

DESCRIPTION:

PARCEL A

LOT B OF CITY OF BURLINGTON SHORT PLAT NUMBER SS-1-05, APPROVED ON MARCH 22, 2005, AND RECORDED ON MARCH 24, 2005, UNDER AUDITOR'S FILE NO. 200503240099, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 73, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS CONVEYED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200512300026, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL B

THAT PORTION OF THE EAST 180 FEET OF LOTS 1 AND 2, CITY OF BURLINGTON SHORT PLAT NO. BURL-SS1-02, APPROVED JULY 22, 2002, RECORDED AUGUST 2, 2002, UNDER AUDITOR'S FILE NO. 200208020109, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING LOT 1 AND A PORTION OF LOT 2 OF CITY OF BURLINGTON SHORT PLAT NO. BURL-S-94, APPROVED JANUARY 20, 1995, RECORDED JANUARY 25, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 173 AND 174, UNDER AUDITOR'S FILE NO. 9501250055, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF TRACT 73, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID EAST 180 FEET OF LOTS 1 AND 2, CITY OF BURLINGTON SHORT PLAT NO. BURL-SS1-02;

THENCE NORTH 89°39'07" WEST 140.00 FEET ALONG THE SOUTH LINE OF SAID EAST 180 FEET OF LOTS 1 AND 2, CITY OF BURLINGTON SHORT PLAT NO. BURL-SS1-02;

THENCE NORTH 00°18'19" WEST 60.00 FEET PARALLEL WITH THE EAST LINE OF SAID EAST 180 FEET OF LOTS 1 AND 2, CITY OF BURLINGTON SHORT PLAT NO. BURL-SS1-02;

THENCE SOUTH 89°39'07" EAST 140.00 FEET TO SAID EAST LINE OF SAID EAST 180 FEET OF LOTS 1 AND 2, CITY OF BURLINGTON SHORT PLAT NO. BURL-SS1-02;

THENCE SOUTH 00°18'19" EAST 60.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL C

THAT PORTION OF THE EAST 180 FEET OF LOTS 1 AND 2, CITY OF BURLINGTON SHORT PLAT NO. BURL-SS1-02, APPROVED JULY 22, 2002, RECORDED AUGUST 2, 2002, UNDER AUDITOR'S FILE NO. 200208020109, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING LOT 1 AND A PORTION OF LOT 2 OF CITY OF BURLINGTON SHORT PLAT NO. BURL-S-94, APPROVED JANUARY 20, 1995, RECORDED JANUARY 25, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 173 AND 174, UNDER AUDITOR'S FILE NO. 9501250055, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF TRACT 73, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT B, BURLINGTON SHORT PLAT NO. SS-1-05, APPROVED MARCH 22, 2005, RECORDED MARCH 24, 2005, UNDER AUDITOR'S FILE NO. 200503240099, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/4 OF THE EAST 1/4 OF THE WEST 1/4 OF TRACT 73, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 00°18'19" EAST 181.42 FEET ALONG THE WEST LINE OF SAID SHORT PLAT NO. SS-1-05 TO A CURVE;

THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 36.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 00°18'19" WEST THROUGH A CENTRAL ANGLE OF 45°00'00"; AN ARC DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 45°18'19" WEST 24.73 FEET;

THENCE NORTH 44°41'41" EAST 15.00 FEET;

THENCE NORTH 86°59'32" WEST 32.55 FEET;

THENCE NORTH 01°02'29" EAST 126 FEET, MORE OR LESS TO THE NORTH LINE OF SAID EAST 180 FEET OF LOTS 1 AND 2, CITY OF BURLINGTON SHORT PLAT NO. BURL-SS1-02;

THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

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 2007.

I, KATIE JUNGQUIST, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTIINFLATED TAXES UP TO AND INCLUDING THE YEAR 2007.

THIS 22nd DAY OF JUNE, 2006.

Katie Jungquist by Heidi Catlin
SKAGIT COUNTY TREASURER DEPUTY

CITY TREASURER'S CERTIFICATE

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

THIS 20th DAY OF JUNE, 2006.

Richard A. Patlak
CITY FINANCE DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "ASPEN LANE" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

John B. Semrau DATE 6-19-06

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566



Plat of ASPEN LANE
SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 2

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

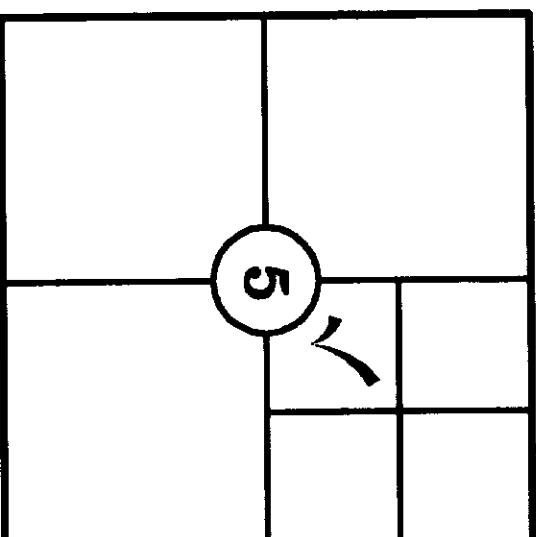
THE CITY OF BURLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, VERIZON (GTE), CASCADE NATURAL GAS CORP., AND COMCAST CABLEVISION OF WASHINGTON, INC. (AT&T BROADBAND) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES 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 PRIVILEGES HEREIN GRANTED.



VICINITY MAP
(NOT TO SCALE)



AUDITOR'S CERTIFICATE



6/23/2006 Page 1 of 2 2:01PM

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

N. Burnett
SKAGIT COUNTY AUDITOR

Queen Starkey
DEPUTY

DEDICATION AND OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS, PLACES, AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES OR STORM DRAINAGE USES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS, AVENUES AND STORM DRAINAGE FACILITY SHOWN HEREON.

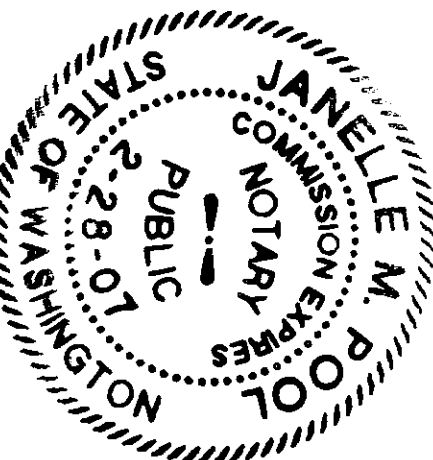
ASPEN LANE, LLC

James M. Vander Mey
PEOPLES BANK
SVP

ACKNOWLEDGMENT

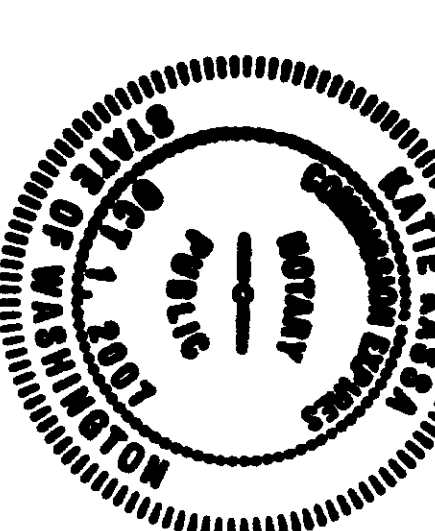
STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian Gentry SIGNED THIS INSTRUMENT ON OATH STATED THAT he IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE manager OF ASPEN LANE, L.L.C., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 6/20/06
SIGNATURE Genelle M. Pool
TITLE Notary for State of WA.
MY APPOINTMENT EXPIRES 02/28/07



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James M. Vander Mey SIGNED THIS INSTRUMENT ON OATH STATED THAT he IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SVP OF PEOPLES BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED 6/20/06
SIGNATURE James M. Vander Mey
TITLE SVP
MY APPOINTMENT EXPIRES 10-1-2007

RESTRICTIVE COVENANTS

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOTS WITHIN THIS PLAT OF ASPEN LANE, TO WHICH THIS SURVEY REFERS, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON June 23, 2006 RECORDS OF SKAGIT COUNTY, WASHINGTON, AUDITOR'S FILE NO. 200606230189

APPROVALS

EXAMINED AND APPROVED THIS 19 DAY OF June, 2006.
Richard A. Patlak
PUBLIC WORKS DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON
THIS 19 DAY OF JUNE, 2006.
Mayor J. J. Jell
PLANNING DIRECTOR

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2118 RIVERSIDE DRIVE - SUITE 208
MOUNT VERNON, WA 98273
360-424-9566
SHEET 1 OF 2 ASPEN LANE

Plat of ASPEN LANE

SECTION 5, T. 34 N., R. 4 E., W.M.

BURLINGTON, WASHINGTON

SHEET 2 OF 2

NOTES

1. THIS PLAT IS SUBJECT TO NOTES AND DEDICATION SHOWN ON CITY OF BURLINGTON SHORT PLAT NO. BURL-5-94, APPROVED JANUARY 20, 1995, RECORDED JANUARY 25, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 173 AND 174, UNDER AUDITOR'S FILE NO. 9501250055 AND CITY OF BURLINGTON SHORT PLAT NO. BURL-SS1-02, APPROVED JULY 22, 2002, RECORDED AUGUST 2, 2002, UNDER AUDITOR'S FILE NO. 200208020109, AND CITY OF BURLINGTON SHORT PLAT NUMBER SS-1-05, APPROVED ON MARCH 22, 2005, RECORDED ON MARCH 24, 2005, UNDER AUDITOR'S FILE NO. 200503240099, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. ZONING: R-1-8.4, SINGLE FAMILY RESIDENTIAL.
3. ● INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
4. ○ INDICATES EXISTING SES 28626 REBAR FOUND, UNLESS NOTED OTHERWISE.
5. ⊗ INDICATES CONCRETE MONUMENT SET
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, T.34 N., R.4 E., W.M. = SOUTH 89°37'43" EAST
8. SURVEY DESCRIPTION IS FROM SUBDIVISION GUARANTEE, ORDER NO. 120826-P, LAND TITLE INSURANCE COMPANY, DATED APRIL 4, 2006
9. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200601060162, 200503240099, 200512300026, 200208020109, 9501250055, 200306040113 AND 200412270149.
10. INSTRUMENTATION: LEICA TCA 1105, THEODOLITE DISTANCE MEIER.
11. SURVEY PROCEDURE: FIELD TRAVERSE.
12. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT, FOR SCHOOLS, FIRE, BRIDGE AND PARKS.
13. 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.
14. DATUM: NGVD '29 (MEAN SEA LEVEL);
15. FLOODWAY ZONE A7 ELEVATION = 33.0 FEET TO 33.2 FEET, INTERPOLATED FROM FIRM FOR SKAGIT COUNTY, PANEL 530151 0250 C; PORTIONS OF THIS SHORT PLAT ARE IN ZONE B.
16. 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.
17. DOWNSPOUTS SHALL BE CONNECTED TO THE STORM SEWER.
18. EACH NEW HOME SHALL HAVE LAWN PLANTED, SHRUBS ADJACENT TO THE HOUSE AND AT LEAST ONE TREE PER LOT PRIOR TO SALE OR OCCUPANCY.
19. NO BOATS OR RV PARKING IN THE FRONT SETBACK AREA. A MINIMUM OF ONE TEN FOOT SIDE YARD SHALL BE PROVIDED PER LOT TO FACILITATE ACCESS TO THE REAR YARD BY REASONABLY SIZED VEHICLES.

LOT AREA AND ADDRESS INFORMATION

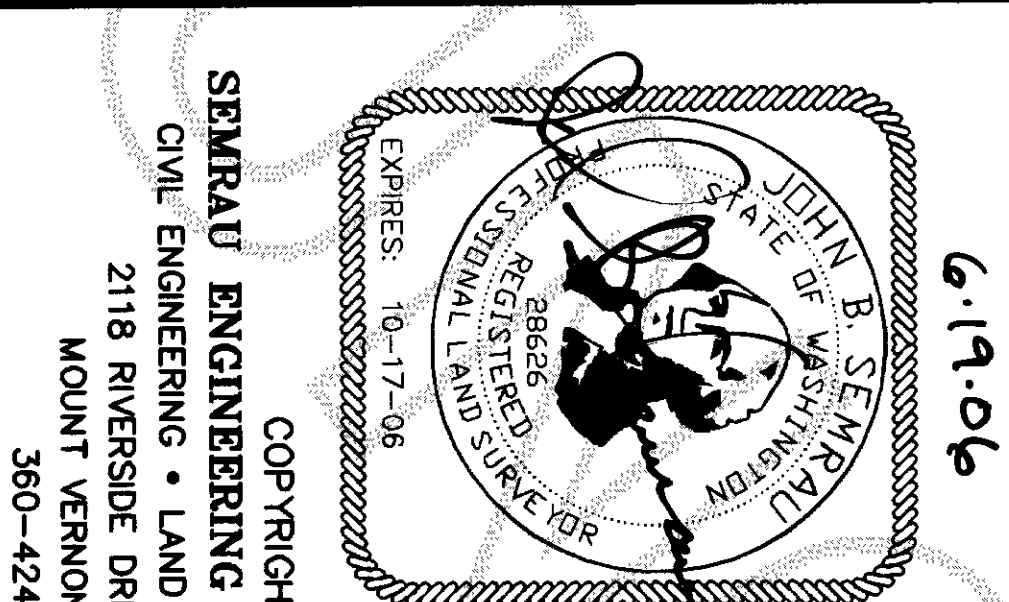
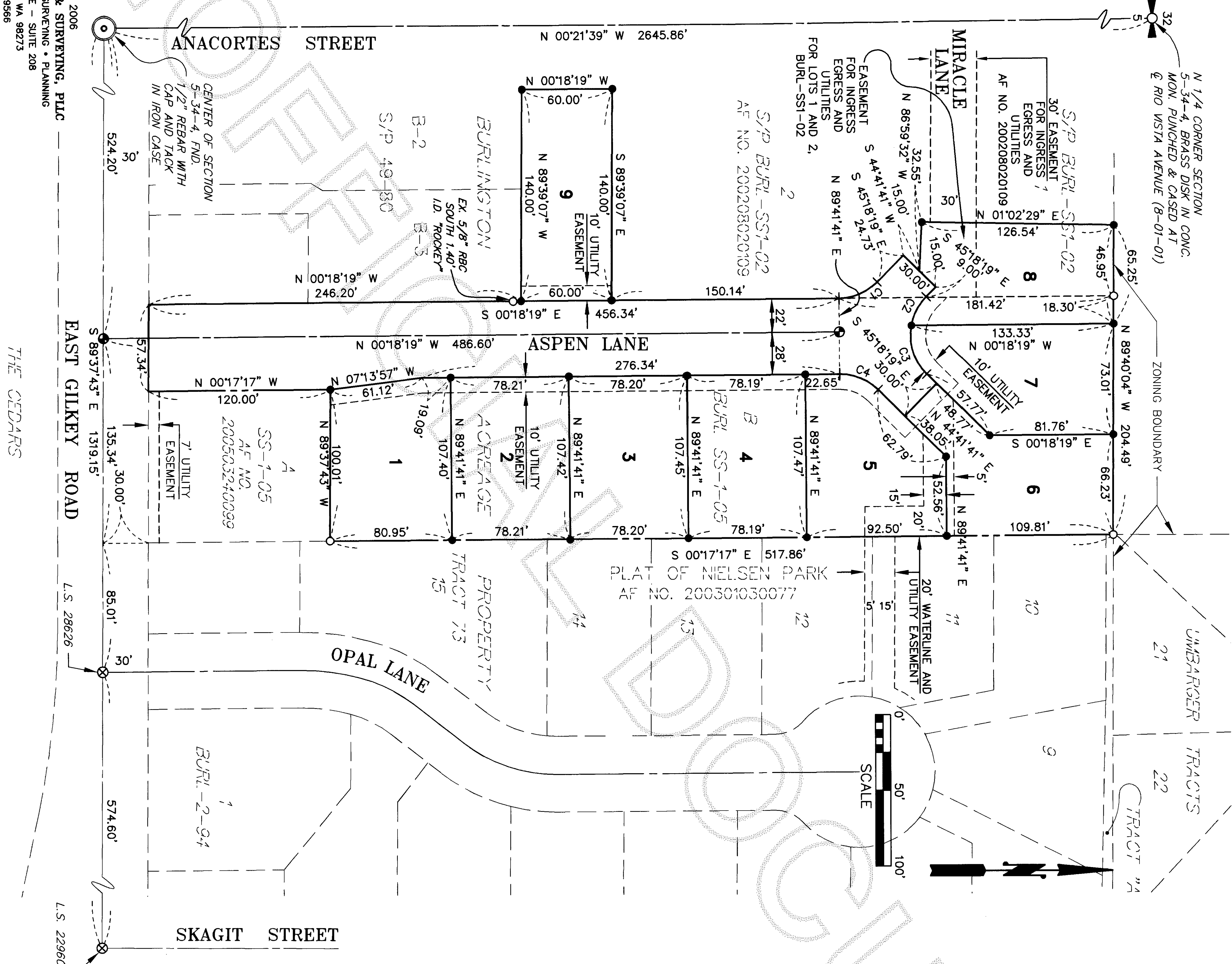
LOT NO.	AREA (SQ. FT.)	ADDRESS	FINISH FLOOR LEVEL
1	8,401	SO. FT.	1090 ASPEN LANE
2	8,400	SO. FT.	1076 ASPEN LANE
3	8,401	SO. FT.	1062 ASPEN LANE
4	8,402	SO. FT.	1048 ASPEN LANE
5	8,405	SO. FT.	1034 ASPEN LANE
6	8,401	SO. FT.	1020 ASPEN LANE
7	8,400	SO. FT.	1015 ASPEN LANE
8	8,449	SO. FT.	1011 ASPEN LANE
9	8,400	SO. FT.	1071 ASPEN LANE

BUILDING SETBACK REQUIREMENTS

1. FRONT YARD MINIMUM MEAN DEPTH: 20 FEET
2. SIDE YARD MINIMUM MEAN WIDTH: FIVE FEET.
3. THE TOTAL OF THE TWO SIDE YARDS SHALL BE 15 FEET.
4. SIDE OF BUILDING MEANS THE OUTER FACE OF ANY PART OF THE BUILDING ROOF EAVES.
5. REAR YARD MINIMUM MEAN DEPTH: 20 FEET, EXCEPT LOTS 5, 6, 7 AND 8.
6. LOTS 5, 6, 7 AND 8 SHALL MAXIMIZE THE REAR YARD SETBACK BY KEEPING THE FRONT YARDS AT THE 20 FOOT MINIMUM.

CURVE INFORMATION

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	36.00'	45°00'00"	28.27'
C2	36.00'	34°16'20"	21.53'
C3	36.00'	55°43'40"	35.01'
C4	36.00'	45°00'00"	28.27'



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