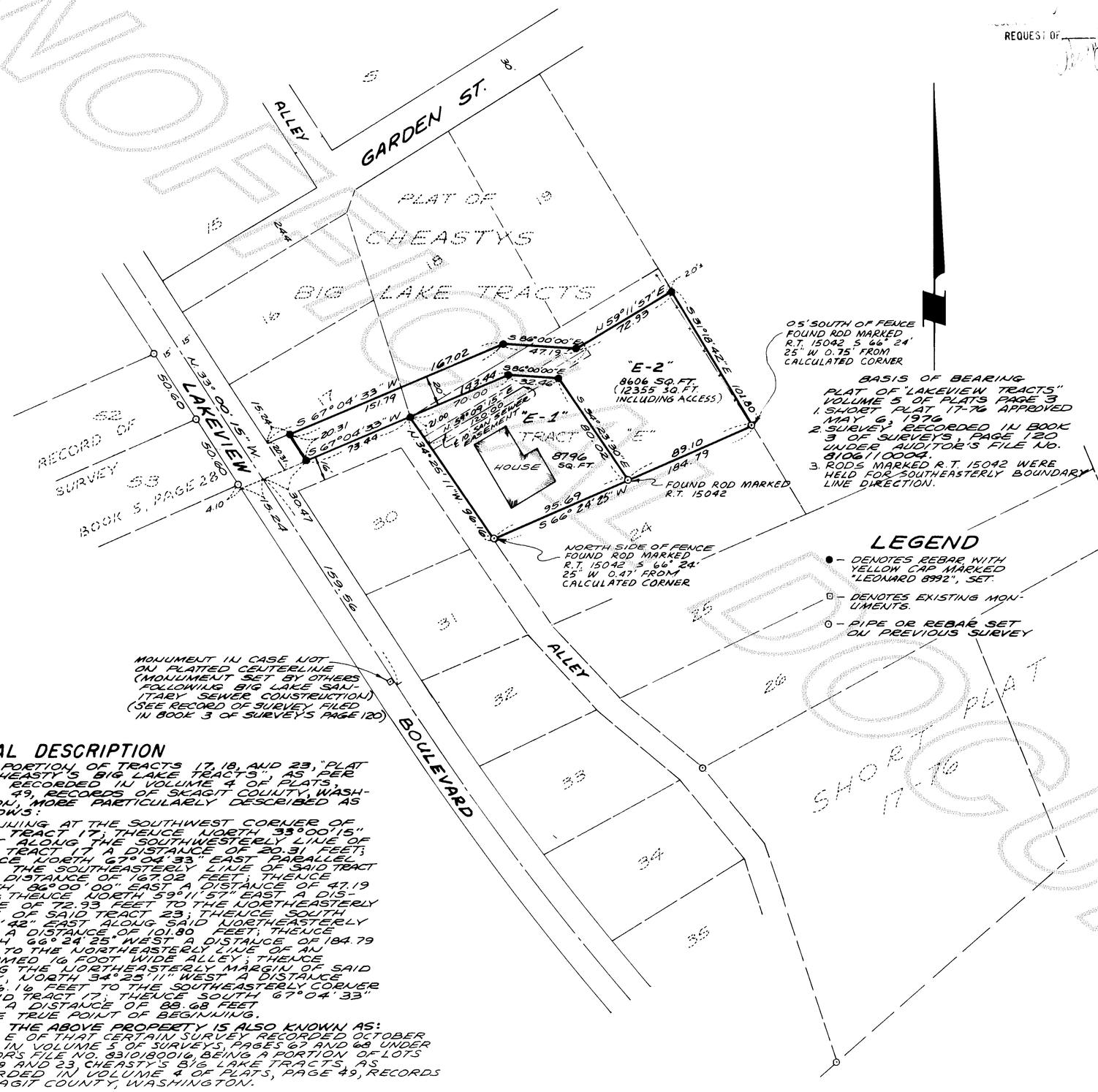
8403190046

SURVEY IN SECTION 36, TWP. 34 N., R. 4 E., W.M.

JERRY McINTURFF
'84 MAR 19 P2:[illegible]
REQUEST OF [illegible]

SHORT PLAT NUMBER 25-83
DATE REV 3-9-84



BASIS OF BEARING
PLAT OF "LAKEVIEW TRACTS" VOLUME 5 OF PLATS PAGE 3
1. SHORT PLAT 17-76 APPROVED MAY 6, 1976
2. SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 120 UNDER AUDITOR'S FILE NO. 8106110004.
3. RODS MARKED R.T. 15042 WERE HELD FOR SOUTHEASTERLY BOUNDARY LINE DIRECTION.

LEGEND

- ● – DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992", SET.
- ⊡ – DENOTES EXISTING MONUMENTS.
- ○ – PIPE OR REBAR SET ON PREVIOUS SURVEY

LEGAL DESCRIPTION

THAT PORTION OF TRACTS 17, 18, AND 23, "PLAT OF CHEASTY'S BIG LAKE TRACTS", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE NORTH 33°00'15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 17 A DISTANCE OF 20.31 FEET; THENCE NORTH 67°04'33" EAST PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT 17 A DISTANCE OF 167.02 FEET; THENCE SOUTH 86°00'00" EAST A DISTANCE OF 47.19 FEET; THENCE NORTH 59°11'57" EAST A DISTANCE OF 72.93 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT 23; THENCE SOUTH 31°18'42" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 101.80 FEET; THENCE SOUTH 66°24'25" WEST A DISTANCE OF 184.79 FEET TO THE NORTHEASTERLY LINE OF AN UNNAMED 16 FOOT WIDE ALLEY; THENCE ALONG THE NORTHEASTERLY MARGIN OF SAID ALLEY, NORTH 34°23'11" WEST A DISTANCE OF 96.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 17; THENCE SOUTH 67°04'33" WEST A DISTANCE OF 88.68 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE PROPERTY IS ALSO KNOWN AS:
TRACT E OF THAT CERTAIN SURVEY RECORDED OCTOBER 18, 1983 IN VOLUME 5 OF SURVEYS, PAGES 67 AND 68 UNDER AUDITOR'S FILE NO. 8310180016, BEING A PORTION OF LOTS 17, 18, 19 AND 23 CHEASTY'S BIG LAKE TRACTS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 – RESIDENTIAL
4. SEWAGE DISPOSAL – SKAGIT COUNTY SEWER DISTRICT No. 2
5. WATER – BIG LAKE WATER COMPANY
6. LOT DIMENSIONS HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED DISTANCES BETWEEN CONTROLLING PLAT POINTS.

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 _____.

THIS _____ DAY OF _____, 19___.

_____
SKAGIT COUNTY TREASURER

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.

William M. Shelson
WILLIAM M. SHELSON
PRESIDENT
SHELSON COMPANIES, INC.

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 19___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

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.

_____
NOTARY PUBLIC

RESIDING AT _____, WA.

STATE OF WASHINGTON } SS
COUNTY OF Skagit }
ON THIS 2nd DAY OF June, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William M. Shelson, President of

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 AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Kathy C. Kitchen
NOTARY PUBLIC

RESIDING AT Mt 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., PE #[illegible] L.S.

LEONARD AND BOUDINOT, INC.
ENGINEERS AND LAND SURVEYORS
612 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233

CERTIFICATE NO. 8992
DATE 6/6/83

JOHN E. LEONARD JR. STATE OF WASHINGTON REGISTERED INTERNATIONAL LAND SURVEYOR

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 16th DAY OF March, 1984.

Robert C. Schofield
SHORT PLAT ADMINISTRATOR

COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF March, 19 84, AT 2:26 P.M. IN BOOK 6 OF SHORT PLATS AT PAGE 128, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

Jerry McInturff
SKAGIT COUNTY AUDITOR

BY: Sandra J. Swanson
DEPUTY

SCALE: 1" = 50'

F.B. 240 p. 12,13,23 & 25
L. ____ P. ____

MERIDIAN: FROM PLAT OF "LAKEVIEW TRACTS" JOB No. 83083

BLS

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