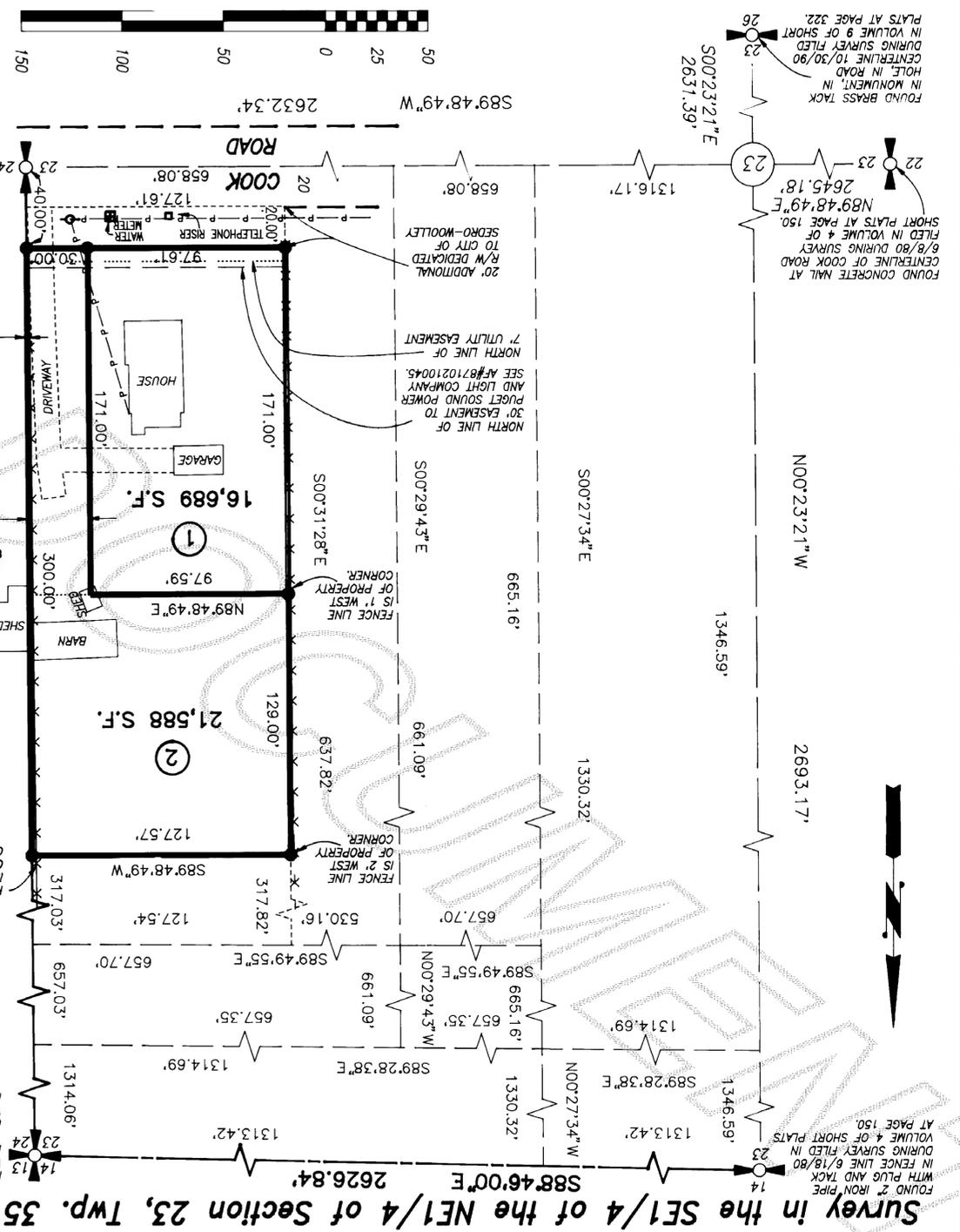


Legal Description

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 20 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE WEST 127 FEET 5 INCHES, THENCE NORTH 640 FEET; THENCE EAST 127 FEET 5 INCHES TO THE EAST LINE OF SAID SUBDIVISION, THENCE SOUTH 640 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE THREE FOLLOWING DESCRIBED TRACTS:
 1. THAT PORTION WITHIN THE NORTH 1/2 OF SAID SUBDIVISION 1/4 OF THE NORTHWEST 1/4.
 2. THAT PORTION THEREOF, IF ANY, LYING WITHIN THE AS-BUILT, EXISTING RIGHT-OF-WAY OF THE COUNTY ROAD COMMONLY KNOWN AS COOK ROAD.
 3. MINERAL RIGHTS RESERVED BY W.M. LINDSEY, ET UX, IN DEED RECORDED OCTOBER 13, 1903, AS AUDITOR'S FILE NO. 45724.
 ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:
 THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH 89°49'55"W ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 127.54 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED TO ADOLF W. BUCKO AND MARIA T. BUCKO, UNDER AUDITOR'S FILE NO. 863875; THENCE SOUTH 21°28'E ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 317.82 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO FRED R. KING AND LIZZIE M. KING UNDER AUDITOR'S FILE NO. 366139; THENCE N89°48'49"E ALONG THE PROLONGATION OF THE NORTH LINE OF SAID KING PARCEL, A DISTANCE OF 127.57 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 00°31'54"W ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 317.03 FEET TO THE POINT OF BEGINNING.



Covenants

LOTS 1 AND 2 ARE HEREBY REQUIRED TO PARTICIPATE IN ANY FUTURE LOCAL IMPROVEMENT DISTRICT (LID) DESIGNED TO BRING COOK ROAD UP TO CITY STANDARDS, OR UTILITY LOCAL IMPROVEMENT DISTRICT (LID) CREATED FOR THE PURPOSE OF PROVIDING SEWER TO THIS AREA.
 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 1994.
 SKAGIT COUNTY TREASURER
 DATE: 5/19/94

Approvals

SHORT PLAT ADMINISTRATOR
 CITY ENGINEER

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.
 JAMES COOK
 TERRI COOK

Acknowledgements

STATE OF WASHINGTON COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES COOK AND TERRI COOK, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Consent

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Notes

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- ZONING - R-8400
- WATER - PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
- SEWER - LOT 2: CITY OF SEDRO-WOOLLEY, INDIVIDUAL ON-SITE SYSTEM, PERMIT NO. 90-228.
- SEE COVENANTS BELOW FOR LOTS 1 AND 2.
- BASES-OF-BEARINGS - ASSUMED 500°31'54"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
- THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS RECORDED IN INSTRUMENTS FILED IN AS FOLLOWS:
 AF#669179; AF#45724.

Survey in the SE1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW-01-94

4/8/94

John L. Abernethy

4/8/94

418194

4/8/94

418194

418194

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Approvals

SHORT PLAT ADMINISTRATOR
 CITY ENGINEER

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 SKAGIT COUNTY TREASURER
 DATE: 5/19/94

Approvals

SHORT PLAT ADMINISTRATOR
 CITY ENGINEER

Short Plat for Jim Cook

Skagit Surveyors

INC. 806 Metcalf St., Sedro-Woolley, WA 98284
 Phone: (206) 855-2121 FAX: (206) 855-1658

JOHN L. ABERNETHY
 SURVEYOR
 17651
 Expires 6/26/95

AUDITOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 1994 at the request of Jim Cook.

John L. Abernethy
 Date 4/8/94
 Deputy Auditor
 County Auditor
 AF# 410516 0137

418194