

UTILITY EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR UTILITIES AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, CONTINENTAL TELEPHONE CO., NATIONWIDE T.V. CABLE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND T.V. CABLE SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

ROAD NOTE: THE MAINTENANCE OF THE PRIVATE ROAD SHOWN WILL BE THE RESPONSIBILITY OF THE LOT OWNERS. TRACT A AS SHOWN WILL BE DEEDED TO A PRIVATE MAINTENANCE CORPORATION FOR PRIVATE ROAD AND UTILITY PURPOSES TO SERVE THE LOTS SHOWN.

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS PLAN IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Warren R. Peterson
Ragnar E. Peterson

LEGAL DESCRIPTION

PARCEL A: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTH 200 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4; ALL BEING IN SECTION 26, TOWNSHIP 36 N., R. 3 E., W.M., EXCEPT THOSE PORTIONS LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

- 1) BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE COLONY RD #2400, WHICH IS 99.67 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 N., R. 3 E., W.M. THENCE EAST 711.38 FEET; THENCE NORTH 330.00 FEET; THENCE WEST 560.04 FEET; THENCE SOUTH 540.00 FEET; THENCE WEST 275 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY LINE OF THE COLONY RD #2400; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
- 2) BEGINNING AT A POINT ON THE EASTERLY LINE OF THE COLONY COUNTY ROAD WHICH IS 200 FT. SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 OR SAID NORTH LINE PRODUCED WEST; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID COLONY ROAD A DISTANCE OF 910 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID COLONY ROAD 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND SAID LINE PRODUCED WEST A DISTANCE OF 300 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF AN EXISTING 30 FOOT PRIVATE ROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PRIVATE ROAD TO A POINT THAT IS 460 FEET EAST OF THE EAST LINE OF SAID COLONY RD, AND 200 FT. SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST PARALLEL TO AND A DISTANCE OF 200 FEET SOUTH OF THE SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; A DISTANCE OF 460 FEET TO THE POINT OF BEGINNING.
- 3) AN EXISTING 30 FOOT WIDE PRIVATE ROAD THE SOUTHWESTERLY LINE OF WHICH IS THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN T. CHICORATH AND MARILYN R. CHICORATH BY DEED DATED JANUARY 6, 1970 AND RECORDED JANUARY 7, 1970, AS A.F.# 734660 IN VOL. 47 OF OFFICIAL RECORDS P. 1.
- 4) THAT PORTION, IF ANY, LYING WITHIN THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DECREE ENTERED JULY 31 1939 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 16165.

PARCEL B: THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 TWP 36 N. R. 3 E. W.M. LYING SOUTHERLY OF THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO R. E. PETERSON BY DEED DATED JULY 1 1942 AND RECORDED JULY 1, 1942 AS A.F.# 353570, IN VOL. 183 OF DEEDS, P. 231 EXTENDED EAST.

PARCEL C: THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 27, TWP. 36 N., R. 3 E. W.M. DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION AND THE NORTHWESTERLY LINE OF THAT TRACT CONVEYED TO WARREN R. PETERSON BY DEED DATED SEPTEMBER 5, 1973 AND RECORDED SEPT. 5, 1973 AS A.F.# 190378; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT THAT IS 60 FT. NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID WARREN R. PETERSON TRACT WHEN MEASURED AT RIGHT ANGLES; THENCE SOUTH 51.00 FEET PARALLEL TO AND 60 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID WARREN R. PETERSON TRACT TO THE EASTERLY LINE OF THE COLONY RD. TO THE NORTHWESTERLY LINE OF SAID WARREN R. PETERSON TRACT; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL D: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 26 TWP. 36 N. R. 3 E. W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 200 FT. SOUTH OF THE NW COR. OF THE E. 1/2 OF THE E. 1/2 OF SAID SW 1/4 OF THE SW 1/4; THENCE WEST 660 FT; THENCE SOUTH 815 FEET; THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE NORTH ALONG SAID EAST LINE 815 FEET TO A POINT LYING 200 FT. SOUTH OF THE NE CORNER OF SAID SW 1/4 OF THE SW 1/4 AND EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF, IF ANY LYING WITHIN THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DECREE ENTERED JULY 31, 1939 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 16165, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTE SEWER: 1) LOTS 1,2,3,4,7, 8, 9, 15 AND 16 HAVE INDIVIDUAL SEPTIC TANKS. 2) LOTS 4, 5, 10, 11, 12, 13 AND 14 WILL BE SERVED BY A COMMUNITY ON SITE SEWAGE SYSTEM WHICH WILL BE MANAGED BY THE SAN JUAN LOOKOUT HOME OWNERS ASSOC. THE LOT OWNER IS RESPONSIBLE FOR OBTAINING ON SITE SEWAGE PERMITS AND CONSTRUCTION OF INDIVIDUAL SEPTIC TANK AND PUMP AS SPECIFIED IN THE WASTE MANAGEMENT AGREEMENT.

APPROVALS

THE WITHIN AND FOREGOING PARCEL MAP IS APPROVED IN ACCORDANCE WITH THE SKAGIT COUNTY PARCEL MAP ACT, CHAPTER 65A RCW, THIS 17th DAY OF JULY 1981.

Robert S. Johnson
PARCEL MAP ADMINISTRATOR

John L. Beaver
COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17th DAY OF JULY 1981 AT 11:32 AM IN BOOK 5 OF SP AT PAGE 103 AT THE REQUEST OF JOHN L. BEAVER.

Edward J. Francis
COUNTY AUDITOR/DR DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS PARCEL MAP AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AS SHOWN AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

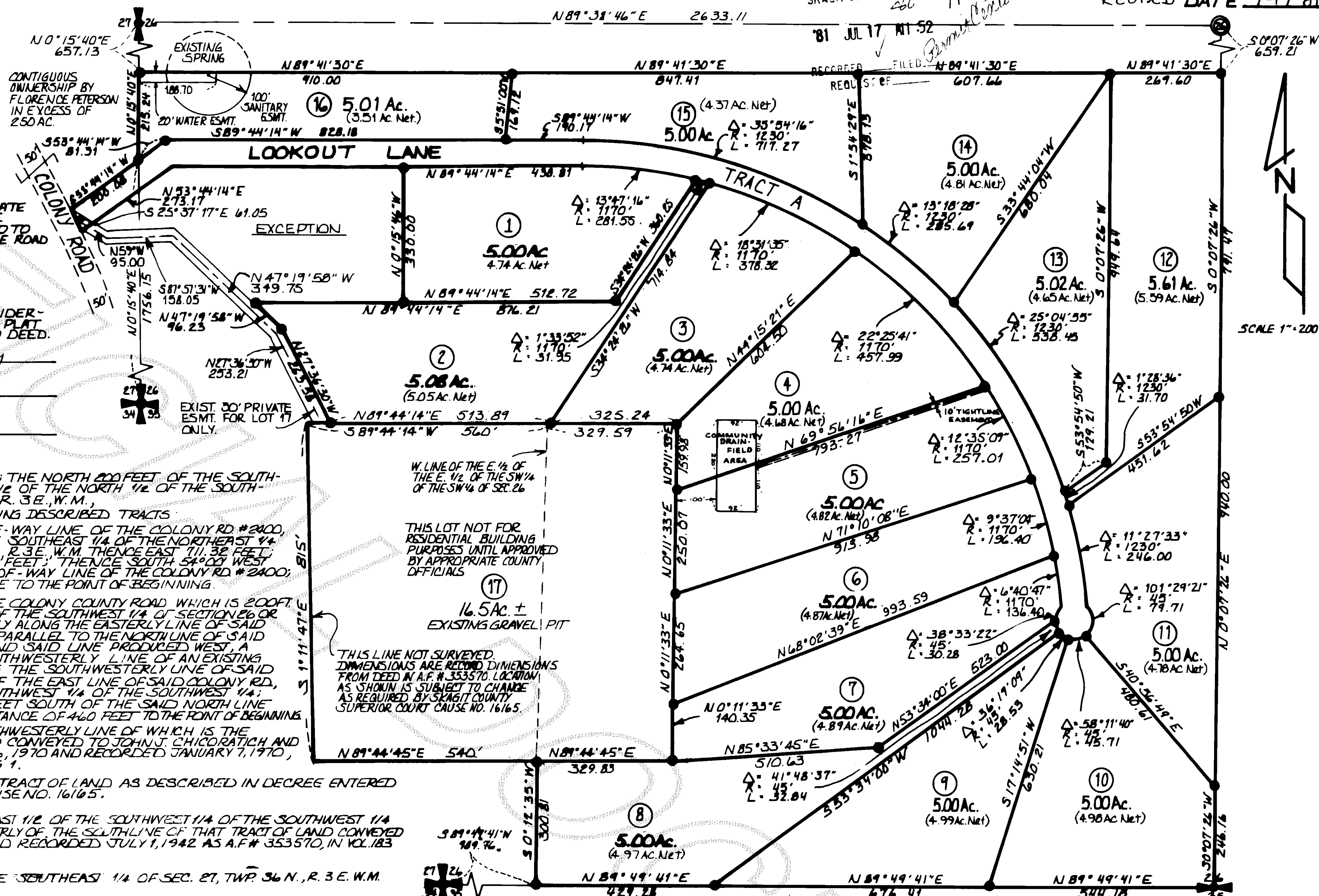
John L. Beaver 7/17/80
DATE

JOHN L. BEAVER
CERTIFICATE NO. 17651

SKAGIT SURVEYORS INC.
330 METCALF ST.
SEDRO WOOLLEY, WA. 98284
PHONE: 855-1810

5 ACRE PARCEL MAP FOR RON JONES

DRWN BY: MJT	DATE: 7-9-81	JOB NO.: 121-79
CHK'D BY: JLA	SCALE: 1" = 200'	SHEET: 1 OF 1



ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF SKAGIT }
THIS IS TO CERTIFY THAT ON THIS 15th DAY OF July 1981, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, ONLY COMMISSIONED AND SIGNED PERSONALLY APPEARED *Ragnar E. Peterson* and *Warren R. Peterson* KNOWN TO ME TO BE THE *Respectively* *Warren R. Peterson* and *Ragnar E. Peterson* OF *San Juan Lookout Home Owners Assoc.* WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
John L. Beaver
2945 So. Hillman St.
Camano Island WA 98292
RESIDING AT

STATE OF WASHINGTON }
COUNTY OF SKAGIT }
ON THIS 17th DAY OF July 1981, I, *Ragnar E. Peterson* a *Resident* PERSONALLY APPEARED *Ragnar E. Peterson* and *Warren R. Peterson* TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
John L. Beaver
RESIDING AT *San Juan Lookout, WA*

NOTES
BASIS OF BEARINGS: ASSUMED
SEWER: INDIVIDUAL SEPTIC TANKS (see note bottom left)
ZONING: RURAL (RU) S
WATER: WATER OF SUFFICIENT QUANTITY AND OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THE PLAT; THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO THE AVAILABILITY OF SAID WATER.

NOTE
THE LOT AREAS SHOWN HEREON ARE COMPUTED INCLUDING A PORTION OF "TRACT A"

7-10-81	ADDED COMMUNITY DRAINFIELD & SEWER NOTES	MJT
1-16-81	LOT 17 AS PER PLANNING DEPT. REQUEST	MJT
DATE	REVISION	BY