

PHONE (360) 424-9566
MOUNT VERNON, WA 98273
2118 RIVERSIDE DRIVE SUITE 104
SEMRAN & LISSER
Bruce G. Lissler, P.L.S., Certificate No. 22960



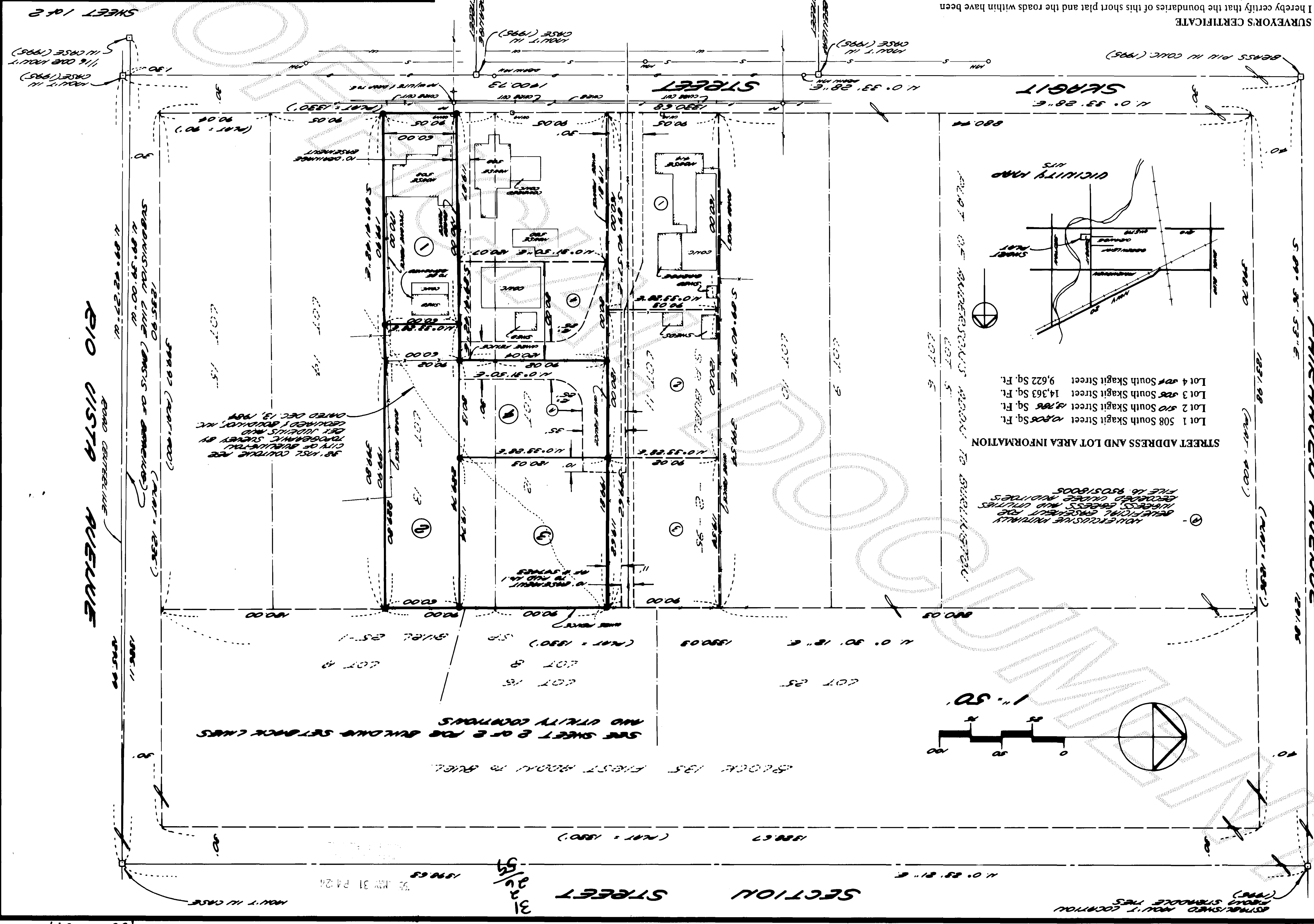
Date: May 30, 1995

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.

AUDITOR'S CERTIFICATE

Filed for record this 31 day of May 1995 at 4:24 PM
in Volume 11 of SHORT PLATS, on page 9505310099
SEMRAN & LISSER, Auditor's File No. 9505310099
Depot Kelly Ail

SHORT PLAT: BULK 3-95
DATE
SUBJECT: A PORTION OF THE SE 1/4 OF SECTION 32, T.35 N., R.6 E., Q.100
PLAT OF FIRST ADDITION TO BUELL HILL
FOR DONALD HILL
SEMRAN & LISSER
SURVEYORS AND ENGINEERS
95-017



STREET ADDRESS AND LOT AREA INFORMATION

Lot 1	508 South Skagit Street	12,406 Sq. Ft.
Lot 2	510 South Skagit Street	12,766 Sq. Ft.
Lot 3	506 South Skagit Street	14,363 Sq. Ft.
Lot 4	504 South Skagit Street	9,622 Sq. Ft.

V.11 Sh. plats 89 212

9505310099

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 First American Title Insurance Company, Certificate for Short Plat, Order No. 45275, 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 Number 9308260035.
- Owner/Developer: Donald and Dorothy Hill
508 South Skagit Street
Burlington, Washington 98232
Phone: 360-755-9673.

SURVEY DESCRIPTION

PARCEL "A"

The South 60.00 feet of the West 1/2 of Lot 13, Block 135, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

PARCEL "B"

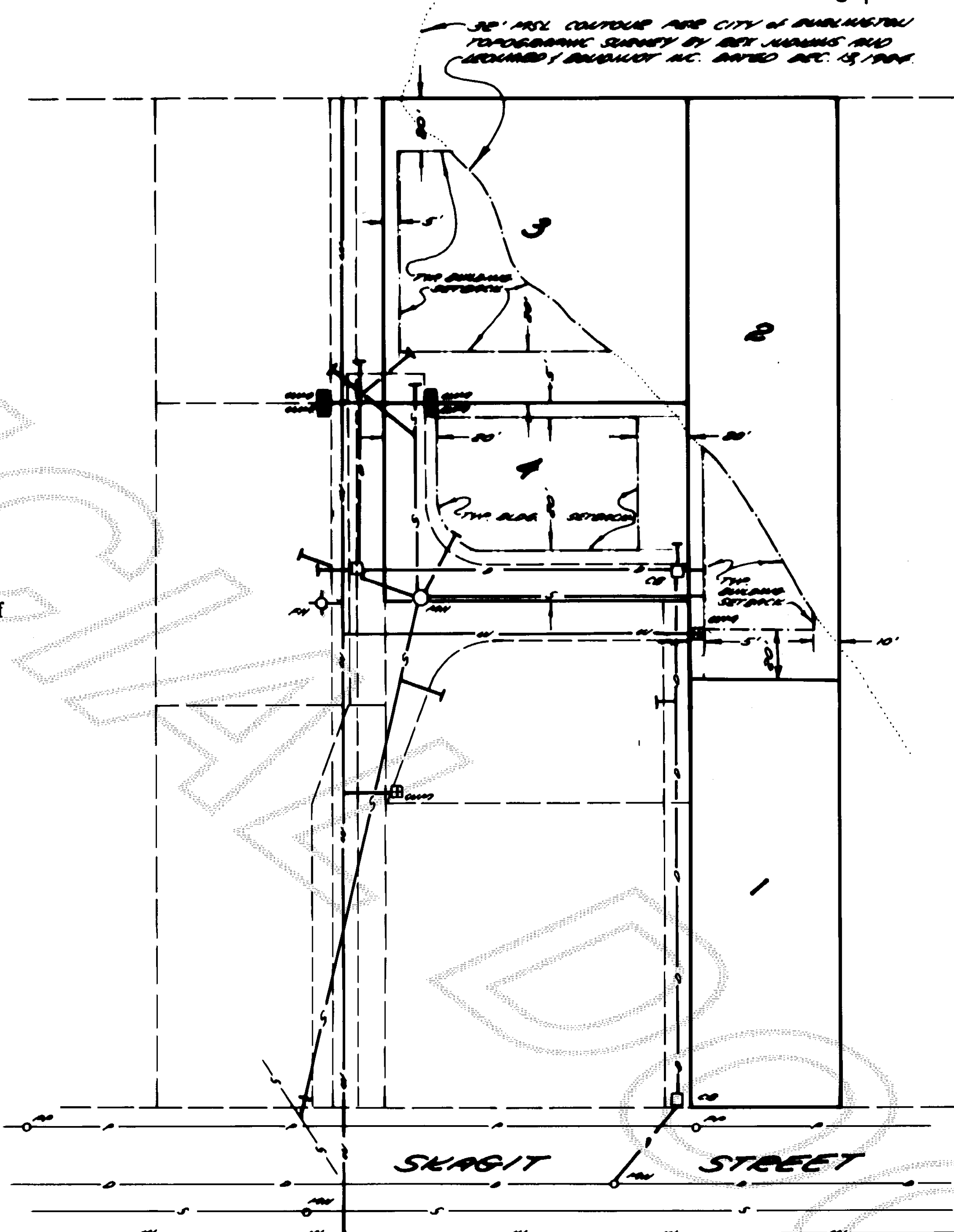
The East 1/2 of Lots 12 and 13, Block 135, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

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 SETBACK
AND 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 26th day of APRIL, 1995.

Donald W. Hill
Donald W. Hill, Husband

Dorothy Hill
Dorothy Hill, Wife

John Lund

Key Bank of Washington, a Washington Banking Corporation

ACKNOWLEDGMENTS

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence DONALD W. HILL AND DOROTHY HILL, 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 APRIL 26, 1995

Signature John D. Lund

Title Notary Public

My appointment expires 9-1-98

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

JOHN LUND
signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the V.P. & Relationship Manager of KEY BANK OF WASHINGTON, a Washington Banking Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 4/27/95

Signature John Lund

Title Notary Public

My appointment expires 8/29/98

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.

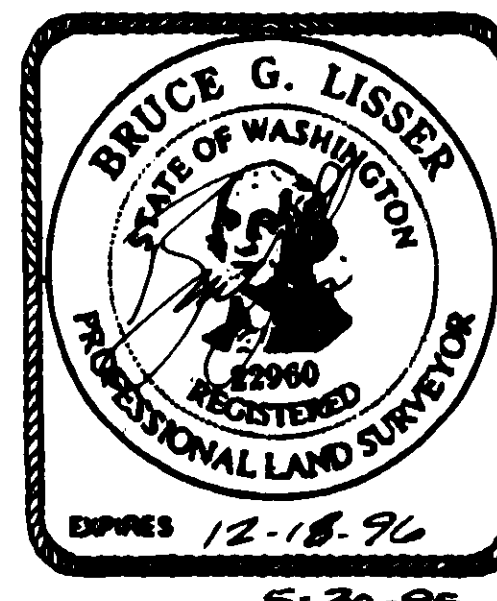
Paul Samett
Director of Public Works

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.

Paul Samett
Skagit County Treasurer

SHEET 2012



SHORT PLAT: BURL - 3 - 95 DATE		
SURVEY IN A PORTION OF THE SE 1/4 OF SECTION 32, T. 35 N., R. 4 E., W. 120 PLAT OF FIRST ADDITION TO BURLINGTON, WASHINGTON		
FOR: DONALD HILL		
FB 110 PG 64	SE 1/4 OF SECTION 32, T. 35 N., R. 4 E., W. 120 PLAT OF FIRST ADDITION TO BURLINGTON, WASHINGTON	1" = 50'
PREPARED BY: ASSAD	DATE: 12-18-96	95-017