

LEGAL DESCRIPTION

LOTS 3 AND 4 OF BURLINGTON SHORT PLAT NO. 1-94, APPROVED JULY 26, 1994, RECORDED JULY 30, 1994, UNDER AUDITOR'S FILE NO. 19497300051, RECORDS OF SKAGIT COUNTY WASHINGTON, AND BEING A PORTION OF TRACT 41, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

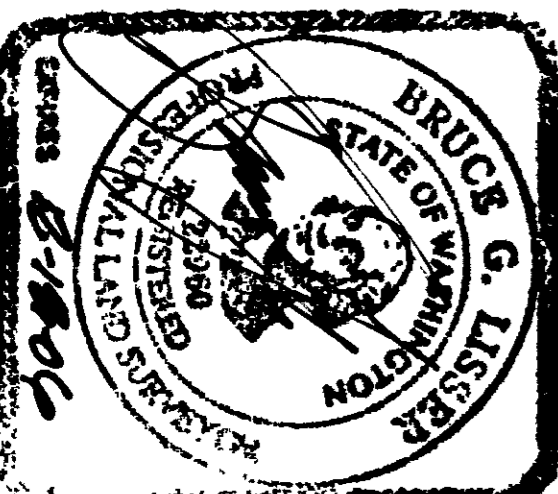
1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING: R-1-B-4
4. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM. WATER: RID NO. 1 POWER: RUGET SOUND ENERGY TELEPHONE: VERIZON TV, COMCAST DRAINAGE: CITY OF BURLINGTON STORM DRAINAGE SYSTEM
5. NO ADDITIONAL STREET IMPROVEMENTS ARE REQUIRED AT THIS TIME.
6. • - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSEER 22460 OR NAIL WITH WASHER WITH LISSEER 22460
 O - INDICATES EXISTING REBAR OR IRON ROD FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 M.M., PER CITY OF BURLINGTON SHORT PLAT NO. BU-1-94, BEARING = SOUTH 87°33'26.4" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 118455-P, DATED SEPTEMBER 19, 2005.
10. INSTRUMENTATION: LEICA TORITOSA THEODOLITE DISTANCE METER
11. SURVEY PROCEDURE: FIELD TRAVERSE
12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE CITY OF BURLINGTON SHORT PLAT NO. BU-1-94 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 19497300051; PLAT OF BURLINGTON ACREAGE PROPERTY RECORDED IN VOLUME 1 OF PLATS, PAGE 44; AND SHORT PLAT NO. 90-26 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 55, ALL IN RECORDS OF SKAGIT COUNTY WASHINGTON.
13. BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER, IDENTIFIED AS BEING IN ZONE A1, ELEVATION 23 ON FIRM MAP NO. 530151-0250-6 DATED JANUARY 3, 1985 AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION.
14. NO CERTIFICATE OF OCCUPANCY WILL BE GIVEN FOR ANY NEW CONSTRUCTION UNTIL ANY REQUIRED UTILITIES AND ROADWAY IMPROVEMENTS ARE APPROVED AND INSTALLED TO THE SATISFACTION OF THE CITY OF BURLINGTON PUBLIC WORKS DEPARTMENT.
15. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD MENTIONED IN SAID TITLE REPORT UNDER NOTE 4 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200402120167 AND 19497300051.
16. OWNER/DEVELOPER: JOE FOX
 1111 PETERSON ROAD
 BURLINGTON WA 98233
 PHONE: (360) 540-4843
17. NO DIRECT ACCESS SHALL BE ALLOWED TO PETERSON ROAD FROM LOTS 2 OR 3 OF THIS SHORT PLAT. ACCESS TO LOTS 1, 2 AND 3 SHALL BE VIA THE 30-FOOT WIDE PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT AS SHOWN HEREON. ADDITIONALLY, TWO FUTURE ACCESSES MAY BE PERMITTED VIA THE 20-FOOT WIDE INGRESS, EGRESS AND UTILITIES EASEMENT ON THE NORTHERN PANHANDLE PORTION OF LOT 2 (ONE ACCESS NORTH AND ONE ACCESS EAST) PROVIDED AN ADDITIONAL 1000 FEET OF EASEMENT WIDTH IS OBTAINED FROM THE PROPERTY TO THE EAST. A MINIMUM EASEMENT WIDTH OF 30 FEET IS REQUIRED FOR PRIVATE ROADWAY ACCESS.
18. MANUFACTURED HOMES ARE PROHIBITED.

SURVEYORS 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.

BRUCE G. LISSEER, PLS CERTIFICATE NO. 22460
 LISSEER & ASSOCIATES, PLLC
 320 WILMAKEE PO BOX 1104
 MOUNT VERNON WA 98273
 PHONE: (360) 419-7442
 FAX: (360) 419-0581
 E-MAIL: BRUCE@LISSEER.COM

DATE: 3/30/06



DEDICATION

I KNOW ALL MEN BY THESE PRESENTS THAT ME, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS SHORT PLAT AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, NO DRAINAGE ORIGINAL, REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HINDER ROAD DRAINAGE ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IT WITNESS WHEREOF WE HAVE HERETO SET OUT HANDS AND SEALS THIS 29th DAY OF MARCH 2006.

Joseph R. Fox
 JOSEPH R. FOX, AS HIS SEPARATE ESTATE

PEOPLES BANK
 BY: Joseph R. Fox
 TITLE: President

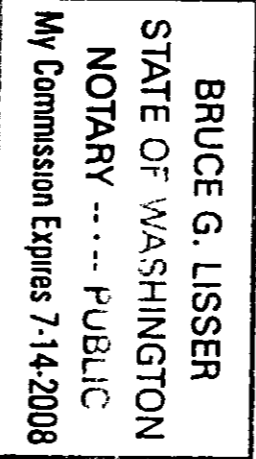
ACKNOWLEDGMENTS

STATE OF WASHINGTON
 COUNTY OF SKAGIT

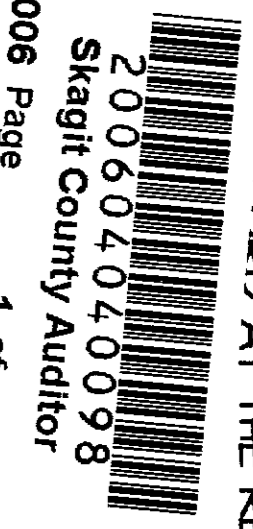
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, JOSEPH R. FOX, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3/30/06

SIGNATURE: Joseph R. Fox
 NOTARY PUBLIC
 MY APPOINTMENT EXPIRES 2/1/08
 RESIDING AT Mount Vernon



AUDITOR'S CERTIFICATE



RECORDED AT THE REQUEST OF LISSEER & ASSOCIATES, PLLC.
 2 0 0 6 0 4 0 0 9 8
 Skagit County Auditor
 4/4/2006 Page 1 of 2 1:01PM

N. Gunnert
 SKAGIT COUNTY AUDITOR

Quinn Storkby
 DEPUTY

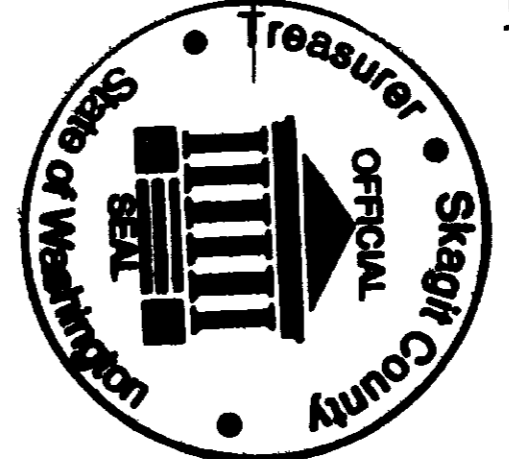
TREASURER'S CERTIFICATE

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 2006.

THIS 31st DAY OF March 2006

Debra J. Jurgens
 SKAGIT COUNTY TREASURER

DEPUTY

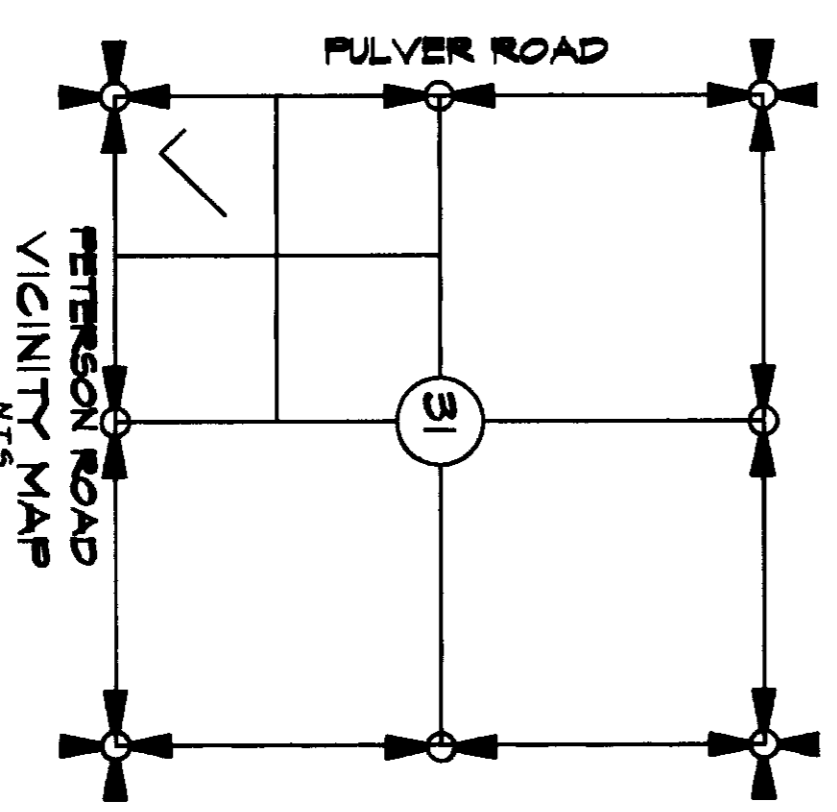


APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220 ON THIS 4 DAY OF APRIL 2006.

CITY OF BURLINGTON
 BY: Robb S. Stewart
 DIRECTOR OF PUBLIC WORKS

Wynne Clark
 PLANNING DIRECTOR



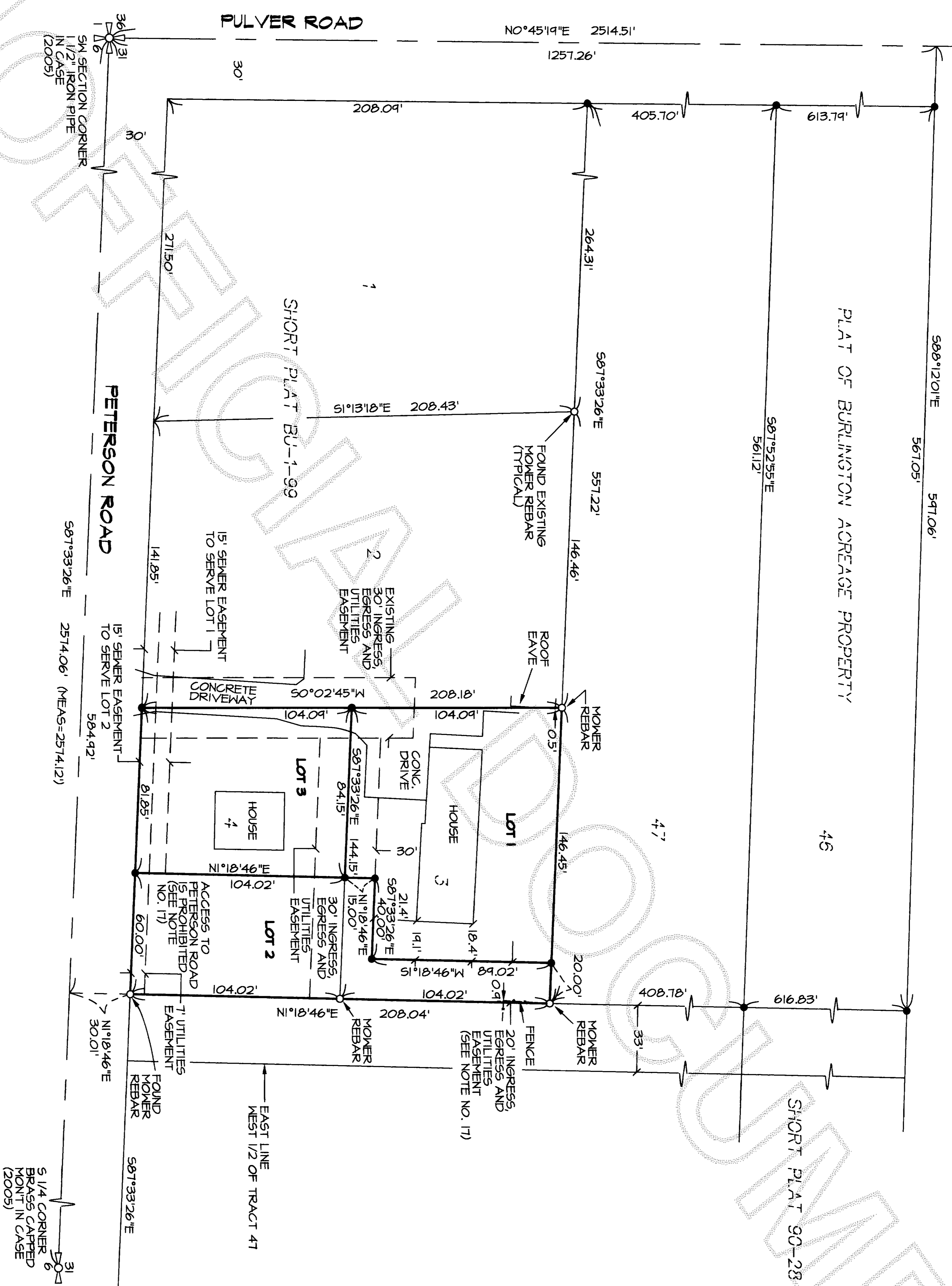
SHEET 1 OF 2

DATE: 3/30/06

BURLINGTON SHORT PLAT NO.: 55-1-06		SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 M.M., CITY OF BURLINGTON, WASHINGTON	
FOR: JOSEPH R. FOX		LISSEER & ASSOCIATES, PLLC	
FB 273 Pg 16	SCALE: N/A	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	
MERIDIAN: ASSUMED	DRAWING: 05-081		

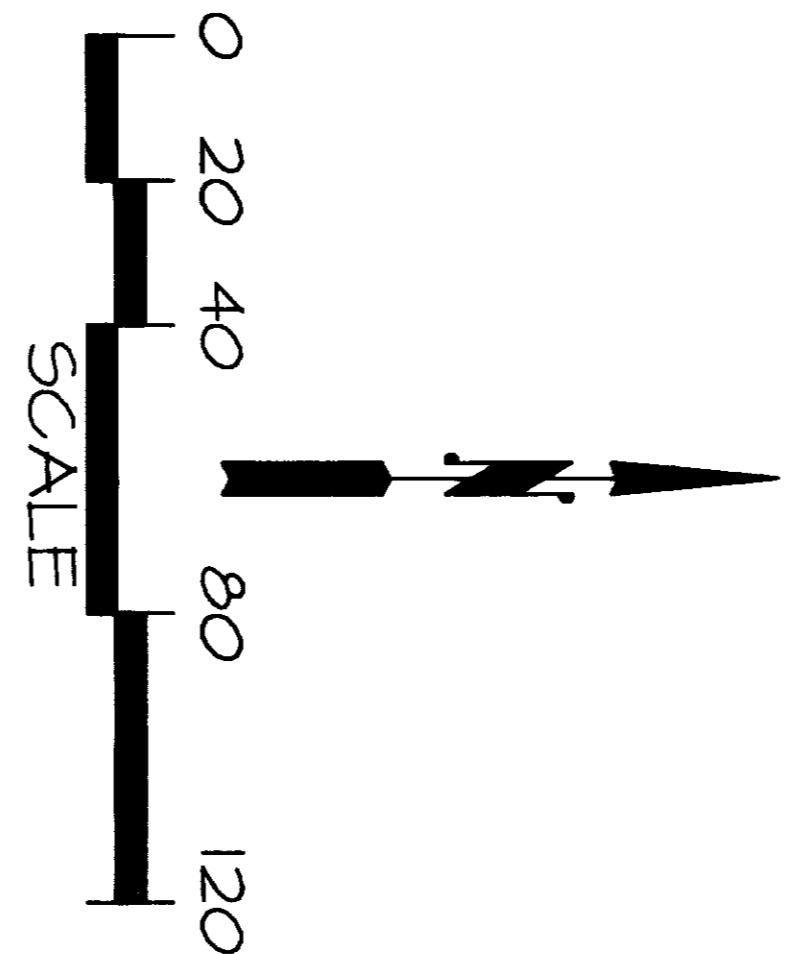
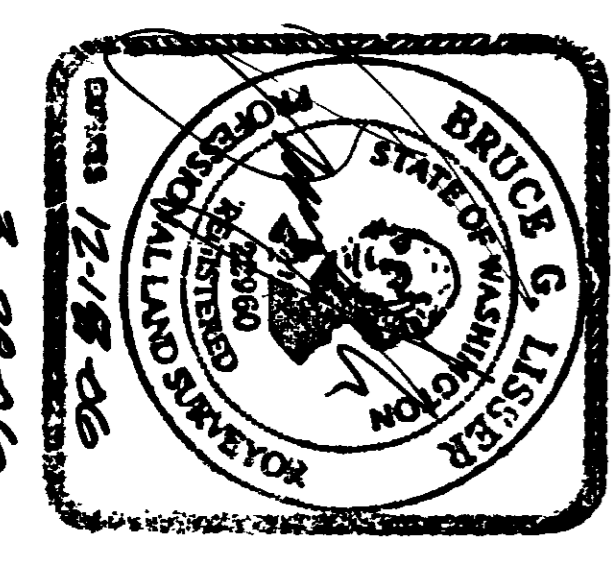
36°31' WEST 1/4 CORNER IRON PIPE IN CASE (2004)

PLAT OF BURLINGTON ACREAGE PROPERTY



LOT ADDRESS AND AREA INFORMATION

LOT 1	1083 PETERSON ROAD	12,431 SQ. FT.
LOT 2	1071 PETERSON ROAD	8,920 SQ. FT.
LOT 3	1075 PETERSON ROAD	8,632 SQ. FT.



SHEET 2 OF 2

BURLINGTON SHORT PLAT NO.: 95-1-06

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. CITY OF BURLINGTON, WASHINGTON

FOR: JOSEPH R. FOX

DATE: 3/3/06

FB 273	Pg 16	LISSNER & ASSOCIATES, PLLC	SCALE: 1" = 40'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 05-091
		MOUNT VERNON, WA 98273 360-414-1442	