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RECORDING REQUEST OF Skagit Co. Planning

SHORT PLAT IN SE 1/4 OF SEC. 5, TWP. 36 N., RNG. 4 E.W.M.

SHORT PLAT NO.: 90-86 DATE: 3/26/91

LEGAL DESCRIPTION:

TRACT 13, REVISED SHORT PLAT NO. 108-76, APPROVED NOVEMBER 23, 1976 AND RECORDED NOVEMBER 23, 1976 UNDER AUDITOR'S FILE NO. 846420, IN VOLUME 2 OF SHORT PLATS, PAGES 1 AND 2, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.; EXCEPT MINERAL RIGHTS AS RESERVED IN INSTRUMENT DATED JANUARY 21, 1977 AND RECORDED FEBRUARY 1, 1977 UNDER AUDITOR'S FILE NO. 850265, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE ROAD KNOWN AS SILVER CREEK DRIVE, AS DELINEATED ON THE FACE OF THE SHORT PLAT. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONSENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Charles Nixon

Donna Nixon

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS DAY PERSONALLY APPEARED BEFORE ME JAN. 2, 1991
CHARLES and DONNA NIXON TO ME
KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED.

J. Costello Ryan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
RESIDING AT Bellingham
My Commission #0294089 exp. 5/14/93

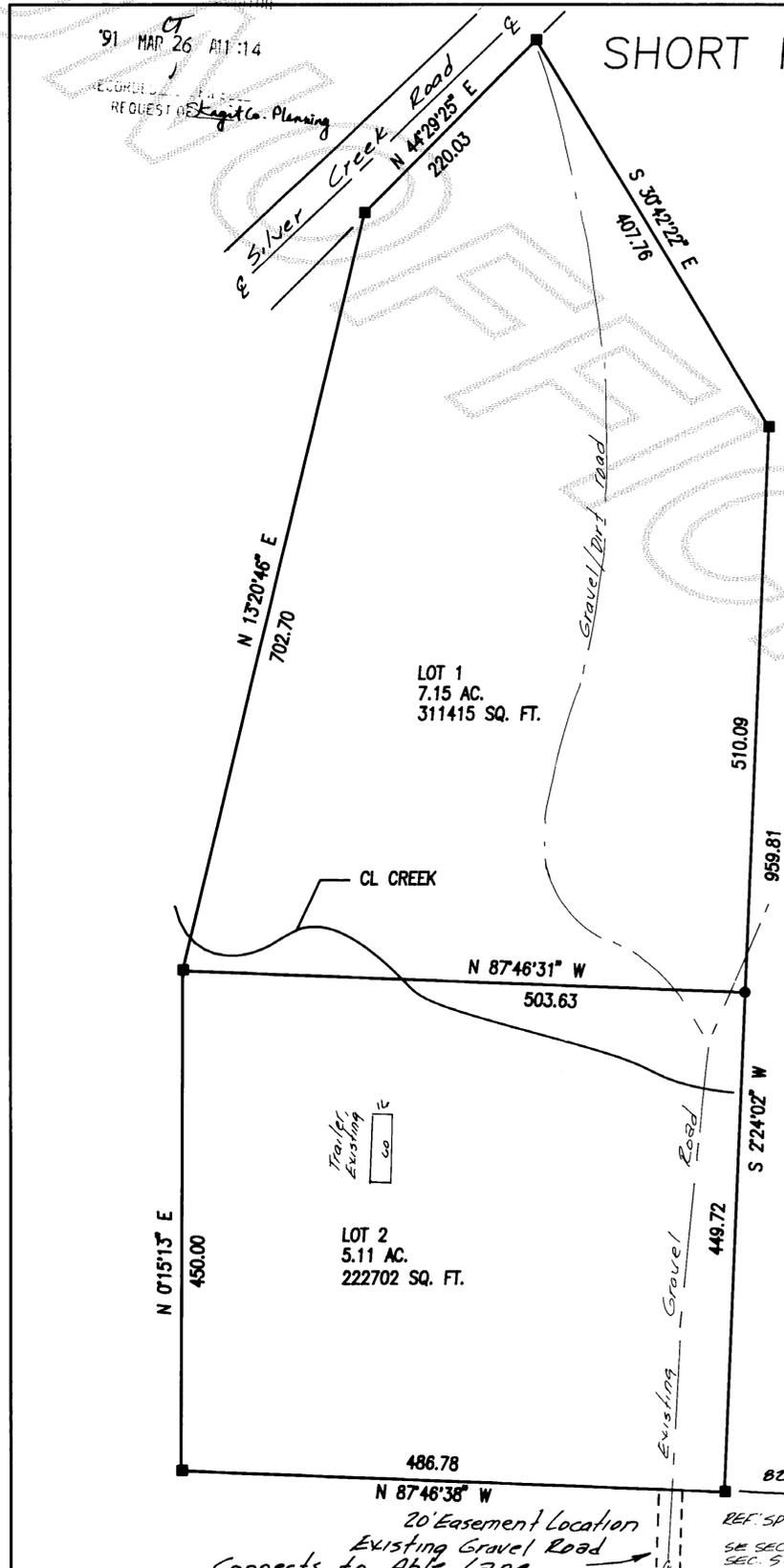
TREASURER'S CERTIFICATE:
I DO HEREBY DECLARE THAT ALL REAL ESTATE TAXES ON THE ABOVE DESCRIBED TRACT OF LAND ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1991

Juditha Mowrer by Debra Mowrer
SKAGIT COUNTY TREASURER Chief Deputy

APPROVALS:
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE SKAGIT COUNTY SHORT PLAT ORDINANCE.

THIS 21st DAY OF MARCH 1991
Mark D. Spahr
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

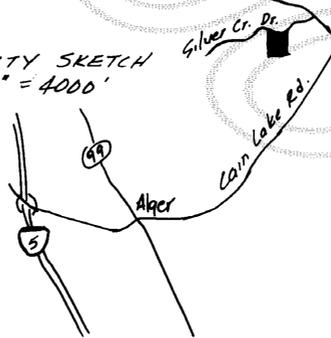
- NOTES:
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 2. ZONING IS (RU) RURAL DISTRICT.
 3. MAINTENANCE OF ROADS IS RESPONSIBILITY OF LOT OWNERS.
 4. SURVEY BASED ON FIELD TRAVERSE WITH 6 SECOND THEODOLITE AND EDM. TRAVERSE CLOSURE EXCEEDS 1 IN 10,000
 5. SEWAGE DISPOSAL IS INDIVIDUAL SEPTIC SYSTEMS.
 6. WATER IS EXISTING WELL.
 7. OWNER/DEVELOPER:
JERRY MIXON
2405 ELIZABETH ST.
BELLINGHAM, WA. 98255, 676-6907
 8. SET RE-BAR WITH CAP "MOWRER-21520"
 9. FD RE-BAR WITH CAP NO. LS 12716



The following easements have been created by instruments of record and affect this tract of land.

- 1) A perpetual non-exclusive easement for ingress, egress, and utilities over and across the west twenty (20) feet of that portion of the SE 1/4, SE 1/4 lying westerly of Alger Cain Lake Road described as follows: Beginning at a point that is the 1/4 corner common to SE 1/4 Section 5, and SW 1/4 Section 4, thence N 88° 49' 59" W 880.19 feet; thence S 5° 50' 52" W 223.06 feet; thence S 88° 49' 59" E 907.63 feet to East section line of said section 5; thence N 0° 57' 17" W 222.56 feet to said 1/4 corner and the true point of beginning. (Per A.F. No. 900626095, Vol. 909, page 619, Records of Skagit County, Wa.)
- 2) A perpetual non-exclusive easement for ingress, and egress over and across that portion of the west twenty (20) feet of Lot B of Short Plat 53-81 which lies North the northernmost extension of Able Lane, a County road. Short Plat 53-81 is located in the SE 1/4 of the SE 1/4 of Section 5, Township 36 North, Range 4 East, W.M. (Per A.F. No. 900626093, Vol. 909, page 612, Records of Skagit County, Wa.)
- 3) A perpetual non-exclusive easement for ingress, egress, and utilities over and across the west twenty (20) feet of Lot A, Short Plat No. 53-81, which is located in the SE 1/4 of the SE 1/4 of Section 5, Township 36 North, Range 4 East, W.M. (Per A.F. No. 900626094, Vol. 909, page 613, Records of Skagit County, Wa.)

VICINITY SKETCH
1" = 400'



Note: Tract 13, as shown on short plat 108-76 fails to close mathematically. Analysis of the bearings, distances, area and rebar found in the field were used to determine the dimensions shown herein.
Lots are subject to Declaration of Covenants, conditions and restrictions of the Plat of Silver Creek Ranch Division No. 2 as recorded under Auditor's File No. 849293



RECORDER'S CERTIFICATE
Filed for record this 26th day of March 1991 at 11:14 AM
In book 9 of Sh. Plats at page 336 at the request of:
MICHAEL T. MOWRER
SURVEYOR'S NAME
RECORDS OF SKAGIT CO. AUD.
Steve McIntosh Chief Deput
AUD. DEP. AUD.

SURVEYORS CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: JERRY MIXON
in NOV., 1990
Michael T. Mowrer
Certificate No: 21520 1/23/91

MICHAEL MOWRER & ASSOC.
PROFESSIONAL LAND SURVEYORS
1115B SOUTH SECOND STREET
MOUNT VERNON, WA. 98273
PHONE: (206) 336-5569

SHORT PLAT FOR JERRY MIXON		
SCALE: 1" = 100'	DATE: 12-09-90	JOB NO: 90-46
DRAWN BY: MJL	CHKD BY: MTM	SHEET: OF: 1 / 1