

CARMICHAEL ESTATES

PORTION OF NE 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 35 N., RANGE 2E., W.M.
SKAGIT COUNTY, WASHINGTON

98 APR 23 1998

35
26
64

LEGAL DESCRIPTION

LOT 3 OF SHORT PLAT NUMBER 51-77, APPROVED AUGUST, 1977, FILED IN VOLUME 2 OF SHORT PLATS AT PAGE 99, LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89° 48' 54" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 106.00 FEET; THENCE SOUTH 00° 35' 08" WEST, A DISTANCE OF 388.31 FEET; THENCE SOUTHERLY A DISTANCE 22.71 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 13° 00' 34"; THENCE SOUTH 89° 42' 32" EAST ALONG A LINE NOT TANGENT TO SAID CURVE, A DISTANCE OF 108.57 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE NORTH 00° 35' 06" EAST ALONG SAID EAST LINE, A DISTANCE OF 411.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH AN EASEMENT ON, OVER, ACROSS AND UNDER THE NORTH AND WEST 10 FEET OF THE ABOVE DESCRIBED EXCEPTION, TO BE USED FOR FUTURE ROAD AND UTILITY EASEMENT.

ALSO TOGETHER WITH THAT PORTION OF THE NORTH 40 RODS OF THE WEST 20 RODS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 305 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID WEST LINE A DISTANCE OF 355 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE THEREOF A DISTANCE OF 445 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PAUL AND MILDRED STRATTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 546356; THENCE WEST ALONG THE SOUTH LINE OF SAID STRATTON TRACT A DISTANCE OF 109.9 FEET; THENCE SOUTH 90 FEET; THENCE WEST 220.1 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, NORTHLAND CABLE TELEVISION COMPANY, GTE NORTHWEST, CASCADE NATURAL GAS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS, UNLESS SHOWN OTHERWISE, IN WHICH TO INSTALL, LAY, CONSTRUCT, REVIEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEVISION, TELEPHONE AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS AT ALL TIMES FOR THE PURPOSES STATED.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS

THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE SHOWN ON THE PLAT OF CARMICHAEL ESTATES COVENANTS ARE RECORDED UNDER AUDITOR'S FILE NUMBER(S) 9804230002 9804230003

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE LOT OWNERS FOREVER THE USE AS ROADS AND WAYS AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE REASONABLE ORIGINAL GRADING OF THE ROADS AND WAYS HEREON FOLLOWING REASONABLE ORIGINAL GRADING OF THE ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY ROAD RIGHT-OF-WAY OR TO HAMPER PROPER ROAD DRAINAGE, ANY ENCLOSING OF DRAINAGE WATER IN CULVERTS OR DRAINS, OR RE-ROUTING THEREOF ACROSS ANY LOTS AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF LOTS, SHALL BE DONE BY AND AT THE EXPENSE OF SAID OWNER.

Allen C Carmichael

ACKNOWLEDGEMENT

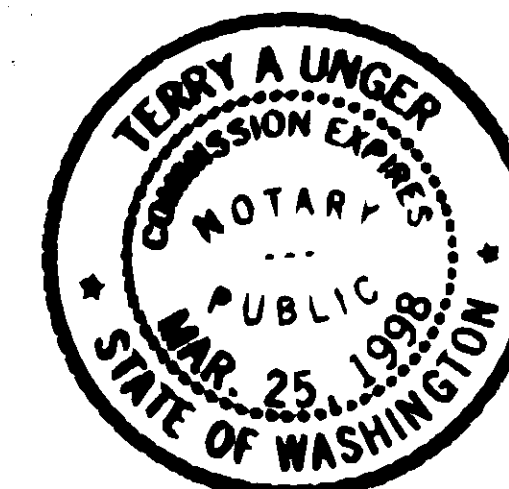
STATE OF Washington
COUNTY OF Whatcom

ON THIS 6th DAY OF February, 1998, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Allen C. Carmichael

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DEDICATION HEREIN AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Terry A Unger
NOTARY PUBLIC IN AND FOR THE STATE OF
Washington RESIDING AT Bellingham



ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss.
COUNTY OF WHATCOM

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED _____ OF _____

A _____ CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION 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 THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____

MY COMMISSION EXPIRES _____

CARMICHAEL ESTATES

PORTION NE 1/4, OF NW 1/4 OF SECTION 31, TWP. 35 N., RNG. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

NOTES

1. SET REBAR WITH YELLOW CAP MARKED JEPSON 9361 " AT LOT CORNERS.
2. THIS SURVEY WAS PERFORMED IN THE FIELD USING A TOPCON GTS-3C TOTAL STATION.
3. BASIS OF BEARING - SHORT PLAT FOR ROBERT + LORI CLUMNER IN VOL. 10 SHORT PLATS PG. 68. LINE HELD WAS CENTERLINE OF HADDON ROAD BEARING N 89°48'54" W.
4. DEVELOPER
ALLEN CARMICHAEL
PO BOX 957
ANACORTES, WA. 98221
5. ZONING - RURAL RESIDENTIAL
6. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE SYSTEM
7. WATER - INDIVIDUAL WELLS, SEE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS.
 - a. Lot 1 will be served by the City of Anacortes (or other means approved by the Skagit County Department of Health).
 - b. Lots 4, 5, and 6 are served by pre-existing non-conforming wells.
 - c. Lot 2 is served by two (2) wells that can provide the required 100 foot well protection zone.
 - d. Lot 3 will be served by an individual well and requires a 100 foot well protection zone to be maintained.

HEARING EXAMINER

APPROVED BY THE SKAGIT COUNTY HEARING EXAMINER THIS 11TH DAY OF MARCH 1998

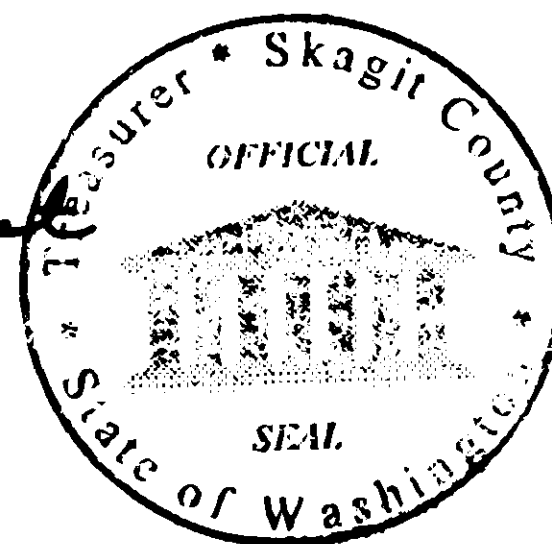
Robert C. Schofield

COUNTY 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 1998.

I, Judy Ann Marshall TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR April 1998.
THIS 7 DAY OF April 1998.

Judy Ann Marshall
SKAGIT COUNTY TREASURER

**APPROVALS**

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Chad Smith 3/27/98
COUNTY ENGINEER DATE

Tom Clunker 3/30/98
COUNTY PLANNING DIRECTOR DATE

Robert Shaw 4/13/98
CHAIRPERSON, BOARD OF DATE

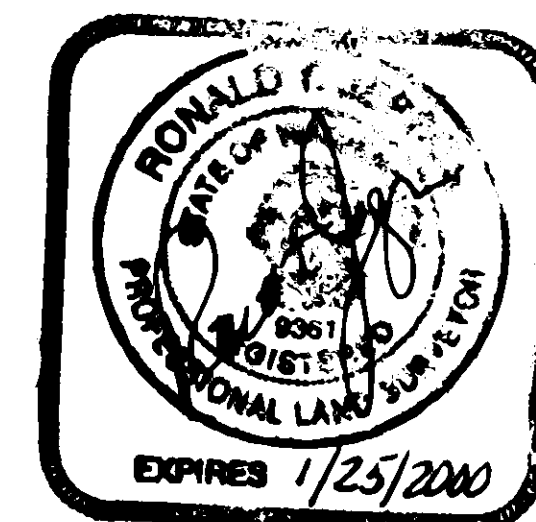
H. J. Hubbard 4-2-98
SKAGIT COUNTY HEALTH OFFICER DATE

David Chambers 4/13/98
EX OFFICER OF THE BOARD DATE

SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "CARMICHAEL ESTATES" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW; THAT ALL DISTANCES, COURSES, AND ANGLES ARE CORRECTLY SHOWN HEREON; THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Ronald T. Jepson
RONALD T. JEPSON, P.L.S. #9361

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF RONALD T. JEPSON AND ASSOC. THIS 23rd DAY OF April 1998 AT 9:36 MINUTES PAST 8 A.M. AND RECORDED IN VOLUME 17 OF PLATS, PAGES 1-936 RECORDS OF SKAGIT COUNTY, WASHINGTON.

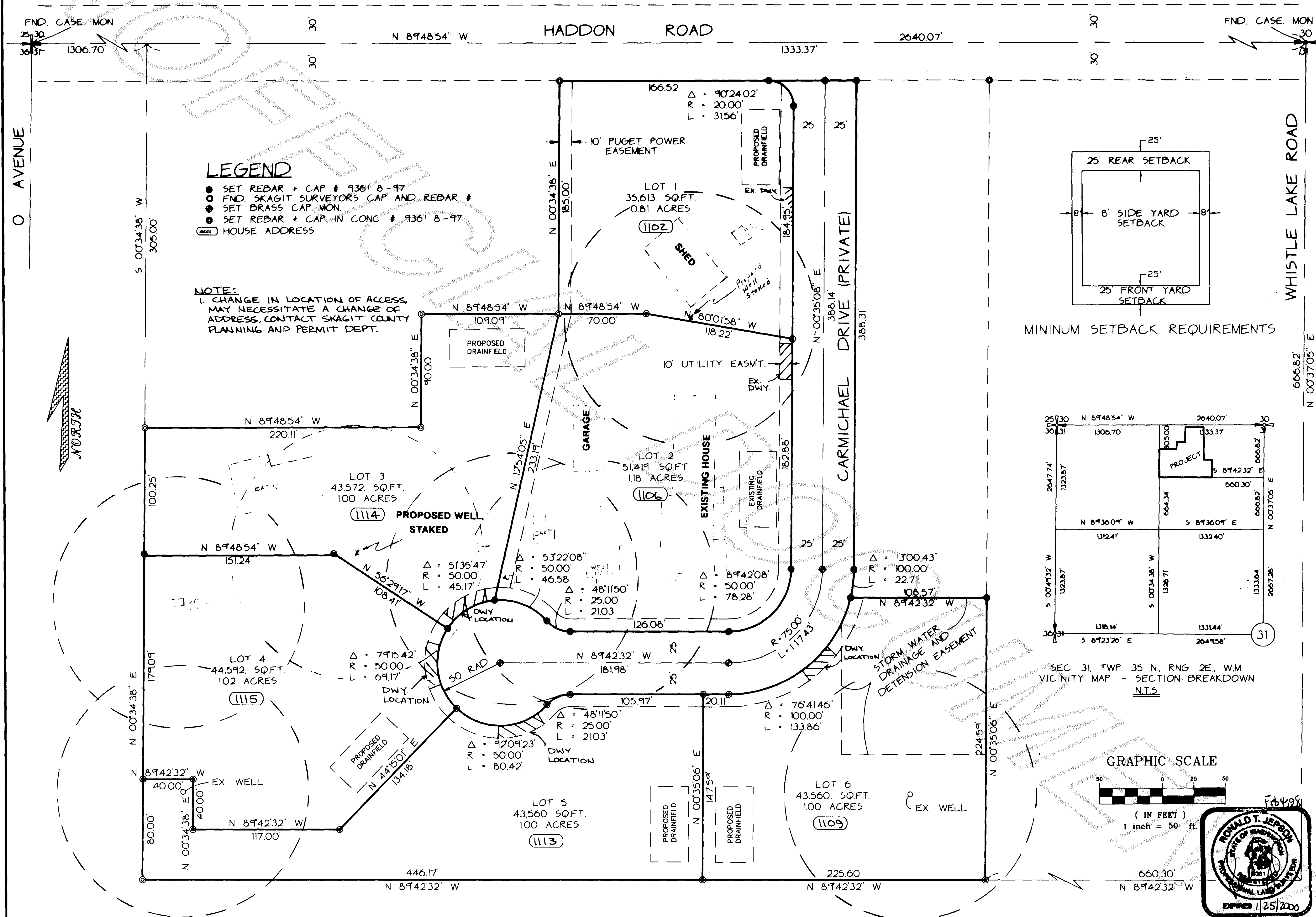
Kathy Aird
SKAGIT COUNTY AUDITOR

BY: James J. Jansen
DEPUTY

9804230001

CARMICHAEL ESTATES

PORTION OF NE 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 35 N., RANGE 2E., W.M.
SKAGIT COUNTY, WASHINGTON



SHEET 3 OF 3

RONALD T. JEPSON + ASSOCIATES
CONSULTING ENGINEERS*LAND SURVEYORS*PROJECT MGMT. & DEV.
222 GRAND AVE. SU "C", PH. No. (360) 733-5760
BELLINGHAM, WASHINGTON 98225

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