

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-B.4 SINGLE FAMILY RESIDENTIAL
4. 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
5. SEWAGE DISPOSAL: CITY OF BURLINGTON PUBLIC SEWER
6. WATER: P.U.D. NO. 1
7. • INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER L155ER 22960
8. • INDICATES EXISTING REBAR OR IRON ROD FOUND
9. MERIDIAN: ASSUMED
10. BASIS OF BEARING: MONUMENTED WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
11. BEARING = NORTH 0°21'11" WEST
12. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE THE CEDARS, A CONDOMINIUM, RECORDED IN VOLUME 6 OF PLATS, PAGES 198-203 AND PLAT OF THORNTON ADDITION RECORDED IN VOLUME 7 OF PLATS, PAGE 42. RECORDS OF SKAGIT COUNTY, WASHINGTON AND THAT CERTAIN UNRECORDED SURVEY FOR AMOS BOUDREAU PER RADER AND LEONARD AND ASSOC., INC., JOB NO. 71497, DATED AUGUST 1974.
13. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE POLICY ORDER NO.00062716, DATED JULY 21, 2000.
14. INSTRUMENTATION: LIETZ SET 44 THEODOLITE DISTANCE METER
15. SURVEY PROCEDURE: FIELD TRAVERSE
16. OWNER/DEVELOPER: CAROLYN LLOYD
17. 3417 MONTGOMERY COURT
MOUNT VERNON WA 98274
PHONE: (360) 848-8616
18. 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 ANY LOT SHOWN HEREON. SAID CONSTRUCTION IS TO BE CONSIDERED AS REPLACEMENT TO EXISTING RESIDENCES AND THEREFORE CREATES NO IMPACT.
19. 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.

DESCRIPTION

PARCEL "A":
THE EAST 20 FEET OF LOT 9, "THORNTON ADDITION, BURLINGTON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 42. RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":
THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WITHIN THE BOUNDARIES OF THE SOUTH 7 ACRES OF THE WEST 1/2 OF TRACT 81, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE EAST 31.1 FEET THEREOF.

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 81, THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 291.55 FEET, THENCE SOUTH 84°28' EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 331.7 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION,
THENCE FROM SAID TRUE POINT OF BEGINNING, GO NORTH 0°04' WEST PARALLEL WITH THE EAST LINE OF SAID TRACT 81, 213.45 FEET, THENCE SOUTH 84°28' EAST 272.30 FEET,
THENCE SOUTH 0°04' EAST 213.45 FEET,
THENCE NORTH 84°28' WEST 272.30 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.

SURVEYOR'S CERTIFICATE

I 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. L155ER, PLS. CERTIFICATE NO. 22960
BRUCE G. L155ER & ASSOCIATES, PLLC
124 RIVERSIDE DRIVE, SUITE 107
MOUNT VERNON WA 98273
PHONE: (360) 424-5517
FAX: (360) 424-6674
E-MAIL: bruce@l155er.com

DATE: June 27, 2001

APPROVALS

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

2nd DAY OF November, 2001.

Mauro J. Fluke Bob D. Stewart
SHORT PLAT ADMINISTRATOR CITY ENGINEER

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 PROVISIONS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2001.

THIS 29th DAY OF October, 2001 Official

David J. Stewart
SKAGIT COUNTY TREASURER

DEPUTY

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY GTE, CASCADE NATURAL GAS CO. AND TCI CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THAT CERTAIN 20 (TWENTY) FOOT UTILITIES EGRESS, EGRESS EASEMENT RECORDED UNDER AUDITOR FILE NO. 200102270066 AND THOSE PORTIONS OF LOTS 1 AND 2 SHOWN AS AN AREA FOR INGRESS, EGRESS AND UTILITIES EASEMENT AND ANY OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FITURES 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 PRIVILEGE HEREIN GRANTED.

WATER PIPELINE EASEMENT

AN EASEMENT IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY ENABLING THE RHD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS, AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS AT THE REQUEST OF L155ER & ASSOCIATES, PLLC.

2001111020039
Skagit County Auditor
11/2/2001 Page 1 of 2 10:19:14AM

Noma Burnmet Christy J. Swada
SKAGIT COUNTY AUDITOR DEPUTY

OWNER'S 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 27th DAY OF June, 2001.

Carolyn Lloyd
CAROLYN LLOYD, AS HER SEPARATE ESTATE

Carolyn O. Mahlum - V.P. Cust. Relationships
PRINCIPAL RESIDENTIAL MORTGAGE, INC.
AN IOWA CORPORATION

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CAROLYN LLOYD, AS HER SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 27, 2001

Brice G. L155er
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-04
RESIDING IN Mount Vernon
BRUCE G. L155ER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 2-14-2004

STATE OF Iowa
COUNTY OF Polk
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Daniel O. Mahlum IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE HE HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE HE HE (HIS/HER) (N/A/S/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE V.P. Cust. Relationships OF PRINCIPAL RESIDENTIAL MORTGAGE, INC. AN IOWA CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-19-01

Brice G. L155er
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 11-25-01
RESIDING IN Polk Co, IA

LISA JONES
Commission Expires 11/25/01
My Comm Exp. 11/25/01

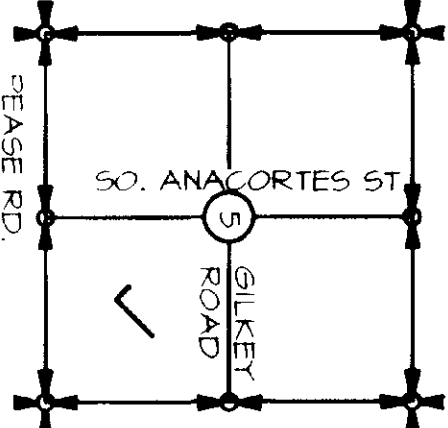
SHEET 1 OF 2

DATE: 6/27/01

BURLINGTON SHORT PLAT NO. BURL - 6-00

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF BURLINGTON, WASHINGTON
FOR: CAROLYN LLOYD

FB 15 PG 22 L155ER & ASSOCIATES, PLLC SCALE: 1" = 60'
SURVEYING & LAND-USE CONSULTATION DRAWING: 00-066BDRY
MOUNT VERNON WA 98273 360-424-5517



CENTER OF SECTION 5
MONT IN CASE
(2000)

58°37'43"E

GILKEY ROAD

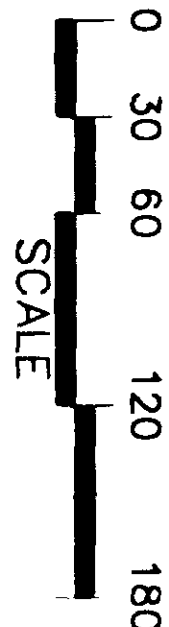
131°15'

MONT IN CASE
(PER PREVIOUS SURVEY)

SKAGIT STREET

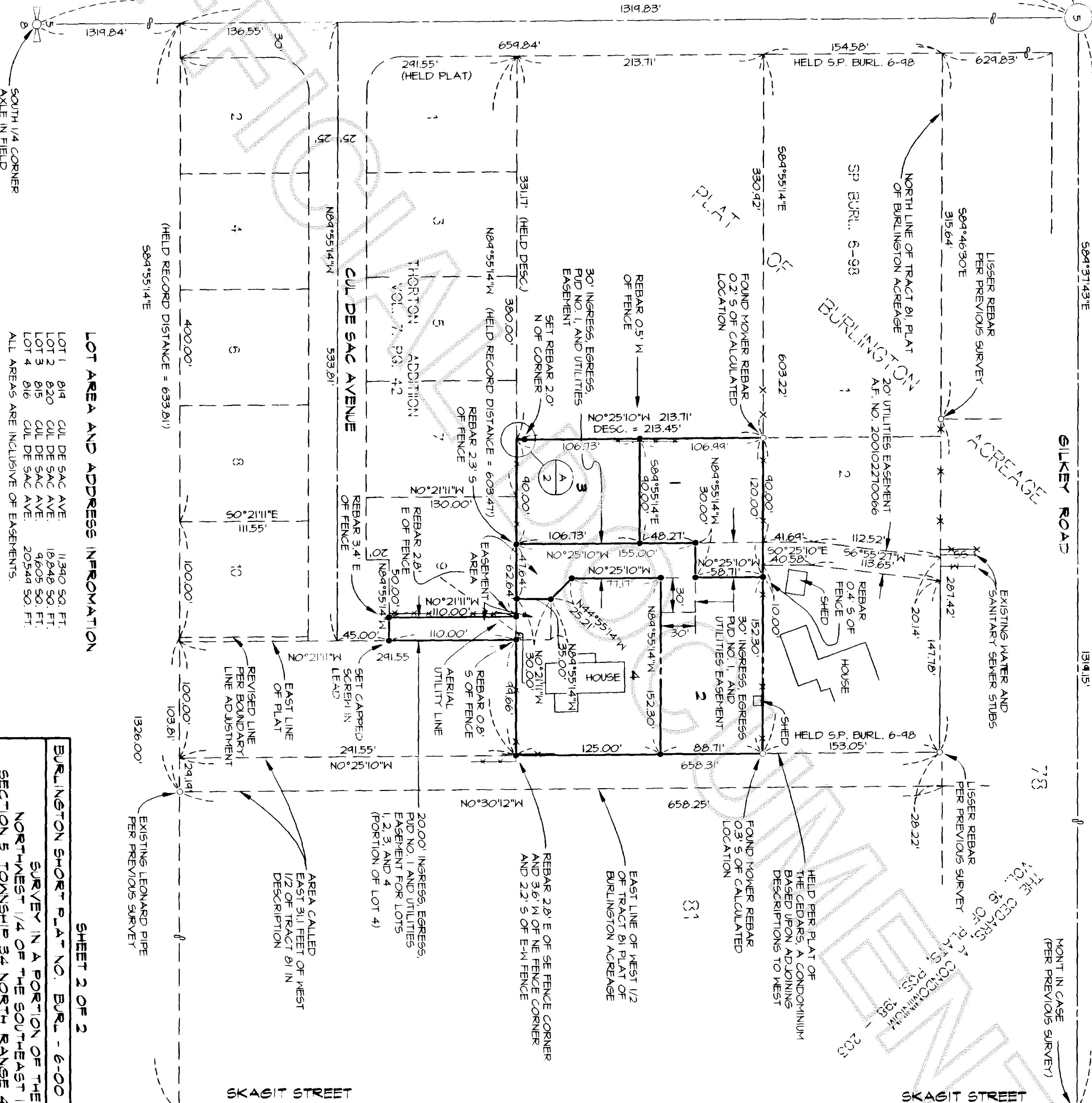
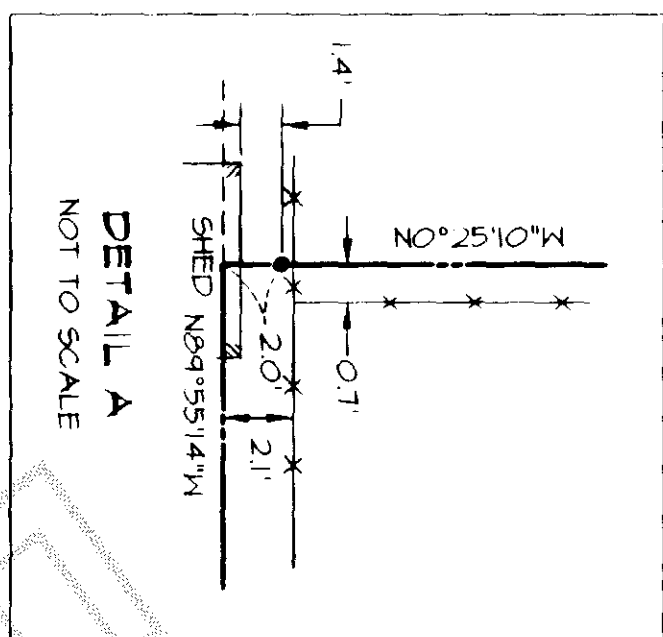


200111020039
Skagit County Auditor
11/2/2001 Page 2 of 2 10:19:14AM



ANACORTES STREET

N0°21'11"W 2639.67'



LOT AREA AND ADDRESS INFORMATION

| | | | |
|-------|-----|-----------------|----------------|
| LOT 1 | B19 | CUL DE SAC AVE. | 11,390 SQ. FT. |
| LOT 2 | B20 | CUL DE SAC AVE. | 18,848 SQ. FT. |
| LOT 3 | B15 | CUL DE SAC AVE. | 9,605 SQ. FT. |
| LOT 4 | B16 | CUL DE SAC AVE. | 20,549 SQ. FT. |

ALL AREAS ARE INCLUSIVE OF EASEMENTS.

SHEET 2 OF 2

DATE: 6/27/01

BURLINGTON SHORT PLAT NO. BURL - 6-00

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF BURLINGTON, WASHINGTON
FOR CAROLYN LLOYD

FB 15 PG 22 LIGGER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTANTS
MONT, WERNON, WA 98273 360-424-5571
MERIDIAN: ASSUMED SCALE: 1" = 60'
DRAWING: 00-066BDRY

