

Bar Scale 0 50 100 150 200 Feet

PLAN  
Scale: 1" = 50'

# PLAT OF THE BURLINGTON SHORT PLAT NO. 5-72 4. ACREAGE PROPERTY

Plat Mon.  
Found Conc. Mon.  
with RBL Cap No.  
6702, Cased.

REPLAT OF  
25.  
26.  
27.  
EVERGREEN ACRES DIV. NO. 1

PETER ANDERSON ROAD

ALISTON LANE

S 1/4 Cor. Mon.  
Sec. 28-35-4  
Found Conc. Mon.  
with RBL Cap No.  
6702, Cased.

N 1/2 Vac. 60' Road by  
Resolution 2670, County  
Commissioner File 10227.

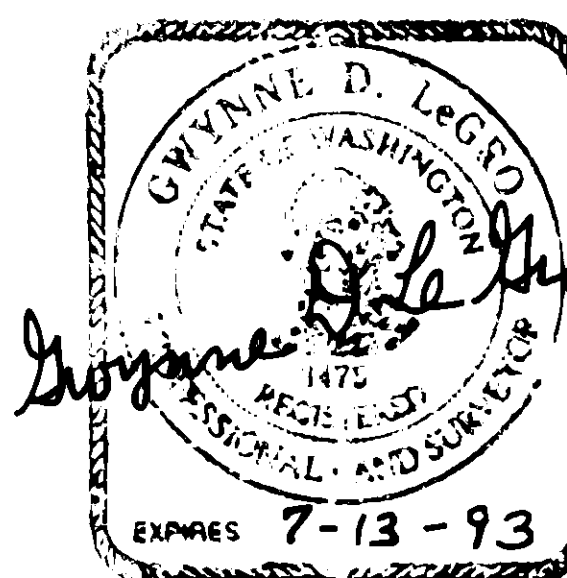
GUNDERSON ROAD

Strip of Land Conveyed from  
B. Armstrong to L.R. Lashley  
by Q.C.D. Filed Under A.F. No.  
578804.

## UTILITIES NOTE

The utility locations shown hereon  
are from field observation where  
possible and from available utility  
records of the Cascade Natural  
Gas Corporation and Public Utility  
District No. 1 of Skagit County  
(Water).

Plat Cor.  
See SURVEY NOTE I.



## LEGEND

- Ground Elev. = 39.60' U.S.G.S. Datum
- Property Corner
- Set 5/8" Diam. x 18" Length  
Steel Rebar with Yellow Plastic  
Cap Imprinted: "LEGRO"
- Monument 3475
- Found 5/8" Diam. x 18" Length  
Steel Rebar with Yellow Plastic  
Cap Imprinted: "LEGRO"
- Fire Hydrant 3475
- Fence 2.54' North of Prop. Line
- Chain Link Fence
- 2" Gas Main
- 6" Water Main
- Overhead Telephone & Cable TV
- Overhead Power Lines
- Power Pole
- Telephone Pole
- Set 2" Square Fir Hub with Tack

## LOT AREAS

- Lot 1. = 43,560.02 Sq. Ft.  
= 1.00 Acre
- Lot 2. = 41,536.74 Sq. Ft.  
= 0.95 Acre
- Lot 3. = 125,913.87 Sq. Ft.  
= 2.89 Acres
- TOTAL = 211,010.63 Sq. Ft.  
= 4.84 Acres

## RECORD

Filed for the record at the request of Shirley L.  
Mortensen on this 28 day of Aug.  
1992, at 11 minutes past 11 o'clock A.M. and  
recorded in Volume 15 of Plats at Pages 44 and  
45 records of Skagit County, Washington.

*Shirley L. Mortensen*  
Auditor, Skagit County  
*Cheryl Jorgensen*

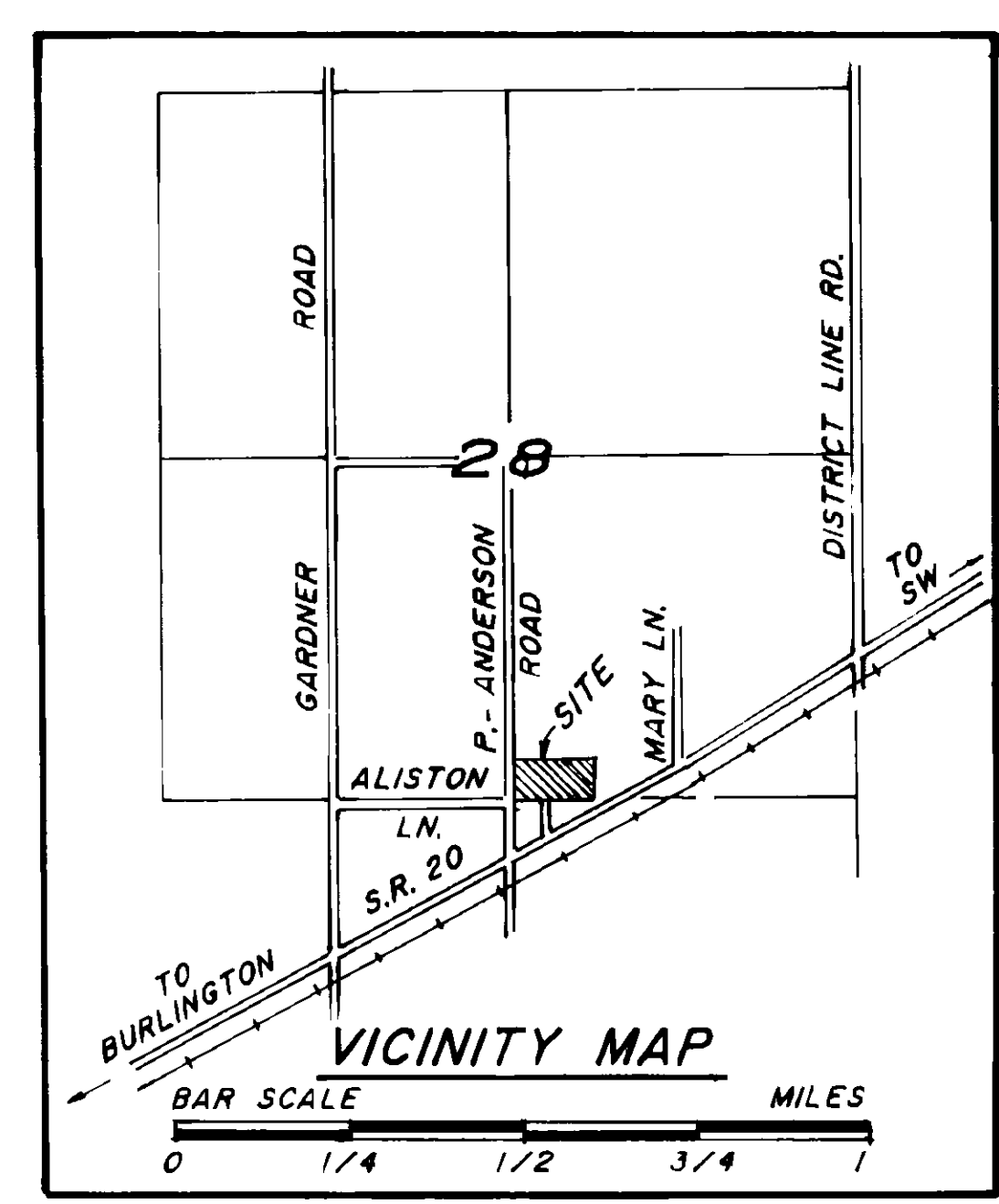
## PLAT OF MORTENSEN'S FIRST ADDITION

PTN. S 1/2 W 1/2 TRACT 4 AND  
ADJACENT N 1/2 VAC. 60 FT. ROAD  
PLAT OF BURLINGTON  
ACREAGE PROPERTY

PTN. SW 1/4 SW 1/4 SE 1/4,  
SEC. 28, T. 35 N., R. 4 E.W.M.  
SKAGIT COUNTY, WASHINGTON

January 23, 1992

Sheet 1 of 2 Sheets





**NOTES**

1. The bearing reference for this survey is based upon existing monumentation on the West line of the SW 1/4 SW 1/4 SE 1/4 of Section 28, T. 35 N., R. 4 E., W.M., as being N 2°01'45" E. See Roger Nelson Short Plat No. 5-72 as prepared by Rader and Leonard and Assoc., Inc. dated January 17, 1972 and approved January 27, 1972.
2. Legal Description furnished by First American Title Company of Skagit County, Order No. 33877, dated November 19, 1991, at 8:00 A.M.
3. Instrumentation: TOPCON GTS - 2B (20)

Theodolite:  
Min. Horiz. Circle Reading of 20"

E.D.M.:  
Accuracy  $\pm$  ( 5mm + 5ppm )

**GROUND ELEVATIONS**

This site lies within the Skagit River Flood Plain. Benchmark elevation and ground elevations ( USGS Datum ) have been annotated upon the face of this Plat.

**BENCHMARK**

Benchmark "BM-C": Set RR Spike 0.30 feet above ground in West face of Telephone Pole No. 28546 located 24.5 feet East of the S 1/4 Cor. Mon. to Sec. 28-35-4, being also at the Southwest Property Corner to Lot 2 of this Plat. Top of RR Spike Elevation = 42.165 Feet U.S.G.S. Datum.

**SURVEY NOTES**

1. 1" Diam. Iron Pipe ( Plat Cor. ) Found by Survey December 1988 on East side Old Cedar Fence Post was NOT FOUND - REMOVED. ( Refer to Record of Survey filed in Vol. 8 of Surveys at Page 100, and recorded under Auditor's File No. 8812140010, records of Skagit County, Washington. )  
Moved to new location ( apparently by laymen ) on West side of another Old Cedar Fence Post (which also appears by DETAIL on said Record of Survey) 7.60 feet West of original position, being 0.32 feet North and 0.11 feet East of the Southeast Property Corner to Lot 3 of this Plat.

**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 1992.

I, Audynn Merish, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1992.

This 27 day of August, 1992.

Audynn Merish  
Skagit County Treasurer

**LEGAL DESCRIPTION**

The South Half ( S 1/2 ) of the West Half ( W 1/2 ) of Tract 4, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" as per Plat recorded in Volume 1 of Plats, page 49, records of Skagit County, and the North Half ( N 1/2 ) of the 60 foot road vacated by resolution, County Commissioners File No. 10227, dated April 20, 1959, adjoining the South line of said subdivision, EXCEPT a strip of land along the East end of said property conveyed to L. R. Lashley by Deed dated April 8, 1959, and recorded April 8, 1959, in Volume 301 of Deeds at page 273, as Auditor's File No. 578804; ALSO EXCEPT the Easterly 8 feet of the above described Tract as conveyed to Leo J. Kowalczyk and Tina M. Kowalczyk, husband and wife, by Deed dated May 31, 1989 and recorded June 1, 1989 as Auditor's File No. 8906010092, records of Skagit County, Washington.

SUBJECT TO an Easement to the Public Utility District No. 1 of Skagit County, including the terms and conditions thereof, affecting the South 20 feet and the West 20 feet of said Tract 4, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", by that instrument dated April 4, 1958 and recorded April 7, 1958 under Auditor's File No. 563788, records of Skagit County, Washington.

AND FURTHER SUBJECT TO that pending agreement between Stan Mortensen and Skagit County entitled "NOTICE OF ON-SITE SEWER SYSTEM STATUS" dated November 1, 1991 and recorded November 1, 1991 under Auditor's File No. 9111010035, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**RESTRICTIONS**

1. Buyer should be aware that this subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

**EASEMENT PROVISIONS**

An Easement is hereby reserved for and granted to Puget Sound Power and Light Company, G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior ten ( 10 ) feet parallel and adjacent to the street frontage of all lots, TOGETHER WITH those specific easements as shown hereon, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

**SEWAGE DISPOSAL**

The method of sewage disposal shall be by individual septic drainfield systems. Conventional systems already exist for those residences upon Lots 1 and 2 of this plat. The required soil logs for Lots 1, 2 and 3 of this plat identifying proposed drainfield and reserve drainfield sites have been recently submitted to and approved by the Skagit County Permit Center and are currently on file therewith. This On-Site Sewage System Application was submitted to the Skagit County Community Development on October 28, 1991 by Don Flora for Stan Mortensen.

**APPROVALS**

Examined and approved this 26<sup>th</sup> day of August, 1992, by the Planning Director of Skagit County, Washington.

Dan Holt  
for Planning Director

Examined and approved this 24 day of August, 1992, by the Board of County Commissioners of Skagit County, Washington.

Kelby Robinson  
Chairman

Examined and approved this 21<sup>st</sup> day of July, 1992, by the Hearing Examiner of Skagit County, Washington.

Robert Schufeldt  
Hearing Examiner

Examined and approved this 6<sup>th</sup> day of August, 1992, by the County Engineer of Skagit County, Washington.

Douglas Barnett  
County Engineer

Examined and approved this 24<sup>th</sup> day of August, 1992, by the County Health Officer of Skagit County, Washington.

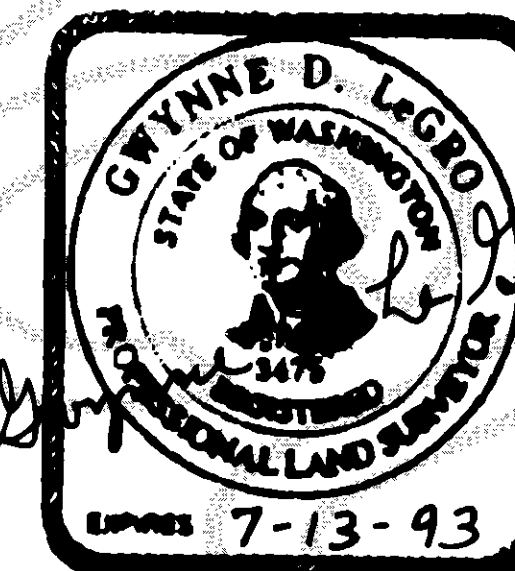
George D. Stang  
Health Officer

**SURVEYOR'S CERTIFICATE**

I, GWYNNE D. LEGRO, Registered Land Surveyor, do hereby certify that the Plat of MORTENSEN'S FIRST ADDITION is based upon actual survey, which is retraced and based on a true subdivision of the section, and that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the Plat.

LEGRO & ASSOCIATES  
Engineer & Surveyor  
815 Cleveland Avenue  
Mount Vernon, WA 98273  
Phone: (206) 336-3220

Gwynne D. Legro  
GWYNNE D. LEGRO  
Registered Professional  
Engineer & Land Surveyor  
Date: January 23, 1992



License No. 3475

**OWNER - DEVELOPER**

Shirley L. Mortensen  
1092 Peter-Anderson Road  
Burlington, Washington 98233  
Phone: (206) 757-6619

**OWNER'S CERTIFICATION**

Know all men by these presents, that I, the undersigned, owner of the land included within this PLAT do hereby CERTIFY that the decision to make this PLAT was my free act and deed, and in witness whereof I have caused my name to be hereunto Subscribed this 23 rdday of January, 1992.

Shirley L. Mortensen  
Shirley L. Mortensen

**ACKNOWLEDGEMENT**

State of Washington } S.S.  
County of Skagit }

On this day personally appeared before me SHIRLEY L. MORTENSEN, as her separate property, to me known to be the individual who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 rd day of January, 1992.

Danny D. Lehto  
Notary Public in and for the State of Washington,  
residing at Mount Vernon.

**ZONING CLASSIFICATION**

(R) Residential

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