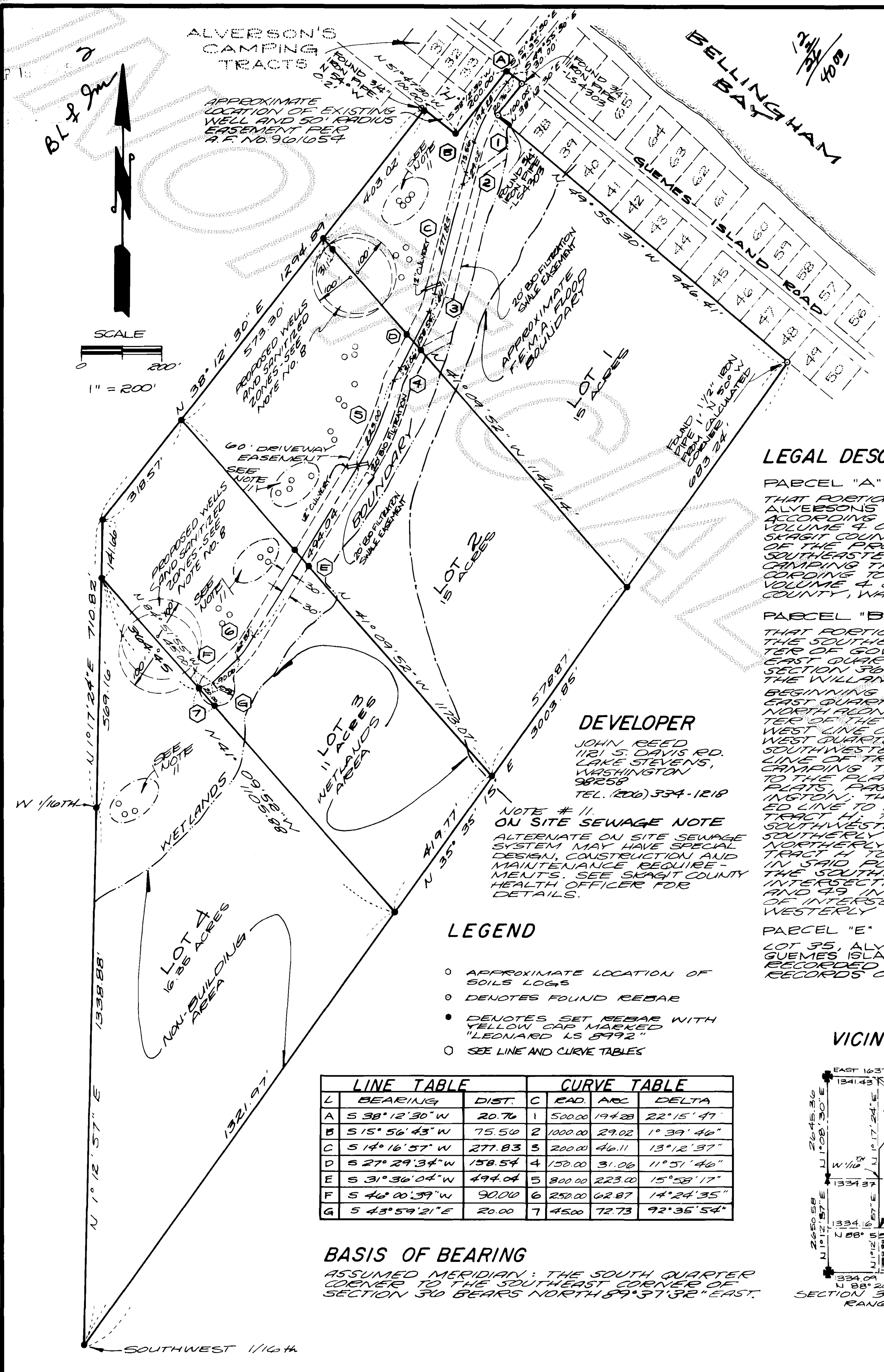
9209160031



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 - RURAL DISTRACT/RESIDENTIAL (RU)/(R)
4. SEWAGE DISPOSAL - SEE NOTE 11.
5. WATER - INDIVIDUAL WELLS
6. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN A FLOODPLAIN AND PORTIONS OF SOME LOTS ARE LOCATED IN A DESIGNATED FLOODWAY. THERE SHALL BE NO CONSTRUCTION IN DESIGNATED FLOODWAYS EXCEPT AS PERMITTED BY CHAPTER 15.20 OF THE SKAGIT COUNTY CODE, AND RESIDENTIAL CONSTRUCTION IN THE FLOODPLAIN MAY REQUIRE SIGNIFICANT ELEVATION OF THE FIRST LIVING FLOOR.
7. 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.
8. LOTS 1 TO 4 SUBJECT TO 100 FOOT RADIUS SANITIZED ZONE AROUND PROPOSED WELLS AS SHOWN.
9. THIS SURVEY WAS PERFORMED IN THE FIELD WITH THE USE OF A TOPCON GTS 2-B ELECTRONIC MEASURING THEODOLITE.
10. SIGNIFICANT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY AND ANY WORK WITHIN THE DESIGNATED WETLANDS MAY REQUIRE FEDERAL, STATE OR LOCAL PERMITS.

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF TRACT H OF FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE PROJECTION SOUTHWESTERLY OF THE SOUTHEASTERLY LINE OF TRACT 34, OF ALVERSON'S CAMPING TRACTS LOCATED ON GUEMES ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOTS 1 AND 2, OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 3 AND OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF TRACT H OF FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHEASTERLY ALONG SAID PROJECTED LINE TO THE MOST WESTERLY CORNER OF SAID TRACT H; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT TO THE MOST SOUTHERLY CORNER OF SAID TRACT H; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID TRACT H TO THE WESTERLY LINE OF TRACT 36 IN SAID PLAT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PLAT TO AN INTERSECTION WITH A LINE DIVIDING TRACTS 48 AND 49 IN SAID PLAT; THENCE FROM SAID POINT OF INTERSECTION IN A STRAIGHT LINE SOUTHWESTERLY TO THE POINT OF BEGINNING.

PARCEL "E"

LOT 35, ALVERSON'S CAMPING TRACTS LOCATED ON GUEMES ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON.

DEVELOPER

JOHN REED
1121 S. DAVIS RD.
LAKE STEVENS, WASHINGTON
98258
TEL. (206) 334-1218

NOTE # 11.
ON SITE SEWAGE NOTE
ALTERNATE ON SITE SEWAGE SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.

LEGEND

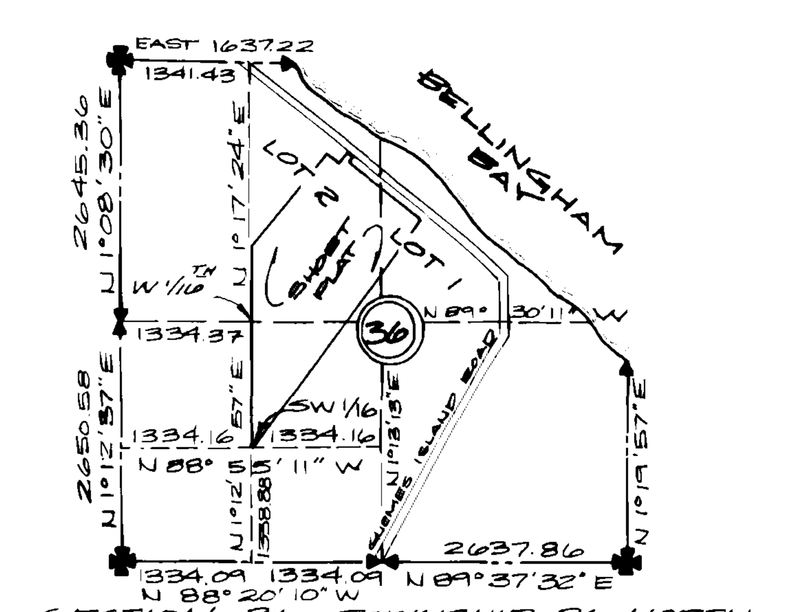
- ○ APPROXIMATE LOCATION OF SOILS LOGS
- ⊙ DENOTES FOUND REBAR
- ● DENOTES SET REBAR WITH YELLOW CAP MARKED "LEONARD LS 8992"
- ⬡ SEE LINE AND CURVE TABLES

LINE TABLE			CURVE TABLE			
L	BEARING	DIST.	C	RAD.	ARC	DELTA
A	S 38°12'30" W	20.76	1	500.00	194.28	22°15'47"
B	S 15°56'43" W	75.56	2	1000.00	29.02	1°39'46"
C	S 14°16'57" W	277.83	3	200.00	46.11	13°12'37"
D	S 27°29'34" W	158.54	4	150.00	31.06	11°51'46"
E	S 31°36'04" W	494.04	5	800.00	223.00	15°58'17"
F	S 46°00'39" W	90.06	6	250.00	62.87	14°24'35"
G	S 43°59'21" E	20.00	7	45.00	72.73	92°35'54"

BASIS OF BEARING

ASSUMED MERIDIAN: THE SOUTH QUARTER CORNER TO THE SOUTHEAST CORNER OF SECTION 36 BEARS NORTH 89°37'32" EAST.

VICINITY MAP



SECTION 36, TOWNSHIP 36 NORTH, RANGE 1 EAST, 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.

John E. Reed
JOHN REED

Kenneth Reed — KENNETH REED
Joan Reed — JOAN REED

M.A.H. Woodworth
B.C.F. INC. (A WASHINGTON CORP.)

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit } S.S.

ON THIS 14th DAY OF April, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John E. Reed, Kenneth Reed, Joan Reed and M.A.H. Woodworth

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.

John E. Leonard Jr.
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 Jr.
JOHN E. LEONARD, JR., P.E. & P.L.S.
LEONARD AND BOUDINOT, INC.
CERTIFICATE NO. 8992
DATE 4/10/92

EXPIRES 12/28/92

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 11th DAY OF October, 1992.

SHORT PLAT ADMINISTRATOR — COUNTY ENGINEER Douglas J. Brandt 4/24/92

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF Sept, 1992, AT 9:59 A.M. IN BOOK 10 OF SHORT PLATS AT PAGE 118, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

Jerry McInturff
SKAGIT COUNTY AUDITOR
BY: Leonard J. Franzen
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 1992.

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

THIS 24th DAY OF August, 1992.

Judyann Merrick
SKAGIT COUNTY TREASURER

SHORT PLAT NO. 91-093		**DATE**
JOHN REED		
SECTION 36, **TWP.** 36 **N., RGE.** 1 **E., W.M.**		
DATE: DECEMBER '91	**LEONARD AND BOUDINOT, INC.** CIVIL ENGINEERS AND LAND SURVEYORS 603 S. FIRST, MT. VERNON, WA 336-5751	SCALE: 1" = 200'
FD. BK. BK 450, PP. 7-11		JOB No.: 90136

SBK

Vol 10 SP Pg 118

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