

LEGAL DESCRIPTION

PARCEL "A":

The East Half (E 1/2) of Tract 2 of Skagit County Short Plat No. 16-85, approved June 25, 1985 and recorded June 26, 1985 under Auditor's File No. 8506260063 in Volume 7 of Short Plats, pages 28 and 29, records of Skagit County, Washington. TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities over and across Dale Way as delineated on the face of the Short Plat. All of the above being a portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian.

PARCEL "B":

The West Half (W 1/2) of Tract 2 of Skagit County Short Plat No. 16-85, approved June 25, 1985 and recorded June 26, 1985 under Auditor's File No. 8506260063 in Volume 7 of Short Plats, pages 28 and 29, records of Skagit County, Washington. TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities over and across Dale Way as delineated on the face of the Short Plat. AND TOGETHER WITH AND SUBJECT TO those provisions contained in document recorded under Auditor's File No. 9008220069 affecting Parcel "B" herein as follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot. All of the above being a portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian.

Both PARCEL "A" and PARCEL "B" are SUBJECT TO the following:

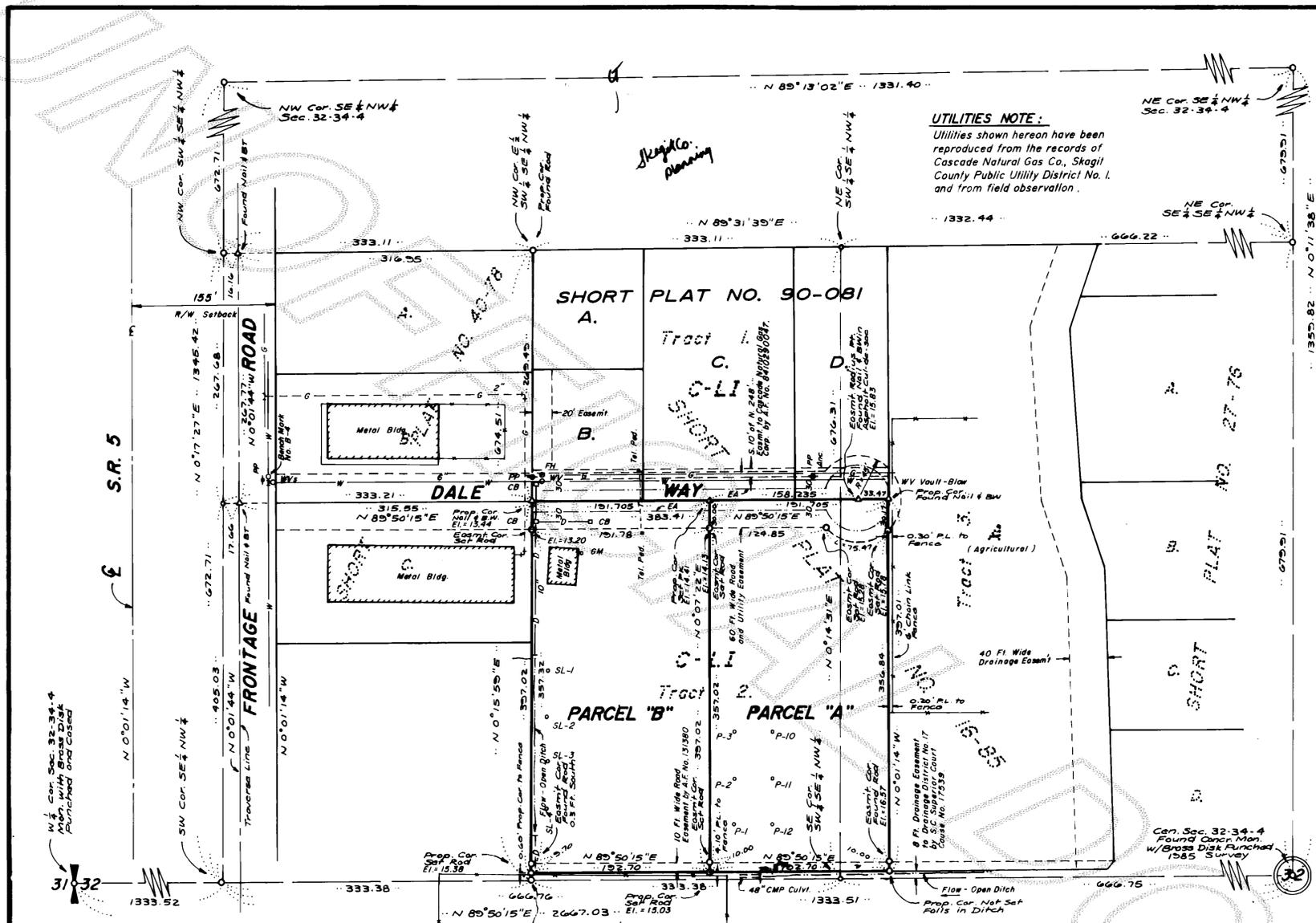
SUBJECT TO that Easement for highway purposes only, including the terms and conditions thereof, by that instrument recorded March 19, 1919 in Volume 112 of Deeds at Page 289 under Auditor's File No. 131380, records of Skagit County, Washington. AND SUBJECT TO that Easement granted to Puget Sound Power and Light Company by that instrument dated December 10, 1924 and recorded January 12, 1925 in Volume 134 of Deeds at Page 395 under Auditor's File No. 180100, records of Skagit County, Washington.

AND SUBJECT TO that Easement to Cascade Natural Gas Corporation for pipeline by that instrument recorded October 29, 1984 under Auditor's File No. 8410290047, records of Skagit County, Washington.

AND SUBJECT TO an Easement for underground electric system to Puget Sound Power and Light Company by that instrument dated May 9, 1985 and recorded May 14, 1985 under Auditor's File No. 8505140034, records of Skagit County, Washington.

AND SUBJECT TO that Easement to Public Utility District No. 1 of Skagit County, Washington by that instrument dated May 27, 1985 and recorded December 3, 1985 under Auditor's File No. 8512030018, records of Skagit County, Washington.

AND SUBJECT TO Relinquishment of rights of access to State Highway and of light, view and air under terms of Deeds to the State of Washington by those instruments recorded June 22, 1956 under Auditor's File No.s 537745 and 754334, records of Skagit County, Washington. (Legal Description Continued on Sheet 2 of 2 Sheets)

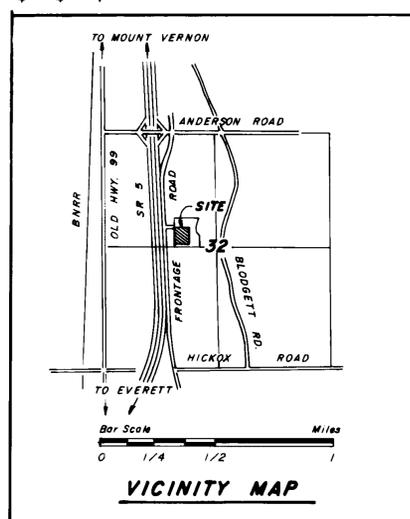


UTILITIES NOTE: Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utility District No. 1, and from field observation.



LEGEND

- Property Corner: 3/4" x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO"
Found Rod: 3/4" x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "JUDY"
Easmt Cor: Found and Utility Easement Corner 7508
Nail & BT: Found Concrete Nail and Brass Tag in Pavement Imprinted: "L.S."
Nail & BW: Found Concrete Nail and Brass Washer in Pavement.
Set PK: Set PK Nail in Pavement.
Mon.: Monument.
SL-2: Soil Log No. 2.
WM: Water Meter.
WV: Water Valve.
FH: Fire Hydrant.
PP: Power Pole.
Anc.: Pole Anchor.
CB: Catch Basin.
Tel. Ped.: Telephone Pedestal.
E.A.: Edge of Asphalt.
10" Dia. Storm Drain Pipe.
6" Dia. Water Main.
2" Dia. Gas Pipe.
Underground Telephone.
6" High Chain Link Fence.
Gas Meter.
Ground Elevation = 13.44 Ft.
Percolation and Soil Log No. 10.



PLAN



ZONING CLASSIFICATION

Commercial - Limited Industrial (C-LI)

LOT AREAS

PARCEL "A" = 76,306.09 Sq. Ft. = 1.7517 Acres
PARCEL "B" = 76,306.09 Sq. Ft. = 1.7517 Acres

AUDITOR'S CERTIFICATE

Filed for the record this 20th day of May 1991, at 7 minutes past 4 o'clock A.M. in Volume 9 of Short Plats at Pages 326 and 327 and recorded under Auditor's File Number 9105290007 at the request of Denny Legro.

JERRY MEINTURFF Auditor, Skagit County

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Short Subdivision Ordinance No. 5544 as amended September 3, 1974, at the request of Dale G. Gunerius.

LEGRO & ASSOCIATES Engineer & Surveyor 815 Cleveland Avenue Mount Vernon, WA 98273

SHORT PLAT NO. 91-025

Date: 5/29/91

D. GUNERIUS, ETAL. PROPERTY SURVEY TRACT 2, SHORT PLAT NO. 16-85 PTN. S 1/2 SE 1/4 NW 1/4 SEC. 32, T. 34 N., R. 4 E.W.M. SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

(Continued from Sheet 1 of 2 Sheets)

AND SUBJECT TO those conclusions and decisions of the Skagit County Hearing Examiner by that Variance Request No. V-84-038 as filed December 4, 1984 under Auditor's File No. 8412040016, records of Skagit County, Washington, thereby granting permission to construct that roadway commonly known as Dale Way over and across Tracts B and C of Skagit County Short Plat No. 40-78.

AND FURTHER SUBJECT TO those conditions, covenants and restrictions imposed by the Articles of Incorporation of Cedardale Industrial Park Association as recorded October 3, 1985 under Auditor's File No. 8510030020, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

DRAINAGE REQUIREMENTS

A 12" diameter storm sewer line shall extend Easterly along the South side of Dale Way from that existing catch basin located sixty-two feet East of the Northwest corner of PARCEL "B". Catch Basins shall be installed at required locations thereon to provide for adequate drainage to and from Parcels "A" and "B". Said Storm Sewer System shall extend far enough Easterly to adequately catch the cul-de-sac run-off.

RESTRICTIONS

1. Short Plat Number and date of approval shall be included in all deeds and contracts.
2. Buyer should beware that this Short Plat subdivision is located within the floodplain and significant elevation may be required for building construction.
3. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility shall be in direct relationship to the usage of road.
4. Access to this site across Tracts B and C of Short Plat No. 40 - 78 is subject to those conclusions of the Skagit County Hearing Examiner by that Variance Request No. V - 84 - 038 as filed December 4, 1984 under Auditor's File No. 8412040016, records of Skagit County, Washington.

OWNER - DEVELOPER

Dale G. Gunerius, ETAL.
804 South 9th Street
Mount Vernon, WA 98273
Phone: 336-3239

GROUND ELEVATIONS

This site lies within the Skagit River Flood Plain. Benchmark elevation and ground elevations (U.S.G.S. Datum) have been annotated upon the face of this Short Plat.

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is available from that 6" water main located in Dale Way.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The required soil logs for Parcel "A" and Parcel "B" of this short plat have been previously submitted to and approved by the Skagit County Permit Center and are currently on file therewith.

BENCHMARK

Benchmark; BM # B-4, Railroad Spike in East face of Power Pole at N. E. Corner of Cedardale Road and Dale Way at Ground Line. Top of R.R. Spike Elevation = 14.14 Ft. U.S.G.S. Datum.

APPROVALS

Examined and approved this 10th day of May, 1991, by the Planning Department of Skagit County, Washington.

Examined and approved this 8th day of May, 1991, by the County Engineer of Skagit County, Washington.

NOTES

1. The Meridian for this Survey is based on existing monumentation on the South line of the NW 1/4 of Section 32, T. 34 N., R. 4 E.W.M. as being N 89° 50' 15" E as shown on Skagit County Short Plats No. 16-85 and No. 40-78.
2. Legal Description furnished by First American Title Insurance Company of Skagit County, Order No. 30567, dated December 11, 1990, at 8:00 A.M.
3. Instrumentation: TOPCON GTS-2B (20)
Theodolite: Min. Horiz. Circle Reading of 20"
E. D. M.: Accuracy ± (5 mm + 5 ppm)
4. Section Subdivision was based upon the VICINITY MAP of the NW 1/4 SEC. 32, T. 34 N., R. 4 E.W.M. as prepared by Rader and Leonard and Associates, Inc. and annotated upon Skagit County Short Plat No. 40-78.

OWNER'S CERTIFICATION

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 22 day of MARCH, 1991.

Allan B. Fredrickson *Barbara A. Fredrickson*
ALLAN B. FREDRICKSON BARBARA A. FREDRICKSON

Dale G. Gunerius *Sheila D. Gunerius*
DALE G. GUNERIUS SHEILA D. GUNERIUS

Anthony N. Senff *Catherine Lebray-Senff*
ANTHONY N. SENFF CATHERINE LEBRAY-SENEFF

PARTNERSHIP :

James D. Axthelm *Russel J. Swett*
JAMES D. AXTHELM RUSSEL J. SWETT

PARTNERSHIP ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

This is to certify that on this 25th day of MARCH, 1991, before me, the undersigned, a Notary Public, personally appeared JAMES D. AXTHELM and RUSSELL J. SWETT, proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instruments on behalf of the partnership, and acknowledged to me that the partnership executed it.

Witness my hand and official seal.

James D. Axthelm
Notary Public in and for the State of Washington, residing at MOUNT VERNON.

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore 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.

This 22nd day of May, 1991.

Joseph A. Mersbach
Skagit County Treasurer Chief Deputy

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this day personally appeared before me ALLAN B. FREDRICKSON and BARBARA A. FREDRICKSON, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of March, 1991.

James D. Axthelm
Notary Public in and for the State of Washington, residing at Mount Vernon.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this day personally appeared before me DALE G. GUNERIUS and SHEILA D. GUNERIUS, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of March, 1991.

James D. Axthelm
Notary Public in and for the State of Washington, residing at Mount Vernon.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this day personally appeared before me ANTHONY N. SENFF and CATHERINE LEBRAY - SENFF, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of March, 1991.

James D. Axthelm
Notary Public in and for the State of Washington, residing at Mount Vernon.

SHORT PLAT NO. 91 - 025 Date: _____

D. GUNERIUS, ETAL. PROPERTY SURVEY

TRACT 2, SHORT PLAT NO. 16-85
PTN. S 1/2 SE 1/4 NW 1/4
SEC. 32, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

Josephine D. Le Gros