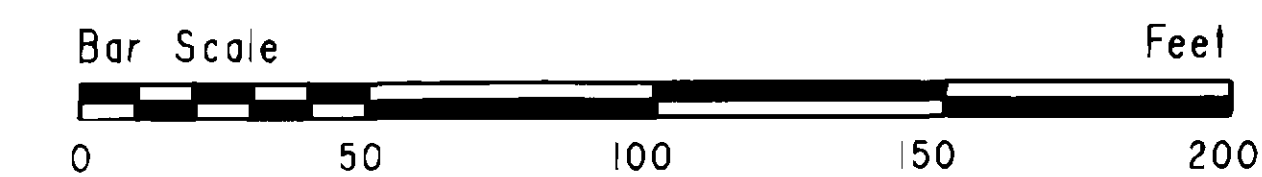


4805200072

# PLAN

Scale: 1" = 50'



## LEGAL DESCRIPTION

Lots 17, 18, and 19, Block 2, "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", as per plat recorded in Volume 4 of Plats, page 7, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

## LEGEND

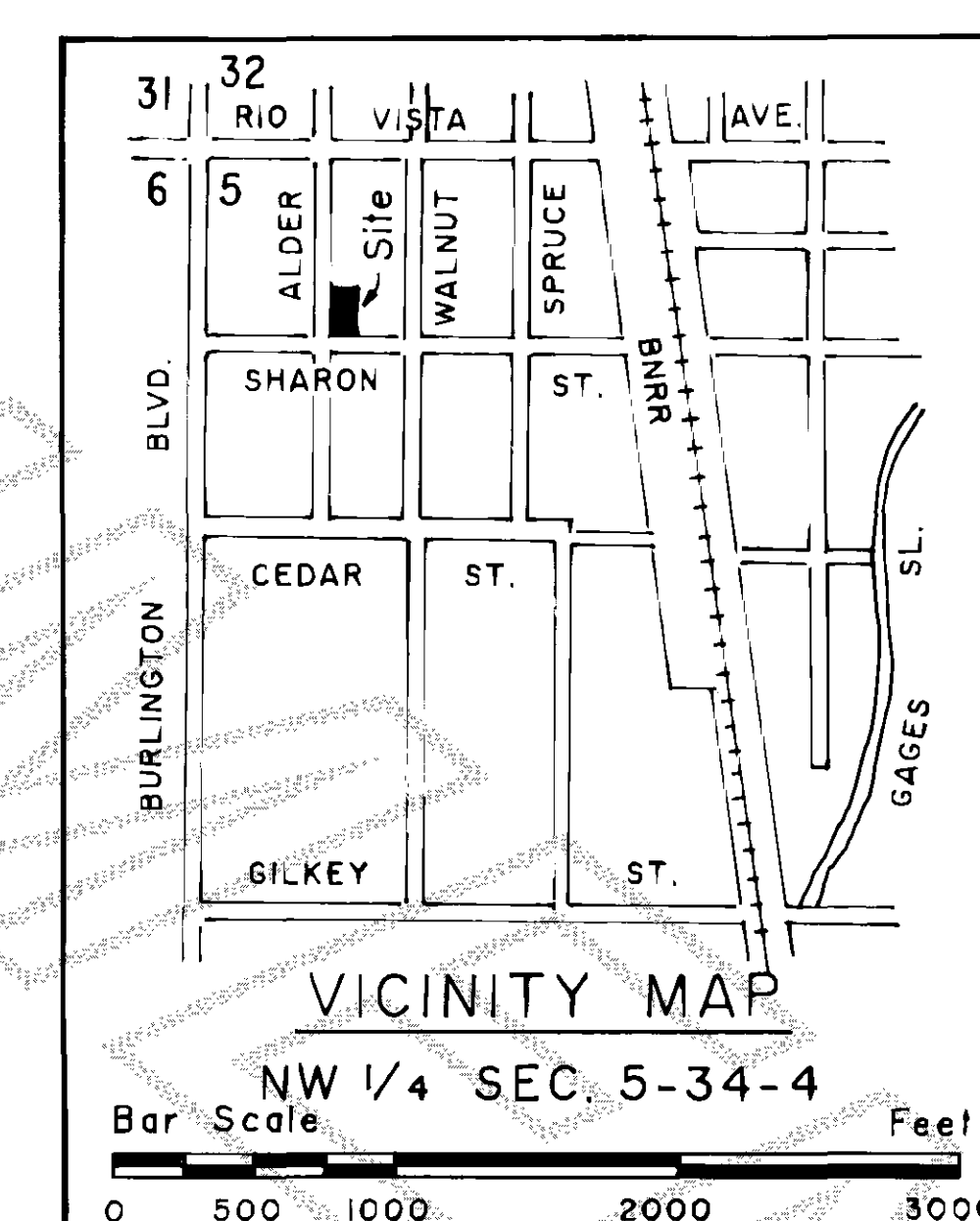
- All Property Corners to Lot 1 and 2 of this Short Plat have been set with 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475"
- Set PK Nail on Street Centerline (CL)
- Found Brass Disk in Concrete Monument, Punched (except where denoted) and Cased. All Mons. shown visited: 4-09-98.
- 2" Diam. Gas Main
- 12" Diam. Storm Sewer Pipe
- Existing Edge of Asphalt
- Water Valve
- Fire Hydrant
- Power Pole (overhead Power & Telephone)
- Pole Guy Anchor
- Water Service Meter
- Concrete Sidewalk
- 42" Diam. Deciduous Tree
- Sewer Manhole
- Catch Basin
- 8" Diam. Sanitary Sewer Main
- 4" Diam. Water Main
- Existing Ground Elev.=33.10' USGS Datum

## ZONING

R-3 Multi-Family  
Residence District

## LOT AREAS

Lot 1 = 9,268.09 Sq. Ft.  
Lot 2 = 9,005.85 Sq. Ft.



VICINITY MAP



Sheet 1 of 2 Sheets

## UTILITIES NOTE

Utilities shown hereon have been reproduced from the records of the City of Burlington (Sanitary Sewer), Public Utility District No. 1 of Skagit County (Water), Cascade Natural Gas Corporation and from field observation. Be hereby advised that prior to commencing excavation for new construction, 48 hours min. notice SHALL be provided to the Utilities Location Center at 1-800-424-5555 to provide underground utilities locations within the area of proposed development. (RCW 19.122, Washington Law)

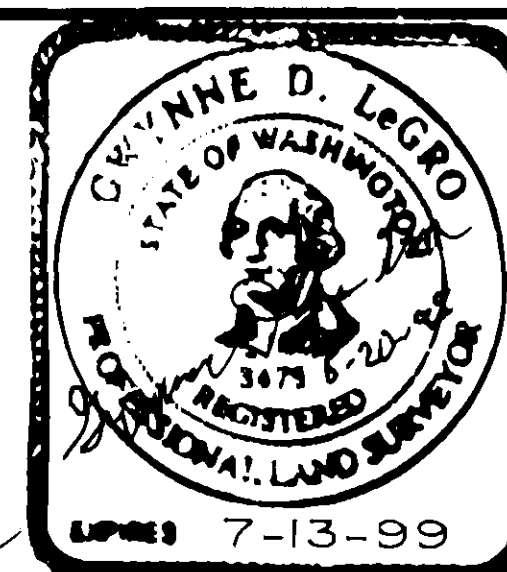
## LOT ADDRESSES

Lot 1- 201 Sharon St.  
Lot 2- Triplex # West to East  
209 Sharon St.  
213 Sharon St.  
217 Sharon St.

## AUDITOR'S CERTIFICATE

Filed for the record this 20th day of May, 1998, at minutes past 2 o'clock P.M. in Volume 13 of Short Plats at pages 126 and 127, and recorded under Auditor's File Number 4805200072, at the request of Denny D. LeGro.

Kathy Hill  
Auditor, Skagit County  
by [Signature]



## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the City of Burlington Short Plat Ordinance No. 1220 in April 1998 at the request of Keith S. Johnson.

LEGRO & ASSOCIATES  
Engineer & Surveyor  
815 Cleveland Avenue  
Mount Vernon, WA, 98273  
Phone: (360) 336-3220

Gwynne D. Legro  
Registered Professional  
Engineer & Land Surveyor  
Lic. # 3475 Date: 5-20-98

## SHORT PLAT NO. BURL-2-98

**JOHNSON PROPERTIES - PROPERTY SURVEY**  
**LOTS 17, 18, & 19 BLK. 2 SUPPLEMENTAL PLAT**  
**OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON**  
PTN. NW 1/4 SEC. 5 T.34 N., R. 3 E.W.M.  
BURLINGTON, WASHINGTON

vol 13 short plats pg 126

## RESTRICTIONS

1. The Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
2. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.
3. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for first living floor of residential construction.
4. SUBJECT TO AND TOGETHER WITH those Exceptions to the Subdivision Guarantee by Land Title Company of Skagit County as Order No. S-84862 as follows:
  1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
  2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
  3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvements; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
  4. Municipal assessments and impact fees, if any, levied by the City of Burlington.
  5. Deeds of Trust and the terms and conditions thereof between Lewis L. Dimock and Helene Dimock, husband and wife, Grantor, and Key Bank of Washington and Skagit Valley Credit Union, Grantees by instruments recorded under Auditor's File Numbers 9307280054, 9310190037, and 9605060070, records of Skagit County, Washington.

## EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to Puget Sound Energy, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) ft. parallel and adjacent to the street frontage on Alder Street and Sharon Street, as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

Let it hereby be known that dedication of this easement shall not empower said utilities the right to alter or require the removal of any existing buildings or portion thereof encroaching upon said 7 feet wide easement in any way to correct this situation until such future time that said building is demolished or significantly altered in some way.

## NOTES

1. Legal Description furnished by Land Title Company of Skagit County, Order No. S-84862, dated April 1, 1998 at 8:00 A.M.
2. Instrumentation : TOPCON GTS - 2B (20) Theodolite :  
Min. Horiz. Circle Reading of 20" E.D.M.  
Accuracy  $\pm$  (5mm + 5ppm)
3. Survey Method-Field Traverse
4. Meridian - Assumed.
5. The bearing reference for this survey is based upon the centerline (C) of Alder Street established by existing monumentation at the C's of Rio Vista and Sharon Street as being N 1°30'58" E.
6. For additional survey information refer to that Record of Survey for Richard Pease as prepared by Leonard, Boudinot and Skodje, Inc. by that instrument recorded September 2, 1994 in Book 6 of Surveys at Page 54 under Auditor's File No. 9409020011, records of Skagit County, Washington.
7. The method of sewage disposal shall be by that existing 8" sanitary sewer main in the Alley adjacent to and currently serving subject site.
8. Water of sufficient quantity and/or quality for normal domestic purposes is available to Lot 2 and currently being provided to Lot 1 of this Short Plat by the Public Utility District No. 1 of Skagit County. (See Plan)
9. The common lot line dividing Lots 1 and 2 of this Short Plat have been staked to provide a minimum 5 foot setback to the existing buildings upon said Lot 1.

## OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, in witness whereof we have caused our names to be hereunto subscribed this 20 day of May, 1998.

Lewis L. Dimock Helene R. Masonholder Dimock

SKAGIT VALLEY CREDIT UNION,  
a Washington Corporation:

<u>[Signature]</u> Signature	<u>[Signature]</u> Signature
<u>[Print Name]</u> Print Name	<u>[Print Name]</u> Print Name
<u>[Print Title]</u> Print Title	<u>[Print Title]</u> Print Title

KEY BANK OF WASHINGTON,  
a Washington Corporation:

<u>[Signature]</u> Signature	<u>[Signature]</u> Signature
<u>[Print Name]</u> Print Name	<u>[Print Name]</u> Print Name
<u>[Print Title]</u> Print Title	<u>[Print Title]</u> Print Title

## APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance No. 1220 this 20 day of May, 1998.

[Signature]  
Director of Public Works

## TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore 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 1998.

This 20 day of May, 1998.

[Signature]  
Skagit County Treasurer

## OWNER - DEVELOPER

Keith S. Johnson  
Johnson Properties  
2017 Continental Place  
Mount Vernon, WA. 98274  
(360) 424-0300

## ACKNOWLEDGEMENT

State of Washington  
County of Skagit S.S.

On this day personally appeared before me LEWIS L. DIMOCK and HELENE R. MASONHOLDER DIMOCK, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 20 day of May, 1998.

[Signature]  
Notary Public in and for the State of Washington,  
residing at [Address]  
My Commission Expires June 15, 2001

## ACKNOWLEDGEMENT

State of Washington  
County of Skagit S.S.

This is to certify that on this 7 day of May, 1998, before me, the undersigned, a Notary Public, personally appeared [Signature] and [Signature], to me known to be the [Name] and [Name], respectively, of SKAGIT VALLEY CREDIT UNION, a Washington Corporation, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

[Signature]  
Notary Public in and for the State of Washington,  
residing at [Address]  
My Commission Expires June 15, 2001

## ACKNOWLEDGEMENT

State of Washington  
County of Skagit S.S.

This is to certify that on this 20 day of May, 1998, before me, the undersigned, a Notary Public, personally appeared [Signature] and [Signature], to me known to be the [Name] and [Name], respectively, of KEY BANK OF WASHINGTON, a Washington Corporation, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

[Signature]  
Notary Public in and for the State of Washington,  
residing at [Address] Expires [Date]



SHORT PLAT NO. BURL-2-98

**JOHNSON PROPERTIES - PROPERTY SURVEY**  
LOTS 17, 18, & 19 BLK. 2 SUPPLEMENTAL PLAT  
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