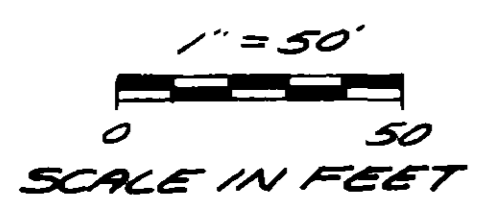
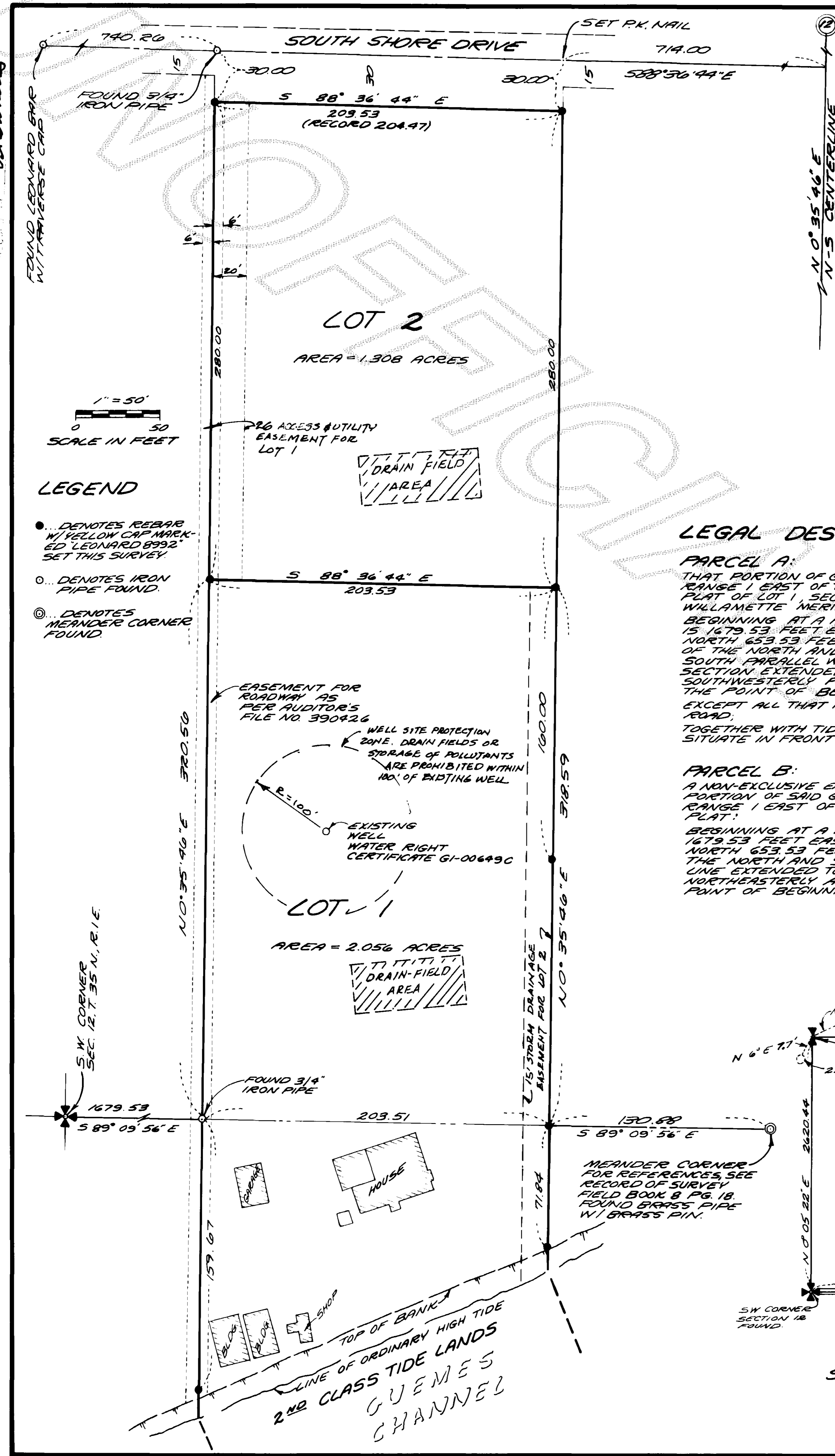


91 OCT 16 1990

Planning



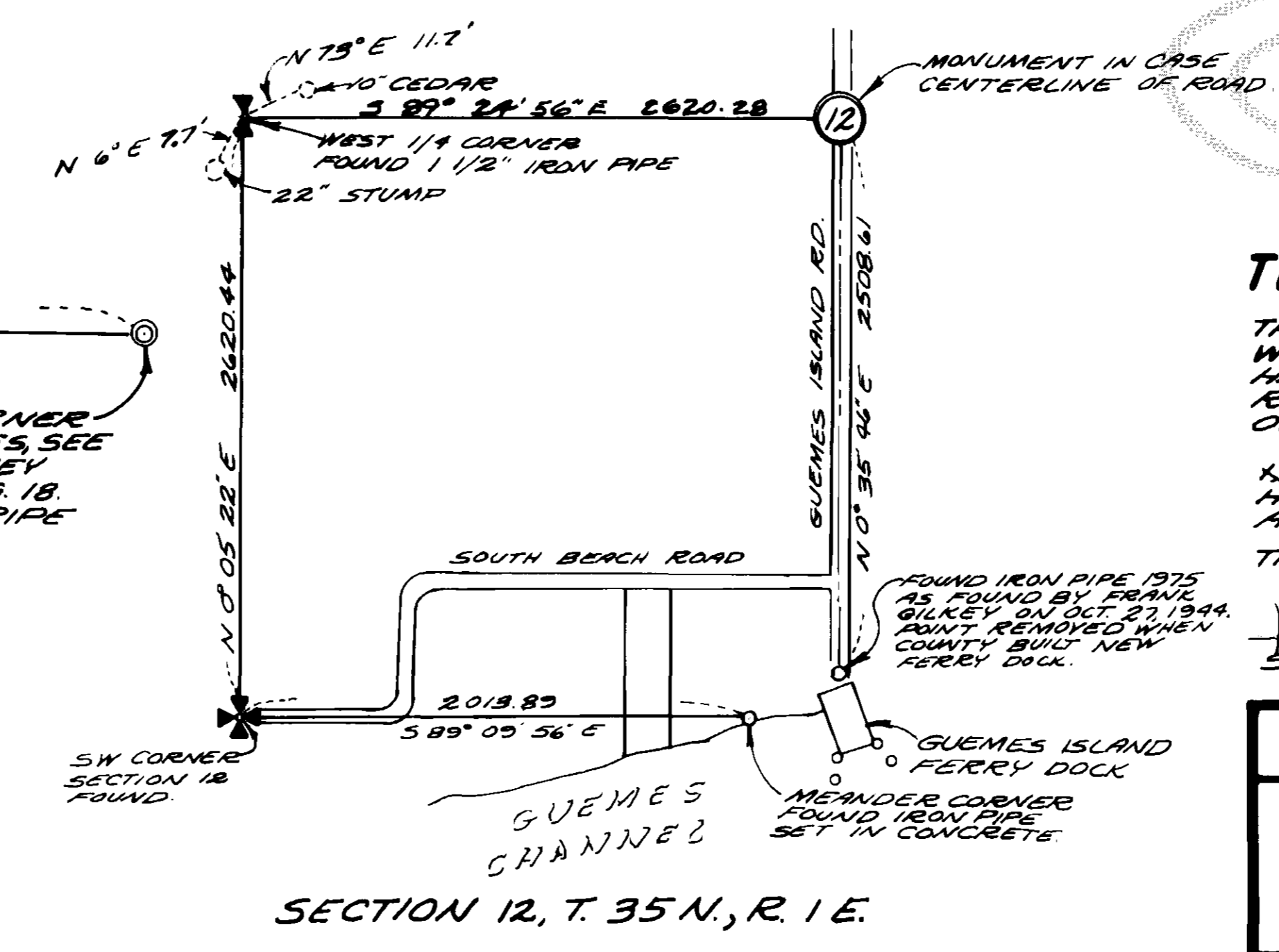
LEGEND

- DENOTES REBAR W/ YELLOW CAP MARKED LEONARD 8992 SET THIS SURVEY
- DENOTES IRON PIPE FOUND
- ⊙ DENOTES MEANDER CORNER FOUND

LEGAL DESCRIPTION

**PARCEL A:**  
THAT PORTION OF GOVERNMENT LOT 3, IN SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AND OF TRACT H OF REFEREE'S PLAT OF LOT 1, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 12 WHICH IS 1679.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH 653.53 FEET, THENCE EAST 204.47 FEET TO A POINT 714 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION, THENCE SOUTH PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF SAID SECTION EXTENDED TO THE MEANDER LINE OF GUEMES CHANNEL, THENCE SOUTHWESTERLY FOLLOWING SAID MEANDER LINE TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING; EXCEPT ALL THAT PORTION THEREOF, IF ANY, LYING WITHIN SOUTH BEACH ROAD.  
TOGETHER WITH TIDE LANDS AS CONVEYED BY THE STATE OF WASHINGTON SITUATE IN FRONT OF ADJACENT TO OR ABUTTING UPON SAID PREMISES.

**PARCEL B:**  
A NON-EXCLUSIVE EASEMENT FOR ROADWAY OVER THE FOLLOWING DESCRIBED PORTION OF SAID GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, OF SAID TRACT H OF REFEREE'S PLAT:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION WHICH IS 1679.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH 653.53 FEET, THENCE WEST 6 FEET, THENCE SOUTH PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION AND SAID CENTER LINE EXTENDED TO THE MEANDER LINE OF GUEMES CHANNEL, THENCE NORTHEASTERLY ALONG SAID MEANDER LINE TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.



NOTES:

- 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.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - RESIDENTIAL
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS, AN ALTERNATIVE ON SITE SEWAGE SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS SEE HEALTH OFFICER FOR DETAILS.
- WATER - PRIVATE WELLS: WATER OF SUFFICIENT 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.
- THIS SURVEY WAS PERFORMED IN THE FIELD USING A TOPCON GTS 2-B ELECTRONIC DISTANCE MEASURING THEODOLITE.

BASIS OF BEARING

RECORD OF SURVEY FILED IN BOOK NO. 1 AT PAGE 155, RECORDS OF SKAGIT COUNTY WASHINGTON, SOUTH LINE OF SECTION BEARING EQUALS S 89° 09' 56" E.

CONSENT

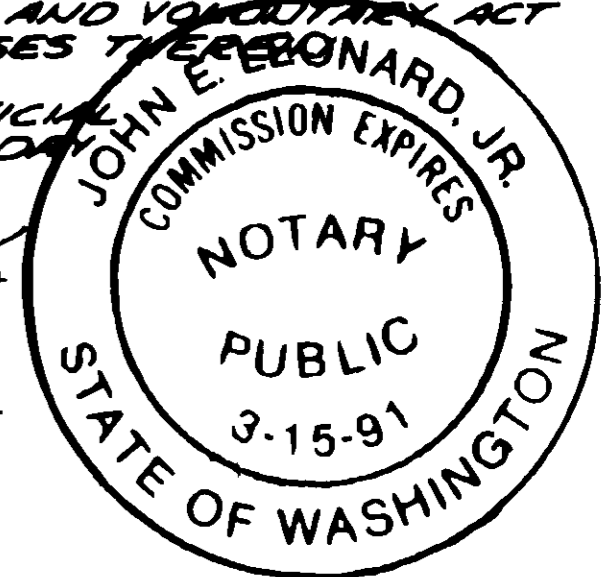
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.  
Richard D. Iversen      Jan Iversen  
DICK IVERSEN              JAN IVERSEN

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS  
COUNTY OF Skagit  
ON THIS 26th DAY OF Oct, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
Richard D. Iversen and Jan Iversen

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SAID INSTRUMENT WAS THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES OF THE REBONARD ACT MENTIONED.  
WITNESSES MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

John E. Leonard  
NOTARY PUBLIC  
RESIDING AT:  
Mt. Vernon, WA



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 10/26/90



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN PROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ACT AND THIS 26th DAY OF April 1991.  
SHORT PLAT ADMINISTRATOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF April 1991, AT 9:10 A.M. IN BOOK 9 OF SHORT PLATS AT PAGE 347, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.  
Derry M. Johnson  
SKAGIT COUNTY AUDITOR  
BY: [Signature] DEPUTY

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.  
JUDY MENASH, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFIES THAT A DEPOSIT HAS BEEN PAID TO COVER ANTEICIPATED TAXES, UP TO AND INCLUDING THE YEAR THIS 12 DAY OF April, 1991.  
Judy Ann Menash by [Signature]  
SKAGIT COUNTY TREASURER Chy Deputy

SHORT PLAT NO. 90-75		DATE 4/16/91	
<b>DICK &amp; JAN IVERSEN</b>			
SOUTHWEST 1/4 OF			
SECTION 12, TWP. 35 N., RGE. 1 E., W.M.			
DATE: OCT. 1990	LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS 612 E. FAIRHAVEN AVE., BURLINGTON, WA 755-0431 293-4508	SCALE: 1" = 50'	
FD. BK. 290		JOB No: 90240	