

OAK HILL LANE PLAT

A PORTION OF THE OAK STREET SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NUMBER 200904150070, RECORDS OF SKAGIT COUNTY, STATE OF 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:

LEGAL DESCRIPTION:

ORDER NO.:
POLICY NO.:
THAT PORTION OF THE OAK STREET SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NUMBER 200904150070, RECORDS OF SKAGIT COUNTY, STATE OF 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:
LOTS 2 THROUGH 8, INCLUSIVE, OF SAID OAK STREET SHORT PLAT.
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 OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE AS STATED THEREON.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 27th DAY OF MAY, 2010.

COMMONWEALTH HOLDINGS LLC,
WASHINGTON FEDERAL SAVINGS

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kendal D. Gentry 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 MAJOR OF COMMONWEALTH HOLDINGS LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 05/27/2010
NOTARY PUBLIC - STATE OF WASHINGTON
MY APPOINTMENT EXPIRES: 01/29/2014

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Doreen M. Huston 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 HUSBAND OF WASHINGTON FEDERAL SAVINGS, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 5/27/10
NOTARY PUBLIC - STATE OF WASHINGTON
MY APPOINTMENT EXPIRES: 11/13/2010

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE "OAK HILL LANE PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND THAT THE COURSES 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.
Rick L. Holt, PLS
DATE: 5/26/10
RICK L. HOLT, PLS CERTIFICATE NO. 37549

COUNTY TREASURER'S CERTIFICATE

I, 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 "OAK HILL LANE PLAT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORD OF MY OFFICE THIS 27 DAY OF May, 2010.
TREASURER, SKAGIT COUNTY, WASHINGTON

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 26 DAY OF May, 2010.
CITY ENGINEER

APPROVALS

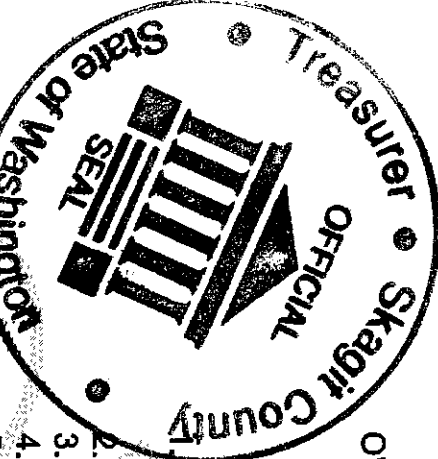
THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON PLAT ORDINANCE # 1714. THIS 26 DAY OF May, 2010.
CITY ENGINEER

LOT AREA AND ADDRESS INFORMATION

LOT NO.	AREA (SQ. FT.)	ADDRESS
2-A	4,803 SQ. FT.	453 OAK HILL LANE
2-B	4,221 SQ. FT.	455 OAK HILL LANE
3-A	4,078 SQ. FT.	447 OAK HILL LANE
3-B	4,502 SQ. FT.	449 OAK HILL LANE
4-A	5,671 SQ. FT.	431 OAK HILL LANE
4-B	4,586 SQ. FT.	433 OAK HILL LANE
5-A	4,401 SQ. FT.	425 OAK HILL LANE
5-B	4,019 SQ. FT.	427 OAK HILL LANE
6-A	4,415 SQ. FT.	420 OAK HILL LANE
6-B	3,263 SQ. FT.	422 OAK HILL LANE
7-A	3,808 SQ. FT.	434 OAK HILL LANE
7-B	3,808 SQ. FT.	436 OAK HILL LANE
8-A	3,509 SQ. FT.	432 OAK HILL LANE
8-B	4,114 SQ. FT.	434 OAK HILL LANE
TRACT "B"	1,230 SQ. FT.	

NOTES:

SURVEYOR:
OWNER/DEVELOPER:
RICK HOLT, PLS.
BAYVIEW SURVEYING AND ENGINEERING
169 SHARON AVENUE
BURLINGTON WA 98253
COMMONWEALTH HOLDINGS LLC
501 E. FAIRHAVEN AVENUE
BURLINGTON WA 98253
PHONE: (360) 755-9021



- THIS SURVEY WAS PERFORMED IN THE FIELD IN OCTOBER AND NOVEMBER 2008, USING A LEICA TCRA 1105 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE),
TOTAL ACRES = 154.4 ACRES
BASIS OF BEARING: CENTERLINE OF OAK STREET, NORTH 01°35'07" EAST.
1. ZONING: R-2
2. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM.
3. WATER: SKAGIT COUNTY PUD NO. 1
4. TELEPHONE: VERIZON
5. TV: COMCAST
6. OAK HILL LANE PLAT AND DATES OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS, CONTRACT REZONE #1657, RECORDED UNDER AUDITOR'S FILE NUMBER 200903310037.
7. PROVIDE A CHILDREN'S PLAY AREA TO BE SHOWN ON THE PLAT.
8. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS.
9. A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THE PURPOSE OF MAINTAINING THE DRAINAGE SYSTEM OF THIS PLAT. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR FILE NUMBER 201005270126 ESTABLISHING OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR PRIVATE DRAINAGE FACILITIES AND STREETS.
10. 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 FOLAGE FROM COLLECTING. INSPECTION, VACUUMING, AND PREVENTIVE PRACTICES SHALL OCCUR EVERY YEAR.
11. 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.
12. FLOODWAY ZONE A-7, B, F.E. ELEVATION = 31.00 FEET, INTERPOLATED FROM FIRM FOR SKAGIT COUNTY, PANEL 530151 0250 C.

FRANCHISE UTILITY EASEMENT DEDICATION

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE CITY 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, 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 OR 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 UTILITYNESS 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.

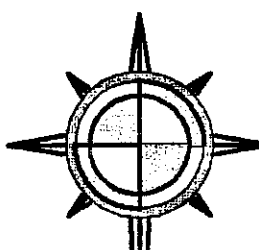
AUDITORS CERTIFICATE

201005270125
Skagit County Auditor
5/27/2010 Page 1 of 2 3:19PM
BY DEPUTY
Katie Jungquist
SKAGIT COUNTY AUDITOR

OAK HILL LANE PLAT #1-10

OAK HILL LANE PLAT
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. KASKO	SHEET NO.	1 OF 2
DATE:	04/10/09	SCALE:	NONE
FIELD BOOK:	PAGE:	JOB NO.	2009-06

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rick@bayviewse.com

