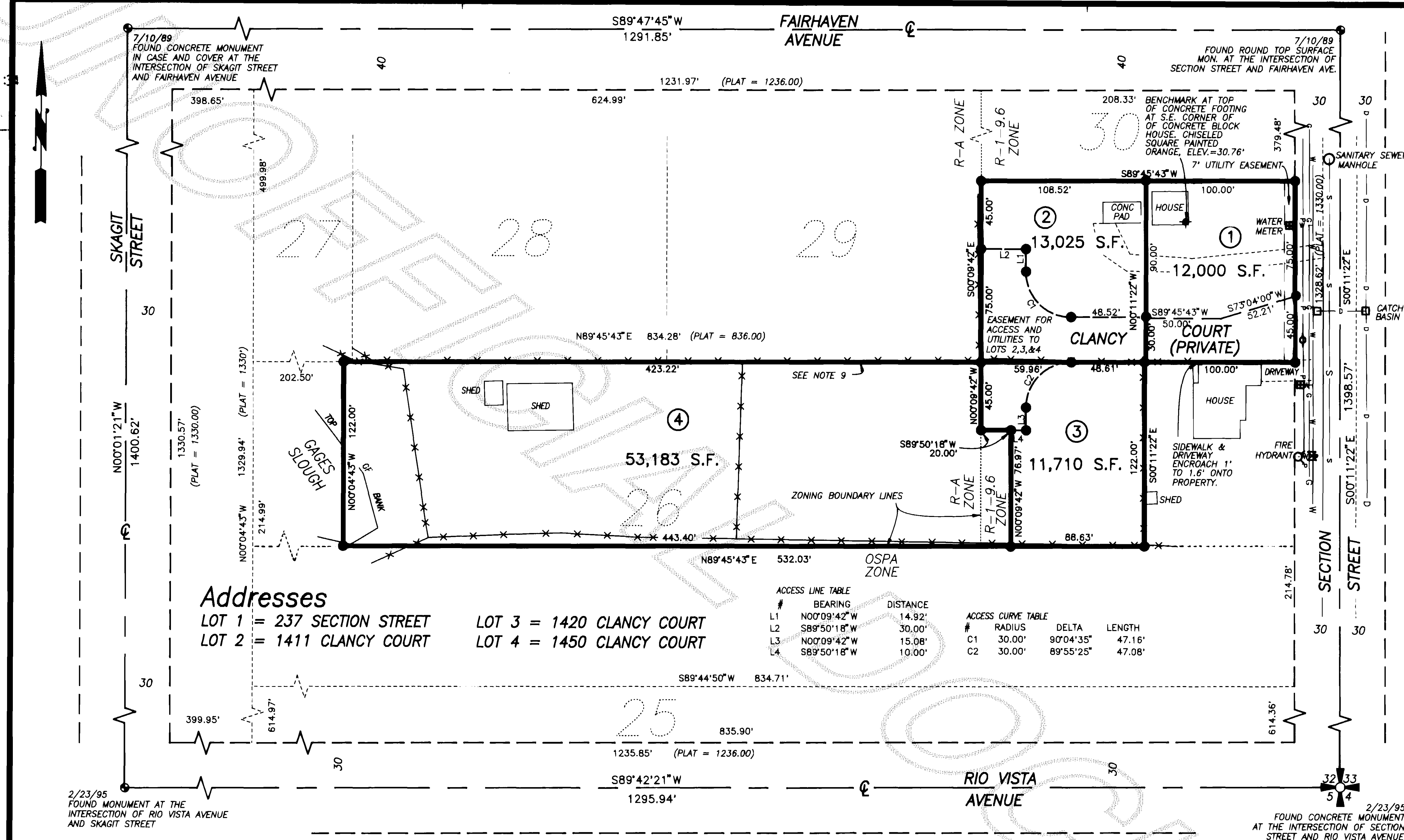


9603270063



Addresses

- LOT 1 = 237 SECTION STREET
LOT 2 = 1411 CLANCY COURT
LOT 3 = 1420 CLANCY COURT
LOT 4 = 1450 CLANCY COURT

ACCESS LINE TABLE		
#	BEARING	DISTANCE
L1	N00°09'42\"W	14.92'
L2	S89°50'18\"W	30.00'
L3	N00°09'42\"W	15.08'
L4	S89°50'18\"W	10.00'

ACCESS CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	30.00'	90°04'35\"	47.16'
C2	30.00'	89°55'25\"	47.08'

Legend

- SET 1/2\" x 18\" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED \"SKA SURV 17651\" AND WHITE 2\" x 2\" WITNESS STAKE, EXCEPT AS NOTED.

Notes

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF LOT OWNERS.
- ZONING - R-A AND R-1-9.6
- WATER - SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1.
- SEWER - CITY OF BURLINGTON SANITARY SEWER SYSTEM.
- BASIS-OF-BEARINGS - ASSUMED S87°42'21\"W ON CENTER LINE OF RIO VISTA AVE.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
- THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS RECORDED IN INSTRUMENTS LISTED AS FOLLOWS: AF#8101200009.
- THE LEGAL DESCRIPTION INSCRIBED HEREON WAS SUPPLIED BY FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY. THE \"LINE\" DESCRIPTION CONTAINED THEREIN HAS BEEN SHORTENED FROM THE LINE DESCRIPTION CONTAINED IN THE AGREEMENT FILED IN AF#8101200009. THE AMBIGUITY IN THIS LINE DESCRIPTION, (THE 1/16TH CORNER IS NOT COINCIDENT WITH THE INTERSECTION OF FAIRHAVEN AND SECTION STREETS), IS RESOLVED ON THIS SURVEY BY RELYING ON THE FIRST LINE OF THE DESCRIPTION IN ITEM 4 OF THE AGREEMENT WHICH STATES: \"THAT CERTAIN NORTH BOUNDARY LINE OF LOT 26, BLOCK 135, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON,

Legal Description

PARCEL A
THE NORTH 147 FEET OF LOT 26, BLOCK 135 \"FIRST ADDITION TO BURLINGTON\", ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WEST 202.5 FEET THEREOF, AND EXCEPT THE SOUTH 25 FEET OF THE NORTH 146.781 FEET THEREOF CONVEYED TO THE CITY OF BURLINGTON BY DEED RECORDED SEPTEMBER 14, 1955, UNDER AUDITOR'S FILE NO. 524706, AND ALSO EXCEPT THE EAST 100 FEET THEREOF.
ALSO EXCEPT THAT PORTION, IF ANY, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE 1/16TH CORNER BRIDGE SPIKE AT THE INTERSECTION OF FAIRHAVEN AVENUE AND SECTION STREET IN THE CITY OF BURLINGTON, THENCE N89°55'42\"W, 238.29 FEET, THENCE S00°07'21\"W, 539.53 FEET TO THE TRUE POINT OF BEGINNING, THENCE N89°57'19\"W, 417.12 FEET TO THE TERMINUS OF THE SAID BOUNDARY LINE.
PARCEL B
THE SOUTH 120 FEET OF LOT 30 IN BLOCK 135 OF \"FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON\", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY.

Utility Easement

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT CO., G.T.E., CASCADE NATURAL GAS CO., T.C.I. CABLEVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND THROUGH THE FRONT 7 (SEVEN) FEET OF THE LOT(S) ADJOINING SECTION STREET AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO CONSTRUCT, MAINTAIN AND OPERATE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOT(S) AND TRACT(S) AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED. GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENTS AREAS AND NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USE OF THE EASEMENT.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.
Lester L. Francis
LESTER L. FRANCIS
Colleen C. Francis
COLLEEN C. FRANCIS

Acknowledgements

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THAT *Lester L. Francis* *Colleen C. Francis* *Frances H. Francis* SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE: *Frances H. Francis*
TITLE: *Notary Public*
MY APPOINTMENT EXPIRES: *July 1, 1998*

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1995.

Brenda Patterson 5/19/95
SKAGIT COUNTY TREASURER
APPROVALS *Margaret J. Fleck* 21st day of March 1996
DIRECTOR OF PLANNING

APPROVED BY THE PUBLIC WORKS DIRECTOR THIS 21 DAY OF March 1996
Rob A. Lavett
DIRECTOR OF PUBLIC WORKS

Short Plat No. BURL-4-95

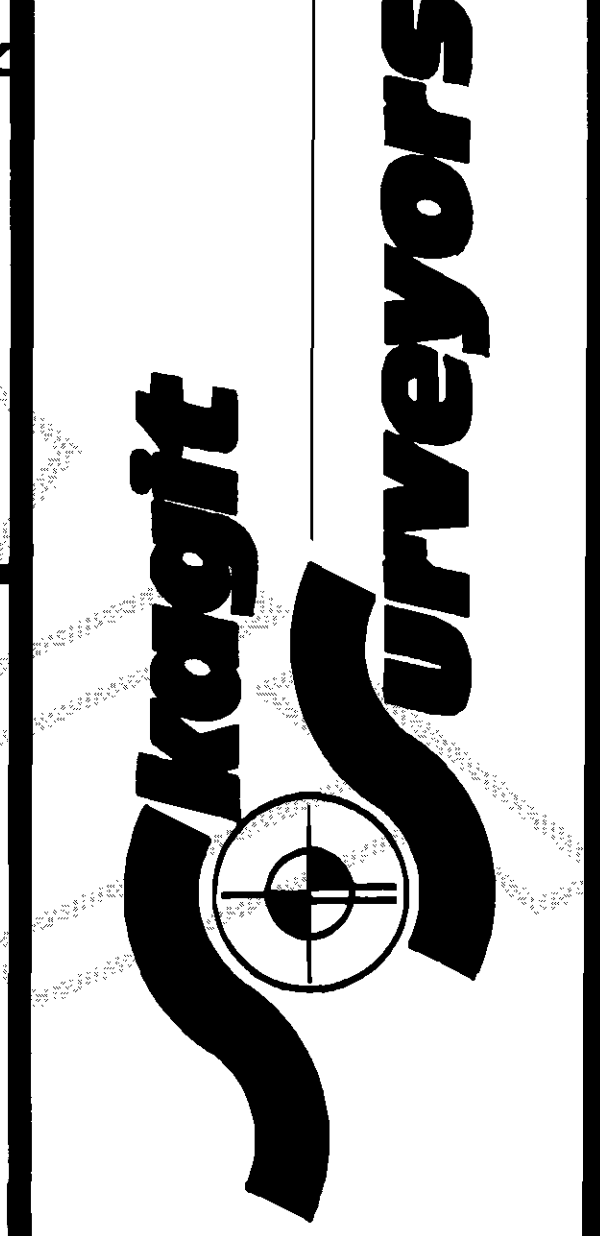
Short Plat for Lester Francis
Survey in the SE1/4 of the SE1/4 of
Section 32, Twp. 35 N., Rng. 4 E., W.M.

AUDITOR'S CERTIFICATE
Filed for record this 27th day of March 1996 at 3:44 minutes past 3 o'clock P.M., and recorded in Volume 12 of Short Plats at page 86, records of Skagit County, Wa.
Kathy Hill by *Frances H. Francis*
County Auditor or Deputy Auditor
A.F. #9603270063

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 1995 at the request of Les Francis
John L. Aberneth CERT#17651
Date MAR. 27, 1995



INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1677-95	FM	LA	14MAR95	1\" = 50'	1 OF 1