

Survey in the NW1/4 of the SW1/4 of Section 21, Twp. 35 N., Rng. 9 E., W.M.

Short Plat No. _____
Date _____

Legal Description

Parcel A:
The south half of the northwest quarter of the southwest quarter of Section 21, Township 35 North, Range 9 East, W.M., Except county roads, state highway and railroad rights of way.

Parcel B:
A non-exclusive easement for driveway purposes over and across the South 20 feet of the following described tract:

That portion of the south half of the northwest quarter of the southwest quarter of Section 21, Township 35 North, Range 9, East W.M., described as follows:

Beginning at the intersection of the east line of said subdivision and the southwesterly line of State Highway No. 20; thence south along said east line 209 feet, being the true point of beginning; thence west along the south line of that certain tract of land conveyed to Gordon McGovern, et al, by deed recorded March 4, 1974 under A.F.# 797397, a distance of 209 feet to the southwest corner of said Gordon McGovern tract; thence south parallel with the east line of said subdivision 350 feet, more or less, to the south line of said subdivision; thence east along said south line 209 feet to the east line of said subdivision; thence north along said east line to the true point of beginning.

EXCEPT the following described tracts:

Tract 1:
Commencing at the intersection of the cemented rock waterway and the north edge of secondary State Highway 17-A, which is 1315 feet south and 122 feet east of the quarter section corner of sections 21 and 20; thence 71 feet North 22 1/2° West; thence 106 1/2 feet North 86° East, all along the center line of the said cemented rock waterway; thence 214 feet North 55 1/2° East; thence 193 feet North 39° West; thence 311 feet South 46° West to a 10 inch red cedar tree on the north right of way line of SSH 17-A; thence continuing 24 feet South 46° West to the north edge of SSH 17-A; thence 120 feet southeasterly along the north edge of SSH 17-A to the point of beginning.

Tract 2:
A tract of land situated in the south half of the northwest quarter of the southwest quarter of Section 21, Township 35 North, Range 9 East W.M., described as follows:

Beginning at the intersection of the east line of said subdivision and the southwesterly line of State Highway #20; thence South along said east line 209 feet; thence West 209 feet, thence North parallel with said east line 209 feet; thence East 209 feet to the point of beginning.

Tract 3:
That portion of the south half of the northwest quarter of the southwest quarter of Section 21, Township 35 North, Range 9 East W.M., described as follows:

Beginning at the intersection of the east line of said subdivision and the southwesterly line of State Highway #20; thence South along said east line 209 feet, being the true point of beginning; thence West along the south line of that certain tract of land conveyed to Gordon McGovern, et al, by deed recorded March 4, 1974 under A.F. #797397, a distance of 209 feet to the southwest corner of said Gordon McGovern tract; thence South parallel with the east line of said subdivision 350 feet, more or less, to the south line of said subdivision; thence East along said south line 209 feet to the east line of said subdivision; thence North along said east line to the true point of beginning.

Legal Description (cont.)

Tract 4:
That portion of the south half of the northwest quarter of the southwest quarter, and Government Lot 1, Section 21, Township 35 North, Range 9, East W.M., described as follows:

Beginning at the intersection of the north side of the County Road and the north line of Government Lot 1; thence East along the north line of Government Lot 1, 260 feet; thence South to a point 118 feet North of the North line of the County Road and the true point of beginning; thence West along the north line of those premises conveyed to Carl J. Krause and Mary A. Krause, Husband and wife, under A.F. # 774074, 99.30 feet to the north-west corner thereof; thence North parallel to the west line of said premises 20 feet; thence East to a point 20 feet north of the point of beginning; thence South to the point of beginning.

Tract 5:
A portion of the south half of the northwest quarter of the southwest quarter of Section 21, Township 35 North, Range 9 East, W.M., described as follows:

Commencing at the intersection of the cemented rock waterway and the north edge of Secondary State Highway 17-A, which is 1315 feet south and 122 feet east of the quarter section corner of Sections 21 and 20; thence 71 feet N 22 1/2° W; thence 106 1/2 feet N 86° E, all along the centerline of the said cemented rock waterway; thence 214 feet N 55 1/2° E; thence 193 feet N 39° W; thence S 46° W, a distance of 28.82 feet to the point of beginning of this description; thence continuing S 46° W, a distance of 320.53 feet to the northeasterly right of way line of said highway; thence northwesterly along said right of way line, a distance of 16.89 feet; thence northeasterly, a distance of 317.35 feet to a point which is N 45° W a distance of 9.53 feet from the point of beginning; thence S 45° E, a distance of 9.53 feet to the point of beginning of this description.

Parcel C:
A portion of the south half of the northwest quarter of the southwest quarter of Section 21, Township 35 North, Range 9 East, W.M., described as follows:

Commencing at the intersection of the cemented rock waterway and the north edge of Secondary State Highway 17-A, which is 1315 feet south and 122 feet east of the quarter section corner of Sections 21 and 20; thence 71 feet N 22 1/2° W; thence 106 1/2 feet N 86° E, all along the centerline of the said cemented rock waterway; thence 214 feet N 55 1/2° E to the point of beginning of this description; thence 193 feet N 39° W; thence S 46° W, a distance of 28.82 feet; thence southeasterly 189.83 feet to a point which is S 55 1/2° W, a distance of 14.86 feet from the point of beginning; thence N 55 1/2° E, a distance of 14.86 feet to the point of beginning of this description.

Notes

- 1. Short plat number and date of approval shall be included in all deeds and contracts.
- 2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
- 3. Zoning - Residential Reserve District (RR)
- 4. Water - Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
- 5. Sewer - individual on-site sewage systems, - Alternative systems are proposed for lots 1-3 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
- 6. Basis-of-bearings - Assumed N 01°31'58"E on the West line of the Southwest quarter of Section 21.
- 7. 5 feet additional R/W to Skagit County.

Consent

Know all men by these presents that we the undersigned sub-iders hereby certify that this short plat is made as our free and voluntary act and deed.

Robert V. Taylor
Edwin S. Kosbab
Debra Kosbab

Acknowledgements

of Washington County of Skagit I certify that I know or have satisfactory evidence that Robert V. Taylor signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.
Signature: [Signature] Title: Notary
My appointment expires: 4/1/90

of Washington County of Skagit I certify that I know or have satisfactory evidence that Edwin S. Kosbab signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.
Notary signature: Nancy L. Ballard Title: Public
Date: 10/25/90 My appointment expires: 9-30-92

of Washington County of _____ I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.
Notary signature _____ Title _____
Date _____ My appointment expires _____

Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1991.

Maryann Menech
Skagit County Treasurer
4/4/91
Date

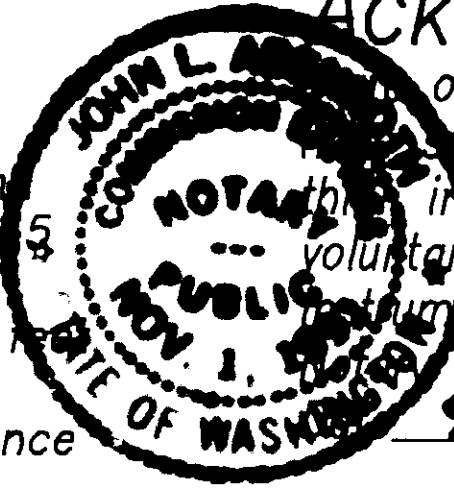
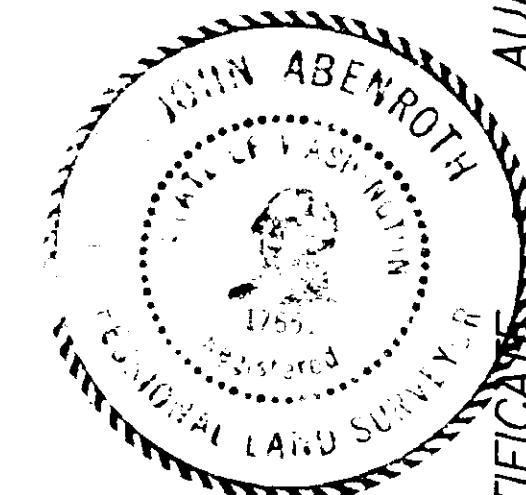
Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 30th day of April 1991

Short Plat Administrator

Maryann Menech 3/29/91
Public

AUDITOR'S CERTIFICATE
Filed for record this 8 day of April 1991 at 2:55 minutes past 2 o'clock P.M., and recorded in Volume 9 of Short Plats at page 84 of records of Skagit County, Wa. 842
County Auditor for Deputy Auditor
A.F.# 9104080083



Skagit Surveyors INC. 330 Metcalf St., Sedro-Woolley, WA 98284, (206) 855-2121
A.F.# 9104080083

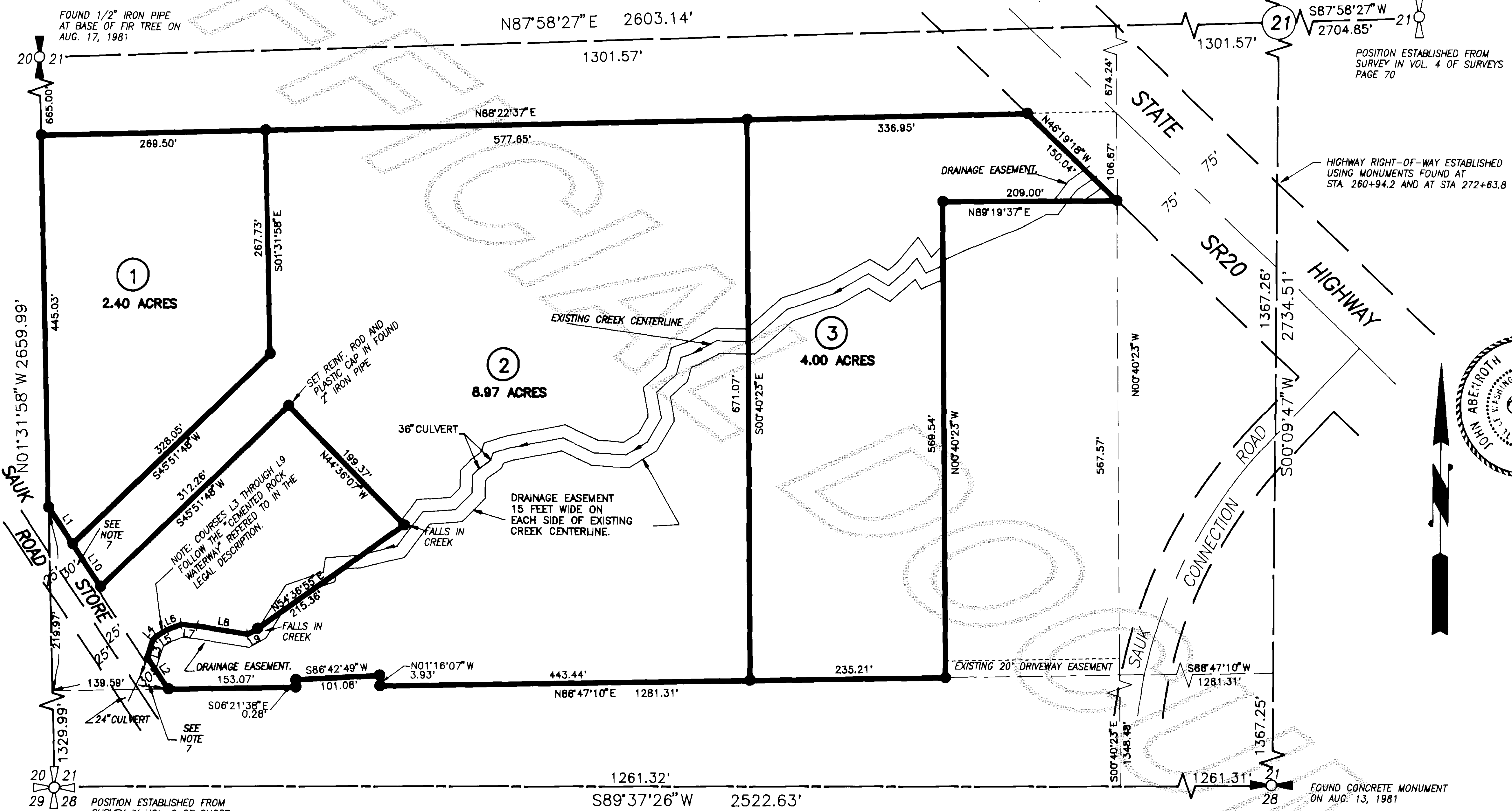
DATE	REVISION	BY	JOB# 873-89	DRAWN DCB	CHECKED JLA	DATE 26JULY90	SCALE 1" = 100'	SHEET 1 OF 2
------	----------	----	-------------	-----------	-------------	---------------	-----------------	--------------

Survey In the NW1/4 of the SW1/4 of Section 21, Twp. 35 N., Rng. 9 E., W.M. Short Plat No. _____ Date _____

SKA SURV 17651

91 APR - 8 1992 25

Skagit Co. Planning

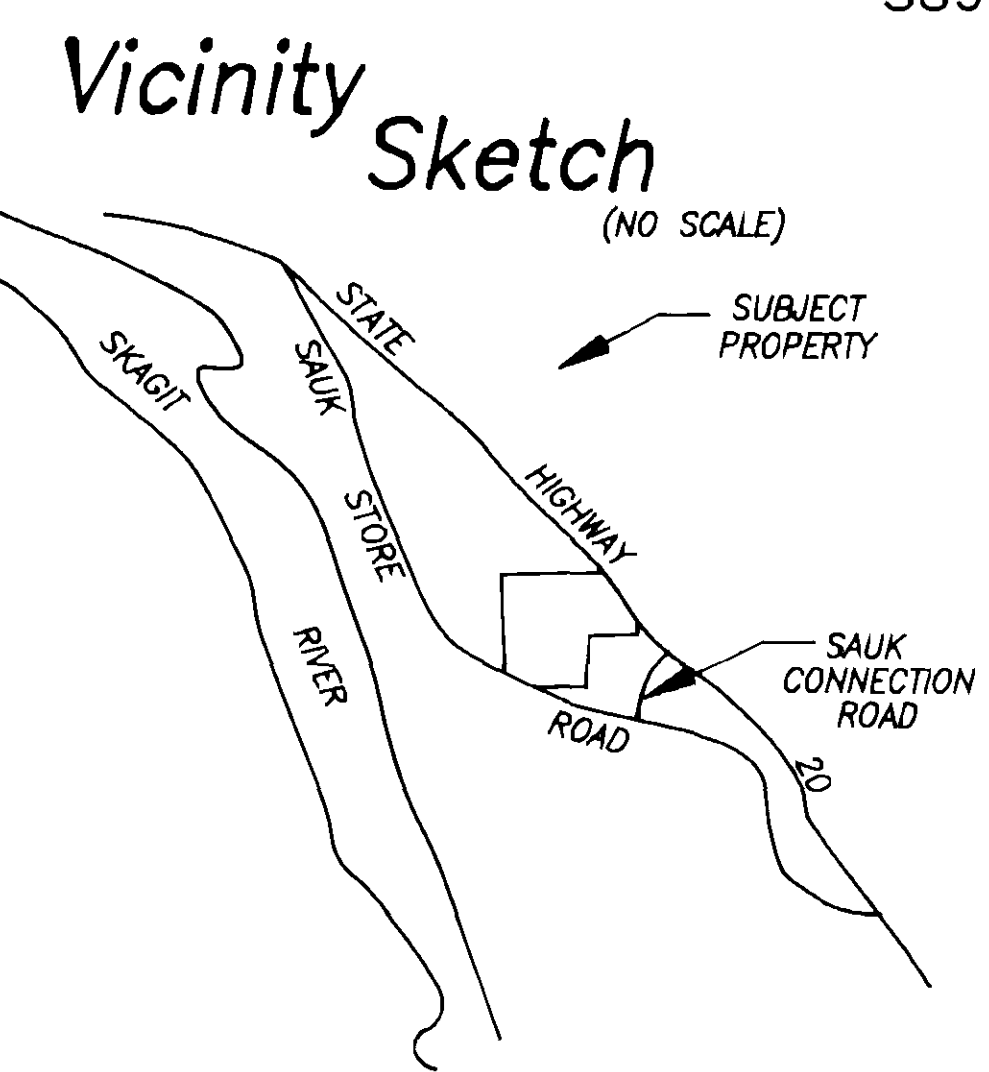
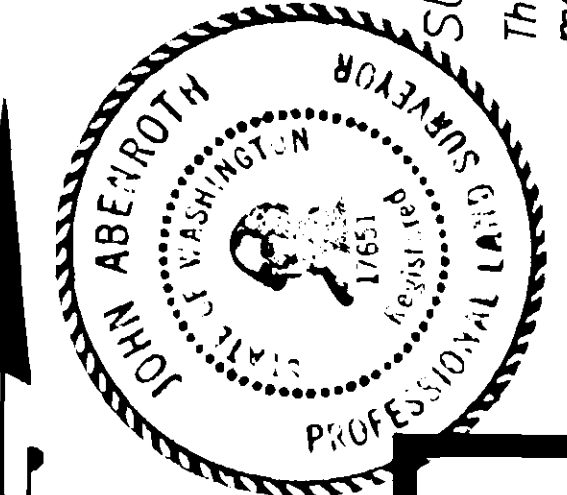


AUDITOR'S CERTIFICATE
 Filed for record this 8 day of April 1991 at 2:35 minutes past 2 o'clock P.M. and recorded in Volume 9 of Short Plats at page 342 of records of Skagit County, Wa.

County Auditor or Deputy Auditor
 A.F.# 9104080083

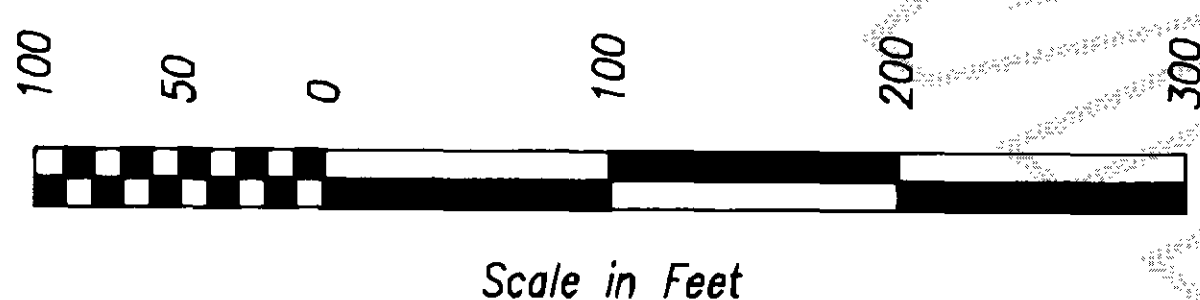
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 1990 at the request of Robert V. Taylor

10/13/90
 Date
 Volth L. Abernath
 County Auditor or Deputy Auditor
 CERT.# 17651



Legend

- Set 1/2" X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.



LINE #	BEARING	DISTANCE
L1	N33°50'27" W	52.46'
L2	N33°50'27" W	46.89'
L3	N18°39'13" E	20.67'
L4	N41°29'30" E	7.03'
L5	N58°30'33" E	13.46'
L6	N67°46'28" E	19.34'
L7	S84°05'38" E	19.27'
L8	S80°56'15" E	60.83'
L9	N60°56'56" E	14.25'
L10	N33°50'27" W	60.98'
L11	N01°16'07" W	3.93'
L12	S06°21'38" E	0.28'

Short Plat for Robert V. Taylor



INC. 330 Metcalf St., Sedro-Woolley, WA 98284
 Phone: (206) 855-2121 FAX: (206) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			873-89	DCB/LRM	JLA	26JULY90	1" = 100'	2 OF 2