

9905110004

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

one 17 Plate pg 62



9905110004

# PLAT OF Avery Lane

## Legal Description

## A PLANNED UNIT DEVELOPMENT

PARCEL A  
THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N01°28'07"W (EQUALS N03°05'30"W IN PREVIOUS LEGAL DESCRIPTIONS) ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 388.63 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE N86°10'07"W (EQUALS N87°47'30"W IN PREVIOUS LEGAL DESCRIPTIONS), ALONG SAID NORTHERLY MARGIN A DISTANCE OF 411.07 FEET TO A POINT THAT BEARS S01°28'07"E (EQUALS S03°05'30"E IN PREVIOUS LEGAL DESCRIPTIONS) FROM THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GILBERT B. ARTHUR, ETUX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 508980; THENCE N01°28'07"W PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 394.77 FEET TO A POINT HEREINAFTER CALLED POINT "A" FOR REFERENCE PURPOSES; THENCE CONTINUE N01°28'07"W PARALLEL WITH SAID EAST LINE A DISTANCE OF 1037.95 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N86°37'47"W ALONG SAID NORTH LINE A DISTANCE OF 422.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S01°28'07"E PARALLEL WITH SAID EAST LINE A DISTANCE OF 1034.54 FEET TO A POINT THAT BEARS N86°10'07"W FROM POINT "A"; THENCE N86°10'07"W A DISTANCE OF 469.86 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG SAID WEST LINE AND THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;  
EXCEPT PARCEL "C" OF A SURVEY RECORDED APRIL 11, 1986 UNDER AUDITOR'S FILE NO. 8604110029 AND AS DESCRIBED IN DEED TO STANLEY JANICKI RECORDED SEPTEMBER 17, 1986 UNDER AUDITOR'S FILE NO. 8609170019.

PARCEL B  
A PORTION OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED FILED IN VOLUME 940 OF DEEDS AT PAGE 99 UNDER AUDITOR'S FILE NUMBER 9011010022, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N01°28'07"W (EQUALS N03°05'30"W IN PREVIOUS LEGAL DESCRIPTIONS) ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 388.63 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE N86°10'07"W (EQUALS N87°47'30"W IN PREVIOUS LEGAL DESCRIPTIONS) ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 411.07 FEET TO A POINT THAT BEARS S01°28'07"E (EQUALS S03°05'30"E IN PREVIOUS LEGAL DESCRIPTIONS) FROM THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GILBERT B. ARTHUR AND SHIRLEY E. ARTHUR, HUSBAND AND WIFE, BY DEED RECORDED NOV. 9, 1954, UNDER AUDITOR'S FILE NO. 508980; THENCE N01°28'07"W PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 60.26 FEET TO A POINT THAT IS 60.00 FEET NORTH OF THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY WHEN MEASURED AT RIGHT ANGLES THERETO AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N86°10'07"W PARALLEL WITH SAID NORTHERLY MARGIN, A DISTANCE OF 122.18 FEET; THENCE N57°03'28"W, A DISTANCE OF 37.61 FEET; THENCE N37°10'57"W, A DISTANCE OF 374.55 FEET; THENCE N20°55'33"W, A DISTANCE OF 32.42 FEET; THENCE N12°24'58"W, A DISTANCE OF 2.84 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE N86°10'07"W PARALLEL WITH THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 507.86 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S00°28'15"E ALONG SAID WEST LINE, A DISTANCE OF 394.20 FEET TO SAID NORTHERLY MARGIN; THENCE EASTERLY ALONG SAID NORTHERLY MARGIN TO THE POINT OF BEGINNING.

PARCEL C  
A PORTION OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED FILED IN VOLUME 300 OF DEEDS AT PAGE 489 - 470 UNDER AUDITOR'S FILE NO. 871498, LYING IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY; ALL IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N01°28'07"W (EQUALS N03°05'30"W IN PREVIOUS LEGAL DESCRIPTIONS) ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 388.63 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE N86°10'07"W (EQUALS N87°47'30"W IN PREVIOUS LEGAL DESCRIPTIONS), ALONG SAID NORTHERLY MARGIN A DISTANCE OF 411.07 FEET TO A POINT THAT BEARS S01°28'07"E (EQUALS S03°05'30"E IN PREVIOUS LEGAL DESCRIPTIONS) FROM THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GILBERT B. ARTHUR AND SHIRLEY E. ARTHUR, HUSBAND AND WIFE, BY DEED RECORDED NOV. 9, 1954, UNDER AUDITOR'S FILE NO. 508980; THENCE N01°28'07"W PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 394.77 FEET TO A POINT HEREINAFTER CALLED POINT "A" FOR REFERENCE PURPOSES; THENCE CONTINUE N01°28'07"W PARALLEL WITH SAID EAST LINE A DISTANCE OF 1037.95 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N86°37'47"W ALONG SAID NORTH LINE A DISTANCE OF 422.00 FEET; THENCE S01°28'07"E PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 301.07 FEET TO THE SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S01°28'07"E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 733.47 FEET TO A POINT THAT IS N86°10'07"W FROM SAID POINT "A"; THENCE S86°10'07"E PARALLEL WITH SAID NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD, A DISTANCE OF 245.90 FEET TO AN EXISTING FENCE LINE; THENCE N70°54'51"W ALONG SAID FENCE LINE, A DISTANCE OF 234.10 FEET TO A FENCE CORNER; THENCE N01°22'00"W CONTINUING ALONG SAID FENCE LINE, A DISTANCE OF 671.63 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 300 FEET; THENCE N86°37'47"W ALONG SAID SOUTH LINE, A DISTANCE OF 26.96 FEET TO THE POINT OF BEGINNING.  
EXCEPT THE NORTH 102.61 FEET THEREOF AS MEASURED ALONG THE WEST LINE THEREOF, THE SOUTH LINE OF SAID EXCEPTION TO BE PERPENDICULAR TO THE SAID WEST LINE;  
ALSO EXCEPT THAT PORTION CONVEYED TO REBECCA C. ADAMS, ETUX, BY QUIT CLAIM DEED RECORDED SEPTEMBER 30, 1993 UNDER AUDITOR'S FILE NO. 9309300082, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D  
THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35, RANGE 4 EAST, W.M., LYING NORTHERLY OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY, ALL OF SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N03°05'30"E (EQUALS N03°05'30"E IN PREVIOUS LEGAL DESCRIPTIONS) ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 388.63 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE N86°10'07"W (EQUALS N87°47'30"W IN PREVIOUS LEGAL DESCRIPTIONS), ALONG SAID NORTHERLY MARGIN, 210.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N01°28'07"W (EQUALS N03°05'30"W IN PREVIOUS LEGAL DESCRIPTIONS), PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 619.19 FEET TO A POINT THAT IS ON A LINE THAT BEARS N86°33'07"W (EQUALS N71°10'30"W IN PREVIOUS LEGAL DESCRIPTIONS) FROM A POINT ON SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THAT LIES S01°28'07"E (EQUALS S03°05'30"E IN PREVIOUS LEGAL DESCRIPTIONS) A DISTANCE OF 275 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N87°25'24"W, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 200.71 FEET TO A POINT THAT BEARS S01°28'07"E (EQUALS S03°05'30"E IN PREVIOUS LEGAL DESCRIPTIONS) FROM THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GILBERT B. ARTHUR AND SHIRLEY E. ARTHUR, HUSBAND AND WIFE, BY DEED RECORDED NOVEMBER 9, 1954, UNDER AUDITOR'S FILE NO. 508980; THENCE S01°28'07"E, PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 614.77 FEET TO AN INTERSECTION WITH SAID NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE S86°10'07"E, ALONG SAID NORTHERLY MARGIN, 201.07 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCELS "A", "B", "C" AND "D" FOR INGRESS, EGRESS, ROAD AND UTILITIES OVER, UNDER AND UPON A TRACT OF LAND BEING 60 FEET IN WIDTH, THE SOUTHERLY MARGIN OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N01°28'07"W (EQUALS N03°05'30"W IN PREVIOUS LEGAL DESCRIPTIONS) ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 388.63 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY AND THE TRUE POINT OF BEGINNING OF SAID SOUTHERLY MARGIN OF THE 60 FOOT EASEMENT; THENCE N86°10'07"W (EQUALS N87°47'30"W IN PREVIOUS LEGAL DESCRIPTIONS) ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 411.07 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL CONVEYED FROM ERROL HANSON AND KAY HANSON, HUSBAND AND WIFE, TO JOHN WICKER AND JEANETTE WICKER, HUSBAND AND WIFE, BY REAL ESTATE CONTRACT DATED JUNE 19, 1973 AND RECORDED UNDER AUDITOR'S FILE NO. 787054, IN VOLUME 121, PAGE 172, RECORDS OF SKAGIT COUNTY.

PARCEL F  
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY AND NORTHERLY OF THE RAILROAD RIGHT OF WAY CONVEYED TO THE NORTHERN PACIFIC RAILWAY COMPANY BY DEED RECORDED AUGUST 25, 1913, IN VOLUME 62 OF DEEDS, PAGE 602, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
EXCEPT THE NORTH 30 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 AS CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED JANUARY 10, 1941, AS AUDITOR'S FILE NO. 333907, RECORDS OF SAID COUNTY AND STATE;  
AND EXCEPT THE NORTH 643.13 FEET OF THE EAST 165 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;  
AND EXCEPT THAT PORTION LYING WITHIN SHORT PLAT NO. 93-020, APPROVED JULY 12, 1993, RECORDED JULY 13, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 216, AS AUDITOR'S FILE NO. 9307130013, RECORDS OF SAID COUNTY AND STATE.  
TOGETHER WITH AN EASEMENT APPURTENANT TO PARCEL "F" FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THE NORTH 30 FEET OF THE EAST 165 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, AS RESERVED IN CONTRACT OF SALE TO ROBERT P. JACKSON, ETUX, RECORDED JANUARY 10, 1989, AS AUDITOR'S FILE NO. 8901100066, RECORDS OF SAID COUNTY AND STATE.

PARCEL G  
THE FOLLOWING PORTIONS OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-020 AS APPROVED JULY 12, 1993, AND RECORDED JULY 13, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 216, UNDER AUDITOR'S FILE NO. 9307130013, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.  
1. THAT PORTION OF THE ABOVE DESCRIBED LOT 2 OF SHORT PLAT NO. 93-020 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF AVERY LANE WITH THE SOUTHEAST CORNER OF AVERY COURT; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF LOT 2 TO THE EAST LINE OF SAID LOT 2, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE WESTERLY ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF LOT 2 TO THE SOUTH OF AVERY COURT, ALONG THE SOUTH LINE OF AVERY COURT AND ITS WESTERLY EXTENSION THROUGH THE VACATED CUL-DE-SAC AND ALONG THE SOUTH LINE OF THE 60 FOOT EXTENSION OF AVERY COURT, AS DELINEATED ON SAID SHORT PLAT, TO THE WEST LINE OF LOT 2, THE TERMINUS OF THIS LINE DESCRIPTION, EXCEPT THAT PORTION LYING WITHIN SHORT PLAT NO. 95-043, RECORDED MARCH 8, 1996, IN VOLUME 2 OF SHORT PLATS, PAGE 80, UNDER AUDITOR'S FILE NO. 9603080080, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
2. BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LOT 2; THENCE S02°07'33"E A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S02°07'33"E A DISTANCE OF 291.64 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 2 A DISTANCE OF 362.25 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 2 TO THE INTERSECTION WITH THE SOUTH LINE OF THE 60 FOOT WIDE EASEMENT SHOWN AS THE EXTENSION OF AVERY COURT; THENCE WEST ALONG THE SOUTH LINE OF THE SAID AVERY COURT EXTENSION TO THE POINT OF BEGINNING.  
3. THAT PORTION OF THE ABOVE-DESCRIBED LOT 2 LYING SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

PARCEL H  
THE FOLLOWING PORTIONS OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 93-020 AS APPROVED JULY 12, 1993, AND RECORDED JULY 13, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 216, UNDER AUDITOR'S FILE NO. 9307130013, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.  
1. THE NORTH 200 FEET OF LOT 1, AS MEASURED PARALLEL WITH THE NORTH LINE THEREOF.  
2. THAT PORTION OF THE ABOVE-DESCRIBED LOT 1 LYING SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

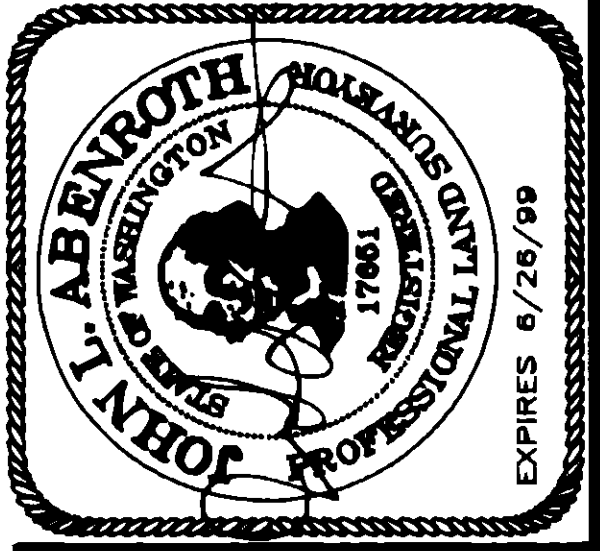
PARCEL I  
A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCELS "G" AND "H", FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THAT PORTION OF AVERY LANE LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14, AS SHOWN ON SHORT PLAT NO. 10-84, RECORDED NOVEMBER 6, 1985 IN VOLUME 7 OF SHORT PLATS, PAGE 50, UNDER AUDITOR'S FILE NO. 8511060001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL J  
THAT PORTION OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 93-020, APPROVED JULY 12, 1993, AND RECORDED JULY 13, 1993 IN VOLUME 10 OF SHORT PLATS, PAGE 216, UNDER AUDITOR'S FILE NO. 9307130013, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AS SAID LOT 1 IS PRESENTLY CONFIGURED FOLLOWING A PREVIOUS BOUNDARY LINE ADJUSTMENT BY QUIT CLAIM DEED DATED JANUARY 26, 1996 AND RECORDED UNDER AUDITOR'S FILE NO. 9602060043, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID ADJUSTED LOT 1 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°04'05"W A DISTANCE OF 147.09 FEET; THENCE SOUTH 04°58'17" E A DISTANCE OF 238.58 FEET; THENCE S 28°07'28"W A DISTANCE OF 180.90 FEET; THENCE S 89°50'57"W TO THE WEST LINE OF SAID LOT 1; THENCE S 02°35'24" E A DISTANCE OF 30 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14; THENCE S 89°50'57" E A DISTANCE OF 483.36 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG THE ENTIRE EAST LINE OF LOT 1 TO THE POINT OF BEGINNING.

PARCEL K  
THE SOUTH 30 FEET AND THE WEST 13.24 FEET OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-020, APPROVED JULY 12, 1993, AND RECORDED JULY 13, 1993 IN VOLUME 10 OF SHORT PLATS, PAGE 216, UNDER AUDITOR'S FILE NO. 9307130013, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AS SAID LOT 2 IS PRESENTLY CONFIGURED FOLLOWING PREVIOUS BOUNDARY LINE ADJUSTMENT BY QUIT CLAIM DEED DATED JANUARY 25, 1996 AND RECORDED UNDER AUDITOR'S FILE NO. 9602060042

Owner/Developer  
William A Stiles  
837-D Garden of Eden Road  
Sedro-Woolley, Washington  
98284

AUDITOR'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
199\_\_ at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock  
p.m. and recorded in Volume \_\_\_\_\_ of  
Plats at page \_\_\_\_\_  
Skagit County, Wa.  
County Auditor or Deputy Auditor  
A.F.# \_\_\_\_\_



**Skagit Surveyors & Engineers LLC**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

use 17 Plats Pg 63



9905110004

# PLAT OF Avery Lane

## A PLANNED UNIT DEVELOPMENT

AUDITOR'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
199\_\_ at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock;  
m., and recorded in Volume \_\_\_\_\_ of  
Plats at page \_\_\_\_\_, records of  
Skagit County, Wa.  
County Auditor or Deputy Auditor  
A.F.# \_\_\_\_\_

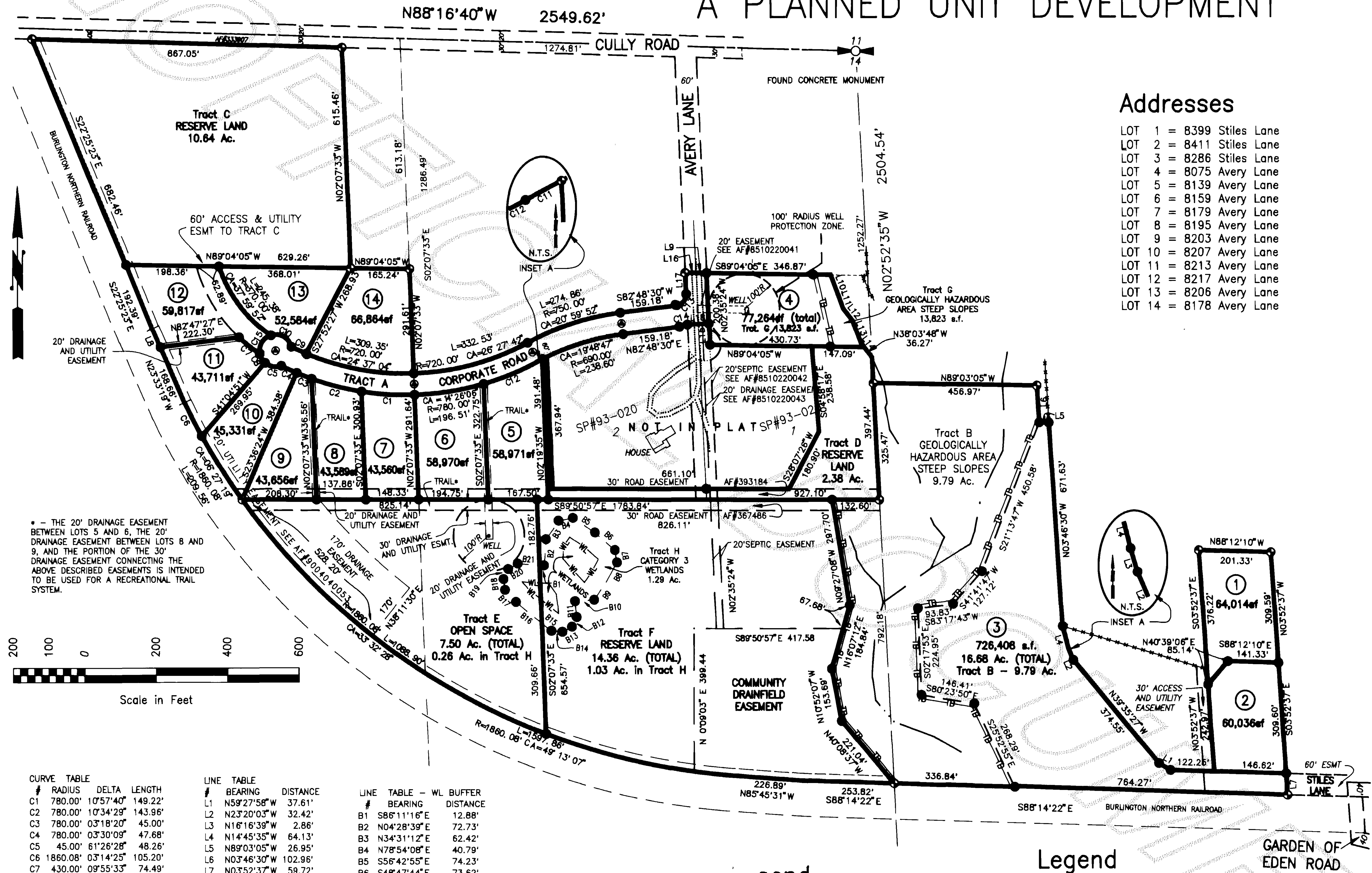
### Addresses

- LOT 1 = 8399 Stiles Lane  
LOT 2 = 8411 Stiles Lane  
LOT 3 = 8286 Stiles Lane  
LOT 4 = 8075 Avery Lane  
LOT 5 = 8139 Avery Lane  
LOT 6 = 8159 Avery Lane  
LOT 7 = 8179 Avery Lane  
LOT 8 = 8195 Avery Lane  
LOT 9 = 8203 Avery Lane  
LOT 10 = 8207 Avery Lane  
LOT 11 = 8213 Avery Lane  
LOT 12 = 8217 Avery Lane  
LOT 13 = 8206 Avery Lane  
LOT 14 = 8178 Avery Lane

4/28/99



**Skagit Surveyors & Engineers, LLC**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



\* - THE 20' DRAINAGE EASEMENT BETWEEN LOTS 5 AND 6, THE 20' DRAINAGE EASEMENT BETWEEN LOTS 8 AND 9, AND THE PORTION OF THE 30' DRAINAGE EASEMENT CONNECTING THE ABOVE DESCRIBED EASEMENTS IS INTENDED TO BE USED FOR A RECREATIONAL TRAIL SYSTEM.

CURVE TABLE		
#	RADIUS	DELTA
C1	780.00'	10°57'40"
C2	780.00'	10°34'29"
C3	780.00'	03°18'20"
C4	780.00'	03°30'09"
C5	45.00'	61°26'28"
C6	1860.08'	03°14'25"
C7	430.00'	09°55'33"
C8	45.00'	38°33'59"
C9	720.00'	03°35'34"
C10	45.00'	92°38'07"
C11	690.00'	01°11'06"
C12	780.00'	11°59'46"
C13	30.00'	85°23'54"
C14	90.00'	14°52'11"
C15	45.00'	83°42'40"
C16	45.00'	90°00'17"
C17	45.00'	51°03'10"
C18	45.00'	109°28'16"

LINE TABLE		
#	BEARING	DISTANCE
L1	N59°27'58"W	37.61'
L2	N23°20'03"W	32.42'
L3	N16°16'39"W	2.86'
L4	N14°45'35"W	64.13'
L5	N89°03'05"W	26.95'
L6	N03°46'30"W	102.96'
L7	N03°52'37"W	59.72'
L8	S23°33'19"E	56.32'
L9	S89°04'05"E	30.06'
L10	S20°53'34"E	59.14'
L11	S19°59'43"E	41.20'
L12	S38°07'24"E	40.71'
L13	S20°57'43"E	71.10'
L14	S38°03'48"E	11.62'
L15	N02°35'24"W	57.63'
L16	N89°04'05"W	30.06'
L17	S02°35'24"E	59.74'
L18	N87°24'36"E	30.00'

LINE TABLE - WL BUFFER		
#	BEARING	DISTANCE
B1	S86°11'16"E	12.88'
B2	N04°28'39"E	72.73'
B3	N34°31'12"E	62.42'
B4	N78°54'08"E	40.79'
B5	S56°42'55"E	74.23'
B6	S48°47'44"E	73.62'
B7	S09°59'08"E	35.23'
B8	S28°49'28"W	62.49'
B9	S34°56'40"W	60.33'
B10	S86°03'16"W	53.98'
B11	S06°13'02"E	44.48'
B12	S27°39'59"W	30.46'
B13	S61°33'00"W	30.46'
B14	N84°33'59"W	30.46'
B15	N50°40'57"W	34.25'
B16	N50°40'57"W	93.24'
B17	N41°34'07"W	45.88'
B18	N07°43'24"W	30.43'
B19	N26°07'19"E	30.43'
B20	N59°58'01"E	30.43'
B21	S86°11'16"E	61.05'

### Legend

- Seasonal Stream
- Top of Bank Line
- Edge of Wetlands
- PCA (Protected Critical Area) Boundary

### Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Set concrete monument marked "SKA SURV 17651", except as noted.
- Set concrete monument marked "SKA SURV 17651", in case and cover.

GARDEN OF EDEN ROAD

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			97085	fm	jla	17DEC98	1" = 200'	3 OF 3

see 17 Plats pg 64