

RESTRICTIONS

1. The Short Plat number and Date of Approval shall be included in all Deeds and Contracts.
2. Subject to those EXCEPTIONS to the Subdivision Guarantee by Land Title Company of Skagit County as Order No. S-90464 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.

3. Buyer should be aware that this short subdivision is located within the floodplain of the Skagit River. The site lies entirely within Zone B of the FEMA Flood Insurance Rate Map Community Panel Number 530133 0001 B effective date January 5, 1985. Significant elevation for first living floor of residential construction is not being required at this time in said Zone B. Buyer should investigate with the City Building Dept. as to regulations in effect pertaining hereto prior to building application.

RESTRICTIONS, continued on pg. 2 col. 3.

UTILITIES

Power, Telephone, and Cable TV are currently providing service to the lots in this subdivision.

Natural gas is also available to the lots in this development from the Cascade Natural Gas Co. 2" main along Rio Vista and Wade Place as depicted upon Sheet one (1) of this Short Plat.

City Sanitary Sewer services have also been previously provided to this subdivision.

Storm drainage is existing and maintained in the public road right-of-way by the City.

Water service is available to this subdivision from the Public Utility District No. 1 6" water mains in Rio Vista and Wade Place.

Lot B of this Short Plat is presently being served by all utilities.

A 1" water service was previously installed serving both Lot 9 of Wade Place Second Addition and proposed Lot C of this Short Plat at their common lot corner along Wade Place.

A 4" sanitary side sewer service was previously installed as depicted hereon to serve Lot C of this Short Plat.

A sanitary side sewer service to Lot B of this Short Plat shall provide a connection for Lot A.

A 25' wide by 75' length non-exclusive Sanitary Side Sewer Easement to Lot B upon Lot A has been provided on the face of this Short Plat to provide access to an existing side sewer service currently serving the residence upon Lot B herein, location of which was provided by the owner/ developer.

(see Easement Provisions)

NOTES

1. Legal Description furnished by Land Title Company of Skagit County, Order No. S-90464, dated July 2, 1999 at 8:00 A.M.
2. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B (20)
Theodolite: Min. Horiz. Circle Reading of 20" E.D.M.: Accuracy ± (5mm + 5 ppm)
3. Meridian - Assumed
4. The bearing reference for this survey is based upon existing Wade Place Second Addition plat monumentation for the centerline of Rio Vista Avenue as being S 89°39'00" E.

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 4th day of AUGUST, 1999.

THE WADE FAMILY TRUST:

Robert F. Wade
Ruth R. Wade

APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance No. 1220 this 22 day of SEPT. 1999.

Robert B. Smith
DIRECTOR OF PUBLIC WORKS

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-for 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 1999.

This 23 day of September, 1999

Julia M. Smith
SKAGIT COUNTY TREASURER

RESTRICTIONS (continued)

4. 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.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT }

On this day personally appeared before me ROBERT F. WADE and RUTH R. WADE, as Trustees under the Wade Family Trust dated October 25, 1993, 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 4th day of AUGUST, 1999.

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

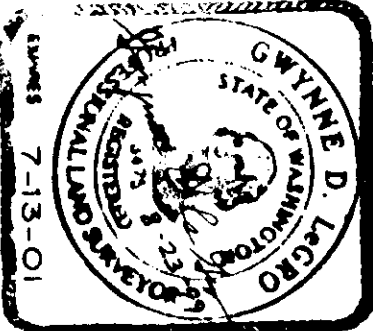
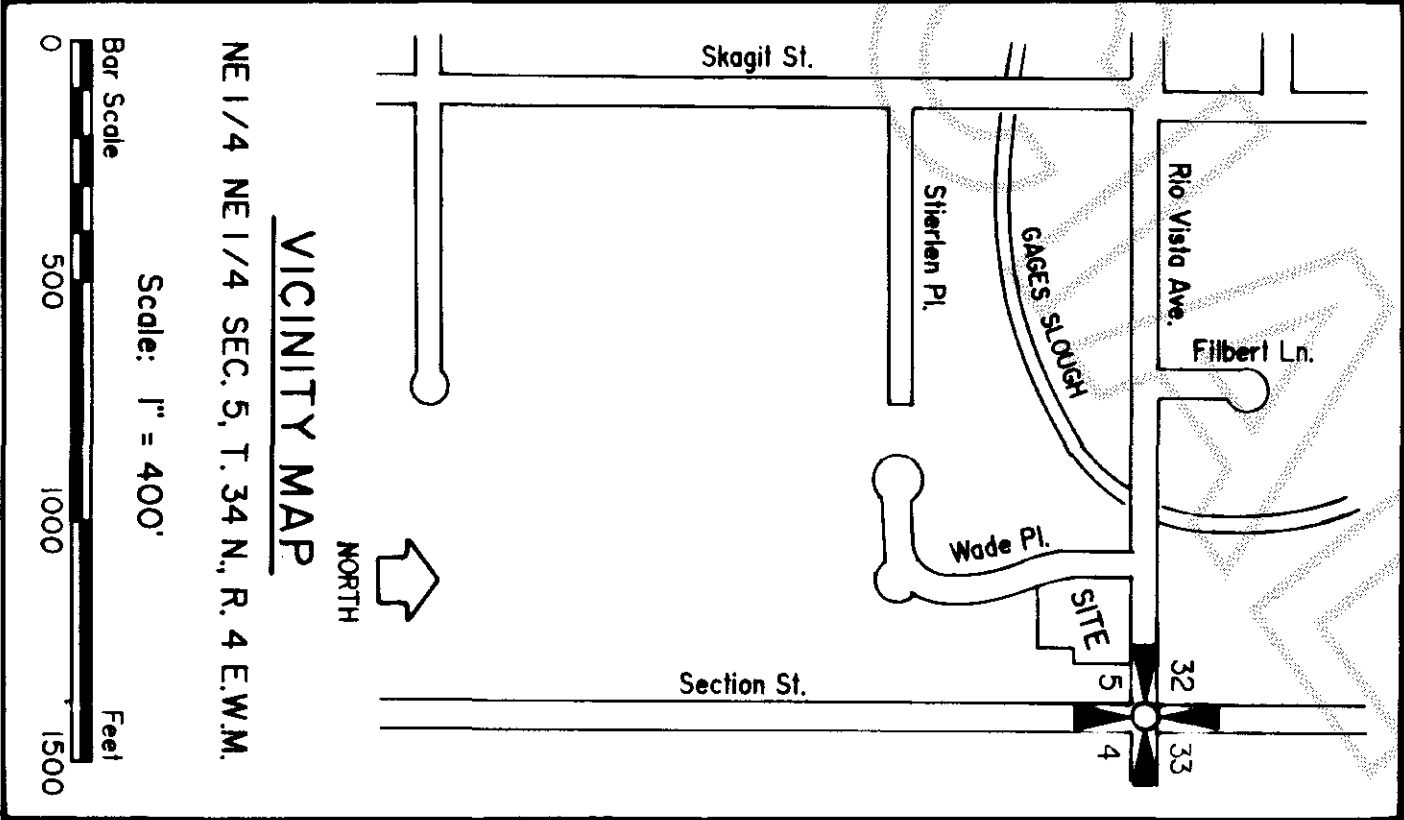
EASEMENT PROVISIONS

An Easement for sanitary sewer is hereby reserved for and granted to Lot B of this Short Plat under and upon Lot A of this Short Plat as depicted on the Plan upon Sheet 1 hereof in which to maintain and/or reconstruct underground pipeline for the sole purpose of serving the residence upon said Lot B, together with the right to enter upon said Lot A at all times for the purposes stated.

Lot B shall be responsible for replacement of all damaged or disturbed improvements to Lot A, directly or indirectly resulting therefrom to their pre-existing condition in a reasonable period of time, not to exceed 90 days from the date of beginning or as otherwise agreed upon between said parties to their satisfaction.

Lot B shall make every effort to minimize damage and inconvenience to said Lot A.

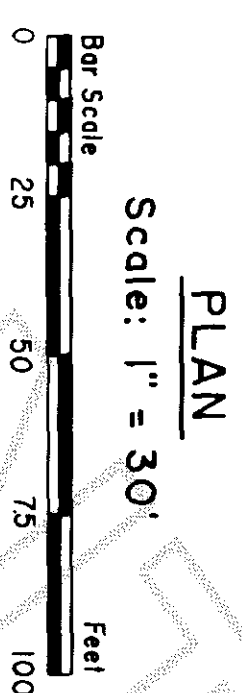
If in the event that said sanitary side sewer service to Lot B over and across Lot A herein becomes unnecessary, said easement shall become null and void.



SHORT PLAT No. BURL - 2-99

ROBERT F. WADE PROPERTY SURVEY
LOT 8, WADE PLACE SECOND ADDITION

PTN. NE 1/4 NE 1/4 NE 1/4
SEC. 5, T. 34 N., R. 4 E.W.M.
BURLINGTON, WASHINGTON



LEGAL DESCRIPTION

Lot 8, "WADE PLACE SECOND ADDITION", as per plat recorded in Volume 14 of Plats, pages 122 and 123, records of Skagit County, Washington.

SUBJECT TO an Easement for water main, including the terms, covenants, and provisions thereof, by that instrument recorded August 4, 1920 under Auditor's File No. 143869, records of Skagit County, Washington. The exact location and extent of said easement is not disclosed of record and no physical evidence was unearched during the plat development.

AND SUBJECT TO an Easement to Puget Sound Power and Light Company, the Continental Telephone Company, the Public Utility District No. 1 of Skagit County, and the Cascade Natural Gas Corp., under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate, and maintain underground conduits and other equipment for the purpose of serving the subdivision and other property as contained on the face of said plat.

AND SUBJECT TO an easement for cuts and fills upon sold premises which abut upon streets, avenues, alleys, and roads as provided by dedication upon the face of said plat.

AND FURTHER SUBJECT TO covenants, conditions, and restrictions contained in Declaration of Restrictions by that instrument executed by Robert F. Wade and Ruth R. Wade, husband and wife, recorded March 14, 1990 under Auditor's File No. 9003140003, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

LEGEND

- Mon. 7-29-99 Found Brass Disk in Concrete Monument punched and cased by this Survey dated 7-29-99.
- Property Corner Found (7-29-99) 5/8" Diameter x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "JUDY 7598".
- Property Corner Found (7-29-99) 5/8" Diameter x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475".
- Property Corner Set (7-29-99) 5/8" Diameter x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475".
- Centerline
- 12" Sanitary Sewer
- 6" Water Main
- 2" Gas Main
- Sewer Manhole
- Sanitary Side Sewer Cleanout
- C/O

OWNER - DEVELOPER

Robert F. Wade
1456 E. Rio Vista Ave.
Burlington, WA 98233

SHORT PLAT NO. BURL - 2-99

ROBERT F. WADE PROPERTY SURVEY
LOT 8, WADE PLACE SECOND ADDITION

PTN. NE 1/4 NE 1/4 NE 1/4
SEC. 5, T. 34 N., R. 4 E.W.M.
BURLINGTON, WASHINGTON

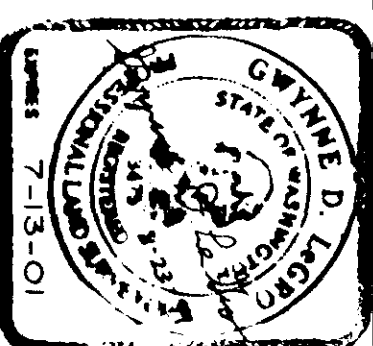
SURVEYOR'S CERTIFICATE

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 1999 at the request of Robert F. Wade.
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: 3-23-99

AUDITOR'S CERTIFICATE

Filed for the record this 23 day of Sept. 1999, at 4 minutes past 2 o'clock P.M., in Volume of Short Plats at pages 122 and 123, and recorded under Auditor's File Number 199909230101, at the request of Denny D. Legro.

KATHY HILL
Auditor, Skagit County
by: Cheryl Oliver



UTILITIES NOTE

The utility locations shown hereon are from field observations where possible and from available utility records of the Cascade Natural Gas Corporation (Gas), Public Utility District No. 1 of Skagit County (Water), and the City of Burlington (Sanitary and Storm).

LOT AREAS

Lot A = 9,675.73 Sq. Ft.
Lot B = 11,456.26 Sq. Ft.
Lot C = 12,469.00 Sq. Ft.

ZONING

R - 1, 9.6
Single Family Residential

