

YOUNT SHORT PLAT
SKAGIT COUNTY, WASHINGTON

WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

AUDITORS CERTIFICATE

FILED FT 2006, A 200611020082 NEW SURVEYING
 INC. UNI Skagit County Auditor
 11/22/2006 Page 1 of 2 2:22PM

Shawn M. Henderson
 SKAGIT COUNTY AUDITOR BY DEPUTY

SHORT PLAT NO. BURL-3-06

LEGAL DESCRIPTION:

STATUTORY WARRANTY DEED - A#200511210004
 TRACT 1-A OF THAT CERTAIN SURVEY RECORDED FEBRUARY 25, 1983 IN VOLUME 4 OF SURVEYS, PAGE 85, UNDER AUDITOR'S FILE NO. 8302250027, AND BEING A PORTION OF GOVERNMENT LOT 2, IN SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 TOGETHER WITH THE EAST 3.5 FEET OF THE NORTH 95 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 THAT PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD, 169.59 FEET EAST AND 30 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 6;
 THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PETERSON ROAD A DISTANCE OF 83 FEET;
 THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 156 FEET;
 THENCE WEST A DISTANCE OF 83 FEET;
 THENCE NORTH A DISTANCE OF 156 FEET TO THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
 SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS AND EASEMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN ON SCHEDULE "B-1" OF LAND TITLE COMPANY'S PRELIMINARY COMMITMENT NO. 117949-PE.

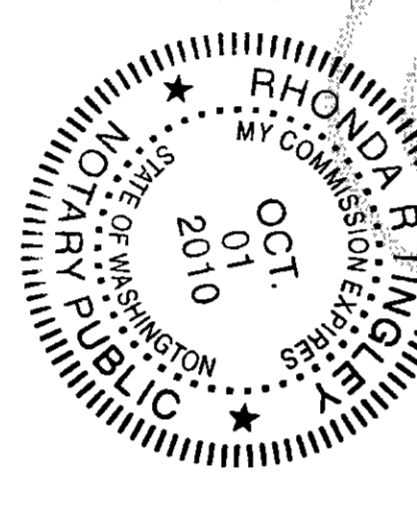
DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS "YOUNT SHORT PLAT" AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, PUBLIC EASEMENTS, SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

Jim Yount
 JIM YOUNT
 DATE 10-20-06
Jack W. Esses
 JACK W. ESSES, VICE PRESIDENT, COMMERCIAL LENDING
 WHIDDEY ISLAND BANK-BURLINGTON BRANCH
 DATE 10-20-06

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 ON THIS 20th DAY OF October, 2006,
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JIM YOUNT IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.



ACKNOWLEDGEMENT:

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 ON THIS 20th DAY OF October, 2006,
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JACK W. ESSES IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE "YOUNT SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WASHINGTON STATE AND SKAGIT COUNTY PLATTING REGULATIONS.
Rick L. Holt
 RICK L. HOLT, P.L.S. CERTIFICATE NO. 37549
 DATE 10/19/06
Covenants: A# # 200611020083

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1221, THIS 30 DAY OF October, 2006.
Margaret Fleck
 MARGARET FLECK
 PLANNING DIRECTOR

CITY OF BURLINGTON TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREFORE 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 2006. THIS SIX DAY OF OCTOBER, 2006.
Richard P. Feltz
 RICHARD P. FELTZ
 TREASURER, CITY OF BURLINGTON

SKAGIT COUNTY TREASURER'S CERTIFICATE

I, *Kathie Jungquist*, TREASURER OF SKAGIT COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS "YOUNT SHORT PLAT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORD OF MY OFFICE THIS 20 DAY OF NOV, 2006.

OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING 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.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS PLAT IS MADE AS ITS FREE AND VOLUNTARY ACT AND DEED.

Jim Yount
 JIM YOUNT
 DATE NOV 2 2006

EASEMENT PROVISIONS

A NON-EXCLUSIVE SEVEN FOOT (7) EASEMENT ADJACENT OF THE EXTERIOR SIDE OF ALL DEDICATED PUBLIC RIGHT-OF-WAY INCLUDED WITHIN THIS PLAT IS GRANTED FOR REQUIRED SERVICE UTILITIES AS REQUIRED BY THE CITY OF BURLINGTON.

NOTES:

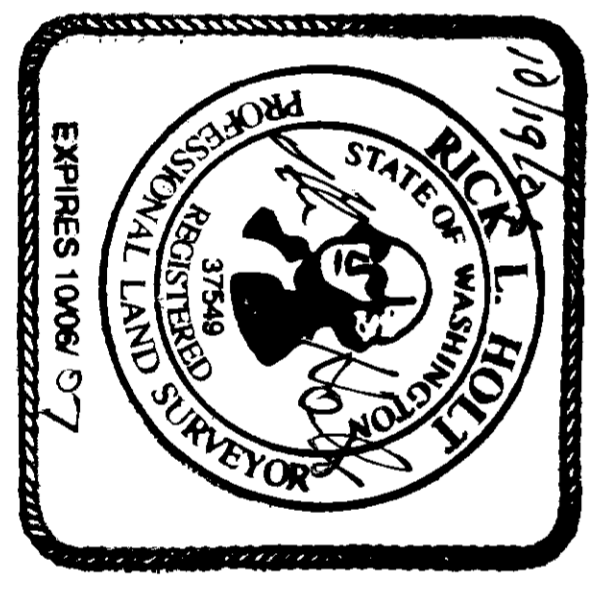
1. OWNER/SUBDIVIDER: JIM YOUNT, JIN CONMARK CONSTRUCTION, LLC, BOX 277, P.O. BOX 277, BURLINGTON, WA 98233
2. SURVEYOR: RICK HOLT, P.L.S. ENGINEER, NOVA HEATON, P.E., BAYVIEW SURVEYING & ENGINEERING, 130 SHARON AVE, BURLINGTON WA 98233
3. ZONING: R-3
4. THIS SURVEY PERFORMED IN FEBRUARY, 2006 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TOTAL STATION, ELECTRONIC DISTANCE MEASURING THEODOLITE), NORTH LINE OF NW 14 OF NE 14 - S 89°07'18" E.
5. BASIS OF BEARING: RECORD OF SURVEY MAP - AUDITORS FILE #8302250027
6. A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED FOR THIS PLAT. ALL HOMEOWNERS SHALL REQUIRE MEMBERSHIP IN THE SANDPIPER PLACE HOMEOWNERS ASSOCIATION AND SHALL FOLLOW THE GUIDELINES AND RESTRICTIONS PUT FORTH BY THE CC&R, A.F.#
7. DEVELOPMENT SHALL COMPLY WITH R-3 MULTI-FAMILY ZONING REGULATIONS IN EFFECT IN APRIL, 2006.
8. BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF THE RESIDENTIAL CONSTRUCTION.

SHORT PLAT FOR JIM YOUNT

WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

BAYVIEW SURVEYING & ENGINEERING INC.
 130 Sharon Avenue, Burlington WA 98233
 Tel: 360-767-2880 Fax: 360-757-5878
 rick@bayviewse.com

DRAWN BY: I. KASKO
 DATE: 09/18/06
 FIELD BOOK 62 PAGE 58
 SHEET NO. 1 OF 2
 SCALE: NONE
 JOB NO.: 2006-14



YOUNT SHORT PLAT
 WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 SKAGIT COUNTY, WASHINGTON

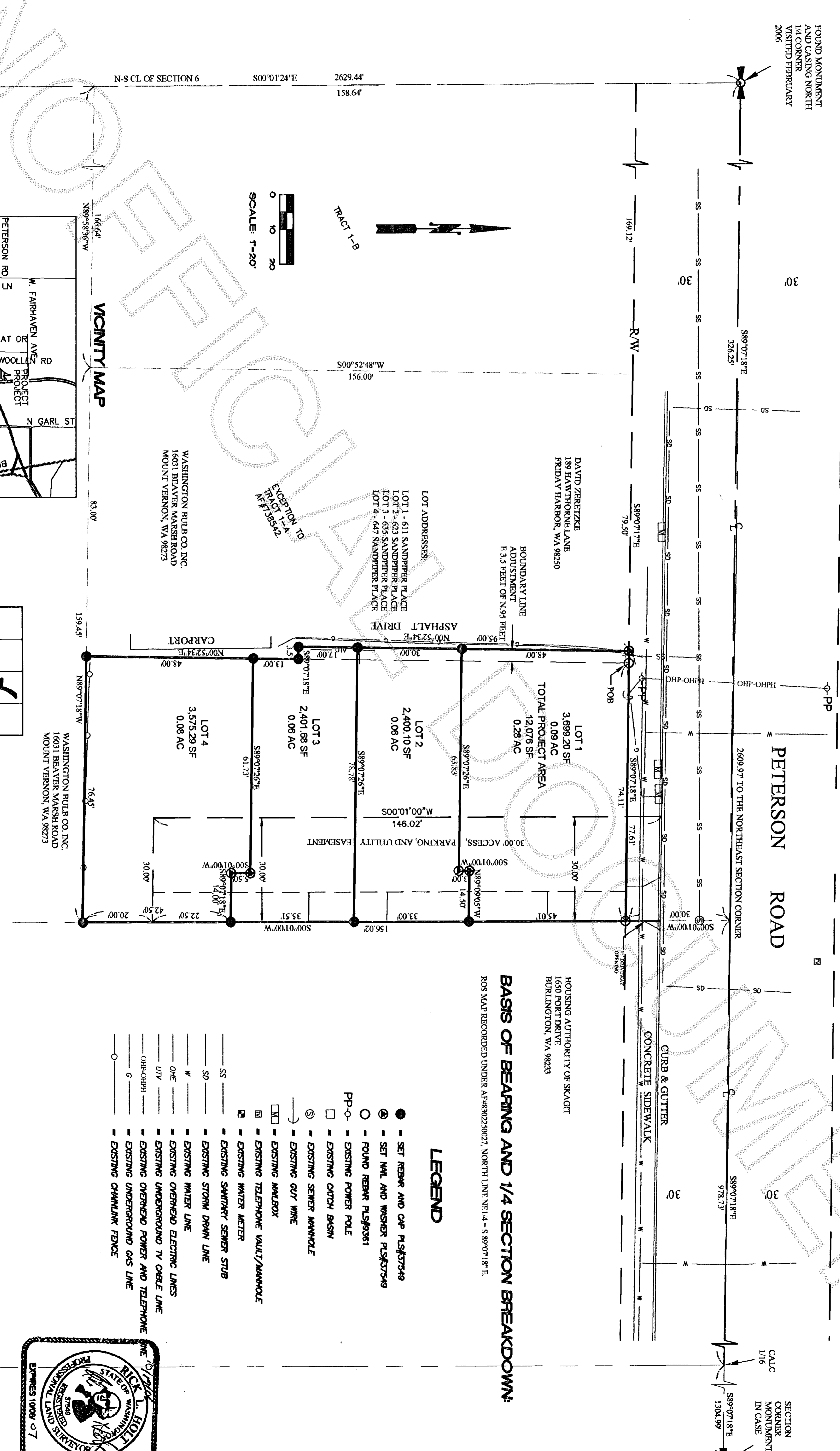
AUDITORS CERTIFICATE

FILED F 200611020082
 INC. IN Skagit County Auditor
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VIEW SURVEYING
 IN CASE

N. J. J. J.
 SKAGIT COUNTY AUDITOR
 BY DEPUTY **Shaunton J. J.**

SHORT PLAT NO. BURL-3-06



BASIS OF BEARING AND 1/4 SECTION BREAKDOWN:
 ROS MAP RECORDED UNDER A#R802250027, NORTH LINE NE1/4 = S89°07'18" E.

LEGEND

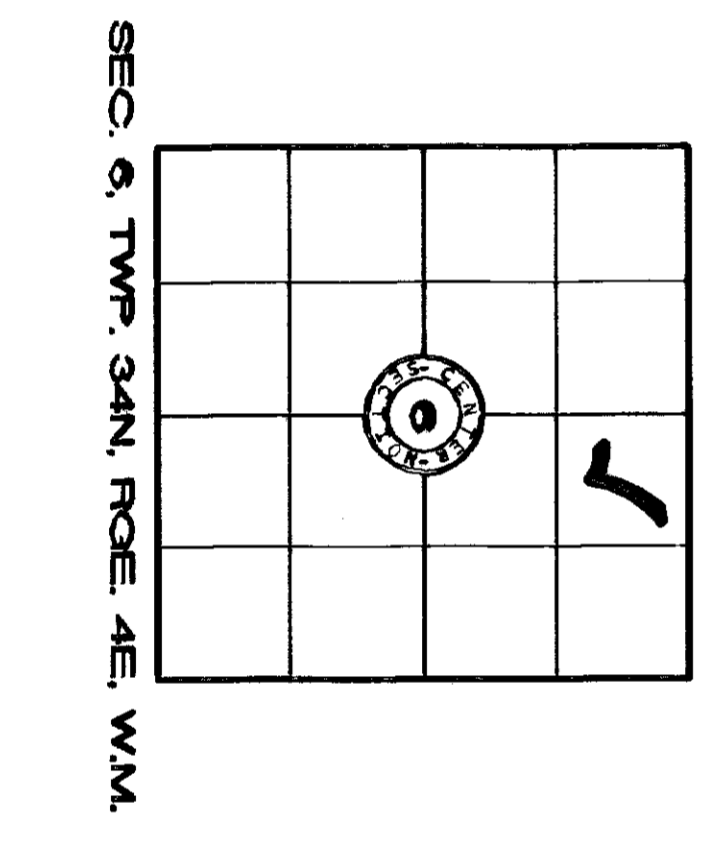
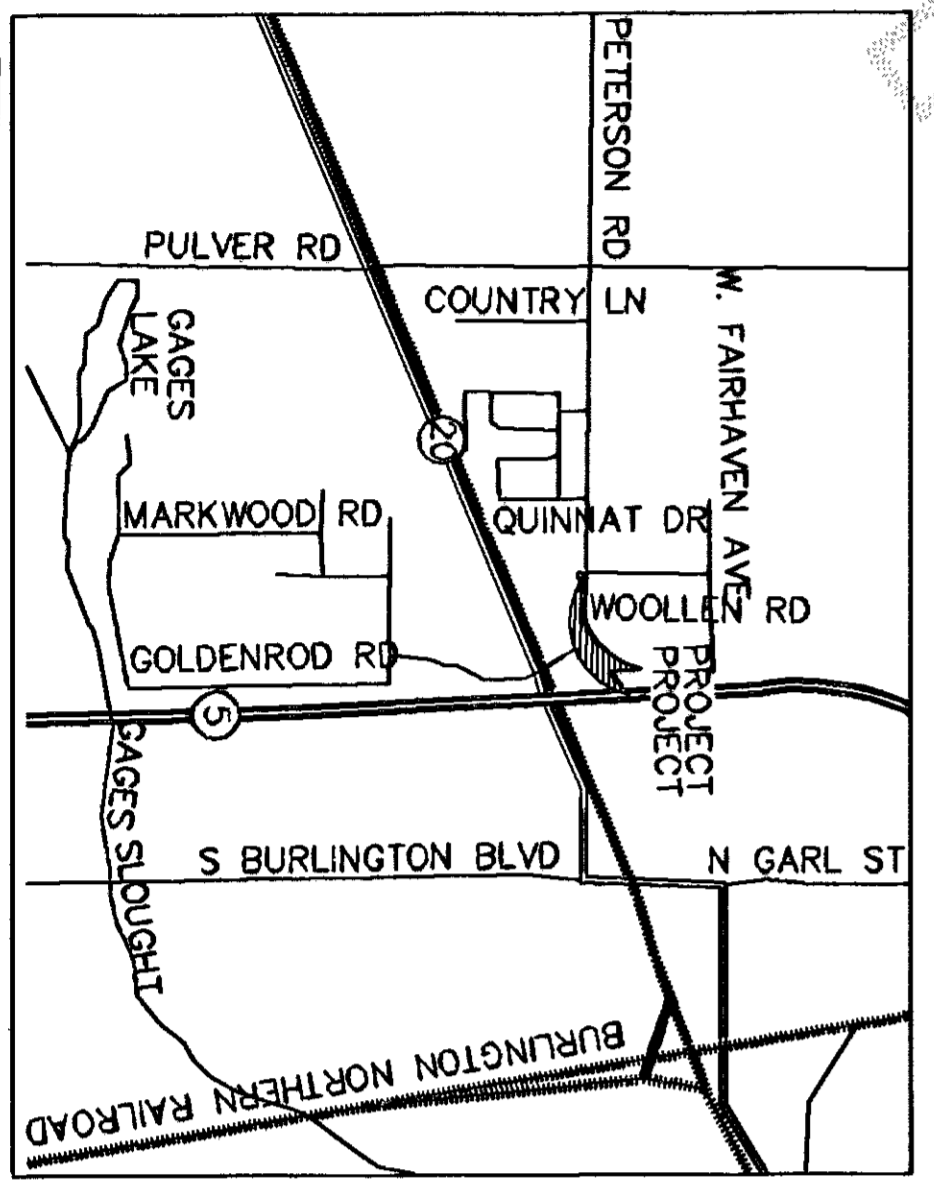
- - SET REBAR AND CAP PLS#37549
- ⊙ - SET NAIL AND WASHER PLS#37549
- - FOUND REBAR PLS#3061
- PP-O - EXISTING POWER POLE
- - EXISTING CATCH BASIN
- ⊙ - EXISTING SEWER MANHOLE
- - EXISTING GUY WIRE
- ▣ - EXISTING MAILBOX
- ▣ - EXISTING TELEPHONE WALL/MANHOLE
- ▣ - EXISTING WATER METER
- ▣ - EXISTING SANITARY SEWER STUB
- ▣ - EXISTING STORM DRAIN LINE
- ▣ - EXISTING WATER LINE
- ▣ - EXISTING OVERHEAD ELECTRIC LINES
- ▣ - EXISTING UNDERGROUND TV CABLE LINE
- ▣ - EXISTING OVERHEAD POWER AND TELEPHONE
- ▣ - EXISTING UNDERGROUND GAS LINE
- ▣ - EXISTING CHAINLINK FENCE

SCALE: 1"=20'

TRACT 1-B



N-S CL OF SECTION 6
 S00°01'24"E 2629.44'
 158.64'

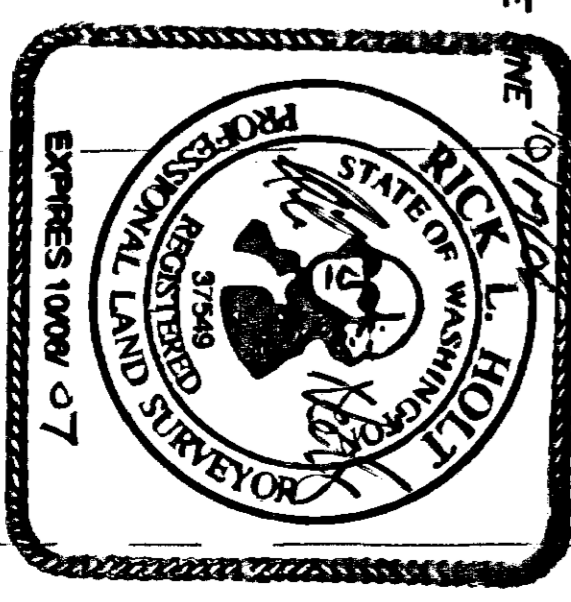


**SHORT PLAT FOR
 JIM YOUNT**

WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6,
 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

DRAWN BY: 1. KASKO
 DATE: 09/18/06
 FIELD BOOK: 64 PAGE: 41/42

BAYVIEW SURVEYING
 & ENGINEERING INC.
 130 Sharon Avenue
 Burlington, WA 98233
 Tel: 360-707-2380 Fax: 360-757-3576
 bkr@bayviewwa.com



SHEET NO. 2 OF 2
 SCALE: 1" = 20'
 JOB NO.: 2006-14