

SURVEY IN SECTION 35 ,TWP. 35 N., R. 1 E., W.M.

SHORT PLAT NUMBER 19-85
DATE REV 5-31-85

CURVE TABLE

① Δ: 6° 58' 12"	② Δ: 35° 28' 28"
R: 180.04'	R: 40'
L: 21.30'	L: 24.77'
C: 21.89'	
③ Δ: 175° 05' 33"	④ Δ: 24° 39' 52"
R: 25.00'	R: 45.00'
L: 76.40'	L: 19.37'

LEGEND

- DENOTES REBAR, WITH YELLOW CAP MARKED "LEONARD 8992", SET.
- FOUND CONCRETE MONUMENT, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION No. 10.

BASIS OF BEARING

PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION No. 10.

NOTE:

- A) WATER SYSTEM CERTIFICATES OF MEMBERSHIP ACCORDING TO DOCUMENTS FILED UNDER A.F. # 630694
- B) EASEMENT TO PUGET POWER AFFECTING LOT 4 FILED UNDER A.F. # 8207130025

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.

George F. McCorkle Patricia L. Crawford
 PEOPLE'S NATIONAL BANK OF WASH
 TRUST DEVELOPER
 BY: John E. Leonard Vice Pres

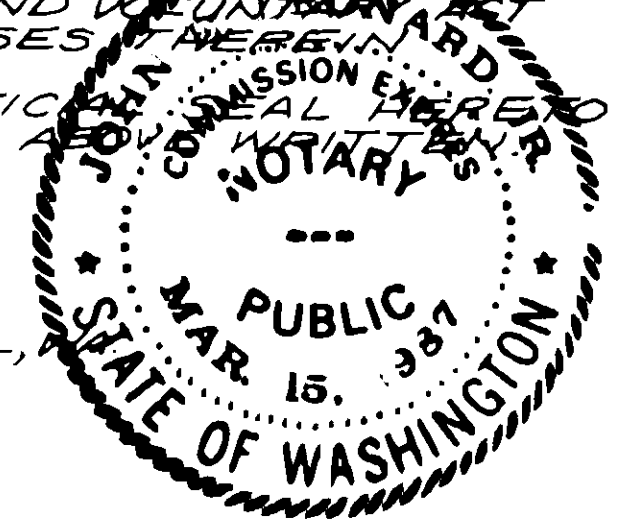
ACKNOWLEDGMENTS

STATE OF WASHINGTON }
 COUNTY OF SKAGIT }
 ON THIS 10th DAY OF MAY, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

George F. McCorkle and Patricia L. Crawford

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY 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.
John E. Leonard
 NOTARY PUBLIC



STATE OF WASHINGTON }
 COUNTY OF SKAGIT }
 ON THIS 30th DAY OF APRIL, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

F. C. Waller, VICE PRESIDENT

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.
John E. Leonard
 NOTARY PUBLIC
 RESIDING AT ANACAPTES, 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 FAIRWAY
 BURLINGTON, WASHINGTON 98223
 CERTIFICATE NO. 8992
 DATE 4/30/85



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE COUNTY SHORT PLAT ORDINANCE THIS 11th DAY OF JUNE, 1985.

Robert H. Schufeldt
 SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10th DAY OF JUNE, 1985, AT 10:00 A.M. IN BOOK 7 OF SHORT PLATS AT PAGE 19 AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

John E. Leonard
 SKAGIT COUNTY AUDITOR
 BY: John E. Leonard
 DEPUTY

SCALE: 1" = 40'

MERIDIAN: SEE "BASIS OF BEARING" NOTE

F.B. 27a p. 29
 L. 1
 JOB No. 84172

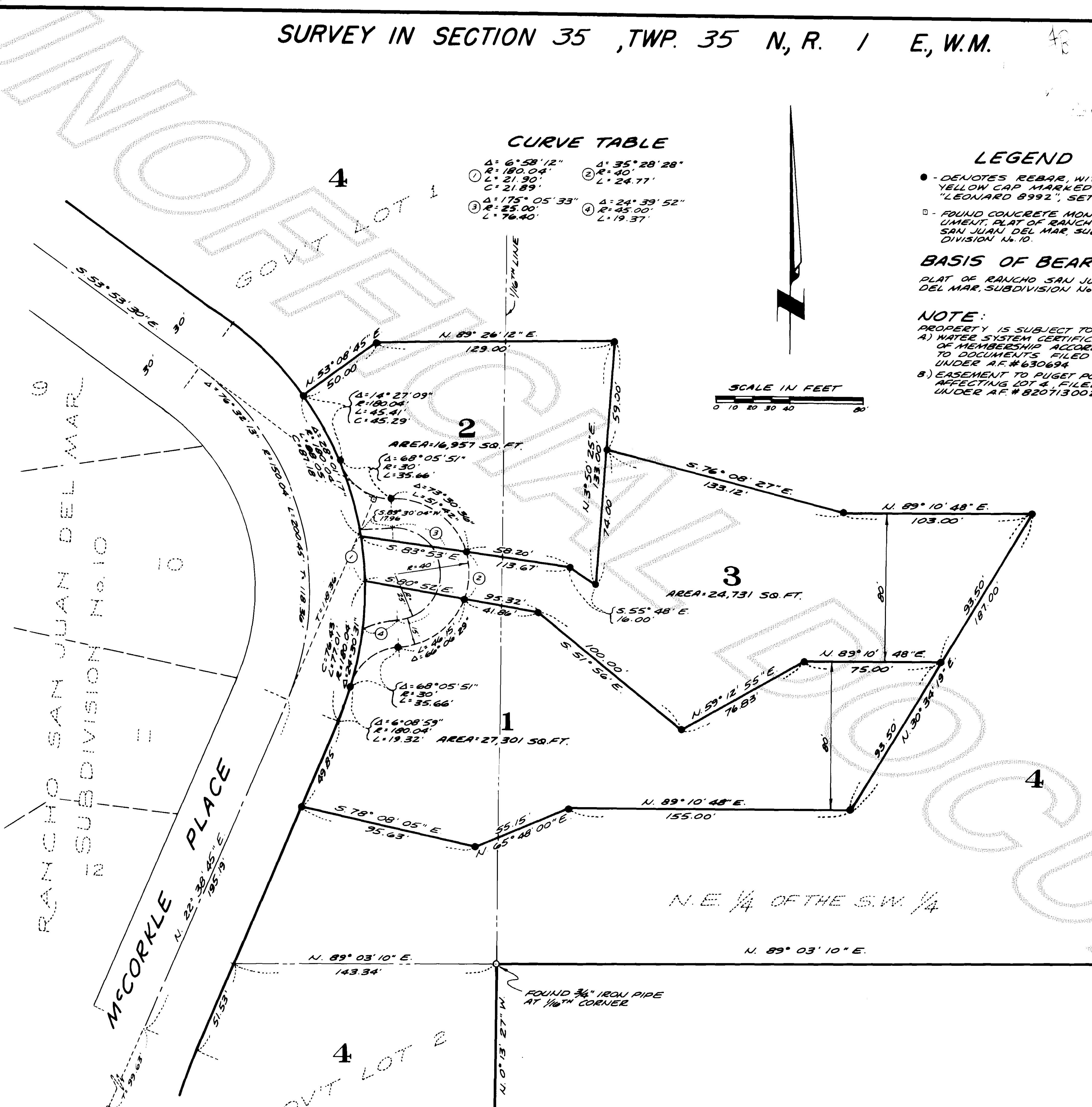
TREASURER'S CERTIFICATE

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 1985, THIS 10th DAY OF JUNE, 1985.

Robert H. Schufeldt
 SKAGIT COUNTY TREASURER

NOTES:

- 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.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - RESIDENTIAL
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS
- WATER - DEL MAR COMMUNITY WATER ASSOCIATION



LEGAL DESCRIPTION

PARCEL "A"

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. EXCEPT COUNTY ROAD RIGHT OF WAY AND EXCEPT THE FOLLOWING THREE DESCRIBED TRACTS:

- 1) THAT PORTION LYING WITHIN THE BOUNDARIES OF THE PLATS OF "RANCHO SAN JUAN DEL MAR SUBDIVISION No. 1," ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, AND "RANCHO SAN JUAN DEL MAR, SUBDIVISION No. 10," ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- 2) BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE PUBLIC HIGHWAY WHERE THE SAME INTERSECTS THE SOUTHERLY LINE OF LOT 33 OF "RANCHO SAN JUAN DEL MAR SUBDIVISION No. 1," ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PUBLIC HIGHWAY 140 FEET; THENCE NORTHEASTERLY ACROSS SAID HIGHWAY PARALLEL TO THE SOUTHEAST LINE OF SAID LOT 33, 60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHWESTERLY ALONG THE LINE OF SAID PUBLIC HIGHWAY A DISTANCE OF 30 FEET; THENCE NORTHEASTERLY PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT 33 A DISTANCE OF 225 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY A DISTANCE OF 120 FEET; THENCE IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.
- 3) THAT PORTION OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1 OF THE PLAT OF RANCHO SAN JUAN DEL MAR No. 10, AS PER PLAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 58° 14' WEST A DISTANCE OF 480 FEET TO THE MOST WESTERLY CORNER OF MCCORKLE PLACE AS SHOWN ON SAID PLAT; THENCE NORTH 31° 46' EAST ALONG THE NORTHWESTERLY LINE OF SAID MCCORKLE PLACE A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 36' 21" WEST A DISTANCE OF 101.42 FEET TO THE MOST NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND DECEDED TO ARNOLD L. BOYLE UNDER AUDITOR'S FILE No. 553733; THENCE NORTH 39° 34' WEST ALONG THE NORTHEASTERLY LINE OF SAID ARNOLD BOYLE TRACT, A DISTANCE OF 79.40 FEET; THENCE NORTH 60° 42' 40" EAST A DISTANCE OF 195.19 FEET; THENCE SOUTH 52° 22' 36" EAST A DISTANCE OF 114.83 FEET; THENCE SOUTH 24° 22' 58" WEST A DISTANCE OF 159.62 FEET TO THE NORTHERLY BOUNDARY OF SAID MCCORKLE PLACE BEING A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 24° 22' 58" WEST A DISTANCE OF 10.00 FEET; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 14' 18" AN ARC DISTANCE OF 69.93 FEET; THENCE SOUTH 31° 46' WEST A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

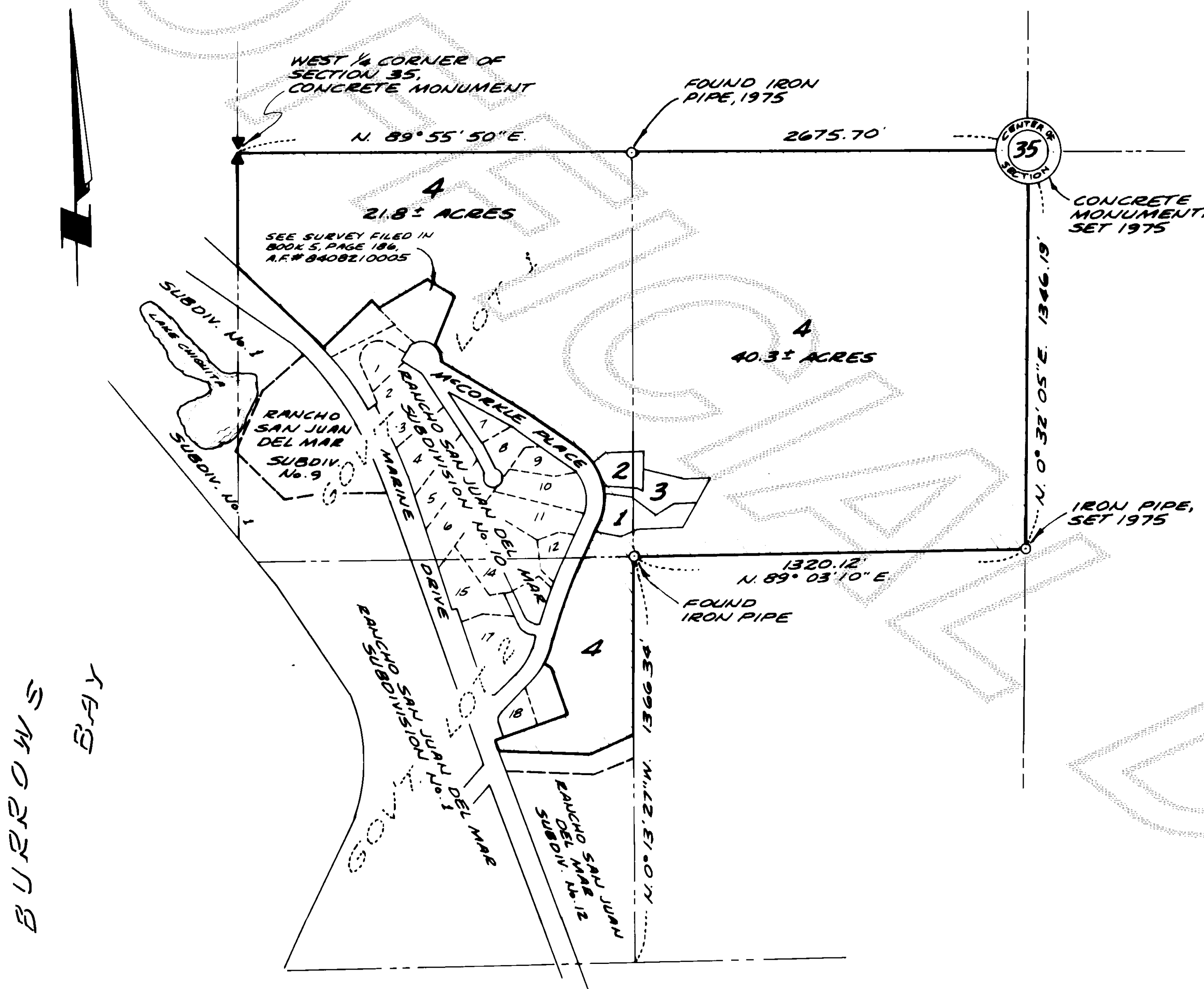
PARCEL "B"

GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. EXCEPT COUNTY ROAD RIGHTS OF WAY AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE PLAT OF "RANCHO SAN JUAN DEL MAR, SUBDIVISION No. 1," ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27 AND "RANCHO SAN JUAN DEL MAR, SUBDIVISION No. 10," ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON AND "RANCHO SAN JUAN DEL MAR, SUBDIVISION No. 12," ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 54, AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

A STRIP OF LAND 90 FEET IN WIDTH, 45 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, SAID SECTION 35; THENCE NORTH 0° 10' 35" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 717.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE DESCRIPTION; THENCE SOUTH 64° 01' 30" WEST A DISTANCE OF 145.74 FEET; THENCE NORTH 81° 46' WEST A DISTANCE OF 327.00 FEET TO THE CENTERLINE OF MARINE DRIVE AND THE TERMINAL POINT OF SAID LINE, ALSO EXCEPT A PORTION OF GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18 AS PER PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION No. 10, RECORDED AUGUST 17, 1966, IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 18° 46' WEST ALONG THE EASTERLY LINE OF SAID LOT 18 A DISTANCE OF 150.80 FEET TO THE SOUTHEASTERLY MARGIN OF MCCORKLE PLACE; THENCE NORTH 44° 51' EAST ALONG THE SOUTHEASTERLY MARGIN OF SAID MCCORKLE PLACE A DISTANCE OF 39.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 193.72 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 47' 25" AN ARC LENGTH OF 60.15 FEET; THENCE SOUTH 43° 05' 31" EAST A DISTANCE OF 35.29 FEET; THENCE SOUTH 18° 46' EAST PARALLEL WITH THE EASTERLY LINE OF SAID LOT 18 A DISTANCE OF 184.00 FEET TO A POINT WHICH BEARS NORTH 78° 44' EAST FROM THE SOUTHEAST CORNER OF LOT 18; THENCE SOUTH 78° 44' WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
IN THE S.W. 1/4, SEC. 35, T. 35 N., R. 1 E., W.M.

SCALE: 1" = 400'

NOTE:
SECTION SUBDIVISION BASED UPON RECORD OF SURVEY BY HAROLD RADER, FILED IN BOOK 1 OF SURVEYS AT PAGE 159, RECORDS OF SKAGIT COUNTY, WASHINGTON.