8002010001

$10.00 8002010001

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT } ss

ON THIS 22 DAY OF January, 1980 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

MARIE WILCOX

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT ____ SIGNED AND SEALED THE SAME AS ____ FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

[signature]
NOTARY PUBLIC

RESIDING AT Mount Vernon, WA.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 31 DAY OF JAN, 1980.

[signature]
SHORT PLAT ADMINISTRATOR

COUNTY ENGINEER

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:

[signature]
MARIE WILCOX

LEGAL DESCRIPTION

PARCEL "A": THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF THE BURLINGTON NORTHERN RAILWAY RIGHT OF WAY, FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY, EXCEPT THE EAST 20 FEET THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1.) THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING 160 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 342 FEET, MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO OSCAR JORGENSEN AND LAURA JORGENSEN, HUSBAND AND WIFE, BY DEED DATED JANUARY 15, 1919 AND RECORDED JANUARY 16, 1919, IN VOLUME 108 OF DEEDS, PAGE 413; THENCE S 85° 30' WEST ALONG THE NORTH LINE OF SAID JORGENSEN TRACT, 113.5 FEET; THENCE NORTH 9° 04' EAST 290 FEET; THENCE NORTH 46° 09' EAST 94 FEET; THENCE EAST TO THE POINT OF BEGINNING.

2.) THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 160 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 342 FEET, MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO OSCAR JORGENSEN AND LAURA JORGENSEN, HUSBAND AND WIFE, BY DEED DATED JANUARY 15, 1919 AND RECORDED JANUARY 16, 1919, IN VOLUME 108 OF DEEDS, PAGE 413; THENCE SOUTH 85° 30' WEST ALONG THE NORTH LINE OF SAID JORGENSEN TRACT, 113.5 FEET; THENCE NORTH 9° 04' EAST 290 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 46° 09' EAST 94 FEET; THENCE EAST TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHERLY LINE OF THE BURLINGTON, NORTHERN RAILWAY RIGHT OF WAY, FORMERLY NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BURLINGTON, NORTHERN RAILWAY RIGHT OF WAY TO A POINT WHICH IS NORTH 9° 04' EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 9° 04' WEST TO THE TRUE POINT OF BEGINNING.

3.) THAT PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID S.W. 1/4 OF THE S.W. 1/4 501 FEET SOUTH OF ITS NORTHEAST CORNER; THENCE SOUTH ON SAID EAST LINE 229 FEET; THENCE SOUTH 85° 30' WEST 236 FEET; THENCE NORTH 5° 45' WEST, 132.5 FEET; THENCE NORTH 85° 38' EAST 100 FEET; THENCE NORTH 9° 04' EAST 100 FEET; THENCE NORTH 85° 30' EAST 133.5 FEET TO THE PLACE OF BEGINNING.

4.) THAT PORTION OF THE ABANDONED PUGET SOUND AND CASCADE RAILWAY RIGHT OF WAY LYING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 71D315, IN VOLUME 101 OF DEEDS, PAGE 418, RECORDS OF SKAGIT COUNTY, WASHINGTON.

5.) BEGINNING AT A POINT 20 FEET WEST AND 160 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH PARALLEL WITH AND 20 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 342 FEET TO THE NORTH LINE OF THE TRACT CONVEYED TO OSCAR JORGENSEN AND LAURA JORGENSEN, HUSBAND AND WIFE, BY DEED DATED JANUARY 15, 1919 AND RECORDED JANUARY 16, 1919, IN VOLUME 108 OF DEEDS, PAGE 413; THENCE SOUTH 85° 30' WEST 113.5 FEET; THENCE NORTH 9° 04' EAST 290 FEET; THENCE N. 46° 09' EAST TO THE PLACE OF BEGINNING.

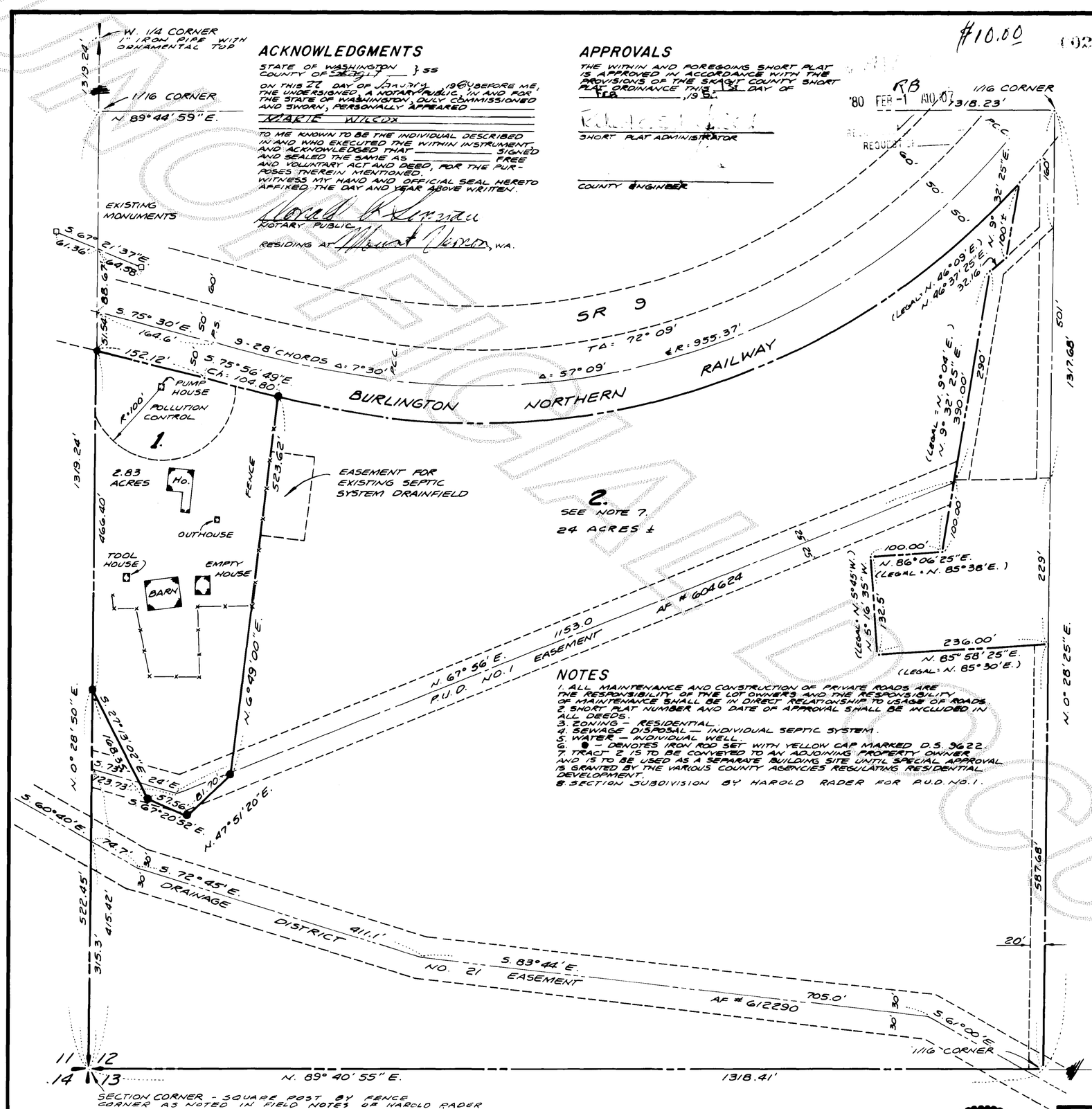
PARCEL "B": THE EAST 20 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE FOLLOWING TRACT: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 501 FEET SOUTH OF ITS NORTHEAST CORNER; THENCE SOUTH ON SAID EAST LINE 229 FEET; THENCE SOUTH 85° 30' WEST 236 FEET; THENCE NORTH 5° 45' WEST, 132.5 FEET; THENCE NORTH 85° 38' EAST 100 FEET; THENCE NORTH 9° 04' EAST 100 FEET; THENCE NORTH 85° 30' EAST 133.5 FEET TO THE PLACE OF BEGINNING.
ALSO, THAT PORTION OF THE ABANDONED PUGET SOUND AND CASCADE RAILWAY COMPANY RIGHT OF WAY RUNNING OVER AND ACROSS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AS CONVEYED TO PAUL O. WILCOX BY DEED RECORDED JULY 16, 1958 UNDER AUDITOR'S FILE NUMBER 567880 RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION, THEREOF, IF ANY, LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACTS:

1.) THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 160 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 342 FEET, MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO OSCAR JORGENSEN AND LAURA JORGENSEN, HUSBAND AND WIFE, BY DEED DATED JANUARY 15, 1919 AND RECORDED JANUARY 16, 1919, IN VOLUME 108 OF DEEDS, PAGE 413; THENCE SOUTH 85° 30' WEST ALONG THE NORTH LINE OF SAID JORGENSEN TRACT, 113.5 FEET; THENCE NORTH 9° 04' EAST 290 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 46° 09' EAST, 94 FEET; THENCE EAST TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILWAY RIGHT OF WAY, FORMERLY NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BURLINGTON NORTHERN RAILWAY RIGHT OF WAY TO A POINT WHICH IS NORTH 9° 04' EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 9° 04' WEST TO THE TRUE POINT OF BEGINNING.

2.) THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING 160 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 342 FEET, MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO OSCAR JORGENSEN AND LAURA JORGENSEN, HUSBAND AND WIFE, BY DEED DATED JANUARY 15, 1919 AND RECORDED JANUARY 16, 1919, IN VOLUME 108 OF DEEDS, PAGE 413; THENCE SOUTH 85° 30' WEST ALONG THE NORTH LINE OF SAID JORGENSEN TRACT, 113.5 FEET; THENCE NORTH 9° 04' EAST 290 FEET; THENCE NORTH 46° 09' EAST 94 FEET; THENCE EAST TO THE POINT OF BEGINNING.

3.) BEGINNING AT A POINT 20 FEET WEST AND 160 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH PARALLEL WITH AND 20 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 342 FEET TO THE NORTH LINE OF THE TRACT CONVEYED TO OSCAR JORGENSEN AND LAURA JORGENSEN, HUSBAND AND WIFE, BY DEED DATED JANUARY 15, 1919, AND RECORDED JANUARY 16, 1919, IN VOLUME 108 OF DEEDS, PAGE 413; THENCE SOUTH 85° 30' WEST 113.5 FEET; THENCE NORTH 9° 04' EAST 290 FEET; THENCE NORTH 46° 09' EAST 94 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO EASEMENTS AND OTHER INSTRUMENTS OF RECORD.



NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROADS.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS.
3. ZONING - RESIDENTIAL.
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM.
5. WATER - INDIVIDUAL WELL.
6. ● - DENOTES IRON ROD SET WITH YELLOW CAP MARKED D.S. 9622.
7. TRACT 2 IS TO BE CONVEYED TO AN ADJOINING PROPERTY OWNER AND IS TO BE USED AS A SEPARATE BUILDING SITE UNTIL SPECIAL APPROVAL IS GRANTED BY THE VARIOUS COUNTY AGENCIES REGULATING RESIDENTIAL DEVELOPMENT.
8. SECTION SUBDIVISION BY HAROLD RADER FOR P.U.D. NO. 1.

SECTION CORNER - SQUARE POST BY FENCE CORNER AS NOTED IN FIELD NOTES OF HAROLD RADER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1 DAY OF FEB 1980, AT 10:07 MIN. IN BOOK 7 OF SHORT PLATS AT PAGE 33, AT THE REQUEST OF DON SEMRAU AND ASSOCIATES.

Luella Henry BY: Robert Blackburn
SKAGIT COUNTY AUDITOR DEPUTY

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.

[signature] DATE 1-24-80
DON SEMRAU AND ASSOCIATES
2001-C RIVERSIDE DRIVE
MOUNT VERNON, WASHINGTON 98273
CERTIFICATE NO. 9622

DONALD R. SEMRAU — REGISTERED PROFESSIONAL LAND SURVEYOR

SHORT PLAT NO. 6-80	DATE 1-24-80
SURVEY OF A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 12, T. 34 N., R. 4 E., W.M. for · MARIE WILCOX	
F.B. 7 P. 39	SCALE 1" = 100'
MERIDIAN SURVEY FOR P.U.D. NO. 1	JOB NO. 79-121

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