40-78.

(LEGAL DESCRIPTION Continued on Sheet 2 of 2 Sheets)



PLAN

Scale: 1" = 100'

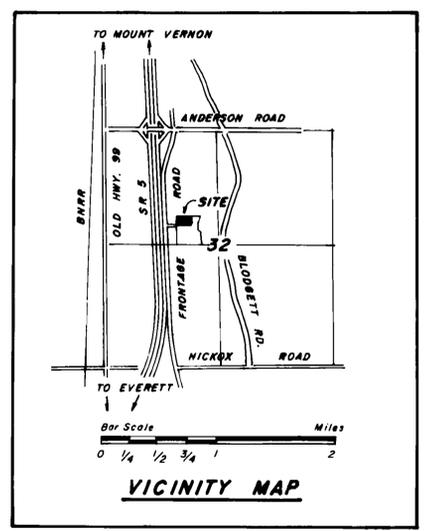


ZONING CLASSIFICATION

Commercial-Limited Industrial (C-LI)

LOT AREAS

- LOT A = 15,577.19 Sq. Ft. = 0.3576 Acre
- LOT B = 16,800.25 Sq. Ft. = 0.3857 Acre
- LOT C = 44,028.65 Sq. Ft. = 1.0108 Acres
- LOT D = 27,127.32 Sq. Ft. = 0.6228 Acres



LEGEND

- Prop. Cor. Found Rod
 - Anc. Easmt Cor.
 - △ Nail & BT
 - △ Nail & BW
 - Mon. SL-3
 - WM
 - WV
 - FH
 - CB
 - Tel. Pad.
 - E.A.
 - D 10"
 - W 6"
 - G 2"
 - T
- Property Corner Found 3/8" Dia. x 18" Length Steel Re-bar with Yellow Plastic Cap Imprinted: "JUDY" and Elev. = 13.44 (Usas) Set Rod
- Found Concrete Nail and Brass Tag in Pavmt. Imprinted: "L.S." Set Concrete Nail and Brass Washer in Pavement
- Monument Soil Log No. 3
- Water Meter
- Water Valve
- Fire Hydrant
- Power Pole
- Catch Basin
- Telephone Pedestal
- Edge of Asphalt Roadway
- 10" Dia. Storm Drain Pipe
- 6" Dia. Water Main
- 2" Dia. Gas Pipe
- Telephone Line
- 6 Ft. High Chain Link Fence

AUDITOR'S CERTIFICATE

Filed for the record this 10 day of JAN 1985 at 19 minutes past 12 o'clock P.M. in Volume 9 of Short Plats of Pages 28 and 29 and recorded under Auditor's File No. 9101100016 at the request of Danny Legro.

By: *Danny Legro*
Auditor, Skagit County

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Short Subdivision Ordinance No. 5574 as amended September 3, 1974, at the request of Allan B. Fredrickson.

By: *Gwynne D. Legro*
Gwynne D. Legro
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273

SHORT PLAT NO. 90-081

A. FREDRICKSON, ETAL. PROPERTY SURVEY
TRACT 1, SHORT PLAT NO. 16-85
PTN. S 1/2 SE 1/4 NW 1/4
SEC. 32, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

RESTRICTIONS

1. Short Plat Number and date of approval shall be included in all deeds and contracts.
2. Buyer should beware that this Short Plat subdivision is located within the floodplain and significant elevation may be required for building construction.
3. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility shall be in direct relationship to usage of road.

LEGAL DESCRIPTION

(Continued from Sheet 1 of 2 Sheets)

AND FURTHER SUBJECT TO those Conditions, Covenants and Restrictions imposed by the Articles of Incorporation of Cedardale Industrial Park Association as recorded October 3, 1985 under Auditor's File No. 8510030020, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

OWNER - DEVELOPER

Allan B. Fredrickson, Etal.
c/o Fredrickson's Pet Surgery
1741 Cedardale Road
Mount Vernon, Washington 98273
Phone: 424-5676

GROUND ELEVATIONS

This site lies within the Skagit River Flood Plain. Benchmark elevation and ground elevations (USGS Datum) have been annotated upon the face of this Short Plat.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The required soil logs for Lots A, B, C and D of this Short Plat have been recently submitted to and approved by the Skagit County Permit Center and are currently on file there-with.

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is available from that 6" water main located in Dale Way.

BENCHMARK

Benchmark: BM #B-4, Railroad Spike in East face of Power Pole at NE Corner of Cedardale Road and Dale Way at Ground Line. Top of RR Spike Elevation = 14.14 Ft. U.S.G.S. Datum.

NOTES

1. 20 Ft. wide Non-exclusive Ingress, Egress, Utility and Drainage Easement across Lot B of this Short Plat as shown hereon to serve Lot A from that 60 feet wide road and utility easement known as Dale Way.

OWNER'S CERTIFICATION

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 8 day of NOVEMBER, 1990.

Allan B. Fredrickson Barbara A. Fredrickson
 ALLAN B. FREDRICKSON BARBARA A. FREDRICKSON

Dale G. Gunerius Sheila D. Gunerius
 DALE G. GUNERIUS SHEILA D. GUNERIUS

SEATTLE-FIRST NATIONAL BANK:

William A. Dunigan Sheila L. Johnson
 SIGNATURE SIGNATURE

William A. Dunigan Sheila L. Johnson
 VICE PRESIDENT VICE PRESIDENT

TREASURER'S CERTIFICATE

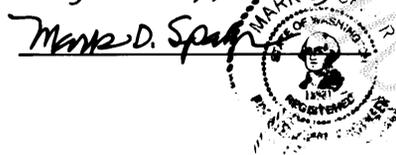
This is to certify that all taxes here-to-fore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office up to and including the year of 1990.
This 1 day of January, 1991.

Mark D. Spahr
Skagit County Treasurer

APPROVALS

Examined and approved this 10th day of JANUARY, 1991, by the Planning Department of Skagit County, Washington.

Examined and approved this 2nd day of Jan, 1991, by the County Engineer of Skagit County, Washington.



ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }
On this day personally appeared before me ALLAN B. FREDRICKSON and BARBARA A. FREDRICKSON, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 8th day of NOVEMBER, 1990.

Denny D. Lebus
Notary Public in and for the State of Washington, residing at Mount Vernon.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }
On this day personally appeared before me DALE G. GUNERIUS and SHEILA D. GUNERIUS, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 8th day of NOVEMBER, 1990.

Denny D. Lebus
Notary Public in and for the State of Washington, residing at Mount Vernon.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }
This is to certify that on this 7th day of November, 1990, before me, the undersigned, a Notary Public, personally appeared William A. Dunigan and Sheila L. Johnson, known to be the Vice President and Vice President respectively, of SEATTLE-FIRST NATIONAL BANK, a National Banking Association, which corporation has executed the foregoing instruments and each of said named officers acknowledged the said instruments to be the free and voluntary act and deed of the corporation of which he is an officer, and on oath stated that he was authorized to execute the said instruments and that the seal affixed is the corporate seal of the said corporation.
Witness my hand and official seal.

Denny D. Lebus
Notary Public in and for the State of Washington, residing at Mount Vernon.

SHORT PLAT NO. 90-081

A. FREDRICKSON, ETAL. PROPERTY SURVEY

TRACT 1, SHORT PLAT NO. 16-85

PTN. S 1/2 SE 1/4 NW 1/4

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