

DESCRIPTION

THE NORTH 1/2 OF THE WEST 1/2 OF TRACT 54, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY WASHINGTON, EXCEPT THAT PORTION THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF RIO VISTA AVENUE AND SKAGIT STREET IN THE "PLAT OF THE BURLINGTON ACREAGE PROPERTY", THENCE SOUTH 0°56'54" WEST ALONG THE CENTERLINE OF SKAGIT STREET 31.56 FEET; THENCE SOUTH 88°36'01" EAST, 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID RIO VISTA AVENUE AND THE EAST RIGHT-OF-WAY LINE OF SAID SKAGIT STREET; SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°36'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF RIO VISTA AVENUE, A DISTANCE OF 41.00 FEET TO A POINT OF CURVATURE WHICH RADIUS BEARS SOUTH 123°54' WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 71°19'37" AN ARC DISTANCE OF 41.23 FEET; THENCE SOUTH 14°05'27" WEST, 8.11 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 30.00 FOOT OFF-SET SPIRAL CURVE (WHICH CENTERLINE "A" VALUE EQUALS 2.5, "L" EQUALS 150 AND "S" EQUALS 2°48'45") A DISTANCE OF 148.14 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY MARGIN OF SKAGIT STREET; THENCE NORTH 0°56'54" EAST ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN, 243.18 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT COMPANY, G.T.E. CASCADE NATURAL GAS CORP., AND TCI CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE FIXTURES, SIDEWALKS, AND APPURTENANCES ATTACHED THEREON FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 PRIVILEGES HEREIN GRANTED.

GAGES SLOUGH MAINTENANCE EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BURLINGTON OVER, UNDER AND ACROSS THOSE PORTIONS OF LOTS 1, 2, 3, AND 4 WITHIN THE BANKS OF GAGES SLOUGH, AS SHOWN ON SHEET 2 OF 2, FOR THE PURPOSE OF MAINTAINING THE NATURAL DRAINAGE FUNCTION OF GAGES SLOUGH INCLUDING BUT NOT LIMITED TO ACCESS TO AND MAINTENANCE AND/OR REMOVAL OF OBSTRUCTIONS WITHIN THE GAGES SLOUGH AREA.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE THIS

12 DAY OF JAN. 2001.
Margaret J. Blevins
SHORT PLAT ADMINISTRATOR
Lloyd D. Stewart
CITY ENGINEER

SURVEYORS CERTIFICATE

HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

BRUCE G. LISSER, PLS. CERTIFICATE NO. 22460
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-1442
FAX: (360) 419-0581
e-mail: bruce@lissers.com
DATE: Jan. 5, 2001

NOTES

- 1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3. ZONING: R-1-46 SINGLE FAMILY RESIDENTIAL AND R-A RESIDENCE AND AGRICULTURAL

MINIMUM LOT AREA: R-1-46 4600 SQ. FT. R-A 13500 SQ. FT.
MINIMUM SETBACK REQUIREMENTS: 25 FEET
FRONT YARD MINIMUM MEAN DEPTH: 5 FEET
SIDE YARD MINIMUM MEAN DEPTH: NOT SPECIFIED
THE TOTAL OF THE TWO SIDE YARDS SHALL BE 15 FEET. SIDE OF BUILDING MEANS THE OUTER FACE OF ANY PART OF THE BUILDING ROOF EAVES.
REAR YARD MINIMUM MEAN DEPTH: 20 FEET NOT SPECIFIED
MINIMUM LOT WIDTH AT BUILDING: 85 FEET
4. SEWAGE DISPOSAL: CITY OF BURLINGTON PUBLIC SEWER
5. WATER: P.U.D. NO. 1
6. INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22460
7. INDICATES EXISTING REBAR OR IRON ROD FOUND
8. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11W, BEARING = NORTH 84°34'00" WEST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BURLINGTON ACREAGE PROPERTY RECORDED IN VOLUME 1 OF PLATS, PAGE 44, PLAT OF STERLEN PLACE RECORDED IN VOLUME 9 OF PLATS, PAGE 106, PLAT OF MADE PLACE FIRST ADDITION RECORDED IN VOLUME 14 OF PLATS, PAGES 28 AND 24, PLAT OF MADE PLACE SECOND ADDITION RECORDED IN VOLUME 14 OF PLATS, PAGES 122 AND 123, PLAT OF COUNTRY AIRE PHASE 1 RECORDED IN VOLUME 15 OF PLATS, PAGES 91-94, AND PLAT OF SHULER AVENUE ADDITION RECORDED UNDER AUDITOR'S FILE NO. 149412230011. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE POLICY ORDER NO. 63304, DATED SEPTEMBER 29, 2000.
11. INSTRUMENTATION: LEITZ SET 4A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/DEVELOPER: THOMAS CARLSON
1212 EAST RIO VISTA AVENUE
BURLINGTON WA 98223
PHONE: (360) 755-4514

- 14. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT. NO FEES WILL BE REQUIRED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES ON LOT 1 SHOWN HEREON. SAID CONSTRUCTION IS TO BE CONSIDERED AS REPLACEMENT TO EXISTING RESIDENCES AND THEREFORE CREATES NO IMPACT.
- 15. BUYERS SHOULD BE AWARE THAT PORTIONS OF THIS PLAT ARE LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION. CONTACT CITY OF BURLINGTON BUILDING DEPARTMENT FOR DETAILS.
- 16. FLOOD ZONE DESIGNATION: A-7 PER NATIONAL FLOOD INSURANCE FIRM MAP NO. 530153 0001 B DATED JANUARY 3, 1990. THE CITY OF BURLINGTON REQUIRES AN ADDITIONAL 1.0-FOOT OF ELEVATION ABOVE THE MINIMUM FEMA REQUIREMENTS. MINIMUM ELEVATION IS DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION. THE FIRM MAP SHOWS A MINIMUM BUILDING ELEVATION OF 35 FEET. THEREFORE CITY REQUIREMENTS SHOULD BE 36 FEET.
- 17. MEN HOLES SHALL BE CONSTRUCTED ON-SITE AND SHALL COMPLY WITH THE SPECIAL FLOOD RISK ZONE CONSTRUCTION STANDARDS, BURLINGTON MUNICIPAL CODE SECTION 15.15.100.
- 18. BENCH MARK: TOP BOLT OF FIRE HYDRANT AT NORTHWEST QUADRANT OF INTERSECTION OF RIO VISTA AND FILBERT LANE ELEVATION: 33.65 NGVD '24
- 19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD AS DISCLOSED IN THE ABOVE-REFERENCED TITLE REPORT (SEE NOTE NO. 10) INCLUDING THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 4103190020 AND 430319001.
- 20. A 25 FOOT VEGETATED BUFFER IS REQUIRED ALONG GAGES SLOUGH, WHICH SHOULD BE PLANTED AND MAINTAINED WITH NATIVE SPECIES. BACKYARD RESTORATION PLANTING INFORMATION IS AVAILABLE FROM THE PLANNING DEPARTMENT. PESTICIDES ARE NOT PROHIBITED, BUT MUST BE CAREFULLY USED IN ACCORDANCE WITH LABEL RECOMMENDATIONS, AND SPECIAL PERMITS ARE REQUIRED TO USE PESTICIDES IN THE WETLAND ITSELF.
- 21. OWNERS OF LOTS 2, 3, AND 4 SHALL PARTICIPATE IN FUTURE STREET IMPROVEMENTS BY PAYING A PRO RATA SHARE IN THE CONSTRUCTION OF CURB, GUTTER AND SIDEWALK ALONG THE RIO VISTA FRONTAGE OF THE PROPERTY. AS OF THE DATE OF RECORDING THIS SHORT PLAT, THIS COST IS ESTIMATED TO BE \$20/LINEAR FOOT.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE DEPARTMENT OF LISSER & ASSOCIATES, PLLC.
200101160084
Skagit County Auditor
1/16/2001 Page 1 of 2 11:03:47AM

Norma Burmesth
SKAGIT COUNTY AUDITOR
TREASURER'S CERTIFICATE
Audrey Zundel
DEPUTY

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE DUE 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 2000.
THIS 9th DAY OF January 2001.

Debra J. Burmesth
SKAGIT COUNTY TREASURER
DEPUTY
OFFICIAL
State of Washington
2001

OWNER'S CERTIFICATE AND DEDICATION

I KNOW ALL MEN BY THESE PRESENTS THAT 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 AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 5 DAY OF January 2001.

Robert F. Wade
ROBERT F. WADE, HUSBAND
Ruth Wade
RUTH WADE, WIFE

Thomas Glenn Carlson
THOMAS GLENN CARLSON, AS HIS SEPARATE PROPERTY

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT F. WADE AND RUTH WADE, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan. 5, 2001
BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2004

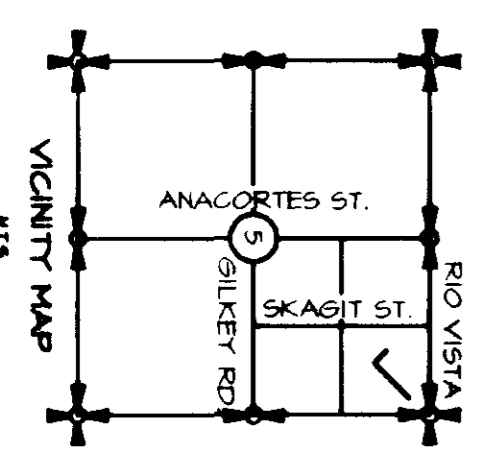
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS GLENN CARLSON, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan. 5, 2001
BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2004

SHORT PLAT NO. BURL-7-00
SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11W,
CITY OF BURLINGTON, WASHINGTON
FOR: THOMAS G. CARLSON
DATE: 1/21/01

FB 16	Pg 53	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: 1" = 60' DRAWING: 00-044BDRY
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NORTH 1/4 CORNER
MONT IN CASE PER
PREVIOUS SURVEY

C = CALCULATED
M = MEASURED

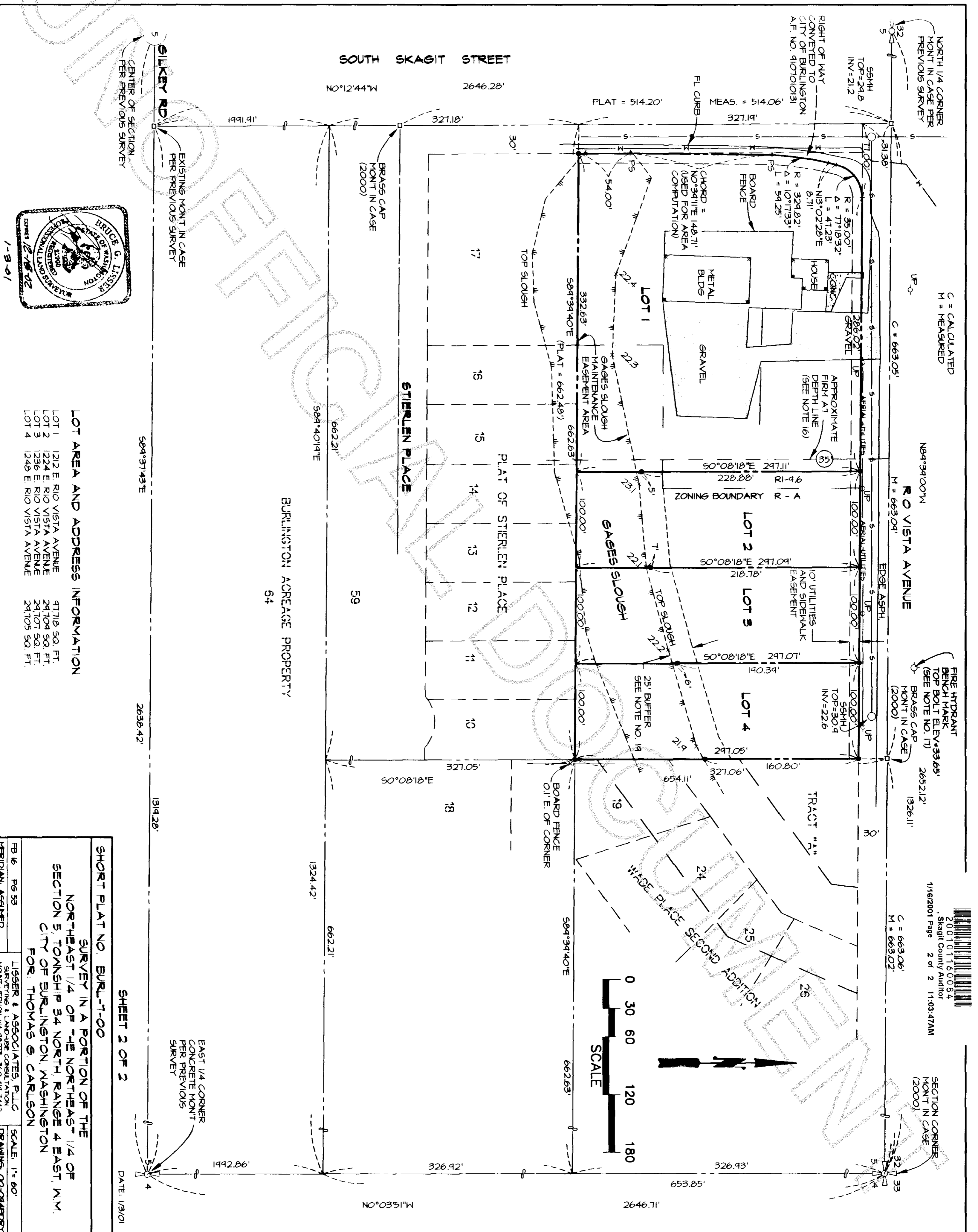
N89°34'00"W
M = 663.04'

RIO VISTA AVENUE

FIRE HYDRANT
BENCH MARK
TOP BOLT ELEV = 33.65'
(SEE NOTE NO. 17)
BRASS CAP
MONT IN CASE
(2000)
2652.12'
1326.11'

1/16/2001 Page 2 of 2 11:03:47AM
C = 663.06'
M = 663.02'

SECTION CORNER
MONT IN CASE
(2000)



5
SILKEY RD
CENTER OF SECTION
PER PREVIOUS SURVEY

SOUTH SKAGIT STREET

N0°12'44"W 2646.28'

PLAT = 514.20'

MEAS. = 514.06'



584°37'43"E

2636.42'

1314.26'

SHEET 2 OF 2

DATE: 1/3/01

LOT AREA AND ADDRESS INFORMATION

LOT	ADDRESS	AREA (SQ. FT.)
LOT 1	1212 E. RIO VISTA AVENUE	47118 SQ. FT.
LOT 2	1224 E. RIO VISTA AVENUE	24704 SQ. FT.
LOT 3	1236 E. RIO VISTA AVENUE	24707 SQ. FT.
LOT 4	1248 E. RIO VISTA AVENUE	24705 SQ. FT.

SHORT PLAT NO. BURL-7-00

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.,
CITY OF BURLINGTON, WASHINGTON
FOR: THOMAS & CARLSON

FB 16 P6 53
MERIDIAN: ASSUMED
LIGGER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MONT VERSION: WA 98275 360-418-1442
SCALE: 1" = 60'
DRAWING: 00-04460RY