

SURVEY DESCRIPTION

THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 73, OF "PLAT OF BURLINGTON ACRES 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.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY G.T.E., CASCADE NATURAL GAS CO., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE SOUTH 7 FEET OF TRACT A AND TRACT B SHOWN HEREON ADJOINING EAST GILKEY ROAD AS AN AREA FOR INGRESS, EGRESS AND UTILITIES EASEMENT AND ANY OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, 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 PRIVILEGE HEREIN GRANTED.

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-1-8.4 SINGLE FAMILY RESIDENTIAL
- MINIMUM SETBACK REQUIREMENTS:
  - FRONT YARD MINIMUM MEAN DEPTH: 20 FEET
  - SIDE YARD MINIMUM MEAN WIDTH: 5 FEET
  - THE TOTAL OF THE TWO SIDE YARDS SHALL BE 15 FEET, SIDE OF BUILDING MEANS THE OUTER FACE OF ANY PART OF THE BUILDING ROOF EAVES REAR YARD MINIMUM MEAN DEPTH: 20 FEET
4. SEWAGE DISPOSAL - BURLINGTON SEWER
5. WATER - PUD NO. 1 OF SKAGIT COUNTY
6. ● - INDICATES EXISTING REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
7. ○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
8. BASIS OF BEARING - EXISTING MONUMENTS ON THE CENTERLINE OF EAST GILKEY ROAD, ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., BEARING = SOUTH 89°37'43" EAST.
9. THE DESCRIPTION FOR THIS SURVEY IS FROM LAND TITLE COMPANY REPORT ORDER NO. 114857-P, DATED TO MARCH 10, 2005.
10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS, 200306040113 AND 200412270149.
11. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
12. SURVEY PROCEDURE: FIELD TRAVERSE.
13. OWNER/DEVELOPER: FOR: LOWELL W. AND FAYE B. ENGBERG  
819 TRAIL ROAD  
SEDERO WOOLLEY, WA 98284

14. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT. NO FEES WILL BE REQUIRED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES ON TRACT A SHOWN HEREON, SAID CONSTRUCTION IS TO BE CONSIDERED AS REPLACEMENT TO EXISTING RESIDENCES AND THEREFORE CREATES NO IMPACT.
15. BUYERS SHOULD BE AWARE THAT PORTIONS OF THIS PLAT ARE LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION. CONTACT CITY OF BURLINGTON BUILDING DEPARTMENT FOR DETAILS.
16. DATUM: NGVD 29 (MEAN SEA LEVEL)
17. FLOODWAY ZONE A7 ELEVATION = 32 FEET, INTERPOLATED FROM FIRM FOR SKAGIT COUNTY, PANEL 530151 0250 C. PORTIONS OF THIS SHORT PLAT ARE IN ZONE B
18. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
19. UTILITIES SHOWN HEREON ARE AS FIELD LOCATED AND FROM AVAILABLE UTILITY RECORDS. AND ARE NOT WARRANTED TO BE COMPLETE.

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.

*John B. Semrau*  
DATE: 3.24.05  
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273  
PHONE: 360-424-9566

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE

THIS 22 DAY OF MAR. 2005  
*Magaret J. Steele*  
SHORT PLAT ADMINISTRATOR  
*Val P. Vanelt*  
PUBLIC WORKS 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 2005.

THIS 24th DAY OF MARCH 2005  
*David J. ...*  
SKAGIT COUNTY TREASURER  
DEPUTY

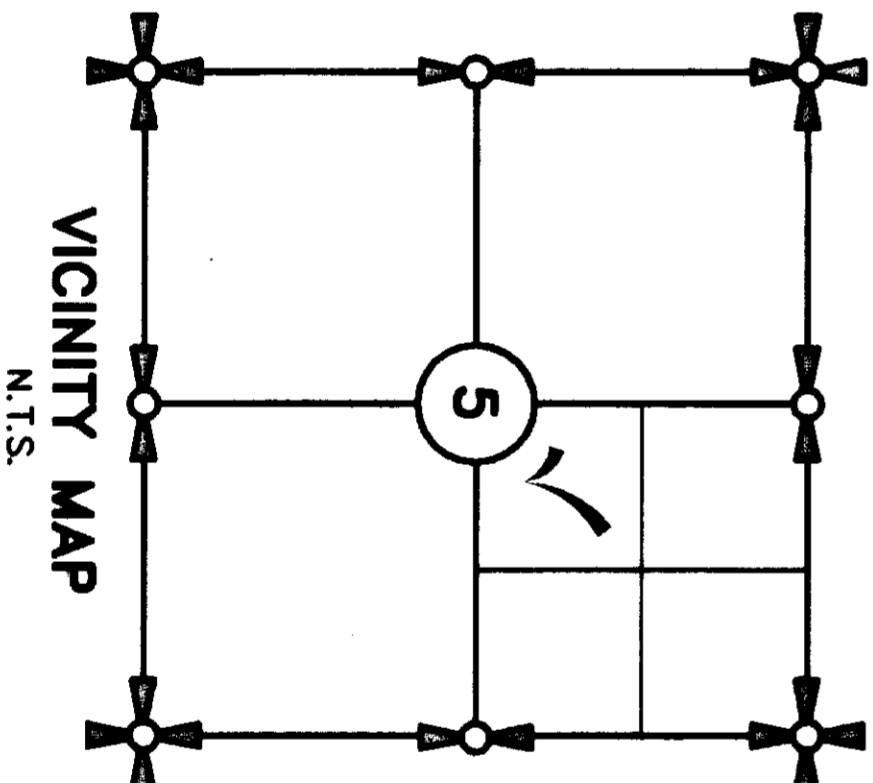
LOT ADDRESS INFORMATION

LOT A: 936 EAST GILKEY ROAD  
LOT B: 931 EAST GILKEY ROAD

OWNER'S CERTIFICATE AND DEDICATION

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 AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 24th DAY OF MARCH 2005.

*Alfredo C. Garcia*  
ALFREDO C. GARCIA  
*Faye B. Engberg*  
LOWELL W. ENGBERG  
FAYE B. ENGBERG  
*Blanca E. Garcia*  
BLANCA E. GARCIA  
*Faye B. Engberg*  
FAYE B. ENGBERG



AUDITOR'S CERTIFICATE

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Skagit County Auditor  
3/24/2005 Page 1 of 2 2:12:50PM

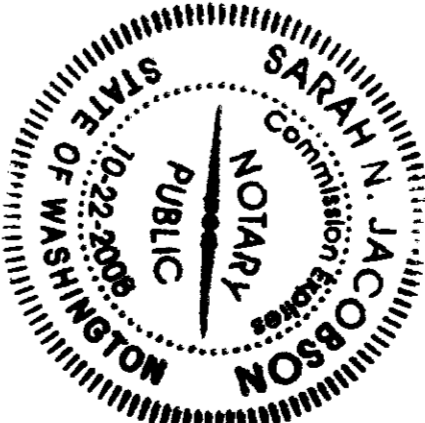
AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

*John B. Semrau*  
SKAGIT COUNTY AUDITOR  
*Magaret J. Steele*

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **ALFREDO C. GARCIA** AND **BLANCA E. GARCIA**, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 23, 2005  
SIGNATURE *Alfredo C. Garcia*  
TITLE *Notary, Sarah N. Jacobson*  
MY APPOINTMENT EXPIRES 10-22-2008



ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **LOWELL W. ENGBERG** AND **FAYE B. ENGBERG**, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 23, 2005  
SIGNATURE *Lowell W. Engberg*  
TITLE *Notary, Sarah N. Jacobson*  
MY APPOINTMENT EXPIRES 10-22-2008



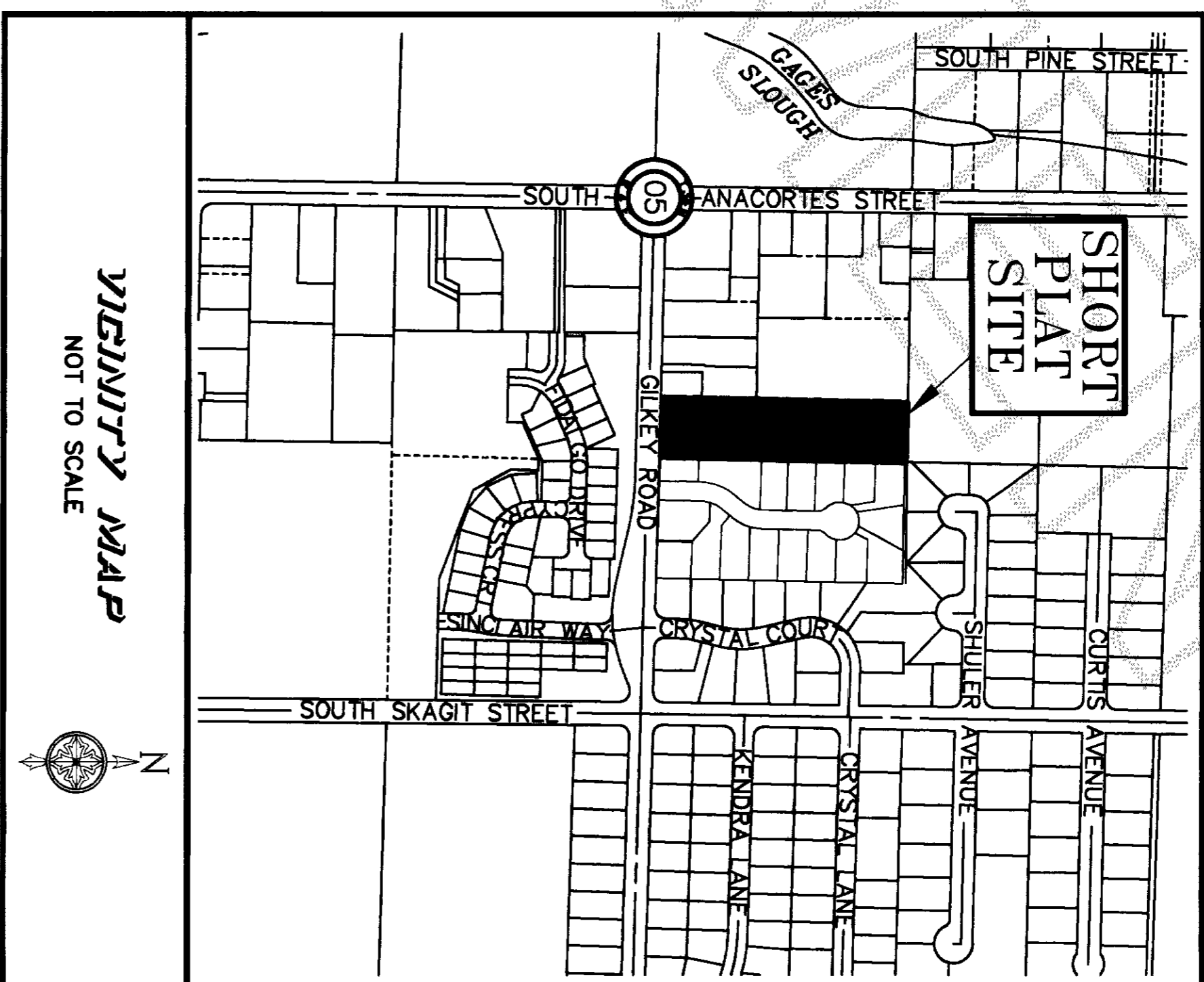
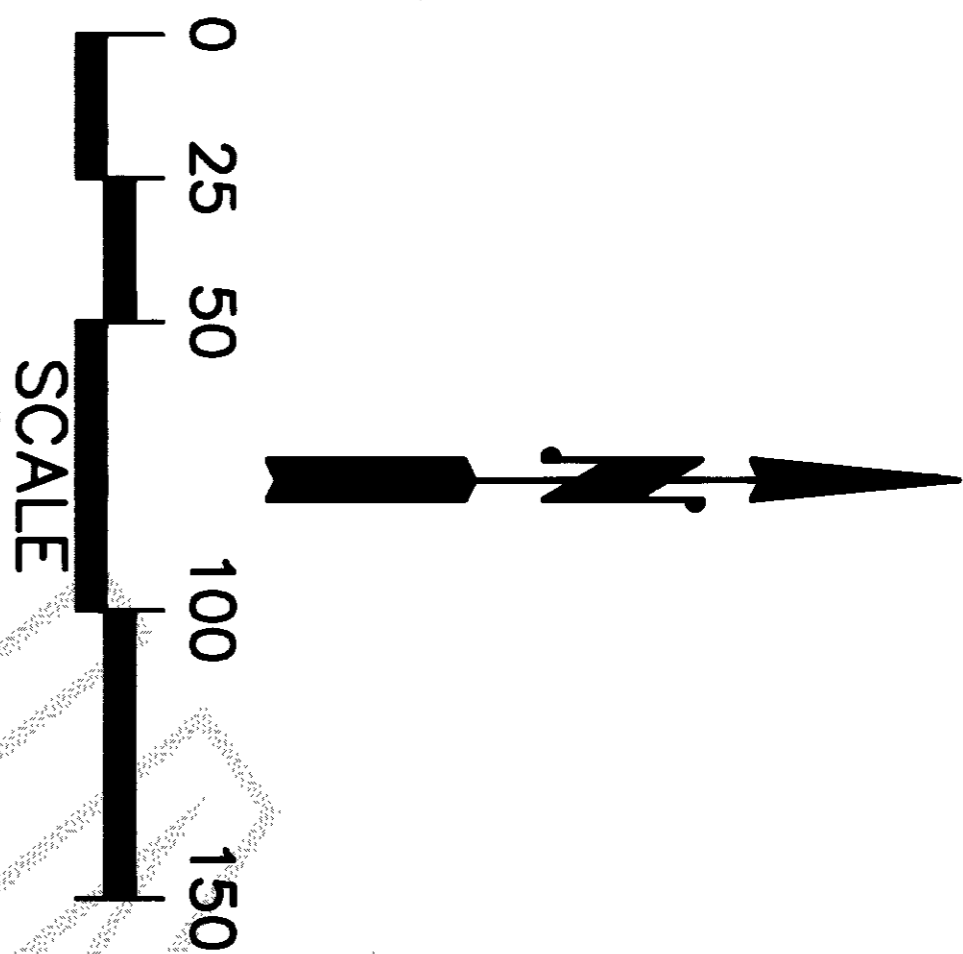
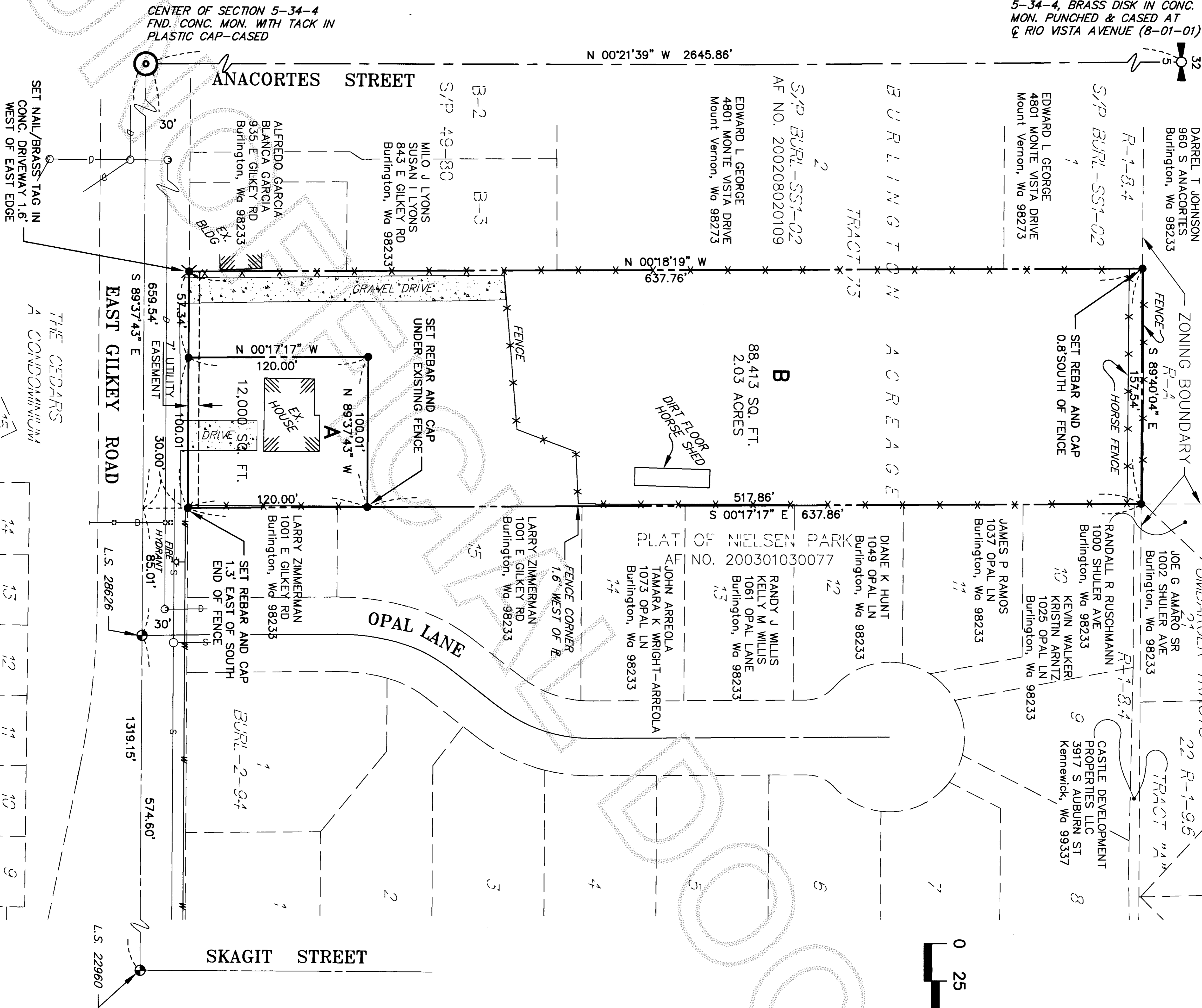
SHEET 1 OF 2

BURLINGTON SHORT PLAT NO. SS 1-05

SURVEY IN A PORTION OF  
TRACT 73, PLAT OF BURLINGTON ACRES PROPERTY  
SECTION 5, T. 34 N., R. 4 E., W.M.  
BURLINGTON, WASHINGTON  
FOR: FOR: LOWELL W. AND FAYE B. ENGBERG

FB. 234 PG. 22-27 SEMRAU ENGINEERING & SURVEYING SCALE: N/A  
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4554

N 1/4 CORNER SECTION  
5-34-4, BRASS DISK IN CONC.  
MON. PUNCHED & CASED AT  
E RIO VISTA AVENUE (8-01-01)



- LEGEND**
- INDICATES SET 1/2" REBAR AND CAP L.S. #28626
  - INDICATES SET NAIL WITH BRASS TAG L.S. #28626
  - INDICATES FOUND CONCRETE MONUMENT IN CASE



SHEET 2 OF 2

BURLINGTON SHORT PLAT NO. SS 1-05

SURVEY IN A PORTION OF  
TRACT 73, PLAT OF BURLINGTON ACREAGE PROPERTY  
SECTION 5, T. 34 N., R. 4 E., W.M.  
BURLINGTON, WASHINGTON  
FOR: LOWELL W. AND FAYE B. ENGBERG

FB. 234 Pg. 22-27 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 50'  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4554

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