

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, THENCE SOUTH 0° 04' 15" EAST, ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 1025.92 FEET, THENCE NORTH 89° 55' 45" EAST, A DISTANCE OF 53.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 52° 13' 21" EAST, 316.58 FEET, THENCE NORTH 76° 00' EAST, 240 FEET, THENCE SOUTH 84° 26' 50" EAST, 728.94 FEET, THENCE SOUTH 18° 00' EAST, A DISTANCE OF 464.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THENCE ALONG THE ARC OF THE CURVE THROUGH A CENTRAL ANGLE OF 63° 42' 30", AN ARC DISTANCE OF 55.45 FEET, THENCE SOUTH 63° 14' 30" WEST, A DISTANCE OF 1243.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116° 41' 15", AN ARC DISTANCE OF 101.83 FEET, THENCE NORTH 0° 04' 15" WEST, A DISTANCE OF 843.14 FEET TO THE TRUE POINT OF BEGINNING.

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF

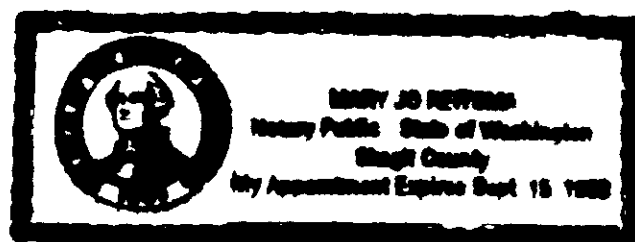
ON THIS 31ST DAY OF October, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

Allen D. Brown Gary K. McMullen
Gwen E. Brown Patricia A. McMullen
Donald D. Mills

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 HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Mary J. Reissma
NOTARY PUBLIC
RESIDING AT:
Thurston, WA.



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
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS.
5. WATER - BY PUBLIC UTILITY DISTRICT NUMBER 1.
6. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN A FLOOD PLAIN; SPECIFICALLY IN A SPECIAL RISK AREA AND SIGNIFICANT ELEVATION AND CONSTRUCTION STANDARDS WILL BE REQUIRED. PLEASE SEE SKAGIT COUNTY FOR DETAILS.
7. DRAINAGE PLAN APPROVAL BY SKAGIT COUNTY PUBLIC WORKS SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

RESTRICTIONS

1. THERE SHALL BE NO FILL OR NEW CONSTRUCTION WITHIN THE CHANNEL OF GAGE'S SLOUGH.
2. NO DIRECT ACCESS TO STATE ROUTE 20 WILL BE ALLOWED.
3. THERE SHALL BE ONE COMMON DRIVEWAY ACCESS TO GARLAND ROAD. EACH DRIVEWAY SHALL BE A MINIMUM OF 300' DISTANT FROM CENTERLINE OF STATE ROUTE 20.

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
LEONARD AND BOUDINOT, INC.
CERTIFICATE NO. 8992
DATE 10/30/90



AUDITOR'S CERTIFICATE

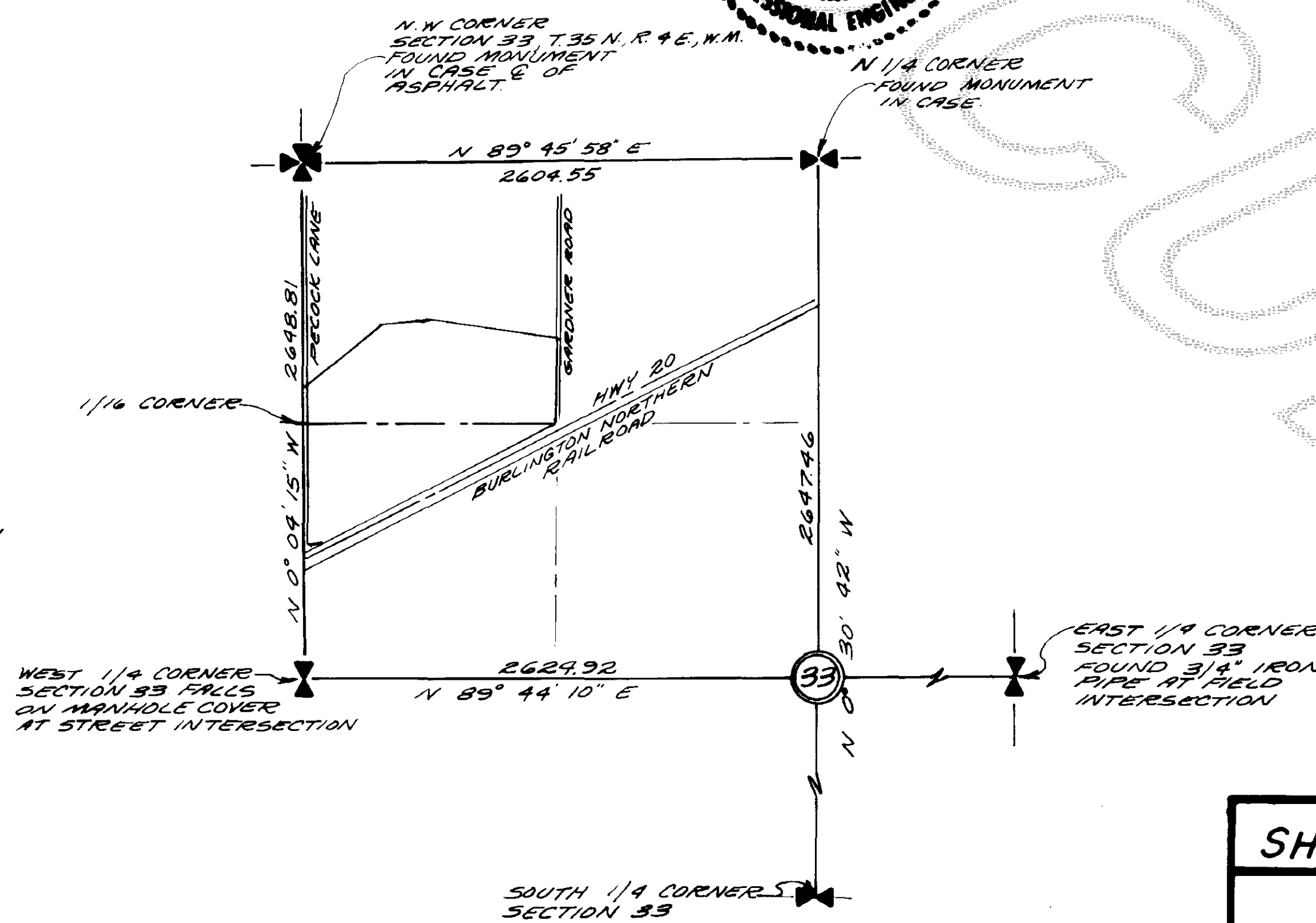
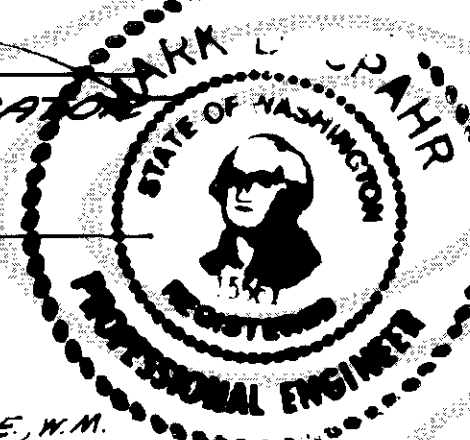
FILED FOR RECORD THIS 13 DAY OF March, 1991, AT 10:21 A.M. IN BOOK 9 OF SHORT PLATS AT PAGE 307-308 AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

James D. Trenchard
SKAGIT COUNTY AUDITOR
BY: James D. Trenchard
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 11th DAY OF MARCH, 1991.

Mark D. Spahr
COUNTY ENGINEER



SECTION 33, T. 35 N., R. 4 E., W.M.

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.

Allen D. Brown Gary K. McMullen
Gwen E. Brown Patricia A. McMullen
Allen D. Brown as agent for
Ronald D. Mills Coulee Investments, Inc.

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT

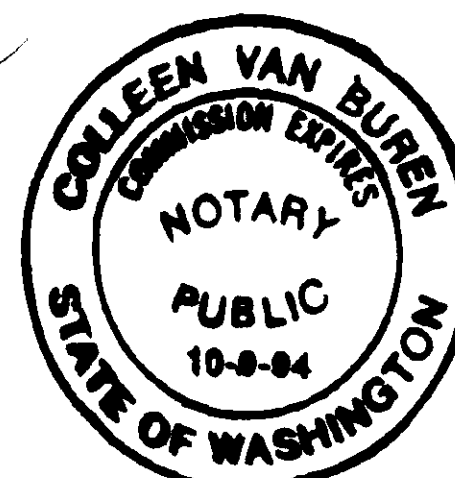
ON THIS 31ST DAY OF OCTOBER 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

ALLEN D. BROWN AS AGENT FOR
COULEE INVESTMENTS, INC.

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

Colleen Van Buren
NOTARY PUBLIC
RESIDING AT:
BDW, WA.



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 1991.

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

THIS 13 DAY OF March, 1991.

Judy Menish
SKAGIT COUNTY TREASURER

SHORT PLAT NO. 90-76 DATE

BROWN & McMILLEN

SECTION 33, TWP. 35 N., RGE. 4 E., W.M.

DATE: OCT., 1990

LEONARD AND BOUDINOT, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., BOX 1228
MT. VERNON, WA. 98572-1228

SCALE: NO SCALE

FD. BK.

JOB NO: 90253