

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 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 AFFIXED THIS 18 DAY OF March 2005.

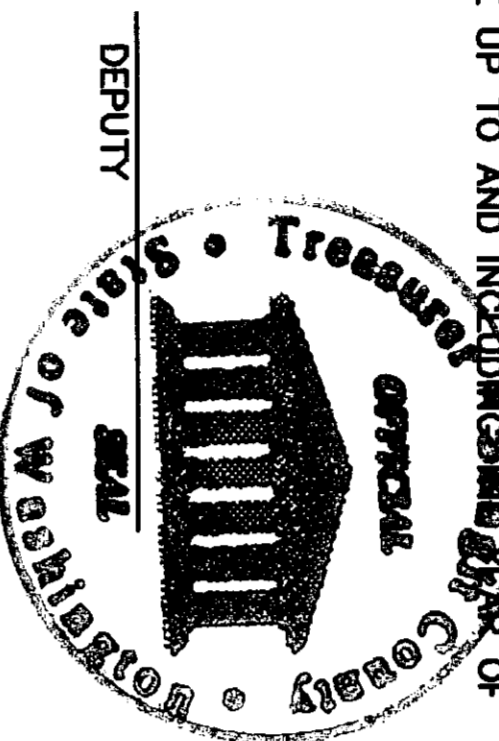
James H. ...
HOMESTEAD NW, DIV. CO.

SKAGIT COUNTY TREASURER'S CERTIFICATE

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

THIS 18 DAY OF May 2005.

Val ...
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 HEREN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 2 DAY OF May 2005

R. ...
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 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 HERETO, 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 FO 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 1 DAY OF May, 2005.

Lord G. ...
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON

THIS 27 DAY OF May, 2005

ATTEST: PLANNING DIRECTOR *Maguel ...*

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 378 FEET OF THE WEST 1/2 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.
LOT 2 SHORT PLAT No. BURL 3-99, APPROVED OCTOBER 20, 1999, AND RECORDED OCTOBER 21, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE No. 199910210052, 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
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michelle 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 free and voluntary act of the said Michelle A. Thompson A WASHINGTON STATE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 18, 2005.

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

RESIDING AT: Lynden

MY APPOINTMENT EXPIRES 7-22-08



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HOMESTEAD PLACE SUBDIVISION IS BASED UPON AN ACTUAL SURVEY AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF BURLINGTON.

Rick L. Holt
RICK L. HOLT, PLS

DATE 2/28/05

Grid showing section 5 highlighted with a checkmark.

SEC. 5, TWP. 34N, R. 4E, W.M.
SKAGIT COUNTY, WASHINGTON

NOTES

- 1. ZONING R1-8.4 AND R-3.0
- 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 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.
- 3. REAR YARD - MINIMUM MEAN DEPTH OF 20 FEET. SETBACKS LOTS 23 AND 26 FRONT YARD 10 FEET, REAR YARD 10 FEET, SIDE LINES 10 FEET ON ONE SIDE, 15 FT. TOTAL FOR BOTH SIDES.
- 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, PARKS AND TRAFFIC, 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 200412010052 WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR PRIVATE DRAINAGE FACILITIES.
- 15. 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 39-41 ELEVATION FINISH FLOOR = 35.0
LOT 5 AND 37 ELEVATION = 34.9
LOT 6 AND 36 ELEVATION = 34.7
LOT 7 AND 35 ELEVATION = 34.6
LOT 8 AND 34 ELEVATION = 34.5
LOT 9 AND 33 ELEVATION = 34.4
LOT 10 AND 32 ELEVATION = 34.3
LOT 11, 24, 25, 31 ELEVATION = 34.2
LOT 12 AND 30 ELEVATION = 34.1
LOT 13, 14, 22, 23, 28, 29, 29.5, 31.5 ELEVATION = 34.0
LOT 15, 17, 18, 19, 20, 21 ELEVATION = 33.8
LOT 16, 17, 18, 19, 20, 21 ELEVATION = 33.8
8. LOTS 4 AND 5 ARE LIMITED TO ONE STORY DWELLING ONLY.
8A. LOTS 8, 9, 10, 11, 23 AND 24, ARE LIMITED TO 1 1/2 STORY DWELLING WITH NO WINDOWS ON THE UPPER STORY FACING ADJACENT NEIGHBOR'S REAR YARDS.
- 9. 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.
- 10. WORK WITH ADJACENT NEIGHBORS TO LOTS 4, 5, 8, 9, 10, 11, 23 AND 24 TO PROVIDE A SOLID 6 FOOT CEDAR FENCING.
- 11. 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. 200412010052.
- 12. THE CITY OF BURLINGTON MAY ENTER THE PROPERTY TO MAINTAIN THE STORMWATER FACILITIES, 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.
- 13. 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.
- 12. EACH NEW HOME SHALL HAVE LAWN PLANTED, SHRUBS ADJACENT TO THE HOUSE AND AT LEAST ONE TREE PER LOT PRIOR TO SALE OR OCCUPANCY.

AMMENDED SURVEY A.F. NO 200412010051
CHANGES IN THE CITY COUNCIL APPROVAL OF THE HOMESTEAD PLACE SUBDIVISION

SHEET 1 OF 2
SKAGIT COUNTY, WASHINGTON

HOMESTEAD PLACE SUBDIVISION

AMMENDED PLAT OF

A PORTION OF SECTION 05, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WA

OWN BY: RICH DATE: FEB. 25, 2005
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

AUDITORS CERTIFICATE

FILED FOR REFERENCE AT THE OFFICE OF THE CLERK OF SUPERIOR COURT, SKAGIT COUNTY, WASHINGTON

200505050135
Skagit County Auditor

5/6/2005 Page 1 of 2 2:07PM

Anna ...
SKAGIT COUNTY AUDITOR

FOUND 3/4" IRON ROD O.D. AND CAP R & L 9822 1.00 N. AND 0.08 W. FROM CALCULATED CORNER

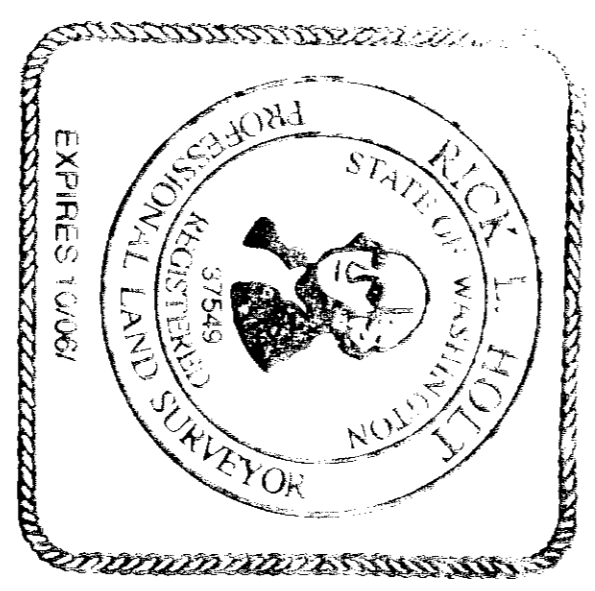
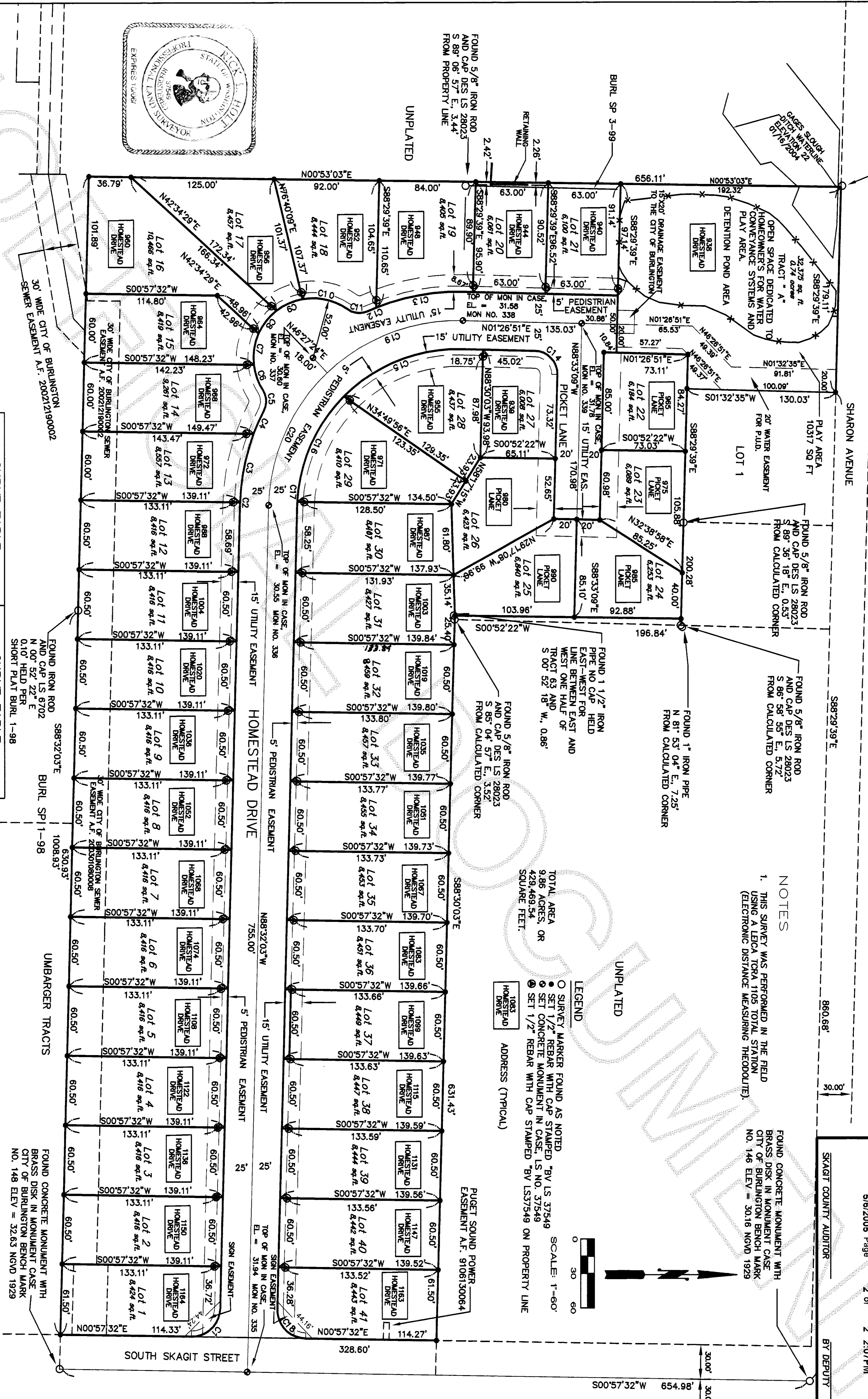
OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE
 THIS SURVEY DEPICTS EXISTING FENCE LINES AND OTHER LINES OF OCCUPATION IN ACCORDANCE WITH W.A.C. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL FOR CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN ADDRESSED BY THIS BOUNDARY SURVEY.

AUDITORS CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF BAYVIEW SURVEYING
 200505060135
 Skagit County Auditor
 5/6/2005 Page 2 of 2 2:07PM

SKAGIT COUNTY AUDITOR BY DEPUTY

NOTES
 1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TORA 1105 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE).
 FOUND CONCRETE MONUMENT WITH BRASS DISK IN MONUMENT CASE CITY OF BURLINGTON BENCH MARK NO. 146 ELEV. = 30.16 NGVD 1929

LEGEND
 ○ SURVEY MARKER FOUND AS NOTED
 ● SET 1/2" REBAR WITH CAP STAMPED "BY LS 37549"
 ● SET CONCRETE MONUMENT IN CASE, LS NO. 37549
 ● SET 1/2" REBAR WITH CAP STAMPED "BY LS37549 ON PROPERTY LINE"
 ADDRESS (TYPICAL)
 1083 HOMESTEAD DRIVE



CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	39.05	25.00	89.29°35"	C11	18.77	18.00	59.44°18"
C2	1.81	190.00	0°32'43"	C12	7.75	190.00	2°20'14"
C3	61.24	190.00	18°28'08"	C13	77.47	190.00	23°21'41"
C4	22.17	190.00	6°41'03"	C14	31.42	20.00	90°00'00"
C5	18.77	18.00	59.44°18"	C15	113.40	140.00	48°24'41"
C6	23.38	52.00	28°45'46"	C16	102.97	140.00	42°08'33"
C7	28.07	52.00	30°55'51"	C17	3.49	140.00	1°25'40"
C8	25.33	52.00	27°54'23"	C18	39.49	25.00	90°30'25"
C9	25.25	52.00	27°49'17"	C19	129.56	165.00	44°59'27"
C10	41.42	52.00	45°38'24"	C20	129.56	165.00	44°59'27"

AMMENDED SURVEY A.F. NO 200412010051
 CHANGES IN THE CITY COUNCIL APPROVAL OF THE HOMESTEAD PLACE SUBDIVISION

HOMESTEAD PLACE SUBDIVISION

AMMENDED PLAT OF
 SHEET 2 OF 2
 SKAGIT COUNTY, WASHINGTON

VERTICAL DATUM
 VERTICAL DATUM IS BASED ON CITY OF BURLINGTON VERTICAL CONTROL POINT NO. 146 BEING THE TOP OF THE MONUMENT IN CASE AT THE INTERSECTION OF SHARON AVENUE AND SOUTH SKAGIT STREET WITH PUBLISHED ELEVATION OF 30.16, 1929 DATUM.

FIELD EQUIPMENT
 ASSUMED S 00°57'32" W BETWEEN FOUND MONUMENT ON SOUTH SKAGIT STREET
 THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TORA 1105"

A PORTION OF SECTION 05, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WA
 DWN BY:RLH DATE: FEB. 25, 2005
 SHEET 2 OF 2
 BAYVIEW SURVEYING INC.
 130 SHARON AVENUE, BURLINGTON, WA 98233
 (360) 707-2580 FAX (360) 757-3976
 SCALE: 1"=60'
 JOB NO: 2003-85