

## Legal Description (See note 11)

A portion of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at Point "A" as hereinafter described; thence Northerly along the centerline of the abandoned Seattle Lakeshore and Eastern Railroad on a curve to the left having a radius of 1,146.28 feet, and a central angle of 12°25'17" an arc length of 248.51 feet to the North line of the South 1/2 of said Government Lot 6; thence S88°24'24"E, a distance of 292.41 feet to a point on the West right of way line curve of State Highway SR9 which is a curve to the right having a radius of 770 feet; thence Southerly along said curve through a central angle of 4°56'28" and an arc distance of 60.40 feet to the point of tangency; thence S11°15'36"E along the West right of way of State Highway SR9, a distance of 196.21 feet; thence S59°40'25"W, a distance of 159.37 feet to Point "B", (used in easement description following); thence S69°41'26"W, a distance of 165.24 feet to the ordinary high water line of Big Lake; thence Northerly along the ordinary high water line of Big Lake, a distance of 146 feet, more or less, to the North line of that certain tract of land purchased by Helmer G. Loy from Wallace M. Wilson under land contract dated July 31, 1966, filed under Auditor's File No. 686662; thence N67°49'06"E along the North line of said Loy Tract, a distance of 98 feet, more or less, to Point "A".

Point "A" Description:

Beginning at the Northeastly corner of Lot 1, Block 43, "Plat Of The Town Of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington; thence N47°25'45"E along a projection of the North line of said Lot 1, a distance of 50.22 feet to the original centerline of the Northern Pacific Railroad, (the successor in interest to the Seattle Lakeshore and Eastern Railroad); thence S37°10'E along said centerline and parallel with the Easterly line of said Block 43, a distance of 369.99 feet to the point of curvature in said centerline; thence along the arc of said curve to the right having a radius of 1,146.28 feet through a central angle of 21°42'55" and an arc distance of 434.45 feet to Point "A".

TOGETHER WITH a 16 foot wide non-exclusive easement for boat launching purposes, the centerline of which is described as follows: Beginning at Point "B" as described in the main tract description above; thence S69°41'26"W, a distance of 165.24 feet, more or less, to the ordinary high water line of Big Lake and the terminal point of this centerline description, EXCEPT from said easement, that portion thereof lying within the boundaries of the main tract herein above.

## Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement filed under A.F.#800301250235.
3. Basis-of-bearings - Assumed according to Survey filed in Volume 6 of Surveys at page 202.
4. Zoning - Big Lake Urban Growth Area (at the time of application) - Now designated Big Lake Rural Village Residential.
5. Sewer - Skagit County Sewer District No. 2.
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. 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.
8. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
9. Water - Public Utility District No. 1 of Skagit County.
10. This property may also be affected by provisions of documents filed in: AF#8605090032; AF#7907310013; AF#8908220061; AF#9009070129; AF#9009070132; AF#250526; AF#787718; AF#9208210058; AF#9304300109; AF#9504170077; AF#9506130046; AF#9506130045.
11. The quit claim deeds from Wichrowski to Figneshow filed under AF#9304300109 and from Wichrowski to Miller filed under AF#92908210058 were treated as exceptions to the subject property even though they were not included in the legal description, inscribed hereon, provided by First American Title Company under subdivision Guarantee No. H-304579.
12. All development located within 200 horizontal feet of the Ordinary High Water Mark of Big Lake shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.

## Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Edward J. Finlan  
EDWARD J. FINLAN

Alan J. Collins, Ass. V.P.  
WASHINGTON FEDERAL SAVINGS

## Acknowledgments

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Edward J. Finlan signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Cheryl C. Holmstrom Title Notary Public

Date 5-14-03 My appointment expires 10-15-2004

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Alan J. Collins signed this instrument, on oath stated that he she was authorized to execute the instrument and acknowledged it as the Asst. Vice President of Washington Federal Savings to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Cheryl C. Holmstrom Title Notary Public

Date 5-14-03 My appointment expires 10-15-2004

## Treasurer's Certificate

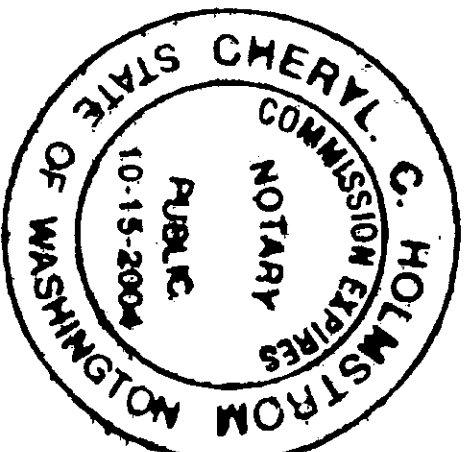
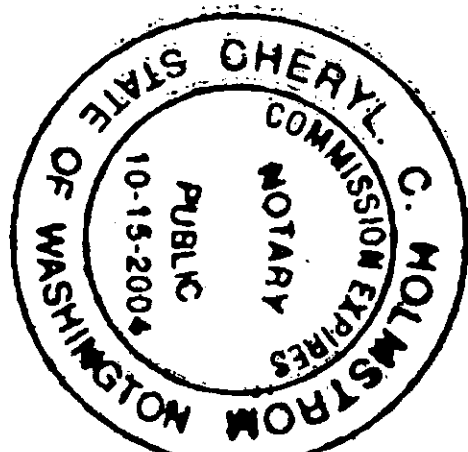
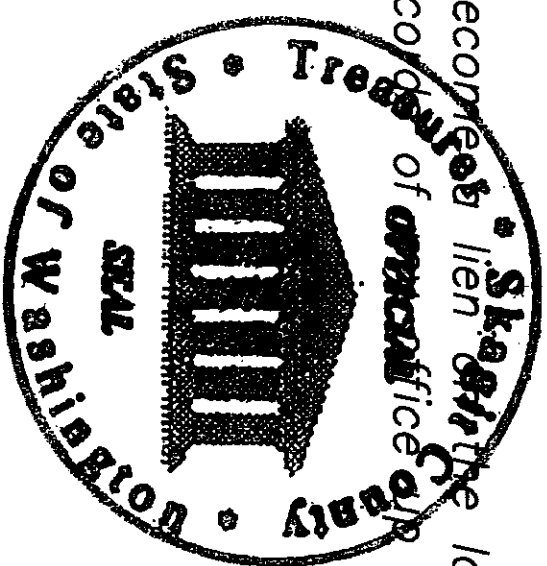
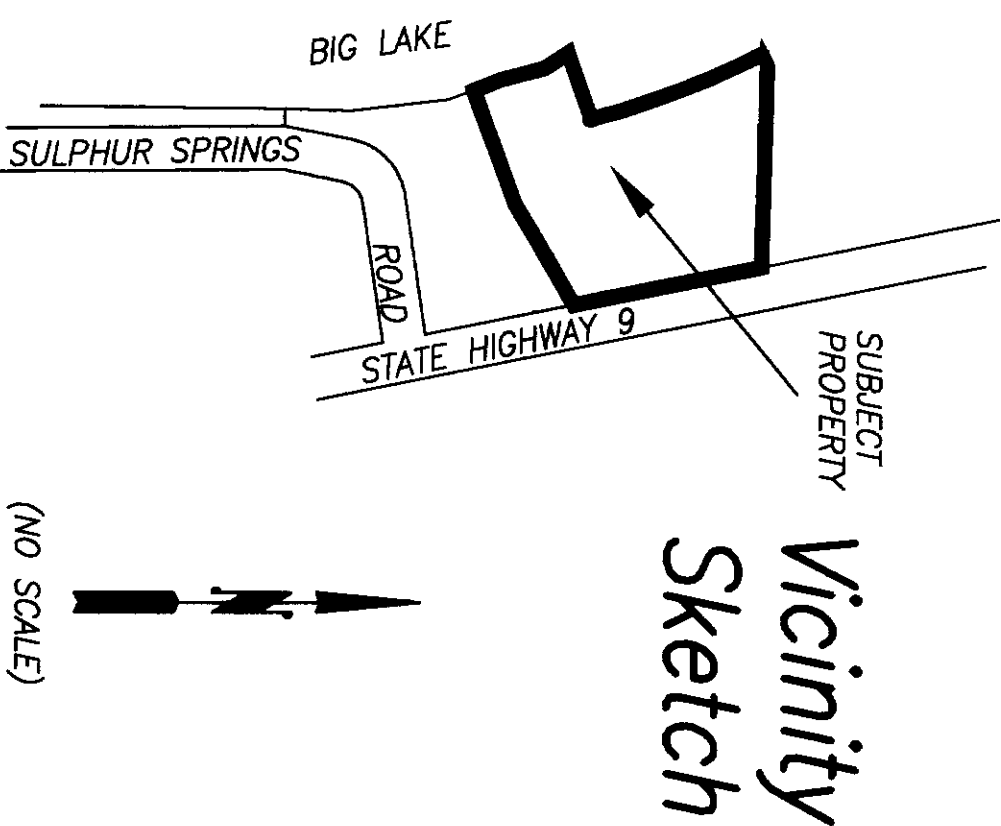
This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of official public to and including the year 2003

Karin Dugan  
Skagit County Treasurer Date July 22, 2003

## Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 23 day of JULY 2003.

Steve Miller  
Skagit County Administrator County Engineer



## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2000 at the request of Edward Finlan.

John L. Abenroth CERT#17651  
Date 7/16/2002

## AUDITOR'S CERTIFICATE



200307250237  
Skagit County Auditor

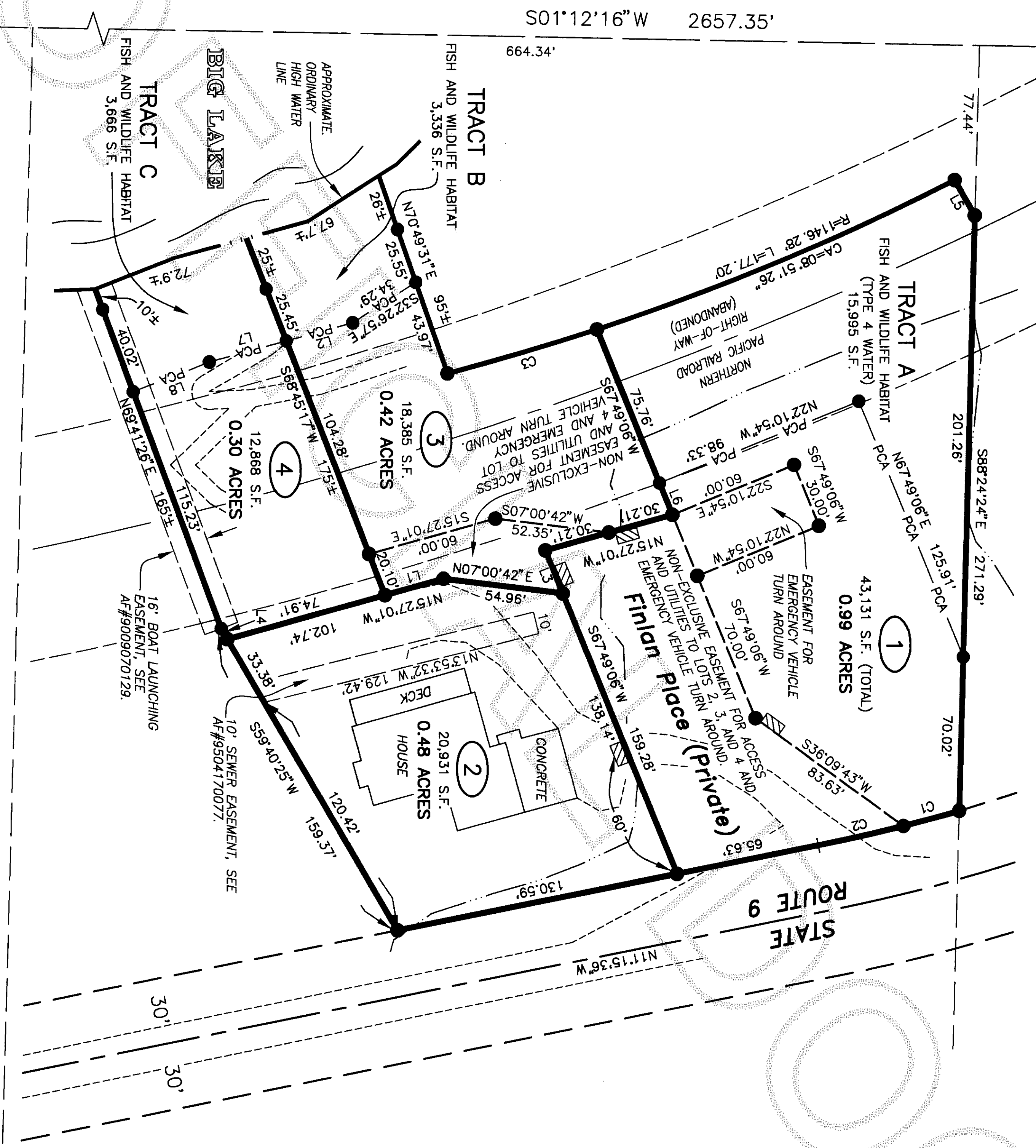
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Norma Drummet by Melody Demmet  
County Auditor or Deputy Auditor



| CURVE TABLE |          |           |        |
|-------------|----------|-----------|--------|
| #           | RADIUS   | DELTA     | LENGTH |
| C1          | 770.00'  | 07°57'53" | 26.41' |
| C2          | 770.00'  | 02°58'35" | 40.00' |
| C3          | 1146.28' | 03°33'49" | 71.30' |

| LINE TABLE |             |          |
|------------|-------------|----------|
| #          | BEARING     | DISTANCE |
| L1         | S15°27'01"E | 27.83'   |
| L2         | S15°08'50"E | 31.48'   |
| L3         | N67°49'06"E | 21.14'   |
| L4         | N59°40'25"E | 5.57'    |
| L5         | N60°13'31"E | 18.54'   |
| L6         | N67°49'06"E | 15.59'   |
| L7         | S15°08'50"E | 36.52'   |
| L8         | S21°12'24"E | 37.22'   |



Addresses

- Lot 1 = 24539 Finlan Place
- Lot 2 = 24534 Finlan Place
- Lot 3 = 24521 Finlan Place
- Lot 4 = 24520 Finlan Place

Note

See survey recorded in Volume 11 of Surveys at page 103 as AF#9506220003 for additional Section subdivision information.

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.
- Access location
- Existing Roadway
- Protected Critical Area Boundary AF#200307250234

AUDITOR'S CERTIFICATE



200307250237 Skagit County Auditor 2 of 2 4:10PM

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2000 at the request of Edward Finlan

John L. Abenroth CERT#17651

Date 7/16/2002

Norma Brummett by Melody Jeroset County Auditor or Deputy Auditor

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