

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:

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 HERETO SET OUR HANDS AND SEALS THIS 27th DAY OF May, 2010.

Debra Myster
 COMMONWEALTH HOLDINGS LLC.
 WASHINGTON FEDERAL SAVINGS

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kendall D. Gerdy 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 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: 05/27/2010
Kendall D. Gerdy (SIGNATURE OF NOTARY)
 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 Debra Myster 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 MANAGER OF COMMONWEALTH HOLDINGS LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

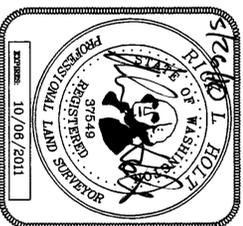
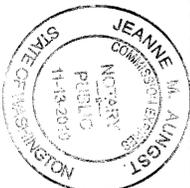
DATED: 5/27/10
Debra Myster (SIGNATURE OF NOTARY)
 NOTARY PUBLIC - STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES: 1/29/2010

LAND SURVEYORS CERTIFICATE

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, P.L.S. CERTIFICATE NO. 37549

5/26/10
 DATE



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 "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.

Katie Jungquist
 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 AND THIS 26 DAY OF May, 2010.

Angie Brown
 TREASURER, CITY OF BURLINGTON

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.

Wendell R. Clark
 SIGNATURE OF PLANNING DIRECTOR

Ben Blase
 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	5,871 SQ. FT.	431 OAK HILL LANE
4-B	4,585 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	3,868 SQ. FT.	434 OAK HILL LANE
7-B	3,868 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.	

EACH LOT LISTED HEREON TOGETHER WITH LOT 1, OAK STREET SHORT PLAT, A.K.A. UNDIVIDED OWNERSHIP OF TRACT "B" and Tract "A"

NOTES:

SURVEYOR:
 RICK L. HOLT, P.L.S.
 BAYVIEW SURVEYING AND ENGINEERING
 130 SHARON AVENUE
 BURLINGTON WA 98233

OWNER/DEVELOPER:
 COMMONWEALTH HOLDINGS LLC
 501 E. FAIRHAVEN AVENUE
 BURLINGTON WA 98233
 PHONE: (360) 755-8021



THIS SURVEY WAS PERFORMED IN THE FIELD IN OCTOBER AND NOVEMBER 2008, USING A LEICA TCR4 1105 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE).

TOTAL ACREAGE = 1544 ACRES

1. BASIS OF BEARING: CENTERLINE OF OAK STREET, NORTH 01°35'07" EAST.

2. ZONING: R-2

3. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM.

4. WATER: SKAGIT COUNTY PUD NO. 1

5. TELEPHONE: VERIZON

6. OAK HILL LANE PLAT AND DATES OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS. CONTRACT REZONE #1657.

7. RECORDED UNDER AUDITOR'S FILE NUMBER 200903310037.

8. PROVIDE A CHILDREN'S PLAY AREA TO BE SHOWN ON THE PLAT.

9. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS.

10. 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.

11. FLOODWAY ZONE A-7, B.F.E. ELEVATION = 31.00 FEET, INTERPOLATED FROM FIRM FOR SKAGIT COUNTY, PANEL 530151 0250 C.

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 FOLIAE FROM COLLECTING, INSPECTION, VACUUMING, AND PREVENTIVE PRACTICES SHALL OCCUR EVERY YEAR.

10. 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.

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 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 HEREBY 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 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 PURLIANT 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.

AUDITORS CERTIFICATE

201005270125
 Skagit County Auditor

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Katie Jungquist
 SKAGIT COUNTY AUDITOR

Michelle Blase
 BY DEPUTY

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.

BAYVIEW SURVEYING & ENGINEERING INC.
 130 Sharon Avenue, Burlington, WA 98233
 Tel: 360-707-2590 Fax: 360-737-3978
 rick@bayviewse.com

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

SHEET NO. 1 OF 2
 SCALE: NONE
 JOB NO. 2009-08

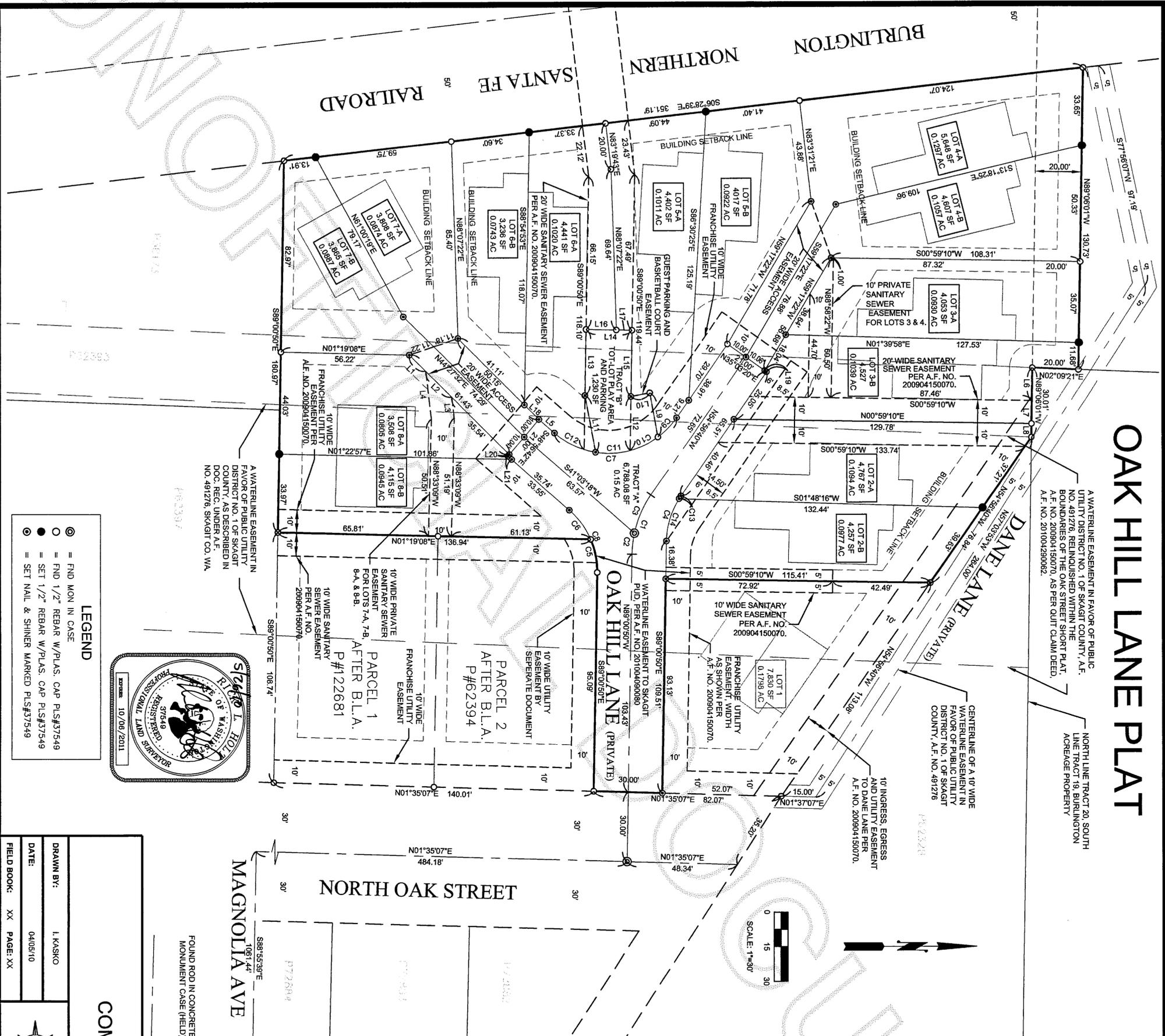
OAK HILL LANE PLAT

A WATERLINE EASEMENT IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, A.F. NO. 491276, RELINQUISHED WITHIN THE BOUNDARIES OF THE OAK STREET SHORT PLAT, A.F. NO. 200904150070, AS PER QUIT CLAIM DEED, A.F. NO. 201004230062.

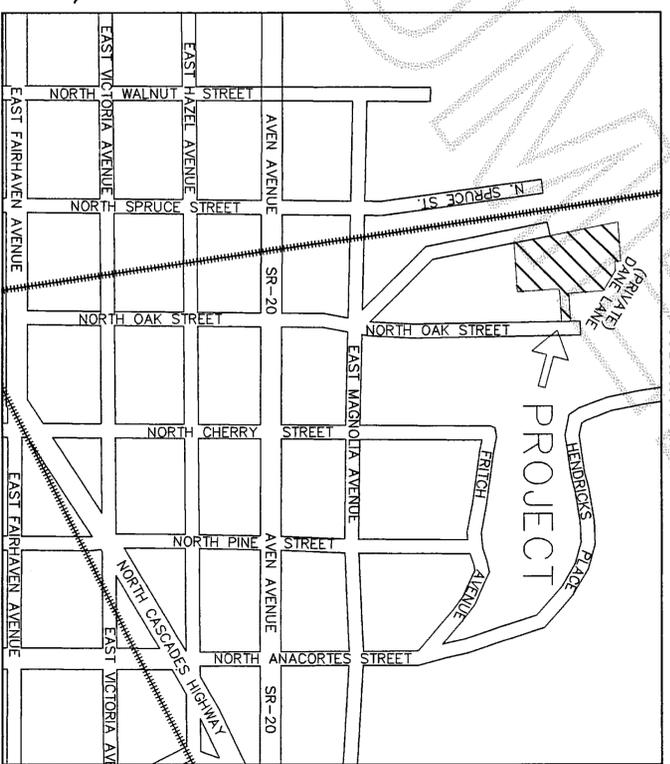
NORTH LINE TRACT 20, SOUTH LINE TRACT 18, BURLINGTON ACREAGE PROPERTY

CENTERLINE OF A 10' WIDE WATERLINE EASEMENT IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, A.F. NO. 491276

10' INGRESS EGRESS AND UTILITY EASEMENT TO DANE LANE PER A.F. NO. 200904150070.



- LEGEND**
- ⊙ = END MON IN CASE
 - = END 1/2" REBAR W/PLAS. CAP PLS#37549
 - = SET 1/2" REBAR W/PLAS. CAP PLS#37549
 - = SET NAIL & SHINER MARKED PLS#37549



AUDITORS CERTIFICATE

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Skagit County Auditor

BY DEPUTY

PLAT NO. BURL-1-10

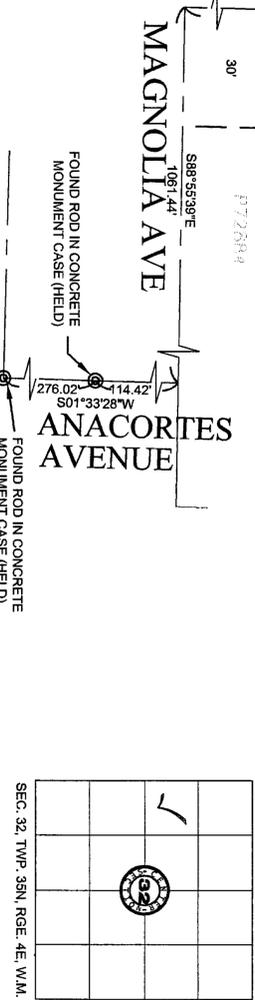
VICINITY MAP

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	27.35'	46.00'	34.0410°
C2	9.16'	46.00'	11.2438°
C3	18.19'	46.00'	22.3932°
C4	20.81'	35.00'	34.0410°
C5	14.78'	35.00'	24.0918°
C6	15.75'	35.00'	25.4634°
C7	60.32'	36.00'	95.5958°
C8	30.50'	35.00'	49.5552°
C9	11.61'	36.00'	18.2901°
C10	13.64'	36.00'	21.4203°
C11	15.18'	36.00'	24.0912°
C12	19.90'	36.00'	31.4042°
C13	1.51'	35.00'	2.2755°
C14	19.31'	35.00'	31.3612°

LINE TABLE

LINE	LENGTH	BEARING
L1	9.99'	N44.2732°E
L2	15.90'	N44.2732°E
L3	9.19'	S83.2529°W
L4	20.86'	S83.2529°W
L5	8.91'	S41.0318°W
L6	14.16'	S89.0601°E
L7	10.00'	S89.0601°E
L8	6.85'	S89.0601°E
L9	19.40'	S79.2757°W
L10	8.41'	S10.3203°E
L11	15.18'	N79.2757°E
L12	23.40'	N89.0050°W
L13	28.93'	S89.0050°E
L14	20.00'	S00.5910°W
L15	28.68'	S89.0050°E
L16	13.11'	S00.5910°W
L17	6.89'	N00.5910°E
L18	9.04'	S44.2732°E
L19	0.94'	N35.0320°E
L20	0.96'	S46.5642°E
L21	2.19'	S41.0318°W



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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.

BAYVIEW SURVEYING & ENGINEERING INC.
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rick@bayviewse.com

DRAWN BY: I. KASKO
DATE: 04/05/10
FIELD BOOK: XX **PAGE:** XX

SHEET NO.: 2 OF 2
SCALE: 1" = 30'
JOB NO.: 2009-06