



### LEGAL DESCRIPTION

#### PARCEL A

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE AT MAIL BOX, BEING THE MOST EASTERLY CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED DATED NOVEMBER, 18, 1942, AND RECORDED JUNE 1, 1945, UNDER AUDITOR'S FILE No. 380740, SET 600 FEET, MORE OR LESS, EASTERLY ON THE SOUTH SIDE OF THE NEW COUNTY ROAD, AS CONVEYED TO SKAGIT COUNTY BY DEED DATED MARCH 26, 1931, AND RECORDED MAY 19, 1931, UNDER AUDITOR'S FILE No. 243487, IN VOLUME 157 OF DEEDS, PAGE 558, RECORDS OF SKAGIT COUNTY (NOW STATE HIGHWAY), FROM THE INTERSECTION OF THE NEW COUNTY ROAD RIGHT OF WAY AND THE OLD PUGET SOUND SAW MILL AND SHINGLE COMPANY RIGHT OF WAY NEAR THE CENTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., AND AS CONVEYED BY DEED DATED OCTOBER 21, 1925, AND RECORDED OCTOBER 23, 1925, UNDER AUDITOR'S FILE No. 188339, IN VOLUME 138 OF DEEDS, PAGE 49, RECORDS OF SKAGIT COUNTY; THENCE IN A SOUTHWESTERLY DIRECTION SOUTH 52° WEST, 153 FEET, MORE OR LESS, TO AN IRON STAKE AS REFERRED TO IN ABOVE REFERRED TO DEED ON THE NORTH BOUNDARY OF THE OLD PUGET SOUND SAW MILL AND SHINGLE COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY TO THE INTERSECTION OF THE SAID NEW COUNTY ROAD AND OLD PUGET SOUND SAW MILL AND SHINGLE COMPANY RIGHT OF WAY; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

#### PARCEL B

BEGINNING AT AN IRON STAKE, BEING THE MOST EASTERLY CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED DATED NOVEMBER 18, 1942, AND RECORDED JUNE 1, 1945, UNDER AUDITOR'S FILE No. 380740, ORIGINALLY ESTABLISHED 600 FEET, MORE OR LESS, SOUTHEASTERLY ON THE SOUTH BOUNDARY OF THE NEW HIGHWAY, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 6, 1938, UNDER AUDITOR'S FILE No. 305740, IN VOLUME 175 OF DEEDS, PAGE 303, RECORDS OF SKAGIT COUNTY, FROM THE POINT OF INTERSECTION OF SAID NEW HIGHWAY, AND A 50 FOOT STRIP NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., FORMERLY BELONGING TO THE PUGET SOUND SAW MILL AND SHINGLE COMPANY; THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY OF SAID HIGHWAY, 100 FEET TO AN IRON STAKE, BEING THE MOST EASTERLY CORNER OF THAT CERTAIN TRACT CONVEYED TO A. W. FAIRHURST BY DEED DATED DECEMBER 21, 1942, AND RECORDED JANUARY 2, 1943, UNDER AUDITOR'S FILE No. 358786; THENCE SOUTH 52° WEST, 185 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF THE OLD PUGET SOUND SAW MILL AND SHINGLE COMPANY'S 50 FOOT STRIP TO AN IRON POST, REFERRED TO IN SAID DEED TO A.W. FAIRHURST UNDER AUDITOR'S FILE No. 358786; THENCE NORTHWESTERLY ALONG THE NORTH BOUNDARY OF SAID 50 FOOT STRIP, 96.4 FEET TO AN IRON STAKE; THENCE NORTHEASTERLY 154 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

#### PARCEL C

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST AND WEST CENTERLINE OF SAID SECTION 13 WITH THE CENTERLINE OF THE GREAT NORTHERN RAILWAY COMPANY RAILROAD THROUGH SAID SECTION; THENCE SOUTH 29° 44' EAST ALONG SAID RAILROAD 121.61 FEET; THENCE AT RIGHT ANGLES NORTH 60° 16' EAST 140.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 60° 16' EAST, 131.18 FEET; THENCE NORTH 29° 44' WEST 288.56 FEET TO A POINT WHICH IS SOUTH 52° WEST, 11.14 FEET FROM AN IRON STAKE, SAID STAKE BEING THE MOST EASTERLY CORNER OF THAT CERTAIN TRACT CONVEYED TO A.W. FAIRHURST BY DEED DATED DECEMBER 21, 1942, AND RECORDED UNDER AUDITOR'S FILE No. 358786, DESCRIBED AS BEING 700.00 FEET, MORE OR LESS, SOUTHEASTERLY ON THE SOUTH BOUNDARY OF THE NEW HIGHWAY, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 6, 1938, UNDER AUDITOR'S FILE No. 305470, IN VOLUME 175 OF DEEDS, PAGE 303, RECORDS OF SKAGIT COUNTY, FROM THE POINT OF INTERSECTION OF SAID NEW HIGHWAY, AND A 50.0 FOOT STRIP NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., FORMERLY BELONGING TO THE PUGET SOUND SAW MILL AND SHINGLE COMPANY; THENCE SOUTH 29° 44' EAST, ALONG SAID FAIRHURST TRACT, A DISTANCE OF 132.56 FEET; THENCE SOUTH 52° WEST, ALONG SAID FAIRHURST TRACT, A DISTANCE OF 132.56 FEET; THENCE SOUTH 29° 44' EAST, 307.62 FEET TO THE TRUE POINT OF BEGINNING.

#### PARCEL D

A STRIP OF LAND 50 FEET IN WIDTH LYING PARALLEL TO AND ADJOINING THE EASTERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND EXTENDING SOUTHEASTERLY FROM THE EAST AND WEST CENTERLINE OF SECTION 13, THROUGH GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER, A DISTANCE OF 2071 FEET, ALL IN SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., EXCEPT THAT PORTION THEREOF LYING WITHIN THE STATE HIGHWAY RIGHT OF WAY AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED JULY 5, 1938, AND RECORDED SEPTEMBER 6, 1938, UNDER AUDITOR'S FILE No. 305470 IN VOLUME 175 OF DEEDS, PAGE 303, RECORDS OF SKAGIT COUNTY.

#### PARCEL E

ALL THAT PORTION OF BURLINGTON NORTHERN INC., (FORMER GREAT NORTHERN RAILWAY COMPANY) RAILROAD RIGHT OF WAY, 100 FEET IN WIDTH, IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., SKAGIT COUNTY, WASHINGTON, EXTENDING FROM THE NORTH LINE OF GOVERNMENT LOT 4 SOUTHEASTERLY TO A LINE DRAWN AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RIGHT OF WAY LOCATED AT A POINT 550 FEET DISTANT SOUTHEASTERLY AS MEASURED ALONG SAID CENTERLINE FROM THE NORTH LINE OF GOVERNMENT LOT 4, BEING A PORTION OF THE PROPERTY ACQUIRED FROM CLARENCE ROWLEY BY DEED DATED JANUARY 10, 1900, AND BY DEED FROM A.J. JACKMAN AND MARY A. JACKMAN, HIS WIFE, DATED JANUARY 15, 1900, AS RECORDED IN SAID SKAGIT COUNTY DEED RECORDS IN BOOK 40, PAGES 263 AND 267, RESPECTIVELY.

EXCEPT THAT PORTION OF PARCELS D AND E LYING WITHIN GOVERNMENT LOT 8 (SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER) OF SAID SECTION 13.

#### PARCEL F

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING BETWEEN STATE HIGHWAY 20 AND THE GREAT NORTHERN RAILWAY AND PUGET SOUND SAW MILL AND SHINGLE COMPANY RIGHTS OF WAY, AND LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EAST AND WEST CENTERLINE OF SAID SECTION 13 WITH THE CENTERLINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY THROUGH SAID SECTION; THENCE SOUTH 29° 44' EAST ALONG THE CENTERLINE OF SAID RAILROAD, 1317.61 FEET; THENCE AT RIGHT ANGLES, NORTH 60° EAST 100 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 60° 16' EAST TO THE WESTERLY LINE OF A TRACT CONVEYED TO ROSS L. BLAKE ETUX, BY DEED RECORDED OCTOBER 23, 1969, AS AUDITOR'S FILE No. 732241; THENCE NORTH 17° 30' WEST TO THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE NORTH 73° 43' EAST 69.68 FEET; THENCE NORTH 55° 59' EAST 16.8 FEET TO THE SOUTHWESTERLY MARGIN OF STATE HIGHWAY 20 AND THE END OF SAID LINE;

EXCEPT ANY PORTION CONVEYED TO LINDA R. DUBRIN, ETAL. BY DEED RECORDED JUNE 15, 1986, AS AUDITOR'S FILE No. 8806150051, RECORDS OF SKAGIT COUNTY, WASHINGTON.

#### PARCEL G

ALL THAT PART OF LOT 4, SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING SOUTH OF THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY COMPANY, BEING THAT PART OF LOT 4 BETWEEN THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY AND THE SKAGIT RIVER, EXCEPT THE RIGHT OF WAY OF ANY ROADS NOW RUNNING THROUGH SAID TRACT.

#### PARCEL H

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING SOUTH AND WEST OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION PROVIDED BY LAND TITLE COMPANY, POLICY No. T-74323.

### BASIS OF BEARING

ASSUMED NORTH 88° 57' 35" WEST BETWEEN THE FOUND EAST AND WEST QUARTER CORNERS.

### 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 - RR, RESIDENTIAL RESERVE ( INTERIM CONTROLS OF 5 ACRE MINIMUM )
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS.
- WATER - INDIVIDUAL WELLS.
- ALTERNATE ON-SITE SEWAGE SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
- WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
- THE 100 FOOT RADIUS WELL-PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH OTHER LEGAL PROVISIONS. ACTIVITIES WITHIN THE WELL-PROTECTION ZONE SHALL CONFORM TO SKAGIT COUNTY CODE CHAPTER 12.48.
- 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 A SKAGIT COUNTY FIRE DISTRICT (SCC 14.04.190(14)).
- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET-4A ELECTRONIC TOTAL STATION.
- BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND PORTIONS OF SOME LOTS ARE LOCATED IN A DESIGNATED FLOODWAYS. THERE SHALL BE NO CONSTRUCTION IN DESIGNATED FLOODWAYS EXCEPT AS PERMITTED BY CHAPTER 15.20 OF THE SKAGIT COUNTY CODE, AND RESIDENTIAL CONSTRUCTION IN THE FLOODPLAIN MAY REQUIRE SIGNIFICANT ELEVATION OF THE FIRST LIVING FLOOR.
- LOT 3 IS SUBJECT TO A WELL SANITIZED ZONE FOR LOT 4 AS SHOWN, AND AS OUTLINED UNDER WAC 173-160 AND RCW 18.104.
- LOT 4 IS SUBJECT TO A WELL SANITIZED ZONE FOR LOT 3 AS SHOWN, AND AS OUTLINED UNDER WAC 173-160 AND RCW 18.104.
- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
- AN AQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 1.
- POTENTIAL BUYERS SHOULD RECOGNIZE THAT A CREEK MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.
- DUE TO SLOPE STABILITY CONCERNS ALONG THE SKAGIT RIVER ALL LOTS ARE SUBJECT TO A 30 FOOT VEGETATIVE BUFFER. NO VEGETATION SHALL BE REMOVED WITHOUT APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF SKAGIT COUNTY.
- LOTS 2 AND 3 ARE SUBJECT TO AN EASEMENT FOR INGRESS-EGRESS AND UTILITIES OVER-UNDER AND ACROSS FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4 AS SHOWN ON SHEET 2.
- LOTS 2 IS SUBJECT TO AN EASEMENT FOR INGRESS-EGRESS AND UTILITIES OVER-UNDER AND ACROSS FOR THE BENEFIT OF LOT 1 AS SHOWN ON SHEET 2.
- LOTS 3 IS SUBJECT TO AN EASEMENT FOR INGRESS-EGRESS AND UTILITIES OVER-UNDER AND ACROSS FOR THE BENEFIT OF LOT 4 AS SHOWN ON SHEET 2.

### OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING FENCELINES IN ACCORDANCE WITH W.A.C. CH. 332.130. 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.

### 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.

*Bruce E. Hough*  
BRUCE E. HOUGH  
*Calvin B. Ray*  
CALVIN B. RAY

### ACKNOWLEDGMENTS

STATE OF WASHINGTON, S.S.  
COUNTY OF SKAGIT  
ON THIS 19 DAY OF April 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
*Calvin B. Ray*

TO ME KNOWN TO BE THE INDIVIDUAL 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.

*Linda L. Hand*  
NOTARY PUBLIC  
RESIDING AT:  
*Spokane*, WA.



STATE OF WASHINGTON, S.S.  
COUNTY OF SKAGIT  
ON THIS 5 DAY OF May 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
*Bruce E. Hough*

TO ME KNOWN TO BE THE INDIVIDUAL 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.

*Pauline J. Oslin*  
NOTARY PUBLIC  
RESIDING AT:  
*Kent*, WA.

### APPROVALS

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

THIS 31<sup>ST</sup> DAY OF July 19 97

*Roxanne Hill*  
SHORT PLAT ADMINISTRATOR  
*Luette Kerins*  
COUNTY ENGINEER

### TREASURER'S CERTIFICATE

I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 1997.

THIS 21<sup>ST</sup> DAY OF August

*William M. Smith*  
SKAGIT COUNTY TREASURER



### DEVELOPER

BRUCE E. HOUGH  
13020 8th AVE. NW  
SEATTLE, WA 98177

|   |                 |  |               |
|---|-----------------|--|---------------|
| SHORT PLAT NUMBER   | 95-021          | DATE   | 1997          |
| <b>BRUCE HOUGH SHORT PLAT</b><br>IN THE SOUTH HALF OF SECTION 13, TWP 35 N, RGE 8 E, W.M. |                 |  |               |
| DWN BY: sbk   | DATE: NOV. 1994 | Leonard, Boudnot & Skodje Inc.<br>PROFESSIONAL ENGINEERS & LAND SURVEYORS<br>P.O. Box 1228, Mount Vernon, WA 98273 | SCALE: N/A    |
| FIELD BOOK: 519 p. 19   |                 |  | JOB NO: 94169 |