

SURVEY DESCRIPTION

THE SOUTH 100 FEET OF THE WEST 134 FEET OF THE SOUTH 1/2 OF LOT 16, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO. WASH." AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

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. HOME OWNERS ASSOCIATION DOCUMENT RECORDED UNDER A.F. NO. 20110202030114

3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

4. ZONING: MULTI FAMILY (R-3) CONTRACT REZONE NO. 3-04

5. SEWAGE DISPOSAL: CITY OF BURLINGTON

WATER: PUD NO. 1
POWER: PIJET SOUND ENERGY
TELEPHONE: FRONTIER COMMUNICATIONS
TV: COMCAST
DRAINAGE: CITY OF BURLINGTON STORM DRAINAGE SYSTEM
GARBAGE DISPOSAL: CITY OF BURLINGTON

6. STREET IMPROVEMENTS ARE REQUIRED FOR SHORT PLAT APPROVAL. SEE SITE PLAN PREPARED BY RAVNIK & ASSOCIATES, INC. DATED MARCH 24, 2010.

7. INDICATES IRON ROD OR NAIL SET WITH YELLOW CAP - SURVEY NUMBER LISSE 22960
O - INDICATES EXISTING REBAR OR IRON ROD FOUND

8. MERIDIAN: ASSUMED

9. BASIS OF BEARING: MONUMENTED CENTERLINE OF SKAGIT STREET PER PREVIOUS SURVEYS.
BEARING = NORTH 1°45'43" EAST

10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 137445-5, DATED AUGUST 20, 2010.

11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER

12. SURVEY PROCEDURE: FIELD TRAVERSE

13. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO. WASH. RECORDED IN VOLUME 3 OF PLATS, PAGE 11, PLAT OF CLIMBING ADDITION TO BURLINGTON RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 45, SHORT PLAT NO. BU-1-84 RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 135, SHORT PLAT NO. BU-2-47 RECORDED IN VOLUME 13 OF SHORT PLATS, PAGE 54, SHORT PLAT NO. BU-16-1 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 144 AND THOSE CERTAIN RECORDS OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 4212040024, 4906110049, 20061160060, AND 200703070112, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

14. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD MENTIONED IN SAID TITLE REPORT UNDER NOTE 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 201006140200, 200703070112 AND 201006160137.

15. OWNER/DEVELOPER:

ROGER HELGESON
PO BOX 441
BURLINGTON WA 98233
PHONE: (360) 421-6825

16. LOTS 1-6 (INCLUSIVE) OF THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

17. BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER, IDENTIFIED AS BEING IN ZONE A1, ON FIRM MAP NO. 530153-0001-B DATED JANUARY 3, 1985. ELEVATING MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION. SEE CITY OF BURLINGTON FOR SPECIFIC BUILDING REQUIREMENTS.

18. BENCHMARK: NAIL IN WEST FACE OF UTILITY POLE
ELEVATION = 36.50 NGVD29

19. THE PROPERTY IS IDENTIFIED BY THE SKAGIT COUNTY ASSESSORS' OFFICE AS PARCEL NUMBER P-12334.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

DATE Feb 2, 2011

BRUCE G. LISSE
370 MILWAUKEE STREET
PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 414-1442
FAX: (360) 414-0581
E-MAIL: BRUCE@LISSE.COM

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN THE FREE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS SHORT PLAT AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 2nd DAY OF February, 2010.

Roger M. Helgeson
ROGER M. HELGESON, AS HIS SEPARATE PROPERTY

WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION

BY: Doreen Mustrom
PRINT NAME: Doreen Mustrom
TITLE: Asst. Dir. Mgt.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, ROGER M. HELGESON, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Feb 2, 2011

BRUCE G. LISSE
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2012

SIGNATURE
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7/14/12

RESIDING AT Mount Vernon

STATE OF WASHINGTON

COUNTY OF Skagit

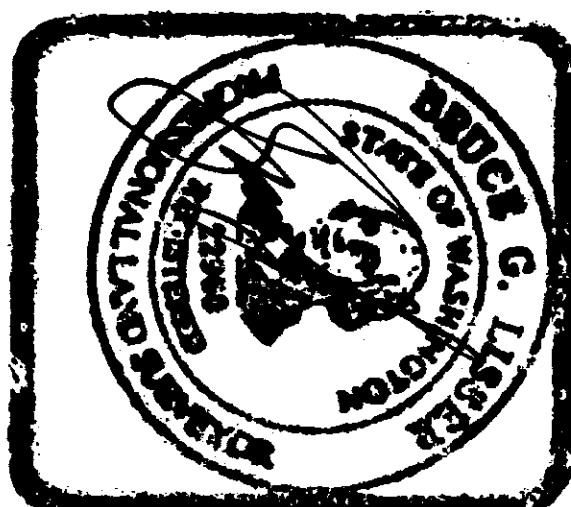
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Doreen Mustrom SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Asst. Dir. Mgt. OF WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 2/2/11

Doreen Mustrom
SIGNATURE
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 11/14/11

RESIDING AT Salt Lake City



AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSE & ASSOCIATES, PLLC.



201102030113

2/3/2011 Page 1 of 3 1:46PM

Shirley J. Gaudin
SKAGIT COUNTY AUDITOR

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220 ON THIS 2nd DAY OF February, 2010.

CITY OF BURLINGTON

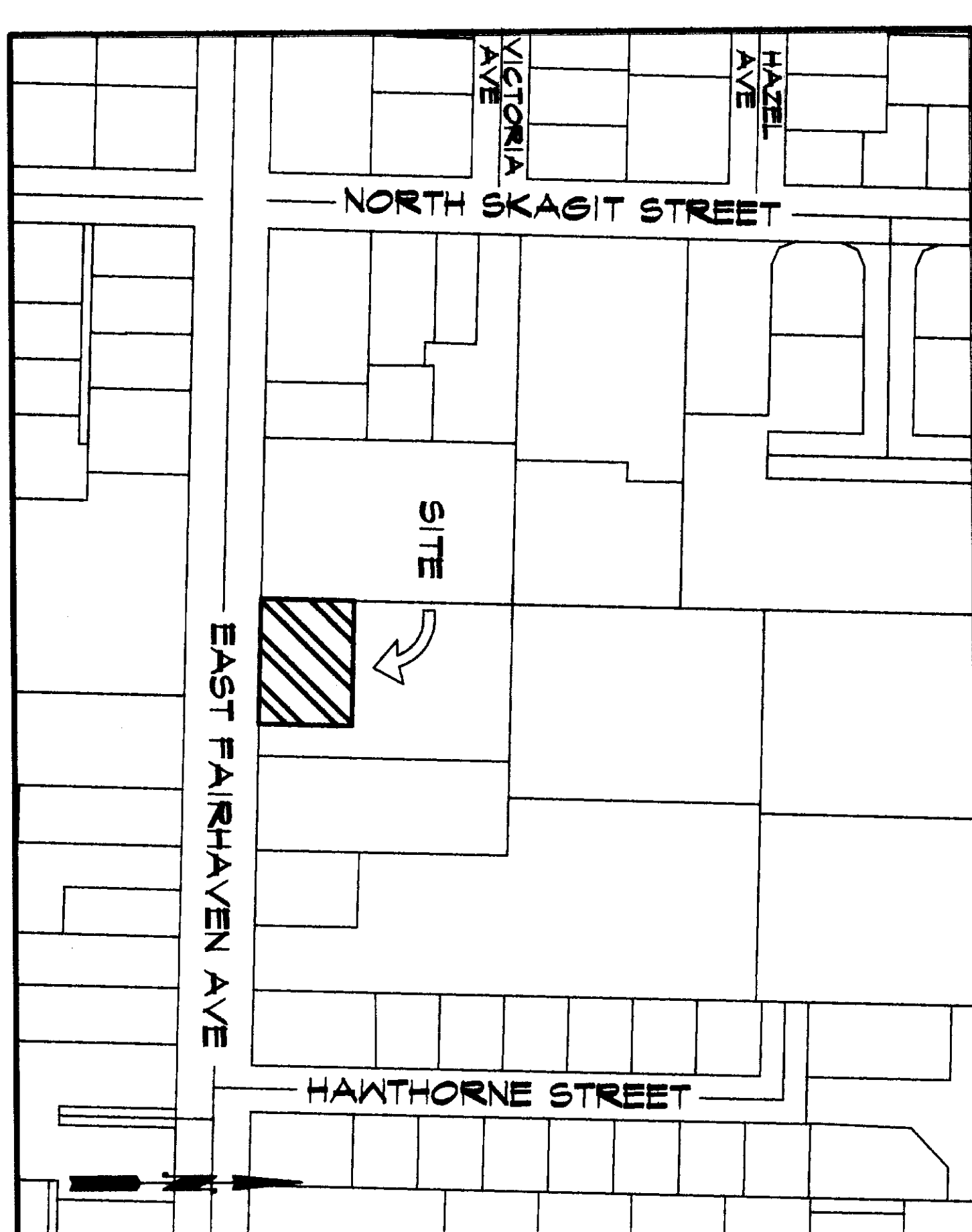
BY: Griffin M. St. BY: W. M. St.
DIRECTOR OF PUBLIC WORKS PLANNING DIRECTOR

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 2010.

THIS 3rd DAY OF February, 2011.

Shirley J. Gaudin
SKAGIT COUNTY TREASURER



VICINITY MAP
N.T.S.

SHEET 1 OF 3

CITY OF BURLINGTON SHORT PLAT NO. 55-210

DATE: 01/18/11

BOUNDARY SURVEY IN A PORTION OF

BLOCK 136

IN A PORTION OF THE

NE 1/4 OF THE SE 1/4 OF SECTION 32, T. 35 N., R. 4 E., W.M.,

CITY OF BURLINGTON, WASHINGTON

FOR: ROGER HELGESON

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273

SCALE: 1" = 100'

DWG: 07-0025P

CALCULATED INTERSECTION
PER PREVIOUS SURVEYS.

MONROE STREET

500°53'49"E
1267.83'

208.00' (PLAT=204)

413.92' (PLAT=416)

BNR
SHORT STREET

FIRST ADDITION TO BURLINGTON
BLOCK 136

FOUND
NEW SURMIT MONT IN CASE
0.47' N AND 0.17' E
OF CALCULATED INTERSECTION
PER PREVIOUS SURVEYS.
HELD CALCULATED LOCATION
FOR THIS SURVEY

SURFACE
MONT PER
PREVIOUS
SURVEY
(2007)
OBLITERATED

N°45°43'E
1239.35'

1023.78'

SKAGIT STREET

VICTORIA
AVE
SURFACE
MONT PER
PREVIOUS
SURVEY
(2007)
OBLITERATED

286.17'

MONT IN CASE
2010

EAST FAIRHAVEN AVENUE

SEE DETAIL "A"

FOUND
NEW SURMIT MONT IN CASE
0.15' N AND 0.16' E
OF INTERSECTION
PER PREVIOUS SURVEYS.
HELD PREVIOUS LOCATION
FOR THIS SURVEY

SECTION STREET

N°34°58'E
1249.57'

316.51'

319.79'

N°43°54'E 543.03' (PLAT=545')

N°43°54'E 629.72' (PLAT=632')

N°44°29'E 631.31'

N°41°40'E 543.03'

N°45°04'E 543.03'

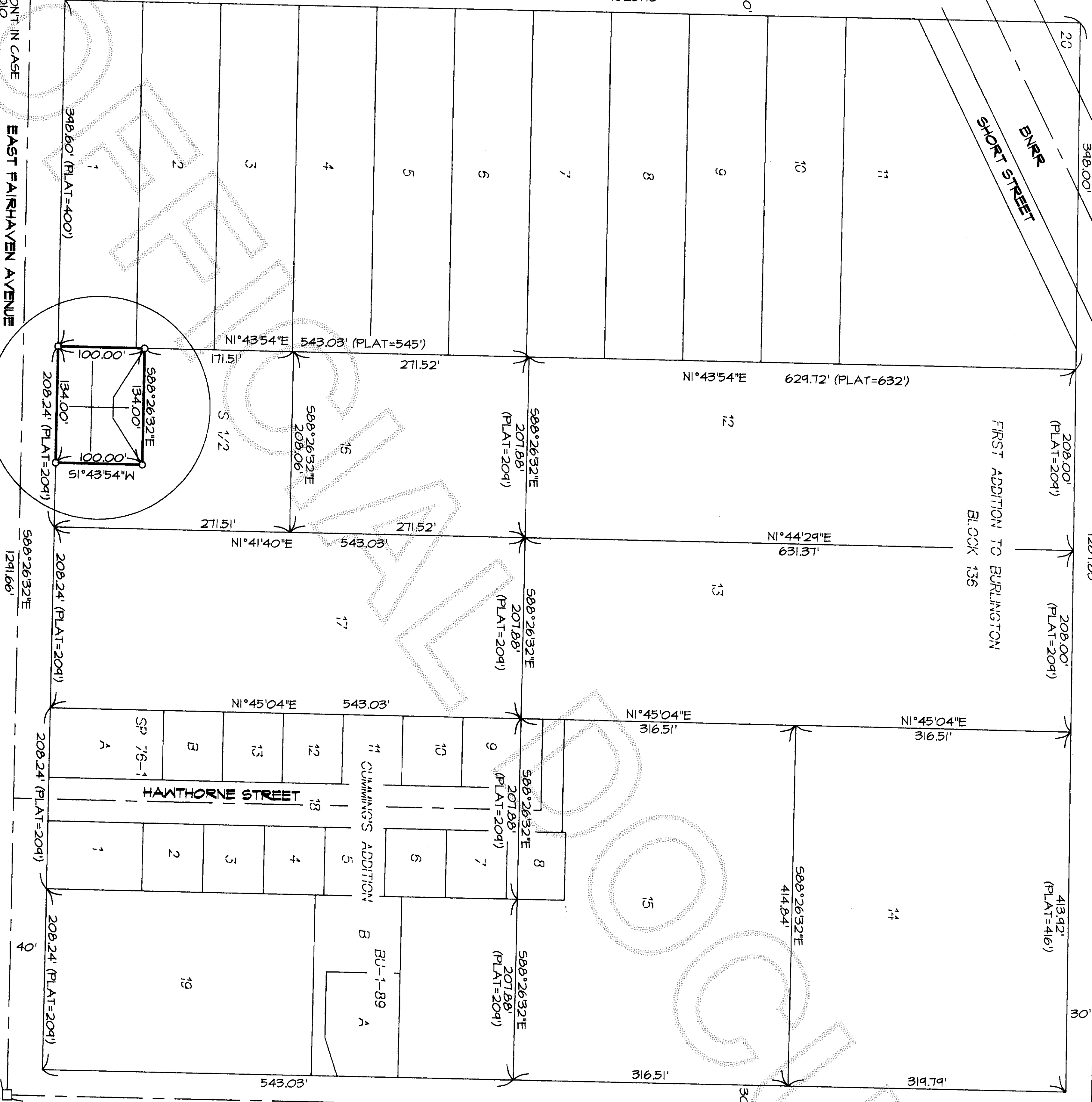
N°45°04'E 316.51'

N°45°04'E 316.51'

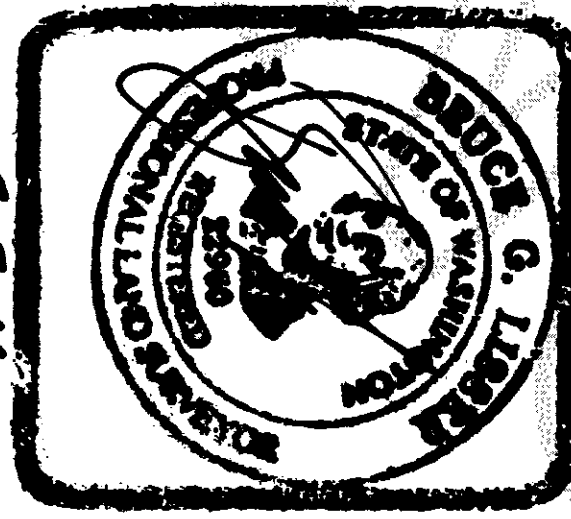
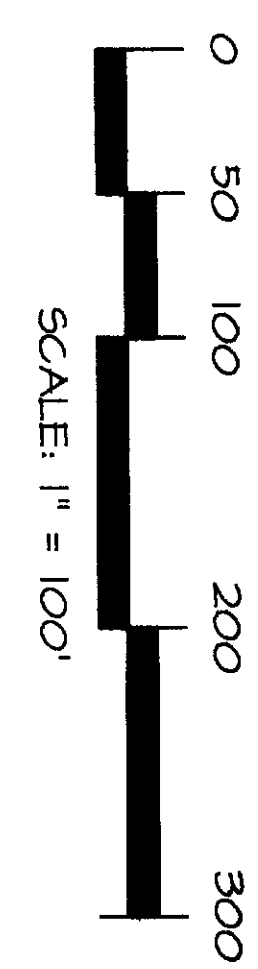
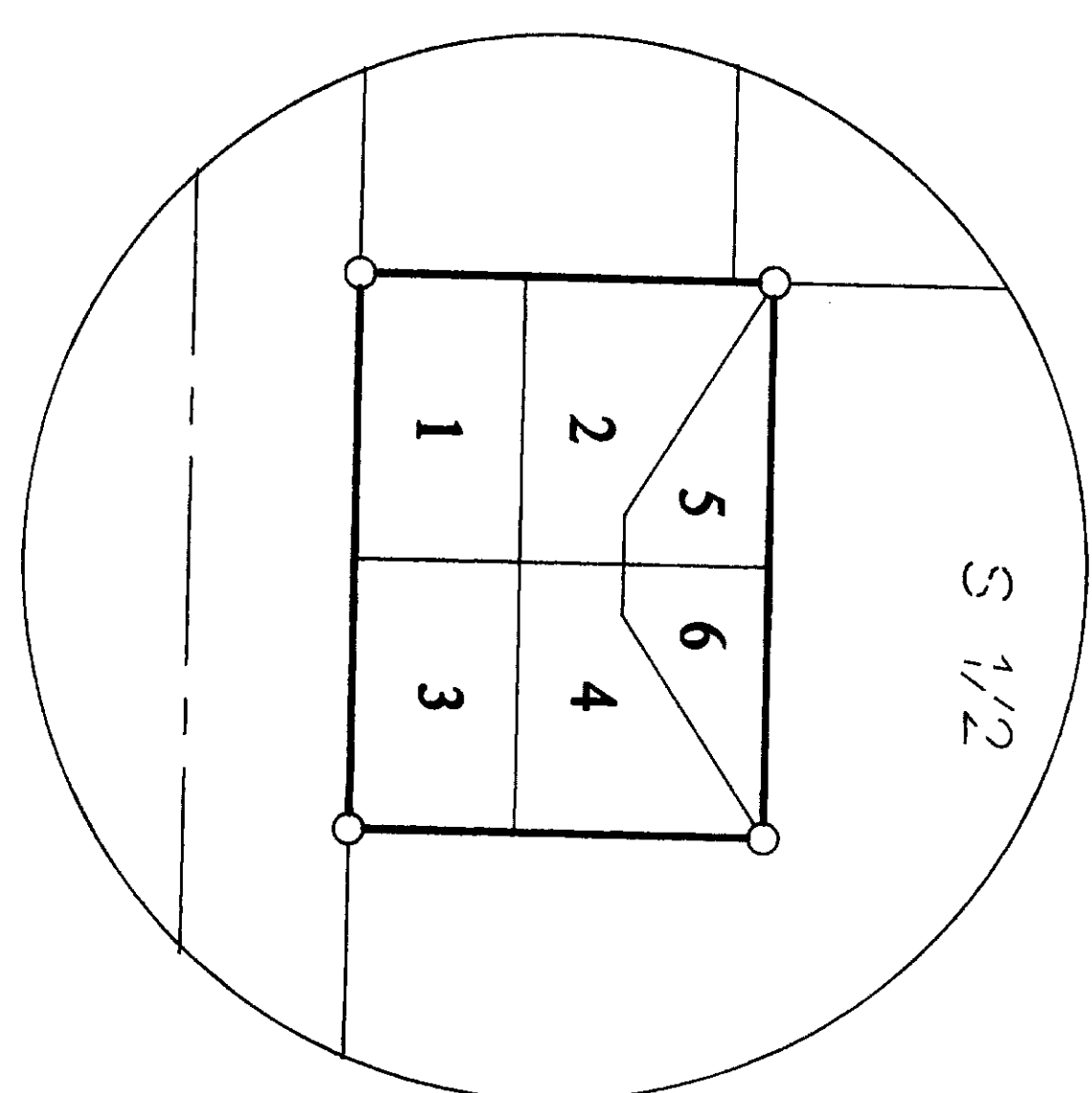
HAWTHORNE STREET

11 CUMMINGS ADDITION

BU-1-89
A



DETAIL "A"



2-2-4

SHEET 2 OF 3
CITY OF BURLINGTON SHORT PLAT NO. 56-210
DATE: 01/18/11

BOUNDARY SURVEY IN A PORTION OF
BLOCK 136
FIRST ADDITION TO BURLINGTON
IN A PORTION OF THE
NE 1/4 OF THE SE 1/4 OF SECTION 32, T. 35 N., R. 4 E., 11M.
CITY OF BURLINGTON, WASHINGTON
FOR: ROGER HELGESSON

FB	PG	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	SCALE: 1" = 100' DWG: 07-0025P
MERIDIAN: ASSUMED			

VICTORIA AVE

SKAGIT STREET
REPAVED
MONUMENT
OBLITERATED
(NOV. 2010)

ADJOINING PROPERTY OWNERS

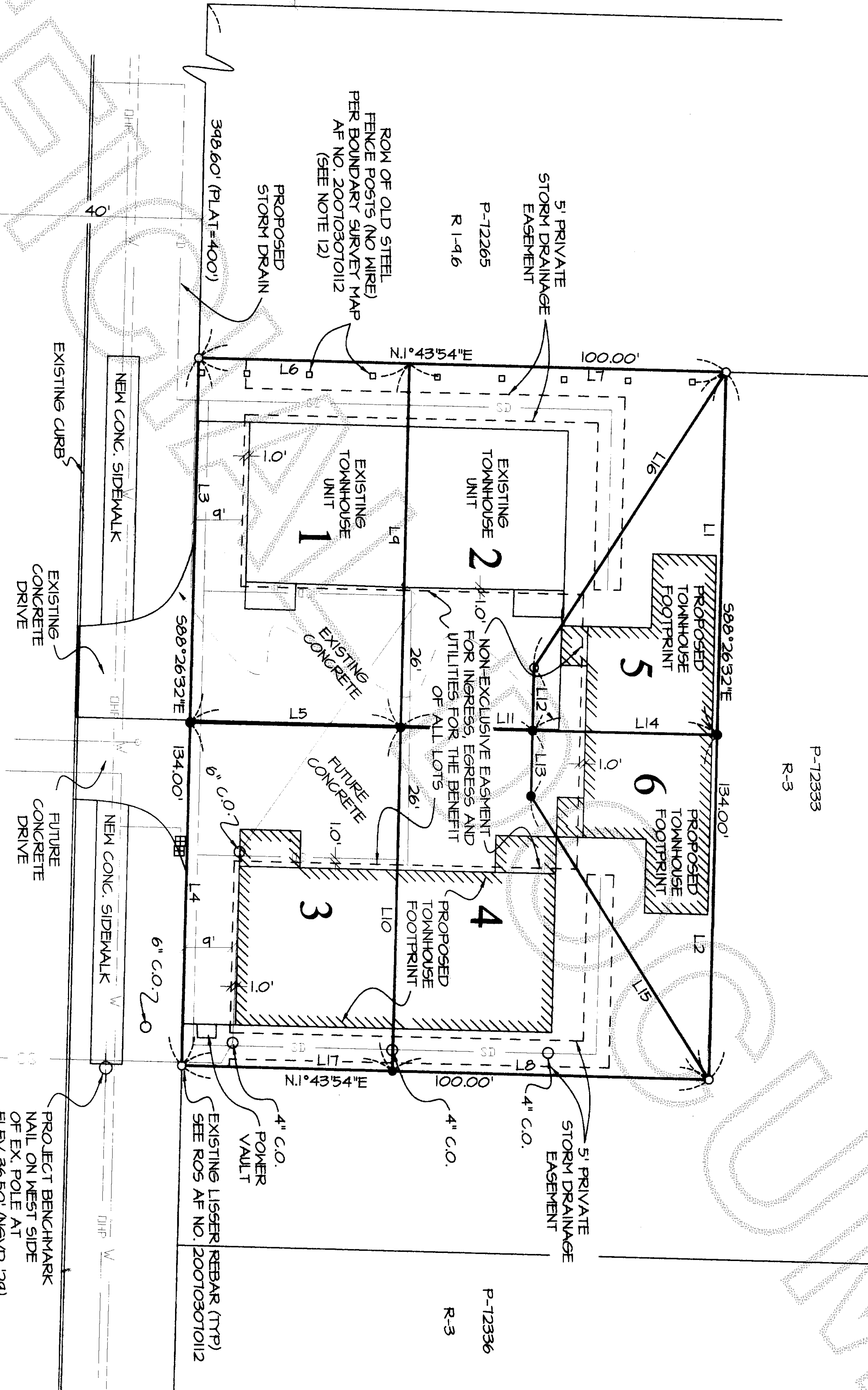
WEST
P-12265
RANDALL E. WILLES
1221 FAIRHAVEN AVE
BURLINGTON WA 98233
NORTH AND EAST
P-12333
NANETTE S. WISE AND RONALD M. TAIT L/E
1234 E FAIRHAVEN
BURLINGTON WA 98233

LOT ADDRESS AND AREA INFORMATION

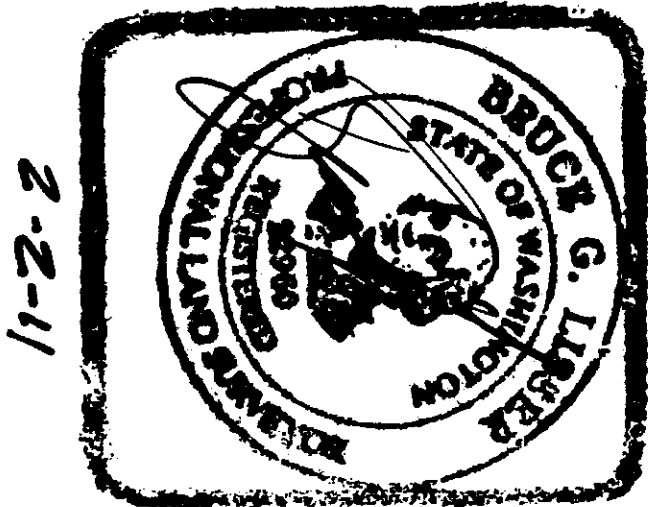
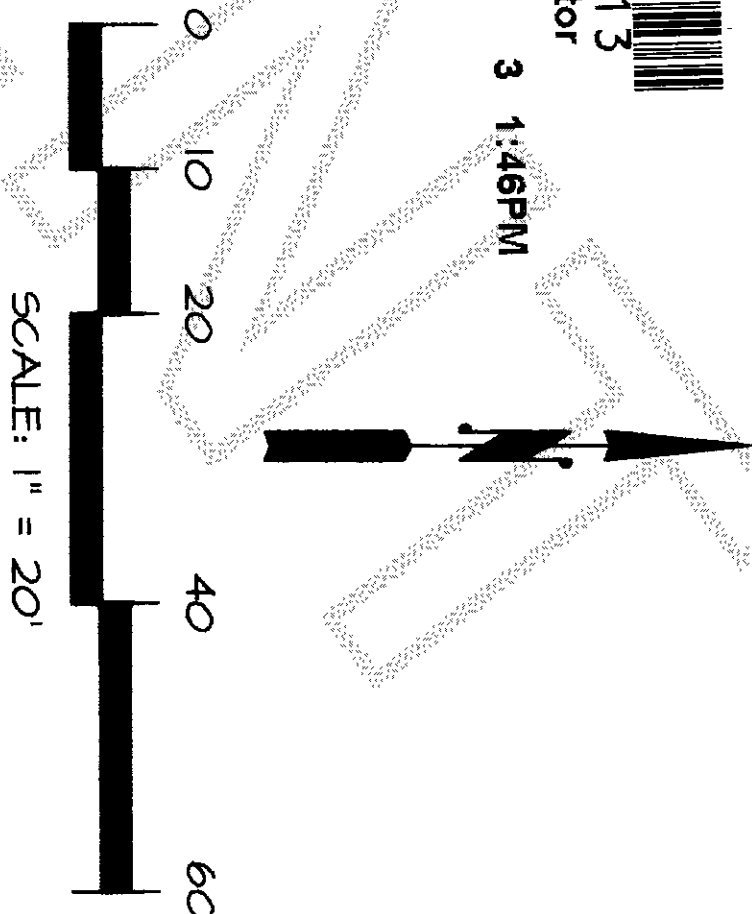
LOT 1 1225 E FAIRHAVEN AVE 2754 SQ FT (INCLUSIVE OF EASEMENT)
LOT 2 1227 E FAIRHAVEN AVE 2718 SQ FT (INCLUSIVE OF EASEMENT)
LOT 3 1224 E FAIRHAVEN AVE 2601 SQ FT (INCLUSIVE OF EASEMENT)
LOT 4 1231 E FAIRHAVEN AVE 2552 SQ FT (INCLUSIVE OF EASEMENT)
LOT 5 1233 E FAIRHAVEN AVE 1411 SQ FT (INCLUSIVE OF EASEMENT)
LOT 6 1234 E FAIRHAVEN AVE 1354 SQ FT (INCLUSIVE OF EASEMENT)

SKAGIT STREET

EAST FAIRHAVEN AVENUE



LINE	BEARING	DISTANCE
L1	S88°26'32\"E	68.73'
L2	S88°26'32\"E	65.27'
L3	S88°26'32\"E	64.03'
L4	S88°26'32\"E	64.47'
L5	N°33'20\"E	40.00'
L6	N°43'54\"E	40.00'
L7	N°43'54\"E	60.00'
L8	N°43'54\"E	60.00'
L9	S88°26'32\"E	68.41'
L10	S88°26'32\"E	65.04'
L11	N°33'20\"E	25.00'
L12	S88°26'32\"E	11.88'
L13	S88°26'32\"E	12.34'
L14	N°33'20\"E	35.00'
L15	N58°03'44\"E	63.42'
L16	N56°44'22\"W	66.76'
L17	N°43'54\"E	40.00'



SECTION STREET

UTILITIES EASEMENT AREA

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, RISET SOUND ENERGY FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORP., AND CONCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENT AREA SHOWN ON THE FACE OF THIS SHORT PLAT FOR INGRESS, EGRESS, SIDEWALK AND UTILITY PURPOSES IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, 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 NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN FAVOR OF ALL LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS, THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.

THE CITY OF BURLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

SHEET 3 OF 3

CITY OF BURLINGTON SHORT PLAT NO. 55-210

DATE: 01/18/11

BOUNDARY SURVEY IN A PORTION OF

BLOCK 136

FIRST ADDITION TO BURLINGTON

IN A PORTION OF THE

NE 1/4 OF THE SE 1/4 OF SECTION 32, T. 35 N., R. 4 E., W.M.

CITY OF BURLINGTON, WASHINGTON

FOR ROGER HELGREN

FB321 A PG 14

LISSE & ASSOCIATES, PLLC

SCALE: 1\" = 20\"

MERIDIAN: ASSUMED

SURVEYING & LAND-USE CONSULTATION

NOV. 2010