

SURVEY IN SECTION 6 ,TWP. 34 N., R. 4 E., W.M.

SHORT PLAT NUMBER Burl 4 - 81
DATE AUGUST 18, 1981

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.

FRANK VERVAART ALICE VERVAART

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 Frank Vervart and Alice Vervart, husband and wife

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 SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Megan L. Cheney
NOTARY PUBLIC

RESIDING AT Mount Vernon, WA.

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 _____

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

NOTARY PUBLIC

RESIDING AT _____, 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 BOLDINOT, INC.
ENGINEERS AND LAND SURVEYORS
1212 EAST FAIRHAVEN
BURLINGTON, WASHINGTON 98233
CERTIFICATE NO. 8992
DATE 8/5/81

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF BURLINGTON PLANNING COMMISSION THIS _____ DAY OF _____, 19____.

Richard A. Menzies
CHAIRMAN
CITY OF BURLINGTON PLANNING COMMISSION

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF OCT, 1981, AT 11:01 A.M. IN BOOK 5 OF SHORT PLATS AT PAGE 133, AT THE REQUEST OF LEONARD AND BOLDINOT, INC.

Julien H. Jones
SKAGIT COUNTY AUDITOR
BY: Deputy

SCALE: 1" = 100'

MERIDIAN: ASSUMED

FB 223 P 2
L 473 P 19
JOB No. 81123

SPECIAL CONDITIONS

- ITEM 1. COVENANTS AND RESTRICTIONS: THAT ALICE VEEVAERT AND FRANK VEEVAERT WIFE AND HUSBAND 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 AND 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 1, 2, 3 AND 4 SHALL PARTICIPATE IN A STREET LOCAL IMPROVEMENT DISTRICT FOR THE CONSTRUCTION OF STREET IMPROVEMENTS ON GOLDENROD ROAD AS REQUIRED BY THE CITY OF BURLINGTON OWNERS OF LOT 1, 2, 3 AND 4 SHALL PARTICIPATE IN ANY FUTURE LOCAL IMPROVEMENT DISTRICT OR UTILITY LOCAL IMPROVEMENT DISTRICT FOR THE CONSTRUCTION OF SANITARY SEWERS SERVING THESE LOTS.
- 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. FIREFIGHTING STANDARDS RELATING TO PIPE SIZES, FIRE FLOWS AND FIRE HYDRANT LOCATIONS SHALL BE ACCORDING TO THE BURLINGTON FIRE CHIEF'S REQUIREMENTS AND MUST BE MET BEFORE BUILDING PERMITS ARE ISSUED FOR CONSTRUCTION ON THESE LOTS.

1
13.92 ACRES
(NORTH OF STEVENS ROAD)
(LOT 1 = 21.25 ACRES TOTAL)

2
1.49 ACRES

NOTE: INTERIOR LOT CORNERS HAVE NOT BEEN SET AT THIS TIME BECAUSE FIELD IS UNDER CULTIVATION.

4

3

SEE NOTE 8 FOUND EXISTING COUNTY MONUMENT 0.08 NORTH AND 0.36 EAST OF CALCULATED INTERSECTION.

LEGAL DESCRIPTION

OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, EXCEPT ROAD AND DIKE RIGHTS OF WAY, AND EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 550 FEET TO THE CENTER OF GAGES SLOUGH; THENCE SOUTH 75° 15' WEST ALONG THE CENTERLINE OF SAID SLOUGH 750 FEET; THENCE SOUTH 34° 27' WEST 439 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION; THENCE EAST 915 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND ALSO EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 502900 AND 767807 AND ALSO EXCEPT THAT CERTAIN 60 FOOT STRIP CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 839879.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED THIS 14th DAY OF AUGUST, 1981.

John A. Boudinot
ENGINEER FOR CITY OF BURLINGTON

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 - NORTH OF STEVENS ROAD IS C-2, SOUTH OF ROAD IS R-S.
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS UNTIL CITY SEWER AVAILABLE.
- WATER - P.U.D.
- DENOTES EXISTING REBAR SET ON PREVIOUS SURVEY.
- DENOTES REBAR WITH YELLOW CAP MARKED CONRAD 8992 SET.
- DENOTES BENCHMARK LOCATION MONUMENT CASE AT ROAD INTERSECTION ELEV. = 270.41 U.S.C. & G.S. MEAN SEA LEVEL DATUM.

SOUTHEAST CORNER SECTION 6-34-4 CONCRETE MONUMENT IN CASE