

SURVEY DESCRIPTION

PARCEL A

THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 55, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 55 IN AN EXISTING FENCE LINE, SAID POINT BEING NORTH 84°24'20" EAST 21.74 FEET FROM THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE WEST 1/2 OF SAID TRACT 55;  
THENCE NORTH 0°41'40" WEST ALONG SAID EXISTING FENCE LINE 257.42 FEET;  
THENCE SOUTH 84°27'30" WEST 18.82 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 55;  
THENCE SOUTH 0°01'15" EAST ALONG SAID WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 55 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 55;  
THENCE NORTH 84°24'20" EAST 21.74 FEET ALONG THE SOUTH LINE OF TRACT 55 TO THE POINT OF BEGINNING;

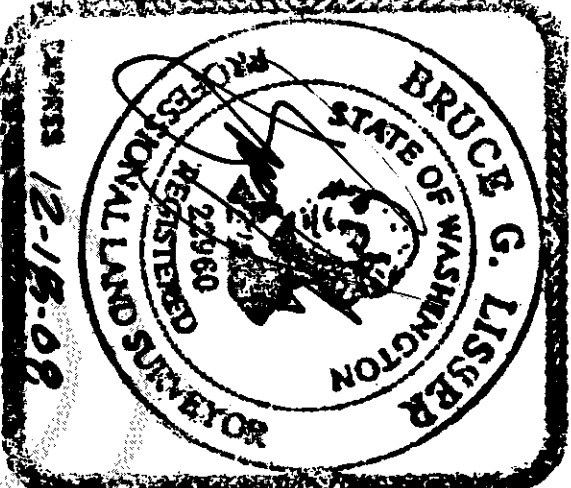
PARCEL B

TOGETHER WITH THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF TRACT 55, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 55,  
THENCE NORTH 84°24'20" EAST ALONG THE SOUTH LINE THEREOF 258.66 FEET TO AN EXISTING FENCE LINE AND THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0°27'57" WEST ALONG SAID EXISTING FENCE LINE 257.48 FEET TO AN EXISTING FENCE CORNER,  
THENCE NORTH 84°27'30" EAST ALONG AN EXISTING FENCE LINE 60 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF TRACT 55;  
THENCE SOUTH 0°01'15" EAST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF TRACT 55;  
THENCE SOUTH 84°24'20" WEST ALONG THE SOUTH LINE OF TRACT 55 TO THE TRUE POINT OF BEGINNING.

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.



SURVEYOR'S 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 4, 2008

BRUCE G. LISSNER, PLS, CERTIFICATE NO. 22460  
320 MILWAUKEE STREET  
PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE: (360) 419-1442  
FAX: (360) 419-0581  
E-MAIL: BRUCE@LISSNER.COM

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 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 WITNESSES WHEREOF WE HAVE HEREUNTO SET OUT HANDS AND SEALS THIS 7th DAY OF MAY 2008.

Justin L. White HUSBAND Cynthia A. White WIFE  
MIDBET ISLAND BANK

BY: John Hight  
PRINT NAME: John Hight  
TITLE: Commercial Lender

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, JUSTIN L. WHITE AND CYNTHIA A. WHITE, 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 May 7, 2008

John Hight  
SIGNATURE  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7/14/08

RESIDING AT Mount Vernon

STATE OF WASHINGTON  
COUNTY OF SKAGIT

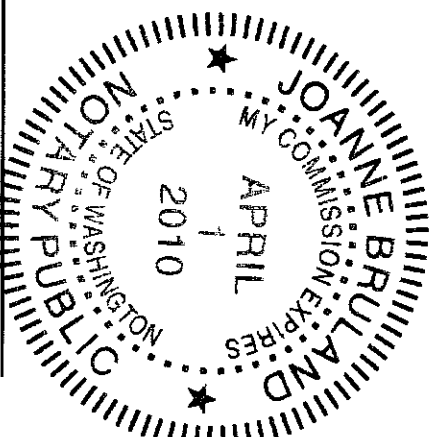
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Hight SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Commercial Lender OF Midbet Island Bank, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 8th, 2008

John Hight  
SIGNATURE  
NOTARY PUBLIC

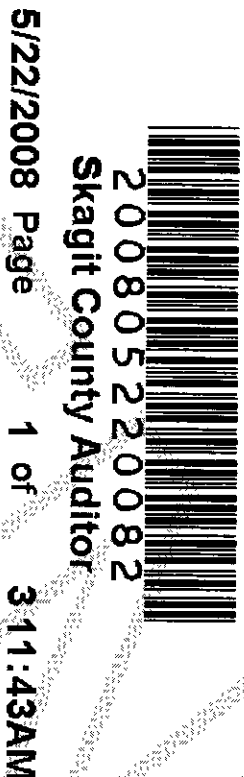
MY APPOINTMENT EXPIRES 4/1/10

RESIDING AT Burlington



AUDITORS CERTIFICATE

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



J. Youngquist Mary Johnson  
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 8th DAY OF MAY, 2008.

CITY OF BURLINGTON

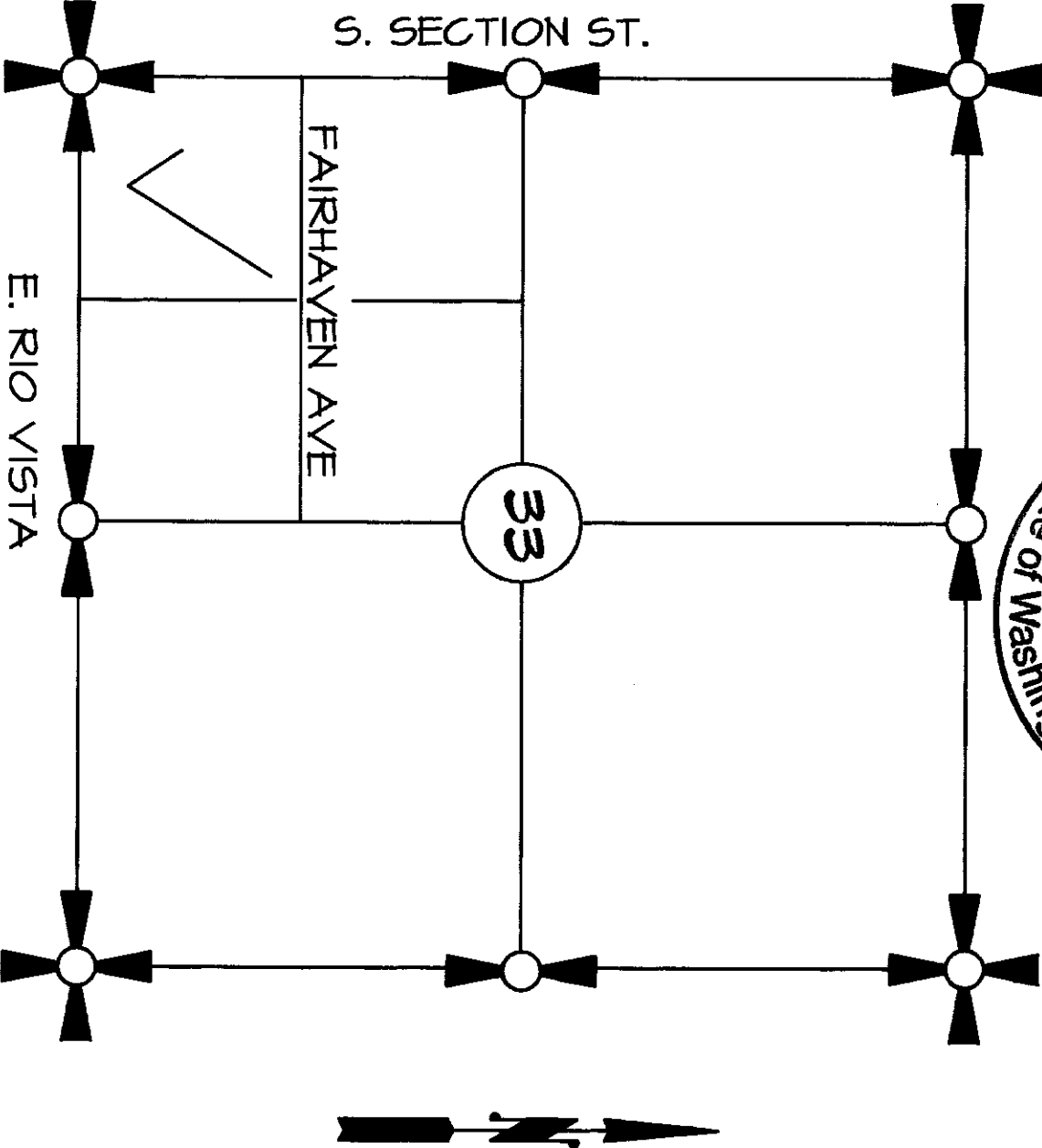
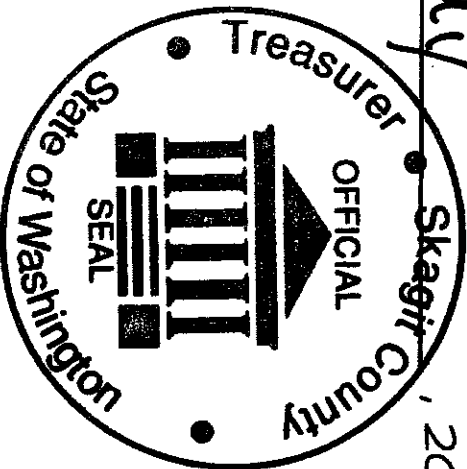
BY: Carol M. Hart BY: Wendy Fleck  
DIRECTOR OF PUBLIC WORKS PLANNING DIRECTOR

TREASURERS 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.

J. Youngquist  
SKAGIT COUNTY TREASURER



SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.  
VICINITY MAP  
N.T.S.

SHEET 1 OF 3

DATE: 5/6/08

CITY OF BURLINGTON SHORT PLAT NO. BURL 55-3-08

SURVEY IN A PORTION OF TRACT 55 PLAT OF BURLINGTON ACREAGE PROPERTY IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. CITY OF BURLINGTON SKAGIT COUNTY, WASHINGTON FOR: JUSTIN AND CYNTHIA WHITE		
FB 246 PG 17	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: N/A DRAWING: 07-113 SP
MERIDIAN: ASSUMED		

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-1-4.6
4. SEWAGE DISPOSAL: CITY OF BURLINGTON  
WATER: PUD NO. 1  
POWER: PUGET SOUND ENERGY  
TELEPHONE: VERIZON  
TV: COMCAST  
DRAINAGE: CITY OF BURLINGTON 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 RIO VISTA AVENUE, CURRENT OR FUTURE LOT OWNERS SHALL AGREE TO PARTICIPATE.
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSEB 22460  
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: CENTERLINE RIO VISTA AVENUE, PER PLAT OF KENKIRK PLACE  
BEARING = NORTH 84°24'20" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 127452-P, DATED NOVEMBER 12, 2007.
10. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
11. SURVEY PROCEDURE: FIELD TRAVERSE
12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF KENKIRK PLACE RECORDED IN VOLUME 11 OF PLATS, PAGE 34, UNDER AUDITORS FILE NO. 830838, AND PLAT OF THE BURLINGTON ACREAGE PROPERTY RECORDED IN VOLUME 1 OF PLATS, PAGE 44, 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 AUDITORS FILE NUMBER 200711140086.
14. OWNER/DEVELOPER: JUSTIN AND CYNTHIA WHITE  
720 GREENLEAF AVENUE  
BURLINGTON WA 98233  
PHONE: (360) 755-1444
15. LOT 2 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 A7, ON FIRM MAP NO. 530153-001-B DATED JANUARY 3, 1985. ELEVATING MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION, SEE CITY OF BURLINGTON FOR SPECIFIC BUILDING REQUIREMENTS.
17. BENCHMARK: TOP MONUMENT IN CASE AT INTERSECTION OF SOUTH SECTION AND EAST RIO VISTA. ELEVATION = 36.96' NGVD24
18. NEW RESIDENTIAL CONSTRUCTION SHALL BE BUILT ON SITE. NO MANUFACTURED HOMES ARE TO BE ALLOWED

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 UPON THE EASEMENT AREAS SHOWN ON THE FACE OF THIS PLAT AND OTHER 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.

ADJOINING PROPERTY OWNERS

WEST  
P62667  
CENTRAL VALLEY ASSEMBLY OF GOD  
1551 EAST RIO VISTA  
BURLINGTON WA 98233  
  
EAST  
P62675  
JANICE DAWLEY  
1604 EAST RIO VISTA AVENUE  
BURLINGTON WA 98233  
  
P74462  
RENATO OROZCO-HUERTA  
505 KENKIRK PLACE  
BURLINGTON WA 98233  
  
P74461  
GARY HORNEBECK  
503 KENKIRK PLACE  
BURLINGTON WA 98233  
  
NORTH  
P74460  
AARON AND TAMMIE YOUNG  
501 KENKIRK PLACE  
BURLINGTON WA 98233

SHEET 2 OF 3

DATE: 5/6/08

CITY OF BURLINGTON SHORT PLAT NO. BURL SS-3-08

SURVEY IN A PORTION OF TRACT 35  
PLAT OF BURLINGTON ACREAGE PROPERTY  
IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF  
SECTION 35, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM.  
CITY OF BURLINGTON  
SKAGIT COUNTY, WASHINGTON  
FOR: JUSTIN AND CYNTHIA WHITE

FB 246 PG 17	LISSEB & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON WA 98273 360-419-7442	SCALE: N/A
MERIDIAN: ASSUMED		DRAWING: 07-113 SP



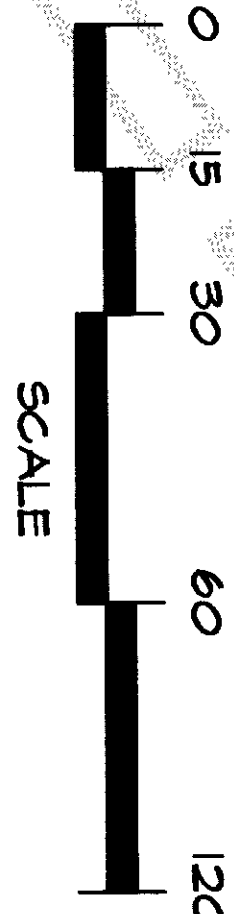
5-6-08



FAIRHAVEN AVENUE

FND. BRASS CAPPED  
MONT. IN CASE  
(2008)

FND. BRASS  
SURFACE MONT.  
CENTER OF  
CUL-DE-SAC  
(2008)



BURLINGTON ACREAGE  
PROPERTY

TRACT 55

FOUND 3/4" IRON PIPE  
0.2' W OF CORNER

CONC. FOOTING FOR  
FENCE EXTENDS 0.4'  
SOUTH OF CORNER

EAST LINE OF THE WEST 1/2  
OF THE WEST 1/2 OF TRACT  
55 BURLINGTON ACREAGE  
(HELD PER PLAT OF  
KENKIRK PLACE)

P-79460

11

FOUND 3/4" IRON PIPE  
0.2' E OF CORNER

P-79461

KENKIRK  
PLACE

533.00'  
(CALC. = NO°05'16"W  
HELD PLAT = NO°05'30"W)

P-62667

PARCEL B  
LOT 2

(DESC. = 50°01'51"E)  
NO°01'12"E 257.45'

PARCEL A

P-79462

PLAT OF KENKIRK PLACE

NO°27'57"W

163.75'

257.49' (DESC. = 257.48')

LOT 1

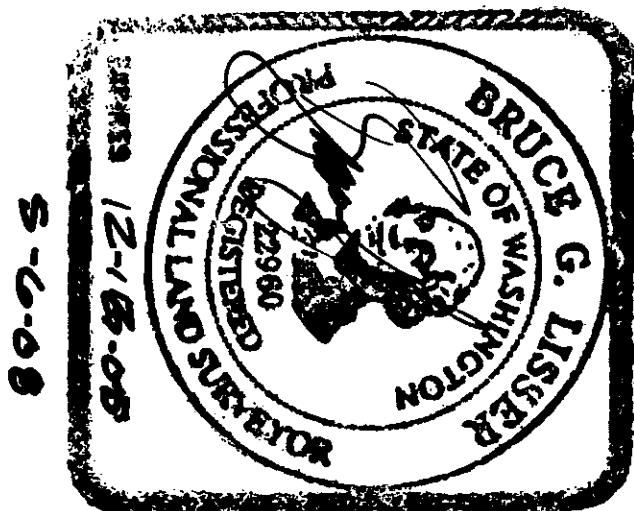
NO°41'40"W

287.42'

P-62675

25'

LOT ADDRESS AND AREA INFORMATION  
LOT 1 1601 E RIO VISTA AVENUE 9,600 SQ FT  
LOT 2 1605 E RIO VISTA AVENUE 10,920 SQ FT  
(INCLUSIVE OF EASEMENT)



FIRE HYDRANT

SHEET 3 OF 3

DATE: 5/6/08

CITY OF BURLINGTON SHORT PLAT NO. BURL 55-3-08

SURVEY IN A PORTION OF TRACT 55  
PLAT OF BURLINGTON ACREAGE PROPERTY  
IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF  
SECTION 35, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.  
CITY OF BURLINGTON  
FOR: JUSTIN AND CYNTHIA WHITE  
SKAGIT COUNTY WASHINGTON

FB 246 PG 17	LISSE & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98275 360-414-7442	SCALE: 1"=30' DRAWING: 07-113 SP
MERIDIAN: ASSIGNED		

BRASS CAPPED MONT.  
IN CASE (2008)  
PROJECT BENCH MARK  
ELEV. = 36.46'  
(SEE NOTE NO. 17)

32  
154.91'

33  
154.91'

34  
154.91'

35  
154.91'

36  
154.91'

37  
154.91'

38  
154.91'

39  
154.91'

40  
154.91'

41  
154.91'

42  
154.91'

43  
154.91'

44  
154.91'

45  
154.91'

46  
154.91'

47  
154.91'

48  
154.91'

49  
154.91'

50  
154.91'

51  
154.91'

52  
154.91'

53  
154.91'

54  
154.91'

55  
154.91'

56  
154.91'

57  
154.91'

58  
154.91'

59  
154.91'

60  
154.91'

61  
154.91'

62  
154.91'

63  
154.91'

64  
154.91'

65  
154.91'

66  
154.91'

67  
154.91'

68  
154.91'

69  
154.91'

70  
154.91'

71  
154.91'

72  
154.91'

73  
154.91'

74  
154.91'

75  
154.91'

76  
154.91'

77  
154.91'

78  
154.91'

79  
154.91'

80  
154.91'

81  
154.91'

82  
154.91'

83  
154.91'

84  
154.91'

85  
154.91'

86  
154.91'

87  
154.91'

88  
154.91'

89  
154.91'

90  
154.91'

91  
154.91'

92  
154.91'

93  
154.91'

94  
154.91'

95  
154.91'

96  
154.91'

97  
154.91'

98  
154.91'

99  
154.91'

100  
154.91'