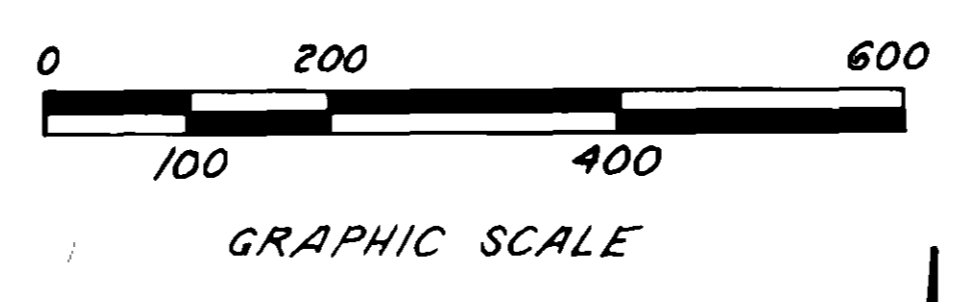


9108230030

**LEGAL DESCRIPTION**

TRACT 5 OF THAT CERTAIN 5 ACRE MEDIUM PLAT NO. 524-82, APPROVED FEBRUARY 28, 1982 AND RECORDED MARCH 17, 1983, UNDER AUDITOR'S FILE NO. 8303170001, IN VOLUME 6 OF SHORT PLATS, PAGE 53, (DOCUMENT SAYS VOLUME 6 OF PLATS, PAGE 53); BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT MINERAL RIGHTS AS RESERVED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 111564, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



**CONSENT**

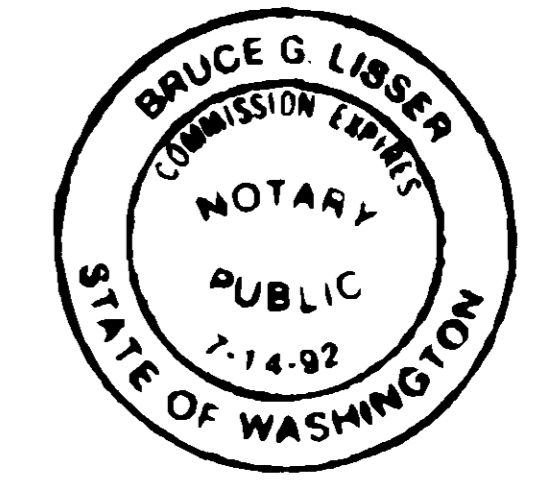
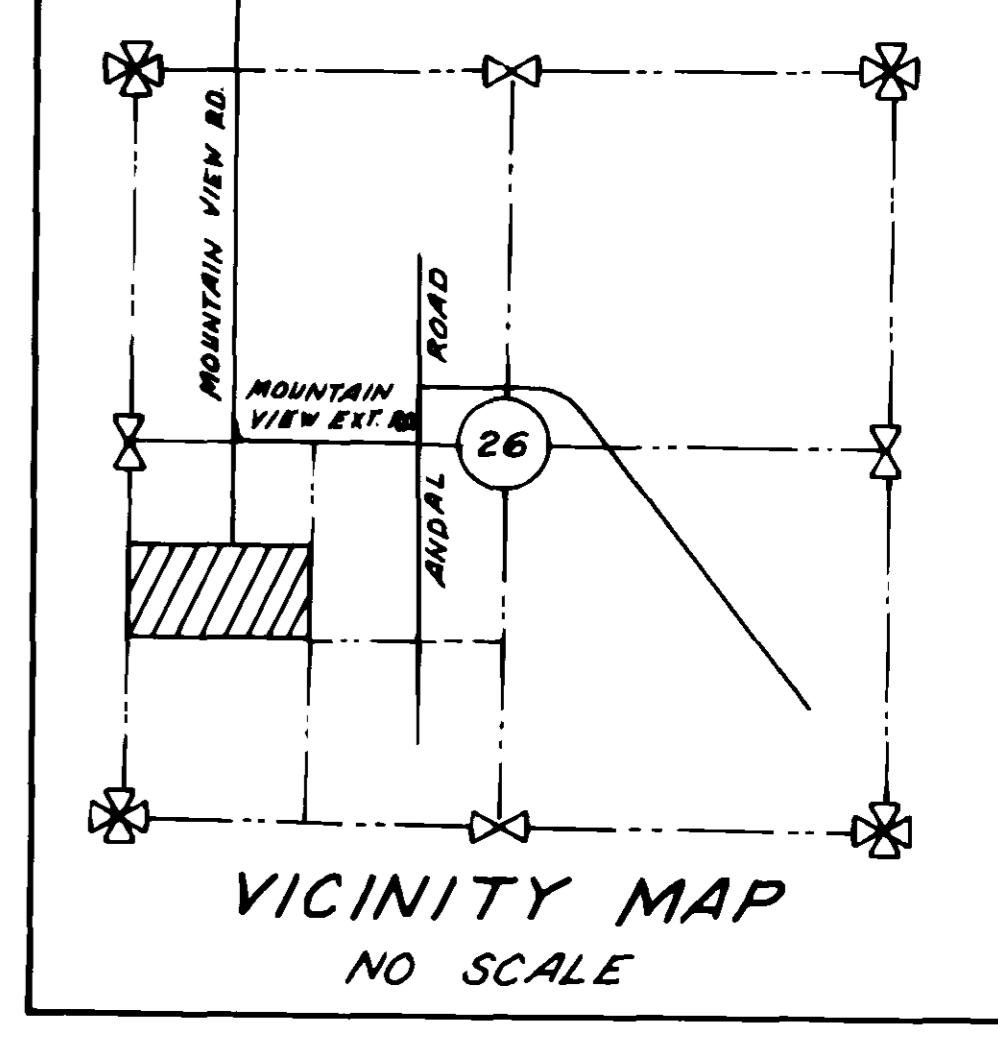
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

ARTHUR J. COPELAND ELAINE COPELAND  
ARTHUR J. COPELAND ELAINE COPELAND

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON COUNTY OF SKAGIT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE ARTHUR J. COPELAND AND ELAINE COPELAND, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGES IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Aug. 9, 1990  
SIGNATURE [Signature]  
TITLE Notary  
MY APPOINTMENT EXPIRES 7-14-92

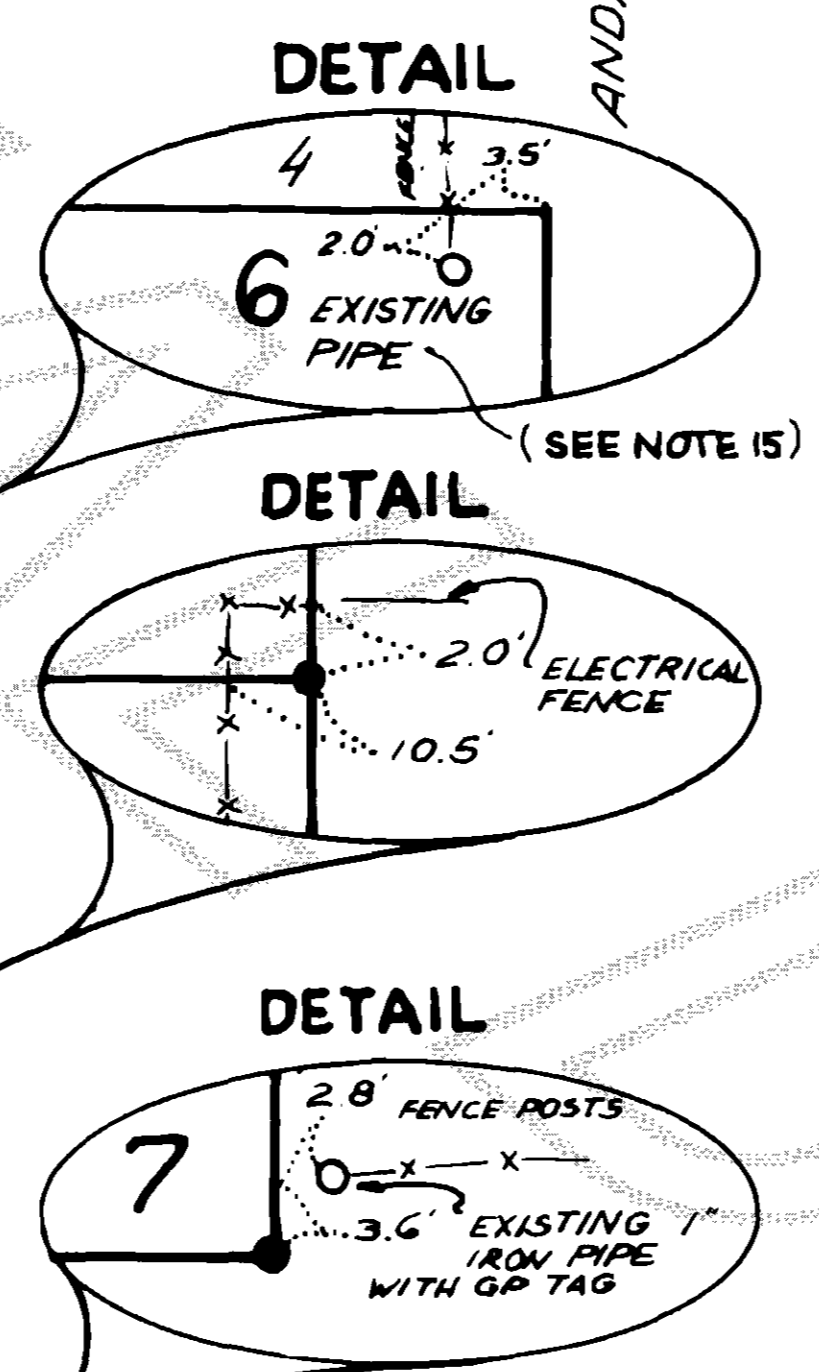
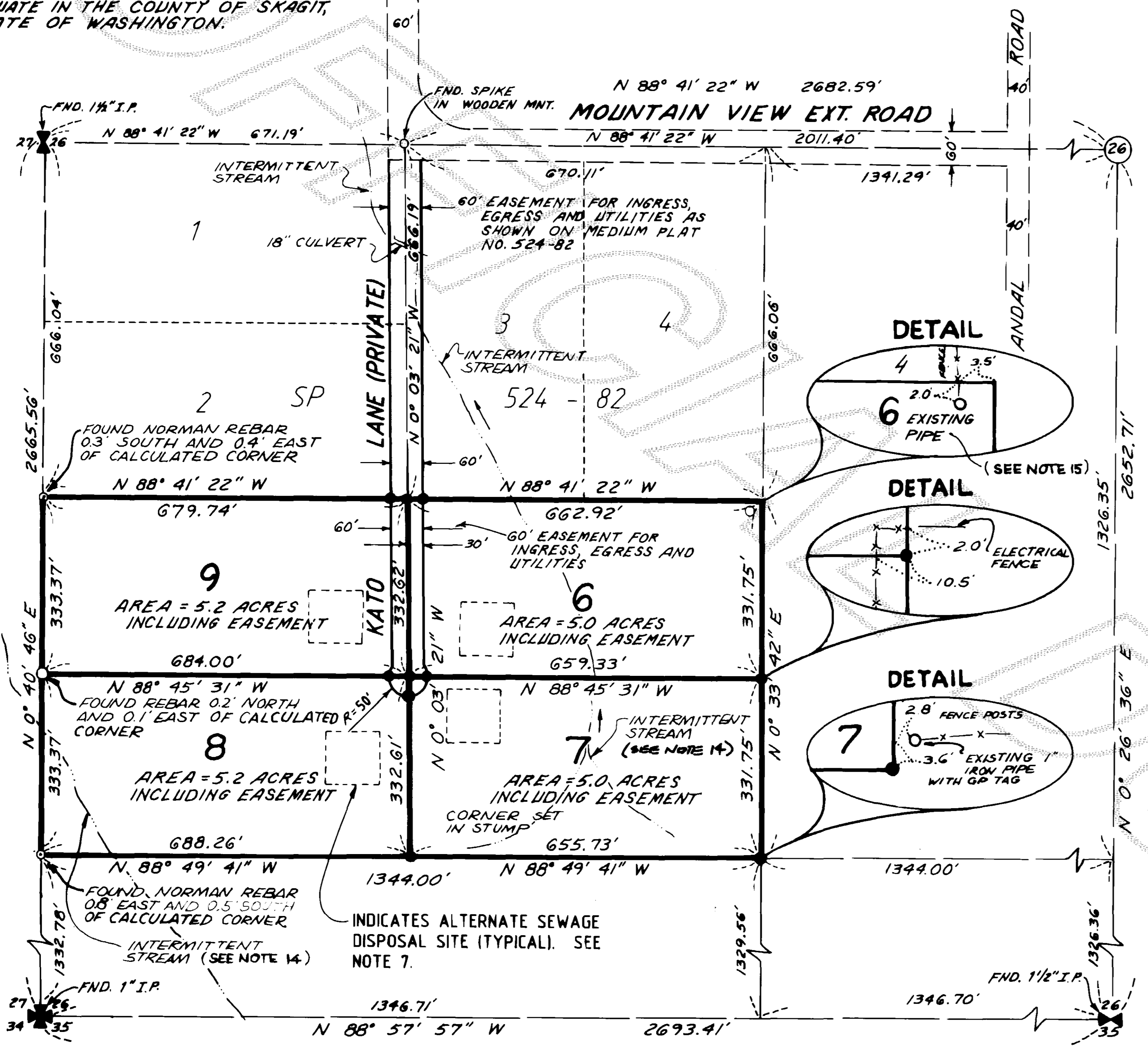


**EASEMENTS**

An easement is hereby reserved for and granted to Skagit County, Public Utility District No. 1, Puget Sound Power and Light Co., Continental Telephone of the Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the 60 foot wide easement and 100 foot diameter cul-de-sac shown hereon, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the short plat and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

**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 - RURAL
- 4. Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM (SEE NOTE #7)
- 5. Water - INDIVIDUAL WELLS
- Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water. Skagit County requires a 100' radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyer's should cooperate in the locations of wells to prevent problems with these overlapping control zones.
- 6. - Indicates iron rod set with yellow cap marked LISSER 22960.  
0 - Indicates existing iron pipe or iron rod found.
- 7. Alternate on site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- 8. Basis of Bearings: Existing corners found in 1979 marking the South line of the Southwest 1/4 of Section 26, Township 34 North, Range 4 East, W.M., and shown on Short Plat 28-80, recorded in Book 4 of Short Plats at page 62, under Auditor's File No. 8004030008, records of Skagit County, Washington.
- 9. For previous surveys and section subdivision see Skagit County Short Plats No. 28-80 and No. 49-85.
- 10. Survey description is from Land Title Company policy Order No. T-62276, dated February 26, 1990.
- 11. Instrumentation: Nikon NTD-3 and Leitz Set-4 Theodolite Distance Meter.
- 12. Survey procedure: Field Traverse.
- 13. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those recorded under Skagit County, Auditor's File Numbers 111564 and 8303170001.
- 14. Intermittent stream shown hereon is to be reserved for drainage. Locations were provided by the owner.
- 15. Short Plat No. 524-82 states the following: "AGREEMENT: Existing 2" pipe locates East-West Boundary between Lot 4 and adjacent property." This may affect the location of the Northeast corner of Lot 6. See detail.



**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 1990.

THIS 21st DAY OF August, 1990.  
Audrey Ann Mennick by Kaled Jungquist  
SKAGIT COUNTY TREASURER Chief Deputy

**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 16th DAY OF August, 1990.

[Signature]  
SHORT PLAT ADMINISTRATOR  
Mark D. Spahr  
SKAGIT COUNTY ENGINEER

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 23rd DAY OF August, 1990, AT 10:00 O'CLOCK A.M., IN BOOK 9 OF SHORT PLATS AT PAGE 57, AT THE REQUEST OF SEMRAU & LISSER UNDER AUDITOR'S FILE NO. 9108230030.

[Signature]  
SKAGIT COUNTY AUDITOR  
[Signature]  
DEPUTY

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND ALL BEARINGS AND DISTANCES ARE ACCURATE.

[Signature]  
BRUCE G. LISSER, P.L.S.  
CERTIFICATE NO. 22960  
DATE Aug. 3, 1990



SHORT PLAT NO. 90-21 DATE 8/19/90

SURVEY IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T. 34 N., R. 4 E., W.M. FOR: ARTHUR J. COPELAND

DRWN. BY: SFC	CHKD. BY:	DATE:	SCALE: 1"=200'	JOB NO.: 89-167	SHEET: 1 of 1
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SEMRAU & LISSER  
SURVEYING • ENGINEERING • PLANNING  
2118 RIVERSIDE DRIVE - SUITE 104  
MOUNT VERNON, WA 98273  
206-424-9566

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