

$$\begin{array}{r} 30 \\ 2 \\ 26 \\ \hline 58 \end{array}$$

The Southeast Corner Section 1 to the Northwest Corner of Tract "K" as shown hereon bears North 1° 27' 12" East. See Sheet 2 of 2 for additional details.

This survey was performed in the field utilizing a Lietz Set 4A Electronic Total Station.

1. All maintenance and construction of the private road shown as Tract "A" will be the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage.
2. No building permits shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District(SCC14.04.190(14))
3. Alternate on-site sewage systems may have special design, construction and maintenance requirements. Contact Skagit County Health Dept. for requirements.

Adjoining records of survey as noted hereon.

Filed for record this 4th day of May, 1995, at 10:04 o'clock
04 AM., in book 11 of Short Plats at page 198, at the request of Leonard,
Boudinot and Skodje, Inc. under Auditor's File No. 9505040047

Joey Zavala
DEPUTY

I hereby certify that this short subdivision is based on an actual survey, which is retracable and based on a true subdivision of the section, that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the short plat in accordance with the provisions contained in Chapter 332-130 WAC.

JOHN E. LEONARD, JR.
STATE OF MICHIGAN
REGISTERED
PROFESSIONAL LAND SURVEYOR
NO. 25317
EXPIRES 12/28/96

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Zoning - RURAL
3. Sewage Disposal - INDIVIDUAL ON SITE WASTE DISPOSAL SYSTEMS
4. Water - SKAGIT P.U.D. #1
5. ● - Indicates iron rod set with yellow cap marked "Leonard 8992", or found monument as noted hereon.

SHORT PLAT NUMBER: 94 - 003 **DATE:** JAN. 95

SHORT PLAT
FOR
LANGUS HOMES , INC.
GOV. LOT 2, TWN. 33 N, RNC. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BOOK 506	LEONARD, BOUDINOT and SKODJE, INC. <small>CIVIL ENGINEERS AND LAND SURVEYORS</small> P.O. BOX 1220 MOUNT VERNON WA 98273 (360) 536-5751	SCALE: 1" = 100'
OWN. BY LESS DATE MAR. 96		JOB NO. 93027

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	69°34'42"	113.94'	138.36'
C2	7°32'05"	304.23'	40.01'
C3	11°37'41"	554.60'	112.56'
C4	19°41'8"	254.47'	87.43'
C5	69°34'42"	143.94'	174.80'
C6	20°40'00"	274.23'	98.91'
C7	19°24'49"	584.60'	198.08'
C8	52°12'51"	224.47'	204.56'
C9	17°37'40"	322.46'	99.21'
C10	35°03'06"	127.15'	77.78'
C11	30°09'15"	101.15'	53.23'
C12	30°09'15"	131.15'	69.02'
C13	57°55'33"	113.94'	115.19'

9505040047

LEGAL DESCRIPTION

AUDITOR'S FILE NO. 9312210111 AS MODIFIED BY AUDITOR'S FILE NOS. 9312210113, 9501260051, AND 9501260052

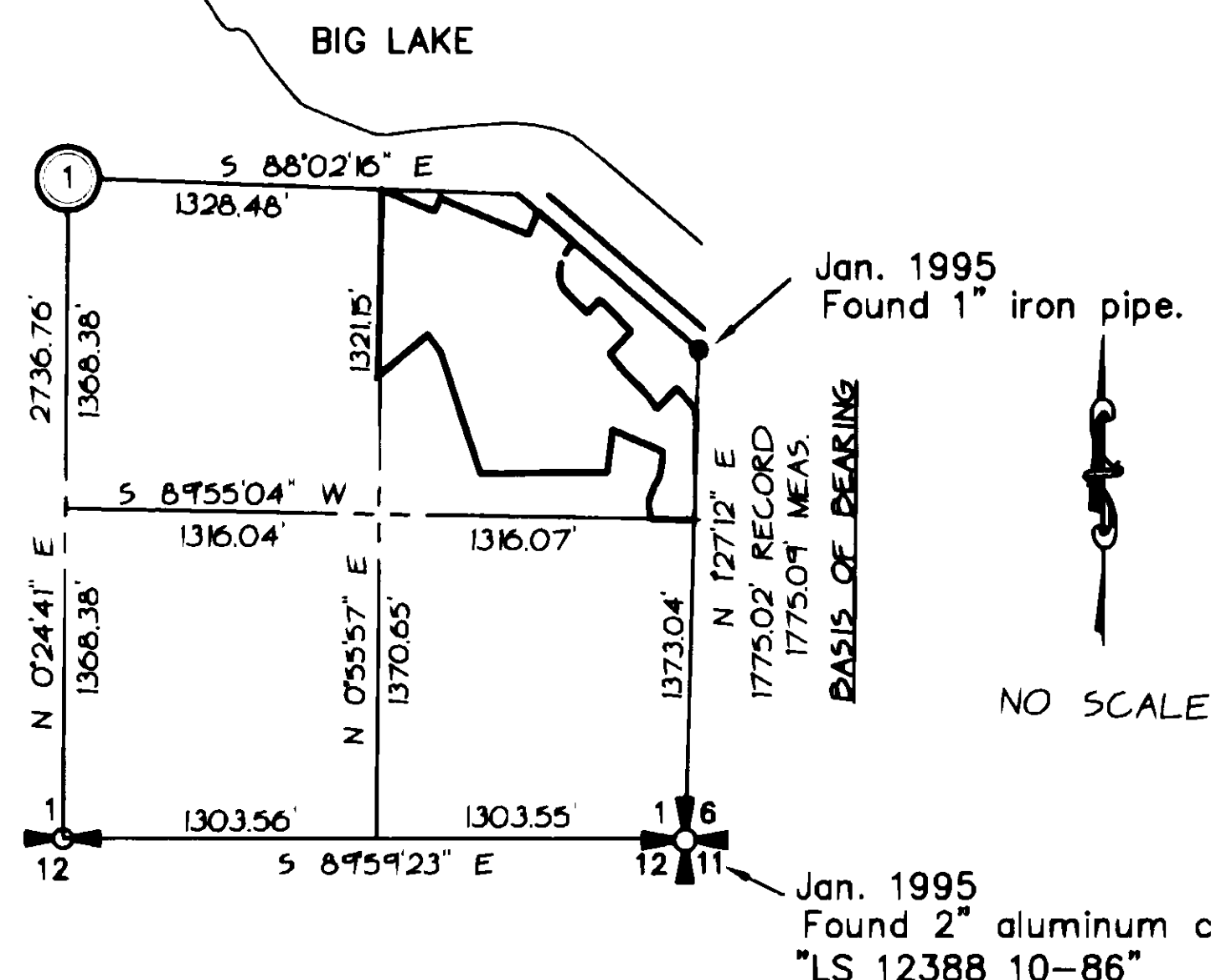
That portion of Government Lot 2, Section 1, Township 33 North, Range 4 East of the W.M., Skagit County, Washington, and of Lots 72 and 73, "First Addition to Big Lake Waterfront Tracts", according to the plat thereof, recorded in Volume 4 of Plats, on page 15, in the Auditor's office of said county and state, lying Southerly of the Southerly right-of-way margin of the H.C. Peters Road (West Big Lake Boulevard), described as follows:

BEGINNING at the Southeast corner of said Government Lot 2; thence South 89° 55' 04" West, along the South line thereof, for a distance of 222.41 feet to a point on a curve to the right, the center of which bears North 79° 39' 53" East and is 127.15 feet distant; thence Northerly, following said curve to the right through a central angle of 35° 03' 06", for an arc distance of 77.78 feet to the end of said curve; thence North 24° 42' 59" East for a distance of 32.69 feet to the point of curvature of a curve to the left, said curve having a radius of 322.46 feet; thence Northerly, following said curve to the left through a central angle of 17° 37' 40", for an arc distance of 99.21 feet to the end of said curve; thence North 7° 05' 19" East for a distance of 55.66 feet; thence North 72° 47' 41" West for a distance of 226.94 feet; thence South 3° 21' 52" West for a distance of 177.66 feet; thence South 89° 50' 42" West for a distance of 417.12 feet; thence North 24° 21' 30" West for a distance of 411.64 feet; thence North 28° 21' 54" West for a distance of 157.57 feet; thence North 54° 59' 40" West for a distance of 69.26 feet; thence South 60° 23' 59" West for a distance of 224.94 feet to the West line of said Government Lot 2, said point lying North 0° 55' 57" East, a distance of 588.50 feet from the Southwest corner thereof; thence North 0° 55' 57" East along said West line for a distance of 732.65 feet to the Southeast corner of Government Lot 3 of said Section 1; thence South 67° 47' 10" East, parallel with the South line of Lot 67 of said Plat of the "First Addition to Big Lake Waterfront Tracts," a distance of 237.55 feet to the Southerly extension of the East line of said Lot 67; thence North 22° 12' 50" East, along said Southerly extension, a distance of 58.52 feet to the Southeast corner of said Lot 67; thence South 67° 47' 10" East, along the Southwesterly line of said plat a distance of 395.92 feet to the Southwest corner of Lot 72 of said plat; thence North 22° 12' 50" East, along the Westerly line of said Lot 72, a distance of 102.25 feet to the Southerly margin of said H.C. Peters Road; thence South 49° 21' 55" East, along the said Southerly margin, a distance of 198.95 feet; thence South 53° 21' 15" West, a distance of 6.77 feet; thence Southwesterly on a curve to the left, which center to said curve bears South 36° 38' 45" East, having a radius of 101.15 feet, an arc distance of 53.23 feet; thence South 23° 12' 00" West, a distance of 36.53 feet to the Southwesterly line of said plat; thence continuing South 23° 12' 00" West, a distance of 5.09 feet; thence Southeasterly, on a curve to the left, which center to said curve bears South 66° 48' 00" East, having a radius of 113.94 feet, an arc distance of 138.36 feet; thence South 46° 22' 42" East, a distance of 72.34 feet; thence Southeasterly, on a curve to the right, which center of said curve bears South 43° 37' 18" West, having a radius of 304.23 feet, an arc distance of 40.01 feet; thence North 44° 42' 50" East, perpendicular to the southwesterly line of said plat, a distance of 77.35 feet to the Southwesterly line of said plat and the centerline of Alder Street, as now vacated; thence South 45° 17' 10" East, along the Southwesterly line of said plat, a distance of 185.50 feet to the Southwest corner of Lot 76 of said Plat; thence South 44° 42' 50" West, along the Southwesterly extension of the Northerly line of said Lot 76, a distance of 129.44 feet; thence Southeasterly, along a curve to the left, which center of said curve bears North 56° 30' 09" East, having a radius of 554.60 feet, an arc distance of 112.55 feet; thence South 45° 07' 32" East, a distance of 102.57 feet; thence Southeasterly, along a curve to the right, which center to said curve bears South 44° 52' 28" West, having a radius of 254.47 feet, an arc distance of 87.42 feet to a point that bears South 44° 42' 50" West, parallel to the Northerly line of said Lot 76, and 123.98 feet distant from the Southeast corner of Lot 78 of said Plat; thence North 44° 42' 50" East, a distance of 123.98 feet to the Southeast corner of said Lot 78; thence South 39° 05' 35" East, along that Southwesterly line of said Plat, a distance of 125.10 feet to the East line of said Government Lot 2; thence South 1° 27' 12" West, along said East line, a distance of 401.87 feet to the POINT OF BEGINNING.

Containing 20.6 acres more or less.

VICINITY MAP

SE 1/4, SECTION 1, T33N, R4E
SUBDIVISION PER BOOK 12 OF SURVEYS, PAGE 24
A.F. # 9111200104



SUBJECT TO AND TOGETHER WITH a non-exclusive easement 60.00 feet in width for ingress, egress, and utilities over, under, across, and through lot 73 in the plat of First Addition to Big Lake Water Front Tracts as recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., and lies 30.00 feet on each side of the following described centerline:

Commencing at the Southwest corner of lot 76 of said plat; thence North 45° 17' 10" West along the Southwesterly line of said plat a distance of 488.68 feet to the Southeast corner of lot 72 of said plat; thence North 44° 42' 50" West, along the East line of said lot 72, a distance of 88.51 feet to the Southwesterly margin of the H.C. Peters County Road, also known as West Big Lake Boulevard; thence South 49° 21' 30" East, along said Southwesterly margin, a distance of 32.00 feet to the TRUE POINT OF BEGINNING of this centerline description; thence Southwesterly along a curve to the left, which center to said curve bears South 36° 38' 45" East, having a radius of 131.15 feet, an arc distance of 69.02 feet; thence South 23° 12' 00" West a distance of 41.62 feet; thence Southeasterly, on a curve to the left, having a radius of 143.94 feet, an arc distance of 174.80 feet; thence South 46° 22' 42" East a distance of 72.34 feet; thence Southeasterly, on a curve to the right, having a radius of 274.23 feet, an arc distance of 98.91 feet; thence South 25° 42' 43" East a distance of 47.99 feet; thence Southeasterly, on a curve to the right, having a radius of 584.60 feet, an arc distance of 198.08 feet; thence South 45° 07' 32" East a distance of 102.57 feet; thence Southeasterly, on a curve to the right, having a radius of 224.47 feet, an arc distance of 204.56 feet; thence South 7° 05' 19" West a distance of 73.89 feet; thence Southerly, on a curve to the right, having a radius of 322.46 feet, an arc distance of 99.21 feet; thence South 24° 42' 59" West a distance of 32.69 feet; thence Southerly, on a curve to the left, having a radius of 127.15 feet, an arc distance of 77.78 feet to the South line of said Government Lot 2 and the terminus of said centerline and the Southeast corner of said Government Lot 2 bears North 89° 55' 04" East a distance of 222.41 feet from said terminus point.

AND ALSO SUBJECT TO AND TOGETHER WITH an easement for road purposes as described in the certain "road easement" recorded May 13, 1982, under Auditor's File No. 8205130073.

SUBJECT TO other easements, restrictions, reservations, provisions, covenants, and conditions of record.

WATERLINE PIPELINE EASEMENTS**PUD #1 EASEMENTS**

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to, and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with right of ingress to and egress from lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that all title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby coveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easements or in any way interfere with, obstruct or endanger the District's use of the easements.

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.

David A. Welts
FEETS EDUCATIONAL TRUST
DAVID A. WELTS, TRUSTEE

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT }
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID A. WELTS, TRUSTEE, FEETS EDUCATIONAL TRUST IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

March 17 19 95
DATE
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES *6-15-96*

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.

Langus Homes, Inc.
LANGUS HOMES, INC.

ACKNOWLEDGMENTS

State of Washington)
County of Skagit) S.S.

I hereby certify that I know or have satisfactory evidence that *W.C. Langus, Langus Homes* is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the *President* of *Langus Homes, Inc.* to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

March 17 19 95
DATE

Patricia A. Rogers
NOTARY PUBLIC for the State of Washington, My Commission expires *6-15-96*

APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this *26th* day of *April*, 19 *95*

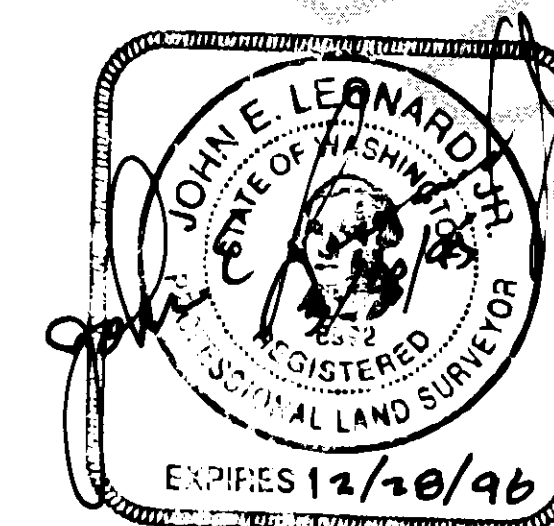
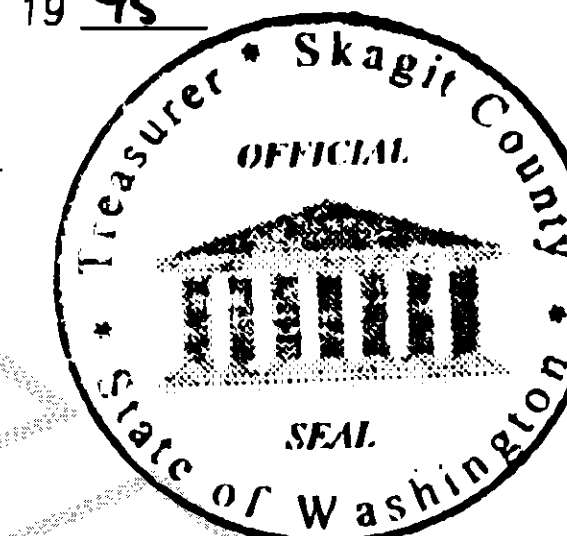
David C. Loh
SHORT PLAT ADMINISTRATOR

Janette A. Keiser
SKAGIT COUNTY ENGINEER

TREASURER'S CERTIFICATE

This is to certify that all taxes levied, which have become a lien upon the lands herein described, have been fully paid and discharged according to the records of my office including taxes for the current year of *1995*.
This *27* day of *April*, 19 *95*

Julianne Menish
SKAGIT COUNTY TREASURER



SHORT PLAT NUMBER: 94 - 003		DATE: MAR. 95	
SHORT PLAT FOR LANGUS HOMES, INC. GOV. LOT 2, TWN. 33 N, RNG. 4 E, W.M.			
FIELD BOOK 505	LEONARD, BOUDINOT and SKODJE, INC.	SCALE: 1" = 100'	
DWN. BY LEES DATE JAN. 96	P.A. BOX 1280 MOUNT VERNON, WA 98273 (360) 538-5751	JOB NO. 93027	

Vol 11 Short Plats pg 199 SHEET 2 OF 2