

SURVEY DESCRIPTION

PARCEL "A"

THE EAST 1/2 OF LOT 8, BLOCK 135, "FIRST ADDITION TO BURLINGTON SKAGIT CO., WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY;

TOGETHER WITH THOSE PORTIONS OF LOTS 9 AND 10, BLOCK 135, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY", WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY", WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9;  
THENCE SOUTH 00°30'12" WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 43.08 FEET;  
THENCE NORTH 84°26'31" WEST A DISTANCE OF 10.71 FEET;  
THENCE NORTH 00°30'12" EAST A DISTANCE OF 86.51 FEET;  
THENCE NORTH 84°34'31" WEST A DISTANCE OF 88.98 FEET TO THE WEST LINE PROJECTED SOUTHERLY OF THE EAST 1/2 OF LOT 8 OF SAID PLAT;  
THENCE NORTH 00°31'51" EAST ALONG SAID PROJECTED LINE A DISTANCE OF 6.15 FEET TO THE SOUTH LINE OF SAID LOT 8;  
THENCE SOUTH 84°34'31" EAST ALONG SAID SOUTH LINE A DISTANCE OF 149.68 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF LOT 9, BLOCK 135, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10;  
THENCE NORTH 0°33'28" EAST ALONG THE WEST LINE OF SAID LOTS 9 AND 10 FOR A DISTANCE OF 110.00 FEET;  
THENCE SOUTH 84°40'34" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 10 FOR A DISTANCE OF 344.44 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 10 AT A POINT BEARING SOUTH 0°30'11" WEST A DISTANCE OF 10.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 9 AND BEING THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 0°30'11" WEST (CALLED SOUTH 0°30'12" WEST IN PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 23.08 FEET;  
THENCE NORTH 84°26'32" WEST (CALLED NORTH 84°26'31" WEST IN PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 110.71 FEET;  
THENCE NORTH 0°30'11" EAST (CALLED NORTH 0°30'12" EAST IN PREVIOUS DESCRIPTIONS) PARALLEL WITH THE EAST LINE OF SAID LOTS 9 AND 10 FOR A DISTANCE OF 22.03 FEET, MORE OR LESS, TO A POINT BEARING NORTH 84°40'34" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 84°40'34" EAST FOR A DISTANCE OF 110.71 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF LOTS 9 AND 10, BLOCK 135, "FIRST ADDITION TO BURLINGTON SKAGIT CO., WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 135, SAID PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASHINGTON";  
THENCE NORTH 0°33'28" EAST ALONG THE WEST LINE OF SAID LOTS 9 AND 10 FOR A DISTANCE OF 110.00 FEET;  
THENCE SOUTH 84°40'34" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 10 FOR A DISTANCE OF 344.44 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 10 AT A POINT BEARING SOUTH 0°30'11" WEST A DISTANCE OF 10.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 9;  
THENCE SOUTH 0°30'11" WEST (CALLED SOUTH 0°30'12" WEST IN PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 23.08 FEET;  
THENCE NORTH 84°26'32" WEST (CALLED NORTH 84°26'31" WEST IN PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 110.71 FEET;  
THENCE NORTH 0°30'11" EAST (CALLED NORTH 0°30'12" EAST IN PREVIOUS DESCRIPTIONS) PARALLEL WITH THE EAST LINE OF SAID LOTS 9 AND 10 FOR A DISTANCE OF 22.03 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 0°30'11" EAST FOR A DISTANCE OF 63.88 FEET;  
THENCE NORTH 84°34'47" WEST (CALLED NORTH 84°34'31" WEST IN PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 88.98 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE EAST 1/2 OF LOT 8, BLOCK 135, SAID PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASHINGTON";  
THENCE SOUTH 0°31'50" WEST (CALLED SOUTH 0°31'51" WEST IN PREVIOUS DESCRIPTIONS) ALONG SAID SOUTHERLY PROJECTION OF SAID WEST LINE FOR A DISTANCE OF 63.90 FEET, MORE OR LESS, TO A POINT BEARING NORTH 84°40'34" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 84°40'34" EAST FOR A DISTANCE OF 84.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCELS "A" AND "B" ABOVE BOTH BEING TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR EGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DOCUMENTS RECORDED DECEMBER 12, 2003 UNDER AUDITOR'S FILE NOS. 200312120126 AND 200312120127.

ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYORS 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.

*Brice G. Lissner*

BRUCE G. LISSNER, PLS. CERTIFICATE NO. 227460

DATE: MARCH 12, 2004

BRUCE G. & ASSOCIATES, PLLC  
2124 RIVERSIDE DRIVE, SUITE 107  
MOUNT VERNON WA 98273  
PHONE: (360) 419-7442  
FAX: (360) 419-0581  
e-mail bruce@lissner.com

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, IN THE FREE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE FEE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON, NO DRAINAGE MATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HINDER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE MATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IT WITNES WHEREOF WE HAVE HEREUNTO SET OUT HANDS AND SEALS THIS 18 DAY OF MARCH 2004.

*John Shan* *Mara Shan by Gary McCormick*  
JOHN SHAN MARA SHAN  
their attorney in fact

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE GARY D. MCCORMICK, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED AS ATTORNEY IN FACT (POWER OF ATTORNEY) FOR JOHN SHAN AND MARA SHAN THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3/18/04

*Brice G. Lissner*  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 7-14-04

RESIDING AT MOUNT VERNON

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-3600

4. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM;  
WATER: PID NO. 1  
POWER: PUGET SOUND ENERGY  
TELEPHONE: VERIZON  
TV: COMCAST  
DRAINAGE: CITY OF BURLINGTON STORM DRAINAGE SYSTEM

5. NO ADDITIONAL STREET IMPROVEMENTS ARE REQUIRED AT THIS TIME.

6. • - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER L1558R 227460  
O - INDICATES EXISTING REBAR OR IRON ROD FOUND

7. MERIDIAN: ASSUMED

8. BASIS OF BEARING: SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM,  
BEARING = NORTH 84°34'00" WEST

9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 76704, DATED DECEMBER 1, 2003.

10. INSTRUMENTATION: LEICA TCR05A THEODOLITE DISTANCE METER

11. SURVEY PROCEDURE: FIELD TRAVERSE

12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", RECORDED IN VOLUME 3 OF PLATS, PAGE 11, AND PLAT OF ANDERSON'S ADDITION TO BURLINGTON RECORDED IN VOLUME 3 OF PLATS, PAGE 84 AND BURLINGTON SHORT PLAT NO. BURL-2-45, RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 210-211, AND BURLINGTON SHORT PLAT NO. BURL-3-45, RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 212-213, ALL IN RECORDS OF SKAGIT COUNTY WASHINGTON.

13. BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND THE FLOODWAY OF GAGES SLOUGH AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION.

14. NO CERTIFICATE OF OCCUPANCY WILL BE GIVEN FOR ANY NEW CONSTRUCTION UNTIL ALL REQUIRED UTILITIES AND ROADWAY ARE APPROVED AND INSTALLED TO THE SATISFACTION OF THE CITY OF BURLINGTON PUBLIC WORKS DEPARTMENT.

-CONTINUED-

AUDITOR'S CERTIFICATE

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

3/23/2004 Page 1 of 2 9:05AM  
200403230030  
Skagit County Auditor

*Brice G. Lissner* *Henry Davis*  
SKAGIT COUNTY AUDITOR

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220 ON THIS 19 DAY OF MARCH 2004.

CITY OF BURLINGTON

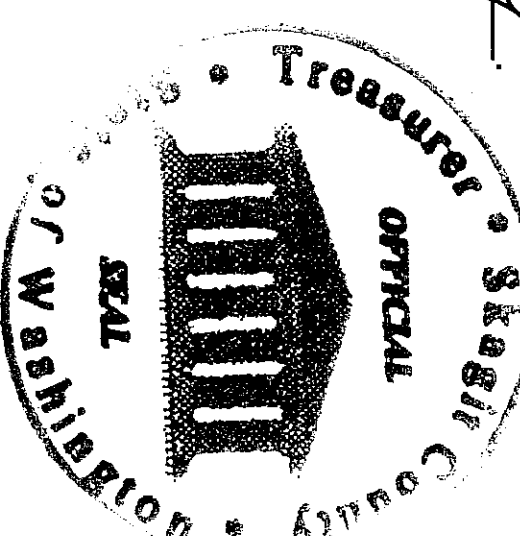
BY: *Robert A. Stannett* BY: *Wynne Stannett*  
PUBLIC WORKS DIRECTOR CITY PLANNING DIRECTOR

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 2004.

THIS 23<sup>rd</sup> DAY OF March 2004.

*Robert A. Stannett*  
SKAGIT COUNTY TREASURER

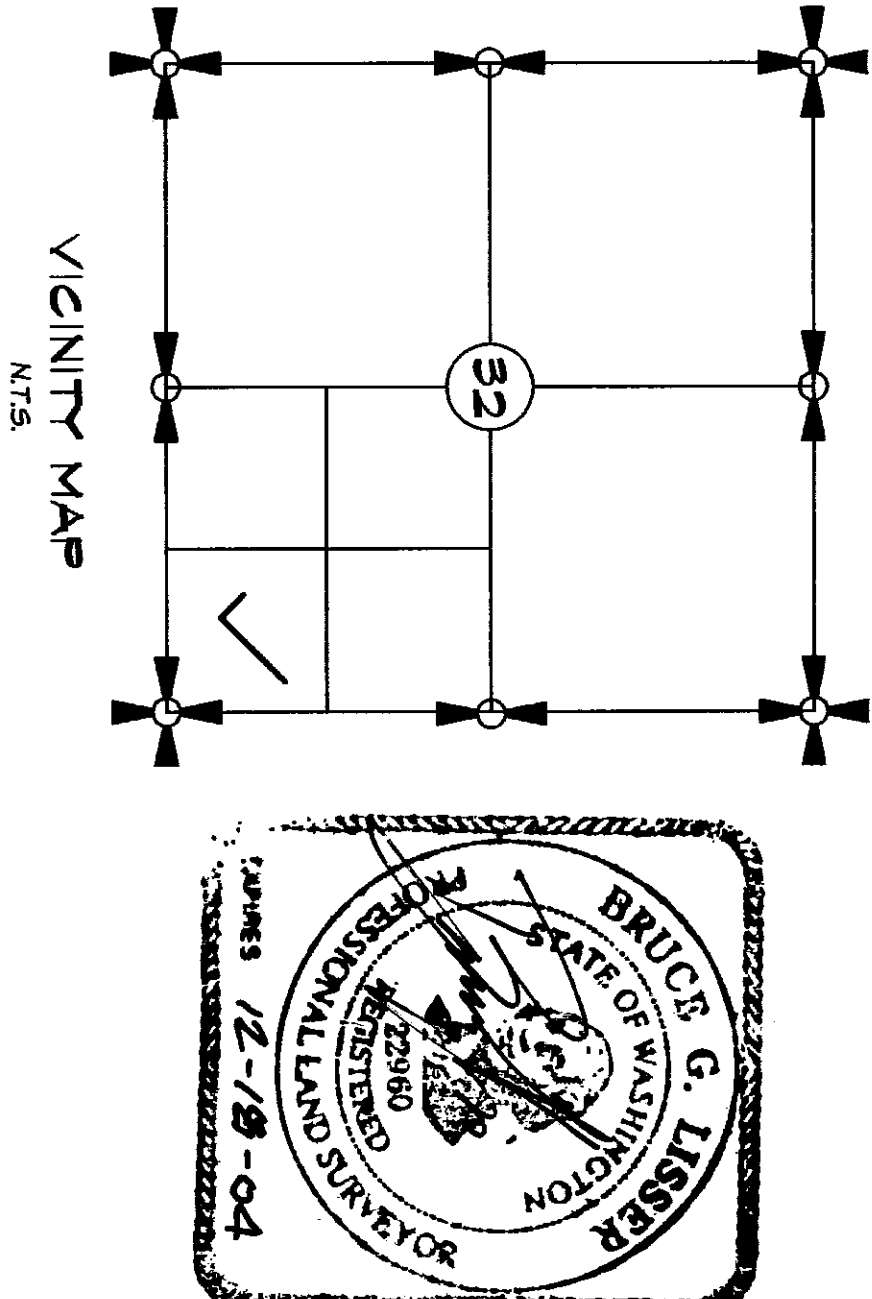


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15. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD MENTIONED IN SAID TITLE REPORT UNDER NOTE 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200012050045, 200312120126 AND 200312120127.

16. OWNER: JOHN AND MARA SHAN  
5442 FONDEROSA COURT  
FERNDALE WA 98248  
PHONE: (360) 568-3448

DEVELOPER: GARY MCCORMICK HOMES, INC.  
15211 123RD AVE SE  
SNOHOMISH WA 982240  
PHONE: (360) 568-3448



SHEET | OF 2

DATE: 3/3/04

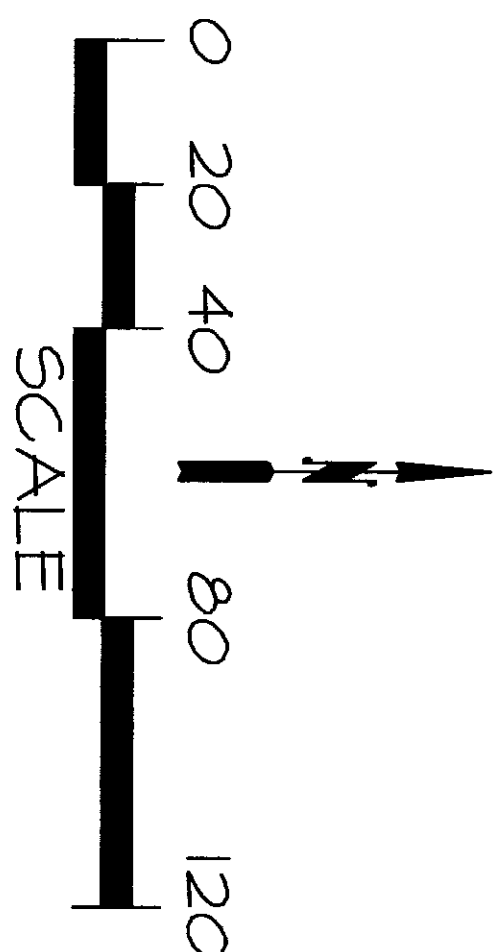
SHORT PLAT NO. BURL - 3-01

SURVEY IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.  
CITY OF BURLINGTON, WASHINGTON  
FOR: JOHN AND MARA SHAN

FB 250	PG 1	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: N/A
MERIDIAN: .			DRAWING: 03-073A



PLAT OF ANDERSON'S ADDN TO BURLINGTON  
1231.98' (PLAT=1236)  
348.70' (PLAT=400)



ELIZABETH TURNER  
MATTHEW TURNER SR  
302 S SKAGIT ST  
BURLINGTON, WA  
98233

LOT 7

PLAT OF FIRST ADDN TO BURLINGTON  
BLOCK 135

DENNIS BRADY  
1560 REBELE LN  
SEDO MOULLEY WA  
98284

ESTER FRANCIS SR  
302 FERRY ST  
BURLINGTON, WA  
98233

LOT 25

SOUTH SKAGIT STREET

1400.73'

NO°33'28"E

90.05'

610.31'

LOT 8

ELAINE BONNETTE  
310 S SKAGIT ST  
BURLINGTON, WA  
98233

LOT 9

HOUSE

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SECTION STREET

NO°23'21"E

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LOT 4

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LOT 5

SHAW

LOT 6

SHAW

LOT 7

SHAW

LOT 8

SHAW

LOT 9

SHAW

GREEN LEAF  
STREET

MONT IN CASE

(2004)

BENCH MARK

ELEVATION TOP OF

MONT IN CASE=35.96'

NEVD '24

LOT 10

HOUSE

LOT 11

HOUSE

LOT 12

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LOT 13

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