

& SURVEYORS, INC.

DURUTY

COUNTY AUDITOR SKAGIT COUNTY, WASHINGTON

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON; PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION; VERIZON; AND AT&T CABLEVISION. OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS 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 PROMDING 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 UNINECESSARY 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.

1. THIS MAP , SHORT PLAT AMENDS TH THE SURVEY MAP D UNDER AFN. 20 IP AND PLANS 200411090110. FOR PREVIOUS

2. THIS MAP AMENDS THE LOT LINES OF LOT 4, 6 AND 7 FROM THE PREVIOUS SHORT PLAT RECORDED UNDER AFN. 200411090110.

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

SHORT PLAT CONDITIONS

Curb and gutter shall be installed across tending to connect to the existing curb a property o the south existing curb a south of Edick property. the site along Fairnaven Fairhaven enue Gardner Road

be installed in front of the property on Fairhaven

at Fairhaven

The access o the lots #4, #6 and #7 is allowed onto the fronting public

Utilities are required to be underground.

One fire n hydrant is with required and the entire private driveway is require h signage details to be approved by the Fire Mars à signed

drainage for the private driveway and the homes will be accon y plans shall be approved by the Engineering Department. nplish

and detail of the infiltration trench design this will be inspected by the Building L **Department** for the subject property is epartment as part of short the

homes are not permitted.

10. Each home potential for ver required garage will provide one can be 10 foot and one the he rear yard. A naccommodated by five providing foot 0 Q yard to a f two offs minimu 3 of 20 20 the

lawns at least lot final inspection.

Q Homeowner's **Association** ₩ith joint main tenance \$ 3

Coordinate privacy fencing as requested by individual neighb

LEGAL DESCRIPTION

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

A POINT OF THE EAST LE NORTHEAST CORNER THE 25 FEET, MORE OR LESS, Y EXISTING GARDNER RONNUE WEST 90 FEET TO THE WE PARALLEL WITH THE WE AST LINE OF SAID TRACT, WHEREOF;
LESS, TO A POINT ON THE NOTE OF TRUE POINT OF BEGING THE TRUE OF SAID EXISTING TO THE TIME OF SAID EXISTING TO THE TIME OF SAID EXISTING THE POINT OF BEGING THE TIME OF SAID EXISTING THE POINT OF BEGING THE POINT F BEGINNING; EXISTING GARDNER WHICH IS WEST LINE 9

THENCE CONTINUE WEST 90 FEET TO THE TR THENCE SOUTH PARALLEL WITH THE WEST LINE ROAD A DISTANCE OF 80 FEET; THENCE EAST 90 FEET TO THE WEST LINE OF THENCE SOUTH ALONG SAID WEST LINE A DISTANCE WEST ALONG SAID ROAD TO A POINT THENCE WEST ALONG SAID ROAD TO A POINT LINE OF SAID TRACT; THENCE NORTH 360 FEET, MORE OR LESS, TO T LINE OF SAID EXISTING ONE A DISTANCE OF 280 FOR FAIRHAVEN AVENUE EXTENTED A POINT 240 FEET WEST EXTENDED); WEST OF THE EAST GARDNER ROAD, FEET, MORE OR

70 THE POINT 9

EXCEPT THAT IN NORTHERLY FR. DISTANCE OF 3 TRACT 35. T PORTION, IF ANY, LYING WESTERLY FROM A POINT ON THE SOUTH LINE OF 374 FEET EAST OF THE WEST LINE ERLY OF A LINE DRAWN INE OF SAID TRACT 35, LINE OF THE EAST 1/2 SAID

SUBJECT TO: NOTICE OF UNDER AUDITOR'S FILE N NO. 90 N-SITE SEWAG 9005250042 SEWAGE RECORDED WAY

SITUATE IN THE COUNTY OF SKAGIT STATE WASHINGTON.

ACKNOWLEDGEMENT

STATE of Washington

COUNTY OF SKOBIT)
THIS IS TO CERTIFY THAT ON THE 16th DAY OF JUDE BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY 2005, APPEARED

THE FAIRGARDEN, L.L.C, A WASHINGTON LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE MANAGER OF SAID COMPANY WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (S)HE WAS THE INDIVIDUAL AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN Washing ton RESIDING AT 읶 Woolley.



THE FAIRGARDEN LLC

CHARLES BARNUM

KNOW ALL MEN BY THE AND VOLUNTARY AC

RY THESE PRESENT THAT THE UNDERSIGNED SUBDIVIDER(S) THAT THE ATTATCHED SHORT PLAT IS MADE AS OUR FREE ACT AND DEED.

DECLARATION

STATE OF washington

COUNTY OF SKABi+ 2005, BEFORE ME ON THIS 16th DAY OF JUDE 2005, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED Charics THE UNDERSIGNED,

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 NOTARY PUBLIC IN AND FOR THE STATE OF LUAS hington, RESIDING AT SECURO-LUCOIL PUBLIC IN A NOTARY PUBLIC IN AND FOR THE STATE OF LUAS hington, RESIDING AT SECURO-LUCOIL PUBLIC IN A NOTARY PUBLIC IN A NOTARY PUBLIC IN A NOTARY RESIDING AT SECURO-LUCOIL PUBLIC IN A NOTARY



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HAVE BEEN
LEVIED OFFICE Troppe WHICH HAVE

SKAGIT COUNTY TREASURERY O

150-4-021



THE WITHIN AND FOREGOING SHORT WITH THE PROVISIONS OF THE CITY ORDINANCE THIS 16 DAY OF 1 **APPROVALS** PLAT IS APPROVED IN ACCORDANCE OF BURLINGTON SHORT PLAT JUNE ____ 2005.

SHORT PLAT ADMINISTRATOR Jayout . lech

PUBLIC WORKS DIRECTOR CITY ENGINEER (3)

S02042

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

SECTION 33, VEY IN THE PORTION OF NW 1/4 OF THE SW 1/4 OF TOWNSHIP 35, RANGE 4E,

HORT

PL

DRAWN BY: DRAWING CHECKED NO.

J08 N0.

04122

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