

30
26
58

L.B. & Skodje

RECORD OF SURVEY
BURLINGTON HILL ESTATES
A SENIOR CITIZENS' MANUFACTURED HOME PARK

SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

LEGAL DESCRIPTION

PARCEL "A"

TRACT "C" OF BURLINGTON SHORT PLAT No. BURL-2-81 AS APPROVED JUNE 26, 1981, AND RECORDED JUNE 29, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 87, UNDER AUDITOR'S FILE No. 8106290034, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 137, "FIRST ADDITION TO BURLINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

LOTS 7, 8, 9, 10 AND 11, BLOCK 137, "FIRST ADDITION TO BURLINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF MONROE STREET VACATED UNDER CITY OF BURLINGTON ORDINANCE No. 497 WHICH ATTACHED TO SAID PREMISES BY OPERATION OF LAW UPON VACATION.

PARCEL "C"

LOTS 4 THROUGH 9, BLOCK 1, AND LOTS 1 THROUGH 10, BLOCK 2, "AMENDED PLAT OF BURLINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH HALF OF VACATED MAGNOLIA STREET ADJACENT THERETO.

TOGETHER WITH THAT PORTION OF MONROE STREET VACATED UNDER CITY OF BURLINGTON ORDINANCE No. 497 WHICH ATTACHED TO SAID PREMISES BY OPERATION OF LAW UPON VACATION.

OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CHAPTER 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

NOTES

1. DESCRIPTION AND EXCEPTION INFORMATION IS FROM ISLAND TITLE INSURANCE COMPANY OF SKAGIT COUNTY, SUBDIVISION GUARANTEE, ORDER No. SB-5450, DATED JANUARY 10, 1994.
2. BASIS OF BEARING: FOUND MONUMENTATION BETWEEN THE SOUTH 1/4 CORNER AND THE NORTH 1/4 CORNER SECTION 32 HEREON BEARS: N 0° 41' 31" E
3. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4-A ELECTRONIC DISTANCE MEASURING THEODOLITE.

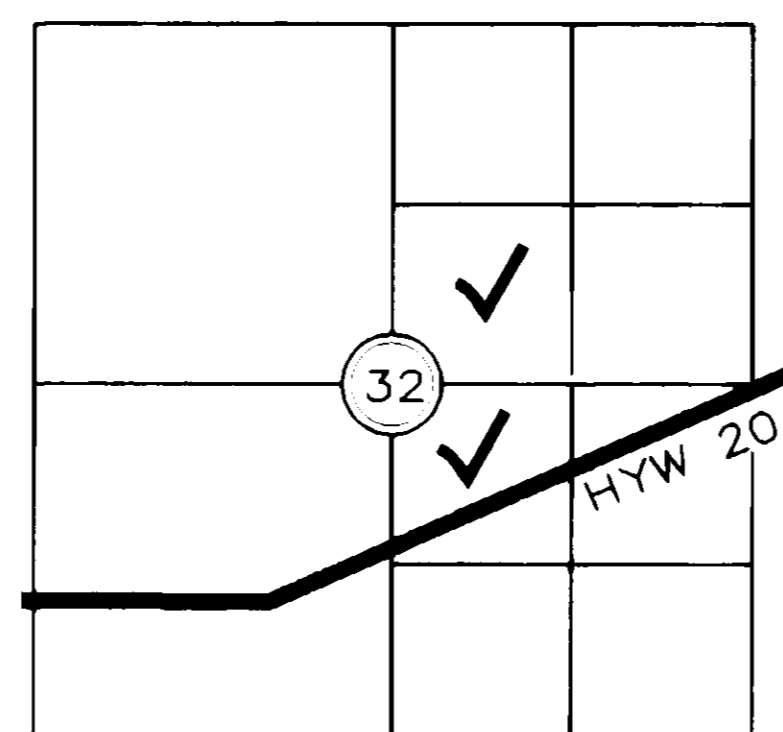
SURVEYOR'S CERTIFICATE

THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF TOM CROWTHERS

JEFFERY A. SKODJE, P.L.S.
CERTIFICATE No. 19645

DATE

6/21/95



VICINITY MAP

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THOMAS W. CROWTHER AND ANDREE S. CROWTHER, HUSBAND AND WIFE, DO HEREBY DEDICATE TO THE CITY OF BURLINGTON FOR ROAD PURPOSES ADDITIONAL RIGHT-OF-WAY ALONG NORTH SKAGIT STREET, AS WELL AS A PARCEL ALONG STATE HIGHWAY 20 TO BE USED AS A BUS STOP AS SHOWN ON SHEET 2 OF THIS SURVEY.

THE GRANTORS FURTHER DEDICATE TO THE CITY OF BURLINGTON A DRAINAGE EASEMENT OVER-UNDER, AND ACROSS ALL THE PRIVATE ROADS AS WELL AS THE SOUTHERLY 10 FEET OF LOTS 25, 26, AND 27, THE SOUTHERLY 5 FEET OF LOTS 28 AND 29, THE NORTHERLY 5 FEET OF LOTS 30 AND 31 AND THE NORTHEASTERLY 10 FEET OF LOT 13, ALL AS SHOWN ON SHEET 2 OF THIS SURVEY. THE PURPOSE OF SAID DRAINAGE EASEMENT IS FOR INGRESS, EGRESS, AND MAINTENANCE OF THE NECESSARY DRAINAGE FACILITIES TO TRANSFER STORM WATER FROM NORTH SKAGIT STREET TO THE DETENTION POND LOCATED AND ABUTTING ON THE WEST SIDE OF THE LOTS ON THE UNNAMED PLATTED RIGHT-OF-WAY.

VEGETATION AND LANDSCAPE MAINTENANCE OF THE POND IS THE RESPONSIBILITY OF THE ADJOINING LANDOWNER, I.E. "BURLINGTON HILL ESTATES".

Andree M. Crowther

Thomas W. Crowther

ACKNOWLEDGMENTS

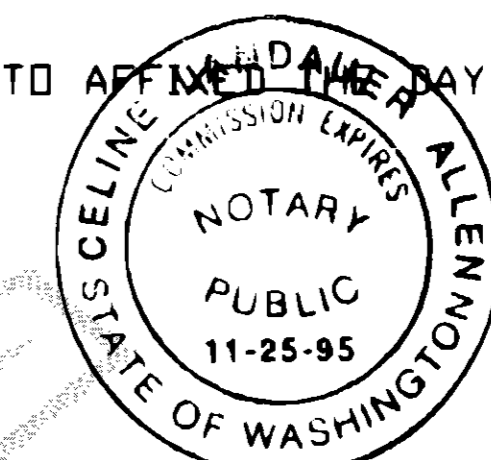
STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

ON THIS 23 DAY OF June, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Andree and Tom Crowther

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 A FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THIS DAY AND YEAR ABOVE WRITTEN.

Celine Landauer Allen
NOTARY PUBLIC
RESIDING AT: Mount Vernon



ACCEPTANCE

EXAMINED AND ACCEPTED, INCLUDING THE ABOVE DESCRIBED DEDICATION THIS 16 DAY OF JUNE, 1995.

Paul D. Farrell
CITY OF BURLINGTON ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23 DAY OF June 1995 AT 1:45 P.M. IN BOOK 17 OF SURVEYS AT PAGE 51, 52 AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NUMBER 950623004

Kathy Hill
COUNTY AUDITOR
SKAGIT COUNTY, WA.

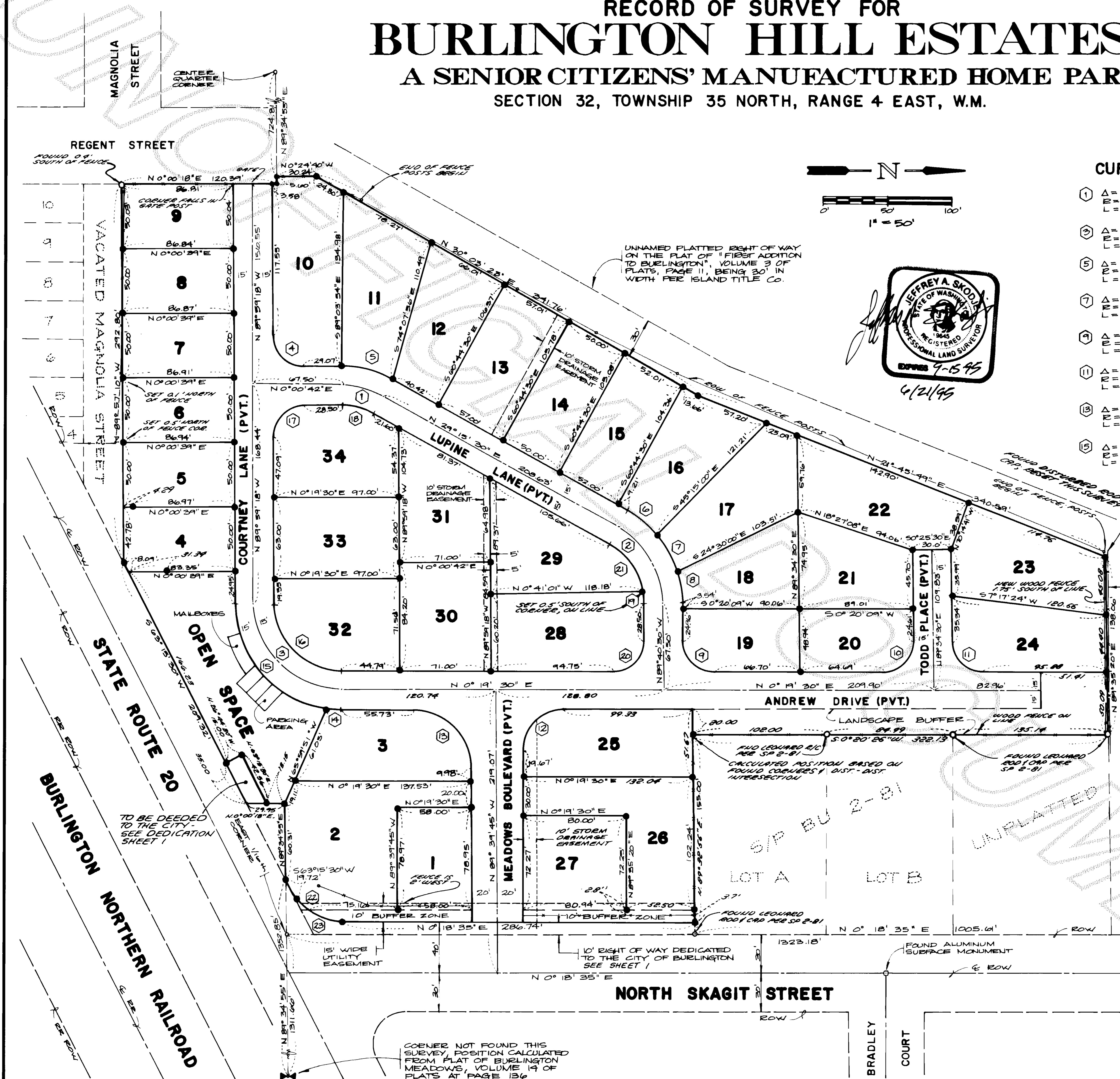
Cheryl Jangquist
BY DEPUTY

Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. Box 1228, Mount Vernon, WA 98273

FIELD BOOKS:
501/9 504/41
516/26517/13

DRN BY: LHS
JOB NO. 89019-A

RECORD OF SURVEY FOR
BURLINGTON HILL ESTATES
A SENIOR CITIZENS' MANUFACTURED HOME PARK
SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.



CURVE TABLE

① Δ = 29°14'48" R = 67.50' L = 34.46'	② Δ = 61°04'00" R = 67.50' L = 71.94'
③ Δ = 89°41'11" R = 67.50' L = 105.66'	④ Δ = 90°00'00" R = 24.00' L = 37.70'
⑤ Δ = 28°51'06" R = 82.50' L = 41.54'	⑥ Δ = 20°25'13" R = 82.50' L = 29.40'
⑦ Δ = 20°51'40" R = 82.50' L = 30.04'	⑧ Δ = 19°47'07" R = 82.50' L = 28.49'
⑨ Δ = 90°00'00" R = 24.00' L = 37.70'	⑩ Δ = 90°45'00" R = 24.00' L = 38.01'
⑪ Δ = 89°15'00" R = 24.00' L = 37.38'	⑫ Δ = 89°59'15" R = 32.00' L = 50.26'
⑬ Δ = 90°00'45" R = 45.00' L = 70.70'	⑭ Δ = 8°33'49" R = 82.50' L = 12.33'
⑮ Δ = 81°07'23" R = 82.50' L = 116.81'	⑯ Δ = 89°41'11" R = 52.50' L = 82.18'
⑰ Δ = 90°00'00" R = 24.00' L = 37.70'	⑱ Δ = 29°14'48" R = 52.50' L = 26.80'
⑲ Δ = 10°43'54" R = 52.50' L = 9.83'	⑳ Δ = 90°00'00" R = 24.00' L = 37.70'
㉑ Δ = 50°20'06" R = 52.50' L = 46.12'	㉒ Δ = 9°49'06" R = 25.00' L = 4.28'
㉓ Δ = 62°56'55" R = 25.00' L = 27.47'	

VICINITY MAP

