

OAK STREET SHORT PLAT

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

200904150070

Skagit County Auditor

4/15/2009 Page 1 of 2 2:11:19AM

J. Youngquist

SKAGIT COUNTY Auditor

Mary Ann By Deputy

LEGAL DESCRIPTION:

ORDER NO.: 131224P
POLICY NO.: G-1103-6087
PARCEL NUMBER 3:

THAT PORTION OF TRACT 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 46 RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "WALLACE ADDITION TO BURLINGTON," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 4 RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO BEING ON THE WEST MARGIN OF OAK STREET, AS SHOWN ON SAID PLAT OF "WALLACE ADDITION TO BURLINGTON";
THENCE NORTH 54°56'40" WEST, ALONG THE SOUTHWEST LINE OF PARCEL, "B," AS SHOWN ON RECORD OF SURVEY FOR L.A. HENDRICKS, RECORDED UNDER AUDITOR'S FILE NO. 8002060006, RECORDS OF SAID COUNTY, A DISTANCE OF 189.92 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF TRACT 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 46, SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;
THENCE ALONG SAID WESTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 20 AND SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, NORTH 89°06'01" WEST, A DISTANCE OF 157.71 FEET, TO THE INTERSECTION WITH THE EAST MARGIN OF THE GREAT NORTHERN RAILWAY;
THENCE ALONG SAID EAST MARGIN, SOUTH 6°28'36" EAST, A DISTANCE OF 331.03 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;
THENCE ALONG SAID NORTH LINE, SOUTH 89°00'50" EAST, A DISTANCE OF 160.97 FEET, TO A POINT 108.76 FEET WEST OF SAID WEST MARGIN OF OAK STREET, MEASURED ALONG LAST DESCRIBED NORTH LINE, THENCE LEAVING SAID NORTH LINE, NORTH 1°19'00" EAST, A DISTANCE OF 138.94 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°09'18", AN ARC LENGTH OF 14.76 FEET, TO A POINT ON A TANGENT LINE;
THENCE ALONG SAID TANGENT LINE, SOUTH 89°00'50" EAST, A DISTANCE OF 66.09 FEET, TO SAID WEST MARGIN OF OAK STREET;
THENCE NORTH 1°35'07" EAST, ALONG SAID WEST MARGIN, 82.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE SOUTH 20 FEET OF THAT PORTION OF THE PROPERTY LYING WITHIN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 200812060083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

COUNTY TREASURERS CERTIFICATE

I, Kate Youngquist, TREASURER OF SKAGIT COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITH THIS "OAK STREET SHORT PLAT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORD OF MY OFFICE THIS 15 DAY OF April, 2009.

TREASURER, SKAGIT COUNTY, WASHINGTON

CITY OF BURLINGTON 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 2009, THIS 13 DAY OF April, 2009.

TREASURER, CITY OF BURLINGTON

Allen St. Collins, Vice-President
COMMONWEALTH HOLDINGS, LLC.
WASHINGTON FEDERAL SAVINGS

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE "OAK STREET SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 35 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 AND THE LOT CORNERS HAVE BEEN SET ON THE GROUND.

Richard Holt
RICK L. HOLT, PLS. CERTIFICATE NO. 37546
DATE 4/13/09

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kendall D. Gentry THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF COMMONWEALTH HOLDINGS, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4-13-09
Kate Youngquist (SIGNATURE OF NOTARY)
NOTARY PUBLIC - STATE OF WASHINGTON
MY APPOINTMENT EXPIRES: 08-09-2012

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Allen St. Collins IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF WASHINGTON FEDERAL SAVINGS, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4-13-09
Kate Youngquist (SIGNATURE OF NOTARY)
NOTARY PUBLIC - STATE OF WASHINGTON
MY APPOINTMENT EXPIRES: 10-15-2012

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220, THIS 13 DAY OF April, 2009.

Wingard A. Clark
SIGNATURE OF PLANNING DIRECTOR

David J. M. Clark
CITY ENGINEER

LOT AREA AND ADDRESS INFORMATION

LOT NO.	AREA (SQ. FT.)	ADDRESS
1	7,890 SQ. FT.	467 OAK HILL LANE
2	9,024 SQ. FT.	469 OAK HILL LANE
3	8,580 SQ. FT.	453 OAK HILL LANE
4	10,256 SQ. FT.	449 OAK HILL LANE
5	8,420 SQ. FT.	439 OAK HILL LANE
6	7,678 SQ. FT.	429 OAK HILL LANE
7	7,674 SQ. FT.	422 OAK HILL LANE
8	7,623 SQ. FT.	434 OAK HILL LANE
TRACT "B"	1,290 SQ. FT.	454 OAK HILL LANE

NOTES:

SURVEYOR AND ENGINEER: RICK HOLT, PLS.
LARRY EATON, PE
BAYVIEW SURVEYING AND ENGINEERING
130 SHARON AVENUE
BURLINGTON, WA 98233
COMMONWEALTH HOLDINGS, LLC
504 E. FAIRHAVEN AVENUE
BURLINGTON, WA 98233
PHONE: (360) 755-9021

- THIS SURVEY WAS PERFORMED IN THE FIELD IN OCTOBER AND NOVEMBER 2008, USING A LEICA TCR1110S TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE).
- TOTAL ACREAGE = 1.66 ACRES.
- BASIS OF BEARING, CENTERLINE OF OAK STREET, NORTH 01°35'07" EAST.
- ZONING: R-2
- MINIMUM LOT SIZE FOR SINGLE FAMILY RESIDENCE IS 6,000 SQUARE FEET.
- MINIMUM LOT SIZE FOR TWO FAMILY RESIDENCE IS 7,600 SQUARE FEET.
- FRONT YARD MINIMUM MEAN DEPTH: 20 FEET
- REAR YARD MINIMUM MEAN DEPTH: 10 FEET
- SIDE YARD MINIMUM MEAN WIDTH: 5 FEET
- THE TOTAL OF THE TWO SIDE YARDS SHALL BE 15 FEET.
- SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM
- WATER: SKAGIT COUNTY PUD NO. 1
- TELEPHONE: VERIZON
- TV: COMCAST

- SHORT PLAT NUMBER 6-08 AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS, CONTRACT REZONE #1657, RECORDED UNDER AUDITOR'S FILE NUMBER 200903310037.
- A TEN FOOT WIDE ACCESS EASEMENT SHALL BE GRANTED ADJACENT TO THE PROPERTY LINE ABUTTING DANE LANE.
- PROVIDE A CHILDREN'S PLAY AREA TO BE SHOWN ON THE PLAT.
- EACH LOT WITHIN THIS DEVELOPMENT MAY BE SUBJECT TO IMPACT FEES (FIRE, PARKS, TRAFFIC, AND SCHOOL), PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS.
- A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THE PURPOSE OF MAINTAINING THE DRAINAGE SYSTEM OF THIS PLAT.
- SUBJECT TO THE DELEGATION OF GOVERNANTS' CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR FILE NUMBER 200904150071, ESTABLISHING OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR PRIVATE DRAINAGE FACILITIES AND STREETS.

- THE DRAINAGE SYSTEM CONSISTS OF SUBSURFACE STORAGE AND PERVIOUS PAVEMENT, A COMPONENT OF THE PLAT DRAINAGE INFILTRATES THROUGH PERVIOUS PAVEMENT ON OAK HILL LANE. THIS PERVIOUS PAVEMENT MUST BE VACUUMED TO MAINTAIN ITS POROSITY. MAINTENANCE PROCEDURES INCLUDE STANDARD VACUUM TRUCKS, STREET SWEEPERS, OR OTHER PRACTICES TO REMOVE OR PREVENT LEAVES, NEEDLES, OR OTHER FOLIAGE FROM COLLECTING, INSPECTION, VACUUMING, AND PREVENTIVE PRACTICES SHALL OCCUR EVERY YEAR.
- BUYERS SHOULD BE AWARE THAT PORTIONS OF THIS PLAT ARE LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION. CONTACT CITY OF BURLINGTON BUILDING DEPARTMENT FOR DETAILS.
 - FLOODWAY ZONE A-7, B-F, ELEVATION = 31.00 FEET. INTERPOLATED FROM FIRM FOR SKAGIT COUNTY, PANEL 530151 0250 C.
 - FINAL CIVIL ENGINEERING DESIGN AND CONSTRUCTION OF ALL ACCESS AND UTILITY IMPROVEMENTS SHALL BE COMPLETED OR OTHERWISE HAVE A SURETY BOND FOR THE FULL COMPLETE PLAT CONSTRUCTION PRIOR TO OCCUPANCY.

FRANCHISE UTILITY EASEMENT DEDICATION

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF OF BURLINGTON, PUGET SOUND ENERGY INC., VERIZON TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE DIMENSIONS SHOWN ON THE PLAN OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES, AND 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.

PUD UTILITY EASEMENT

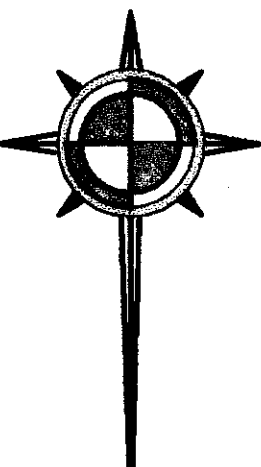
EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPAIR, 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 LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). 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.

SHORT PLAT FOR
COMMONWEALTH HOLDINGS, LLC.

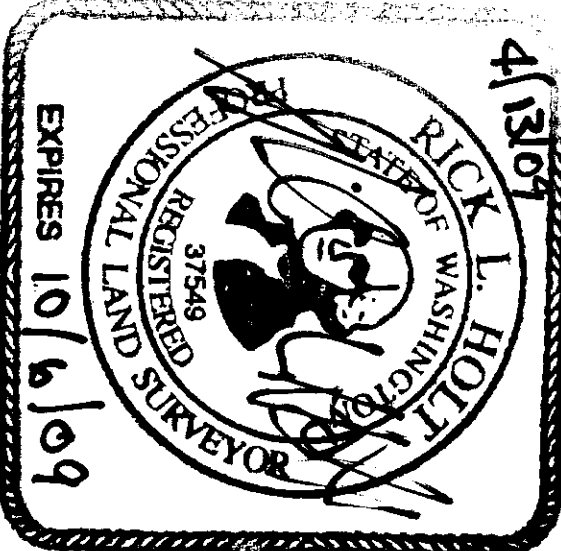
A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32,
TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

DRAWN BY: I. YASKO
DATE: 04/10/09
FIELD BOOK: XX PAGE: XX



BAYVIEW SURVEYING
& ENGINEERING INC.
130 Sharon Avenue Burlington WA 98233
Tel: 360-707-2580 Fax: 360-757-3878
rick@bayviewse.com

SHEET NO. 1 OF 2
SCALE: NONE
JOB NO. 2009-06



OAK STREET SHORT PLAT

A WATERLINE EASEMENT IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, A.F. NO. 491276, BEING THE W.100, N.1/2, W.1/2, TR. 20, BURLINGTON AGRAGE PROPERTY, VOL. 1, PG. 49, OF PLATS, SKAGIT CO. WA.

20' WIDE BOUNDARY ADJUSTMENT PER AGREEMENT RECORDED UNDER ACCESSORS' FILE NO. 200812290126, RECORDS OF SKAGIT COUNTY WASHINGTON.

LOT 4
10,256.87 SF
0.23 AC

LOT 3
8,579.73 SF
0.19 AC

LOT 2
9,024.01 SF
0.20 AC

LOT 1
7,829.99 SF
0.17 AC

LOT 5
8,419.83 SF
0.19 AC

LOT 6
7,677.83 SF
0.17 AC

LOT 7
7,673.88 SF
0.17 AC

LOT 8
7,623.48 SF
0.17 AC

PARCEL 3
AFTER B.L.A.
P38167 & P62391

PARCEL 2
AFTER B.L.A.
P#62394

PARCEL 1
AFTER B.L.A.
P#122681

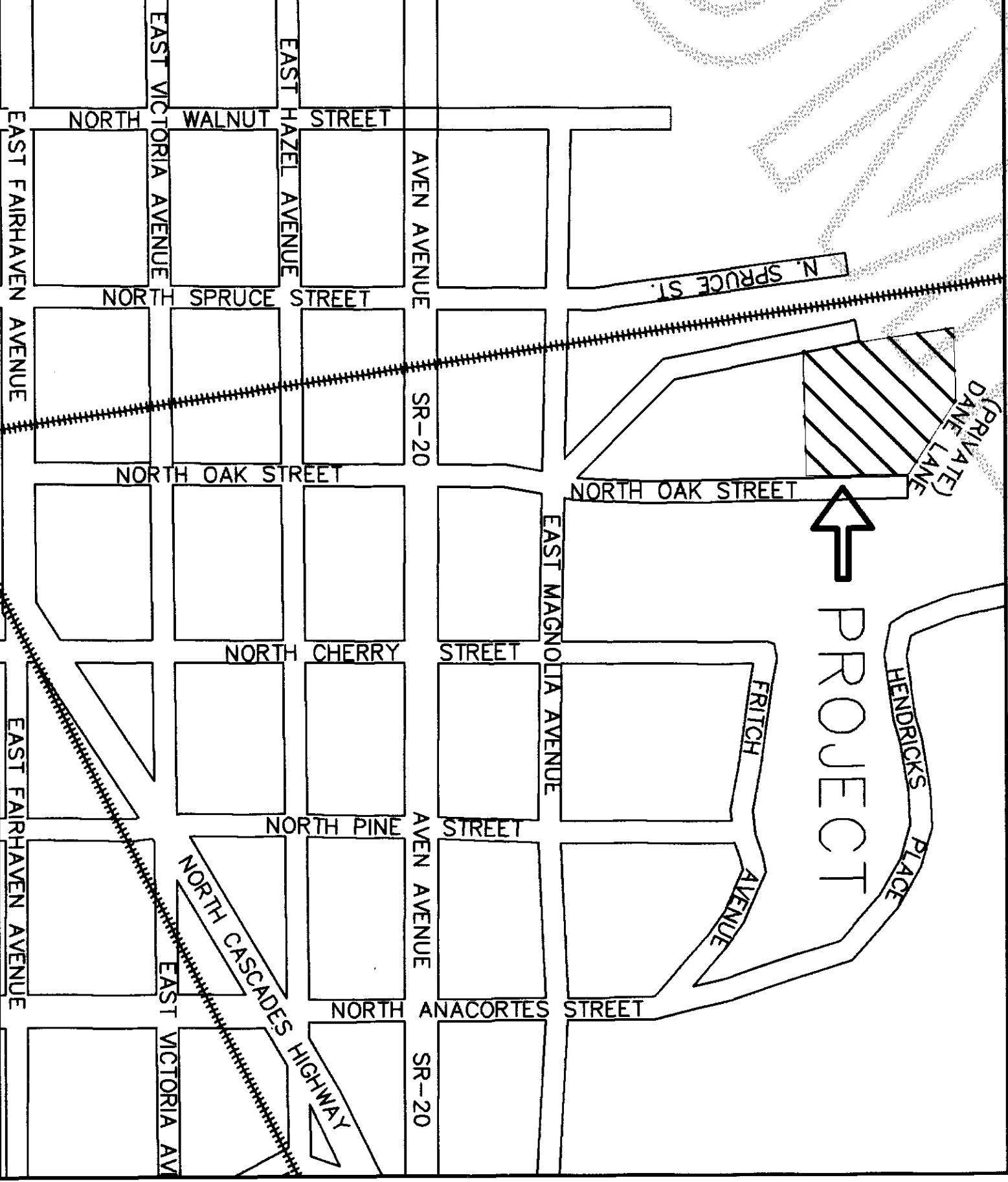
NORTH OAK STREET

MAGNOLIA AVE

ANACORTES AVE

VICINITY MAP

PROJECT



AUDITORS CERTIFICATE

200904150070
Skagit County Auditor

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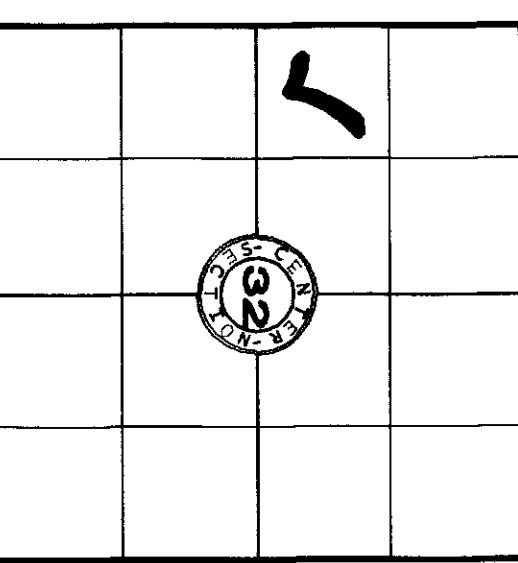
SKAGIT COUNTY AUDITOR

BY DEPUTY

SHORT PLAT NO. 6-08

CURVE	LENGTH	RADIUS	DELTA
C1	27.35'	46.00'	34°04'10"
C2	9.16'	46.00'	11°24'38"
C3	18.19'	46.00'	22°39'32"
C4	20.81'	35.00'	34°04'10"
C5	14.76'	35.00'	24°08'18"
C6	15.75'	35.00'	25°46'34"
C7	35.07'	36.00'	55°48'53"
C8	25.25'	36.00'	40°11'04"
C9	11.61'	36.00'	18°29'01"
C10	13.64'	36.00'	21°42'03"
C11	15.17'	36.00'	24°08'12"
C12	19.90'	36.00'	31°40'42"

LINE	LENGTH	BEARING
L1	9.99'	N44°21'32"E
L2	15.90'	N44°21'32"E
L3	9.19'	S83°25'29"W
L4	20.86'	S83°25'29"W
L5	8.91'	S41°03'18"W
L6	14.16'	S89°06'01"E
L7	10.00'	S89°06'01"E
L8	5.65'	S89°06'01"E
L9	19.40'	S79°27'57"W
L10	8.41'	S10°32'03"E
L11	24.92'	N79°27'57"E
L12	23.40'	N89°00'50"W
L13	28.63'	S89°00'50"E
L14	20.00'	S00°59'10"W
L15	28.68'	S89°00'50"E
L16	13.11'	S00°59'10"W
L17	6.89'	N00°59'10"E



SEC. 32, TWP. 36N, RGE. 4E, WM.

COMMONWEALTH HOLDINGS, LLC.

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST, WM.

SHORT PLAT FOR

DRAWN BY:

1. KASKO

DATE:

04/10/08

FIELD BOOK:

XX PAGE: XX

BAYVIEW SURVEYING & ENGINEERING INC.

130 Sharon Avenue, Burlington, WA 98233
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SHEET NO.

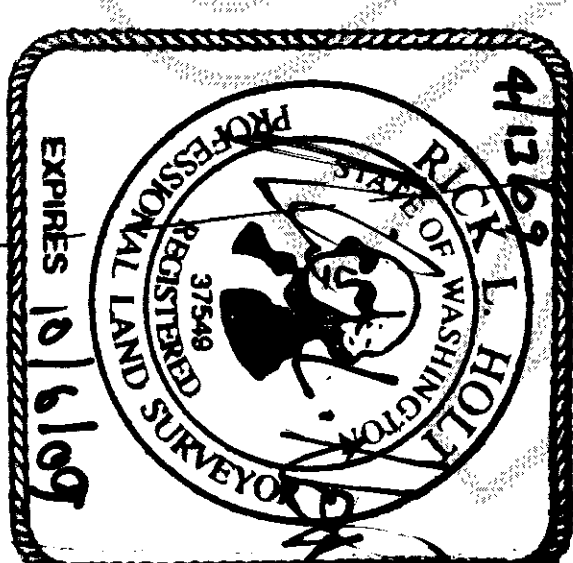
2 OF 2

SCALE:

1" = 30'

JOB NO.:

2008-06



P38173

P62393

P62397

P62328

P72882

P72883

P72884