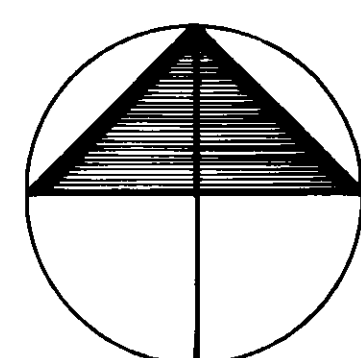
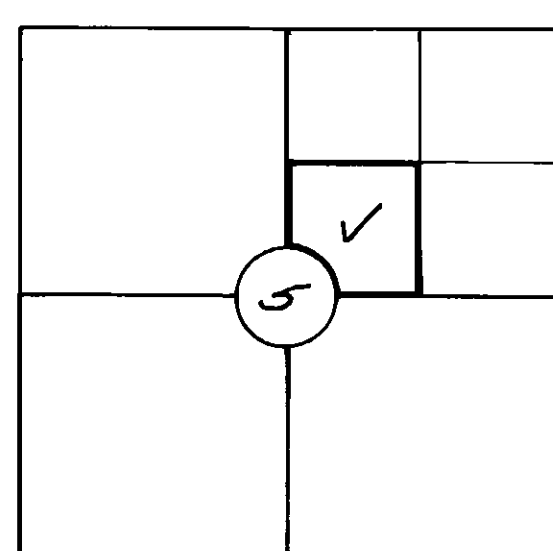
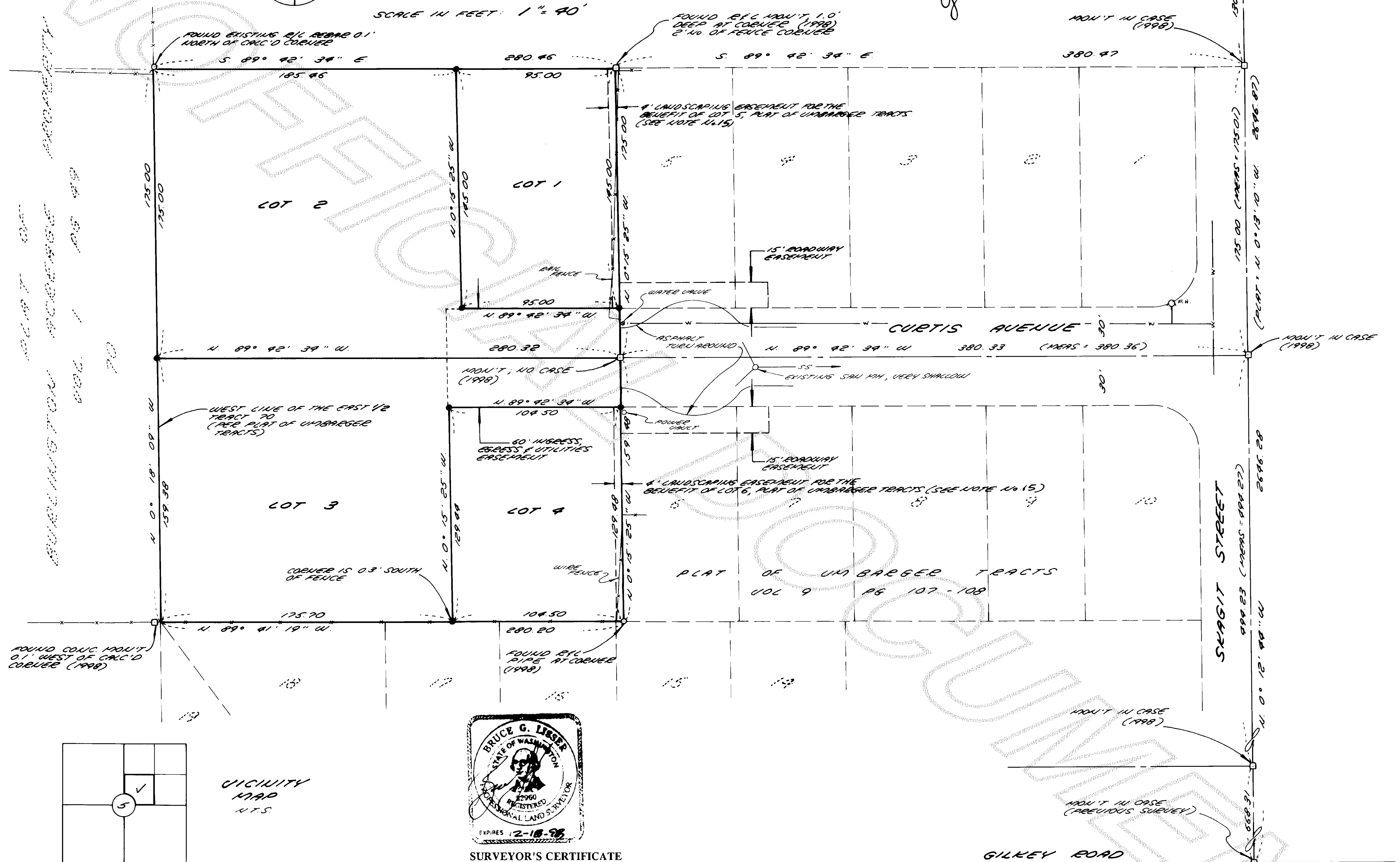
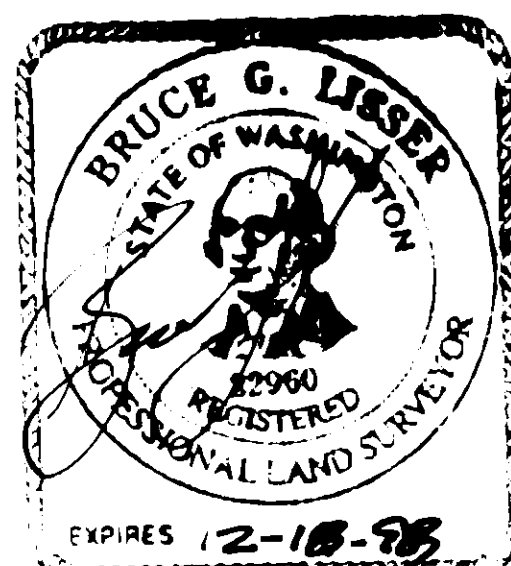


$$\begin{array}{r} 30_3 \\ 20 \\ \hline 59 \end{array}$$


SCALE IN FEET: 1" = 40'



VICINITY
MAP
U.T.S.



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: April 28, 1958

Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
 2118 RIVERSIDE DRIVE SUITE 104
 MOUNT VERNON, WA 98273
 PHONE (360) 424-9566
 FAX : (360) 424-6222

Filed for record this 6 day of April 19 98 at 2:14P M.
in Volume 13 of SHORT PLATS, on pages 118 & 119 at the request of
SEMRAU & LISSER. Auditor's File No. 9805060108

Kathy Liu
Skagit County Auditor

Cheng Juegang
Deputy

GILKEY ROAD

SHEET 1 OF 2

SHORT PLAT No. BUEL-1-98

DATE _____

SURVEY IN A PORTION OF THE SW 1/4 OF THE NE 1/4
SECTION 5, T.34N., R.4E., WM
PLAT OF BURLINGTON ACREAGE PROPERTY
IN BURLINGTON, WASHINGTON

FOR: **BNA, L.L.C.**

FB 145 PG 37
MERIDIAN ASSN'D

SEMPRAU & LISSER
SURVEYORS AND ENGINEERS
MOUNT VERNON WA 429.9566

1" = 40'
3022

V.13 ShPlat pg 118

NOTES

1. 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.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Zoning - R-13.5.
4. Sewage Disposal - City of Burlington Sanitary Sewer, existing sewer manhole in Curtis Street is very shallow, 2.2 feet from top of lid to flow line. Lots 1, 2, 3 and 4 may require pumps to the city sewer.
Water - P.U.D. No. 1.
Power - Puget Sound Energy.
Telephone - General Telephone Co.
T.V. - TCI Cablevision of Washington Inc.
Drainage - on site.
5. No street improvements are required. Existing cul-de-sac in Cutis Drive satisfies city departments.
6. ● - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
□ - Indicates existing rebar monument found.
7. Meridian - Assumed.
8. Basis of Bearing - Monumented Centerline of Skagit Street
Bearing = North 0° 12' 44" West
9. Survey description is from Land Title Company, Title Report No. O-1093-35063 Dated April 3, 1998.
10. Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
11. Survey Procedure - Field traverse.
12. For additional survey and subdivision information see Burlington Short Plat No. Burl-2-94 recorded in Volume 11 of Short Plats, Pages 107 and 108, Skagit County Short Plat No. 1-77 recorded in Volume 2 of Short Plats, page 21; Plat of Umbarger Tracts recorded in Volume 9 of Plats, pages 107-108, and the Plat of Country Aire Phase 1 recorded in Volume 15 of Plats, pages 91-94 and Plat of Sahlbom Annex recorded in Volume 15 of Plats, Pages 179-180, Plat of Burlington Acreage Property, recorded in Volume 1 of Plats, Page 49 all in records of Skagit County, Washington.
13. Buyer should be aware that this short plat is located in the floodplain of the Skagit River and significant elevation may be required for the first floor of residential construction.
14. To maintain consistency with respect to property boundaries in the described portion of Tract 70, Plat of Burlington Acreage Property, this survey has uses the subdivision and boundary as shown on the plat of Umbargier Tracts mentioned in Note No. 13 above. The basis for bearing on this survey matches previous work by our firm in the area. To match the plat or Umbargier Tracts the bearing shown hereon must be rotated left 0° 00' 26".
15. The 4.0 foot wide landscaping easement is for the benefit of the adjoining property owners, Lots 5 and 6 Plat of Umbarger Tracts, as per Plat recorded in Volume 9 of Plats, pages 107-108. The landscaping easement includes the right of ingress and egress to maintain the landscaping, however no rights are to extend beyond the 4.0 foot limit. The easement shall be limited to the placement of shrubbery and other vegetation only, no sprinkler system lines or other underground services are to be allowed. Any fence constructed shall be placed along the west line of the 4.0 foot wide landscaping easement, any existing fences ~~may~~ be removed which are not constructed consistent with this line. The easement may be terminated at any time with the mutual consent of adjoining property owners.
16. This survey shows occupational indicators (fence line) as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership. This survey has only shown the relationship of lines of occupation to the dedeed lines of record. No resolution of ownership based on unwritten rights has been made or implied by this survey.

LOT AREA AND ADDRESS INFORMATION		
Lot 1	1095 Curtis Avenue	13,774 Sq. Ft.
Lot 2	1087 Curtis Avenue	35,292 Sq. Ft.
Lot 3	1082 Curtis Avenue	31,151 Sq. Ft.
Lot 4	1090 Curtis Avenue	13,527 Sq. Ft.

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance #1220 on this 5 day of MAY, 1998
Rob A. Harveth
Director of Public Works

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 30th day of APRIL, 1998

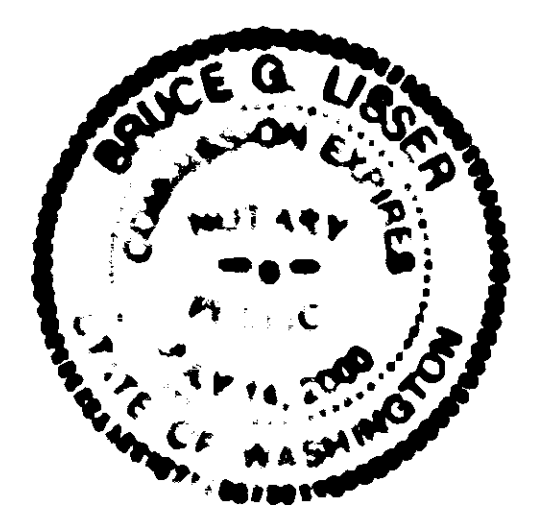
Milton B. Armstrong
BNA, L.L.C.

ACKNOWLEDGMENTS

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that MILTON B. ARMSTRONG signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the MANAGING MEMBER of BNA, L.L.C., and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated APRIL 30, 1998
Signature [Signature]
Title Member
My appointment expires 7-14-00



SURVEY DESCRIPTION

The North 1/2 of the West 1/2 of the East 1/2 of Tract 70, "Plat of Burlington Acreage Property", recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington;

EXCEPT the East 35 feet thereof;

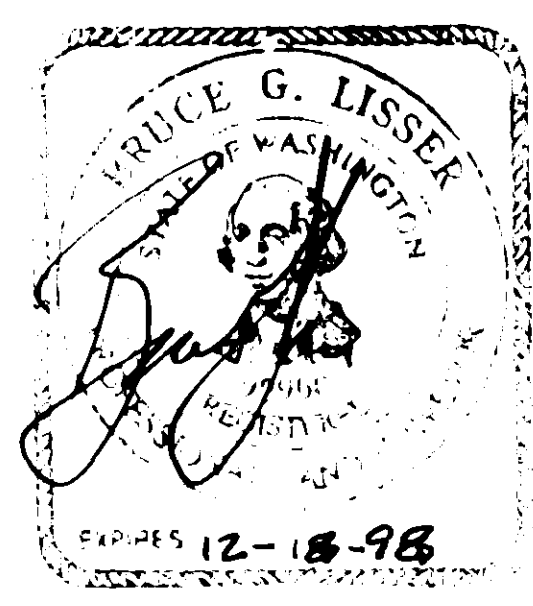
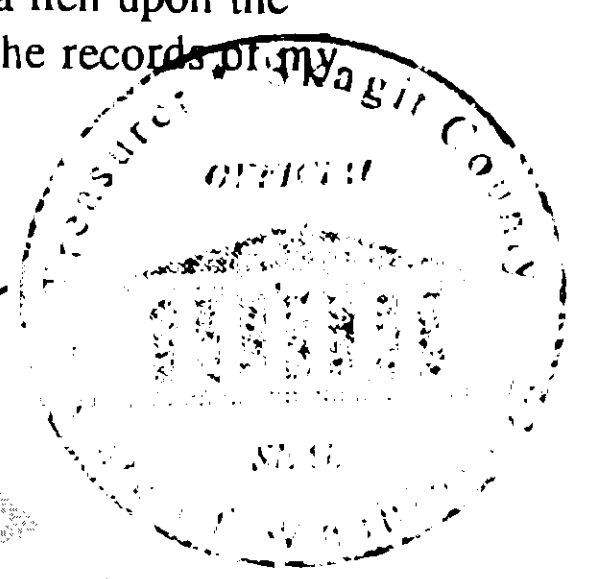
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens and other instruments of record.

Situate in the County of Skagit, State of Washington.

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 this office, up to and including the year of 1998
This 6 day of May, 1998

[Signature]
Skagit County Treasurer



4-26-98

SHORT PLAT NO. <u>BURL-1-98</u>		DATE
SURVEY IN A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 SECTION 5, T.34N., R.4E., AND PLAT OF BURLINGTON ACREAGE PROPERTY IN BURLINGTON, WASHINGTON FOR: <u>BNA, L.L.C.</u>		
FB 145 AS 37	SEMPAU & LISSEK SURVEYORS AND ENGINEERS 14001 VERDON WAY APT 2588	1" = 40' 3022