

SURVEY IN SE1/4 OF THE SW1/4 OF SEC. 31, TWP. 35 N, RNG. 4 E, W.M. SKAGIT COUNTY, WASHINGTON

Short Plat No. Bu 5-01

Date _____

200107200121
Skagit County Auditor
7/20/2001 Page 1 of 1 2:41:01PM

LEGAL DESCRIPTION

Tract 4 of Burlington Short Plat No. 4-79, approved October 25, 1979 and recorded October 26, 1979 in Volume 3 of Short Plats, page 201, under Auditor's File No. 7910260042, being a portion of the East 1/2 of the East 1/2 of Tract 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

ADDRESSES	PETERSON RD.	WOOLLEN RD.
Lot 1 777-779	-	-
Lot 2 755-757	-	-
Lot 3 733-735	-	-
Lot 4 551	-	-

OWNERS OF S/P BU-4-79:
LOT 1: JON PETRZELKA
LOT 2: STEVEN GILDENSA
LOT 3: DALE PADGETT

DEVELOPERS/OWNER

LILLIAN ROHWEDER
551 WOOLLEN ROAD
BURLINGTON, WA 98233

BASIS OF BEARING

ASSUMED S 87°33'26" E ON SOUTH LINE OF SECTION 31
THE BEARING IS CONSISTENT WITH SHORT PLAT No. 90-28.

NOTES

- ZONING - RESIDENTIAL (LOT 1, 2, 3 & So. 120' OF LOT 4: R-2.
- WATER: P.U.D. #1 BALANCE OF LOT 4: R-1-8-4)
- SEWAGE: CITY OF BURLINGTON
- GROUND ELEVATION: ±27.00 TYPICAL, NGVD29
- WHEN LOT 4 IS FULLY DEVELOPED IN THE FUTURE, WOOLLEN ROAD ALONG THE PROPERTY FRONTAGE SHALL BE IMPROVED TO THE CURRENT CITY STANDARD ROAD.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 04-01.

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT IGE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFY THAT THE ATTACHED SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Lillian Rohweder
Lillian Rohweder

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 17 DAY OF July 2001, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED
Lillian Rohweder

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE

Donna Herberly
DONNA HERBERLY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Burlington

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE THIS 14th DAY OF JULY 2001.

Magaret Yee
MAGARET YEE
SHORT PLAT ADMINISTRATOR
PUBLIC WORKS DIRECTOR
CITY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF JULY 2001,
AT 4:11 P.M. IN BOOK _____ OF SHORT PLATS, ON PAGE _____
AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

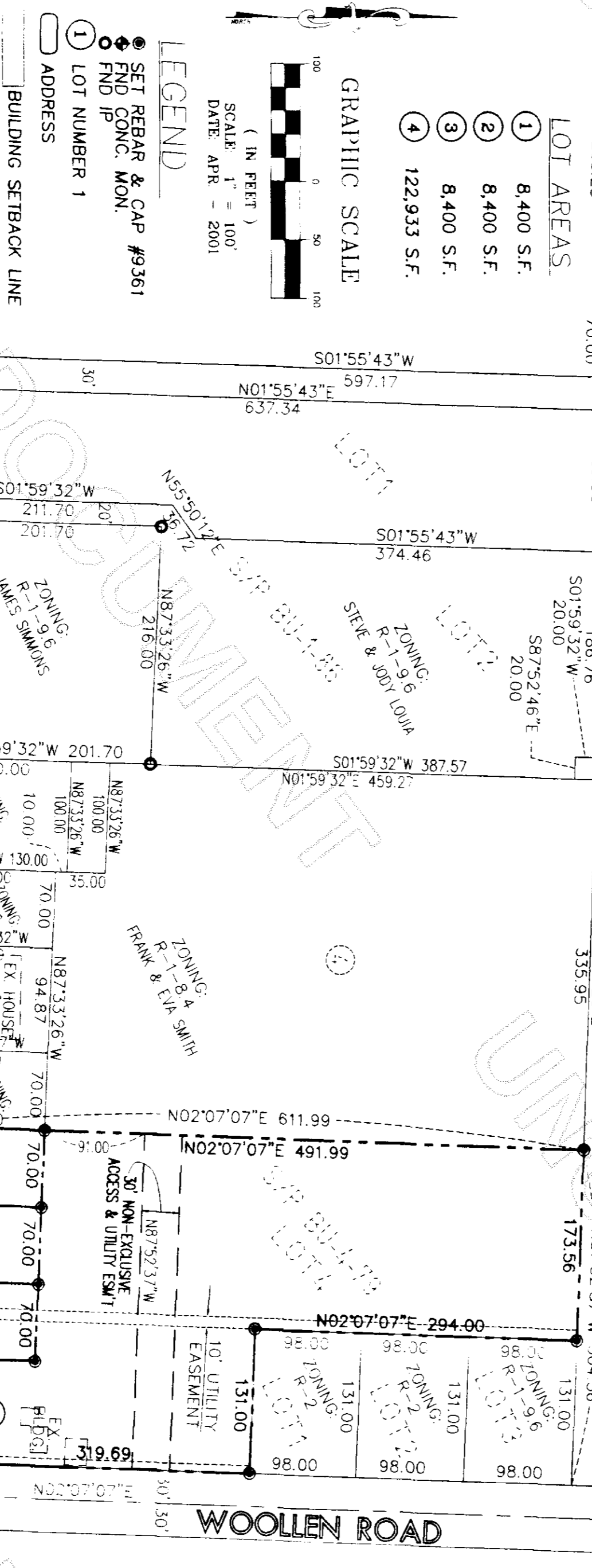
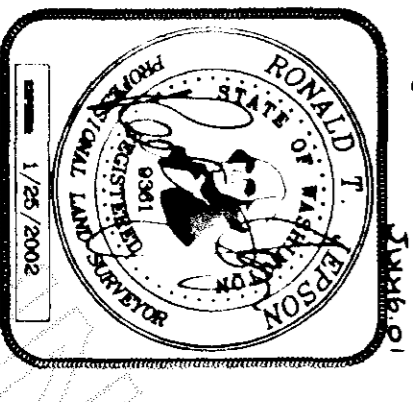
Nana Burnett
NANA BURNETT
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

Joey E. Swale
JOEY E. SWALE
DEPUTY

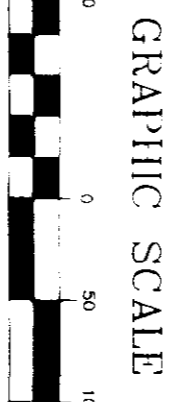
SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS SHORT PLAT TITLED "SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW, THAT ALL DISTANCES, COURSES AND ANGLES ARE CORRECTLY SHOWN HEREON, THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND.

Ronald T. Jepson
RONALD T. JEPSON, P.S., #9361
222 GRAND AVENUE, SUITE C
BELLINGHAM, WA 98225



- LOT AREAS**
- 8,400 S.F.
 - 8,400 S.F.
 - 8,400 S.F.
 - 122,933 S.F.

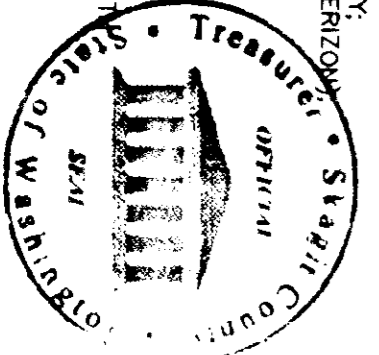


LEGEND

- SET REBAR & CAP #9361
- FND CONC. MON.
- FND IP
- LOT NUMBER 1
- ADDRESS
- BUILDING SETBACK LINE

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, GTEVERIZON, AND T.C.I.(AT&T) CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, 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 SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED. THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HERIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.



TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2001

John D. Jensen
JOHN D. JENSEN
SKAGIT COUNTY TREASURER
DATE 7-20-2001