

SURVEY IN SECTION 1, TWP. 34 N., R. 3 E., W.M.

SHORT PLAT NUMBER 6-82
DATE 4-20-82

LEGAL DESCRIPTION

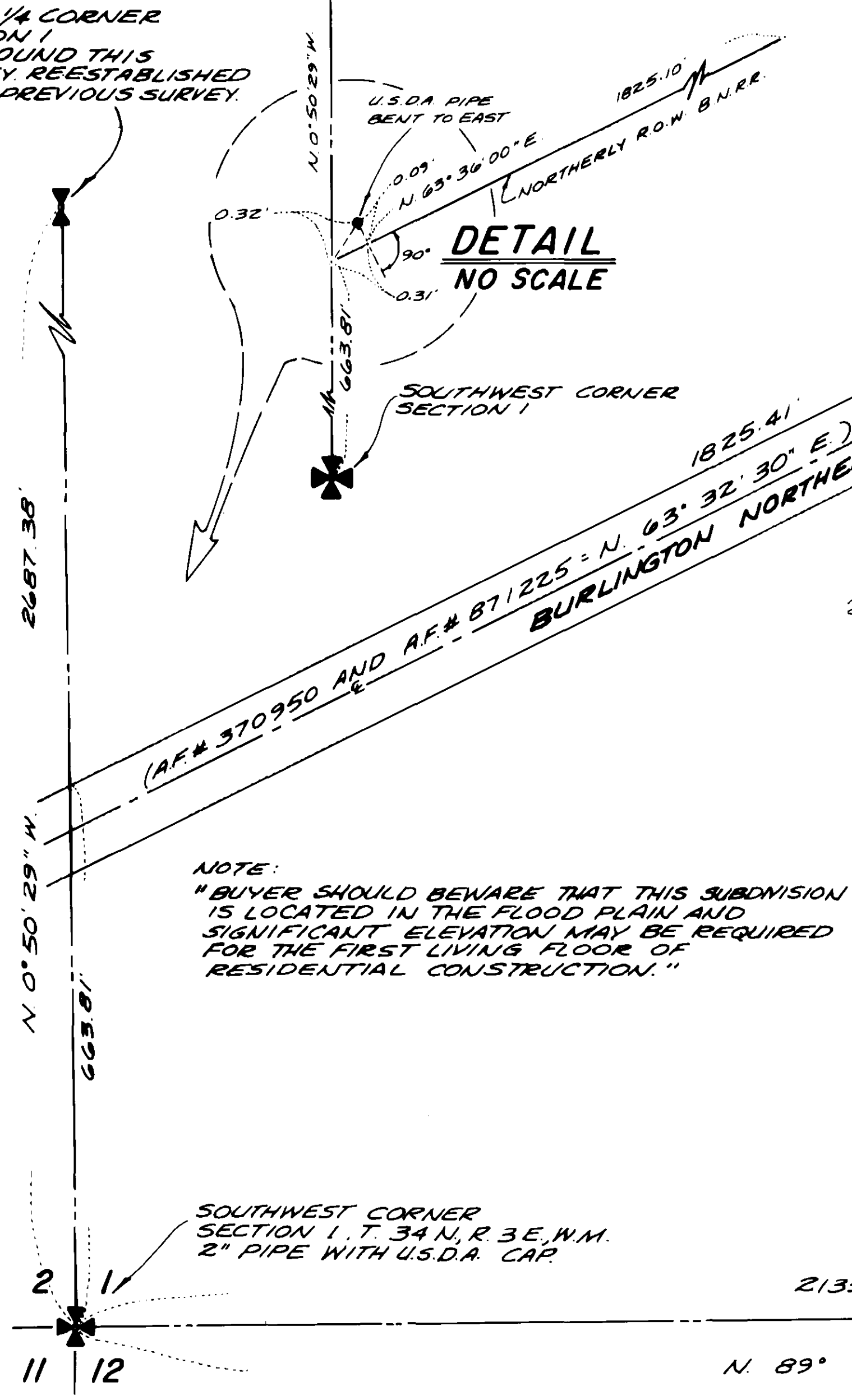
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE EAST 30 FEET OF THE NORTH 185 FEET THEREOF; AND EXCEPT THE EAST 166 FEET OF THE SOUTH 184 FEET THEREOF; THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTHERLY OF THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY; AND ALSO THAT PORTION OF THE EAST 284.43 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTHERLY OF SAID GREAT NORTHERN RAILROAD RIGHT-OF-WAY; ALL IN SECTION 1, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. EXCEPT FROM THE ABOVE DESCRIBED TRACTS, DRAINAGE DISTRICT No. 19 RIGHT-OF-WAY, IF ANY.

EASEMENTS AND RESERVATIONS

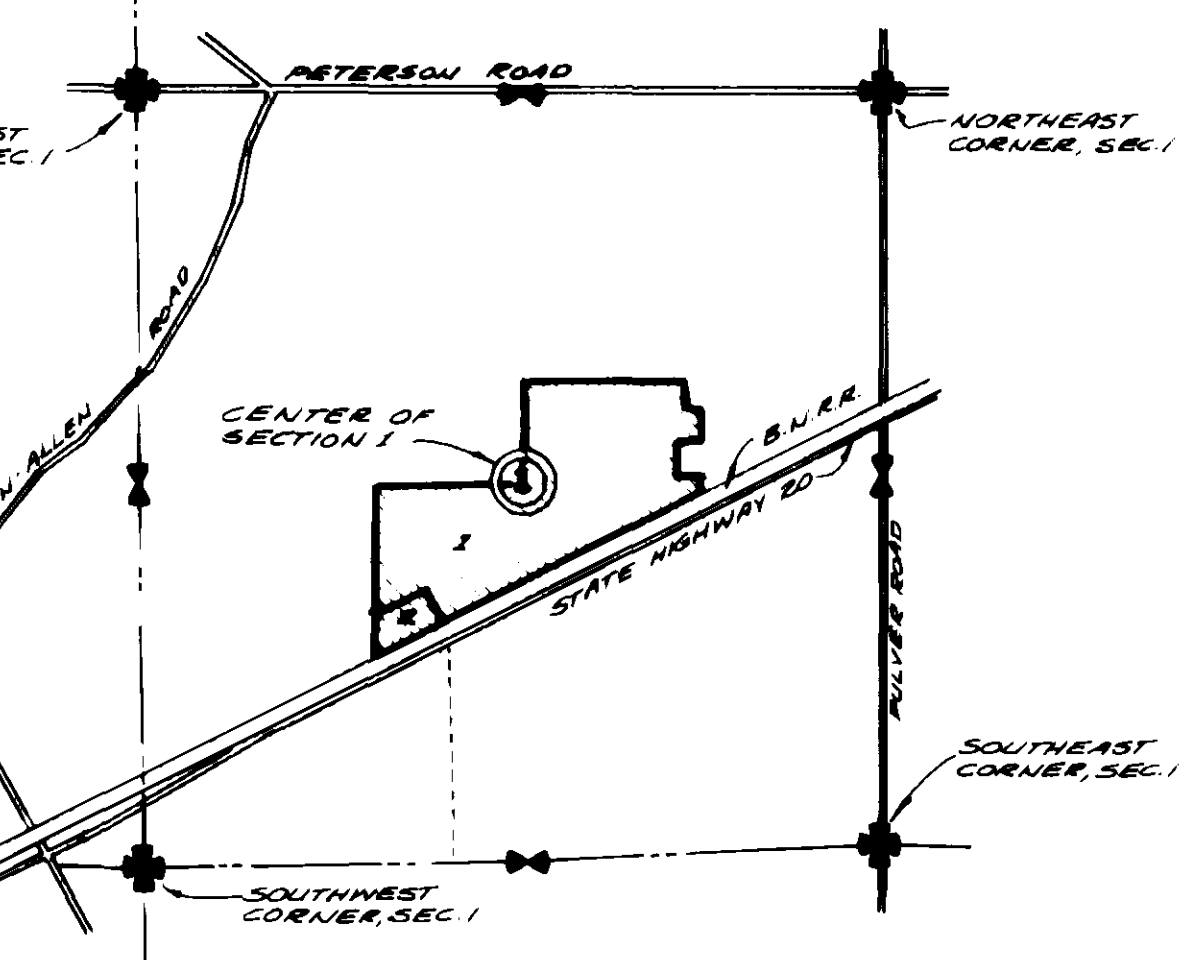
1. THERE IS NO RECORDED MEANS OF INGRESS OR EGRESS TO A PUBLIC ROAD FROM SAID PROPERTY, AND IT IS ASSUMED THAT THERE EXISTS A VALID AND SUBSISTING EASEMENT FOR THAT PURPOSE OVER ADJOINING PROPERTIES, BUT THE COMPANY (LAND TITLE COMPANY) DOES NOT INSURE AGAINST ANY RIGHTS BASED ON A CONTRARY STATE OF FACTS.
2. RESERVATION TO THE UNITED STATES OF AMERICA, THIS INSTRUMENT DATED JUNE 1, 1943 AND RECORDED APRIL 25, 1944 UNDER AUDITOR'S FILE No. 370948.
3. EXECUTED BY MARY L. EIRIG, RECORDED APRIL 26, 1932 UNDER AUDITOR'S No. 250265, IN VOLUME 159 OF DEEDS AT PAGE 486, CONCERNING DRAINAGE.
4. FOR TRANSMISSION AND DISTRIBUTION LINE TOGETHER WITH RIGHT OF INGRESS AND EGRESS, IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, RECORDED JUNE 22, 1953 UNDER AUDITOR'S FILE No. 489730, AFFECTING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TWP. 34 N., R. 3 E., W.M.
5. FOR PRIVATE DRAINAGE DITCH IN FAVOR OF NELS OVENELL, RECORDED OCTOBER 10, 1892, AUDITOR'S FILE No. 10289.
6. FOR PIPELINE IN FAVOR OF CASCADE NATURAL GAS RECORDED OCTOBER 30, 1956, AUDITOR'S FILE No. 543539.
7. FOR SEWER PIPELINE IN FAVOR OF CITY OF BURLINGTON, RECORDED APRIL 25, 1975, AUDITOR'S FILE No. 816588.
8. RESERVATION FOR WELL AND PIPELINE, RECORDED MARCH 12, 1948, AUDITOR'S FILE No. 415523.
9. FOR PIPELINE IN FAVOR OF CASCADE NATURAL GAS, RECORDED OCTOBER 30, 1956, AUDITOR'S FILE No. 543543.

NOTE: FOR FULL EXPLANATION OF EASEMENTS, SEE RECORDED DOCUMENTS. IT APPEARS THAT ITEMS NOTED ABOVE AS 6, 7, 8, AND 9 DO NOT AFFECT THIS PROPERTY BUT ONLY A LARGE PARCE TO THE NORTH.

WEST 1/4 CORNER SECTION 1 NOT FOUND THIS SURVEY REESTABLISHED FROM PREVIOUS SURVEY.



NOTE: LOCATION OF THIS LINE IS BASED ON EXISTING U.S.D.A. PIPES CALLED OUT IN ORIGINAL CONVEYANCES, G.C.D. AF# 370948, AND G.C.D. AF# 370950.



VICINITY MAP
SECTION 1, TWP. 34 N., R. 3 E., W.M.
APPROX. SCALE: 1" = 2000'

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 ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - AGRICULTURAL AND VARIANCE No. V-82-001
4. SEWAGE DISPOSAL - SEPTIC SYSTEM
5. WATER - PRIVATE WELL

REVISION: 2 - APRIL 19, 1982 ADDITIONAL EASEMENTS AND FLOOD PLAIN NOTE.
REVISION: 1 - APRIL 1982 VARIANCE NO. AND ACCESS LOCATION

LEGEND

- DENOTES BENCH MARK: TOP OF RAIL ROAD SPIKE AT GROUND LEVEL, SOUTH FACE OF HIGH LINE POLE # SW-MP-2, NORTH SIDE OF RAILROAD TRACKS ELEVATION = 14.56
- DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992", SET

CONSENT

THE FEDERAL LAND BANK OF SPOKANE, AS HOLDER OF A MORTGAGE UPON THE DESCRIBED REAL PROPERTY, HEREBY CONSENTS TO THE WITHIN OR FOREGOING SHORT PLAT.

BY R. C. STUBBS
AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT
ON THIS 10th DAY OF FEBRUARY, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

R. C. STUBBS
AUTHORIZED AGENT FOR THE FEDERAL LAND BANK OF SPOKANE, 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 HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Donald E. Grier
NOTARY PUBLIC
RESIDING AT: MT Vernon, WA

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1982.

THIS 29 DAY OF April, 1982.
Ruth Wylie
SKAGIT COUNTY TREASURER

CONSENT

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

Iver J. Knutzen Mary O. Knutzen
IVER J. KNUTZEN MARY O. KNUTZEN

T. C. Farms, A Washington Corporation
T & C FARMS, A WASHINGTON CORPORATION

ACKNOWLEDGMENTS

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT
ON THIS 10th DAY OF FEBRUARY, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Heille V. Lindquist
NOTARY PUBLIC
RESIDING AT Burlington, WA.

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS A 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.

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT
ON THIS 10th DAY OF FEBRUARY, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Tim O. Knutzen Green A. Knutzen
TIM O. KNUTZEN, PRESIDENT AND GREEN A. KNUTZEN, SECRETARY OF T & C FARMS
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 THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Paul D. Savers
NOTARY PUBLIC
RESIDING AT Mount Vernon, 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. & P.L.S.
LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233
CERTIFICATE NO. 8992
DATE 3/9/82

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 27th DAY OF April, 1982.

Robert Schufeldt
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS 30 DAY OF April, 1982, AT 8:56 A.M. IN BOOK 5 OF SHORT PLATS AT PAGE 185, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

James Henry
SKAGIT COUNTY AUDITOR
BY James Henry
DEPUTY

SCALE: 1" = 200'
MERIDIAN: ASSUMED
JOB No. 81231