



LEGAL DESCRIPTION

PARCEL "A" THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. LYING SOUTH OF PRIMARY STATE HIGHWAY No. 1, AS CONDEMNED IN SC 26054

EXCEPT THE WEST 18 RODS (297 FEET) THEREOF

PARCEL "B"

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

EXCEPT THE WEST 18 RODS (297 FEET) THEREOF

ALSO EXCEPT THAT PORTION LYING WITHIN PRIMARY STATE HIGHWAY No. 1, AS CONDEMNED IN SC 26054.

LEGAL DESCRIPTION FROM ISLAND TITLE COMPANY TITLE REPORT ORDER No. SA-14779.

WATER PIPELINE EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT No. 1 OF SLAGIT 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 THE RIGHT OF INGRESS TO AND EGRESS FROM SAID 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 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 CONVEYS 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 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 EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

MAINTENANCE DECLARATION

LOTS 1 TO 4 ARE SUBJECT TO A DECLARATION AS OUTLINED IN INSTRUMENT RECORDED IN BOOK 1548 PAGE 22-30 UNDER AF# 9605130079



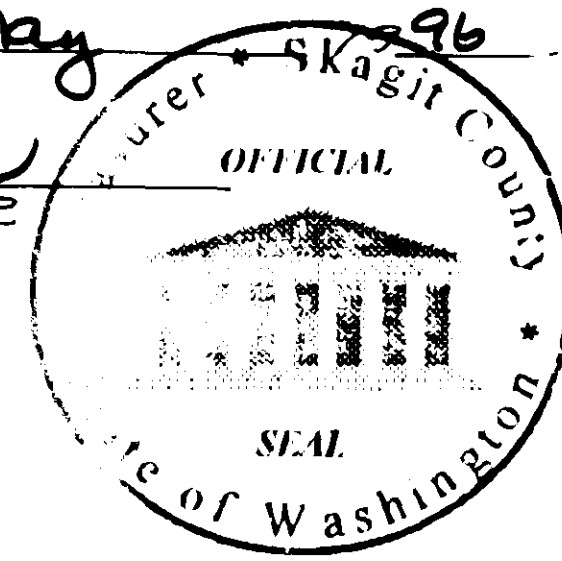
4-2-96

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 1996.

THIS 9th DAY OF May 1996

Judgement M... Skagit County Treasurer



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SLAGIT COUNTY SHORT PLAT ORDINANCE.

THIS 6th DAY OF May 1996

Rotam... Skagit County Administrator, Inette Keiser Skagit County Engineer

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. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4-A ELECTRONIC DISTANCE MEASURING THEODOLITE.
4. ZONING - INDUSTRIAL
5. WATER - SLAGIT COUNTY P.U.D.
6. SEWAGE DISPOSAL - ON-SITE DISPOSAL SYSTEMS
7. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. 22C.150. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
8. 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 OFFICIAL DESIGNATED BOUNDARY OF SLAGIT COUNTY FIRE DISTRICT.
9. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SLAGIT COUNTY PUBLIC WORKS.
10. BASIS OF BEARING: NORTH 88° 56' 26" WEST BETWEEN THE SOUTHWEST AND SOUTHEAST CORNERS AS SHOWN ON RECORD OF SURVEY IN BOOK 16 OF SURVEYS AT PAGE 171.
11. HIGHWAY RIGHT-OF-WAY IS BASED ON HIGHWAY PLANS DATED AUGUST 2, 1960, SHEET 4 OF 11 SHEETS.
12. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS SEE SLAGIT COUNTY HEALTH OFFICER FOR DETAILS.
13. ALL LOTS ARE SUBJECT TO AND TOGETHER WITH A ROAD EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS AS SHOWN ON SHEET No. 1.
14. TEN FOOT EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT PER DOCUMENT DESCRIBED UNDER AUDITOR'S FILE No. 9503170095.
15. A TEN (10) FOOT EASEMENT IS HEREBY GRANTED TO ALL OWNERS OF LOTS 1 TO 4 THE CENTERLINE OF WHICH IS THE CENTERLINE OF THE EXISTING SWALES, DITCHES AND STORM DRAIN PIPES, TOGETHER WITH A TEN (10) FOOT STRIP SURROUNDING THE DETENTION POND, ADJOINING SWALE AS WELL AS THE DETENTION POND ITSELF. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. SLAGIT COUNTY MAY UTILIZE THE PLAT EASEMENTS TO PERFORM INSPECTIONS AND/OR EMERGENCY MAINTENANCE ALL MAINTENANCE PERFORMED BY SLAGIT COUNTY SHALL BE AT THE EXPENSE OF THE HOME OWNERS ASSOCIATION, AS PER SLAGIT COUNTY DRAINAGE ORDINANCE 14.26.
16. SEE SLAGIT COUNTY VARIANCE VAR-95-032 APPROVED 7-20-95 IN REGARDS TO MOLLY LANE.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDESIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Jerry Smith, Molly Smith, Charles Olson, Margaret E. Olson, Asst. Sec. GENERAL MOTORS ACCEPTANCE CORP.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS COUNTY OF SLAGIT

ON THIS 19 DAY OF March 1996 BEFORE ME THE UNDESIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jerry Smith, Molly Smith, Charles Olson, Margaret Olson, VAN BARBER

TO ME KNOWN TO BE THE INDIVIDUALS 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.

NOTARY PUBLIC RESIDING AT Skagit, WA.

STATE OF WASHINGTON } SS COUNTY OF SLAGIT

ON THIS 19 DAY OF March 1996 BEFORE ME THE UNDESIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

TO ME KNOWN TO BE THE INDIVIDUALS 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.

NOTARY PUBLIC RESIDING AT Skagit, WA.

STATE OF WASHINGTON } SS COUNTY OF SLAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT 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 FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1996

NOTARY PUBLIC RESIDING AT Skagit, WA.

Table with 3 columns: DRN BY: jh, FIELD BOOK: LEONARD BOUDINOT & SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 601 So. 1 ST. MOUNT VERNON, WA. 98273 (360) 336-5731, SCALE: N/A, JOB No: 95100. Includes Short Plat No. 95-020 and Date APRIL.