

7903200016

SURVEY IN SECTION 24 ,TWP. 35 N, R. 3 E, W.M. 7903

SHORT PLAT NUMBER 110-78

DATE 12-21-78

REVISED 2-21-79

REVISED 3-6-79

CONSENT

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

Bernard M. Foster
BERNARD M. FOSTER

Florence Foster
FLORENCE FOSTER

Burlington Edison School District
SUPERINTENDENT NATHANIEL H. MOORE

ELLA Winnifred Boyle
ELLA WINNIFRED BOYLE

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF KING }
ON THIS 13TH DAY OF December, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
Bernard M. Foster and Florence Foster

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.

William A. Grace
NOTARY PUBLIC

RESIDING AT Lynden, WA.STATE OF WASHINGTON } SS
COUNTY OF KING }

ON THIS 13TH DAY OF December, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
ELLA Winnifred Boyle and GLENELLA JENKINS

THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT IT IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

William A. Grace
NOTARY PUBLIC

RESIDING AT Lynden, WA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

John E. Leonard, Jr.
JOHN E. LEONARD, JR., P.E. & L.S.

RADER AND LEONARD & ASSOC., INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233

CERTIFICATE NO. 8992
DATE 12/17/78

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 15TH DAY OF 1979.

Robert Schofield
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20TH DAY OF MAR 1979 AT 12:12 P.M. IN BOOK 3 OF SHORT PLATS AT PAGE 166 AT THE REQUEST OF RADER AND LEONARD & ASSOC., INC.

Ruelle Henry
SHAGIT COUNTY AUDITOR
BY: Robert Blackburn
DEPUTY

SCALE: 1" = 100

MERIDIAN: ASSUMED

FB 188

L 42-51

JOB No. 78302

3 SP 86

MONUMENT IN CAST IRON CASE

ALLEN-WEST ROAD

S. 89° 55' 00" E.

2608.35

RD

#14.00

NORTH 1/4 CORNER MONUMENT IN CAST IRON CASE

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. AND A PORTION OF TRACT 9 OF L.W.L. COMPANY'S SAMISH RIVER ACRES, PLAT No. 1, AS PER PLAT RECORDED IN VOLUME 30 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 5° 36' EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 138.44 FEET; THENCE SOUTH 89° 55' EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 30.15 FEET TO THE EAST LINE OF THE AVON-ALLEN ROAD, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 5° 36' EAST ALONG THE EAST LINE OF SAID ROAD A DISTANCE OF 1033.80 FEET; THENCE SOUTH 89° 55' EAST ON A LINE THAT IS PARALLEL WITH THE NORTH LINE OF TRACT 9 OF THE ABOVE MENTIONED SAMISH RIVER ACRES PLAT, A DISTANCE OF 452.57 FEET TO A POINT WHICH IS 384.90 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID TRACT 9, SAID POINT ALSO BEING 330.00 FEET SOUTHWESTERLY (AS MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY LINE OF THE OLD PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY; THENCE SOUTH 44° 06' 45" EAST PARALLEL WITH SAID PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY A DISTANCE OF 358.71 FEET; THENCE SOUTH 4° 29' EAST A DISTANCE OF 132.32 FEET TO THE NORTHWEST CORNER OF CERTAIN TRACT OF LAND CONVEYED TO THE BURLINGTON EDISON SCHOOL DISTRICT No. 100 BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE No. 598028 RECORDS OF SKAGIT COUNTY WA, SAID POINT BEING ON THE SOUTH LINE OF THE ABOVE MENTIONED TRACT 9 OF L.W.L. COMPANY'S SAMISH RIVER ACRES PLAT, THENCE SOUTH 89° 13' 30" EAST ALONG THE NORTH LINE OF SAID SCHOOL TRACT A DISTANCE OF 569.88 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL TRACT, THENCE NORTH 4° 29' WEST ALONG THE EAST LINE OF TRACT 9 OF THE ABOVE MENTIONED SAMISH RIVER ACRES PLAT A DISTANCE OF 16.68 FEET TO A POINT ON THE WESTERLY LINE OF THE OLD PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, SAID POINT BEING 130.00 FEET SOUTHWESTERLY (AS MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE STATE HIGHWAY KNOWN AS CHUCKANUT DRIVE; THENCE NORTH 44° 06' 45" WEST ALONG SAID PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY A DISTANCE OF 1040.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2994.79 FEET, THEN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 33' AN ARC DISTANCE OF 531.44 FEET; THENCE NORTH 33° 33' 45" WEST ALONG THE WESTERLY LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY A DISTANCE OF 285.53 FEET; THENCE NORTH 89° 55' 00" WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 154.26 FEET TO THE TRUE POINT OF BEGINNING.

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT }
ON THIS 13TH DAY OF January, 1979, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
ELLA WINNIFRED BOYLE AND GLENELLA JENKINS
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.

Carl M. Bailey
NOTARY PUBLIC

RESIDING AT Lynden, WASHINGTON.

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - PUBLIC USE
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
5. WATER - P.U.D.
6. O - DENOTES REBAR, PREVIOUSLY SET.
7. M - DENOTES CONCRETE MONUMENT, PREVIOUSLY SET.
8. P - DENOTES PUGET POWER CONCRETE MONUMENT SET THIS SURVEY.

B
14.87 ACRES

S. 89° 22' 00" E. 482.75

452.57

NORTH LINE OF TRACT 9 OF L.W.L. COMPANY'S SAMISH RIVER ACRES, PLAT No. 1.

S. 89° 13' 30" E.

705.03

S. 89° 13' 30" E.

569.88

WEST 1/4 CORNER MONUMENT IN CAST IRON CASE