

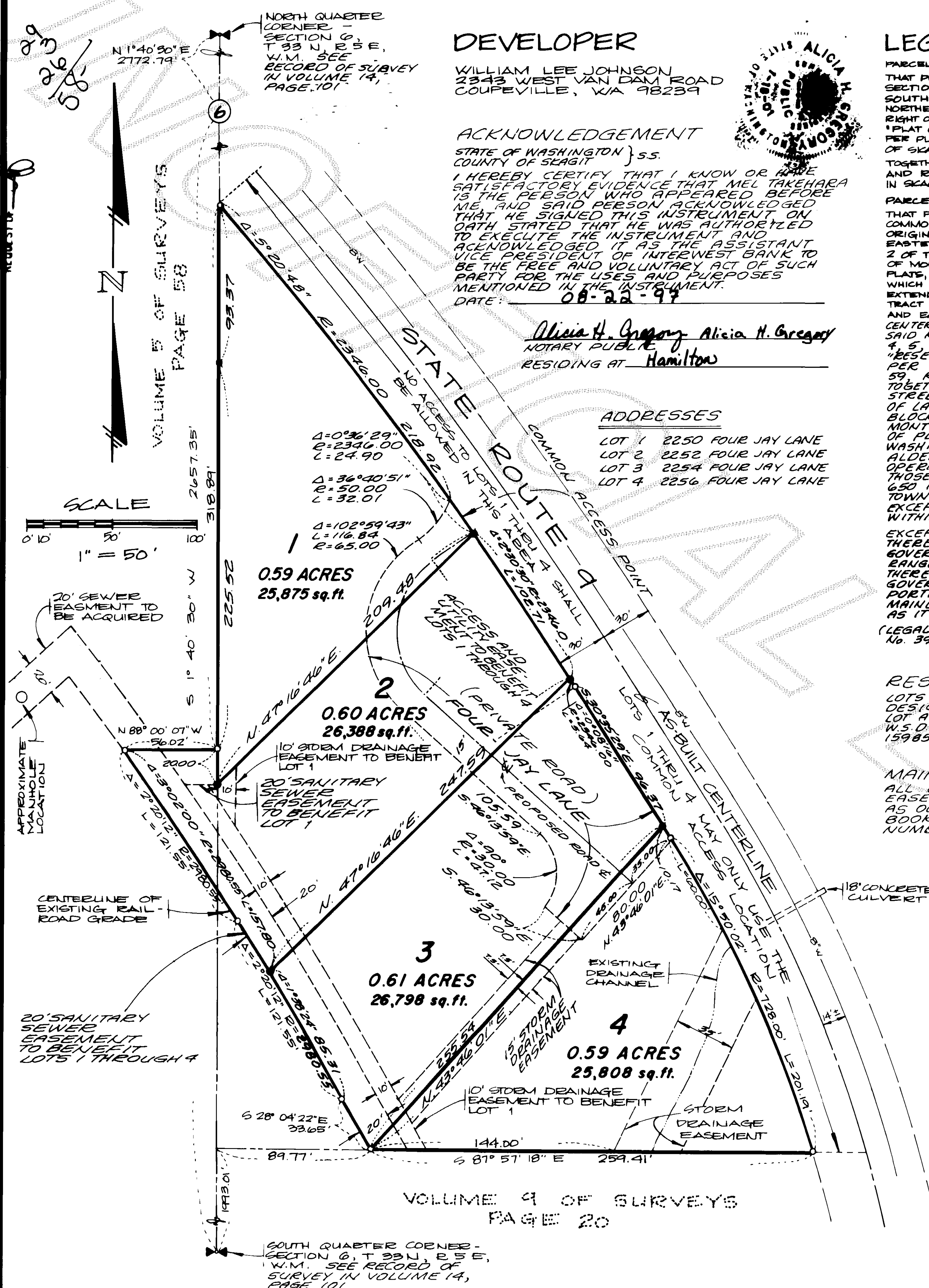
9710130055

155880

KATHY HILL

RECORDED FILED

13 40 35



DEVELOPER

WILLIAM LEE JOHNSON
2343 WEST VAN DAM ROAD
COUPEVILLE, WA 98239

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT }
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MEL TAKEHARA 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 THE ASSISTANT VICE PRESIDENT OF INTERWEST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATE: 08-22-97

Alicia H. Gregory, Alicia H. Gregory
NOTARY PUBLIC
RESIDING AT: Hamilton

ADDRESSES

LOT 1 2250 FOUR JAY LANE
LOT 2 2252 FOUR JAY LANE
LOT 3 2254 FOUR JAY LANE
LOT 4 2256 FOUR JAY LANE

LEGAL DESCRIPTION

PARCEL A
THAT PORTION OF THE NORTH HALF OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., LYING SOUTHWESTERLY OF THE MONTBORNE-MCMURRAY ROAD AND NORTHEASTERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY, EXCEPT THAT PORTION THEREOF LYING WITHIN THE 'PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE', AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF VACATED DIVISION STREET AND RAILROAD AVENUE AS ATTACHED BY JUDGMENT ENTERED IN SKAGIT COUNTY SUPERIOR COURT CASE NO. 91-2-00743-1.

PARCEL B
THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORES AND EASTERN RAILWAY), ADJOINING THE WESTERLY LINE OF BLOCK 2 OF THE VACATED 'PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH LIES NORTHERLY OF THE SOUTHERLY LINE OF SAID BLOCK 2 EXTENDED WEST TO THE CENTERLINE OF THE LAST MAINLINE TRACT OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1970, AND EASTERLY OF SAID CENTERLINE, AND SOUTHERLY OF THE CENTERLINE OF VACATED ALDER STREET EXTENDED WEST TO SAID RAILWAY CENTERLINE, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 2 OF THE VACATED PLAT OF 'RESERVE ADDITION TO THE TOWN OF MONTBORNE', AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED ALDER STREET WHICH HAS REVERTED THERETO BY OPERATION OF LAW; TOGETHER WITH LOTS 1, 2, 3, 4, 9, AND 10, BLOCK 51 OF THE VACATED PLAT OF 'THE TOWN OF MONTBORNE' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ALDER STREET WHICH HAS REVERTED THERETO BY OPERATION OF LAW, EXCEPT FROM ALL OF THE ABOVE THOSE PORTIONS THEREOF LYING WITHIN THE SOUTH 650 FEET OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.; ALSO EXCEPT THOSE PORTIONS THEREOF, IF ANY, LYING WITHIN THE SOUTH 1/2 OF SAID GOVERNMENT LOT 6.

EXCEPT FROM ALL OF THE ABOVE THOSE PORTIONS THEREOF LYING WITHIN THE SOUTH 650 FEET OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.; ALSO EXCEPT THOSE PORTIONS THEREOF, IF ANY, LYING WITHIN THE SOUTH 1/2 OF SAID GOVERNMENT LOT 6; ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING WESTERLY OF THE LAST MAINLINE TRACT OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1970.

(LEGAL BASED ON FIRST AMERICAN TITLE REPORT No. 39360)

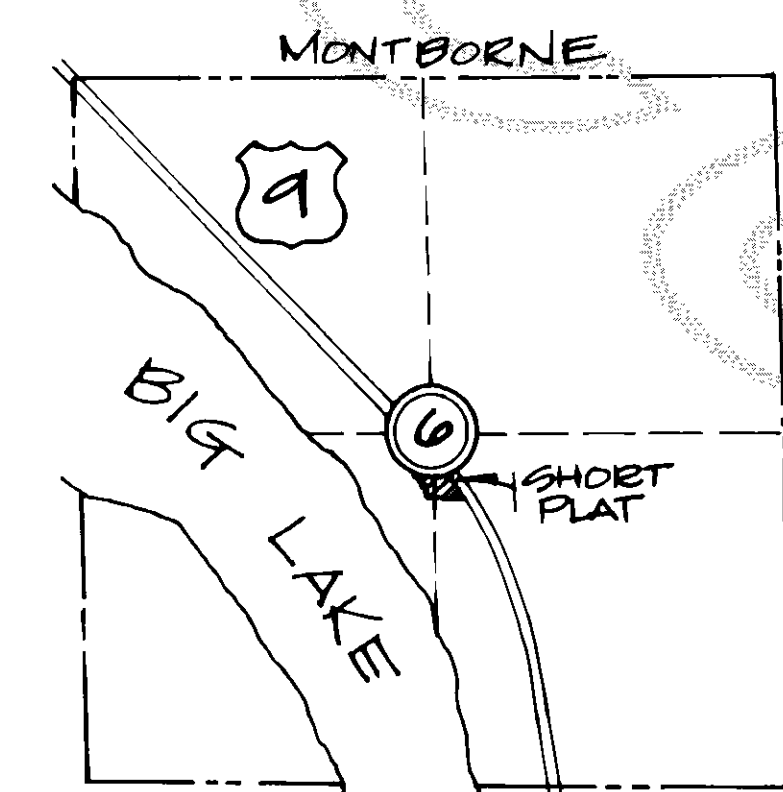
RESTRICTION

LOTS 1 THROUGH 4 SHALL ACCESS FROM THE DESIGNATED ACCESS LOCATION ONLY. NO INDIVIDUAL LOT ACCESS TO STATE ROUTE 9 SHALL BE ALLOWED. U.S.D.O.T. ACCESS PERMIT NUMBERS ARE 15915, 15985, 15986, AND 15987.

MAINTENANCE DECLARATION

ALL LOTS ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AS OUTLINED IN INSTRUMENT RECORDED IN BOOK 9710130055, PAGE 11-185, NUMBER 9710130055.

VICINITY MAP



CONSENT

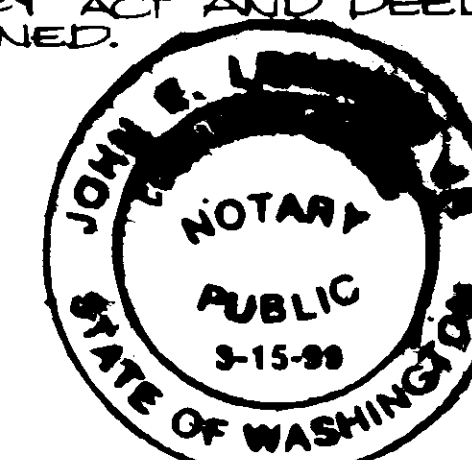
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

William Lee Johnson, Rita J. Johnson
David E. Johnson, Terry Johnson
Denny N. Johnson, INTERWEST BANK
MEL TAKEHARA, ASST. V.P.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT }
ON THIS 15th DAY OF May, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William Lee Johnson, Rita J. Johnson, David E. Johnson, Terry Johnson, and Denny N. Johnson, 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.

John E. Leonard
NOTARY PUBLIC
RESIDING AT: Sedro Woolley, WA



APPROVALS

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

THIS 10th DAY OF September, 1997.
Randy Johnson, County Administrator
Jennette Kaiser, County Engineer

TREASURER'S CERTIFICATE

I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND ASSESSED HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE COUNTY OF SKAGIT UP TO AND INCLUDING THE YEAR OF 1997.
CERTIFIED THIS 7th DAY OF October, 1997.

Shari Patterson for Judianne Menish
SKAGIT COUNTY TREASURER

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 - RESIDENTIAL.
- SEWAGE DISPOSAL - SKAGIT COUNTY SEWER DISTRICT NO. 2.
- WATER - SKAGIT COUNTY P.U.D. NO. 1.
- 0.00 DUES PER 1000 SQ. FT. SURVEY MONUMENT AS SHOWN ON VOL. 14 OF SURVEYS, PG. 101.
- 0 DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "LEONARD LS 8992".
- 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 LITZ SET-4A TOTAL STATION.
- THE BOUNDARY OF THIS SHORT PLAT WAS LOCATED AND MONUMENTED AS SHOWN ON VOLUME 14 OF SURVEYS, PAGE 101 UNDER AUDITOR'S FILE NO. 9306090065, RECORDS OF SKAGIT COUNTY, WASHINGTON. REFER TO SAID SURVEY FOR COMPLETE BOUNDARY CONTROL INFORMATION.
- ON BASIS OF BEARING IS NORTH 1°40'30" EAST BETWEEN THE SOUTH 1/4 CORNER AND THE NORTH 1/4 CORNER AS SHOWN ON RECORD OF SURVEY IN BOOK 14 AT PAGE 101.

SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE QUB DIVISION OF THE SECTION, AND THAT THE DISTANCES, BEARINGS, 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 W.A.C.
JOHN E. LEONARD, R.E. & L.S.
Certificate No. 8992 Date 8/25/97



AUDITOR'S CERTIFICATE

Filed for record this 13th day of October, 1997, at 10:35 AM, in Book 13 of Short Plats at the request of Leonard, Boudinot & Skodje, Inc. under Auditor's File Number 9710130055.
Kathy Hill, County Auditor
Judith Zurek, Deputy

SHORT PLAT No. 93-039 DATE 5-97

L R O T D JOHNSON PARTNERSHIP
SHORT PLAT

SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.

DWN BY: SSK DATE: JUNE 1993

FIELD BOOK: 76/477

Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
803 S. 1st Street, Mount Vernon, WA 98273, 336-5751

SCALE: 1" = 50'

JOB NO: 92191-A

Vol 13 Short Plats PG 50