

SURVEY DESCRIPTION

PARCEL A

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of the subdivision which is East 729.3 feet, more or less, from the Northwest corner of said Section, said point being the Northeast corner of a tract conveyed to John S. Hibbert and Della H. Hibbert, husband and wife, by deed recorded December 30, 1964 under Auditor's File No. 660746; thence South along the Eastline of said Hibbert tract 276 feet, more or less, to the Southeast corner of said Hibbert tract, which point is on the North line or its Easterly extension of a tract conveyed to Charles H. Blair and Zoja Blair, husband and wife, by deed recorded December 16, 1970, under Auditor's File No. 746931; thence along the North line or its Easterly extension of said Blair tract to the Northeast corner of said Blair tract; thence South 4° East 298.19 feet to the Southeast corner of said Blair tract; thence West along the South line of said Blair tract to the East margin of the State Highway; thence Southeasterly along the Northeasterly line of said State Highway to a point which is 270 feet North of the South line of said Northwest 1/4 of the Northwest 1/4 as measured at right angles thereto; thence East along the North line of said South 270 feet to the East line of said subdivision; thence North along said East line to the Northwest corner of said Northwest 1/4 of the Northwest 1/4; thence West along the North line of said subdivision to the **Point of Beginning**; EXCEPT the Skagit County road right of way commonly known as Sam Bell road along the North line thereof AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the intersection of the Northeasterly line of the State Highway and the North line of the South 270 feet of said subdivision; thence South 89° 21' 22" East parallel with the South line of said subdivision 199.57 feet to a fence line as it existed on April 30, 1961, and the True Point of Beginning; thence South 89° 21' 22" East 79.84 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4; thence North 4° 29' 25" West along said East line 68.88 feet to said fence line as it existed on April 30, 1961; thence South 47° 42' 15" West along said fence line 100.66 feet to the True Point of Beginning.

PARCEL B

That portion of the South 270 feet of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 35 North, Range 3 East W.M., described as follows:

Beginning at the intersection of Northeasterly line of the State Highway, with the North line of the South 270 feet of said subdivision as measured at right angles to the South line thereof; thence South 89° 21' 22" East parallel with said South line 199.57 feet more or less to a fence line as said fence line existed on April 22, 1961; thence South 47° 42' 15" West along said fence 141.79 feet more or less to the Northeasterly line of State Highway; thence North 44° 6' 45" West along said State Highway 136.02 feet more or less to the **Point of Beginning**.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.


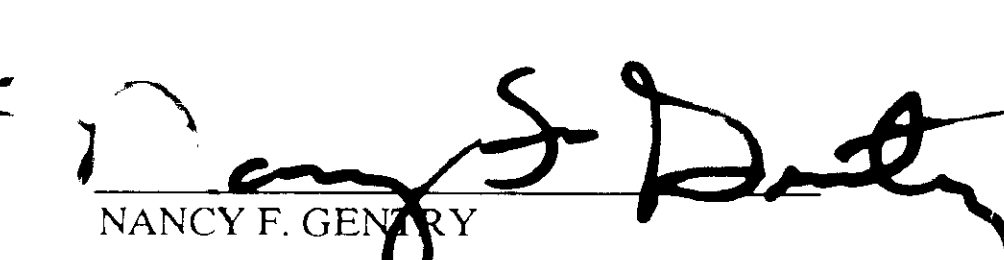
Situate in the County of Skagit, State of Washington

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 - COMMERCIAL LIMITED INDUSTRIAL (C-L1)
- RURAL INTERMEDIATE (R1)
- Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM (See Note No. 16)
- Water - P.U.D. NO. 1
- - Indicates iron rod set with yellow cap marked LISSER 22960.
○ - Indicates existing iron pipe or iron rebar found.
- For additional meridian and subdivision information see Short Plat No. 96-79 recorded in Book 3 of Short Plats, page 207, and also see Recorded or Survey Recorded in Volume 1 of Surveys, page 25.
- Meridian: Assumed.
- Basis of Bearing: North line of the Northwest 1/4 of Section 24, Township 35 North, Range 3 East, W.M. = South 89° 55' 00" East.
- Survey description is from First American Title Company of Skagit County Certificate for Short Plat, Order Number 31049, Dated February 7, 1991
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File numbers 8602260001, 9007180082, 505533, 505991, and 8707150041.
- Instrumentation: Leitz Set 4A - Theodolite Distance Meter.
- Survey procedure: Field Traverse.
- Bench Mark = Elevations shown at corners are N.G.V.D. (Mean Sea Level)
- Surveyor's Note: The East line of the Hibbert Tract (Auditor's File No. 660746) referred to in the Survey description is also the East line of that certain tract originally created by Statutory Warranty Deed to Kenneth and Lucille McMillen, Recorded under Auditor's File No. 298323.
- Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for Details.
- Buyer should be aware that this subdivision is located in the flood plain of the Samish River and that significant elevation may be required for the first living floor of residential construction.

CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.


KENDALL D. GENTRY

NANCY F. GENTRY
SKAGIT STATE BANK, a Washington Corporation

ACKNOWLEDGEMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence

KENDALL D. GENTRY and NANCY F. GENTRY, husband and wife signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 3-26-91

Signature [Signature]

Title Notary

My appointment expires 12/9/99

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that J A Hopper

signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledge it as the Vice President of SKAGIT STATE BANK, a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 3-26-91

Signature [Signature]

Title Notary Public

My appointment expires 9-11-93

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 27th day of October, 1993.

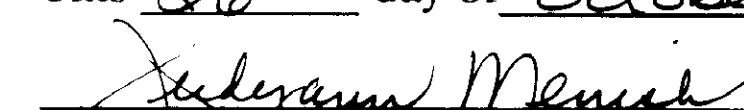
Short Plat Administrator


Douglas Barnett
Skagit County Engineer 10/27/93

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 1993.

This 21st day of October, 1993.


Judyann Mennish
Skagit County Treasurer

SHEET 2 OF 2

SHORT PLAT NO. **90-055** DATE

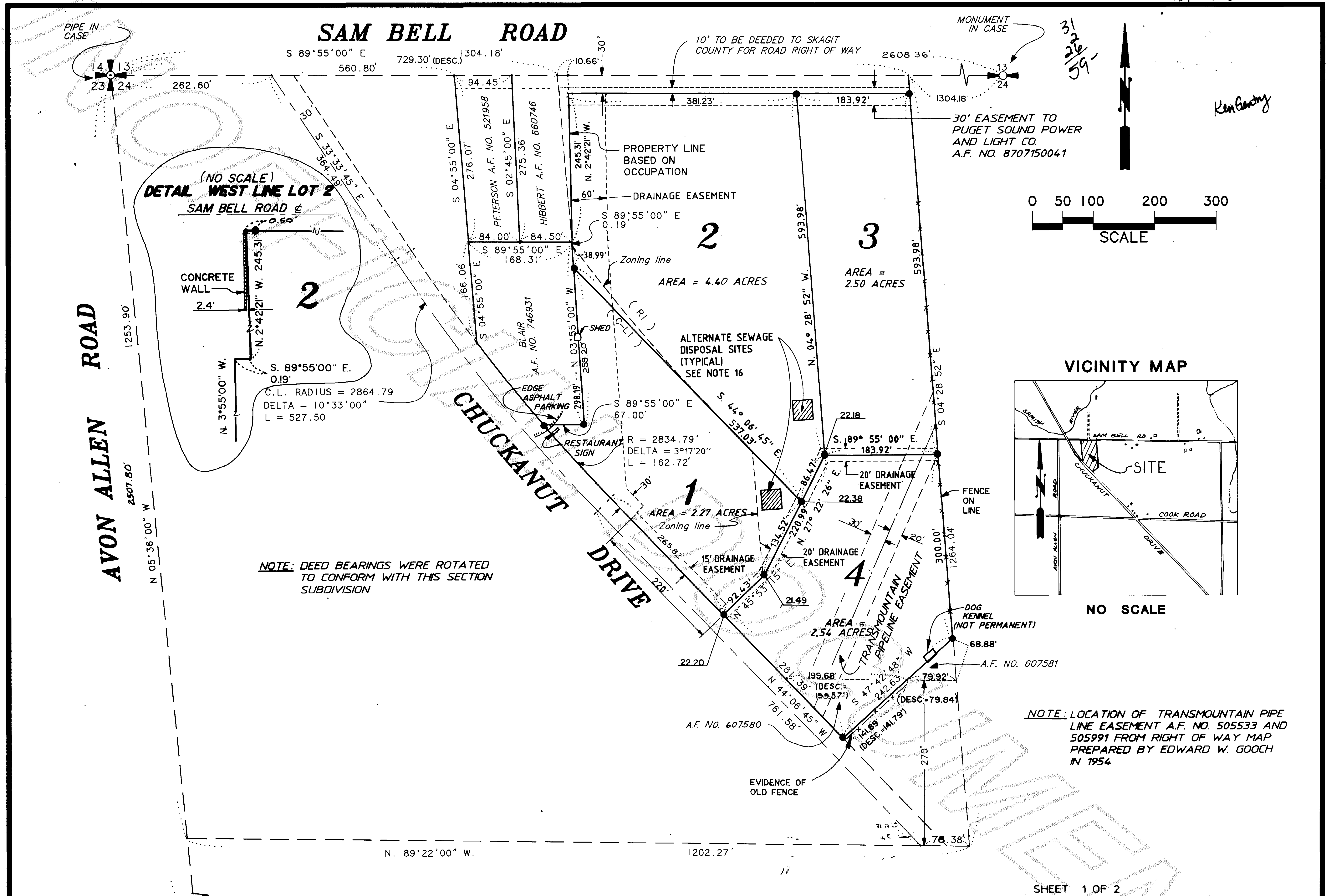
SURVEY IN THE NORTHWEST 1/4 OF
SECTION 24, T.35N., R.3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KEN GENTRY

FB-57PG.10
MERIDIAN - ASSUMED

SEMRAU & LISSER
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 PH 424-9566

SCALE: 1" = 100'
JOB NO. 90-071





AUDITOR'S CERTIFICATE
Filed for record this 4 day of Nov 1993 at 8:51 O'clock P.M., in Book 11 of Short Plats at page 12, at the request of SEMRAU & LISSER under Auditor's File No. 9311040152

James McIntyre
Skagit County Auditor

Cliff Gentry
Deputy

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 distance and bearings are accurate.
Date: MARCH 28, 1991
Bruce G. Lisser, P.L.S., Certificate No. 22960
SEMRAU & LISSER
2118 Riverside Drive Suite 104
Mount Vernon, WA 98273



SHORT PLAT NO. 90-055		DATE
SURVEY IN THE NORTHWEST 1/4 OF SECTION 24, T.35N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: KEN GENTRY		
FB. 57 PG. 10 MERIDIAN - ASSUMED	SEMRAU & LISSER SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 100' JOB NO. 90-071