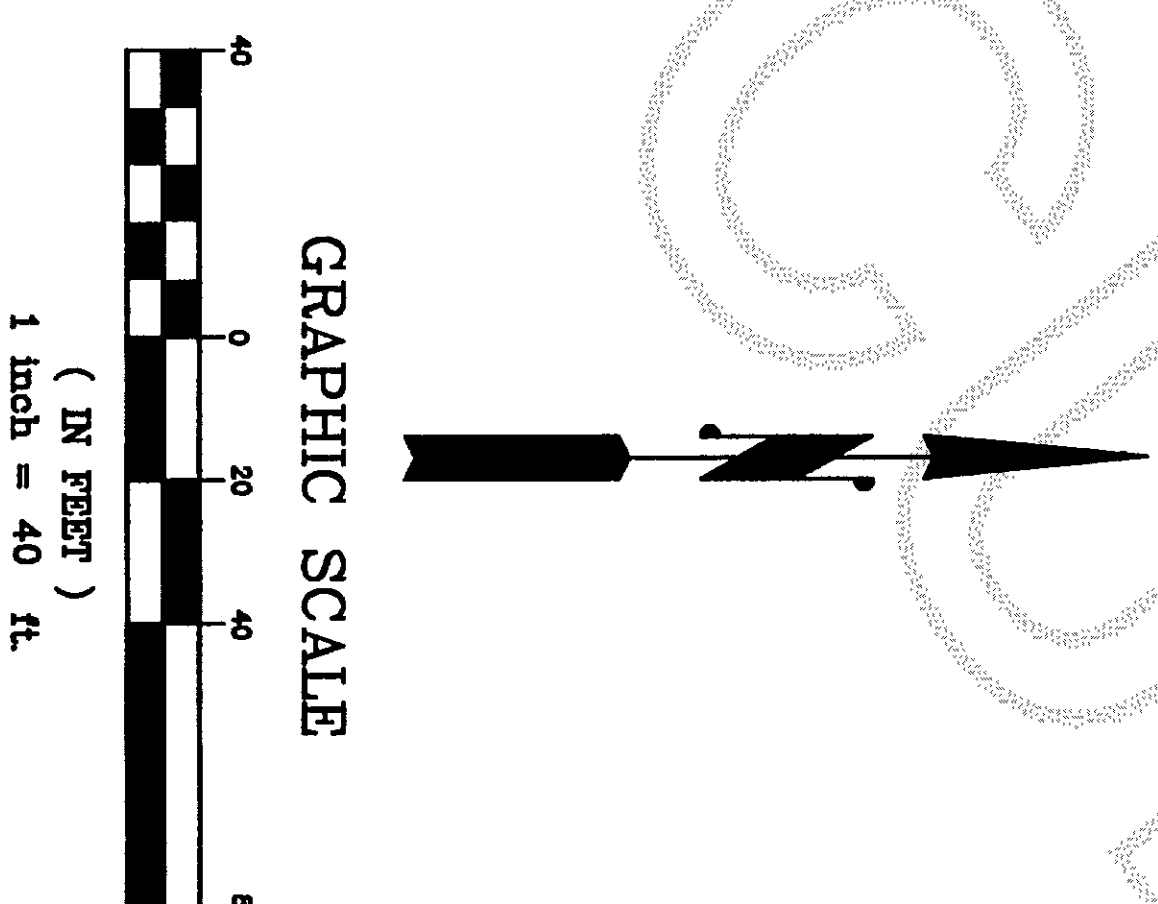
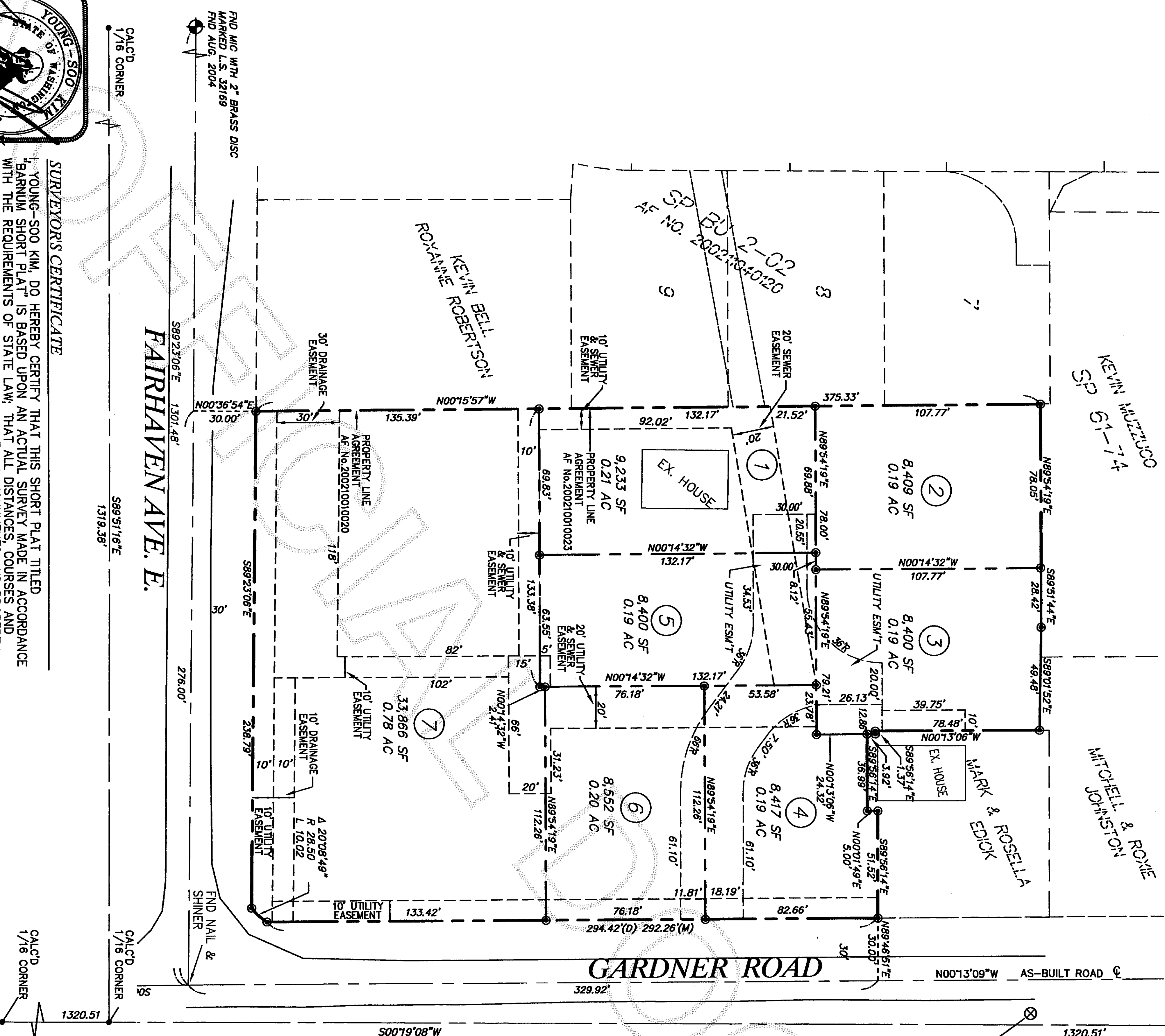
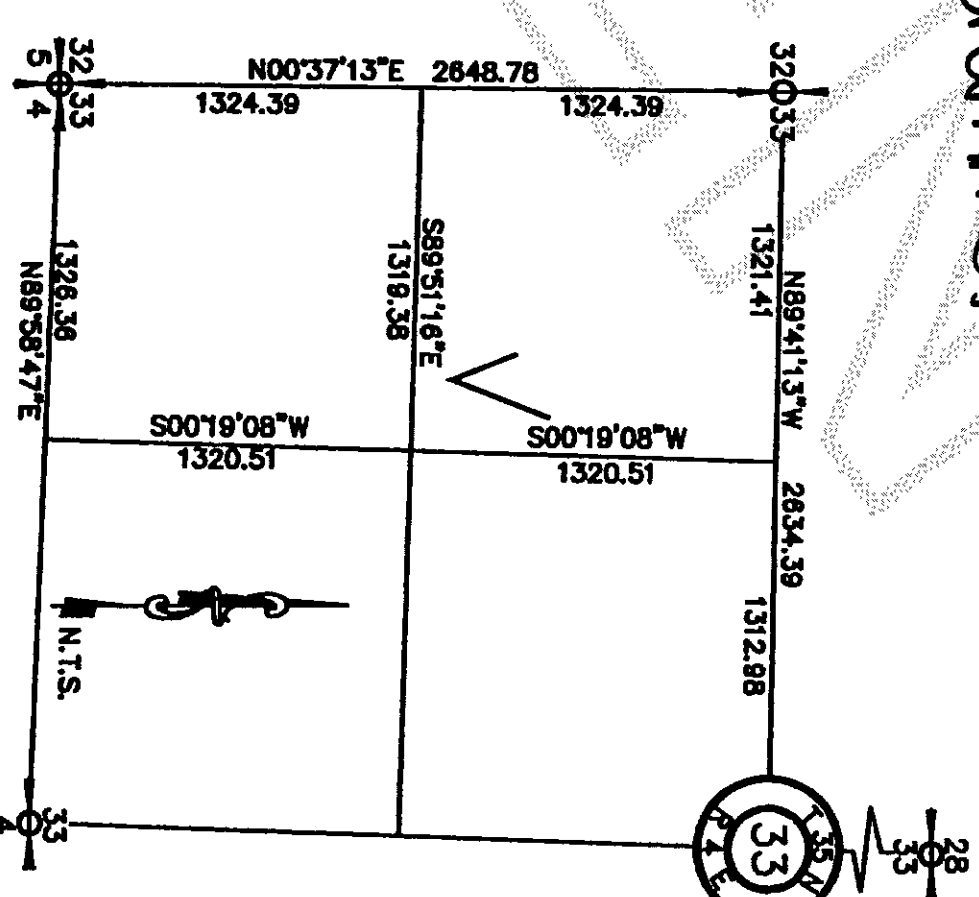


1/16 CORNER  
FND. 1"IP  
(8/1/02)

AUDITOR'S CERTIFICATE  
Short Plat No. BULK 3-04 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.  
3-04

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
Nurse Brunnet  
DUPLY  
2004.11.09.01.10  
11/9/2004 Page 1 of 2 2:11PM



**Addresses**

- | Lot No | House No. and Street Name                    |
|--------|--|
| 1      | 1816 Barnum Lane<br>(1807 E. Fairhaven Ave.) |
| 2      | 1819 Barnum Lane                             |
| 3      | 1823 Barnum Lane                             |
| 4      | 111 Gardner Rd.                              |
| 5      | 1820 Barnum Lane                             |
| 6      | 107 Gardner Rd.                              |
| 7      | 1813 E. Fairhaven Ave.                       |

**OWNER**  
CHARLES BARNUM  
1807 E. FAIRHAVEN AVE. E.  
BURLINGTON, WA 98233

**DEVELOPER**  
LANDED GENTRY DEVELOPMENT, INC.  
504 E. FAIRHAVEN AVE.  
BURLINGTON, WA 98233

**LEGEND**

- SET REBAR & CAP #32169
- FND CONC. MON.
- FND REBAR & CAP
- CALCULATED POINT

**NOTES**

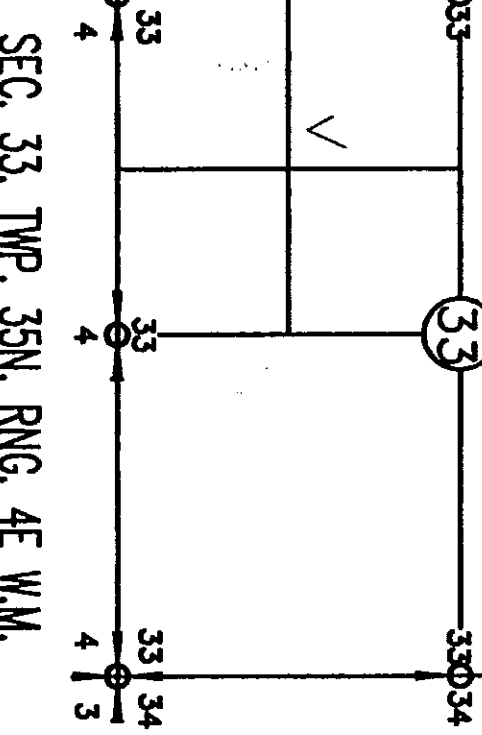
1. ZONING - RESIDENTIAL: R-1-8.4
2. WATER: P.U.D. #1
3. SEWAGE: CITY OF BURLINGTON
4. GROUND ELEVATION: ±38.00 TYPICAL, NGVD29

**SURVEY EQUIPMENT & PROCEDURE**

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION JAN. 2003.

**BASIS OF BEARING**

ASSUMED S 89°41'13\"/>



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 THE PORTION OF THE  
NW 1/4 OF THE SW 1/4  
OF  
SECTION 33, TOWNSHIP 35, RANGE 4E, W.M.E.  
FOR  
LANDED GENTRY DEVELOPMENT, INC.

**BARNUM SHORT PLAT**

JOB NO. 04122  
DRAWING NO. 04122  
DRAWN BY: tsb  
CHECKED BY: ysk

SHEET 1 OF 2



200411090110  
Skagit County Auditor  
11/9/2004 Page 2 of 2 2:11PM

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
DUPUTY

SHORT PLAT CONDITIONS

1. Curb and gutter shall be installed across the site along Fairhaven Avenue & Gardner Road extending to connect to the existing curb and gutter on Fairhaven Avenue just west of the Robertson property and south of Edick property.
2. Sidewalks shall be installed in front of the property on Fairhaven Avenue & Gardner Road.
3. A street light is required at Fairhaven Avenue & Gardner Road.
4. The access for the lots #4, #6 and #7 is allowed onto the fronting public street.
5. Utilities are required to be underground.
6. One fire hydrant is required and the entire private driveway is required to be signed for no parking, Fire Lane, with signage details to be approved by the Fire Marshal.
7. Storm drainage for the private driveway and the homes will be accomplished on site. Street and utility plans shall be approved by the Engineering Department.
8. A detail of the infiltration trench design for the subject property is required on the plans and this will be inspected by the Building Department as part of short plat.
9. Manufactured homes are not permitted.
10. 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.
11. Plant lawns and at least one tree per lot prior to final inspection.
12. Form a Homeowner's Association with joint maintenance for the road and drainage system.
13. Coordinate privacy fencing as requested by individual neighbors.

LEGAL DESCRIPTION

THAT PORTION OF TRACT 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE EAST LINE OF SAID TRACT, WHICH IS 184 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST 25 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE PRESENTLY EXISTING GARDNER ROAD; THENCE CONTINUE WEST 90 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EXISTING GARDNER ROAD A DISTANCE OF 80 FEET; THENCE EAST 90 FEET TO THE WEST LINE OF SAID EXISTING GARDNER ROAD; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 280 FEET, MORE OR LESS, TO THE COUNTY ROAD (BEING FAIRHAVEN AVENUE EXTENDED); THENCE WEST ALONG SAID ROAD TO A POINT 240 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE NORTH 360 FEET; THENCE EAST 150 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION, IF ANY, LYING WESTERLY OF A LINE DRAWN NORTHERLY FROM A POINT ON THE SOUTH LINE OF SAID TRACT 35, A DISTANCE OF 374 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 35.

SUBJECT TO: NOTICE OF ON-SITE SEWAGE SYSTEM RECORDED MAY 25, 1990, UNDER AUDITOR'S FILE NO. 9005250042.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. MAINTENANCE, UPKEEP, AND REPAIR OF THE ACCESS, UTILITY, AND DRAINAGE EASEMENT AREAS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

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, PUET 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 TEN (10) 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.

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFY THAT THE ATTACHED SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

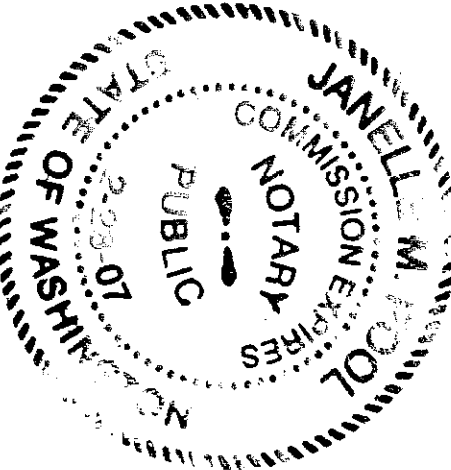
Charles Barnum  
CHARLES BARNUM

ACKNOWLEDGEMENT

STATE OF Washington )  
COUNTY OF Skagit )  
ON THIS 28 DAY OF October, 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED  
Charles Barnum

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

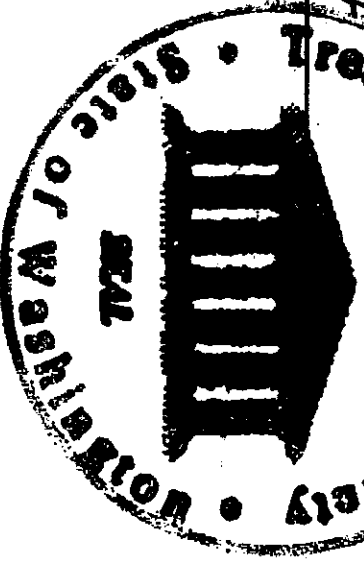
Janell M. Pool  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WA, RESIDING AT Seetha-Wadley.



TREASURERS CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2004.

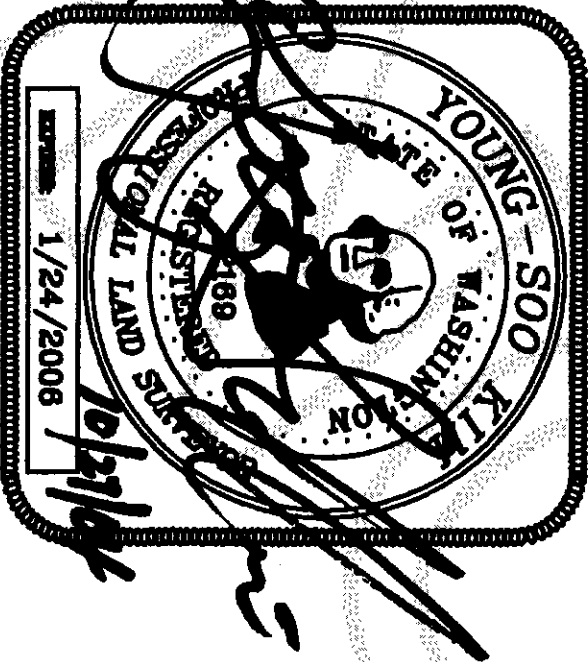
Paula Dwyer  
SKAGIT COUNTY TREASURER  
DATE 11-5-04



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE THIS 28 DAY OF Oct., 2004.

Wagant Stele  
SHORT PLAT ADMINISTRATOR  
Bob Swank  
PUBLIC WORKS DIRECTOR  
CITY ENGINEER



SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4849  
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SURVEY IN THE PORTION OF THE  
NW 1/4 OF THE SW 1/4  
OF  
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FOR  
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BARNUM SHORT PLAT

JOB NO. 04122  
DRAWING NO. 04122  
DRAWN BY: fsb  
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SHEET 2 OF 2