9207270058

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREFTOFORE 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 1989 THIS 8TH DAY OF December, 1989.

Linda Pattison for Judyann Morris
SKAGIT COUNTY TREASURER

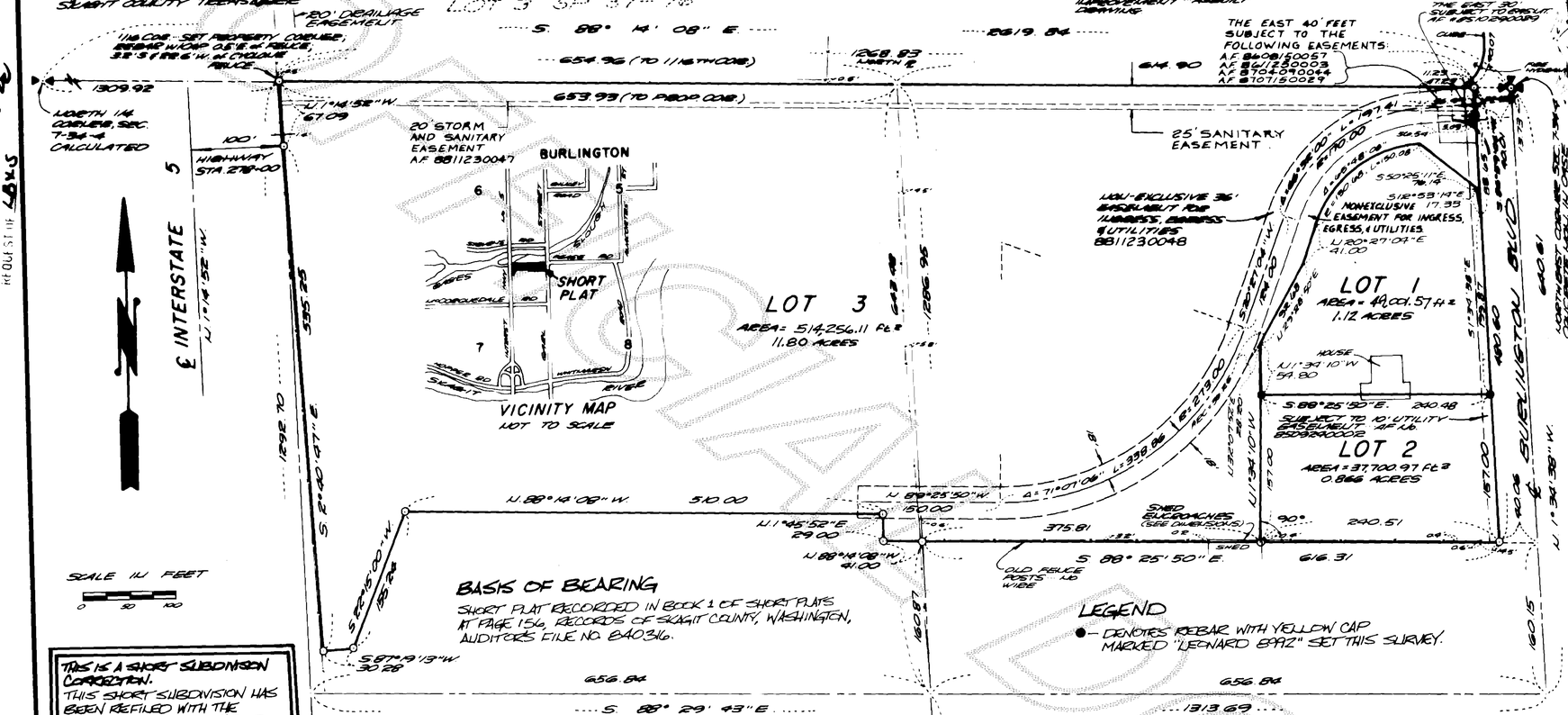
PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF BURLINGTON PLANNING COMMISSION THIS 20th DAY OF September, 1988.

Kelly M. Hodgin
CHAIRPERSON
CITY OF BURLINGTON PLANNING COMMISSION

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 - C-1 / COMMERCIAL
4. SEWAGE DISPOSAL - BURLINGTON SANITARY SEWER
5. WATER - PUD No. 1
6. BURLINGTON STORM DRAIN SYSTEM DIRECT TO GARL STREET IMPROVEMENT ASBUILT DRAWING



THE EAST 40 FEET SUBJECT TO THE FOLLOWING EASEMENTS:
AF 8608150057
AF 8612250023
AF 8704090044
AF 8707150029

THE EAST 30' SUBJECT TO EASEMENT AF 8810290089

THIS IS A SHORT SUBDIVISION CORRECTION.
THIS SHORT SUBDIVISION HAS BEEN REFILED WITH THE SKAGIT COUNTY AUDITOR TO CORRECT LOT AREA ERRORS IN THE ORIGINAL SHORT SUBDIVISION NO.
AS RECORDED IN BOOK 9 OF SHORT PLATS, PAGE 183 AUDITOR'S FILE NO. 8812290085 AND ARE ITEMIZED AS FOLLOWS:

LOT 1
ORIGINAL AREA: 56,614.12 FT²
1.30 ACRES
ACTUAL AREA = 49,001.57 FT²
1.12 ACRES

LOT 3
ORIGINAL AREA:
506,643.56 FT²
11.63 ACRES
ACTUAL AREA = 514,256.11 FT²
11.80 ACRES

THE BOUNDARIES OF THIS PLAT AND LOTS WITHIN REMAIN UNALTERED.

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 40 FEET THEREOF

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., THENCE SOUTH 88°45'12" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 658.74 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, THENCE NORTH, 1°23'42" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 643.48 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE CONTINUING NORTH 1°23'42" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 140.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH, 88°14'08" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 41.00 FEET, THENCE NORTH 1°45'52" EAST, 29.00 FEET, THENCE NORTH 88°14'08" WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 510.00 FEET, THENCE SOUTH 82°15' 00" WEST, A DISTANCE OF 155.24 FEET, THENCE SOUTH 87°19'13" WEST, A DISTANCE OF 30.28 FEET TO THE INTERSECTION WITH THE EASTERLY MARGIN OF PRIMARY STATE HIGHWAY No. 1 AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CASE NOS. 23156 AND 25550 AS CONVEYED BY DEED RECORDED AUGUST 14, 1972 AS AUDITOR'S FILE No. 1178505; SAID INTERSECTION ALSO BEING THE TERMINUS POINT OF SAID LINE.

EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE BOUNDARIES OF SAID PRIMARY STATE HIGHWAY No. 1.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A 36.00 FOOT STRIP OF LAND LYING 18.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., THENCE SOUTH 1°34'38" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1313.73 FEET; THENCE SOUTH 88°59'04" WEST, 40.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°59'04" WEST, 56.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°32'00" AN ARC DISTANCE OF 197.41 FEET; THENCE SOUTH 22°27'00" WEST, 124.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 273.00 FEET;

LEGAL DESCRIPTION, CONTINUED

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°07'06" AN ARC DISTANCE OF 338.86 FEET; THENCE NORTH 88°25'50" WEST, 150 FEET TO THE TERMINUS POINT OF SAID EASTERLINE.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES BEING A PORTION OF PROPERTY WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SEC. 7, T.34 N., R.4 E., W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 88°14'08" WEST, A DISTANCE OF 40.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BURLINGTON BOULEVARD; THENCE SOUTH 1°34'38" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 35.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°59'04" WEST, A DISTANCE OF 56.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 152.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°32'00" AN ARC DISTANCE OF 176.51 FEET; THENCE SOUTH 22°27'00" WEST, A DISTANCE OF 124.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 291.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°08'12" AN ARC DISTANCE OF 390.25 FEET; THENCE NORTH 32°07'52" EAST, A DISTANCE OF 228.20 FEET; THENCE NORTH 39°28'50" EAST, A DISTANCE OF 92.08 FEET; THENCE NORTH 20°27'00" EAST, A DISTANCE OF 41.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 130.08 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°48'08" AN ARC DISTANCE OF 150.08 FEET; THENCE SOUTH 50°25'11" EAST, A DISTANCE OF 7.10 FEET; THENCE SOUTH 12°53'14" EAST, A DISTANCE OF 17.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID BURLINGTON BOULEVARD; THENCE NORTH 1°34'38" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 88.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A DRAINAGE EASEMENT OVER AND ACCROSS THE WEST 20 FEET OF LOT 3, SHORT PLAT 37-78, DATED JULY 20, 1978, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 156, UNDER AUDITORS FILE No. 8203160, BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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. BY THEIR UNDERSIGNED CONSENT, FREE AND VOLUNTARY ACT AND DEED, PERPETUAL SAVINGS BANK, F.S.B. HEREBY APPROVES MODIFICATION OF ACCESS AND UTILITY EASEMENT BENEFITING THE SUBJECT PROPERTY KNOWN AS PHASE II AS RECORDED IN BOOK 9 OF SURVEYS AT PAGE 85, RECORDS OF SKAGIT COUNTY, WHICH IS CONTIGUOUS AND SOUTH OF LOT 3 OF THE SHORT PLAT WHICH ACCESS AND UTILITY EASEMENT IS DELINEATED HEREON.

PERPETUAL SAVINGS BANK, F.S.B.

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.

WILLIAM GLEN
VICE PRESIDENT GLEN INVESTORS, INC.
C/O GLEN INVESTORS, INC. GENERAL PARTNER
MCA BURLINGTON LIMITED PARTNERSHIP
1500 24TH ST. N.W. WASHINGTON D.C. 20037
SUITE 200
(202) 337-7108
(202) 223-9817

ACKNOWLEDGMENT

STATE OF WASHINGTON / MARYLAND
COUNTY OF KING / MONTGOMERY } S.S.

ON THIS 7TH DAY OF JULY, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON / MARYLAND, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM GLEN

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS 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: PRINCE GEORGES, MD

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.

DAVID E. LEONARD PE, PE & PLS
LEONARD, BOUDINOT AND SKIDMORE, INC.
CERTIFICATE No 8992
DATE 6/29/88
DATE 6/29/89

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

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE THIS 18th DAY OF July, 1989.

SHORT PLAT ADMINISTRATOR
CITY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF July, 1992 AT 10:49 AM IN BOOK 10 OF SHORT PLATS AT PAGE 105, AT THE REQUEST OF LEONARD, BOUDINOT AND SKIDMORE, INC.

SKAGIT COUNTY AUDITOR
BY
DEPUTY

ACKNOWLEDGMENT

STATE OF Virginia
COUNTY OF Fairfax } S.S.

ON THIS 14th DAY OF July, 1989 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED: Ralph R. Falcone, Assistant Vice President of Perpetual Savings Bank, F.S.B.

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

NOTARY PUBLIC
RESIDING AT Fairfax, VA.

SHORT PLAT No. BURL 1-92		DATE
THE MCARTHUR / GLEN GROUP		
SECTION 7, TWP. 34 N., RGE. 4 E., W.M.		
DATE: 8/88 S.GOOD	LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST. MOUNT VERNON, WASHINGTON 98273 206-336-5751	SCALE: 1" = 100'
FD. BK. 307 PG. 25		JOB No. 88064B

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