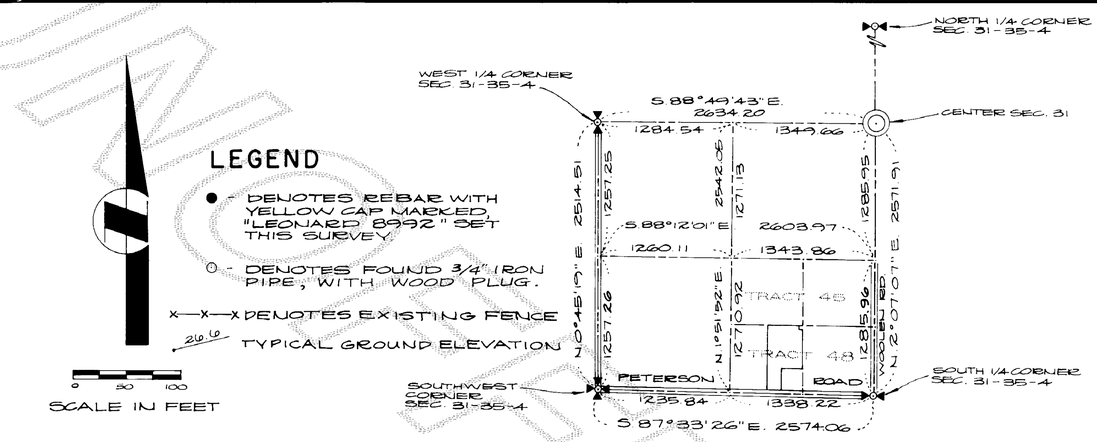
8612240005



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 - RESIDENTIAL R-1-9.6
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS
5. WATER - PUBLIC UTILITY DIST. NO. 1

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED THIS 19TH DAY OF December 19 86.

ENGINEER FOR THE CITY OF BURLINGTON CERT. No. 9622
DONALD R. SEMRAU

DONALD R. SEMRAU · STATE OF WASHINGTON · REGISTERED PROFESSIONAL ENGINEER

CONSENT

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

THOMAS L. CUMMINGS HELEN E. CUMMINGS
1633 PETERSON RD.
757-0745

WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION

ACKNOWLEDGMENT

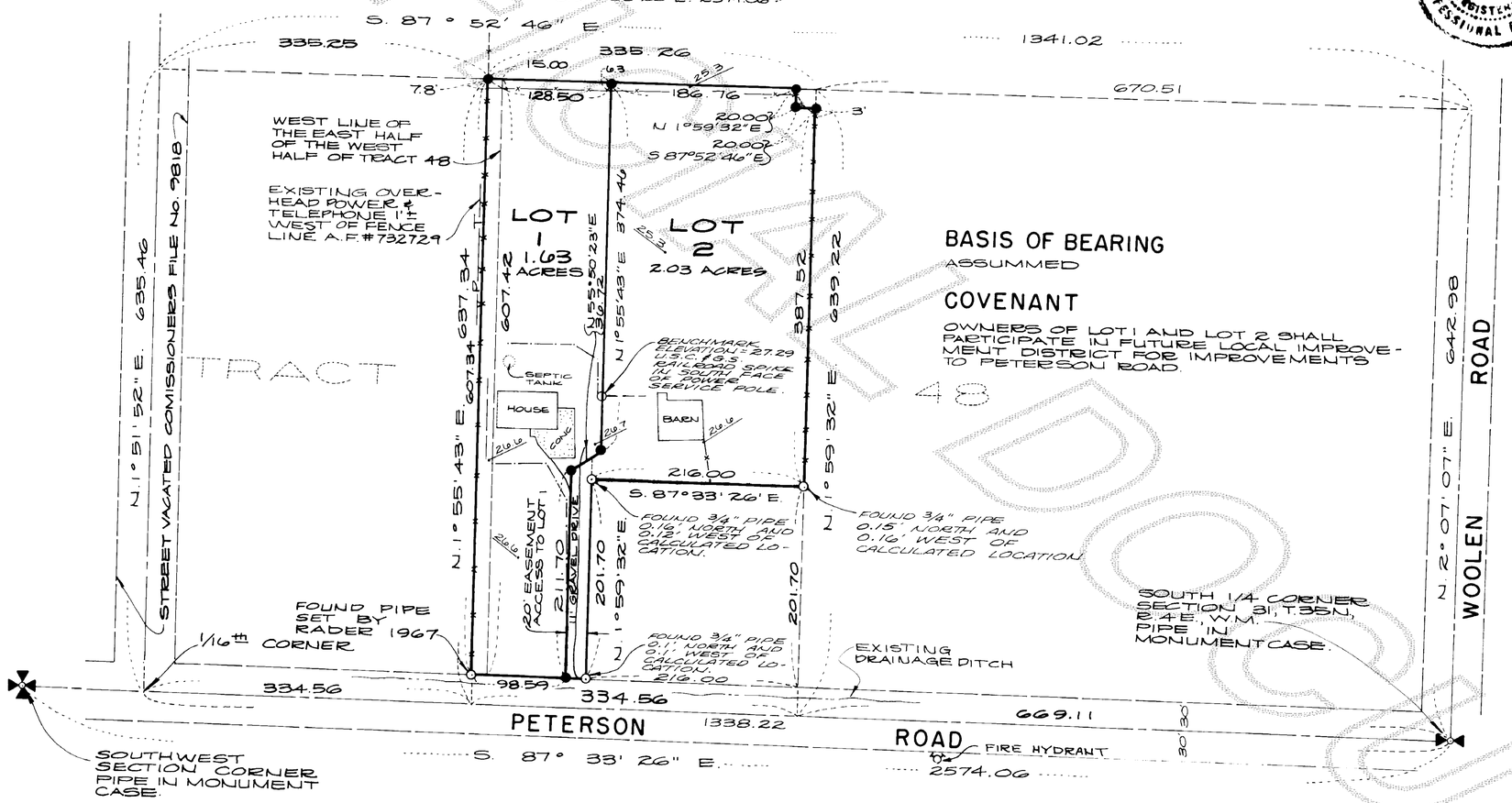
STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT

ON THIS 18TH DAY OF NOVEMBER, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED THOMAS L. CUMMINGS AND HELEN E. CUMMINGS, HUSBAND AND WIFE,

TO ME KNOWN TO BE THE INDIVIDUALS 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.

NOTARY PUBLIC
RESIDING AT Mount Vernon, WA

EMIL N. BOWERS · COMMISSION EXPIRES · NOTARY PUBLIC · 8-12-90 · STATE OF WASHINGTON



BASIS OF BEARING

ASSUMED

COVENANT

OWNERS OF LOT 1 AND LOT 2 SHALL PARTICIPATE IN FUTURE LOCAL IMPROVEMENT DISTRICT FOR IMPROVEMENTS TO PETERSON ROAD.

SURVEYOR'S CERTIFICATE

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

JOHN E. LEONARD JR., PE & PLS
LEONARD AND BOUDINOT, INC
CERTIFICATE No 8992
DATE 11/19/86

JOHN E. LEONARD JR. · STATE OF WASHINGTON · REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF BURLINGTON PLANNING COMMISSION THIS 16TH DAY OF DECEMBER, 1986

CHAIRPERSON
CITY OF BURLINGTON PLANNING COMMISSION

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF ___, 19__, AT ___ M IN BOOK ___ OF SHORT PLATS AT PAGE ___ AT THE REQUEST OF LEONARD AND BOUDINOT, INC

SKAGIT COUNTY AUDITOR
BY
DEPUTY

LEGAL DESCRIPTION

PARCEL A

THE EAST 1/2 OF THE WEST 1/2 OF TRACT 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 149, RECORDS OF SKAGIT COUNTY, EXCEPT THE NORTH 20 FEET OF THE EAST 20 FEET THEREOF; AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 216 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID TRACT A DISTANCE OF 201.7 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE THEREOF A DISTANCE OF 216 FEET; THENCE SOUTH ALONG THE EAST LINE THEREOF A DISTANCE OF 201.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B

THAT PORTION OF THE WEST HALF OF TRACT 48, "PLAT OF BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 149, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING ALSO A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 87 DEG. 33' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,003.07 FEET; THENCE NORTH 1 DEG. 55' 43" EAST, A DISTANCE OF 30.00 FEET TO AN EXISTING THREE QUARTER INCH PIPE ON THE NORTH RIGHT OF WAY LINE OF THE PETERSON ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 1 DEG. 55' 43" EAST ALONG AN EXISTING FENCE LINE A DISTANCE OF 607.34 FEET TO THE NORTH LINE OF SAID TRACT 48; THENCE SOUTH 87 DEG. 52' 46" EAST ALONG THE NORTH LINE OF SAID TRACT 48, A DISTANCE OF 18.00 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID TRACT 48; THENCE SOUTH 1 DEG. 55' 43" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID TRACT 48, A DISTANCE OF 607.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PETERSON ROAD; THENCE NORTH 87 DEG. 33' 26" WEST, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

ACKNOWLEDGMENT

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 HE 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.

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 19 86.

THIS 1st DAY OF ___ 19__

SKAGIT COUNTY TREASURER

SHORT PLAT NO. BURLINGTON 1-86 DATE DEC 16, 1986		
THOMAS AND HELEN CUMMINGS IN SOUTHWEST QUARTER SECTION 31, TWP 35 N, RGE 4 E., W.M.		
DATE NOV. 1986	LEONARD AND BOUDINOT, INC CIVIL ENGINEERS AND LAND SURVEYORS 612 E. FAIRHAVEN AVE., BURLINGTON, WA 755-0431 293-4508	SCALE 1" = 100'
FD. BK 307 p.15-17		JOB No 86219

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