

**DESCRIPTION**

LOT 1 OF BURLINGTON SHORT PLAT NO. 1-97, APPROVED MAY 20, 1997, RECORDED JUNE 17, 1997, IN VOLUME 13 OF SHORT PLATS, PAGES 10, 11 AND 12, UNDER AUDITOR'S FILE NO. 970610016, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF GOVERNMENT LOTS 6, 11 AND 12, AND OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

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, SKAGIT COUNTY DINKING DISTRICT NO. 12, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP. AND AT BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THIS 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.

**OWNER'S CERTIFICATE AND DEDICATION**

I 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.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 29th DAY OF January, 2003.

Grace Sakuma  
SATORU SAKUMA, HUSBAND  
Grace Sakuma  
GRACE SAKUMA, WIFE  
Glenn A. Sakuma  
GLENN A. SAKUMA, HUSBAND  
Kimberly Sakuma  
KIMBERLY SAKUMA, WIFE  
Barbara Sakuma  
BARBARA SAKUMA, WIFE

**ACKNOWLEDGMENTS**

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SATORU SAKUMA AND GRACE SAKUMA, 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: January 29, 2003  
BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 7-14-2004  
Grace Sakuma  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 2-14-04  
RESIDING AT Mount Vernon

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GLENN A. SAKUMA AND KIMBERLY M. SAKUMA, 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: Jan. 24, 2003  
BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 7-14-2004  
Kimberly Sakuma  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 2-14-04  
RESIDING AT Mount Vernon

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRYAN SAKUMA AND BARBARA SAKUMA, 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: Jan. 23, 2003  
BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 7-14-2004  
Barbara Sakuma  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 2-14-04  
RESIDING AT Mount Vernon

**AUDITOR'S CERTIFICATE**

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

200301310164  
Skagit County Auditor  
1/31/2003 Page 1 of 3 3:11:48AM

Norma Brunwell  
SKAGIT COUNTY AUDITOR  
Wendy Duvosoff  
DEPUTY

**APPROVALS**

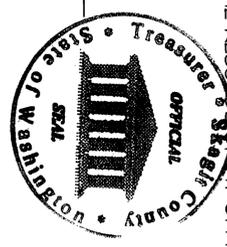
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE THIS 29 DAY OF January, 2003.

Magnum J. Steale  
CITY PLANNING DIRECTOR  
Carol D. Newirth  
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 RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2002.

THIS 31st DAY OF January, 2003.  
Robert Duvosoff  
SKAGIT COUNTY TREASURER  
DEPUTY



**CITY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OTHER PUBLIC USE, ARE PAID IN FULL THIS 30th DAY OF January, 2003.

Richard R. Falick  
TREASURER

**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. Lisser

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960  
LISSER & ASSOCIATES, PLLC  
310 MILLWAUKEE ST, PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
e-mail bruce@lisser.com

DATE Jan. 23, 2003



**AUDITOR'S CERTIFICATE**

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

200301310164  
Skagit County Auditor  
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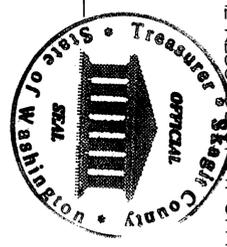
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Richard R. Falick  
TREASURER

SHEET | OF 3

DATE: 12/23/02

SHORT PLAT NO. 55-3-02

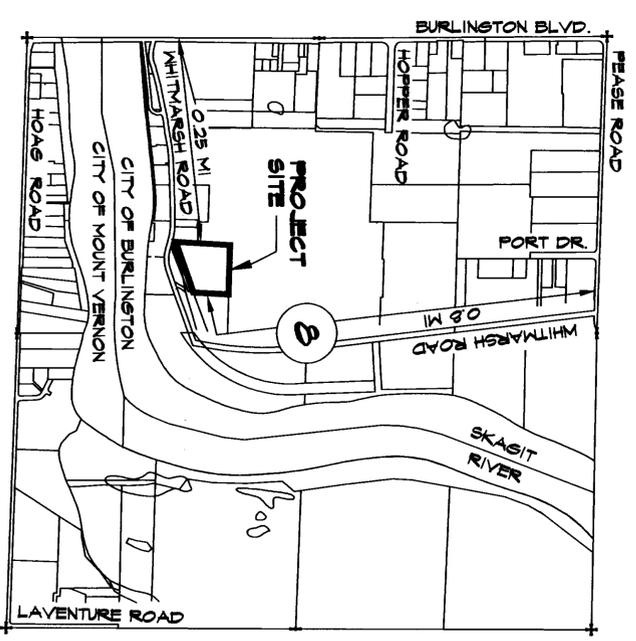
SURVEY IN A PORTION OF GOVERNMENT LOT 12  
SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
CITY OF BURLINGTON, WASHINGTON  
FOR: SATORU AND GRACE SAKUMA

FB 36	PG 40	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: N/A
MERIDIAN: ASSUMED			DRAWING: 02-080

**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 AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
3. ZONING: M-1, INDUSTRIAL  
 MINIMUM LOT DEPTH: NONE REQUIRED  
 MINIMUM LOT WIDTH: NONE REQUIRED  
 MINIMUM LOT AREA: NONE REQUIRED  
 MINIMUM SETBACK REQUIREMENTS:  
 FRONT YARD: 0 FEET  
 SIDE YARD: 0 FEET  
 REAR YARD: NONE REQUIRED  
 MAXIMUM BUILDING HEIGHT: 45 FEET
4. SEWAGE DISPOSAL: EXISTING ON-SITE SEPTIC SYSTEMS. SEE SKAGIT COUNTY PERMIT NO. 128-84.
5. WATER: P.U.D. NO. 1
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER  
 ○ - INDICATES EXISTING SKODJE REBAR FOUND AT CORNER
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: SOUTH LINE OF LOT 1 SHORT PLAT NO. BURL-1-97  
 BEARING = NORTH 69°29'33" WEST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT NO. BURL-1-97 RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 10-12, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. S-103150, DATED SEPTEMBER 30, 2002.
11. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER.
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNERS/DEVELOPER: SATORU AND GRACE SAKUMA  
 GLENN A. AND KIMBERLY M. SAKUMA  
 BRYAN AND BARBARA SAKUMA  
 665 EAST WHITMARSH ROAD  
 BURLINGTON WA 98233  
 BURLINGTON WA 98233  
 PHONE: (360) 757-8411
14. EACH LOT WITHIN THIS SHORT PLAT MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. BUYERS SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION. CONTACT CITY OF BURLINGTON BUILDING DEPARTMENT FOR DETAILS.
16. FLOOD ZONE DESIGNATION: A-7 PER NATIONAL FLOOD INSURANCE FIRM MAP NO. 530151 0250 C DATED JANUARY 3, 1980. THE CITY OF BURLINGTON REQUIRES AN ADDITIONAL 10-FOOT OF ELEVATION ABOVE THE MINIMUM FEMA REQUIREMENTS. MINIMUM ELEVATION IS DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION. THE FIRM MAP SHOWS A MINIMUM BUILDING ELEVATION OF 31-FEET, THEREFORE CITY REQUIREMENTS SHOULD BE 32-FEET.
17. BENCH MARK "A": TOP OF CAPPED REBAR ELEVATION=33.78' NGVD'24  
 BENCH MARK "B": TOP OF CAPPED REBAR ELEVATION=31.74' NGVD'24
18. 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). SAID REPORT LISTS THOSE INSTRUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 200006120147, 200006120144, AND 9706170016.
19. THIS SHORT PLAT FALLS WITHIN AN AREA DESIGNATED BY THE CITY OF BURLINGTON AS BEING A SPECIAL FLOOD RISK AREA. DEVELOPMENT WITHIN THE SPECIAL FLOOD RISK AREA HAS BEEN LIMITED BY THE CITY OF BURLINGTON ORDINANCE NO. 1508. SEE CITY OF BURLINGTON PLANNING DEPARTMENT FOR SPECIFIC DETAILS AND RESTRICTIONS.
20. THE LIMITS OF LOT 1, SHORT PLAT NO. BURL-1-97 WERE ACCEPTED AS RECORDED. NO INDEPENDENT RESEARCH WAS PERFORMED WITH RESPECT TO THE BOUNDARY AS SHOWN ON THE FACE OF SAID SHORT PLAT.

21. THE EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 137168 IS LOCATED WEST OF AND PARALLEL WITH THE EXISTING DRIVEWAY TO WHITMARSH ROAD. THIS SHORT PLAT HAS ELIMINATED THE PORTION OF THE 60-FOOT EASEMENT NORTH OF THE SOUTH LINE OF LOT 1, SP BURL-1-97 AND REPLACED IT WITH A NEW 50-FOOT WIDE EASEMENT AS SHOWN. THE EXISTING DRIVEWAY FROM SAID SOUTH LINE OF LOT 1 TO WHITMARSH ROAD SHALL CONTINUE TO BE UTILIZED IN ITS CURRENT USE. THAT PORTION OF THE 60-FOOT EASEMENT SOUTH OF SAID SOUTH LINE OF LOT 1, SP BURL-1-97 REMAINS INTACT UNTIL SUCH TIME AS THE OWNERS TO THE SOUTH WISH TO CORRECT AND REPLACE IT. THE EASEMENT DESCRIBED ON AUDITORS' FILE NO. 137168 APPEARS TO HAVE BEEN INTENDED TO RUN ALONG THE EXISTING DRIVEWAY.

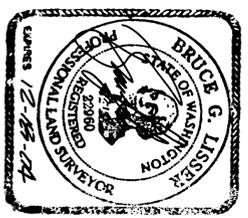


VICINITY MAP  
 SCALE 1" = 1000'

SHEET 2 OF 3  
 DATE: 12/23/02

SHORT PLAT NO. 55-3-02

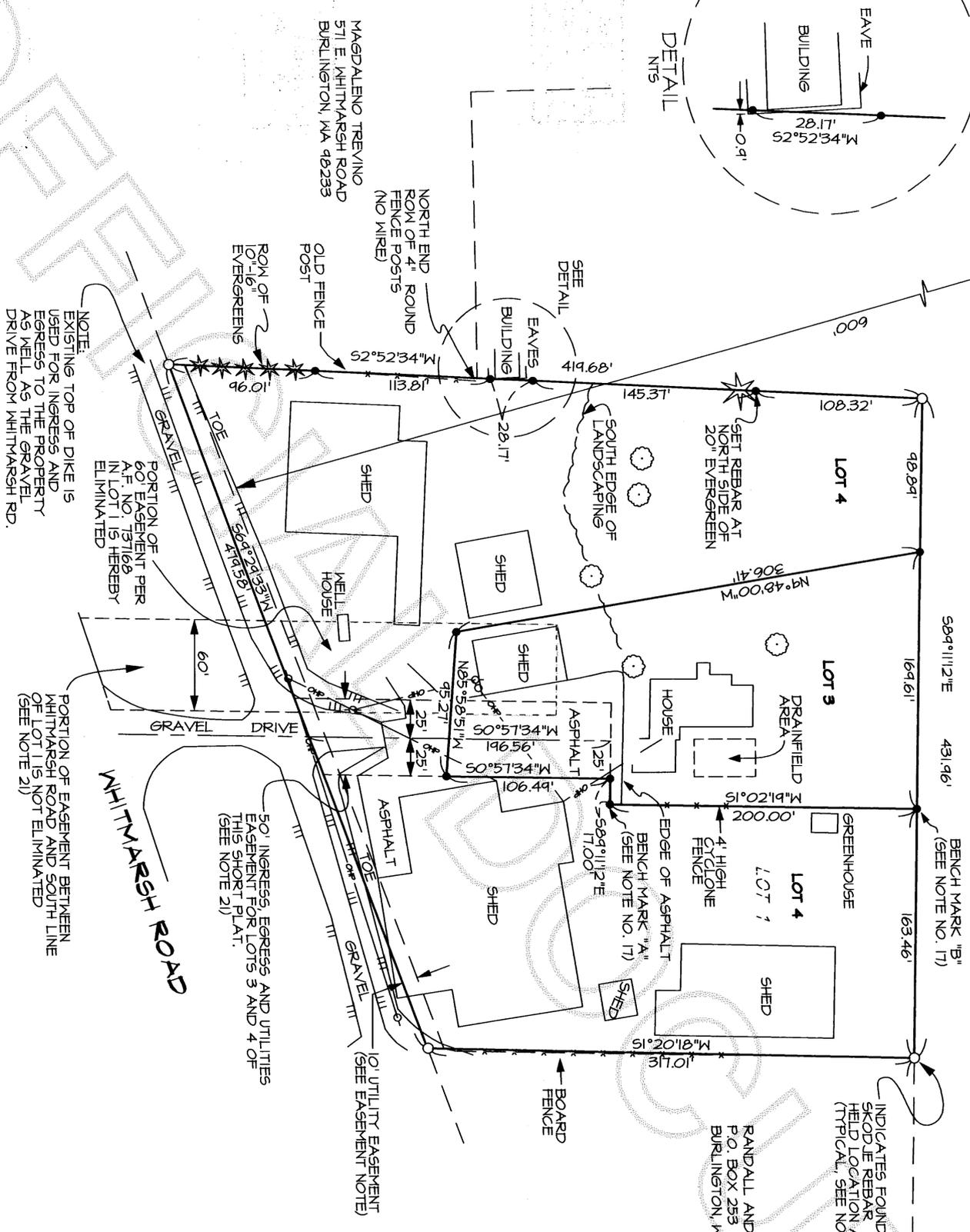
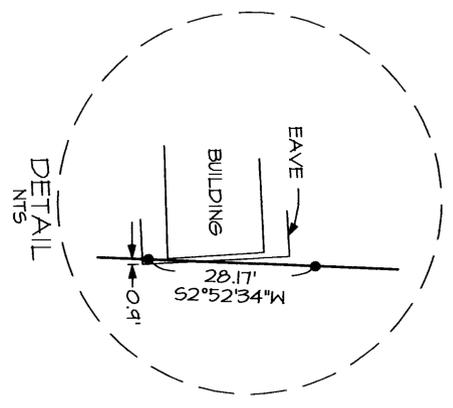
SURVEY IN A PORTION OF GOVERNMENT LOT 12  
 SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
 CITY OF BURLINGTON, WASHINGTON  
 FOR: SATORU AND GRACE SAKUMA



FB 36 Pg 40	LISSENER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED	SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98275 360-414-1442	DRAWING: 02-080

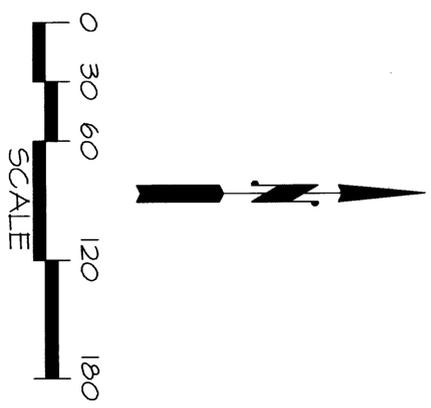
NAGATANI BROTHERS  
 3621 BLUEBELL STREET  
 SEAL BEACH, CA 90740

LOT 2  
 S.P. BURL-1-97



INDICATES FOUND EXISTING  
 SKODJE REBAR AS FOUND  
 HELD LOCATION AS FOUND  
 (TYPICAL, SEE NOTE NO. 20)

RANDALL AND MARGARET SCHAFER  
 P.O. BOX 253  
 BURLINGTON, WA 98233



SHEET 3 OF 3  
 DATE: 12/23/02

SHORT PLAT NO. 95-3-02

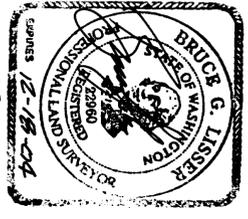
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LOT AREA AND ADDRESS INFORMATION  
 LOT 3 665 EAST WHITMARSH ROAD 40,945 SQ. FT. 0.94 ACRES  
 LOT 4 675 EAST WHITMARSH ROAD 135,137 SQ. FT. 3.12 ACRES

NOTE:  
 EXISTING TOP OF DIKE IS  
 USED FOR INGRESS AND  
 EGRESS TO THE PROPERTY  
 AS WELL AS THE GRAVEL  
 DRIVE FROM WHITMARSH RD.

PORTION OF EASEMENT BETWEEN  
 WHITMARSH ROAD AND SOUTH LINE  
 OF LOT 1 IS NOT ELIMINATED  
 (SEE NOTE 21)

50' INGRESS, EGRESS AND UTILITIES  
 EASEMENT FOR LOTS 3 AND 4 OF  
 THIS SHORT PLAT.  
 (SEE NOTE 21)



FB 36	PG 40	LISSENER & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION POINT VERNON WA 98275 360-416-7442	DRAWING: 02-080