

SURVEY DESCRIPTION

PARCEL "A":

THE NORTH 1/5TH OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 37, "PLAT OF THE BURLINGTON ACRES PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THE NORTH 15 FEET OF THE WEST 195 FEET OF THE SOUTH 4/5THS OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 37, "PLAT OF THE BURLINGTON ACRES PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THE SOUTH 4/5THS OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 37, "PLAT OF THE BURLINGTON ACRES PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 15 FEET OF THE WEST 195 FEET THEREOF, AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE WEST 183 FEET OF SAID TRACT 37.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS 1 AND 2:

TRACT 1:

THAT PORTION OF THE SOUTH 4/5THS OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 37, "PLAT OF THE BURLINGTON ACRES PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 37 WITH THE EAST LINE OF THE WEST 183 FEET OF SAID TRACT 37;

THENCE NORTH 0014'00" WEST 111.88 FEET ALONG SAID EAST LINE OF THE WEST 183 FEET;

THENCE NORTH 89'29.33" EAST 167.17 FEET PARALLEL WITH SAID SOUTH LINE OF TRACT 37, TO THE EAST LIMIT TO THE CITY OF BURLINGTON;

THENCE SOUTH 01'01'00" EAST 111.88 FEET ALONG SAID CITY LIMIT TO SAID SOUTH LINE OF TRACT 37;

THENCE SOUTH 89'29.33" WEST 168.70 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

TRACT 2:

THAT PORTION OF THE SOUTH 4/5THS OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 37, "PLAT OF THE BURLINGTON ACRES PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 37 WITH THE EAST LINE OF THE WEST 183 FEET OF SAID TRACT 37;

THENCE NORTH 0014'00" WEST 111.88 FEET ALONG SAID EAST LINE OF THE WEST 183 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 0014'00" WEST 92.03 FEET ALONG SAID EAST LINE OF THE WEST 183 FEET;

THENCE NORTH 89'29.33" EAST 165.91 FEET PARALLEL WITH SAID SOUTH LINE OF TRACT 37, TO THE EAST LIMIT TO THE CITY OF BURLINGTON;

THENCE SOUTH 01'01'00" EAST 92.04 FEET ALONG SAID CITY LIMIT TO A POINT THAT IS NORTH 89'29.33" EAST FROM THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89'29.33" WEST 167.17 FEET TO THE TRUE POINT OF BEGINNING.

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

PARCEL "B"

THAT PORTION OF THE WEST 183 FEET OF THE SOUTH 4/5TH OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 37, "PLAT OF THE BURLINGTON ACRES PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 120 FEET THEREOF.

ALSO EXCEPT THE NORTH 15 FEET THEREOF, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 37 WITH THE EAST LINE OF THE WEST 183 FEET OF SAID TRACT 37;

THENCE NORTH 0014'00" WEST 203.91 FEET ALONG SAID EAST LINE OF THE WEST 183 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89'29.33" WEST 46.88 FEET PARALLEL WITH SAID SOUTH LINE OF TRACT 37;

THENCE NORTH 00'27'00" WEST 33.14 FEET;

THENCE NORTH 89'16'24" WEST 136.01 FEET TO THE WEST LINE OF SAID TRACT 37;

THENCE NORTH 00'14'00" WEST 8.90 FEET ALONG SAID WEST LINE OF SAID TRACT 37 TO THE SOUTH LINE OF SAID NORTH 15 FEET OF THE SOUTH 4/5THS OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 37;

THENCE NORTH 89'31'36" EAST 183.00 FEET ALONG SAID SOUTH LINE TO SAID EAST LINE OF THE WEST 183 FEET OF TRACT 37;

THENCE SOUTH 00'14'00" EAST 44.87 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED ROAD ADJOINING LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PORTION,

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

LOT ADDRESS INFORMATION

A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS. SKAGIT COUNTY WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. THE RANGE OF ADDRESSES IS AS FOLLOWS:

ROAD NAME: GARDNER ROAD BEGINNING RANGE: 100 ENDING RANGE: 599

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 2009. THIS 23rd DAY OF December 20, 2009.

SKAGIT COUNTY TREASURER

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 - SKAGIT COUNTY: AG NRI CITY OF BURLINGTON: R-1-8.4
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM. IN THE EVENT OF A FAILURE OF THE SEPTIC SYSTEM ON TRACT 1, SEWER SERVICE WILL BE ACCESSED FROM THE CITY OF BURLINGTON IN LIEU OF ON-SITE SEPTIC REPAIR. TRACT 1 WILL REQUIRE AN INDIVIDUAL PRIVATE GRINDER PUMP SYSTEM. THE LOT OWNER SHALL RETAIN OWNERSHIP OF THE PUMP STATION AND FORCE MAIN LINES AND SHALL BE RESPONSIBLE FOR THEIR MAINTENANCE AND OPERATION.
5. WATER - PUD NO. 1 OF SKAGIT COUNTY.

NOTE: PRIOR TO ANY DEVELOPMENT ACTIVITY FOR TRACT 1 OR TRACT 2, THE PROPERTY OWNER SHALL DESIGN AND INSTALL A WATER PIPELINE EXTENSION FROM GARDNER ROAD THROUGH TRACT 1 AT A LOCATION AND ACCORDING TO ADAPTED STANDARDS ACCEPTABLE TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. IN ADDITION, AN EASEMENT ACROSS TRACT 2 WILL BE PROVIDED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. ALL COSTS ASSOCIATED WITH THESE WATER SYSTEM DESIGN AND IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF TRACT 2. CONSTRUCTION OF THE WATERLINE IMPROVEMENTS SHALL BE DEFERRED PENDING THE APPROVAL OF CITY OF BURLINGTON SHORT PLAT NO. 554-08, LOCATED WITHIN TRACT 1.

6. - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
7. MERIDIAN - ASSUMED.
8. BASIS OF BEARING - EXISTING MONUMENTS FOUND ALONG THE SOUTH LINE OF SECTION 33, T. 35 N., R. 4 E., W.M., BEARING = NORTH 89'25'54" EAST
9. LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE, PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., PREPARED BY LAND TITLE COMPANY, ORDER NO. 121587-P, DATED NOVEMBER 30, 2009.
10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200903270009, 200204230231 AND 200607130112.
11. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
12. SURVEY PROCEDURE: FIELD TRAVERSE.
13. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
14. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.
15. TOTAL ACREAGE PLATTED IS 3.05 ACRES.
16. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
17. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS EXCLUDES THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING OR MINERAL EXPLORATION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND VIBRATION. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS TO PROHIBIT USE OF DESIGNATED NATURAL RESOURCE LANDS AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH DESIGNATED LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER STICKBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SEC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
18. BUYER SHOULD BE AWARE THAT A PORTION OF THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0250 C AND PANEL NUMBER 530153 0001B WITH THE EFFECTIVE DATES OF JANUARY 3, 1995. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST ELEVATION OF CONSTRUCTION.
19. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOT OF RECORD FOR CONVEYANCE AND THE DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO. 200912290022.
20. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

AUDITOR'S CERTIFICATE

200912290021  
Skagit County Auditor  
12/29/2009 Page 1 of 2 2:10:07AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

Skagit County Auditor

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HER FREE AND VOLUNTARY ACT AND DEED, AND ALSO A 10 FOOT TRACT OF LAND IS DEDICATED TO SKAGIT COUNTY FOR ADDITIONAL ROAD RIGHT OF WAY ADJOINING THE WESTERLY MARGIN OF BLANK ROAD.

PAUL G. SAGER, DE DIANN SAGER  
GENERAL PARTNER OF ATTORNEY  
A.T.N. 9305220125

DIANN SAGER

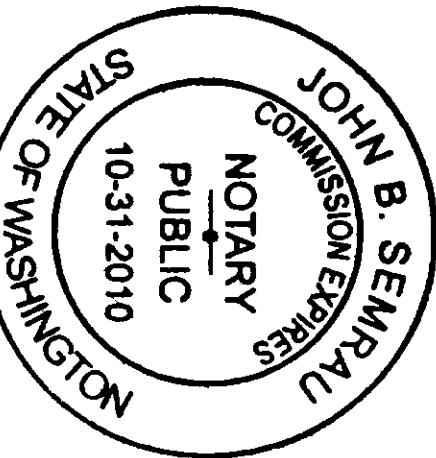
WASHINGTON FEDERAL SAVINGS

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE PAUL G. SAGER AND DIANN SAGER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12-9-09  
SIGNATURE Paul G. Sager  
TITLE Attorney  
MY APPOINTMENT EXPIRES 10-31-2010



ACKNOWLEDGMENT

COUNTY OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Doreen Nyström

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) ( WAS/WRE) AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

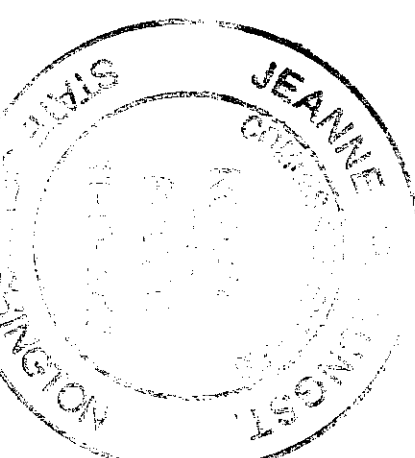
Assistant Vice President + Branch Manager  
of Washington Federal Savings and Loan Association, INC. BEING THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12/9/09

SIGNATURE Doreen Nyström

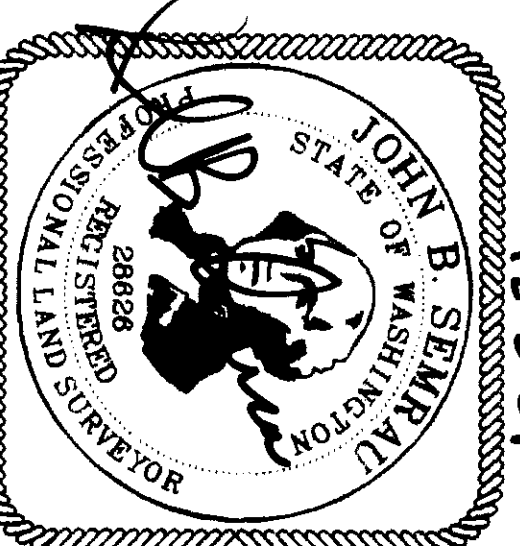
TITLE Notary

MY APPOINTMENT EXPIRES 11/13/2010



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.



JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.,  
2118 RIVERSIDE DRIVE, SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 12-9-09

SHEET 1 OF 2

SHORT PLAT NO. PL06-0614

SURVEY IN A PORTION OF  
SE 1/4, SW 1/4, SECTION 33, T. 35 N., R. 4 E., W.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: PAUL AND DIANN SAGER

SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: N/A  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4229



FAIRHAVEN AVENUE

N 00°43'44" W 64.12'  
18.06'  
11.94'

1/16TH CORNER

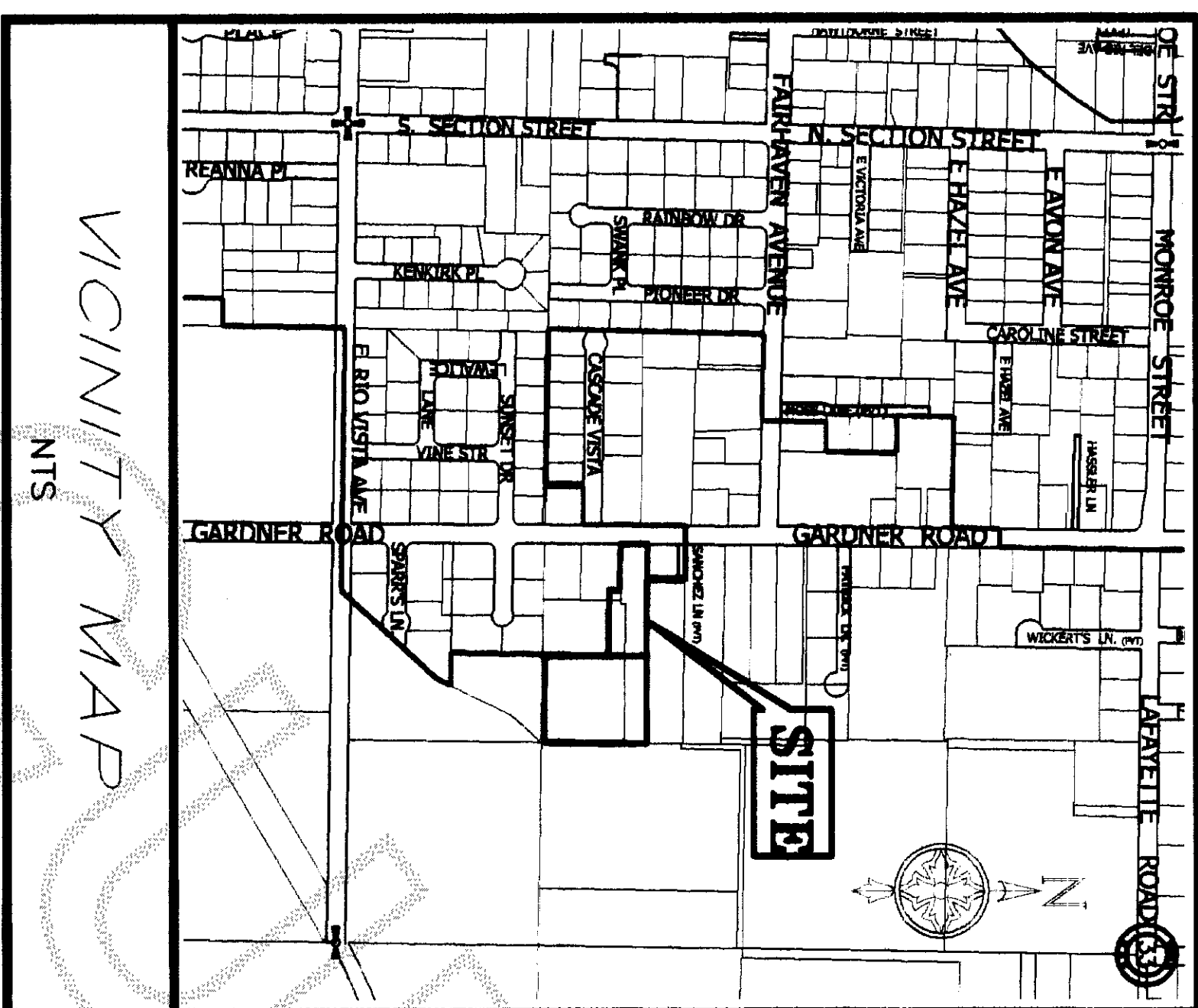
NORTH LINE OF TRACT 37, PLAT OF THE BURLINGTON ACRES PROPERTY

S 89°34'41" W

SP 7-85

BLA  
AF NO. 200012220099

0' 60' 120'  
SCALE



**OWNER**  
PAUL G. SAGER AND DIANN SAGER  
302 S GARDNER ROAD  
BURLINGTON, WA 98233

12/29/2009 Page 2 of 2 2:10:07AM

200912290021  
Skagit County Auditor

**LOT AREAS**

LOT SO. FT. ACRES

TRACT 1 40,262 0.92

TRACT 2 92,746 2.13

**BUILDING SETBACK LOT 1**

1. FRONT YARD MINIMUM MEAN DEPTH: 20 FEET
2. SIDE YARD MINIMUM MEAN WIDTH: FIVE FEET. THE TOTAL OF THE TWO SIDE YARDS SHALL BE 15 FEET. SIDE OF BUILDING MEANS THE OUTER FACE OF ANY PART OF THE BUILDING ROOF EAVES.
3. REAR YARD MINIMUM MEAN DEPTH: 20 FEET.

**BUILDING SETBACK LOT 2**

RESIDENTIAL: AS SHOWN ON THIS MAP AND ACCORDING TO SEC. 14.16.400  
FRONT AND REAR: 35 FEET  
SIDE YARD: 8 FEET  
ACCESSORY: SAME AS PRINCIPAL STRUCTURE  
NONRESIDENTIAL:  
FRONT AND REAR - 35 FEET  
SIDEYARD - 15 FEET

**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 28th DAY OF December 20 09

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

*Paul D. Dine*  
Skagit County Engineer Acting

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 17th DAY OF December 2009

SKAGIT COUNTY HEALTH OFFICER

**KEY**

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28026.
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- ⊙ - SOIL LOG LOCATION FROM GUDMUNSON SEPTIC

**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 GRANITOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANITOR 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 GRANITOR 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.

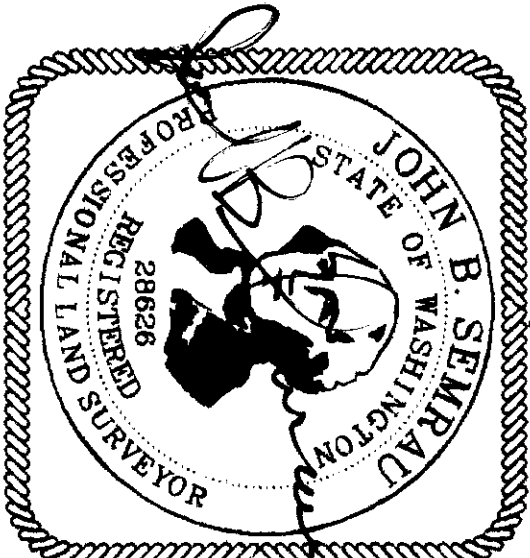
GRANITOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANITOR'S 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 2 OF 2

SHORT PLAT NO. PL06-0614

SURVEY IN A PORTION OF  
SE 1/4, SW 1/4, SECTION 33, T. 35 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: PAUL AND DIANN SAGER

SEMRAU ENGINEERING & SURVEYING, PLLC  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566  
JOB NO. 4229



32733  
514  
RIO VISTA AVENUE  
1/16TH CORNER  
CASED IRON PIPE  
NOVEMBER, 2001  
S 89°25'54" W 1326.44'  
N 01°01'00" W 329.96'

AZM NW 5/8" REBAR & CAP  
LS NO. 21591,  
N 80°36' W, 0.35'

GARDNER ROAD

N 01°01'00" W 330.41'

SS1-04

WEST LINE OF TRACT 37, PLAT OF THE BURLINGTON ACRES PROPERTY

CORNER FALLS WITHIN FENCE POST,  
AZM NW 5/8" REBAR & CAP  
LS NO. 21591, N 77°18' W, 0.41' N 89°32'07" E 660.47'

TRACT 1

APPROXIMATE LOCATION OF 50'x40' DRAINFIELD

HOUSE

CONC. DRIVE

30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO LOT 2, SP PL06-0614 AND FOR SHORT PLAT LOT ACCESS

PK NAIL & SHINER IN CONC. POST FOOTING

TRACT 2

30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO LOT 2, SP PL06-0614 AND FOR SHORT PLAT LOT ACCESS

MAG NAIL & SHINER AT SOUTH BASE WOOD UTILITY POLE

TRACT 1

SPARR'S THIRD ADDITION

111.88'

168.70'

163.00'

125.75'

CITY OF BURLINGTON

SKAGIT COUNTY

TRACT 2  
PARCEL A

60' DRAINAGE EASEMENT AND BUILDING SETBACK

35' FRONT YARD SETBACK

8' SIDE YARD SETBACK

35' REAR YARD SETBACK

8' SIDE YARD SETBACK

35' FRONT YARD SETBACK

8' SIDE YARD SETBACK

35' REAR YARD SETBACK

8' SIDE YARD SETBACK