

SURVEY DESCRIPTION

LOT 1, SHORT PLAT BURL 5-94, APPROVED JANUARY 20, 1995, RECORDED JANUARY 25, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 173 AND 174, UNDER AUDITOR'S FILE NO. 9501250055, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF TRACT 73, PLAT OF THE BURLINGTON AVERAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 2, OF SAID SHORT PLAT NO. BURL 5-94 LYING EASTERLY OF THE EAST LINE OF LOT 1, OF SAID SHORT PLAT NO. BURL 5-94, AND LYING EASTERLY OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 1, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, OF SAID SHORT PLAT NO. BURL-5-94; THENCE NORTH 0 DEGREES 48'33" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 213.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ALSO THE MOST NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 29'07" EAST ALONG THE MOST NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 202.66 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 51'56" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 393.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88 DEGREES 29'07" WEST ALONG THE MOST SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 202.27 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 0 DEGREES 48'33" WEST, A DISTANCE OF 180.00 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 0 DEGREES 48'33" EAST, A DISTANCE OF 180.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 1, AND THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING R-1-8.4 SINGLE FAMILY RESIDENTIAL
4. MINIMUM SETBACK REQUIREMENTS: FRONT YARD MINIMUM MEAN DEPTH: 20 FEET SIDE YARD MINIMUM MEAN WIDTH: 5 FEET REAR YARD MINIMUM MEAN DEPTH: 20 FEET
5. 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
6. SEWER DISPOSAL - EXISTING INDIVIDUAL SEPTIC DRAINFIELD SYSTEMS.
7. WATER - PUD NO. 1 OF SKAGIT COUNTY
8. INDICATES EXISTING REBAR OR IRON PIPE FOUND.
9. MERIDIAN - ASSUMED
10. BASIS OF BEARING - EXISTING MONUMENTS ON THE CENTERLINE OF ANACORTES STREET ON THE WEST LINE OF THE NE 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., BEARING = NORTH 0°48'33" EAST.
11. LEGAL DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. 88239, DATED FEBRUARY 4, 2002.
12. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEAS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS, 520043, 519355, 9205190056, 9501250055, 9505080067, 9506150026, 9706250054 AND 9706170105.
13. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
14. SURVEY PROCEDURE: FIELD TRAVERSE.
15. OWNER/DEVELOPER: EDWARD L. GEORGE
16. 2210 ALLISON AVE MOUNT VERNON, WA 98273
17. (360) 428-1721
18. (360) 428-1721

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 ANY LOT 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. DATUM: NAD 29 (MEAN SEA LEVEL)

17. CONTOUR INTERVAL: 2 FOOT

18. FLOODWAY ELEVATION = 32 FEET, INTERPOLATED FROM FIRM FOR SKAGIT COUNTY, PANEL 530151 0250 C

19. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEDDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

20. UTILITIES SHOWN HEREON ARE AS FIELD LOCATED AND FROM AVAILABLE UTILITY RECORDS, AND ARE NOT WARRANTED TO BE COMPLETE.

21. ANY NEW CONSTRUCTION OR SUBSTANTIAL ALTERATIONS SHALL COMPLY WITH THE CRITICAL AREAS ORDINANCE REQUIREMENTS FOR ELEVATION AND BREAKAWAY WALLS.

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.

DATE: 7-15-02

DONALD R. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 9622
 JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
 2118 RIVERSIDE DRIVE SUITE 104
 MOUNT VERNON, WA 98273
 PHONE 360-424-9566



APPROVALS

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

THIS 22ND DAY OF July, 2002

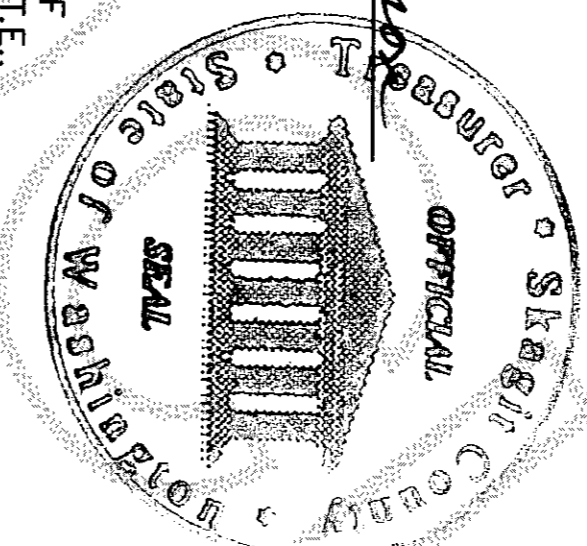
Margaret J. Stoll Public Works Director
Rob D. Stewart Public Works Director

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 2002

THIS 17TH DAY OF July, 2002

Steve Dargatzis Deputy Treasurer
 Skagit County Treasurer



EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E., GASCODE NATURAL GAS CO., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THAT CERTAIN EASEMENT ON LOT 2 FOR INGRESS, EGRESS AND UTILITIES TO LOT 1 SHOWN HEREON AS MIRACLE LANE AND THE EASTERLY EXTENSION OF MIRACLE LANE, 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, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION 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.

LOT ADDRESS INFORMATION

LOT 1 855 MIRACLE LANE
 LOT 2 750 MIRACLE LANE

AUDITOR'S CERTIFICATE

200208020709
 Skagit County Auditor

8/2/2002 Page 1 of 2 1:29PM
 AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Norma Bimmel Auditor
Henry Bimmel Deputy Auditor

OWNER'S CERTIFICATE AND DEDICATION

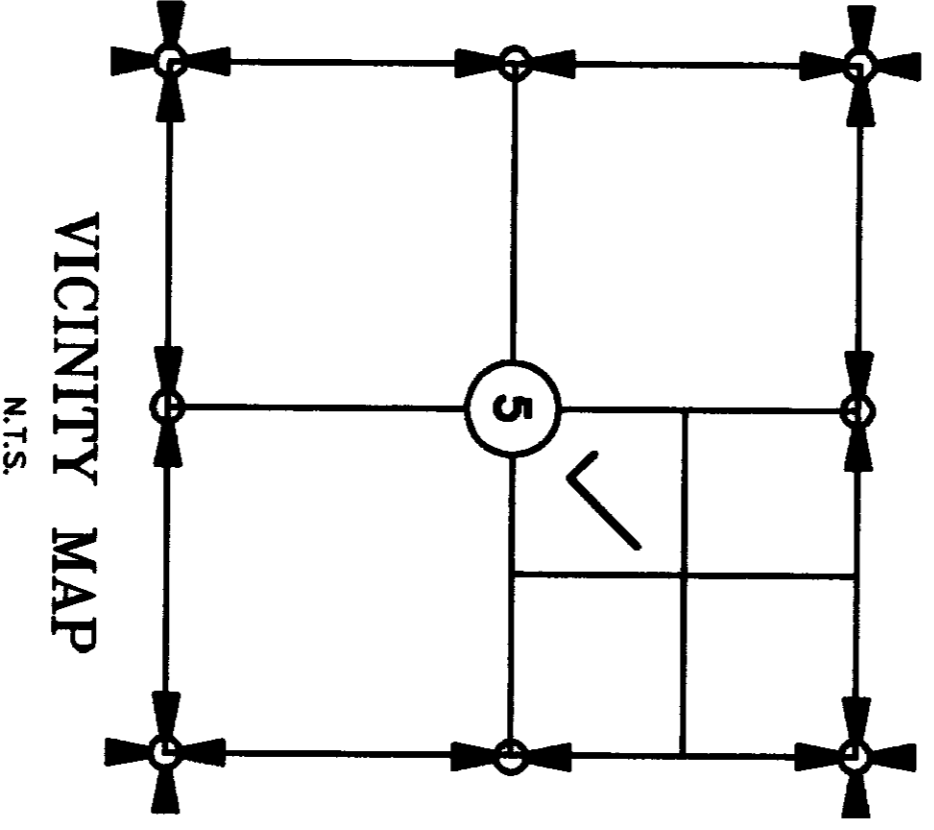
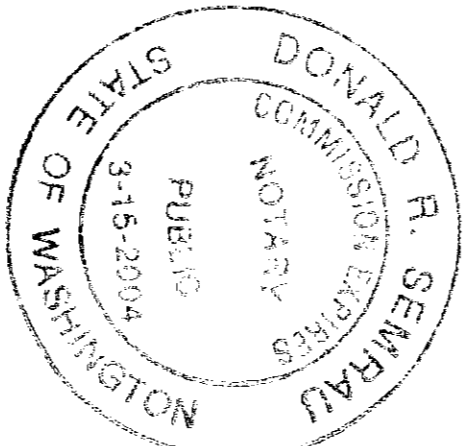
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE AND THE USE THEREOF FOR ALL PUBLIC 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 THE WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 15TH DAY OF July, 2002

Edward L. George
 EDWARD L. GEORGE, AS HIS SEPARATE ESTATE

ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **EDWARD L. GEORGE**, AS HIS SEPARATE ESTATE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7-15-02
 SIGNATURE *Edward L. George*
 TITLE Edward L. George
 MY APPOINTMENT EXPIRES 3-15-2004



SHEET 1 OF 2

BURLINGTON SHORT PLAT NO. BURL-SS1-02 DATE

SURVEY IN A PORTION OF SHORT PLAT BURL 5-94
 SECTION 5, T. 34 N., R. 4 E., W.M.
 BURLINGTON, WASHINGTON
 FOR: EDWARD L. GEORGE

FR. 222 PG. 1-13
 MERRIDIAN: ASSUMED

SEMRAU ENGINEERING & SURVEYING SCALE: N/A
 SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4204

N 1/4 CORNER SECTION
 5-34-4, BRASS DISK IN CONC.
 MON. PUNCHED & CASED AT
 E RIO VISTA AVENUE (8-01-01)

(BURL-5-94 = 2645.89')
 N 00°48'33" E 2645.86'

ANACORTES STREET
 669.00'

GILKEY ROAD

CENTER OF SECTION 5-34-4
 CONC. MON. WITH TACK IN PLASTIC
 CAP-CASED (8-01-01)

S/P NO. 59-777

S/P NO. 49-80

SHEET 2 OF 2

BURLINGTON SHORT PLAT NO. BURL-SS1-02 DATE

SURVEY IN A PORTION OF SHORT PLAT BURL 5-94
 SECTION 5, T. 34 N., R. 4 E., W.M.
 BURLINGTON, WASHINGTON
 FOR: EDWARD I. GEORGE

FB. 222 Pg. 1-13
 MERIDIAN: ASSUMED
 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 40'
 SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-424-5866
 JOB NO. 4204

