

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, 2, 4
MINIMUM LOT AREA: 8400 SQ. FT.
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD MINIMUM MEAN DEPTH: 20 FEET
SIDE YARD MINIMUM MEAN WIDTH: 5 FEET
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
MINIMUM LOT WIDTH AT BUILDING: 75 FEET
4. SEWAGE DISPOSAL: CITY OF BURLINGTON PUBLIC SEWER
5. WATER: PUD NO. 1
6. INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
7. INDICATES EXISTING REBAR OR IRON ROD FOUND
8. MERIDIAN: ASSUMED
9. BASIS OF BEARING: MONUMENTED CENTERLINE OF BRADLEY COURT BEARING = NORTH 84°25'41" EAST
10. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE VOLUME 3 OF FIRST ADDITION TO BURLINGTON AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, PLAT OF NELSON-OLSON REPLAT IN VOLUME 6 OF PLATS, PAGE 2, COMING 5TH ADDITION IN VOLUME 9 OF PLATS, PAGES 8 AND 9, PLAT OF BURLINGTON HEADQUARTERS VOLUME 14 OF PLATS, PAGES 135 AND 136 AND REPLAT OF THE WEST 166' OF LOTS 4 AND 5 BLOCK 138 FIRST ADDITION TO BURLINGTON IN VOLUME 14 OF PLATS, PAGE 169 IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. SURVEY DESCRIPTION IS FROM ISLAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. BIT056 DATED NOVEMBER 6, 2000.
12. INSTRUMENTATION: LEITZ SET 4A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/DEVELOPER: DUANE AND TIFFANY YOUNGREN
16497 DUNBAR ROAD
MOUNT VERNON WA 98273
PHONE: (360) 428-6905

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. FLOOD ZONE DESIGNATION: B PER NATIONAL FLOOD INSURANCE FIRM MAP NO. 53015 0235 D DATED SEPTEMBER 29, 1994. NO BUILDING RESTRICTIONS OR SPECIAL CONSTRUCTION REQUIREMENTS ARE REQUIRED WITH RESPECT TO FLOODPLAIN AT THIS TIME.

16. 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 AUDITORS' FILE NUMBER 200004210060, TOGETHER WITH THOSE CERTAIN DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBER 200104030062 AND 200101120072

LOT AREA AND ADDRESS INFORMATION

LOT 1	702 NORTH SKAGIT ST	8525 SQ FT	INCLUSIVE OF EASEMENTS
LOT 2	1225 LIBERTY LANE	4662 SQ FT	INCLUSIVE OF EASEMENTS
LOT 3	1231 LIBERTY LANE	4663 SQ FT	INCLUSIVE OF EASEMENTS
LOT 4	1231 LIBERTY LANE	4629 SQ FT	INCLUSIVE OF EASEMENTS

SURVEYOR'S 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.

DATE: June 8, 2001

BRUCE G. LISSER, PLS. CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
210 MILWAUKEE/PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-1442
FAX: (360) 419-0561
e-mail: bruce@lissert.com

DESCRIPTION

LOT 1 BLOCK 138, FIRST ADDITION TO BURLINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 LOT 1 AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE SHORT PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE FIXTURES, 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.

OWNERS CERTIFICATE AND DEDICATION

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 8TH DAY OF JUNE, 2001.

Duane Youngren
DUANE YOUNGREN, HUSBAND
Laverne Krieger
LAVERNE KRIEGER, WIFE

AUDITOR'S CERTIFICATE

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

200106190006
Skagit County Auditor

6/19/2001 Page 1 of 2 8:43:35AM

Christa Brunwell
SKAGIT COUNTY AUDITOR

David J. Jones
DEPUTY

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 2001.

THIS 18th DAY OF June 2001

Scott Agill
OFFICIAL
TREASURER

APPROVALS

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

15 DAY OF JUNE, 2001.

Maureen Fleck
SHORT PLAT ADMINISTRATOR

Paul Stanwell
CITY ENGINEER

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DUANE YOUNGREN AND TIFFANY YOUNGREN, 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: June 8, 2001

Bruce G. Lissert
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-04
RESIDING AT Mount Vernon

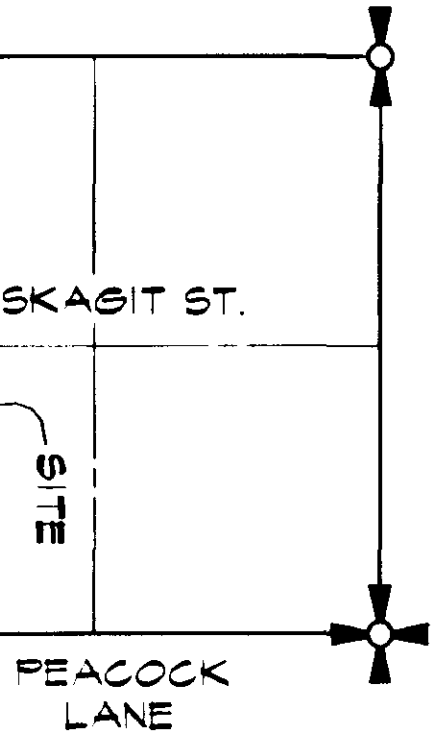
BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires 7-14-2004

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CONRAD KRIEGER AND LAVERNE KRIEGER, 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: June 8, 2001

Bruce G. Lissert
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-04
RESIDING AT Mount Vernon

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires 7-14-2004



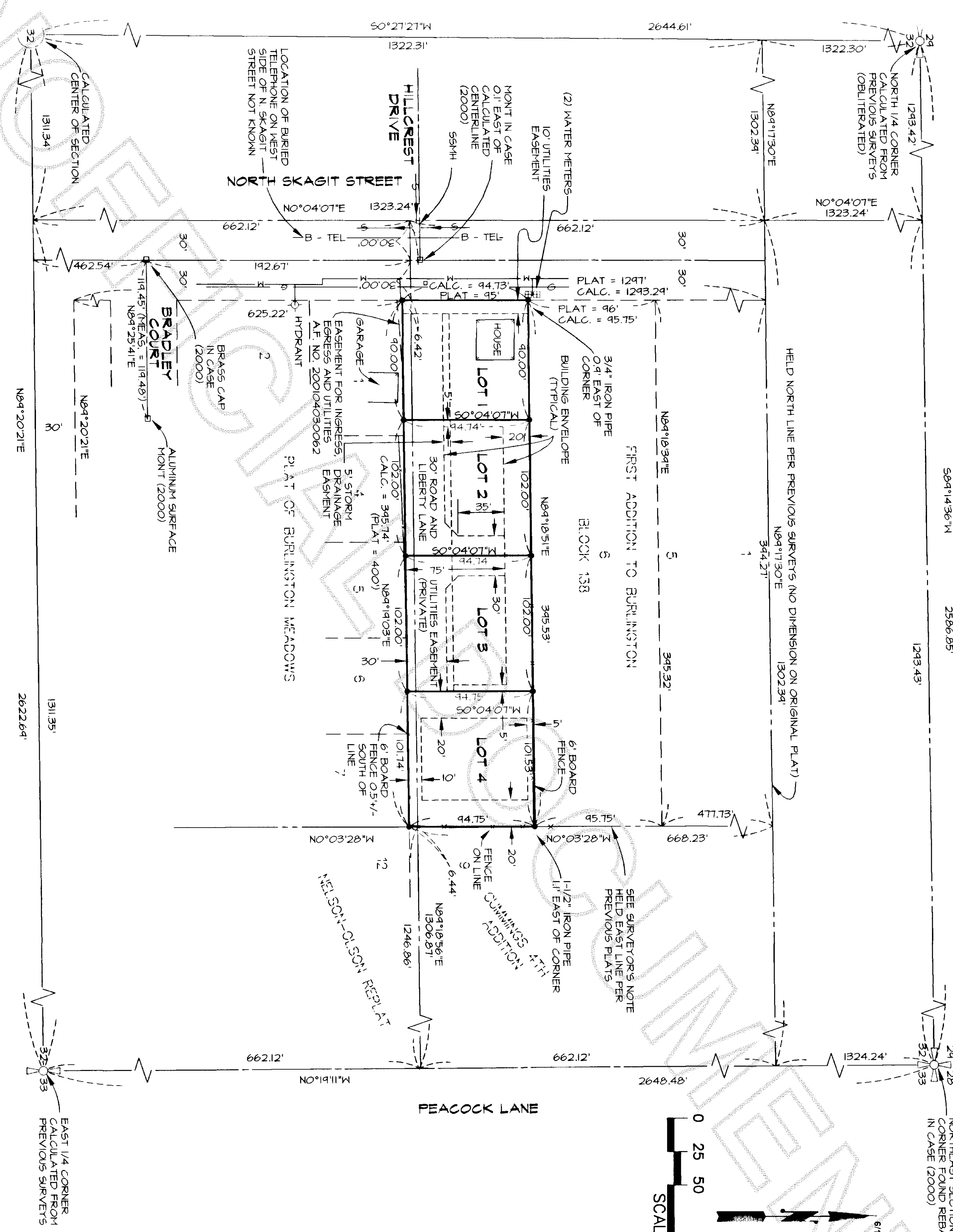
NE 1/4 SECTION 32
VICINITY MAP
N.T.S.

SHORT PLAT NO. BURL. - 4-00
SHEET 1 OF 2
DATE: 6/8/01

SURVEY IN A PORTION OF THE
SECTION 32, TOWNSHIP 35 NORTH RANGE 4 EAST, N.M.
SKAGIT COUNTY WASHINGTON
FOR: DUANE AND TIFFANY YOUNGREN

BRUCE G. LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON WA 98273 360-419-1442

SCALE: 1" = 30'
DRAWING: 00-0912D



SURVEYOR'S NOTE

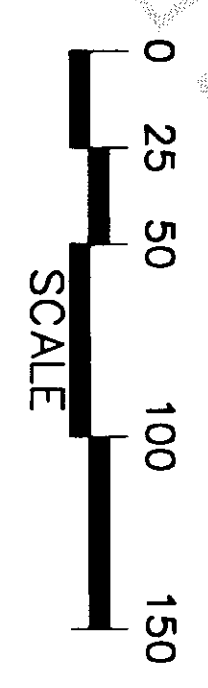
BLOCK 138 IN THE PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO. WASH. RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON SHOWS ONLY LIMITED LOT DIMENSION INFORMATION. PREVIOUS PLATS IN BLOCK 138 HAVE UTILIZED PROPORTIONATE MEASURE ACROSS THE LOTS BASED UPON LOT DIMENSION ASSUMPTIONS. I HAVE HONORED THE PREVIOUS METHODOLOGY USED BY THE REPLATS IN SAID BLOCK 138 TO THE NORTH AND SOUTH FOR THIS SURVEY.

SHORT PLAT NO. BURL. - 9-00

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH RANGE 4 EAST, N.M., SKAGIT COUNTY WASHINGTON FOR DUANE AND TIFANY YOUNGREN

SHEET 2 OF 2

DATE: 6/8/01



6/19/2001 Page 2 of 2 8:43:35AM
 Skagit County Auditor
 200106190005
 200106190005