

SURVEY DESCRIPTION

LOT A OF SHORT PLAT NO. 53-88, AS APPROVED JUNE 15, 1990, AND RECORDED JULY 12, 1990, IN VOLUME 4 OF SHORT PLATS, PAGE 237, UNDER AUDITOR'S FILE NO. 9007120004, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

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 4TH DAY OF MAY, 2008.

BROWN FAMILY TRUST

BY: Kenneth M. Brown
KENNETH M. BROWN, TRUSTEE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENNETH M. BROWN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE TRUSTEE OF THE BROWN FAMILY TRUST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MAY 4, 2008

BRUCE G. LISSE
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2008

SIGNATURE
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08

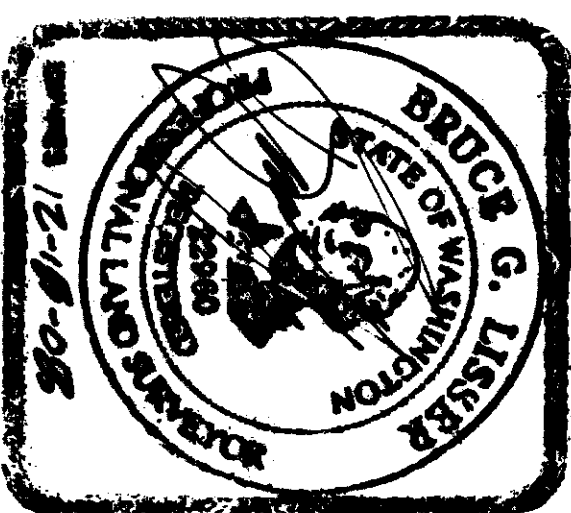
RESIDING AT Mount Vernon

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.

DATE MAY 29, 2008
BRUCE G. LISSE, PLS. CERTIFICATE NO. 22960

320 MILWAUKEE STREET
PO BOX 1104
MOUNT VERNON WA 98275
PHONE: (360) 419-1442
FAX: (360) 419-0581
E-MAIL: BRUCE@LISSE.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: LOT 1, EXISTING, ON-SITE SEPTIC SYSTEMS

A SANITARY SEWER CONNECTION MUST BE PROVIDED AT THE TIME OF BUILDING PERMIT APPLICATION FOR LOTS 2 OR 3 OF THIS SHORT PLAT. A 20-FOOT WIDE EASEMENT IS PROVIDED ACROSS LOT 3 TO ACCOMMODATE SEWER INSTALLATION FROM MARKWOOD ROAD TO THE WEST OR TO THE UNDEVELOPED PROPERTY TO THE EAST.

AT SUCH TIME AS SEWER IS AVAILABLE TO LOTS 2 AND 3, LOT 1 SHALL TERMINATE THE USE OF ON-SITE SEPTIC AND HOOK ONTO THE SANITARY SEWER. ALL COSTS ASSOCIATED WITH THE SANITARY SEWER LINE CONSTRUCTION SHALL BE BORNE BY THE LOT OWNERS.

WATER: PUD NO. 1
POWER: PUGET SOUND ENERGY
TELEPHONE: VERIZON
TV: COMCAST
DRAINAGE: CITY OF BURLINGTON AND SKAGIT COUNTY ROAD STORM DRAINAGE SYSTEM

5. NO STREET IMPROVEMENTS ARE REQUIRED AT THIS TIME FOR SHORT PLAT APPROVAL. AT SUCH TIME AS ANY FUTURE LID OR ULID IS PROPOSED FOR FRONTAGE OF THIS PROPERTY ALONG MARKWOOD ROAD, CURRENT OR FUTURE LOT OWNERS SHALL AGREE TO PARTICIPATE.

6. • - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSE 22960
o - INDICATES EXISTING REBAR OR IRON ROD FOUND

7. MERIDIAN: ASSUMED

8. BASIS OF BEARING: MONUMENTED NORTH LINE OF LOT A, SKAGIT COUNTY SHORT PLAT NO. 53-88
BEARING = SOUTH 88°32'24" EAST

9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 128018-5, DATED NOVEMBER 12, 2007.

10. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER

11. SURVEY PROCEDURE: FIELD TRAVERSE

12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 57-81 RECORDED UNDER AUDITOR'S FILE NO. 820210011 AND SHORT PLAT NO. 53-88 RECORDED UNDER AUDITOR'S FILE NO. 9007120004, ALL IN RECORDS OF SKAGIT COUNTY WASHINGTON.

13. 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 816012, 9005290005, 820210011, 200205290195 AND 9007120004.

14. OWNER/DEVELOPER: BROWN FAMILY TRUST
KENNETH M. BROWN
12753 MARKWOOD RD
BURLINGTON, WA 98233

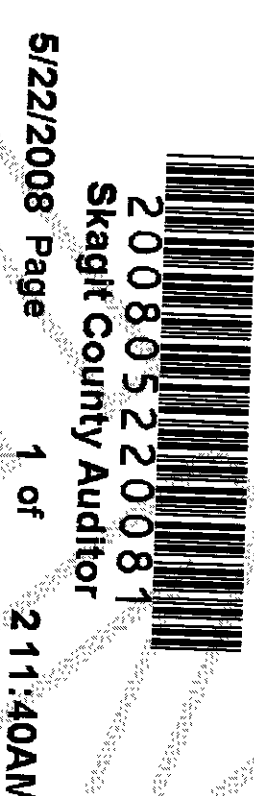
15. LOTS 2 AND 3 OF THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

16. BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER, IDENTIFIED AS BEING IN ZONE B, ON FIRM MAP NO. 53015-0250-C DATED JANUARY 3, 1985. ELEVATING MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION, SEE CITY OF BURLINGTON FOR SPECIFIC BUILDING REQUIREMENTS.

17. THE 45-FOOT FRONT YARD SETBACK ON TRACT A OF SHORT PLAT 53-88 MENTIONED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 9005290005 IS HEREBY RELINQUISHED ACROSS SAID TRACT A. THE SETBACK LINES WERE TO BE AS SHOWN ON THE FACE OF SAID SHORT PLAT NO. 53-88.

AUDITOR'S CERTIFICATE

FILE FOR AT THE REQUEST OF LISSE & ASSOCIATES, PLLC.



200805220081
Skagit County Auditor

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J. HONGQUIST Auditor
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 29th DAY OF MAY, 2008.

CITY OF BURLINGTON

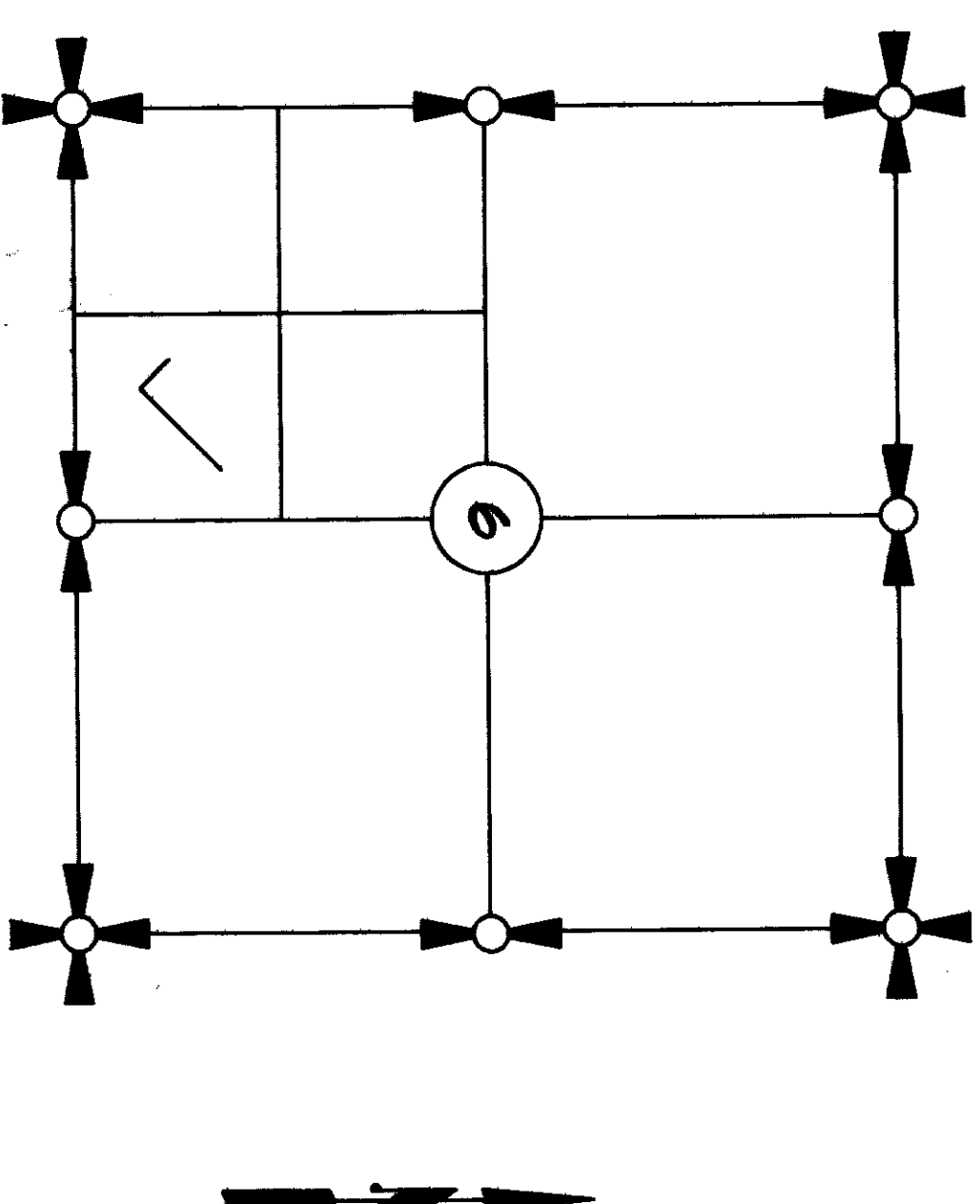
BY: Carol L. Smith BY: Magnum Steel
DIRECTOR OF PUBLIC WORKS PLANNING DIRECTOR

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 2008.

THIS 22nd DAY OF MAY, 2008.

David J. Smith
SKAGIT COUNTY TREASURER



VICINITY MAP
N.T.S.

SHEET 1 OF 2

DATE: 1/29/08

CITY OF BURLINGTON SHORT PLAT NO. 55 - 1 - 08

SURVEY IN A PORTION OF THE
SW 1/4 OF SEC. 6, T. 34 N., R. 4 E., WM.
CITY OF BURLINGTON,
SKAGIT COUNTY, WASHINGTON

FOR: THE BROWN FAMILY TRUST

FB. 240 PG. 76 LISSE & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON WA 98275 360-419-1442 DRAWING: 07-0328P
MERIDIAN: ASSUMED

CENTER OF SECTION
COMPUTED PER
SHORT PLAT NO. 53-88

200805220081
Skagit County Auditor
5/22/2008 Page 2 of 2 2:11:40AM

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORP., AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENT AREAS SHOWN ON THE FACE OF THIS PLAT, FOR UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, FOR ROADWAY, SIDEWALK AND UTILITY PURPOSES IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, 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.

LINE TABLE		
NUM	BEARING	DISTANCE
LI	N0°07'28"W	30.00'

ADJOINING PROPERTY OWNERS

P23724
DANIEL R. MITZEL
PATRICIA BURKLAND
1111 CLEVELAND AVE #201
MOUNT VERNON WA 98273

P23728
ARCHIE PULLAR
OLIE PULLAR
12753 MARKWOOD RD
BURLINGTON WA 98233

P44818
BROWN FAMILY TRUST
KENNETH M. BROWN, TRUSTEE
PHYLLIS M. BROWN, TRUSTEE
12753 MARKWOOD RD
BURLINGTON WA 98233

P23882
SKAGIT CROSSINGS, LLC
13224 42ND AVE NE, SUITE A
SEATTLE WA 98125

MARKWOOD ROAD
N0°07'28"W
142.02'

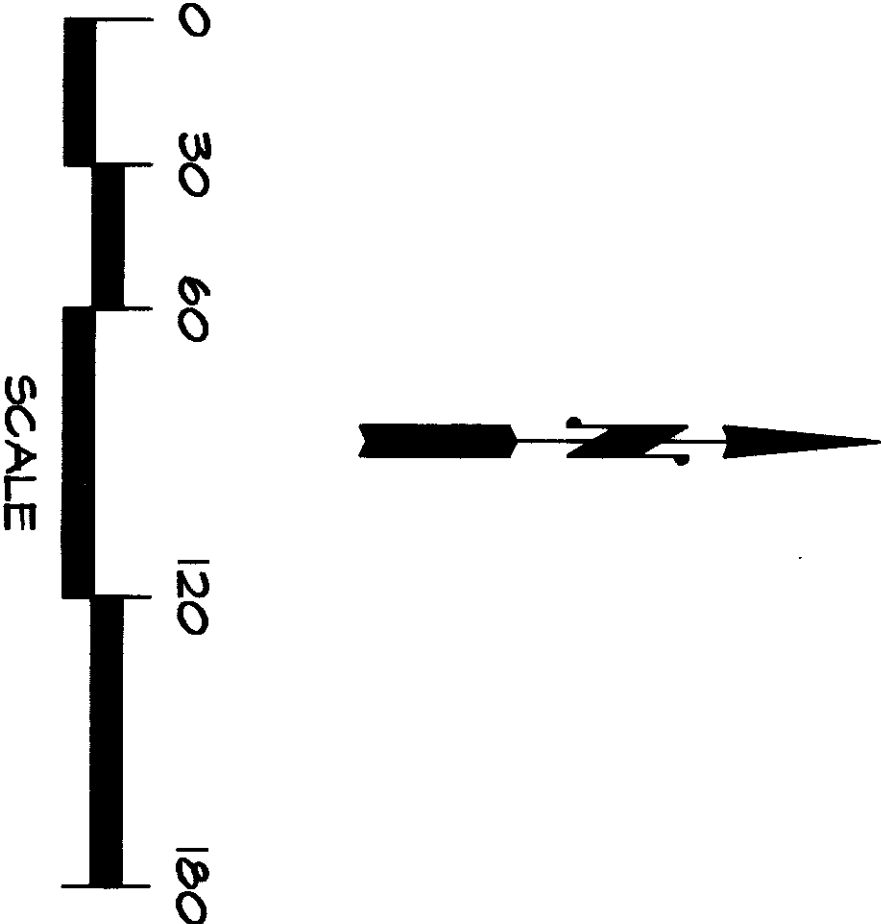
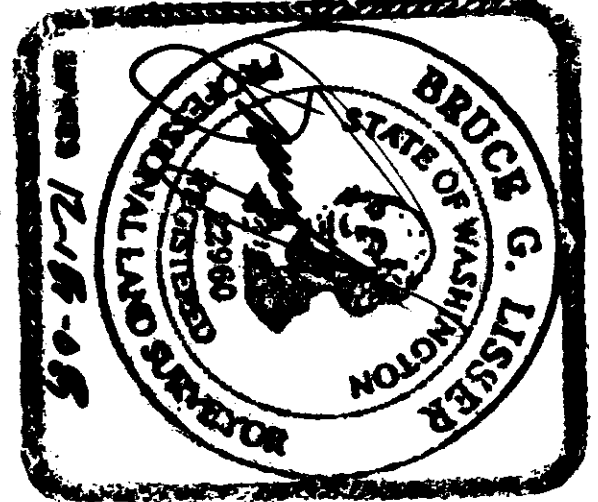
STEVENS ROAD

ACCEPTED INTERSECTION OF STEVENS
ROAD PER PREVIOUS SHORT PLAT
(MONT. NOT FOUND)

SOUTH 1/4 CORNER
CALCULATED FROM
SHORT PLAT NO. 53-88

LOT ADDRESS AND AREA INFORMATION

LOT 1 12753 MARKWOOD ROAD 38,450 SQ FT (INCLUSIVE OF EASEMENT)
LOT 2 12761 MARKWOOD ROAD 14,918 SQ FT (INCLUSIVE OF EASEMENT)
LOT 3 12775 MARKWOOD ROAD 10,722 SQ FT (INCLUSIVE OF EASEMENT)



SHEET 2 OF 2

DATE: 1/29/08

CITY OF BURLINGTON SHORT PLAT NO. 55 - 1 - 08

SURVEY IN A PORTION OF THE
SW 1/4 OF SEC. 6, T. 34 N., R. 4 E., N.M.

CITY OF BURLINGTON,
SKAGIT COUNTY, WASHINGTON

FOR: THE BROWN FAMILY TRUST

CITY OF BURLINGTON SHORT PLAT NO. 55 - 1 - 08	
SURVEY IN A PORTION OF THE SW 1/4 OF SEC. 6, T. 34 N., R. 4 E., WM. CITY OF BURLINGTON, SKagit COUNTY, WASHINGTON	
FOR: THE BROWN FAMILY TRUST	
FB . 240 PG . 76	LISSENER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442
MERIDIAN: ASSIGNED	SCALE: 1"=60' DRAWING: 07-0325P