

A PLANNED UNIT DEVELORMENT

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM A. STILES, UR, BETTY M. STILES, ISLAND SAVINGS AND LOAN ASSOCIATION, INTERWEST SAVINGS BANK AND SEATTLE FIRST NATIONAL BANK, BROCK D. STILES, KATHERINE M. STILES, BRIAN L. STILES, DIANE K. STILES DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHTS TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR

THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS COUNTY ROADS AND ALL ACCESS ROADS TO THE PLAT, UNLESS THE SAME ARE DEDICATED AS COUNTY ROADS. SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS IN THE PLAT AND/OR OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY SAID ROADS, STREETS, AND/OR ALLEYS, AND THAT THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHOM TITLE OF SAID ROADS, STREETS, AND/OR ALLEYS BE HELD. IN THE EVENT THAT THE OWNERS OF ANY OF THESE LOTS OR THE CORPORATE OWNERS OF ANY OF THE ROADS, STREETS AND/OR ALLEYS OF THIS PLAT OR ANY ADDITIONAL PLATS SERVED BY THESE ROADS, STREETS, AND/OR ALLEYS SHALL PETI—TION THE BOARD OF COUNTY COMMISSIONERS TO INCLUDE THESE ROADS, STREETS AND/OR ALLEYS IN THE ROAD SYSTEMS, SAID PETITIONER SHALL BE OBLIGATED TO BRING THE SAME TO THE COUNTY ROAD STANDARDS IN ALL RESPECTS PRIOR TO ACCEPTANCE BY THE COUNTY ADDITIONALLY, WE HEREBY DEDICATE OPEN SPACE TRACT E AND THE RECREATIONAL TRAIL SYSTEM SHOWN TO THE AVERY LANE COMMUNITY ASSOCIATION.

Lasement

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, CASCADE NATURAL GAS CORP, GTE NORTHWEST, NORTHLAND CABLE TV, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S) IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH NECESSARY OR CONVENIENT UNDERGROUND OR GROUNDMOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIMSION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED

BRIAN L STILES

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIMDERS HEREBY CERTIFY THAT THIS

BROCK D. STILES Brown Kliler

Acknowledgements

STATE OF WASHINGTON, COUNTY OF SKAGIT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM A. STILES, JR., AND BETTY M. STILES, H/W, SIGNED THIS INSTRUMENT. IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE . HOTHY M. M. METCALL DATE 4-14-99 . . MY APPOINTMENT EXPIRES 4-10:2002

STATE OF WASHINGTON, COUNTY OF SKAGET ISLANC SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT ANTHERY L RUNNING OF INTERWEST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE HISES AND PURPOSES

MENTIONED IN THE INSTRUMENT. DATE 4/12/99. MY APPOINTMENT EXPIRES B70102 NOTA . UEL C

MCLENNAW SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE OF SEATTLE FIRST NATIONAL BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PURPOSES MENTIONED IN THE INSTRUMENT.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BROCK D. STILES AND KATHERINE M. STILES, H/W, SIGNED THIS INSTRUMENT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. NOTARY SIGNATURE KOSTAN M. M. M. M. M. M. M. M. DATE 4-12-1999 MY APPOINTMENT EXPIRES 4-18-2002.

STATE OF WASHINGTON.COUNTY OF SKAGIT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN L. STILES AND DIANE K. STILES, H/W, SIGNED THIS INSTRUMENT AND AC BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE ! DATHY. M. METCASY. DATE 4-1.2-1999. MY APPOINTMENT EXPIRES 4-12-2002

Treasurer's Certificate

STATE OF WASHINGTON, COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAD LICENSCHARGED ACCORDING TO THE RECORDS OF MY DERICE, UP TO AND INCLUDING THE YEAR OF 19 99 . I, JUDYANN MENISH, TREASURER OF SK SIT OCCUR.

97085

Or Wall

REVISION

DATE

DRAWN fm SCALE CHECKED 17DEC98 jLA

PLAT IS MADE AS OUR FREE AND YOLUNTARY

Vicinity Sketch



FOUND 1/2" RON PIPE 0.1' DEEP. 1/6/99

Surveyors Certificate

JOHN L ABENROTH, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF AVERY LANE IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE

*TEMPORARY STAKING MAY BE SUBSTITUTED PRIOR TO AND DURING CONSTRUCTION. FINAL STAKING SHALL BE COMPLETED AFTER UTILITIES HAVE BEEN INSTALLED AND ROADS CONSTRUCTED TO SUBGRADE STANDARDS.

-8 FOOT SETBACK ON MAXIMUM LOT INTERIOR LOT COVERAGE BY STRUCTURES 35 PERCENT 8 FOOT SETBACK ON 35 FOOT SETBACK ON INTERIOR LOT STREET RIGHT-OF-WAY (25 FOOT ON MINOR ACCESS AND DEAD-END STREETS)

25 FOOT REAR SETBACK

Mininum Setback Requirements

Notes

- 1. ROAD MAINTENANCE AGREEMENT IS RECORDED UNDER AUDITOR'S FILE NO. . 9905110006
- 2. ZONING RESIDENTIAL (R)
- . Basis of Bearings assumed so1°24'52"e on the West Line of the northwest quarter of section 14.8

4/28/99

- , water avery lane community association
- 5. SEWER AVERY LANE COMMUNITY ASSOCIATION
- 6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
- 7. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS IN INSTRUMENTS FILED IN: AF#8510220041; AF#8510220044; AF#8510220045; AF#8510220046; AF#8508160062; AF#8511060001; AF#8601200034; AF#8909210074; AF#90040400053; AF#9307130013; AF#9404040156; AF#9308130052. 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 A SKAGIT COUNTY FIRE DISTRICT.
- 9. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PERMIT CENTER. 10. RESERVE LAND TRACTS C. D. AND F ARE SET ASIDE FOR FUTURE DEVELOPMENT AS PERMITTED BY LOCAL COUNTY. AND STATE LAWS. ORDINANCES AND
- 11. VOLUNTARY PARK IMPACT FEES OF \$100.00 PER LOT SHALL BE PAID TO THE SKAGIT COUNTY PARKS DEPARTMENT UPON SALE OF EACH LOT, EXCEPT LOT 3. 12. FOR ADDITIONAL INFORMATION REGARDING PROTECTED CRITICAL AREA EASEMENT AFFECTING DESIGNATED WETLANDS AND GEOLOGICALLY HAZARDOUS AREA STEEP

SLOPES, SEE A.F. NO. 9905110007 Approvals

ROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON

1 2 OF 3

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AUDITOR'S

Description

A PLANNED UNIT DEVELOPMENT

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF 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 SO1'28'07" E (EQUALS SO3'05'30" 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 NO1'28'07"W PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 394.77 FEET TO A POINT HEREINAFTER CALLED POINT "A" FOR REFERENCE PURPOSES; THENCE CONTINUE NO1°28'07'W PARALLEL WITH SAID EAST LINE A DISTANCE OF 1037.95 FEET TO THE NORTH LINE OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE N86°37'47'W ALONG SAID NORTH LINE A DISTANCE OF 422.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SO1°28'07'E PARALLEL WITH SAID EAST LINE A DISTANCE OF 1034.54 FEET TO A POINT THAT BEARS NB610'07'W FROM POINT "A"; THENCE NB610'07'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 NO.3'28'07'W (EQUALS NO.3'05'30"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 NB610'07'W (EQUALS NB747'30"W IN PREVIOUS LEGAL DESCRIPTION) ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 411.07 FEET TO A POINT THAT BEARS SO1'28'07'E (EQUALS S3'05'30"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 NO1'28'07'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 NB6 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 N3710'57'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 \$\frac{1}{4}\$ OF THE NORTHEAST 1/4; THENCE SOUT28'15"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.

A PORTION OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED FILED IN VOLUME 300 OF DEEDS AT PAGE 469 - 470 UNDER AUDITOR'S FILE NO. 871498, LYING IN THE SOUTH 1/2 OF THE NORTHWEST 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, WIMIG DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NO1'28'07'W (EQUALS NO3'05'30'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 NB\$10'07"W (EQUALS NB747'30"W IN PREVIOUS LEGAL DESCRIPTIONS), ALONG SAID NORTHERLY MARGIN A DISTANCE OF 411.07 FEET TO A POINT THAT BEARS SO1'28'07"E (EQUALS SO3'05'30"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. 19, 1954, UNDER AUDITOR'S FILE NO. 508980; THENCE NO1"28"07"W PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 394.77 FEET TO A POINT HEREINAFTER CALLED POINT "A" FOR REFERENCE PURPOSES; THENCE CONTINUE NO1"28"07"W PARALLEL WITH SAID EAST LINE A DISTANCE OF 422.00 FEET; THENCE SO1'28'07'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 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SO1'28'07'E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 733.47 FEET TO A POINT THAT IS NB6'10'07'W FROM SAID POINT "A": THÊNCE SB6'10'07'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 NO1'22'00"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 NORTHERLY OF THE NORTHERLY 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 NO1'28'07'W (EQUALS NO3'05'30'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 NB610'07'W (EQUALS NB747'30'W IN PREVIOUS LEGAL DESCRIPTIONS), ALONG SAID NORTHERLY MARGIN, 210.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NO1'28'07'W (EQUALS NO3'05'30'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 N69°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 SO1°28'07"E (EQUALS SO3°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 N8725'24"W, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N8725'24"W, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N8725'24"W, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N8725'24"W, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1 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 SO1'28'07"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 FEETIN 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 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF 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 NB6 10 07 W (EQUALS N87 47 30 W IN PREVIOUS LEGAL DESCRIPTIONS) ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 41 1.07 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, 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 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 THE 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, REGORDS OF SKAGIT COUNTY, WASHINGTON. 2, BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LOT 2: THENCE SOZO7'33"E A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING: THENCE CONTINUE SOZO7'33"E 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 BESTINING.

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.

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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

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 SAID SECTION 14, AS SHOWN ON SHORT PLATENO. 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.

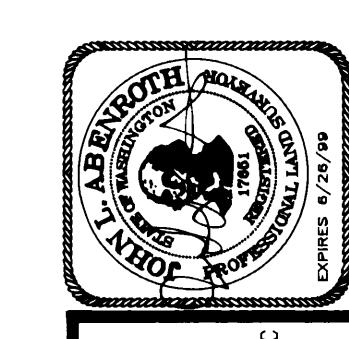
THAT PORTION OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 93-020, APPROVED JULY 12, 1993, AND RECORDED JULY 13, 1993 IN VOLUME 10 OF SHORT PLATS, PAGE 216, UNDER AUDITOR'S FILE NO. 9307130013, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 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, 1986 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 28'07'26"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 NORTH WEST 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 TO THE POINT OF BEGINNING.

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 E 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

17DEC98

Owner/Developer

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



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