

201103220092
Skagit County Auditor

1 of 2 1:48PM

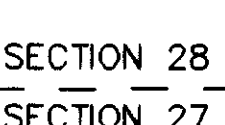
BY DEPUTY Megan Thuermer

THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, 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 SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN W.A.C. CH. 352-1-139.

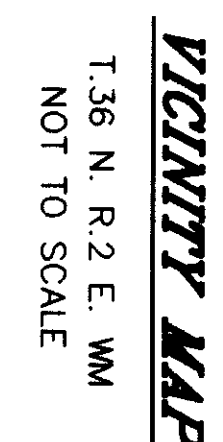
JEFFREY A. SKODUE
CERTIFICATE NO. 19645 DATE 1/29/11



1/29/11



- - DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645", SET.
- - DENOTES 1/2" REBAR WITH YELLOW CAP MARKED "LEONARD 8992", FOUND UNLESS OTHERWISE STATED.
- - DENOTES CONCRETE MONUMENT FOUND.
- ▲ - DENOTES SET 2' x 2' WHITE STAKE
- ✕ - DENOTES HUB AND TACK SET, NOVEMBER 2003
- ☉ - DENOTES SOIL LOG HOLES.
- ∩ - PROPOSED ACCESS POINTS.
- - PROPOSED CATCH BASIN
- ⬆ - NATIVE GROWTH PROTECTION AREA(GNPA) SIGN
- 田 - EXISTING WATER METER



DATE: MAY 2008

DAVID W. PAYNE

N A PORTION OF GOVERNMENT LOT 6, SECTION 27, TWP. 36 N., RGE. 2 E., WMA
AND A PORTION OF GOVERNMENT LOT 1, SECTION 28, TWP. 36 N., RGE. 2 E., WMA
SKAGIT COUNTY, WASHINGTON

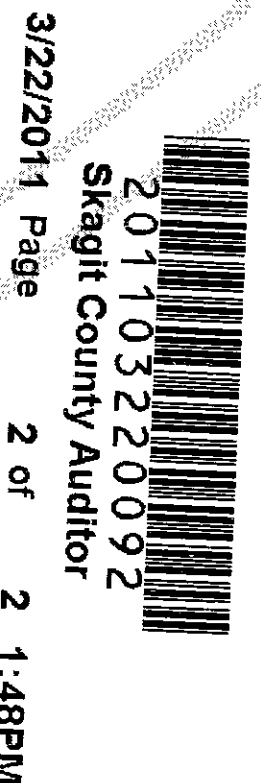
FIELD BOOK: 635 PGS. 53-54	LEONARD, BOUDINOT and SKODJE, INC. <small>ONE ENGINEERS AND LAND SURVEYORS</small> P.O. BOX 1228 ACQUITT VERNON, WA 98273 (509) 336-5751	SCALE: 1" =
OWN. BY PRH DATE: MAY 2006		JOB NO. 031461

DWN. BY PRH DATE: MAY 2006

CHE ENGINEERS AND LAND SURVEYORS
P.O. BOX 1228 MOUNT VERNON, WA 98273 (360) 336-5751

SCALE:	1" =
JOB NO.	03146

AUDITOR'S CERTIFICATE



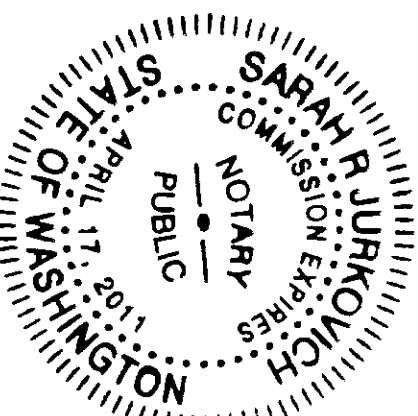
SKAGIT COUNTY AUDITOR

BY DEPUTY

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 21st DAY OF August, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED DAVID W. PAYNE AND THERESA A. PAYNE, 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.

DAVID W. PAYNE
NOTARY PUBLIC
Residing at Anacortes

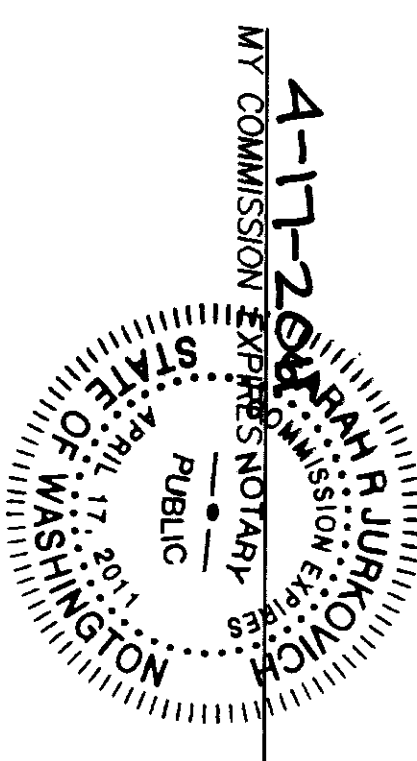


ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Carol Van Johnson IS THE PERSON WHO APPEARS BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice-President OF Horizon Bank, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Carol Van Johnson
Dated August 21st, 2008
NOTARY PUBLIC



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 16th DAY OF May, 20 11

SHORT PLAT ADMINISTRATOR
Bill Price

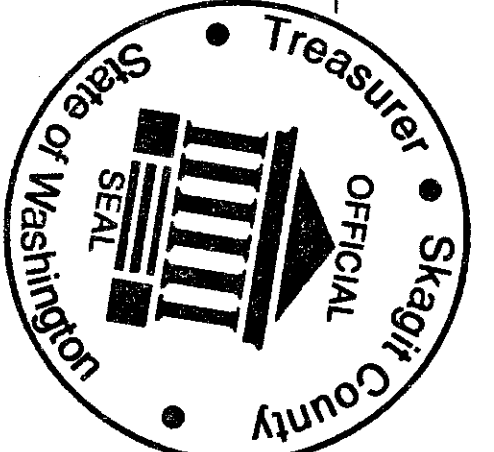
Henry Hall
SKAGIT COUNTY ENGINEER

COUNTY HEALTH OFFICER
Heather

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 200 2011 THIS 11th DAY OF March, 2011

David W. Payne
SKAGIT COUNTY TREASURER



SHORT PLAT NUMBER: SP 97-0067

DATE: MAY 2008

SHEET 2 OF 2

DAVID W. PAYNE

N/A PORTION OF GOVERNMENT LOT 6, SECTION 27, TWP. 36 N., RGE 2 E., WM.
AND A PORTION OF GOVERNMENT LOT 1, SECTION 28, TWP. 36 N., RGE 2 E., WM.
SKAGIT COUNTY, WASHINGTON

FIELD BOOK

LEONARD, BOUDNOT and SKODJE, INC.

OWN, BY PRH DATE: MAY 2006

P.O. BOX 1228 MOUNT VERNON, WA 98273 (360) 334-9731

SCALE: N/A

JOB NO. 03146

LEGAL DESCRIPTION

PARCEL A:

TRACT 5-B OF SHORT PLAT NO. 30-84, APPROVED FEBRUARY 14, 1985 AND RECORDED FEBRUARY 15, 1985, UNDER AUDITOR'S FILE NO. 8502150018 IN VOLUME 7 OF SHORT PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; AND A PORTION OF GOVERNMENT LOTS 5 AND 6, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH SECOND CLASS TIDELANDS ABUTTING THEREON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

A 60-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES OVER, UNDER, AND ACROSS PORTIONS OF GOVERNMENT LOT 5, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; AND GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 3/4-INCH PIPE AT THE QUARTER CORNER BETWEEN SAID SECTIONS 27 AND 28;

THENCE NORTH 0°30'00" WEST ALONG THE SECTION LINE COMMON TO SAID SECTIONS 27 AND 28, A DISTANCE OF 294.03 FEET;

THENCE SOUTH 89°34'30" EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE NORTH 89°34'30" WEST, A DISTANCE OF 513.98 FEET;

THENCE NORTH, A DISTANCE OF 1066.82 FEET TO THE TERMINUS OF SAID EASEMENT;

EXCEPT FROM SAID EASEMENT, A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT CONVEYED NOVEMBER 3, 1890 TO EDWIN BALDWIN, BY DEED RECORDED IN VOLUME 16 OF DEEDS, PAGE 247, SAID POINT BEING 764.50 FEET WEST AND 462.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 165.00 FEET;

THENCE EAST 264.00 FEET;

THENCE SOUTH 165.00 FEET;

THENCE WEST 264.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES OVER, UNDER, AND ACROSS A PORTION OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED NOVEMBER 14, 1890 TO EDWIN BALDWIN BY DEED RECORDED IN VOLUME 16 OF DEEDS, PAGE 247, SAID POINT BEING 764.5 FEET WEST AND 462 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE SOUTH 89°34'30" EAST ALONG THE NORTH LINE OF SAID BALDWIN TRACT, A DISTANCE OF 234.63 FEET TO A POINT WHICH IS 60 FEET WEST OF THE WEST LINE OF SAID TRACT 2 AS SHOWN ON SURVEY MAP FILED IN BOOK 3 OF SURVEYS, AT PAGE 82, UNDER AUDITOR'S FILE NO. 8011100073, RECORDS OF SKAGIT COUNTY, WASHINGTON; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°34'30" EAST, A DISTANCE OF 29.47 FEET;

THENCE NORTH 0°25'30" EAST, A DISTANCE OF .163 FEET;

THENCE NORTH 89°34'30" WEST, A DISTANCE OF 30.69 FEET TO A POINT WHICH BEARS NORTH FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT 2 TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL D:

AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES OVER, UNDER AND ACROSS A TRACT OF LAND BEING 60 FEET IN WIDTH AND TERMINATING IN A CURVE HAVING A RADIUS OF 45 FEET WITHIN A PORTION OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; BEING ALSO A PORTION OF TRACTS 4 AND 5 AS SHOWN ON SURVEY MAP FILED IN BOOK 3 OF SURVEYS, PAGE 82, UNDER AUDITOR'S FILE NO. 8011100073, RECORDS OF SKAGIT COUNTY, WASHINGTON; THE CENTER LINE OF SAID 60 FOOT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 4;

THENCE NORTH 103.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH ALONG THE EAST LINE OF SAID TRACT FOR A DISTANCE OF 649.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 45 FEET, BEING THE TERMINUS OF THE CENTERLINE OF SAID 60 FOOT TRACT.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION IS FROM CHICAGO TITLE COMPANY - ISLAND DIVISION SUBDIVISION GUARANTEE, ORDER NO. 1CG58916, DATED MARCH 16, 2006.