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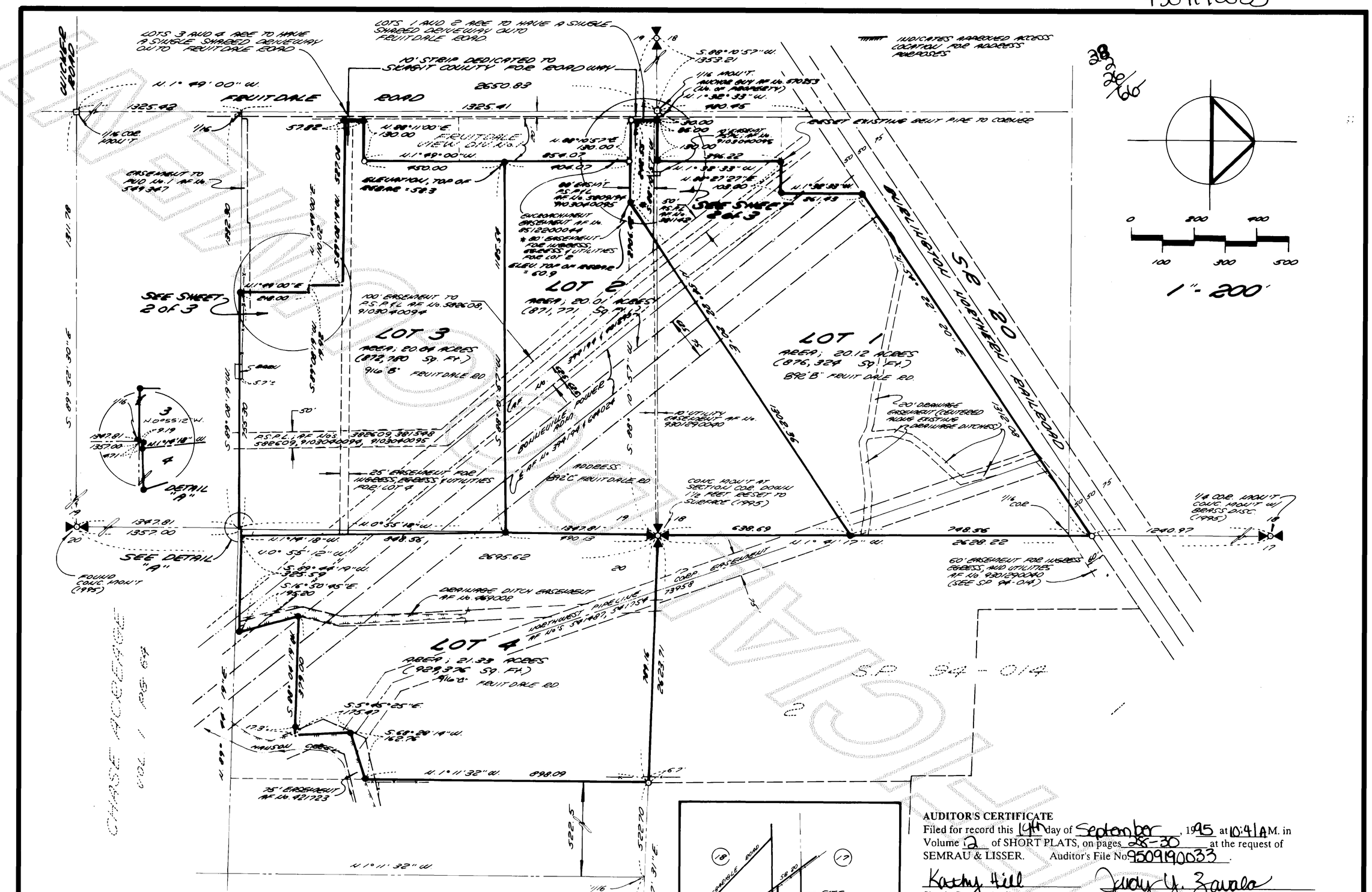


1" = 200'

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.

Date: Aug. 10, 1995

Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (206) 424-9566

BRUCE G. LISSER — STATE OF WASHINGTON — 22960 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 12-18-96

AUDITOR'S CERTIFICATE

Filed for record this 14th day of September, 1995 at 10:41 A.M. in Volume 12 of SHORT PLATS, on pages 28-30 at the request of SEMRAU & LISSER. Auditor's File No. 9509190033.

Kathy Hill
Skagit County Auditor

Judy Y. Zavala
Deputy

SHEET 1 OF 3

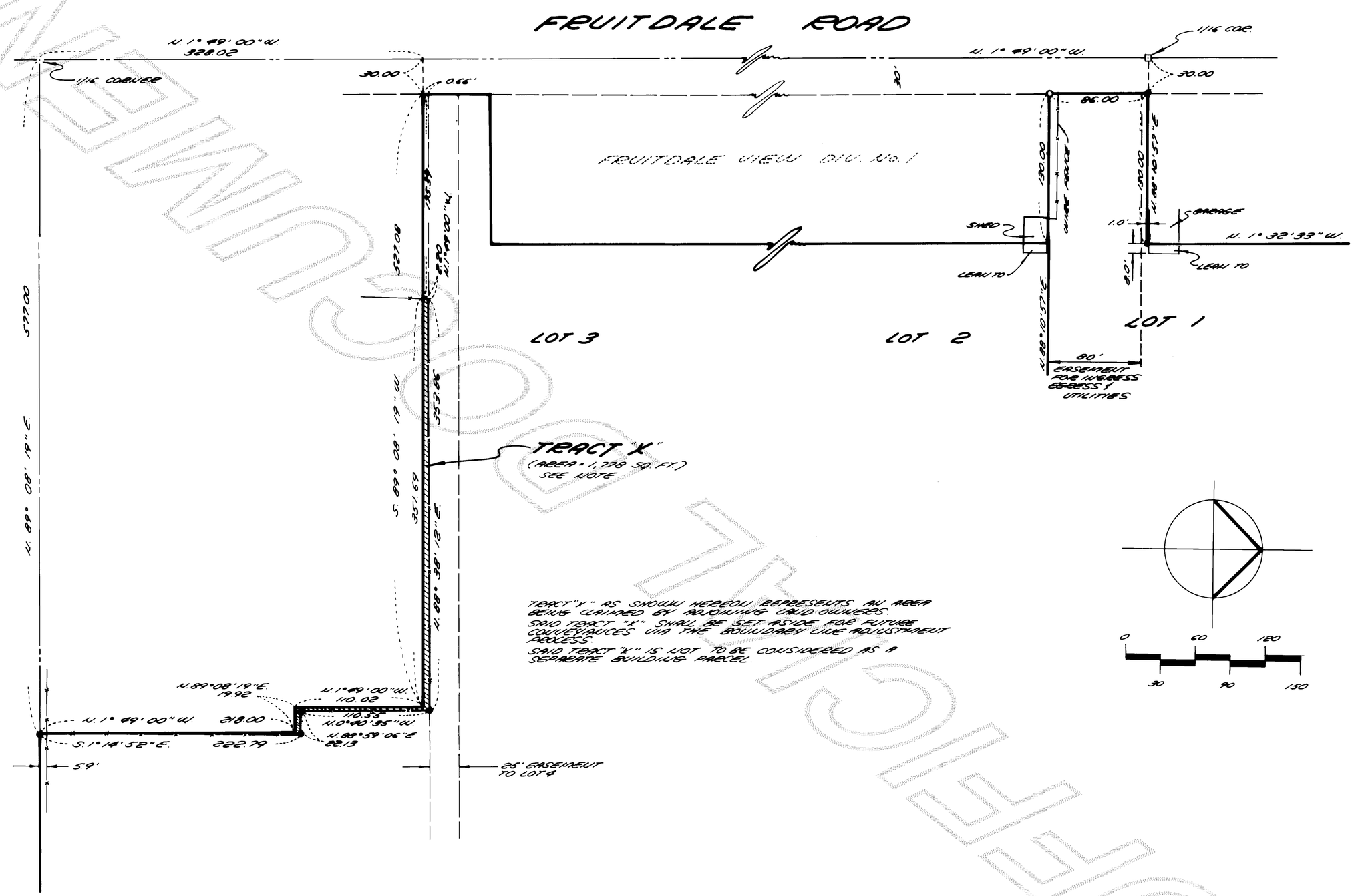
SHORT PLAT 94-051 DATE

SURVEY IN A PORTION OF THE SE 1/4 OF SECTION 18, AND THE NE 1/4 OF SECTION 19, AND THE NW 1/4 OF SECTION 20, ALL IN T. 35 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR KENDALL GENTRY

FB 100 PG 1	SEMRAU & LISSER	1" = 200'
HORIZONTAL: ASSUMED	SURVEYORS AND ENGINEERS MOUNT VERNON 424-9566	93-004

VOL 12 Short PLATS PG 28

9509190033



TRACT "X" AS SHOWN HEREON REPRESENTS AN AREA BEING CLAIMED BY ADJOINING LAND OWNERS.
SAID TRACT "X" SHALL BE SET ASIDE FOR FUTURE CONVEYANCES VIA THE BOUNDARY LINE ADJUSTMENT PROCESS.
SAID TRACT "X" IS NOT TO BE CONSIDERED AS A SEPARATE BUILDING PARCEL.

0 60 120
30 90 150

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-18-96

8-10-95

SHEET 2 OF 3

SHORT PLAT 94-051 DATE

SURVEY IN A PORTION OF THE SE 1/4 OF SECTION 18, AND THE NE 1/4 OF SECTION 19, AND THE NW 1/4 OF SECTION 20, ALL IN T. 35 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON

FOR: KENDALL GENTRY

FB 100 PG 1	SEMBRAY & LISSER SURVEYORS AND ENGINEERS MOUNT VERNON WA 98273	1" = 60'
MERIDIAN: ASSUMED		93-004

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9509190033

SURVEY DESCRIPTION

PARCEL "A"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 5 East, W.M., lying North of Hanson Creek; EXCEPT the East 522 1/2 feet thereof; AND EXCEPT the following described tract:

BEGINNING at a point which is 1357 feet North 3° 16' West from the West 1/4 corner of said Section 20, and 334.00 feet North 89° 20' East from said Section line; thence North 89° 20' East along established fence line 254.5 feet; thence North 0° 41' East 196.4 feet to a point on the West bank of the creek; thence South 87° 40' West along the fence 365.5 feet to Drain Ditch; thence South 28°04' East along ditch 209.1 feet to the POINT OF BEGINNING.

PARCEL "B"

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., lying South and East of the Great Northern Railway right-of-way; EXCEPT County road; AND EXCEPT the following described parcels:

1. Commencing at the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 18; thence North 88° 03' 30" East along the South line of said Section 18 for a distance of 20.00 feet to an intersection with the East margin of the County road, said intersection being the TRUE POINT OF BEGINNING; thence North 1° 42' 48" West along said East margin for a distance of 397.41 feet, more or less, to a point which is South 1° 42' 48" East 97.00 feet from the Southerly margin of the Burlington-Northern Railway right-of-way; thence North 88° 17' 12" East for a distance of 140.00 feet; thence South 1° 42' 48" East parallel with said East margin of said County Road to the South line of Section 18; thence South 88° 03' 30" West along said South line for a distance of 140.00 feet to the TRUE POINT OF BEGINNING.

2. That portion of the Southeast 1/4 of the Southeast 1/4 of Section 18, as follows:
BEGINNING at the intersection of the South line of Great Northern Railway right-of-way and the East line of County Road; thence South along the East line of said County Road 97.00 feet; thence East 243.00 feet; thence North 260.87 feet to the South line of said railway right-of-way; thence Westerly along the South line of said railway to the POINT OF BEGINNING.

PARCEL B-1

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M. lying Southeasterly of the Great Northern Railway right-of-way.

PARCEL C

The Northeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 5 East, W.M.; EXCEPT road; AND EXCEPT the following described parcels:

1. BEGINNING at a point 20.00 feet North and 20.00 feet East of the Southwest corner of said subdivision; thence East 330.00 feet; thence North 10.00 feet; thence East 227.00 feet; thence North 188.00 feet; thence West 19.92 feet; thence North 110.02 feet; thence West 537.08 feet to the East line of County road; thence South along the East line of said County road 328.02 feet to the POINT OF BEGINNING.

2. BEGINNING at a point 20.00 feet East of the Northwest corner of said Northeast 1/4 of the Northeast 1/4 of Section 19, which point is East line of County road; thence South along East line of said County road 86.00 feet to the TRUE POINT OF BEGINNING; thence East 140.00 feet; thence South 854.07 feet; thence West 140.02 feet to the East line of County road; thence North along the East line of said County road 851.76 feet to the TRUE POINT OF BEGINNING.

3. BEGINNING at a point 20.00 feet East of the Southwest corner of said subdivision; thence North 20.00 feet; thence East 330.00 feet; thence North 10.00 feet; thence East 227.00 feet; thence South 30.00 feet; thence West 557.00 feet to the POINT OF BEGINNING.

All of the above Parcels being together with a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land being 60 feet in width. Said easement lying adjacent to and contiguous with the Southerly line of the Burlington Northern Railway in Southwest 1/4 of Section 17, Township 35 North, Range 5 East, W.M., and lying Westerly of the Easterly line of an existing most Westerly grade crossing being located Westerly of the present bed of Hanson Creek, as described in document recorded under Auditor's File No. 9301290040.

ALL OF THE ABOVE ALSO BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.
All being situate in the County of Skagit, State of Washington.

BRUCE G. LISSER, STATE OF WASHINGTON, 22960, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES 12-18-96

8-10-95

OWNER'S CONSENT AND DEDICATION

Know all men by these presents that 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 and voluntary act and deed and do dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for the public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon. In witness whereof we have here unto set our hand and seals this 24th day of July, 1995.

39/26/66

Kendall D. Gentry, Husband — Nancy F. Gentry, Wife

Aura Lee Swanson

Peter J. Poortinga, Husband — Ailene Poortinga, Wife

Washington Federal Savings and Loan

SR. V.P.

ACKNOWLEDGMENTS

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 acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated July 21, 1995
Signature Donna Heemley
Title NOTARY
My appointment expires 7-9-98

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence **AURA LEE SWANSON** signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.
Dated July 24, 1995
Signature
Title NOTARY
My appointment expires 7-9-98

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence **PETER J. POORTINGA AND AILENE POORTINGA, husband and wife**, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated AUGUST 4, 1995
Signature Donna Heemley
Title NOTARY
My appointment expires 7-9-98

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Doug Ronell
signed this instrument, on oath stated that (he/~~she~~/~~they~~)(was/~~are~~) authorized to execute the instrument and acknowledged it as the Sr. Vice President of **WASHINGTON FEDERAL SAVINGS AND LOAN**, a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated July 24, 1995
Signature Deanne E. Ramsey
Title NOTARY
My appointment expires 08-15-97

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 - (AR) Agriculture Reserve District.
4. Sewage Disposal - Individual septic system. (Conventional systems)
5. Water - P.U.D. No. 1.
6. ● - Indicates iron rod set with yellow cap - survey number LISSER 22960. ○ - Indicates existing rebar or iron rod found.
7. Meridian - Assumed.
8. Basis of Bearing - Monumented North-South Center of the Northeast 1/4 of Section 19, Township 35 North, Range 5 East, W.M. Bearing = North 1° 49' 00" West.
9. Survey description is from First American Title Company of Skagit County Certificate for Short Plat, Order No. 44139, dated September 2, 1994.
10. For additional subdivision information see Skagit County Short Plat Numbers 26-81, 93-037, and 92-016, and also Record of Survey recorded in Volume 2 of Surveys, Page 143 and also the Plat of Fruitdale View Div. No. 1 and the Plat of Chase Acreage all in records of Skagit County, Washington.
11. 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 750990, 9006040072, 381142, 381548, 390830, 394194, 401295, 421723, 469008, 541487, 541756, 541754, 549347, 570253, 580919, 582608, 582609, 644024, 739587, 401295, 394194, 8512200044, 9103040094, 9103040095, 9301290040, 9309080135, 9404060066 and 9405250003.
12. Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
13. Survey Procedure - Field traverse.
14. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an officially designated boundary of a Skagit County Fire District.
15. Change in location of access, may necessitate a change of address, contract Skagit County Public Works.
16. Potential buyers should recognize that Hansen Creek meanders through this short subdivision and may be subject to periodic channel changes and/or flooding. Building sites may be limited based on channel migration.
17. Buyer should be aware that this short subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential development.
18. Bench mark elevations referenced hereon are based on NGVD 29 datum.

TREASURERS 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 1995.
This 15 day of Sept., 1995.
Linda Patterson for Judy...
Skagit County Treasurer

Treasurer • Skagit County • OFFICIAL SEAL • State of Washington

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 7th day of September, 1995.

Short Plat Administrator

Skagit County Engineer

SHEET 3 of 3

SHORT PLAT 94-051 DATE		
SURVEY IN A PORTION OF THE SE 1/4 OF SECTION 18, AND THE NE 1/4 OF SECTION 19, AND THE NW 1/4 OF SECTION 20, ALL IN T.35N., R.5E., W.M. SKAGIT COUNTY, WASHINGTON FOR KENDALL GENTRY		
FB 100 PG 1	SEMRAU & LISSER SURVEYORS AND ENGINEERS MOUNT VERNON 424-9566	1" = 200'
MERIDIAN: ASSUMED		93-004

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