

SURVEY DESCRIPTION

LOT 2 OF BURL SHORT PLAT NO. 556-48, RECORDED DECEMBER 23, 1948, UNDER AUDITOR'S FILE NO. 9812230107, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF TRACT B1, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT PORTION OF LOT 1 OF SAID SHORT PLAT, AS DISCLOSED ON THE FACE THEREOF.

ALSO 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.

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, 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. FOLLOWING ORIGINAL, REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER 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 HEREINTO SET OUT HANDS AND SEALS THIS 24 DAY OF July 2007.

ANDREWM. FLOEG, HUSBAND
ETHEL M. FLOEG, WIFE

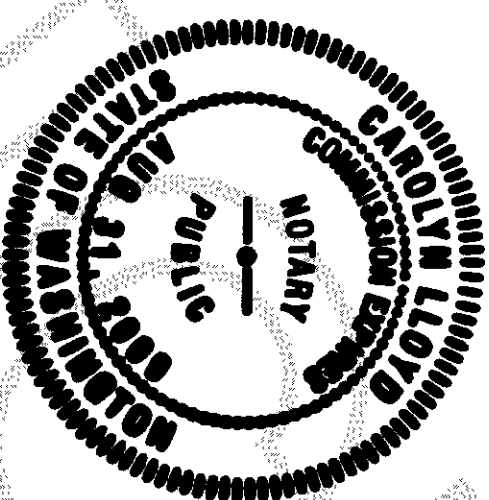
ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, ANDREWM. FLOEG AND ETHEL M. FLOEG, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7-24-07

NOTARY PUBLIC
MY APPOINTMENT EXPIRES 8-31-09
RESIDING AT Mt Vernon



SURVEYORS CERTIFICATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

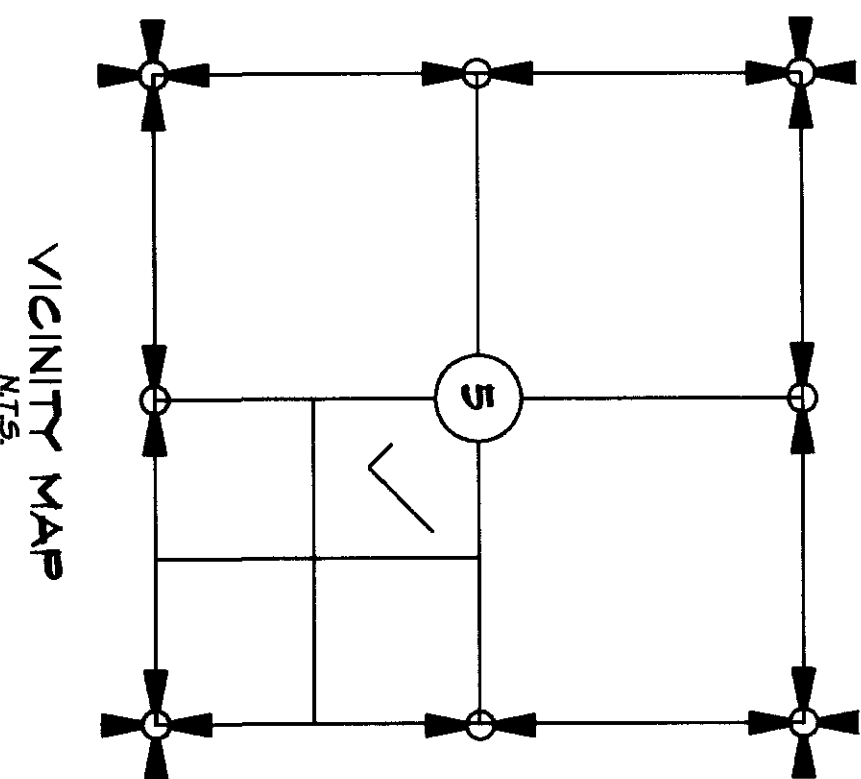
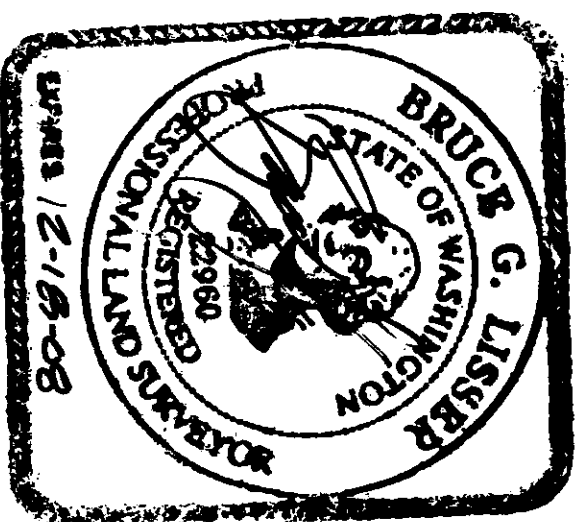
BRUCE G. LISSEY, P.L.S., CERTIFICATE NO. 22960

DATE July 24, 2007

320 MILLWAUKEE STREET
PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-1442
FAX: (360) 419-0561
E-MAIL: BRUCE@LISSEY.COM

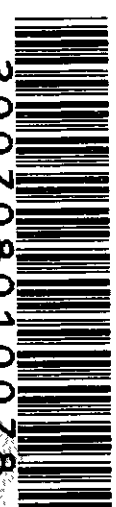
NOTES

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: PUD NO. 1
POWER: PUGET SOUND ENERGY
TELEPHONE: VERIZON
TV: COMCAST
DRAINAGE: CITY OF BURLINGTON STORM DRAINAGE SYSTEM
5. NO ADDITIONAL STREET IMPROVEMENTS ARE REQUIRED FOR THIS SHORT PLAT.
6. INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSEY 22960
O- INDICATES EXISTING REBAR OR IRON ROD FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
BEARING = NORTH 0°21'11" WEST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 120415-P, DATED MARCH 6, 2006.
10. INSTRUMENTATION: LEICA TC1705A THEODOLITE DISTANCE METER
11. SURVEY PROCEDURE: FIELD TRAVESSE
12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. BURL-55-6-48 RECORDED UNDER AUDITOR'S FILE NO. 9812230107, SHORT PLAT NO. BURL-6-00 RECORDED UNDER AUDITOR'S FILE NO. 200110200394, SHORT PLAT NO. BURL-55-8-00 RECORDED UNDER AUDITOR'S FILE NO. 200110100110, SHORT PLAT NO. BURL-55-2-04 RECORDED UNDER AUDITOR'S FILE NO. 200604280054, FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 200008240076 AND PLAT OF THE BURLINGTON ACREAGE, RECORDED IN VOLUME 1 OF PLATS, PAGE 44, 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 AT, ELEVATION 33 ON FIRM MAP NO. 530151-0250-C DATED JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION. SEE CITY OF BURLINGTON FOR SPECIFIC BUILDING REQUIREMENTS.
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 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 8403070041, 200102150004, 200102220006, 20050304011 AND 9812230107.
16. OWNER/DEVELOPER:
ANDREW M. FLOEG
1230 S. ANACORTES ST
BURLINGTON WA 98233
PHONE (360) 751-0048
17. LOT 1 OF THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
18. PROJECT BENCHMARK: SOUTHWEST CORNER OF CONCRETE PAD FOR POWER VAULT, PAINTED BLUE ELEVATION = 321.4 NAVD24
19. THE NEW HOUSE ON LOT 1 SHALL HAVE GRASS PLANTED AND AT LEAST ONE TREE OF 2" CALIPER OR LARGER AND SHRUBS PLANTED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC.



200708010078
Skagit County Auditor

8/1/2007 Page 1 of 2 2:28PM

J. Youngquist
SKAGIT COUNTY AUDITOR
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220 ON THIS 30 DAY OF July 2007.

CITY OF BURLINGTON

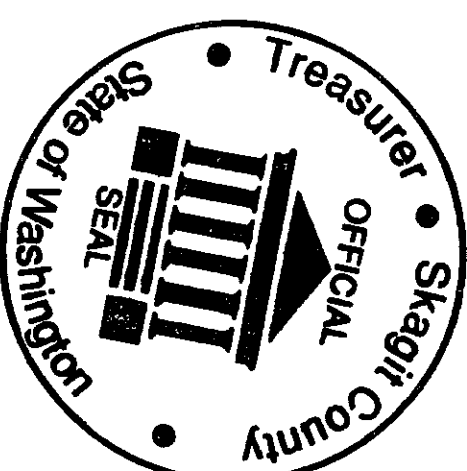
Director of Public Works
Planning Director

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.

THIS 1st DAY OF August 2007.

SKAGIT COUNTY TREASURER



PUD UTILITY EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINES) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO SAID LINES). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS, TRIMMED, CUT AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

SHEET 1 OF 2

DATE: 7/24/07

SHORT PLAT NO. BURL-55-4-06

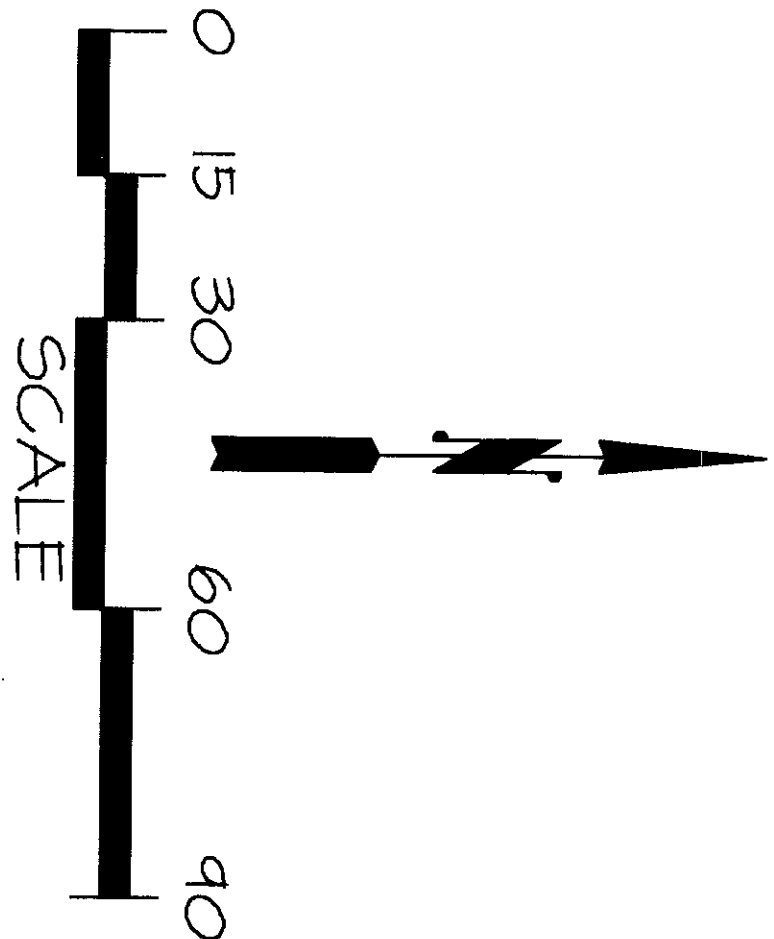
SURVEY IN A PORTION OF
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF BURLINGTON
SKAGIT COUNTY, WASHINGTON

FOR: ANDREW AND ETHEL FLOEG

FB 274	PG 52	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98273 (360) 419-1442	SCALE: N/A	DRAWING: 06-019SP
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GILKEY ROAD

MONUMENTED CENTER
OF SECTION (FIELD)



CURVE INFORMATION
C-1 R=28.00'
Δ=54°59'12"
L=24.32'

LINE INFORMATION
L-1 NO°21'10"W 30.00'
L-2 S85°11'41"E 107.19'
L-3 S84°46'30"E 20.00'
L-4 NO°13'30"E 60.00'
L-5 S85°11'41"E 82.00'
L-6 S4°25'52"E 30.34'
L-7 S85°11'41"E 27.00'
L-8 N6°55'27"E 30.00'
L-9 S85°11'41"E 104.14'

(1) 20' UTILITIES EASEMENT
A.F. NUMBERS 200102270066
AND 200102150004

SHORT PLAT BURL-SS-8-00

LOT 1

30' INGRESS, EGRESS AND
UTILITIES EASEMENT (PRIVATE)

SHORT PLAT BURL-SS-6-93

FOUND MONER
REBAR 0.1' EAST OF
CALCULATED CORNER
11' SOUTH OF FENCE

FOUND AT
CORNER

POWER
VAULT
BENCH MARK
SEE NOTE NO. 18

RV STORAGE

INGRESS, EGRESS AND
UTILITIES EASEMENT PER
S.F. BURL-SS-6-48
AND EASEMENT TO PUD NO. 1

CORNER FALLS
19' SOUTH OF FENCE

LOT 1

ADDITIONAL
INGRESS, EGRESS
UTILITIES AND FUD
EASEMENT AREAS

NO°21'10"W (S.P.=NO°21'11"W)

153.74'

FOUND LIGSER
REBAR 0.3' EAST OF
CALCULATED CORNER
IN CONCRETE BASE
FOR FENCE POST

CORNER FALLS
ON FENCE LINE

SEWER EASEMENT
A.F. NO. 200503040111

SHORT PLAT BURL-6-00

LOT 2

CONCRETE DRIVE

HOUSE

NO°25'10"W (S.P.=NO°25'08"W)

153.05'

FOURTH AMENDMENT TO THE CEDARS
CONDOMINIUM

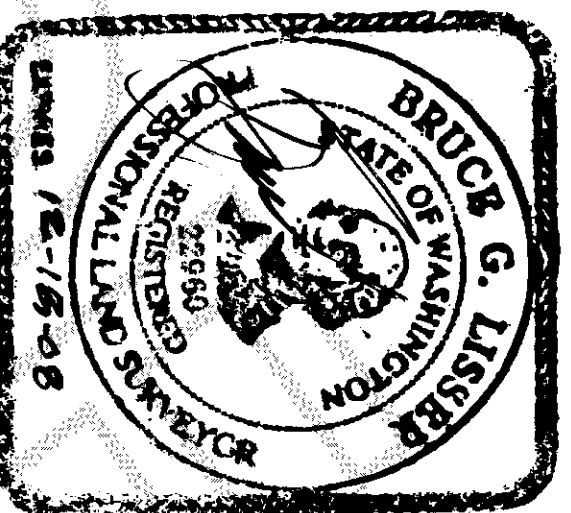
CORNER FALLS
20' SOUTH AND
0.8' WEST OF
FENCE CORNER

FOUND MONER
REBAR AT CORNER

LOT ADDRESS AND AREA INFORMATION

LOT 1 1222 SOUTH ANACORTES STREET 14620 SQ FT
LOT 2 1230 SOUTH ANACORTES STREET 27138 SQ FT

ANACORTES STREET



7-66-97

SHORT PLAT BURL-SS-2-04

5

8

SOUTH 1/4 CORNER
CALCULATED PER PREVIOUS SURVEY
(SEE NOTE NO. 12)

SHEET 2 OF 2

SHORT PLAT NO. BURL-SS-4-06

DATE: 7/24/07

SURVEY IN A PORTION OF
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF BURLINGTON
SKAGIT COUNTY, WASHINGTON
FOR: ANDREW AND ETHEL FLOES

FB 274/291 PG 52/220	LIGSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1"= 30' DRAWING: 06-0195P
MERIDIAN: ASSUMED		