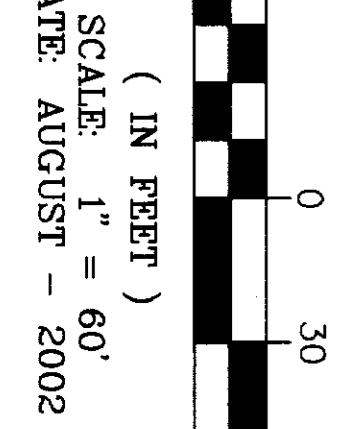
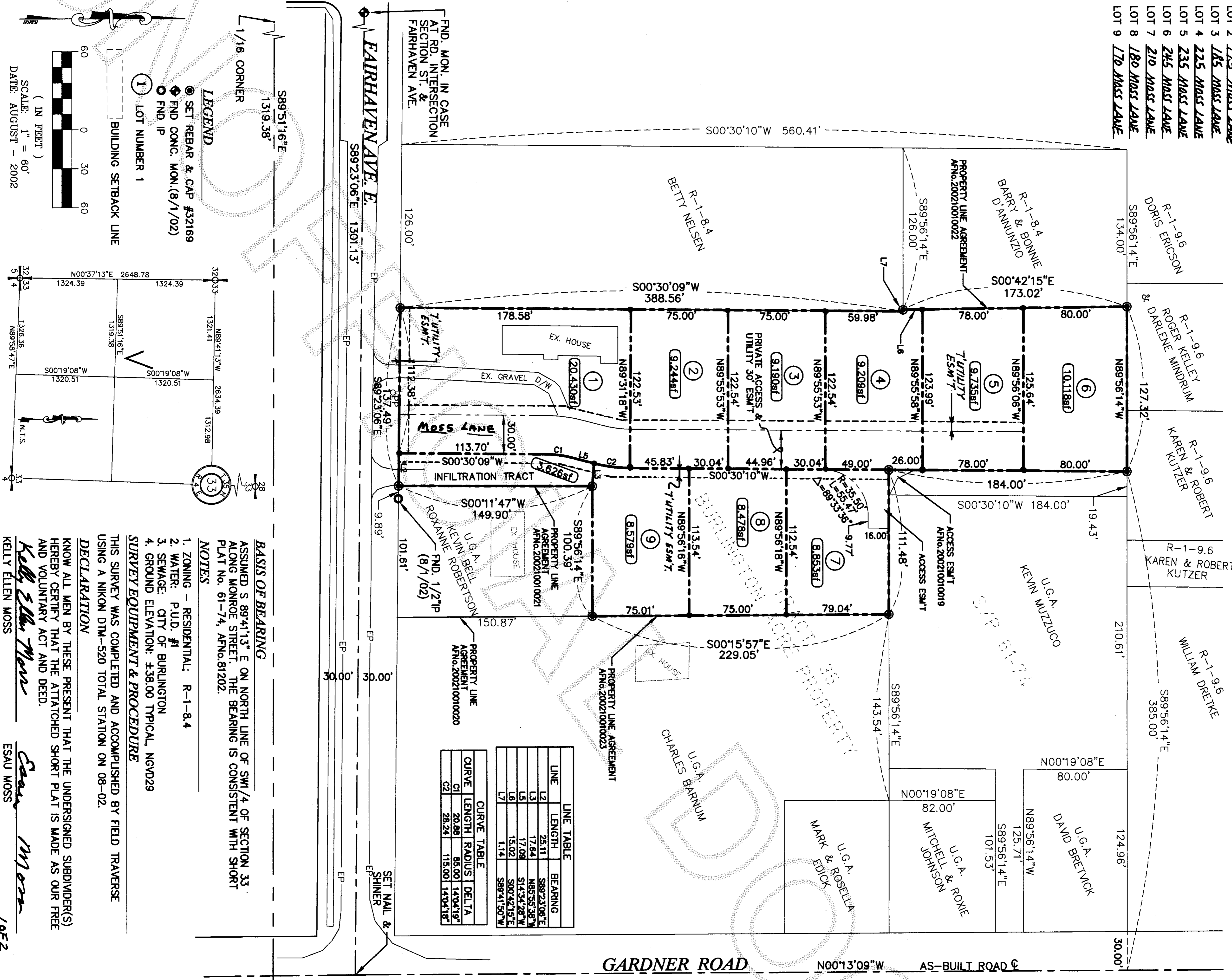


**SURVEY IN NW1/4 OF THE SW1/4 OF SEC. 33, TWP. 35 N, RNG. 4 E, WM.**  
**SKAGIT COUNTY, WASHINGTON**

1/16 CORNER  
 FND. 1"IP  
 (8/1/02)

- ADDRESSES:**
- LOT 1 1735 E. FAIRHAVEN
  - LOT 2 175 MASS LANE
  - LOT 3 185 MASS LANE
  - LOT 4 225 MASS LANE
  - LOT 5 235 MASS LANE
  - LOT 6 245 MASS LANE
  - LOT 7 210 MASS LANE
  - LOT 8 180 MASS LANE
  - LOT 9 170 MASS LANE



- LEGEND**
- SET REBAR & CAP #32169
  - FND CONC. MON. (8/1/02)
  - FND IP
  - ① LOT NUMBER 1
  - BUILDING SETBACK LINE

**BASIS OF BEARING**  
 ASSUMED S 89°41'13" E ON NORTH LINE OF SW 1/4 OF SECTION 33, ALONG MONROE STREET. THE BEARING IS CONSISTENT WITH SHORT PLAT NO. 61-74, APO. 81202.

- NOTES**
1. ZONING - RESIDENTIAL: R-1-8-4
  2. WATER: P.U.D. #1
  3. SEWER: CITY OF BURLINGTON
  4. GROUND ELEVATION: ±38.00 TYPICAL, NGVD29

**SURVEY EQUIPMENT & PROCEDURE**  
 THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 08-02.

**DECLARATION**  
 KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED SUBSCRIBER(S) HEREBY CERTIFY THAT THE ATTACHED SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.  
 Kelly Ellen Moss  
 ESAM MOSS  
 10/22

**LINE TABLE**

LINE	LENGTH	BEARING
1	28.11	S89°23'06"E
2	17.64	N89°55'53"W
3	17.08	S74°34'28"W
4	15.02	S00°42'15"E
5	11.44	S89°41'50"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	28.24	85.00	150°19'
C2	28.24	115.00	150°19'

**Short Plat No. B12-02**

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.  
 200210280240  
 Skagit County Auditor  
 02/28/2002 Page 1 of 2 3:51PM  
 COUNTY AUDITOR *Wendy Branstetter* DUTY  
 SKAGIT COUNTY, WASHINGTON

**DEVELOPERS/OWNER**  
 LANDED GENTRY DEVELOPMENT, INC.  
 504 E. FAIRHAVEN AVE.  
 BURLINGTON, WA 98233

**LEGAL DESCRIPTION**  
 PARCEL "A"  
 THAT PORTION OF THE EAST 1/2 OF TRACT 35, "PLAT OF THE BURLINGTON AGRICULTURE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH LINE OF FAIRHAVEN AVENUE 134 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF TRACT 35; THENCE EAST ALONG THE NORTH LINE OF FAIRHAVEN AVENUE 140 FEET; THENCE NORTH 150 FEET; THENCE EAST 100 FEET; THENCE NORTH TO A POINT 18 FEET SOUTH OF THE NORTH LINE OF TRACT 35; THENCE WEST 120 FEET; MORE OR LESS, TO A POINT 134 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 35; THENCE SOUTH TO THE POINT OF BEGINNING.  
 EXCEPT THAT PORTION THEREOF LYING IN THE WEST 25 FEET OF THE EAST 184 FEET OF SAID TRACT 35, AS CONVEYED TO RICHARD A. CUPPERUS BY DEED RECORDED MAY 3, 1976, UNDER AUDITOR'S FILE NO. 834279, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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, PUEB SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND 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, WITH 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 HEREIN 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 HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, AND INCLUDING THE YEAR 2002.

**NOTES**

1. MAINTENANCE, UPKEEP AND REPAIR OF THE ACCESS & UTILITY EASEMENT AREA, AND THE INFILTRATION TRACT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
2. No Building Permits will be issued until plot improvements are complete.

**ACKNOWLEDGEMENT**  
 STATE OF Washington )  
 COUNTY of Skagit )  
 ON THIS 2nd DAY of October, 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED  
 Kelly Ellen Moss  
 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.

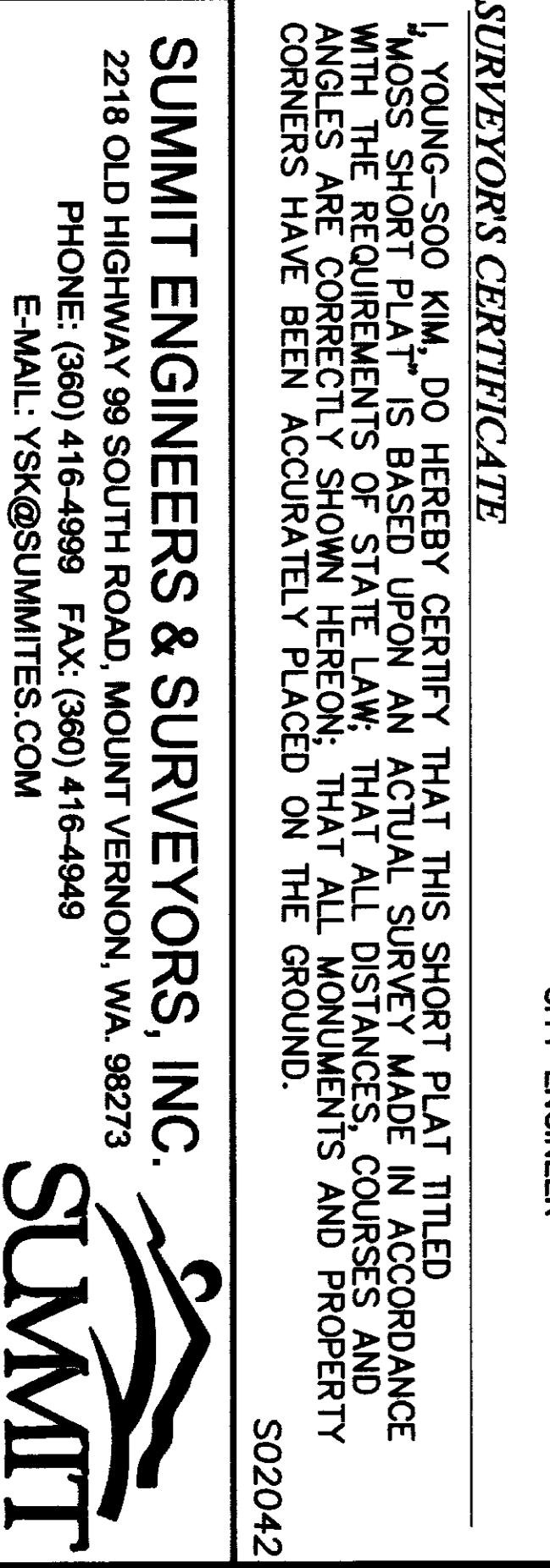
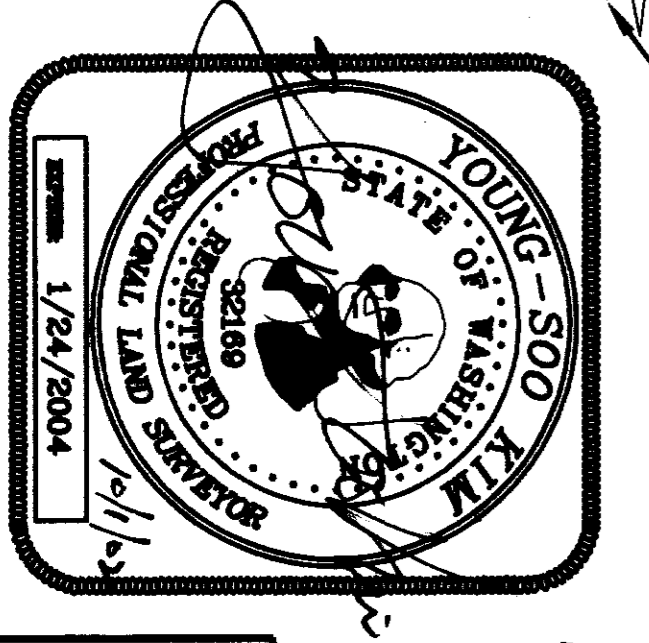
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 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.

**APPROVALS**  
 THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE THIS 28th DAY OF OCT. 2002.  
 Margaret J. Stalk  
 PUBLIC WORKS DIRECTOR  
 CITY ENGINEER

**SURVEYORS CERTIFICATE**  
 I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS SHORT PLAT TITLED "MOSS 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.  
 SUMMIT ENGINEERS & SURVEYORS, INC.  
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
 PHONE: (360) 416-4999 FAX: (360) 416-4949  
 E-MAIL: YSK@SUMMITES.COM



SURVEY IN NW1/4 OF THE SW1/4 OF SEC. 33, TWP. 35 N, RNG. 4 E, W.M.  
SKAGIT COUNTY, WASHINGTON

Short Plat No. **B12-02**

AUDITOR'S CERTIFICATE  
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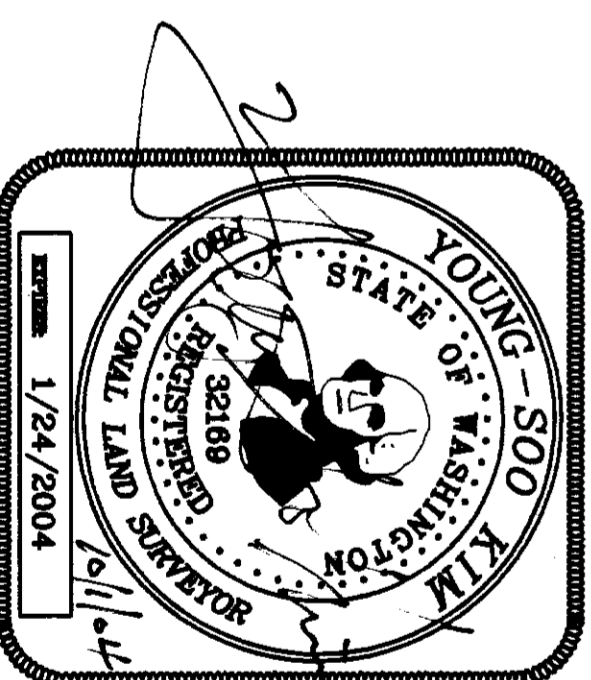
0/28/2002 Page 2 of 2 3:51PM

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

DUPUTY

Short Plat Conditions

1. Curb and gutter shall be installed across the site along Fairhaven Avenue extending to connect to the existing curb and gutter on Fairhaven Avenue just west of the Nielson property.
2. Sidewalks shall be installed in front of the property on Fairhaven Avenue.
3. A street light is required at Fairhaven Avenue.
4. The existing Moss residence will be allowed to have a separate 10 foot curb cut to accommodate the current driveway on Fairhaven.
5. A stop sign and stop bar is required to be installed at the intersection with the street.
6. Utilities are required to be underground.
7. One fire hydrant is required and the entire private street is required to be signed for no parking, Fire Lane, with signage details to be approved by the Fire Marshal.
8. The private street is required to have concrete vertical curb and gutter on two sides, with a five foot sidewalk on one side.
9. Storm drainage for the private street and the homes will be accomplished on site. Street and utility plans shall be approved by the Engineering Department.
10. A detail of the French drain design for the individual homes is required on the plans and this will be inspected by the Building Department as part of home construction.
11. Manufactured homes are not permitted.
12. Each home will provide one 10 foot and one five foot side yard to accommodate the potential for vehicular access to the rear yard. A minimum of two offstreet parking spaces is required per unit which can be accommodated by providing a minimum of 20 feet in front of each garage from the back of the curb.
13. Plant lawns and at least one tree per lot prior to final inspection.
14. Form a Homeowner's Association with joint maintenance for the road and drainage system.
15. Negotiate property lines prior to approval of Civil Engineering drawings.
16. Coordinate privacy fencing as requested by individual neighbors.



SURVEYOR'S CERTIFICATE  
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S02042

**SUMMIT ENGINEERS & SURVEYORS, INC.**  
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