## SHORT PLAT IN THE E. 1/2 OF SEC. 19, TWP. 35, RNG. 4 EAST W.M. SHORT PLAT NO .: 90-33 DATE: 1/10/9/ FD "X" IN B/C, CONC **CONSENT:** MON & CASÉ, S.I. COOK & PULVER KNOW ALL MEN BY THESE PRESENTS THAT THE COOK ROAD FD "X" B/C CONC. UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS MON & CASE S.I. COOK & SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY 5203.61 M N 87'07'34" W (SP 22-82)(DEED) GARDNER 5203.99 R ACT AND DEED. CEN SEC. 19 ON THIS DAY PERSONALLY APPEARED BEFORE ME TO ME 551.78 DEED LEGAL DESCRIPTION: 497. 66 SPZZ-82 THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 N87'07'34"W 500.79 meas. Fnd 11/4" IP TOWNSHIP 35 NORTH, RANGE 4 EAST W.M., BEING BOUNDED ON THE EAST SIDE BY OLD 99 HIGHWAY, ON THE SOUTH AND WEST SIDES BY THE Trustees and Administrators for Northwest 0.085 232.70 0.08W Orthopaedic Surgeons Inc., P.S. Profit Shaving Plan and Irust STATE HIGHWAY NO. I-5, AND ON THE NORTH BY THE COOK ROAD, SAID PARCEL BEING MORE PATICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE ACKNOWLEDGEMENT: NORTH 87'07'34" WEST ALONG THE NORTH LINE OF SAID SUBDIMISION STATE OF WASHINGTON 551.78 FEET; THENCE SOUTH 7'26'07" EAST A DISTANCE OF 111.81 COUNTY OF SKAGIT FEET TO A POINT OF INTERSECTION OF THE WEST LINE OF OLD 99 HIGH-WAY AND THE SOUTH LINE OF THE COOK ROAD, BEING THE TRUE POINT ON THIS DAY PERSONALLY APPEARED BEFORE ME, June 29, 1990, OF BEGINNING; THENCE SOUTH 7'26'07" EAST ALONG THE WEST LINE Kobert F. Smith : Malcoln B. Mcdewngld TO ME OF OLD 99 HIGHWAY A DISTANCE OF 1482.49 FEET TO AN INTERSECITON WITH THE STATE RIGHT OF WAY LINE; THENCE SOUTH 73°53'55" WEST KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND ALONG SAID RIGHT OF WAY A DISTANCE OF 53.83 FEET TO A POINT THAT WHO EXECUTED THE WITHIN FOREGOING INSTRUMENT AND IS 110 FEET ( AS MEASURED RADIALLY) FROM THE CENTERLINE OF I-5 ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME SAID POINT BÈING A POINT ON CURVE OF THE RIGHT OF WAY LINE OF AS THEIR FREE AND VOLUNTARY ACT AND DEED. SAID HIGHWAY, HAVING A RADIUS OF 7750 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°04'55" NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. AN ARC DISTANCE OF 552.14 FEET TO STATE HIGHWAY STATION 456+44.3; THENCE NORTH 20'11' WEST ALONG SAID STATE RIGHT OF WAY A DISTANCE OF 192.6 FEET; THENCE NORTH 9'37'30" WEST ALONG SAID Ht. Vernow WA HIGHWAY RIGHT OF WAY A DISTANCE OF 802.57 FEET TO THE SOUTHERLY LINE OF THE COOK ROAD; THENCE SOUTH 87'07'34" EAST ALONG THE SOUTH LINE OF SAID COOK ROAD A DISTANCE OF 232.70 FEET TO THE TREASURER'S CERTIFICATE: TRUE POINT OF BEGINNING. I DO HEREBY DECLARE THAT ALL REAL ESTATE SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TAXES ON THE ABOVE DESCRIBED TRACT OF LAND ARE DEEDS Vol 403 page 667, AF No. 8005120048, Records of Skagit. Co. FULLY PAID UP TO AND INCLUDING THE YEAR 19\_\_\_\_ LEGEND: ula Tatters -401 A dyans - 1-13811 SET 5/8"x24" RE-BAR WITH CAP LS# MMA-21520 R.O.W. CURVE DATA: Floodplain Note: Buyer should be aware that this short subdivision Skogit County Treasurer $\Delta = 4^{\circ}04'55^{\circ}$ is located in a floodplain and APPROVALS: R = 7750significant elevation may be req-L = 552.14 THE WITHIN AND FOREGOING SHORT PLAT IS uired as permitted by Chapter 15.20 of the skagit County Code. APPROVED IN ACCORDANCE WITH THE SKAGIT COUNTY The drainage swale and retention detention pand shall be SHORT PLAT ORDINANCE. THIS 14th DAY OF JAN. maintained by the owners. Monuments were found as FNO CONC. RIW Marker described, in good condition, when visited on March 5, 1990. SHORT PLAT ADMINISTRATOR Basis of bearings 15 Short Plat No. 22-82 - said bearings are in agreement with those shown on Dept. of Transportation R/W maps. 1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS 2. ZONING: C- LI 10.000 SF MIN. 3. ERRROR OF CLOSURE EXCEEDS 1 IN 53000 4. SURVEY BASED ON FIELD TRAVERSE WITH 6 SECOND THEODOLITE AND EDM. 5. SEWAGE DISPOSAL: Whatcom Co. Dist. # 12 6. WATER SUPPLIED BY 5 Kag1+ Co. PUD Road Cook 7. OWNER/DEVELOPER: DR. ROBERT F. SMITH TRUSTEE NORTHWEST ORTHOPEDIC SURGEONS INC. P.S. PENSION & PROFIT SHARING PLAN DR. ROBERT F. SMITH segregated Account EAST 1311 WEST DIVISION MT. VERNON, WA. 98273 Vicinity Sketch 1"=2,000 SHORT PLAT SURVEYORS CERTIFICATE RECORDER'S GERTIFICATE MICHAEL MOWRER & ASSOC. FOR Filed for record this 14th day of 1991 at 11:08AM This map correctly represents a survey made by me or under my In book 9 of heat at page 300 at the request of: DR. LOBERT F. SMITH PROFESSIONAL LAND SURVEYORS Recoring Act at the request of: Smith | Moa | Gentry MICHAEL T. MOWRER In <u>MAY</u>, 19<u>90</u>

Michael T. Moure

Certificate No: 21520

SURVEYOR'S NAME

RECORDS OF

Jeny Marketery

SKAGIT

\_CO. AUD.

Church Strangust

JOB NO:

SHEET:

90-09

OF:

DATE:

CHKD BY:

4-17-90

M.T.M.

SCALE:

DRAWN BY:

= 200'

M.J.L.

720 N. 8th, MOUNT VERNON, WA. 98273

PHONE: (206) 336-5222