

SURVEY DESCRIPTION

TRACT 1, SHORT PLAT NO. PLO6-0614, APPROVED DECEMBER 28, 2009, RECORDED DECEMBER 29, 2009 UNDER AUDITOR'S FILE NO. 200912290021, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CO., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE WEST 7 FEET OF LOT 1 SHOWN HEREON ADJOINING GARDNER ROAD AS AN AREA FOR INGRESS, EGRESS AND UTILITIES EASEMENT AND TO REPAIR, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND SERVICES TO THE ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING LIGHT TO ENTER UPON 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 GRANTOR SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE

THIS 25 DAY OF May 2011

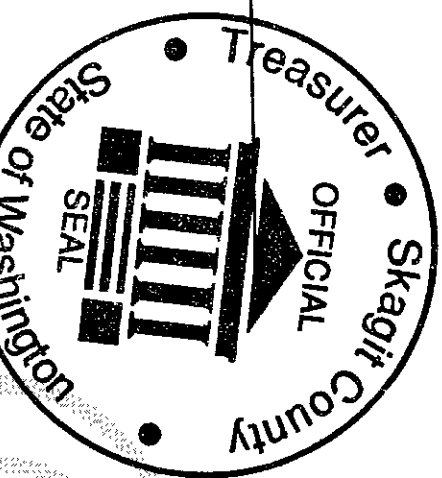
Wendy J. Stok
SHORT PLAT ADMINISTRATOR
Emily M. Packer
PUBLIC WORKS DIRECTOR

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 2011.

THIS 18th DAY OF May 2011

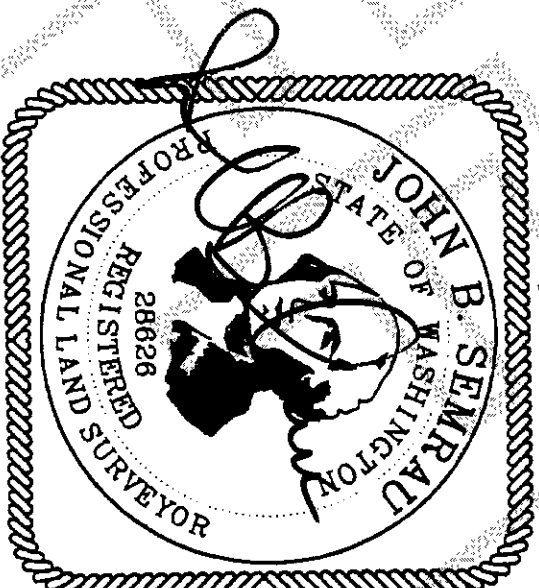
John B. Semrau
SKAGIT COUNTY TREASURER
DEPUTY



LOT ADDRESS INFORMATION

- LOT 1: 302 SOUTH GARDNER ROAD
- LOT 2: 1911 LEGACY LANE
- LOT 3: 1923 LEGACY LANE
- LOT 4: 1935 LEGACY LANE

4-27-11



SURVEYOR'S CERTIFICATE

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

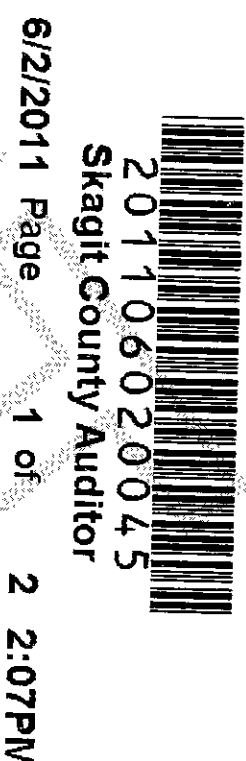
John B. Semrau
DATE: 4-27-11

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE 360-424-9566

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. THE DRAINAGE/INFILTRATION SYSTEM SERVING THE PRIVATE ROADWAY IS ALSO PRIVATE AND THE RESPONSIBILITY AND COST OF MAINTENANCE AND OPERATION ARE THE LOT OWNERS. AN EASEMENT AND PERMISSION IS GRANTED TO THE CITY OF BURLINGTON TO ACCESS, INSPECT, MAINTENANCE AND OPERATION OF THE ROADS AND STORM DRAINAGE SYSTEM.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - R-1-8.4 SINGLE FAMILY RESIDENTIAL MINIMUM SETBACK REQUIREMENTS:
FRONT YARD MINIMUM MEAN DEPTH: 20 FEET
SIDE YARD MINIMUM MEAN WIDTH: 5 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.
REAR YARD MINIMUM MEAN DEPTH: 20 FEET
4. SEWAGE DISPOSAL - BURLINGTON SEWER. LOT 1, 2, 3 AND 4 WILL REQUIRE INDIVIDUAL PRIVATE GRINDER PUMP SYSTEMS. THE LOT OWNERS SHALL RETAIN OWNERSHIP OF THE PUMP STATIONS AND FORCE MAIN LINES AND SHALL BE RESPONSIBLE FOR THEIR MAINTENANCE AND OPERATION.
5. WATER - PUD NO. 1 OF SKAGIT COUNTY.
6. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN - ASSUMED.
8. BASIS OF BEARING - EXISTING MONUMENTS FOUND ALONG THE SOUTH LINE OF SECTION 33.
35 N., R. 4 E., WM., BEARING = NORTH 89°25'54" EAST.
9. LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE, OLD REPUBLIC NATIONAL TITLE INSURANCE CO., PREPARED BY LAND TITLE COMPANY, ORDER NO. 138888-0, DATED FEBRUARY 9, 2011.
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 200204230231, 200903270009, 200607130112, 200912290021 AND 200912290022.
11. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
12. SURVEY PROCEDURE: FIELD TRAVERSE.
13. OWNER/DEVELOPER: PAUL & DIANN SAGER
302 SOUTH GARDNER RD
BURLINGTON, WA 98233
14. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT. NO FEES WILL BE REQUIRED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES ON LOT 1 SHOWN HEREON, SAID CONSTRUCTION IS TO BE CONSIDERED AS REPLACEMENT TO EXISTING RESIDENCES AND THEREFORE CREATES NO IMPACT.
15. 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 0235 D WITH THE EFFECTIVE DATE OF SEPTEMBER 29, 1989. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST ELEVATION OF CONSTRUCTION.
FLOODWAY ZONE A7 ELEVATION = 40.1 FEET, INTERPOLATED FROM SAID FIRM FOR SKAGIT COUNTY, PANEL 530151 0235 D.
16. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES. DEVELOPER/ENGINEER & SURVEYING A COPY OF DRAINAGE REPORT DATED APRIL 22, 2008 BY SEMRAU ENGINEERING & SURVEYING, A COPY OF THIS REPORT IS ON FILE WITH THE CITY OF BURLINGTON ENGINEERING DEPARTMENT.
FILE NO 28-08
17. DATUM: NGVD '29 (MEAN SEA LEVEL)
18. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
19. UTILITIES SHOWN HEREON ARE AS FIELD LOCATED AND FROM AVAILABLE UTILITY RECORDS, AND ARE NOT WARRANTED TO BE COMPLETE.
20. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT OR DEVELOPMENT ON LOTS 2, 3 AND 4 OF THIS BURLINGTON SHORT PLAT NO. SS4-08 SHALL REQUIRE THE FOLLOWING CONDITIONS:
1. COMPLETE ALL REQUIRED UTILITY EXTENSIONS AND DRIVEWAY IMPROVEMENTS INCLUDING FIRE DEPARTMENT TURNAROUND, AND PAVING THE DRIVEWAY, AS SHOWN ON DRIVEWAY PLAN FOR PAUL AND DIANN SAGER, APPROVED 8/25/08 AND 4/25/11, AND WATER LINE REQUIREMENTS BY SKAGIT COUNTY PUD NO. 1.
2. RELOCATE SHOP ON PROPOSED LOT 3.
3. NEW CONSTRUCTION SHALL BE BUILT ON THE SITE, NO MANUFACTURED HOMES.
4. MOVE THE DRAINAGE POND AT LEAST 20 FEET FROM THE WEST LINE OF LOT 2.
5. REPLACE THE 136' FOOT LONG SECTION OF 4 FOOT FENCING (BEGINNING AT GARDNER ROAD AND GOING EAST) WITH A 6 FOOT SOLID WOOD FENCE LOCATED ON THE NORTH SIDE OF CORB'S PROPERTY (SOUTH LINE OF LOT 1, SP NO. SS4-08) (NOTE: THE WEST 20 FEET OF THE FENCE CLOSEST TO GARDNER ROAD WILL REMAIN 4 FEET SO IT DOES NOT OBSTRUCT THE VISION OF DRIVERS TURNING ONTO GARDNER ROAD.)

AUDITOR'S CERTIFICATE



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

Jeanne M. Alvord
SKAGIT COUNTY AUDITOR
Maureen Foster
DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, IN THE WITNESS WHEREOF WE HAVE UNTO SET OUR HAND AND SEALS THIS 27 DAY OF April 2011.

Paul G. Sager
PAUL G. SAGER
DIANN SAGER
WASHINGTON FEDERAL SAVINGS

Doreen Nyström
Doreen Nyström

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT 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 4-27-2011
SIGNATURE *John B. Semrau*
TITLE NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10-31-2014

ACKNOWLEDGMENT

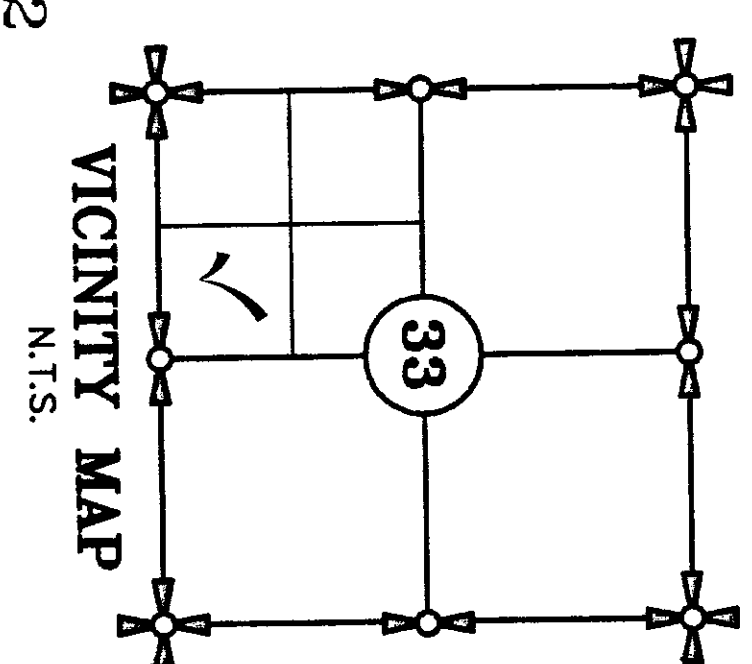
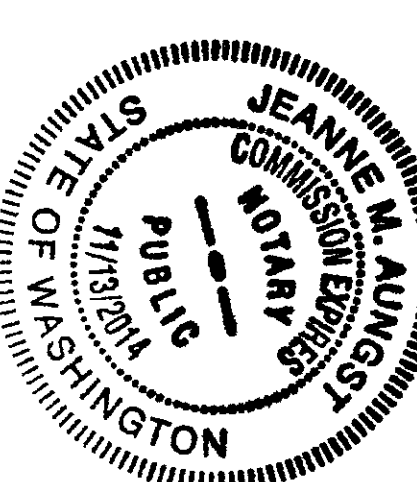
STATE OF WASHINGTON
COUNTY OF SKAGIT

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

SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE (HE/IT) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Deputy Branch Manager*

OF WASHINGTON FEDERAL SAVINGS, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 4/28/11
SIGNATURE *Jeanne M. Alvord*
TITLE Notary
MY APPOINTMENT EXPIRES 11/12/2014

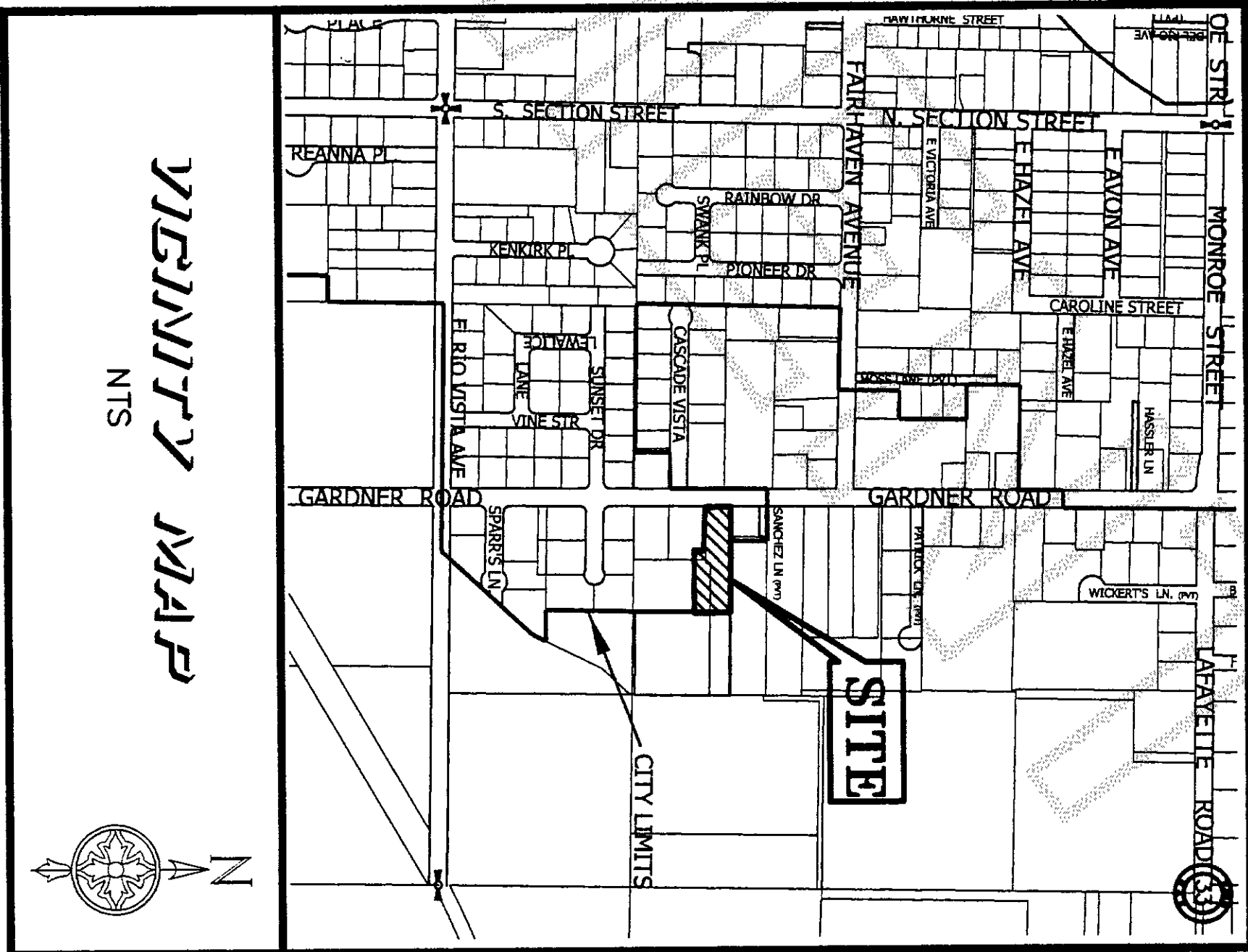


BURLINGTON SHORT PLAT NO. SS4-08

SHEET 1 OF 2

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

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



ROS
AF NO. 200112180108

- LEGEND
- - INDICATES SET 1/2" REBAR AND CAP L.S. #28626
 - - INDICATES EXISTING REBAR AND CAP.
 - - L.S. #28626 UNLESS OTHERWISE NOTED
 - ⊗ - INDICATES EXISTING NAIL WITH BRASS TAG L.S. #28626
 - ⊙ - INDICATES FOUND CONCRETE MONUMENT IN CASE
 - - FENCE

SHEET 2 OF 2

BURLINGTON SHORT PLAT NO. SS4-08

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

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

