

PLAT OF GAGES CIRCLE

PORTION OF LOT 80 "PLAT OF THE BURLINGTON ACREAGE PROPERTY"

SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

CITY OF BURLINGTON, WASHINGTON

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH D. WOODMANSEE AND KIMBERLEY A. WOODMANSEE, HUSBAND AND WIFE, AND WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC, FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 6<sup>TH</sup> DAY OF FEBRUARY 2001.

JOSEPH D. WOODMANSEE, HUSBAND  
KIMBERLEY A. WOODMANSEE, WIFE

WHIDBEY ISLAND BANK  
A WASHINGTON CORPORATION

BY: John Lusk

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH D. WOODMANSEE AND KIMBERLEY A. WOODMANSEE, 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: 2-6-01

SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 9-5-04  
RESIDING AT Mt. Vernon

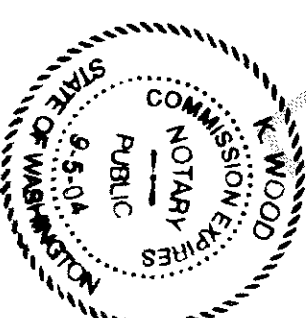


STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN LUSK SIGNED THIS INSTRUMENT ON OATH STATED THAT SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE V.P. OF WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 2-6-01

SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 9-5-04  
RESIDING AT Mt. Vernon



DESCRIPTION

PARCEL "A"  
THAT PORTION OF LOT 80 "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PORTION OF LOT 80;  
THENCE WEST 165 FEET;  
THENCE NORTH AND PARALLEL WITH THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, A DISTANCE OF 264 FEET;  
THENCE EAST 165 FEET TO THE WESTERLY LINE OF SAID RIGHT OF WAY;  
THENCE SOUTHERLY ALONG SAID WESTERLY LINE 264 FEET TO THE 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.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TIGI CABLE VISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THE PLAT IN UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THE PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

Nana Guemeth  
COUNTY AUDITOR

TREASURER'S 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 MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2000.

THIS 13<sup>TH</sup> DAY OF February 2001.

DEPUTY CITY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 9 DAY OF FEB. 2001.

Richard A. Patrick  
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 9TH DAY OF February 2001.

Flod D. Stewart  
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON  
THIS 11<sup>TH</sup> DAY OF January 2001.

ATTEST: CITY ADMINISTRATOR  
ATTEST: PLANNING DIRECTOR

Don T. Cantel  
Maynard J. Stark

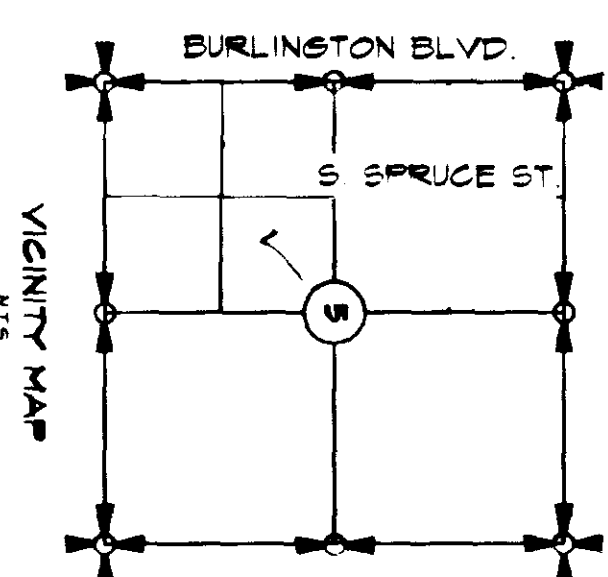
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF GAGES CIRCLE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS.

BRUCE G. LISSER, PLS CERTIFICATE NO. 22960

DATE Feb. 17, 2001

BRUCE G. LISSER & ASSOCIATES, PLLC  
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PLAT OF GAGES CIRCLE  
PORTION OF LOT 80, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"  
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
CITY OF BURLINGTON, WASHINGTON

200102130017  
Skagit County Auditor  
213/2001 Page 2 of 3 9:48:00AM

NOTES

- INDICATES EXISTING MONUMENT IN CASE.
  - INDICATES MONUMENT IN CASE WITH CAP INSCRIBED LISSER 22960.
  - INDICATES EXISTING PIPE OR REBAR FOUND.
  - INDICATES REBAR OR SCREW IN LEAD WITH CAP INSCRIBED LISSER 22960.
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY, TITLE POLICY ORDER NO. S-493263 DATED DECEMBER 12, 2000.
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BURLINGTON ACREAGE PROPERTY RECORDED IN VOLUME 1 OF PLATS, PAGE 44 AND BURLINGTON SHORT PLAT NO. BURL-3-00, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200006230084, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- ZONING CLASSIFICATION: R-1, B-4, CLUSTER DEVELOPMENT  
MINIMUM LOT AREA = 6720 SQ. FT.
- SET BACKS:  
FRONT YARD: 20 FEET  
SIDE YARD: 5 FEET FOR EACH SIDE GIVING THE TWO SIDE YARDS TO BE 10 FEET  
REAR YARD: 20 FEET
- SEWAGE DISPOSAL: (SS) CITY OF BURLINGTON
- STORM DRAINAGE: (SD) CITY OF BURLINGTON
- STREET STANDARD: CITY OF BURLINGTON
- WATER: (W) SKAGIT COUNTY P.U.D. NO. 1
- POWER: (P) PUGET SOUND ENERGY
- TELEPHONE: (T) GTE
- GAS: (G) CASCADE NATURAL GAS
- TELEVISION CABLE: (TV) TCI CABLEVISION
- GARBAGE COLLECTION: CITY OF BURLINGTON, SOLID WASTE COLLECTION FOR LOTS 16, 17, 18 AND 19 SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY, GAGES CIRCLE.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., BEARING = NORTH 0°01'10" WEST
- INSTRUMENTATION: LEITZ SET 4A THEODOLITE DISTANCE MEETER
- SURVEY PROCEDURE: FIELD TRAVERSE
- 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. THE FOUNDATION WALL OF ALL PERMITTED STRUCTURES SHALL BE AT ELEVATION 28 FEET OR HIGHER, WHICH IS THE BOUNDARY OF THE GAGES SLOUGH SPECIAL FLOOD RISK ZONE AT THIS LOCATION AND ALL OTHER FLOODPLAIN AND SPECIAL FLOOD RISK CRITICAL AREAS STANDARDS SHALL BE MET. CONTACT CITY OF BURLINGTON BUILDING DEPARTMENT FOR DETAILS.
- WETLAND BOUNDARY LINE SHOWN HEREON IS BASED UPON FIELD DELINEATION BY ATSI IN MAY 2000.
- IMPACT FEES SHALL BE PAID FOR SCHOOLS, FIRE, BRIDGE, AND PARKS AT THE TIME OF BUILDING PERMIT ISSUANCE.
- A HOMEOWNER'S ASSOCIATION SHALL BE FORMED TO MAINTAIN THE STORM DRAINAGE POND, THE ACCESS EASEMENT, AND THE RV/BOAT STORAGE AREA. IN LIEU OF SPECIFIED SIDE YARD ACCESS LOCATIONS TO THE REAR YARDS OF LOTS, THE PLAT WILL INCLUDE A GRAVEL R.V. STORAGE AREA FOR USE OF THE PROPERTY OWNERS.
- SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF BURLINGTON ENGINEERING DEPARTMENT FOR DETAILS.

24. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 8204010013, 20001031018 AND 200011140036.

25. DESIGN REVIEW IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. STREET TREES ARE REQUIRED TO BE PLANTED, ONE PER LOT, LANE AND A MINIMUM OF ONE SHRUB SHALL BE PLANTED IN FRONT OF EACH HOUSE PRIOR TO OCCUPANCY.

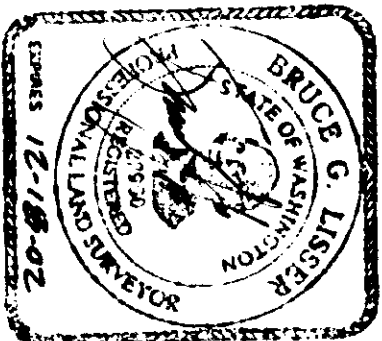
26. HOMES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.

27. THE DELINEATED WETLANDS TOGETHER WITH ALL OR A PORTION OF THE REQUIRED BUFFER AREA WITHIN TRACT "X" WILL BE CONVERTED IN FEE TO THE CITY OF BURLINGTON IN EXCHANGE FOR PARK IMPACT CREDITS. THIS AREA WILL PROVIDE A SUBSTANTIAL AREA OF CONTINUOUS PUBLIC ACCESSIBLE OPEN SPACE IN AND ALONG GAGES SLOUGH. THE REMAINING UP-AND AREA TRACT "Y" WILL CONTAIN STORM DRAINAGE FACILITIES AND A RV STORAGE AREA THAT WILL BE RETAINED AND MANAGED BY THE GAGES CIRCLE HOMEOWNERS ASSOCIATION.

28. BENCH MARK "A", TOP OF MONUMENT IN CASE ELEVATION = 32.63 NGVD'24  
BENCH MARK "B", TOP OF MONUMENT IN CASE ELEVATION = 31.97 NGVD'24

STREET ADDRESS AND LOT AREA INFORMATION

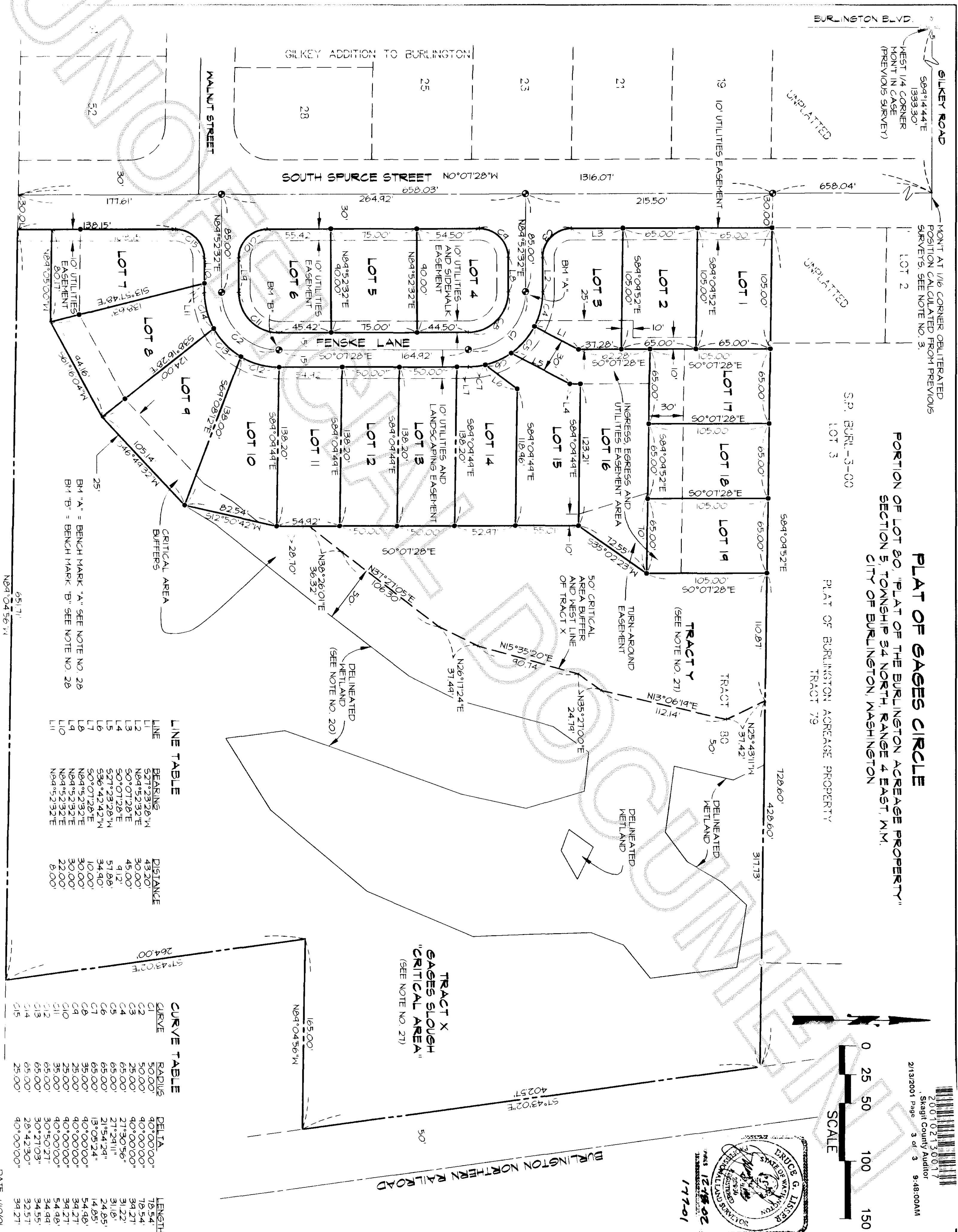
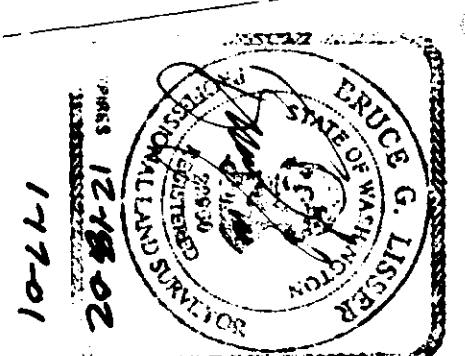
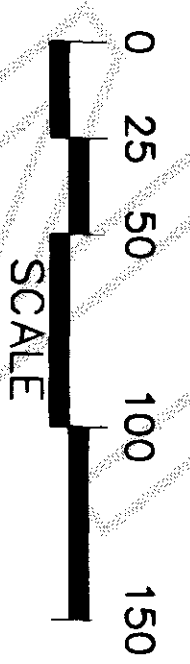
LOT 1	1208	SOUTH SPRUCE STREET	6824 SQUARE FEET
LOT 2	1216	SOUTH SPRUCE STREET	6824 SQUARE FEET
LOT 3	1224	SOUTH SPRUCE STREET	6454 SQUARE FEET
	1215	FENSKE LANE	
LOT 4	1232	SOUTH SPRUCE STREET	6758 SQUARE FEET
	1225	FENSKE LANE	
LOT 5	1240	SOUTH SPRUCE STREET	5750 SQUARE FEET
LOT 6	1248	SOUTH SPRUCE STREET	6841 SQUARE FEET
	1241	FENSKE LANE	
LOT 7	1250	SOUTH SPRUCE STREET	8366 SQUARE FEET
	1250	FENSKE LANE	
LOT 8	1246	FENSKE LANE	8454 SQUARE FEET
LOT 9	1242	FENSKE LANE	8576 SQUARE FEET
LOT 10	1238	FENSKE LANE	7848 SQUARE FEET
LOT 11	1234	FENSKE LANE	7584 SQUARE FEET
LOT 12	1230	FENSKE LANE	6404 SQUARE FEET
LOT 13	1226	FENSKE LANE	6404 SQUARE FEET
LOT 14	1222	FENSKE LANE	7080 SQUARE FEET
LOT 15	1218	FENSKE LANE	7160 SQUARE FEET
LOT 16	1214	FENSKE LANE	12045 SQUARE FEET
LOT 17	1210	FENSKE LANE	6824 SQUARE FEET
LOT 18	1206	FENSKE LANE	6824 SQUARE FEET
LOT 19	1202	FENSKE LANE	6824 SQUARE FEET
TRACT "Y"		TO BE CONVERTED TO HOMEOWNERS ASSOCIATION	
			38042 SQUARE FEET
TRACT "X"		TO BE CONVERTED TO THE CITY OF BURLINGTON (INCLUDES CRITICAL AREAS AND BUFFERS)	
			271045 SQUARE FEET



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**PORTION OF LOT 80, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"**  
**SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.**  
**CITY OF BURLINGTON, WASHINGTON**

S.P. BURL-3-00  
LOT 3

PLAT OF BURLINGTON ACREAGE PROPERTY  
TRACT 79



**TRACT X**  
**GAGES SLOUGH**  
**"CRITICAL AREA"**  
(SEE NOTE NO. 27)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S27°23'28"W	43.20'
L2	N84°52'32"E	30.00'
L3	S0°07'28"E	45.00'
L4	S0°07'28"E	41.2'
L5	S27°23'28"W	51.86'
L6	S36°42'42"W	34.90'
L7	S0°07'28"E	10.00'
L8	N84°52'32"E	30.00'
L9	N84°52'32"E	30.00'
L10	N84°52'32"E	22.00'
L11	N84°52'32"E	8.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH
C1	50.00'	90°00'00"	78.54'
C2	50.00'	90°00'00"	78.54'
C3	50.00'	90°00'00"	34.27'
C4	50.00'	90°00'00"	31.22'
C5	50.00'	21°30'56"	31.18'
C6	50.00'	21°54'24"	24.85'
C7	50.00'	13°05'24"	14.85'
C8	50.00'	90°00'00"	54.98'
C9	50.00'	90°00'00"	34.27'
C10	50.00'	90°00'00"	34.27'
C11	50.00'	90°00'00"	54.98'
C12	50.00'	30°50'27"	34.94'
C13	50.00'	30°21'03"	34.55'
C14	50.00'	28°42'30"	32.57'
C15	50.00'	90°00'00"	34.27'