

V-11 Sh. No. 19 210

SMOKE PLANT BUIL. B - 95 DATE

SUPPLY IN A PART OF THE SE 1/4 OF SECTION 32, T. 95 N., R. 10 E., AND PART OF FIRST ADDITION TO SUELLY TRAIL BUILDING TOL, WASHINGTON

RE CHRISTOPHER D. ADAMS

SECTION 1 & 2, 1955

STREETS AND UTILITIES

REVISION ASSUM

FB 110 PG 64

95-017

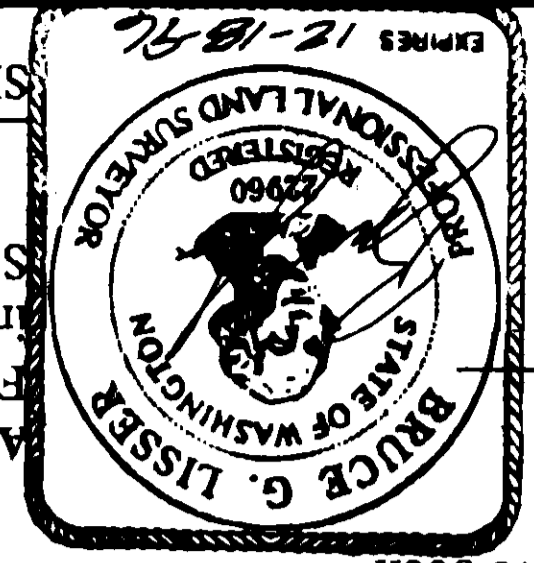
AUDITOR'S CERTIFICATE

Filed for record this 31 day of May 19 95 at 4:17 P.M.

In Volume 11 of SHORT PLATS, on page 210 at the request of SEMRAU & LISSER, Auditor's File No. 950531098

Deputy Skagit County Auditor

[Signature]



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.

Date: 5-31-95

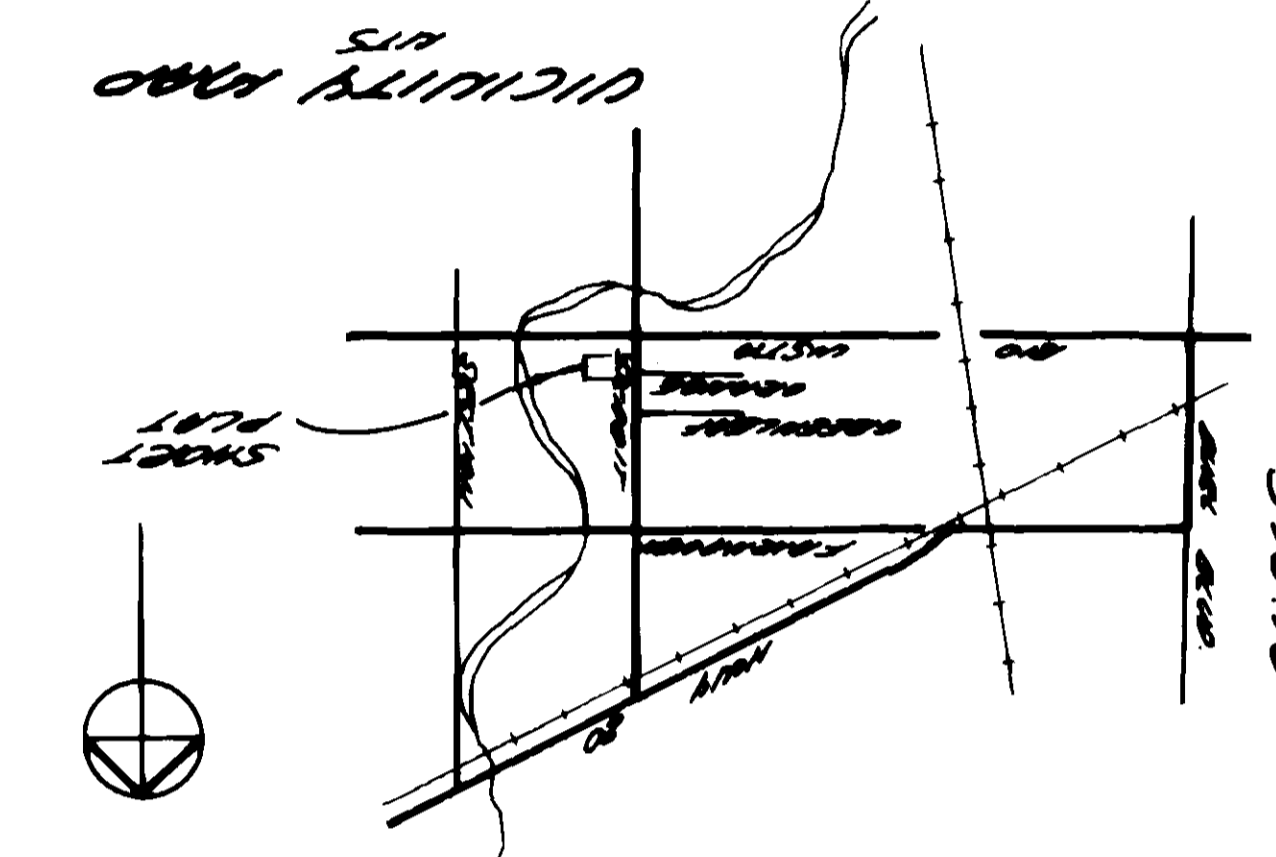
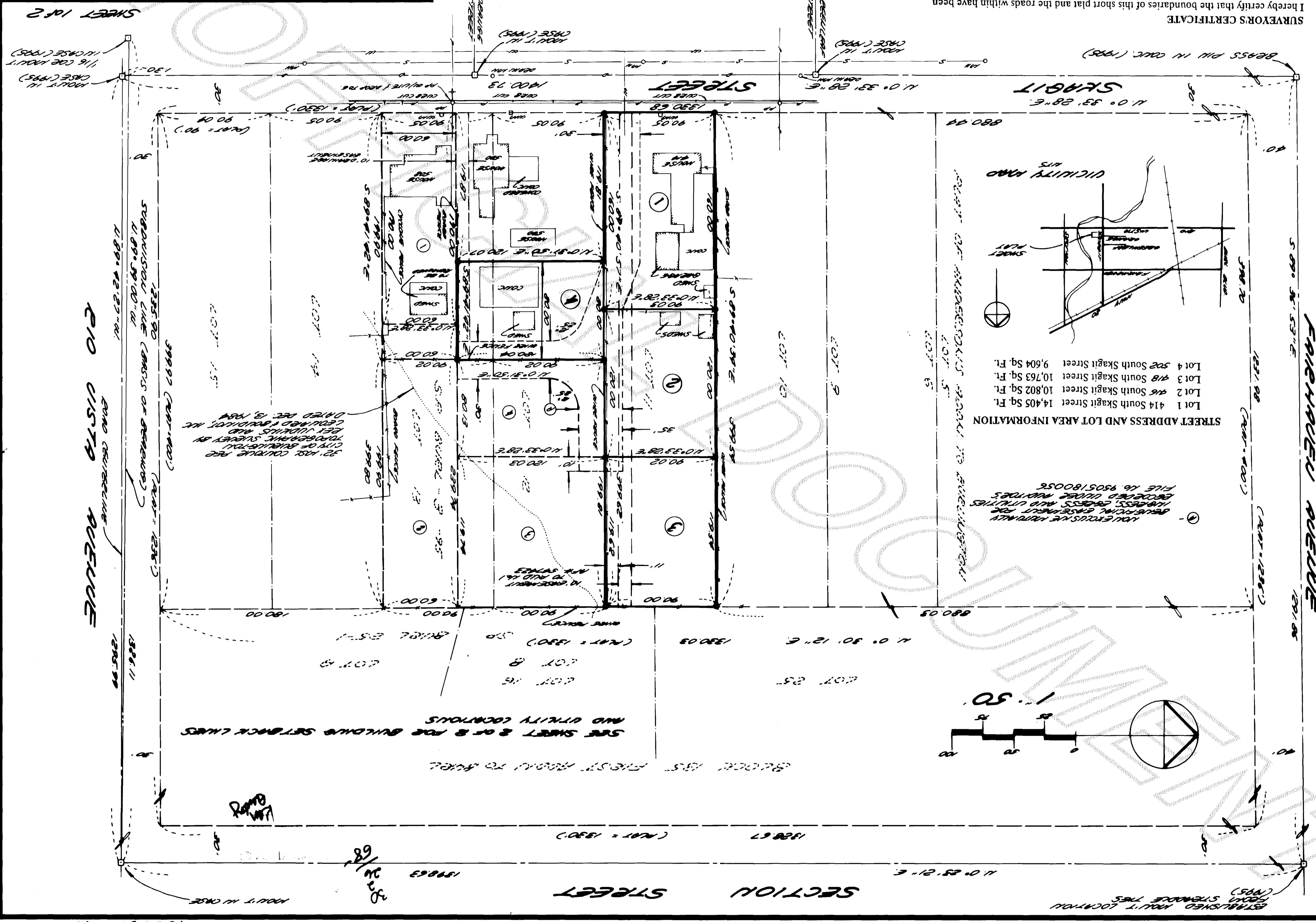
Bruce G. Lisser, PLS., Certificate No. 22960

SEMRAU & LISSER

2118 RIVERSIDE DRIVE SUITE 104

MOUNT VERNON, WA 98273

PHONE (360) 424-9566



STREET ADDRESS AND LOT AREA INFORMATION

Lot 1	414 South Skagit Street	14,405 Sq. Ft.
Lot 2	416 South Skagit Street	10,802 Sq. Ft.
Lot 3	418 South Skagit Street	10,763 Sq. Ft.
Lot 4	502 South Skagit Street	9,604 Sq. Ft.

LOCALITIES ARE INDICATED BY DOTTED LINES AND UTILITY LOCATIONS ARE SHOWN BY DASHED LINES. SEE FILE NO. 950518005

SEE SHEET 8 OF B FOR BUILDING SETBACK LINES AND UTILITY LOCATIONS

ESTABLISHED POINT LOCATIONS (SEE SHEET 8 OF B)

950531098

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 - R-9600.
- Sewage Disposal - City of Burlington Sanitary Sewer System. Sewer Line Extension will be required to service Lots 2, 3 and 4.
Water - P.U.D. No. 1.
Power - Puget Sound Power and Light Co.
Telephone - General Telephone Co.
T.V. - TCI Cablevision of Washington Inc.
Drainage - City of Burlington Storm Drainage System.
- No street improvements are required at this time.
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
- Meridian - Assumed.
- Basis of Bearing - South line of the Southeast 1/4 of Section 32, T. 35 N., R. 4 E., W.M.
Bearing = North 89° 39' 00"
- Survey description is from Land Title Company, Certificate for Short Plat, Order No. T-74928 dated July 7, 1994.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- Survey Procedure - Field traverse.
- For additional survey and subdivision information see Plat of "First Addition to Burlington, Skagit Co., Wash." recorded in Volume 3 of Plats, page 11, and "Plat of Anderson's Addition to Burlington", recorded in Volume 3 of Plats, Page 84, and Burlington Short Plat No. 75-1, recorded in Volume 1 of Short Plats, Page 157, records of Skagit County, Washington.
- Buyer should be aware that this short plat is located in the floodplain of the Skagit River and the floodway of Gages Slough and significant elevation may be required for the first floor of residential construction.
- No certificate of occupancy will be given for any new construction until all required utilities and roadway are approved and installed to the satisfaction of the City of Burlington Public Works Department.
- This property is subject to and together with easements, reservations, restrictions, covenants and other instruments of record mentioned in said Title Report under Note 9 above and being recorded under Skagit County Auditor's File Numbers 9405240101 and 547423.
- Owner/Developer: Christopher and Barbara Adams
414 South Skagit Street
Burlington, Washington 98232
Phone: 360-755-9457

SURVEY DESCRIPTION

PARCEL "A"

Lot 11, Block 135, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

PARCEL "B"

The East 80.00 feet (as measured perpendicular to the East line) of the following described tract:

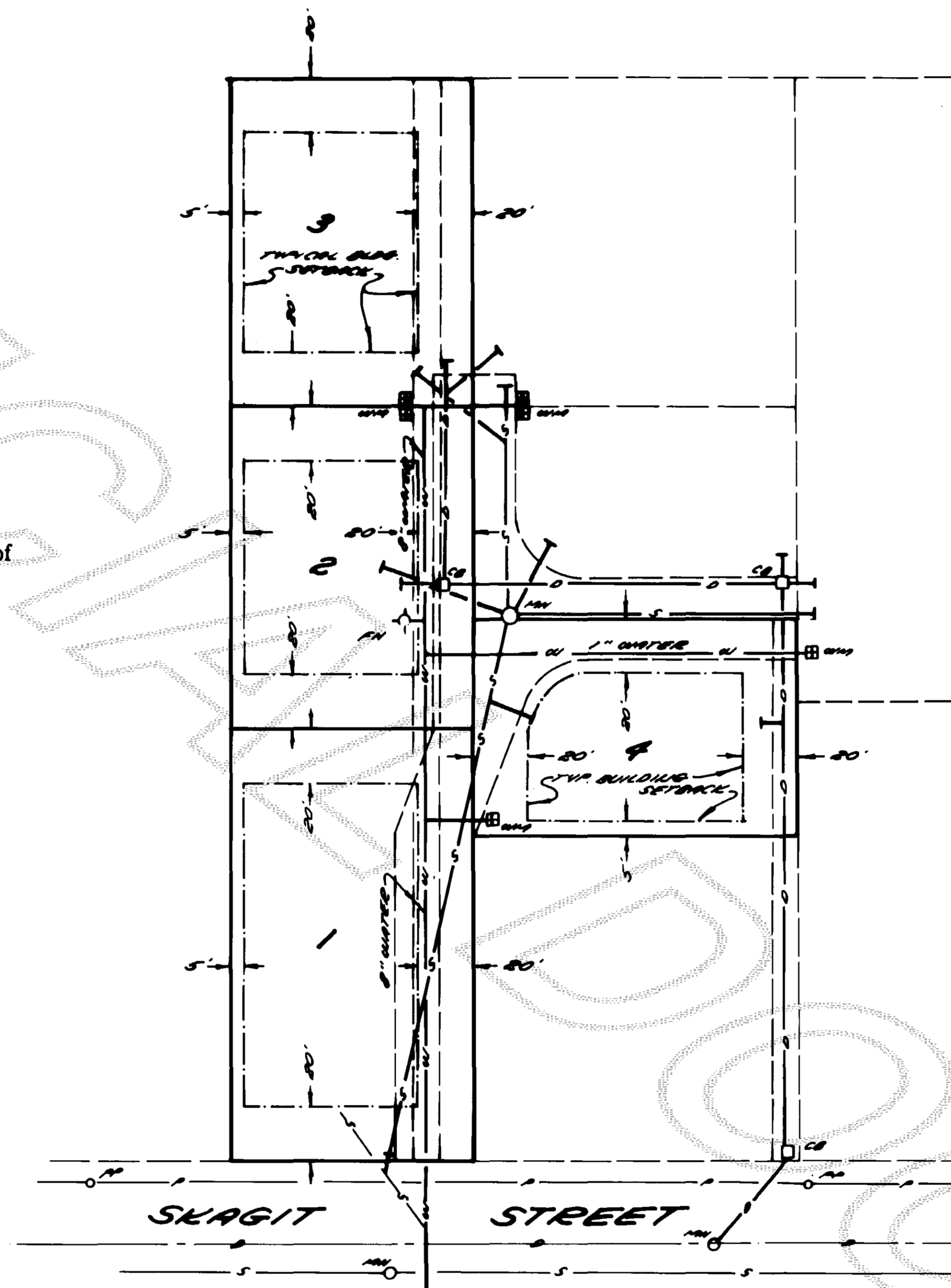
The West 1/2 of Lots 12 and 13, Block 135, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, EXCEPT the South 60.00 feet of said West 1/2 of Lot 13.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All being situate in the City of Burlington, County of Skagit, State of Washington.

SURVEYOR'S NOTE

The "Plat of First Addition to Burlington" dimensions Rio Vista Avenue as being 80 feet wide, lot dimensions on the Plat, existing road centerline monumentation and previous surveys and Short Plat in Block 135 of "First Addition to Burlington" indicate that a 30 foot right of way (half street) is being used contiguous to Block 135. This survey holds the 30 foot half street width for Rio Vista Avenue.



TYPICAL BUILDING SETBACKS & UTILITY LOCATIONS

SCALE: 1" = 50'

DEDICATION

Know All Men by these Presents that we, the undersigned owners in the fee simple or contract purchaser and or mortgage holder of the land hereby platted, do hereby declare this plat and dedicated to the use of the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 31 day of May, 1995

Christopher D. Adams
Christopher D. Adams, Husband

Barbara L. Adams
Barbara L. Adams, Wife

ACKNOWLEDGMENTS

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence CHRISTOPHER D. ADAMS and BARBARA L. ADAMS, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May 31, 1995
Signature *Donald G. Gentry*
Title NOTARY PUBLIC

My appointment expires 9-1-98

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance #1220 on this 31 day of May, 1995

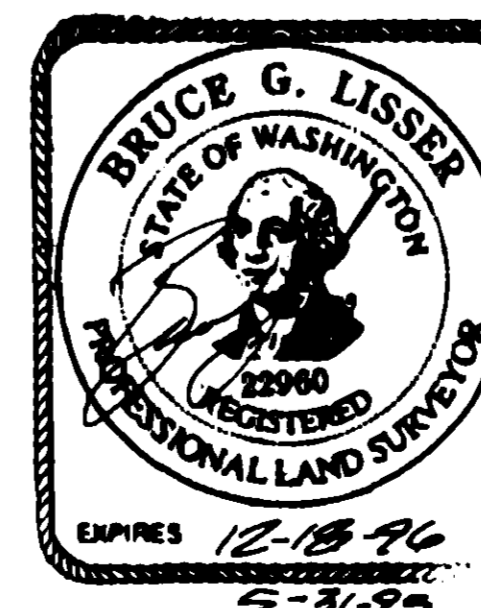
Paul Starnett
Director of Public Works

TREASURERS 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 1995. This 31 day of May, 1995.

Judith M. M... Skagit County Treasurer

SHEET 2 of 2



SHORT PLAT: BURL - E - 95 DATE		
SURVEY IN A PORTION OF THE S.E. 1/4 OF SECTION 32, T. 35 N., R. 4 E., W.M. PLAT OF FIRST ADDITION TO BURLINGTON, WASHINGTON FOR CHRISTOPHER D. ADAMS		
18 110 1984	BRUCE G. LISSER	1" = 50'
MERIDIAN ASSUMED	SURVEYOR & REGISTERED	95-017