

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HANSELL MITZEL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND HORIZON BANK, A WASHINGTON STATE CORPORATION, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS, AVENUES AND PUMP STATION TRACT, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND APPEARED THIS 2nd DAY OF June, 2003.

HANSELL MITZEL L.L.C.

HORIZON BANK

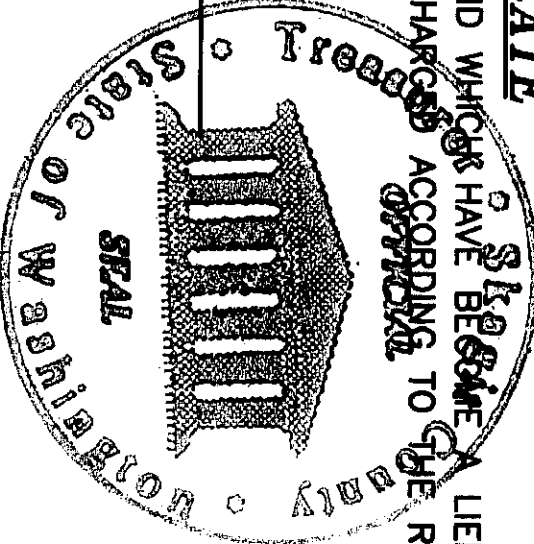
SKAGIT COUNTY TREASURE'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BEEN 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 2004.

THIS 4th DAY OF June, 2003.

*Deputy Treasurer*

DEPUTY



CITY TREASURE'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 FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 2 DAY OF June, 2003

*Edward A. Petrick*

CITY TREASURE

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON 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 SERVICES TO THE SUBDIVISION, 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 CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONNECTING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEWER EASEMENTS. THE MAINTENANCE OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.

THE CITY OF BURLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

APPROVALS

EXAMINED AND APPROVED THIS 2 DAY OF JUNE, 2003

*Deputy Director*

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON

THIS 8 DAY OF May, 2003

ATTEST: CITY ADMINISTRATOR

ATTEST: PLANNING DIRECTOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF WEST VIEW IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF BURLINGTON.

DENNIS J. ALBRIGHT PLS

5-30-03

DATE

PLAT OF  
WEST VIEW

IN A PORTION OF TRACT 45, PLAT OF "BURLINGTON ACREAGE PROPERTY"  
SW 1/4 OF SECTION 31, T.35 N., R.4 E. WM

LEGAL DESCRIPTION

PARCEL "A"

THE EAST HALF OF TRACT 45, OF THE "PLAT OF BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THE EAST HALF OF THE WEST HALF OF TRACT 45, OF THE "PLAT OF BURLINGTON ACREAGE PROPERTY", AS PER THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF TRACT 45, OF THE "PLAT OF BURLINGTON ACREAGE PROPERTY", AS PER THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 45; THENCE NORTH 87° 53' 18" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 111.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 87° 53' 18" WEST, 529.53 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID TRACT 45; THENCE CONTINUE NORTH 87° 53' 18" WEST, 20.00 FEET TO THE NORTHWEST CORNER OF THE NORTH 20.00 FEET OF THE EAST 20.00 FEET OF THE WEST HALF OF TRACT 48 OF SAID PLAT; THENCE NORTH 2° 06' 21" EAST, PARALLEL WITH THE EAST LINE OF SAID TRACT 45 A DISTANCE OF 91.00 FEET; THENCE SOUTH 88° 05' 49" EAST, 549.53 FEET TO A POINT THAT LIES NORTH 2° 06' 21" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 2° 06' 21" WEST, 93.00 FEET TO THE TRUE POINT OF BEGINNING.

(LEGAL DESCRIPTION BASED ON FIRST AMERICAN TITLE REPORT DATED DECEMBER 31, 2001 AND AMENDED AUGUST 15, 2002 AND MARCH 21, 2003, POLICY NO. 67779)

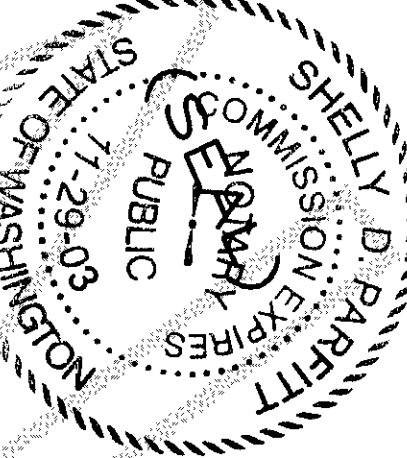
ACKNOWLEDGMENT

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan E. Mitzel IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager/Member OF HANSELL / MITZEL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 30, 2003.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

*Shelly D. Parfitt*

(NOTARY NAME TO BE PRINTED)

RESIDING AT: Mt. Vernon

MY APPOINTMENT EXPIRES 11/29/03

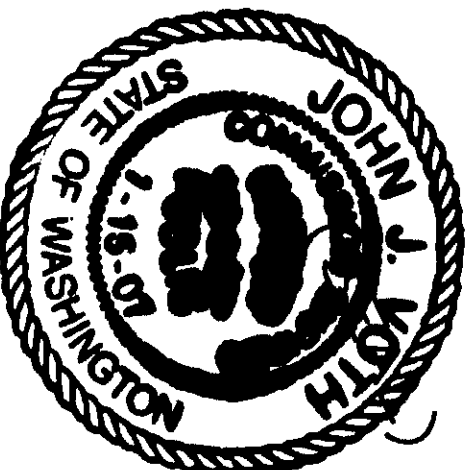
ACKNOWLEDGMENT

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Stewart IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Owner OF HORIZON BANK, A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5/30/2003, 2003.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

*John J. Voth*

(NOTARY NAME TO BE PRINTED)

RESIDING AT: Mount Vernon, WA.

MY APPOINTMENT EXPIRES 1-15-07

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

*Nanna Burnett*

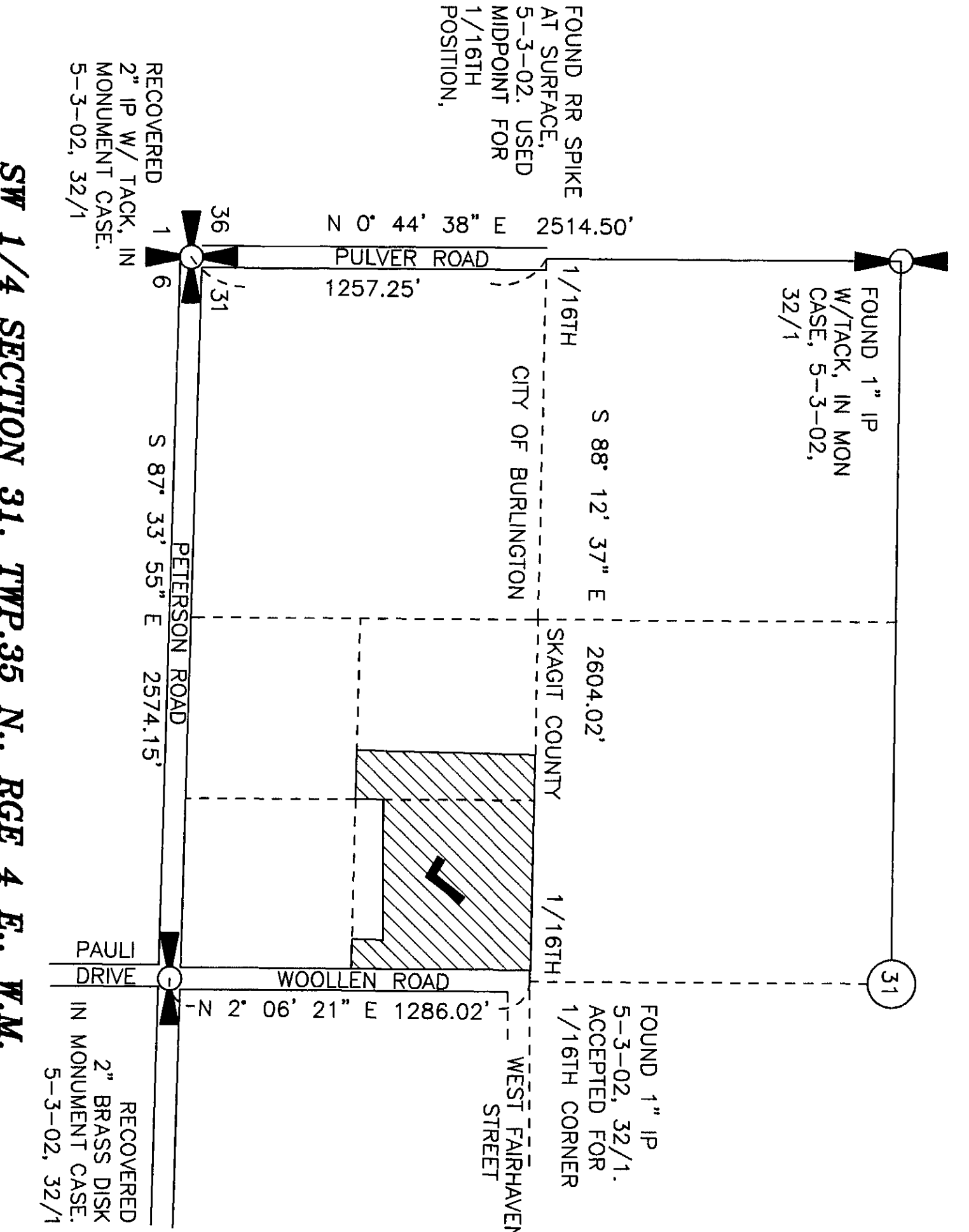
SKAGIT COUNTY AUDITOR

DEPUTY

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NOTES

1. ZONING - R1-B.4
2. SETBACKS: FRONT YARD - MINIMUM MEAN DEPTH OF 20 FEET. SIDE YARD - MINIMUM MEAN WIDTH 5 FEET. THE TOTAL OF THE TWO SIDE YARDS SHALL BE 10 FEET. A MINIMUM OF ONE 10 FOOT SIDE YARD SHALL BE PROVIDED PER LOT TO FACILITATE ACCESS TO THE REAR YARD BY REASONABLY SIZED VEHICLES. SIDE OF BUILDING MEANS THE OUTER FACE OF ANY PART OF THE BUILDING ROOF EAVES.
3. REAR YARD - MINIMUM MEAN DEPTH OF 20 FEET.
4. NO BOATS OR RV PARKING WILL BE ALLOWED IN THE FRONT SETBACK AREA.
5. SEWAGE DISPOSAL - CITY OF BURLINGTON
6. WATER - SKAGIT COUNTY PUD
7. POWER - PUGET SOUND ENERGY
8. TELEPHONE - GTE
9. GAS - CASCADE NATURAL GAS
10. CABLE - TCI CABLE
11. STORM - CITY OF BURLINGTON
12. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, AND PARKS, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
13. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
14. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN 2003040117, WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR PRIVATE DRAINAGE FACILITIES.
15. THIS SUBDIVISION LIES WITHIN ZONE "B" AND ZONE A-7 ON FLOOD INSURANCE MAP 530153-0001-B, DATED JANUARY 3, 1985. THE CITY OF BURLINGTON HAS ASSIGNED A FINISHED FLOOR ELEVATION OF 26.00 FEET TO ALL HOUSES WITHIN THIS PLAT.
16. LOTS 19, 20, 21 AND 22 ARE LIMITED TO A 1-STORY DWELING ONLY.
17. LOTS 1 THROUGH 13 ARE SUBJECT TO AND TOGETHER WITH A 10.00 FOOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 13 AND THE MAINTENANCE AND OTHER RESPONSIBILITIES AND OBLIGATIONS ARE SPILLED OUT IN THE COVS AS REFERENCED UNDER NOTE NO. 6 ABOVE.
18. THE EXISTING HOUSE AND GARAGE ON LOTS 1 TO 3 WILL BE REMOVED PRIOR TO ANY NEW CONSTRUCTION THEREON.



Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
160 Cascade Place, Suite 206  
Burlington, WA 98233  
Tel: 360-404-2010 Fax: 360-404-2008

PLAT OF  
WEST VIEW

IN A PORTION OF THE SW 1/4  
SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, STATE OF WASHINGTON  
CITY OF BURLINGTON  
OWNERS  
HANSELL / MITZEL L.L.C.

1369 PACIFIC DRIVE, BURL. WA. 98233, 1-360-404-2050

DATE: 5-30-03 PROJECT NO. 75-SDG-01 75-PLAT.DWG BY: DJA SCALE: F.B.



