

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOMESTEAD DEVELOPMENT NW, A WASHINGTON STATE CORPORATION, AND _____, A WASHINGTON STATE CORPORATION, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LENDERS 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 HERETO SUBSCRIBED AND AFFIXED THIS 19 DAY OF Nov. 2004.

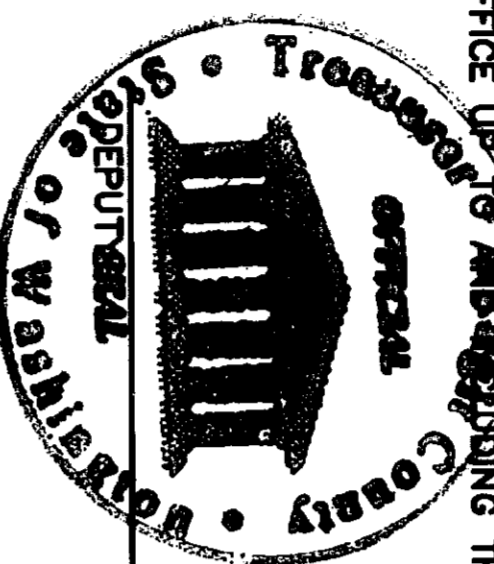
James A. Thompson
HOMESTEAD NW, DEV. CO

SKAGIT COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2004, 2005

THIS 15 DAY OF Dec. 2004.

Robert A. Thompson
SKAGIT COUNTY TREASURER



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HERIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 24 DAY OF Nov. 2004

Richard A. Peltz
CITY TREASURER

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 TO FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL LAY, CONSTRUCT, REPAIR, 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 HERIN GRANTED.

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING 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 THE PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY 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 ___ DAY OF ___, 2004.

CITY ENGINEER _____

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON

THIS 19 DAY OF Sept. 2004

ATTEST: PLANNING DIRECTOR *Wendy A. Hall*

PLAT OF HOMESTEAD PLACE SUBDIVISION

IN A PORTION OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 63, "PLAT OF BURLINGTON ACREAGE PROPERTY," AS PER WEST 1/2 OF TRACT 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, RECORDS OF SKAGIT COUNTY/WASHINGTON, LOT 2 SHORT PLAT NO. BURL. 3-99, APPROVED OCTOBER 20, 1999, AND RECORDED OCTOBER 21, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 199910210092, AND BEING A PORTION OF TRACT 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 63, "PLAT OF BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ACKNOWLEDGEMENT

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James A. Thompson 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 Deed OF HOMESTEAD DEVELOPMENT NW A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

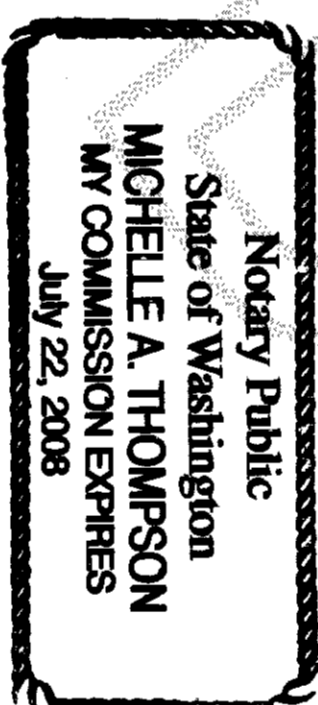
DATED: Nov 19, 2004.

Michelle A. Thompson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Michelle A. Thompson
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Spokane

MY APPOINTMENT EXPIRES July 22, 2008



ACKNOWLEDGEMENT

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ 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 _____ OF _____ A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____ 2004.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

(NOTARY NAME TO BE PRINTED)

RESIDING AT: _____

MY APPOINTMENT EXPIRES _____

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HOMESTEAD PLACE SUBDIVISION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. 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.

Richard L. Holt, PLS

11/19/04
DATE

Richard L. Holt, PLS
NAME

NOTES

- ZONING R1-8.4 AND R-3.0
- 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 15 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.
- REAR YARD - MINIMUM MEAN DEPTH OF 20 FEET. SETBACKS: REAR YARD 10 FEET, REAR YARD 10 FEET, SIDEWALKS 10 FEET, SIDEWALKS 10 FEET, SIDEWALKS 10 FEET. NO BOATS OR RV PARKING WILL BE ALLOWED IN THE FRONT SETBACK AREA.
- SEWAGE DISPOSAL - CITY OF BURLINGTON.
- POWER - SKAGIT COUNTY PUD.
- WATER - PUGET SOUND ENERGY.
- TELEPHONE - GTE.
- GAS - CASCADE NATURAL GAS.
- STORM - TCI CABLE.
- CABLE - CITY OF BURLINGTON.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE PARKS AND TRAFFIC. PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- THIS SURVEY HAS DELETED EXISTING FENCE LINES AND OTHER OCCUPANCY INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPANCY 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.
- SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER APLN 2004-01-0052 WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR PRIVATE DRAINAGE FACILITIES.
- THIS SUBDIVISION LIES WITHIN ZONE A7 ON FLOOD INSURANCE MAP 530153 0001B, DATED JANUARY 3, 1985. THE CITY OF BURLINGTON HAS ASSIGNED A FINISHED FLOOR ELEVATION OF LISTED BELOW TO THE HOUSES WITHIN THIS PLAT.
 - LOTS 1-4 AND 38-41 ELEVATION FINISH FLOOR = 35.0
 - LOT 5 AND 37 F.F. ELEVATION = 34.9
 - LOT 6 AND 36 F.F. ELEVATION = 34.7
 - LOT 7 AND 35 F.F. ELEVATION = 34.6
 - LOT 8 AND 34 F.F. ELEVATION = 34.5
 - LOT 9 AND 33 F.F. ELEVATION = 34.4
 - LOT 10 AND 32 F.F. ELEVATION = 34.3
 - LOT 11 AND 31 F.F. ELEVATION = 34.2
 - LOT 12 AND 30 F.F. ELEVATION = 34.1
 - LOT 13 AND 29 F.F. ELEVATION = 34.0
 - LOT 14 AND 28 F.F. ELEVATION = 33.9
 - LOT 15 F.F. ELEVATION = 33.9
 - LOT 16, 17, 18, 19, 20, 21 F.F. ELEVATION = 33.8
 - LOT 18, 17, 16, 19, 20, 21 F.F. ELEVATION = 33.8
 - LOTS 4, 5, 6, 9, 10, 11, 24, 25, ARE LIMITED TO ONE STORY DWELLING ONLY.
- LOTS 1 THROUGH 27 ARE SUBJECT TO AND TOGETHER WITH A 10.00 FOOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 27 AND THE MAINTENANCE AND OTHER RESPONSIBILITIES AND OBLIGATIONS ARE SPELLED OUT IN THE CCR'S AND REFERENCED UNDER NOTE NO. 6 ABOVE.
- WORK WITH ADJACENT NEIGHBORS TO LOTS 4, 5, 6, 9, 10, 11, 23, 24, AND 25 TO PROVIDE A SOLID 6 FOOT CEDAR FENCING.
- ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING, OR COST OTHERWISE ASSOCIATED WITH ANY DRAINAGE COURSE(S), STORM DRAINAGE DETENTION BASIN AND TO INCLUDE PLAY AREA WITHIN TRACT "A" SHALL BE BORNE BY THE PROPERTY OWNERS OF THE PLAT OF "HOMESTEAD PLACE" ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE PLAT OF "HOMESTEAD PLACE" AS RECORDED UNDER AUDITOR'S FILE NO. 2004-01-0052.
- AUDITOR'S OFFICE, SKAGIT COUNTY, WASHINGTON, THE CITY OF BURLINGTON MAY INSPECT ALL STORM WATER FACILITIES AND COMMUNITY ASSOCIATION RECORDS, IF THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES, THE CITY MAY ISSUE WRITTEN NOTICE SPECIFYING THE REQUIRED ACTIONS, IF THE ACTIONS ARE NOT CORRECTED IN A TIMELY MANNER OR IN THE EVENT OF A PUBLIC HAZARD, THE CITY MAY ENTER THE PROPERTY TO PERFORM THE ACTIONS NEEDED AND BILL THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION, ANY ACTION TAKEN BY THE CITY OF BURLINGTON SHALL NOT RELIEVE THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION FROM ITS RESPONSIBILITY TO MAINTAIN THE STORMWATER FACILITIES.
- THE CITY OF BURLINGTON MAY ENTER THE PROPERTY TO MAINTAIN THE STORM WATER FILTRATION SYSTEM, ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING, OR COST OTHERWISE ASSOCIATED WITH THE FILTRATION SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE CITY OF BURLINGTON.
- Each new home shall have lawn planted, shrubs adjacent to the house and at least one tree per lot prior to sale or occupancy.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BAYVIEW SURVEYING INC.



200412010051
Skagit County Auditor

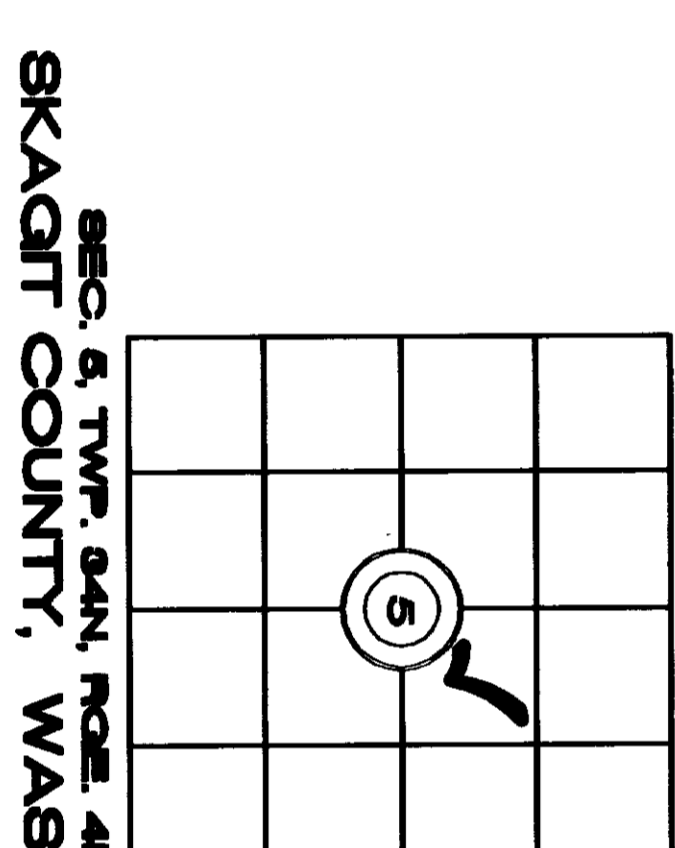
12/1/2004 Page 1 of 2 2:11:00AM

N Burnett
SKAGIT COUNTY AUDITOR

Deputy
DEPUTY



PLAT OF
HOMESTEAD PLACE SUBDIVISION
SHEET 1 OF 2
SKAGIT COUNTY, WASHINGTON



A PORTION OF SECTION 05, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WA
DWN BY: RLH DATE: NOV. 15, 2004
SHEET 1 OF 2
BAYVIEW SURVEYING INC.
130 SHARON AVENUE, BURLINGTON, WA 98233
(360) 707-2580 FAX (360) 757-3976
SCALE: -
JOB NO: 2003-85

