

PLAT OF QUINNS COURT  
WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE



201005060040

Skagit County Auditor

5/6/2010 Page 1 of 2 2:10:38AM

*Katie Jungquist*  
SKAGIT COUNTY AUDITOR  
*Quinn B. Wadsworth*  
BY DEPUTY

LEGAL DESCRIPTION:

THE WEST 66 FEET OF LOTS 11, 12 AND 13, BLOCK 1, "KNUTZENS ADDITION TO THE TOWN OF BURLINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
THE EAST 136 FEET OF LOTS 11, 12, AND 13, BLOCK 1, "KNUTZENS ADDITION TO THE TOWN OF BURLINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "QUINNS COURT" AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, PUBLIC EASEMENTS, SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY GRADINGS, CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY NEARBY SLOPE FOR CUTS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS AND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

RIK HOLT

*Shelley Holt*  
SHELLEY HOLT

*James E. Bishop*  
JAMES E. BISHOP, II PRESIDENT AND CHIEF CREDIT OFFICER,  
SUMMIT BANK - BURLINGTON BRANCH

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS 4th DAY OF May, 2010,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
RIK AND SHELLEY HOLT, ARE THE PERSONS WHO APPEARED BEFORE ME,  
AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATE THAT THEY  
WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND  
VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THE INSTRUMENT.

*John J. Sloope*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Burlington

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS 4th DAY OF May, 2010, BEFORE ME, John J. Sloope, A MEMBER OF Summit Bank, A

UNITED STATES CORPORATION TO ME KNOWN TO BE THE INDIVIDUAL  
DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT HE/SHE IS  
DULY AUTHORIZED TO SIGN FOR SAID COMPANY, ALSO DESCRIBED  
AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT  
AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

*John J. Sloope*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Burlington

EASEMENTS:

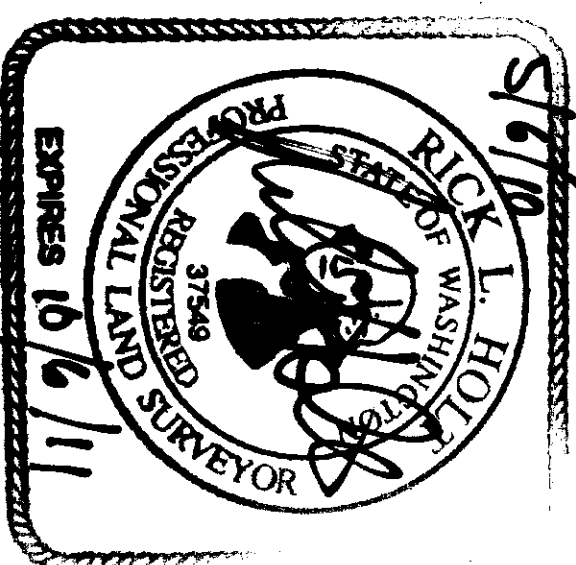
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUEB SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND COMCAST CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS, AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN HEREON, AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, 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

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "QUINNS COURT" IS BASED UPON A ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, T. 34N., R. 4E., W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF STATE AND SKAGIT COUNTY PLATTING REGULATIONS.

*Rick L. Holt*  
DATE 5/6/10

RIK L. HOLT, PLS. CERTIFICATE NO. 37548



APPROVALS

CONTRACT REZONE # 1-06

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON PLAT ORDINANCE #1712, THIS 6th DAY OF May, 2010.

*Carl S. Impact*  
DIRECTOR OF PUBLIC WORKS

*William J. Clark*  
PLANNING DIRECTOR

CITY OF BURLINGTON 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 2010. THIS 6th DAY OF May, 2010.

*Angela Thomas*  
TREASURER, CITY OF BURLINGTON

SKAGIT COUNTY TREASURER'S CERTIFICATE

*Katie Jungquist*  
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 "PLAT OF QUINNS COURT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY  
PAID AS SHOWN IN THE RECORD OF MY OFFICE THIS 4th DAY OF May, 2010.

*David Jungquist*  
TREASURER, SKAGIT COUNTY, WASHINGTON

NOTES:

1. ZONING: CONTRACT REZONE # 1-06 FOR A MIXED USE DEVELOPMENT
2. THIS SURVEY PERFORMED IN MARCH, 2010 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TCRA 1105 TOTAL STATION. (ELECTRONIC DISTANCE MEASURING THEODOLITE).
3. A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED FOR THIS PLAT. ALL HOMEOWNERS SHALL REQUIRE MEMBERSHIP IN THE QUINNS COURT HOMEOWNERS ASSOCIATION AND SHALL FOLLOW THE GUIDELINES AND RESTRICTIONS PUT FORTH BY THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS. ITEMS TO BE INCLUDED IN THE HOMEOWNERS ASSOCIATION WILL BE: HOMEOWNERS FEE'S, MAINTENANCE OF STORM DRAINAGE, MAINTENANCE OF SEWER LINES, MAINTENANCE OF WATERLINE, MAINTENANCE OF UTILITIES, MAINTENANCE OF PLAY AREA, MAINTENANCE OF LANDSCAPING, MAINTENANCE OF PARKING AREAS, MAINTENANCE OF PERMITS PAYMENT. THE HOMEOWNERS ASSOCIATION GUIDELINES WILL BE RECORDED IN THE SKAGIT COUNTY AUDITORS OFFICE.
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE A7, FLOOD INSURANCE RATE MAP FOR THE CITY OF BURLINGTON WASHINGTON, SKAGIT COUNTY, COMMUNITY-PANEL NUMBER 530153 0001 B EFFECTIVE DATE: JANUARY 3, 1985.
5. ALL SITE IMPROVEMENTS FOR THE PLAT AS SHOWN ON THE CIVIL PLANS DATED JANUARY 1, 2008 SHALL BE COMPLETE AND ACCEPTED BY THE CITY OF BURLINGTON PRIOR TO CONSTRUCTION OF LOTS 7, 8, 9, 10, 11 OR TRACT B.
6. SITE SHALL BE DEVELOPED PURSUANT TO APPROVED CIVIL ENGINEERING PLANS, INCLUDING OFFSITE IMPROVEMENTS.
7. FIRE DEPARTMENT HYDRANT AND TURNAROUND STANDARDS SHALL BE MET.
8. COMPLY WITH TITLE 14, SURFACE WATER MANAGEMENT STANDARDS FOR TEMPORARY CONSTRUCTION AND LONG TERM RUNOFF QUANTITY AND QUALITY. DOWNSPOUTS SHALL BE CONNECTED THROUGH CURBS OR DIRECTLY TO THE STORM SEWER WHERE FEASIBLE.
9. PLANS FOR SANITARY SEWER SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND SHALL BE INSPECTED BY THE CITY AT ALL PHASES.
10. COMPLY WITH COMPREHENSIVE PLAN AND CONTRACT REZONE ORDINANCE # 1831.
11. CONSTRUCTION INSPECTION SHALL BE REQUIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE CITY SHALL APPROVE THE QUALIFICATIONS OF ANY SPECIAL INSPECTOR AND DAILY REPORTS SHALL BE FILED WITH THE CITY.
12. IMPACT FEES SHALL BE PAID FOR SCHOOLS, FIRE, PARKS AND TRAFFIC AT THE TIME OF BUILDING PERMIT ISSUANCE.
13. CONSTRUCTION OF FIRE HYDRANTS AND WATER MAINS SHALL BE COMPLETED AS REQUIRED FOR FIRE FLOW.
14. UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE REQUIRED FOR ALL UTILITY LINES NOT LOCATED IN THE STREET RIGHT OF WAY.
15. STRUCTURES FOR HOLDING MAILBOXES SHALL BE PROVIDED AT LOCATIONS APPROVED BY THE BURLINGTON POST MASTER AND THE CITY ENGINEER.
16. THE CITY SHALL REQUIRE APPROPRIATE MEASURES TO ENSURE THAT THERE IS TIMELY COMPLETION OF THE WORK. PUBLIC IMPROVEMENTS SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL, UNLESS SPECIFICALLY AUTHORIZED BY THE CITY ENGINEER AND PLANNING DIRECTOR BASED ON SITE CONDITIONS. IN THOSE CASES, APPROPRIATE FINANCIAL ARRANGEMENTS AT 130% OF THE VALUE OF THE WORK, SUCH AS BONDS, SHALL BE REQUIRED. IN NO CASE SHALL BUILDING PERMITS BE ISSUED UNTIL PUBLIC IMPROVEMENTS ARE INSTALLED.
17. EACH PORTION OF THE DEVELOPMENT SHALL HAVE LANDSCAPING PLANTED PRIOR TO SALE OR OCCUPANCY.
18. STREET FRONT DESIGN, SETBACKS AND PARKING SHALL BE BASED ON FINAL PLAN REVIEW BY PLANNING COMMISSION.
19. RESIDENTIAL UNITS SHALL BE DUPLEX/TOWNHOUSE STYLE BUILDINGS.

PLAT OF QUINNS COURT

WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

DRAWN BY: I. KASKO

DATE: 05/04/10

FIELD BOOK: PAGE:

BAYVIEW SURVEYING  
& ENGINEERING INC.

139 Sharon Avenue Burlington WA 98233  
Tel: 360-707-2880 Fax: 360-757-3578  
rick@bayviewse.com



SHEET NO. 1 OF 2

SCALE: NONE

JOB NO: 2006-121



PLAT OF QUINNS COURT  
WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

201005060040  
Skagit County Auditor  
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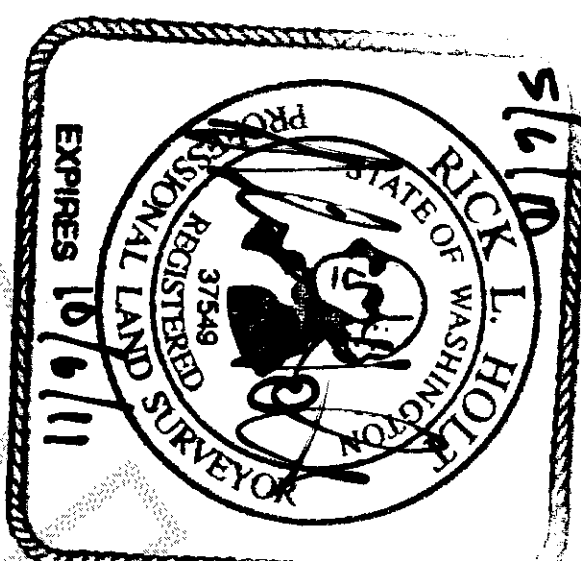
SKAGIT COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

FND 1.5" BRASS DISC IN CONC  
IN CASE  
NORTHWEST CORNER SECTION 5-34-4 MONUMENT  
LIES S 01°25'49" W 2.60' OF CALCULATED CL OF  
RIO VISTA PER PLAT

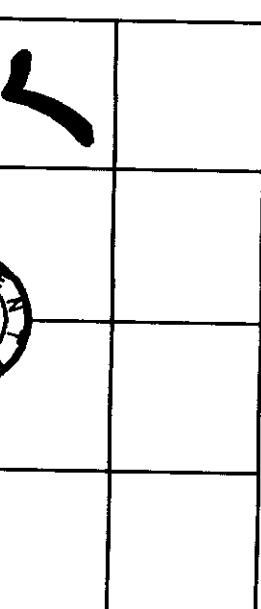
468.29' MEAS. (PLAT 468.83)  
S88°26'04"E  
RIO VISTA AVENUE

FND 1.5" BRASS DISC  
IN CONC IN CASE

CONTRACT REZONE # 1-06



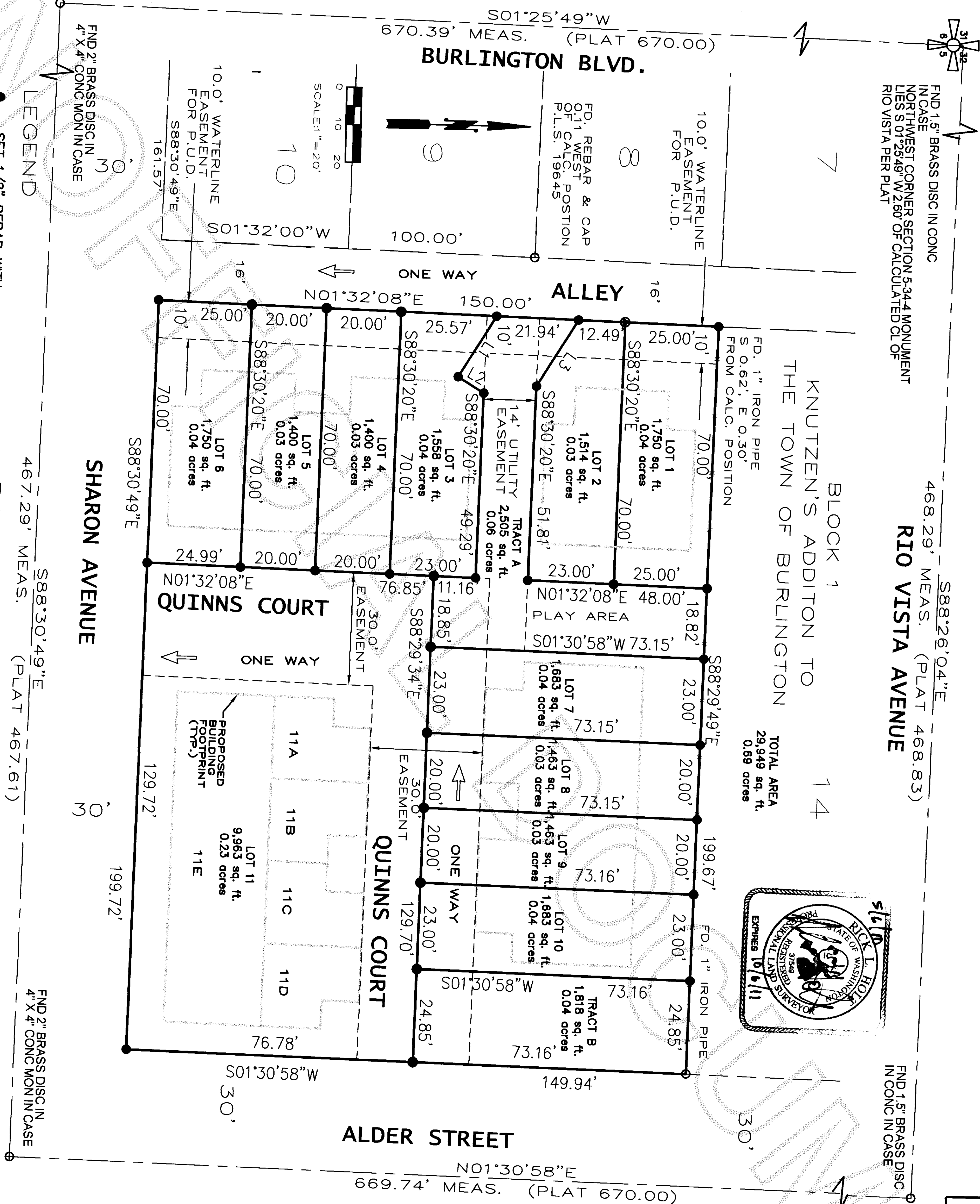
TOTAL AREA  
29,949 sq. ft.  
0.69 acres



SEC. 5, TWP. 34N, RGE. 4E, W.M.  
SKAGIT COUNTY, WASHINGTON

LINE TABLE		
L1	S58°27'52"E	19.21'
L2	N31°32'08"E	8.14'
L3	S58°27'52"E	21.00'

ADDRESS	
LOT 1	133 SHARON AVENUE
LOT 2	135 SHARON AVENUE
LOT 3	147 SHARON AVENUE
LOT 4	149 SHARON AVENUE
LOT 5	151 SHARON AVENUE
LOT 6	153 SHARON AVENUE
LOT 7	163 QUINNS COURT
LOT 8	165 QUINNS COURT
LOT 9	167 QUINNS COURT
LOT 10	169 QUINNS COURT
LOT 11	
11A	162 QUINNS COURT
11B	164 QUINNS COURT
11C	166 QUINNS COURT
11D	168 QUINNS COURT
11E	161 SHARON AVENUE



LEGEND

- SET 1/2" REBAR WITH YELLOW CAP MARKED "B.V. 37549"
- CORNERS SET PER ROS A.F. # 200202060012
- FOUND SURVEY MARKER AS NOTED
- SET NAIL AND FLASHER IN PAVEMENT

467.29' MEAS. (PLAT 467.61)  
S88°30'49"E  
BASIS OF BEARING

FND 2" BRASS DISC IN  
4" X 4" CONC MON IN CASE

BASED ON R.O.S. VOL. 16, PG. 54 RECORDS  
OF SKAGIT COUNTY, WEST LINE OF NW 1/4,  
SEC. 5, TWP. 34 N, RGE. 4 E, W.M. BEARING HELD  
(N 01°25'49" E)

PLAT OF QUINNS COURT

WITHIN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

BAYVIEW SURVEYING & ENGINEERING INC.  
139 Sharon Avenue, Burlington, WA 98233  
Tel: 360-707-2850 Fax: 360-757-5978  
rick@bayview.com

DRAWN BY: I. KASKO  
DATE: 05/05/10  
FIELD BOOK: PAGE:

SHEET NO. 2 OF 2  
SCALE: 1" = 20'  
JOB NO: 2006-121