

H & F Investments LLC Short Plat
IN THE NORTHWEST 1/4, OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF BURLINGTON, WASHINGTON

AUGUST 2008

SHEET No. 1 of 2

CALC. POSITION PER BLA
AF ND. 200607120098

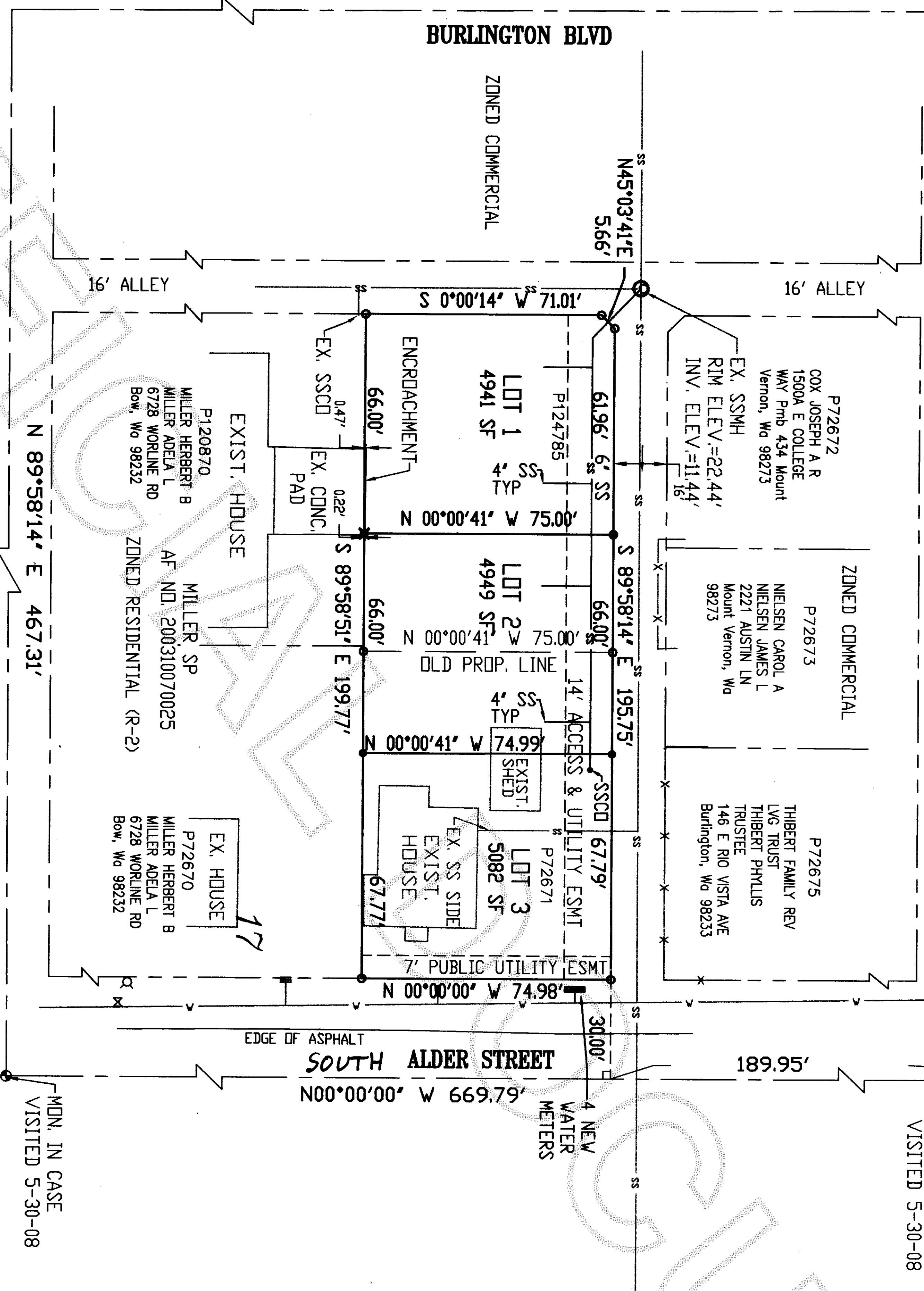
31 32
6 5

N 89°57'10" W 468.29'
RIO VISTA AVE.

MEN. IN CASE
VISITED 5-30-08

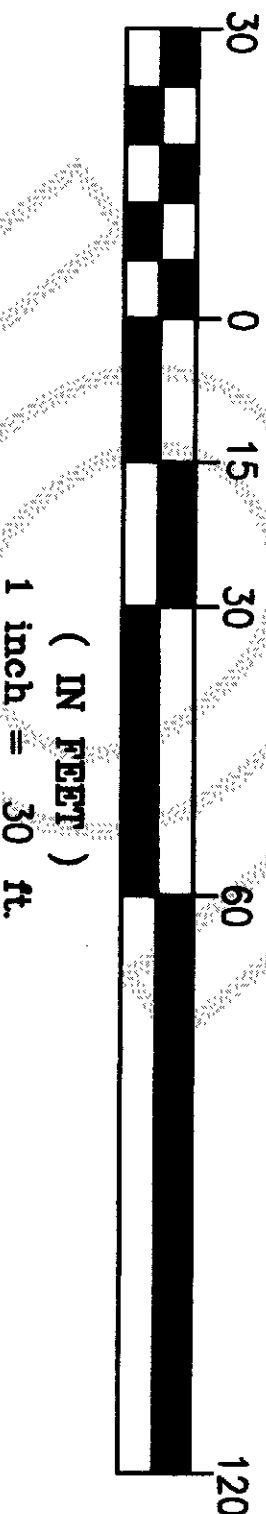
N00°05'01" W 670.42'
BURLINGTON BLVD

ZONED COMMERCIAL



CALC. POSITION PER BLA
AF ND. 200607120098

GRAPHIC SCALE

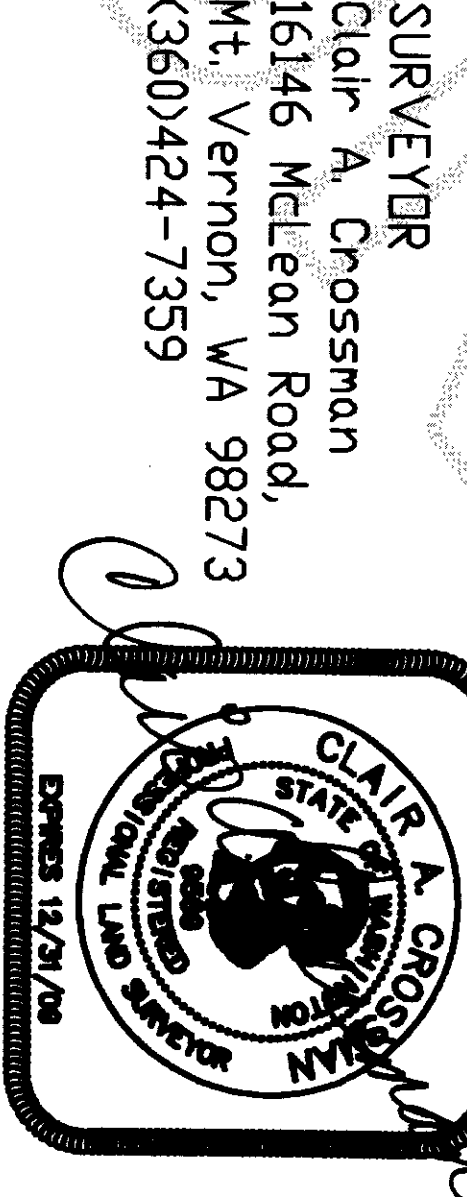


PROPERTY OWNER
H & F INVESTMENTS LLC
P.O. BOX 723
Burlington, Wa 98233

ADDRESSES
LOT 1: 619 (WEST)/621 (EAST) SOUTH ALDER
LOT 2: 623 (WEST)/625 (EAST) SOUTH ALDER
LOT 3: 629 SOUTH ALDER

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: H & F Investments in July, 2008.



CLAIR A. CROSSMAN, P.L.S.

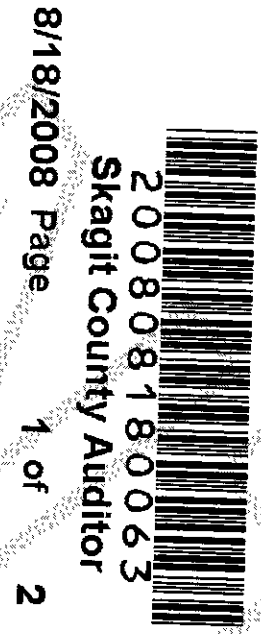
Certificate No. 9569

HERRIGSTAD ENGINEERING PS

4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
PHONE (360) 299-8804

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF CLAIR A. CROSSMAN



200808180063
Skagit County Auditor
8/18/2008 Page 1 of 2 9:37AM

AUDITOR *J. Youngquist* DEPUTY AUDITOR *[Signature]*

LEGAL DESCRIPTION

PARCEL "A"

THE WEST 101.43 FEET OF LOT 19, AND THE WEST 101.43 FEET OF THE NORTH HALF OF LOT 18, BLOCK 1, "KNUTZEN ADDITION TO THE TOWN OF BURLINGTON", RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT A OF THAT SURVEY RECORDED JULY 12, 2006, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200607120098).

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

LOT 19 AND THE NORTH HALF OF LOT 18, BLOCK 1, "KNUTZEN ADDITION TO THE TOWN OF BURLINGTON", RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

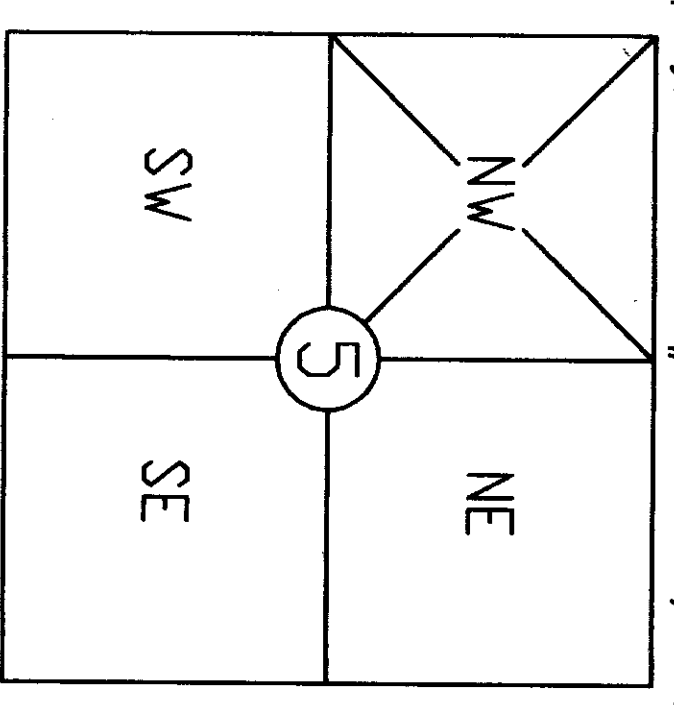
EXCEPT THE WEST 101.43 FEET OF LOT 19, AND THE WEST 101.43 FEET OF THE NORTH HALF OF LOT 18, BLOCK 1, "KNUTZEN ADDITION TO THE TOWN OF BURLINGTON".

(ALSO KNOWN AS LOT B OF THAT SURVEY RECORDED JULY 12, 2006, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200607120098).

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. SET RE-BAR WITH CAP NO. 9569.
2. SET PK NAIL IN CONCRETE DRIVEWAY PAD.
3. FOUND RE-BAR WITH CAP. 28023.
4. FOUND MONUMENT WITH CASE AND COVER.
5. BASIS OF BEARING. BLA RECORDED UNDER AUDITOR'S FILE # 200607120098.
6. EQUIPMENT USED: PENTAX 323N TOTAL STATION.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
8. SURVEY METHODS: STANDARD FIELD TRAVERSE.
9. ZONING - RESIDENTIAL (R-2)
10. WATER - SKAGIT PUD #1
11. SEWAGE - CITY OF BURLINGTON.
12. A Drainage report describing storm water quality and quantity measures acceptable to the City Engineer shall be required prior to development.
13. The East-West alley fronting the north boundary of the Short Plat shall be improved in a manner acceptable to the City Engineer, at the time a building permit is issued for Lot 3 or Lot 3 is sold, but in any event, within 24 months of the first building permit issuance for any lot in this plat.
14. Description and Exception information is from Subdivision Guarantee by Pacific Northwest title Insurance Company, Inc. Order # 129962-P, dated May 23, 2008.



SP# 555-08 SECTION 5, T 34 N, R 4 E
SKAGIT COUNTY, WASHINGTON.

SHORT PLAT for H & F Investments

SURVEY in a portion of the NW 1/4 of the NW 1/4 of Section 5, T. 34 N., R 4 E. W.M.

SCALE: 1"=30'	DATE: AUGUST 2008	JOB NO.: J730
DWN BY: DKH	CHECK BY: CAC	SHEET: 1 OF: 2

200808180063
Skagit County Auditor

8/18/2008 Page 2 of 2 9:37AM

AUGUST 2008
SHEET No. 2 Of 2

2. A 14 foot Utility and access easement shall be located along the north 14 feet of Lots 1, 2 and 3 for access to lot 1 and 2.

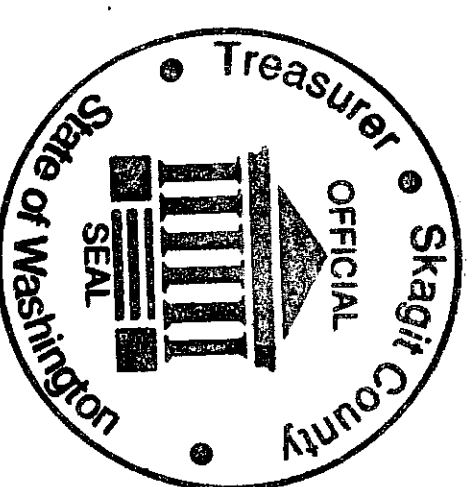
CITY OF BURLINGTON APPROVALS

Wagdy J. Jark
Signature of Planning Director

City Engineer *Paula Perry* 8/13/08

Certified this 14th day of August, 20 08

Grute Catteroon for Kate Jungquist,
Therapist
date August 14, 2008



HERRIGSTAD ENGINEERING PS

4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
PHONE (360) 299-8804

SHORT PLAT for H & F Invstmnts
 SURVEY in a portion of the NW 1/4 of the
 NW 1/4 of Section 5, T. 34 N., R. 4 E., W. 4 M.

CONSENT

Know all men by these present that the undersigned subdivider hereby certifies that the attached Short Plat is made as their free and voluntary act and deed.

Chung was H-1C
Admory I have

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Christopher P. Felt and Jeffery P. Moore
signed this instrument, on oath stated that he is authorized to execute the
instrument and acknowledged it as the Shant Plat
H & F Investments LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

DATED August 13, 2008
 SIGNATURE Muhammad
 TITLE Nitany
 MY APPOINTMENT EXPIRES 08-15-2008

SURVEYOR
Clair A. Crossman
16146 McLean Road,
Mt. Vernon, WA 98273
(360)424-7359

