

# REVISED PLAT OF SAN JUAN LOOKOUT

## 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) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, 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 PLAT IS MADE AS THE FREE AND VOLUNTARY ACT AND DEED.

*Angmar E. Peterson*  
*Florence M. Peterson*  
*Ronald A. Fry*

## LEGAL DESCRIPTION

PARCEL "A": THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; 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 SEC. 26, TWP. 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 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 27, TWP. 36 N., R. 3 E. W.M. THENCE EAST 711.32 FEET; THENCE NORTH 330.00 FEET; THENCE WEST 560.04 FEET; THENCE S 54°00' W 275 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY LINE OF THE COLONY ROAD #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 QUARTER OF SEC. 26 OR SAID NORTH LINE PRODUCED WEST; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID COLONY ROAD A DISTANCE OF 310 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 OF SEC. 26 AND SAID LINE PRODUCED WEST A DISTANCE OF 300 FEET MORE OR LESS TO THE SOUTH WESTERLY LINE OF AN EXISTING 30 FOOT PRIVATE ROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID PRIVATE ROAD TO A POINT THAT IS 460 FEET EAST OF THE EAST LINE OF SAID COLONY RD. AND 200 FT. S. OF THE N. LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE WEST PARALLEL TO AND A DISTANCE OF 200 FEET SOUTH OF THE SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4 A DISTANCE OF 460 FEET TO THE POINT OF BEGINNING.
- 3) AN EXISTING 30 FOOT WIDE PRIVATE ROAD THE SOUTH WESTERLY LINE OF WHICH IS THE NORTH-EASTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN J. CHICORATICH AND MARILYN R. CHICORATICH BY DEED DATED JANUARY 6 1970 AND RECORDED JANUARY 7 1970, AS A.F. # 734660 IN VOL. 47 OF OFFICIAL RECORDS PG. 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 E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC. 26, TWP. 36 N., R. 3 E. W.M. LYING SOUTHERLY OF THE SOUTHLINE 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, PG. 231 EXTENDED EAST.

PARCEL "C": THAT PORTION OF THE NE 1/4 OF THE SE 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 NORTH WESTERLY LINE OF THAT TRACT CONVEYED TO WARREN R. PETERSON BY DEED DATED SEPT. 5 1973 AND RECORDED SEPT. 5 1973 AS A.F. # 703378; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT THAT IS 60 FT. NORTH WESTERLY OF THE NORTH WESTERLY LINE OF SAID WARREN R. PETERSON TRACT WHEN MEASURED AT RIGHT ANGLES; THENCE S 54°00' W PARALLEL TO AND 60 FEET NORTH WESTERLY OF THE NORTH WESTERLY LINE OF SAID WARREN R. PETERSON TRACT TO THE EASTERLY LINE OF THE COLONY ROAD THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE COLONY RD. TO THE WESTERLY LINE OF SD. PETERSON TRACT; THENCE NEASTERLY ALONG SD. WESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL "D": THAT PORTION OF THE SW 1/4 OF THE SW 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 N.W. COR. OF THE E 1/2 OF THE E 1/2 OF SAID SW 1/4 OF THE SW 1/4; THENCE WEST 560 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 FEET SOUTH OF THE N.E. 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.

## APPROVALS

THE WITHIN AND FOREGOING PARCEL MAP IS APPROVED IN ACCORDANCE WITH THE SKAGIT COUNTY PARCEL MAP ORDINANCE THIS 5TH DAY OF NOVEMBER 1981

*Robert Schabald*  
PARCEL MAP ADMINISTRATOR

*[Signature]*  
COUNTY ENGINEER

## LEGEND

- SET REBAR W/PLASTIC CAP 1.5" 17651

## NOTES

BASIS OF BEARINGS: ASSUMED  
SEWER: INDIVIDUAL SEPTIC TANKS  
ZONING: RURAL (RU) 5  
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.

GROSS AREAS SHOWN HEREON ARE COMPUTED INCLUDING A PORTION OF TRACT A.

## REVISION NOTE

THIS SUBDIVISION IS A REVISION TO THAT SUBDIVISION RECORDED IN VOL. 3 OF SHORT PLATS PG. 103 AS A.F. NO. 810710015. THE SOLE PURPOSE OF THIS REVISION IS TO ELIMINATE THE COMMUNITY DRAINFIELD AND ALL REFERENCE THEREOF.

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON } ss  
COUNTY OF SKAGIT }  
THIS IS TO CERTIFY THAT ON THIS 13 DAY OF NOV 1981 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN PERSONALLY APPEARED [Signature] TO ME KNOWN TO BE THE [Signature] OF

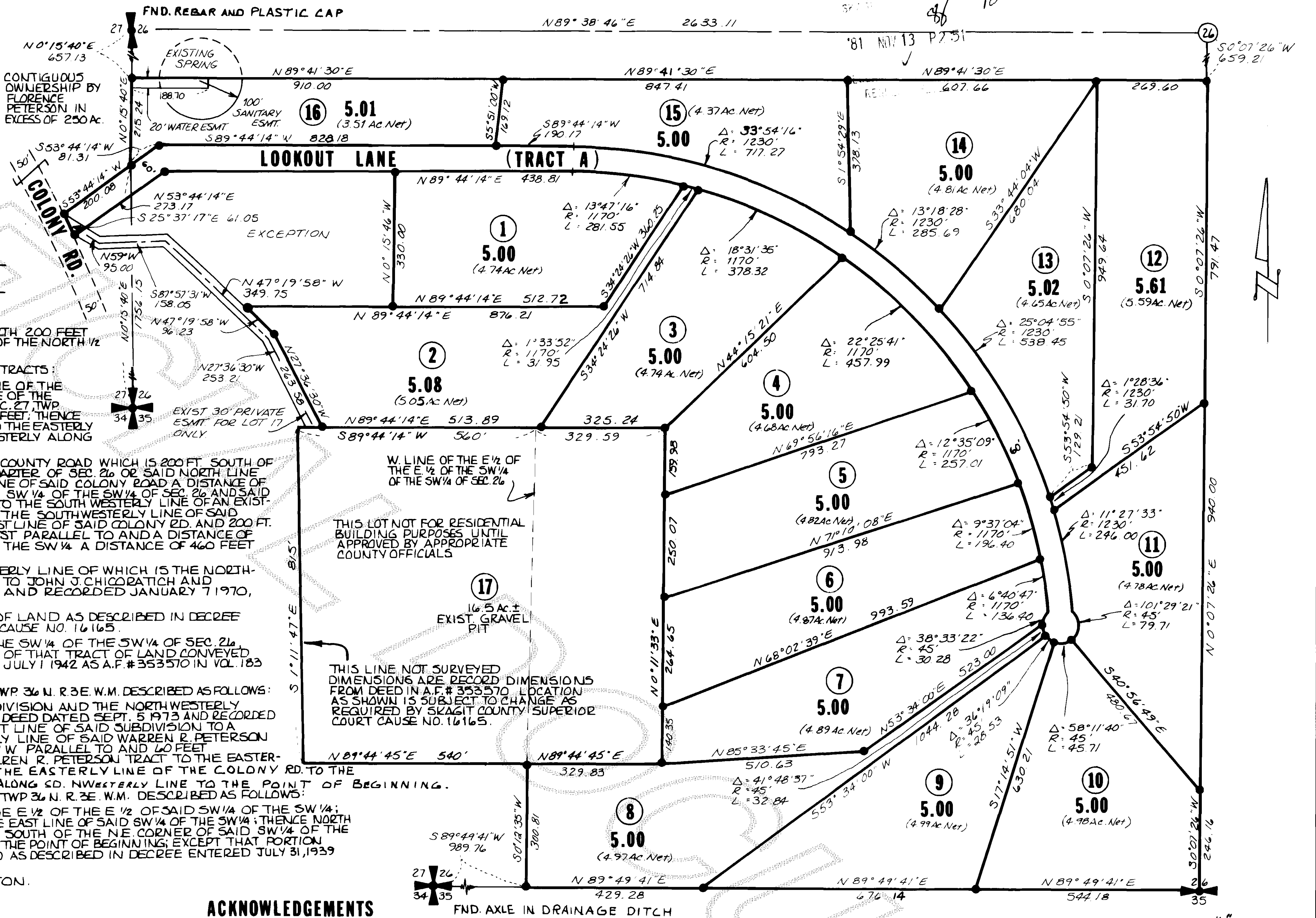
EXECUTED THE FOREGOING INSTRUMENT AND THE SAID NAMED OFFICER ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND 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  
RESIDING AT [Address]

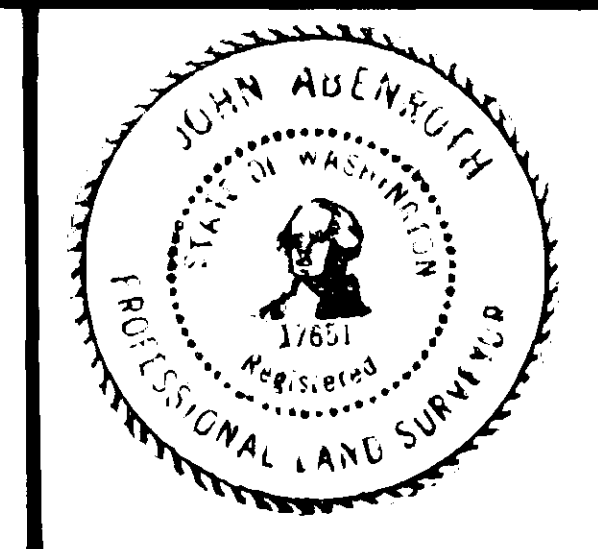
STATE OF WASHINGTON } ss  
COUNTY OF SKAGIT }  
ON THIS 13 DAY OF NOV 1981 PERSONALLY APPEARED [Signature] TO ME KNOWN

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  
RESIDING AT [Address]



**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH SURVEY RECORDING ACT AT THE REQUEST OF PERRY COOPER INC. IN SEPT 1981.  
*John J. Alvarado* Sept. 29, 1981  
DATE  
CERT. NO. 17651



**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 13 DAY OF NOV 1981 AT 5:11 MIN. PAST 2 O'CLOCK P.M. AND RECORDED IN VOLUME 3 OF SURVEYS ON PAGE 151 RECORDS OF SKAGIT COUNTY, WA.  
*Ronald A. Granger*  
COUNTY AUDITOR & DEPUTY AUDITOR

**SKAGIT SURVEYORS INC.**  
Land Development Consultants  
SURVEYORS PLANNERS FORESTERS  
330 Metalf St. Sedro Woolley, WA. 98284  
855-1810

|                  |
|------------------|
| SCALE: 1" = 200' |
| DATE: 9-23-81    |
| DRAWN BY: MJT    |
| CHECKED BY: JLA  |
| JOB NO.: 131-79  |

**5 ACRE PARCEL MAP**  
FOR  
**PERRY COOPER INC.**  
SKAGIT COUNTY, WA.  
**SEC. 26, TWP. 36 N., R. 3 E., W.M.**