

8010290047

SHORT PLAT NUMBER 6URL-5-80DATE OCT. 21, 1980

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTH-WEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
 STARTING AT THE 1/4 CORNER BETWEEN SECTIONS 5 AND 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE WEST ALONG CENTER LINE OF PEASE ROAD 721.04 FEET; THENCE SOUTH 2°00'30" EAST 30.02 FEET TO THE INTERSECTION OF THE SOUTH EDGE OF PEASE ROAD AND WEST EDGE OF EAST ROAD, WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 2°00'30" EAST 581.16 FEET; THENCE WEST 491.66 FEET; THENCE NORTH 2°21'00" WEST 581.29 FEET; THENCE EAST 495.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 790986, 740925 AND 775767.

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 - M-1
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS AT SUCH TIME THAT SANITARY SEWERS ARE CONSTRUCTED TO WITHIN 200 FEET OF ANY LOT IN THIS SHORT PLAT BUILDINGS ON THE LOTS MUST CONNECT TO THE SANITARY SEWER.
5. WATER - P.U.D. NO. 1
6. • - DENOTES PROPERTY CORNER SET, REBAR WITH YELLOW CAP MARKED D.S. 9622
7. B.M. - DENOTES BENCH MARK LOCATION. RAILROAD SPIKE ON EAST FACE OF POWER POLE 13171. EL. = 29.58

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.

Henry Vander Pol Anna Vander Pol
 HENRY VANDER POL, husband ANNA VANDER POL, wife
 ISLAND SAVINGS AND LOAN ASSN.

Charles A. Boudinot Manager, Mt Vernon
 Charles A. Boudinot, Manager, Mt Vernon Office

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
 COUNTY OF Snohomish }

ON THIS 21 DAY OF October, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Henry Vander Pol and Anna Vander Pol

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 their FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

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

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.

Donald R. Semrau DATE 9-12-80
 DONALD R. SEMRAU
 DON SEMRAU AND ASSOCIATES
 2001-C RIVERSIDE DRIVE
 MOUNT VERNON, WA. 98273 CERTIFICATE NO. 9622
 424-9566

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
 COUNTY OF Snohomish }

ON THIS 21 DAY OF September, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Charles A. Boudinot

Charles A. Boudinot
 THE CORPORATION THAT EXECUTED THE FOREGOING 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 AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Notary Public
 RESIDING AT Mt Vernon, WA.

SPECIAL CONDITIONS

- ITEM 1. COVENANTS AND RESTRICTIONS. KNOW ALL PERSONS BY THESE PRESENTS: THAT HENRY AND ANNA VANDER POL, HUSBAND AND WIFE OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED DECLARE THAT IT IS EXPRESSLY UNDERSTOOD, AGREED AND PROVIDED THAT THE COVENANTS, CONDITIONS, RESTRICTIONS, AND PROVISIONS HEREIN SET FORTH SHALL RUN WITH THE LAND INTENDED TO BE AFFECTED HEREBY AND SHALL BIND AND SHALL INURE TO THE BENEFIT OF SUCCESSORS, HEIRS, ASSIGNS AND PERSONAL REPRESENTATIVES OF THE RESPECTIVE PARTIES WHO OWN OR BECOME OWNERS OF THE LAND AND SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS, CONDITIONS AND PROVISIONS: OWNERS OF LOTS "A" AND "B" SHALL PARTICIPATE IN A STREET LOCAL IMPROVEMENT DISTRICT FOR THE CONSTRUCTION OF STREET IMPROVEMENTS ON PEASE ROAD AS REQUIRED BY THE CITY OF BURLINGTON.
- ITEM 2. AT SUCH TIME THAT SANITARY SEWERS ARE CONSTRUCTED TO WITHIN 200 FEET OF ANY LOT IN THIS SHORT PLAT, BUILDINGS ON THE LOTS MUST CONNECT TO THE SANITARY SEWERS.
- ITEM 3. FIRE FIGHTING STANDARDS RELATING TO PIPE SIZES, FIRE FLOWS AND FIRE HYDRANT LOCATIONS ACCORDING TO THE BURLINGTON FIRE CHIEF'S REQUIREMENTS MUST BE MET BEFORE BUILDING PERMITS ARE ISSUED FOR CONSTRUCTION ON THESE LOTS.

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF BURLINGTON PLANNING COMMISSION THIS 21ST DAY OF OCTOBER 1980.

Donald Brown
 CHAIRPERSON, CITY OF BURLINGTON
 PLANNING COMMISSION

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED THIS 21TH DAY OF October, 1980.

Robert C. Boudinot Jr.
 ENGINEER FOR CITY OF BURLINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29 DAY OF Oct 1980, AT 4:01 P.M. IN BOOK 7 OF SHORT PLATS AT PAGE 193, AT THE REQUEST OF DON SEMRAU AND ASSOCIATES.

Lucien Henry Sanford J. Granger
 SNOHOMISH COUNTY AUDITOR DEPUTY

SURVEY OF A PORTION OF
 N.E. 1/4 OF THE N.W. 1/4 OF

SECTION 8, T. 34 N., R. 4 E., W.M.

FOR: RICHARD LEMMON & JAMES KOETJE

F.B. 13 P. 22
 MERIDIAN: ASSUMED

DON SEMRAU & ASSOCIATES
 SURVEYING - ENGINEERING - PLANNING
 MT. VERNON, WA. 98273 424-9566

SCALE: 1" = 100'
 JOB No. 80-034

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