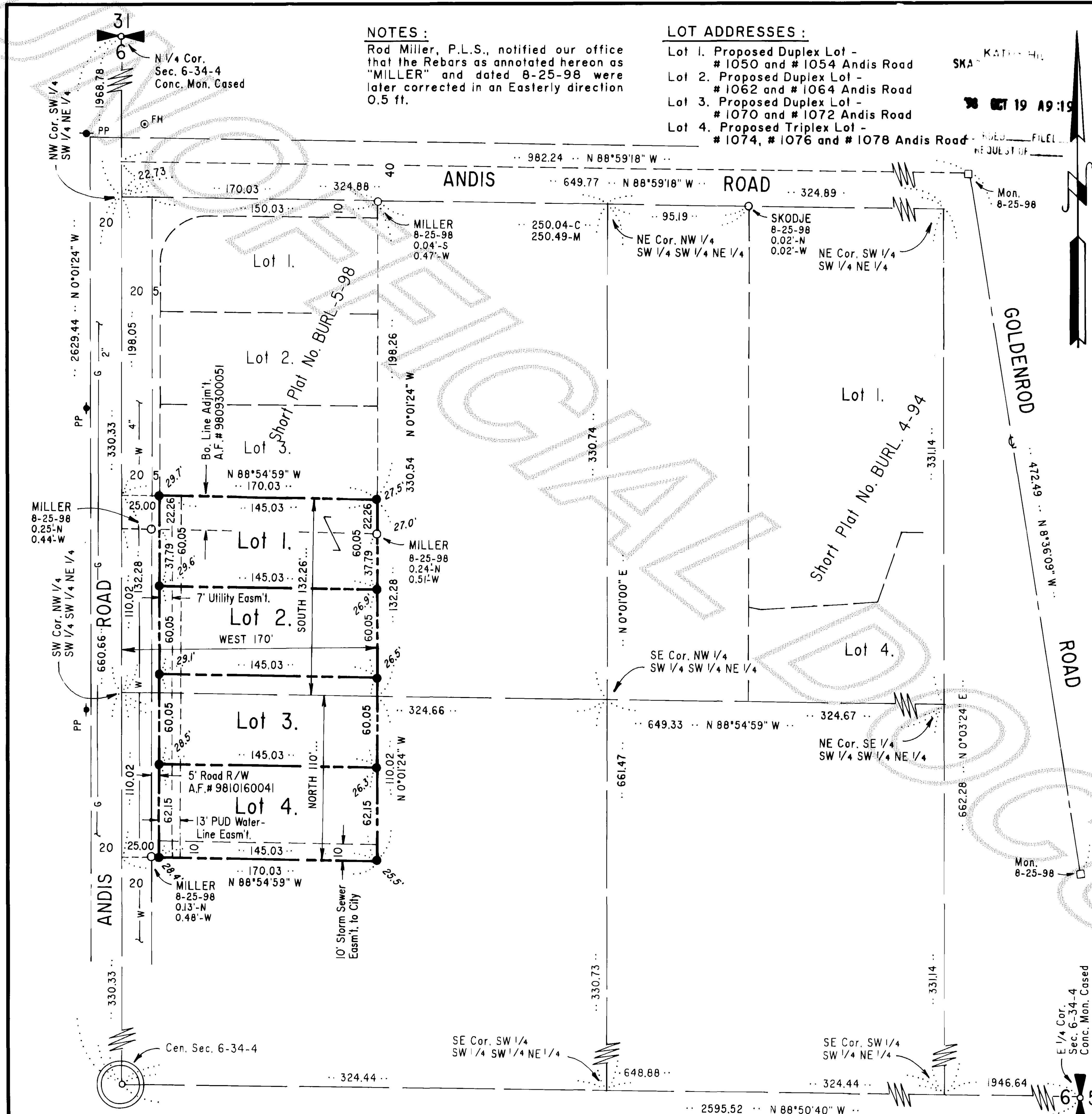


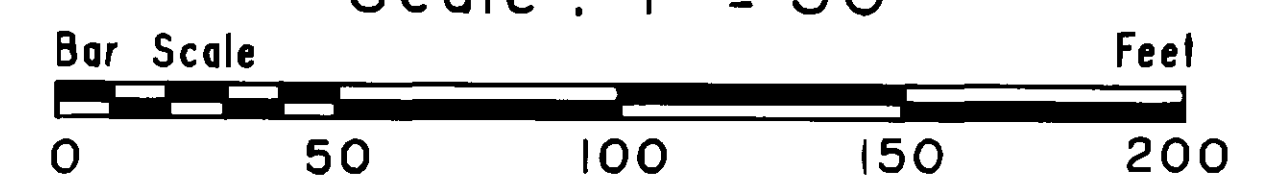
4810190009



33  
20  
59

PLAN

Scale: 1" = 50'



LEGAL DESCRIPTION

The South 132.26 feet of the West 170 feet of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 34 North, Range 4 East, W. M., EXCEPT the Andis County Road, and:  
The North 110 feet of the West 170 feet of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 34 North, Range 4 East, W. M. EXCEPT the Andis County Road.  
AND ALSO EXCEPT that portion of Andis Road as conveyed by Keith S. Johnson and Alison R. Johnson, husband and wife, to the City of Burlington by that instrument dated September 9, 1998 and recorded October 16, 1998 under Auditor's File No. 9810160041, records of Skagit County, Washington.  
AND SUBJECT TO easements, reservations, restrictions, covenants and other instruments of record, if any.  
All situate in the County of Skagit, State of Washington.

LEGEND

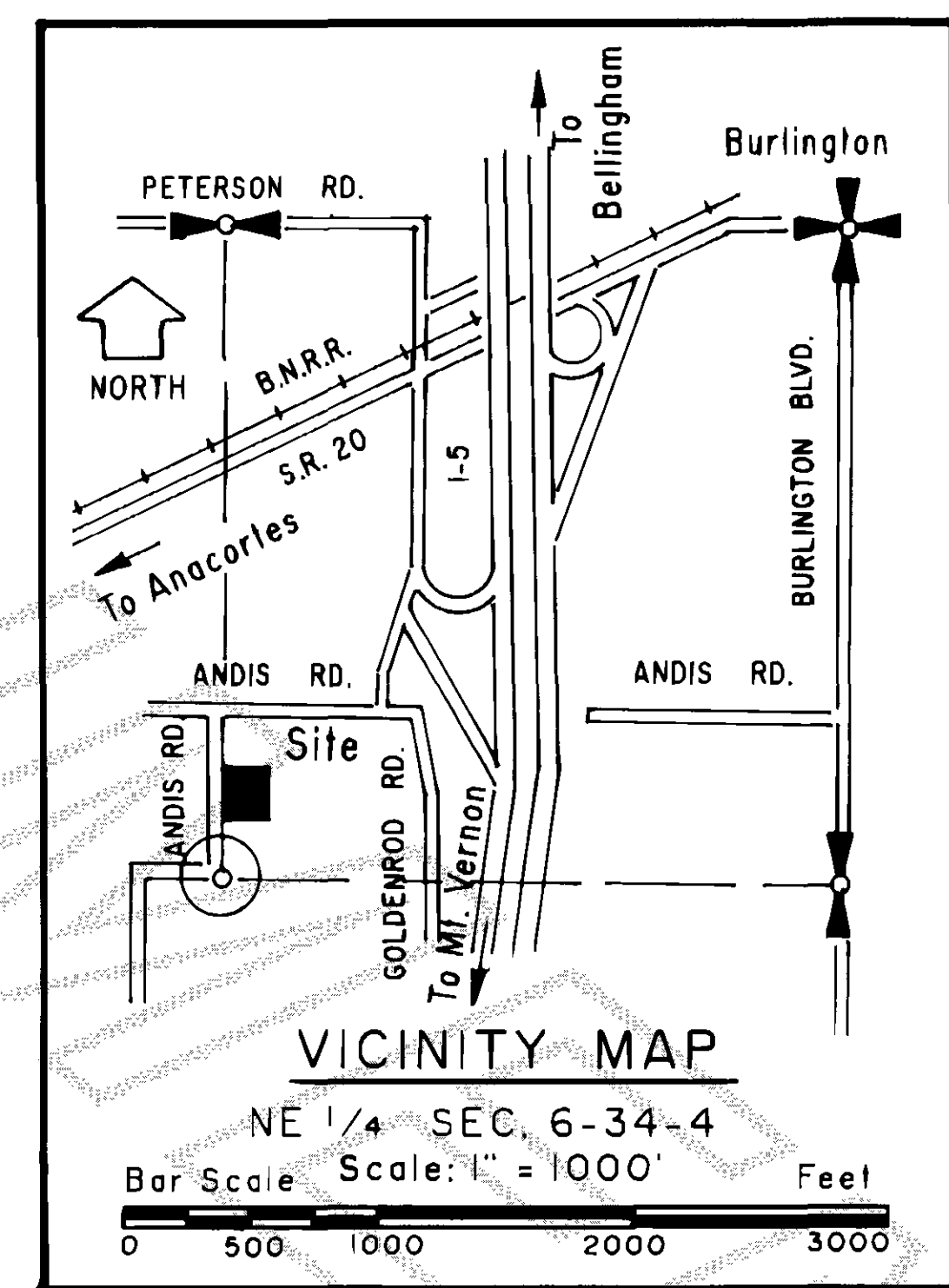
- All Property Corners to Lots 1, 2, 3 and 4 of this Short Plat have been set with 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO-3475"
- Miller 0.04'-S 0.47'-W Found Rebar with Yellow Plastic Cap Imprinted: "MILLER-PLS 32560" 0.04' South and 0.47' West of Calc. Position, Elev. at Rebar = 27.0 Ft. MSL 1929 NGVD
- Skodje Found Rebar with Yellow Plastic Cap Imprinted: "SKODJE-LS 19645"
- W 4" 4" Water Pipeline
- G 2" 2" Gas Pipeline
- PP FH ⊙ Power Pole / Fire Hydrant
- U/T — Underground Telephone Line
- Mon. 8-25-98 Found Brass Disk in Concrete Monument Punched and Cased. Date visited Aug. 25, 1998.

ZONING

R-3 Multi-Family Residential District

LOT AREAS

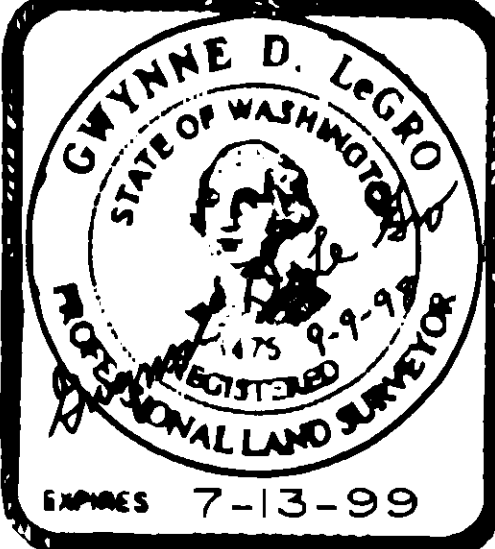
Lot 1 =	8707.13 Sq. Ft.
Lot 2 =	8707.13 Sq. Ft.
Lot 3 =	8707.13 Sq. Ft.
Lot 4 =	9011.62 Sq. Ft.



AUDITOR'S CERTIFICATE

Filed for the record this 19 day of Oct, 1998, at 19 minutes past 4 O'clock A.M., in Volume 12 of Short Plats at pages 175 and 176 and recorded under Auditor's File Number 9810190009, 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 August 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  
Date: 9-9-98 Lic. # 3475

SHORT PLAT NO. BURL -4-98

KEITH S. JOHNSON PROPERTY SURVEY  
PTN. SW 1/4 SW 1/4 NE 1/4  
SEC. 6, T. 34 N., R. 4 E.W.M.  
SKAGIT COUNTY, WASHINGTON

## 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. SUBJECT TO AND TOGETHER WITH those Exceptions to the Subdivision Guarantee by Land Title Company of Skagit County as Order No: S-86384 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 improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
  4. Deeds of Trust and the terms and conditions thereof between Keith S. Johnson and Alison R. Johnson, husband and wife, Grantor, and Washington Federal Savings, Grantee by instrument recorded under Auditor's File Number 9807170009, records of Skagit County, Washington.
4. 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.

## 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 Andis Road, 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.

## OWNER-DEVELOPER

Keith S. Johnson  
1883 Quail Drive  
Mount Vernon, WA. 98274  
(360) 424-1730

## UTILITIES

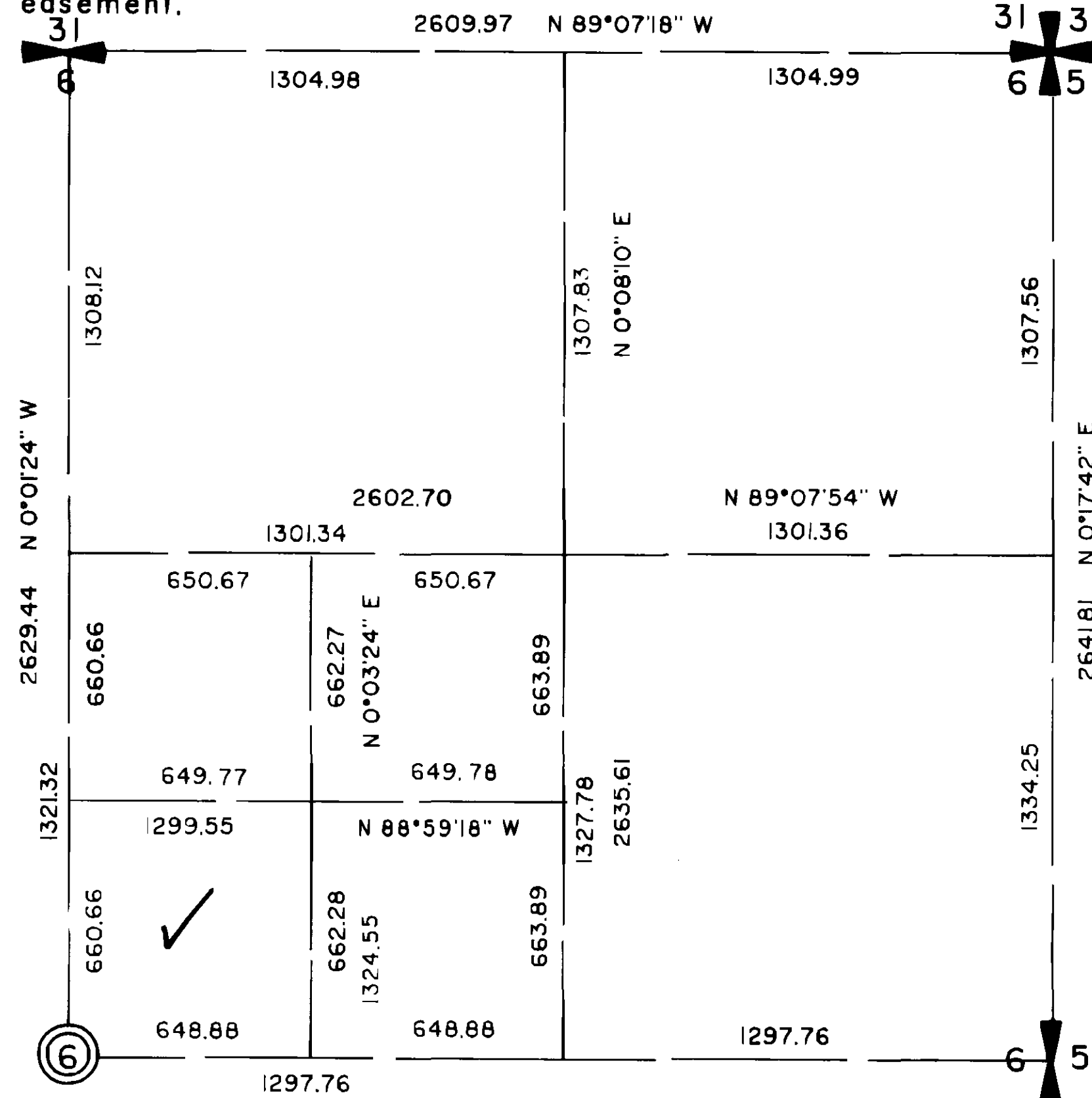
Overhead Power and Telephone currently service this neighborhood and are situated along the North and West sides of Andis Road.  
A 2" natural gas pipeline is also available to this short plat from the West side of Andis Road as provided by Cascade Natural Gas Inc.  
City Sanitary and Storm Sewer service to this site is under design and construction is scheduled for the Fall of 1998. Along with this improvement will be a new 8" water main to be installed along this entire plat frontage to be maintained and operated by P.U.D. No. 1 of Skagit County.

## NOTES

1. Legal Description furnished by Land Title Company of Skagit County, Order No. S-86384, dated August 4, 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 East-West Centerline of Section 6, T. 34 N., R. 4 E.W.M. as being N 88°50'40" W.
6. For additional survey information refer to Short Plat No. BURL-4-94 prepared for K.S. Goulter by Leonard, Boudinot & Skodje, Inc. and recorded in Book 11 of Short Plats at pages 204 and 205 under Auditor's File No. 9505240069, and that Boundary Line Adjustment as prepared for Winmar Cascade Inc. by Leonard and Boudinot, Inc. as recorded in Book 10 of Surveys at pages 51 and 52 under Auditor's File No. 9007100003 all records of Skagit County, Washington.

## WATER PIPELINE EASEMENT

An Easement is hereby granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and/or locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the exterior thirteen (13) ft. parallel and adjacent to the street frontage on Andis Road, as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor.  
Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.



SUBDIVISION: SW 1/4 NE 1/4 SEC. 6, T. 34 N., R. 4 E.W.M.

Bar Scale Feet Scale: 1" = 500'

## 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 9th day of SEPTEMBER 1998.

Keith S. Johnson Alison R. Johnson

WASHINGTON FEDERAL SAVINGS,  
a Washington Corporation:

Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name \_\_\_\_\_ Print Name \_\_\_\_\_  
Print Title \_\_\_\_\_ 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 16 day of OCT. 1998.

Rob D. Barnett  
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 1998.

This 16 day of October, 1998.

Judith M. Merrill  
Skagit County Treasurer

## RESTRICTIONS Continued

5. No building permits shall be issued upon the lots within this Short Plat until the requested utility and street improvements in Andis Road associated herewith have been installed and completed to the satisfaction of the City Engineer; EXCEPT that one building permit may be issued prior thereto at the discretion of the City Planning and Building Departments per City of Burlington Ordinances.

## ACKNOWLEDGEMENT

State of Washington S.S.  
County of SKAGIT

On this day personally appeared before me KEITH S. JOHNSON and ALISON R. JOHNSON, 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 9th day of SEPTEMBER, 1998.

Dumey O. Le Hu  
Notary Public in and for the State of Washington,  
residing at MOUNT VERNON

## ACKNOWLEDGEMENT

State of Washington S.S.  
County of SKAGIT

This is to certify that on this 9th day of SEPTEMBER, 1998, before me, the undersigned, a Notary Public, personally appeared JUDITH M. MERRILL and ROB D. BARNETT, respectively, of WASHINGTON FEDERAL SAVINGS, 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.

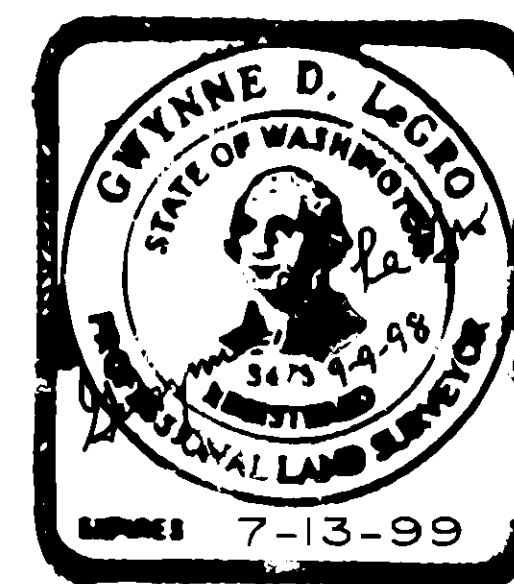
Notary Public in and for the State of Washington,  
residing at MOUNT VERNON

## STORM SEWER EASEMENT

An Easement is hereby reserved for and granted to the City of Burlington under and upon the South Ten (10) feet of Lot 4 of this Short Plat as shown hereon, in which to install, lay, construct, renew, operate and maintain an underground storm sewer pipeline for the purpose of serving the subdivision and public road right-of-way. Together With the right of ingress to and egress from said lands across adjacent lands of the Grantor.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the City Engineer.

Sheet 2 of 2 Sheets



SHORT PLAT NO. BURL -4-98

KEITH S. JOHNSON PROPERTY SURVEY  
PTN. SW 1/4 SW 1/4 NE 1/4  
SEC. 6, T. 34 N., R. 4 E.W.M.  
SKAGIT COUNTY, WASHINGTON