

GULL SHORT PLAT, BU-SS1-12

IN A PORTION OF
PORTION OF GOV'T LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC.

201204050038
Skagit County Auditor

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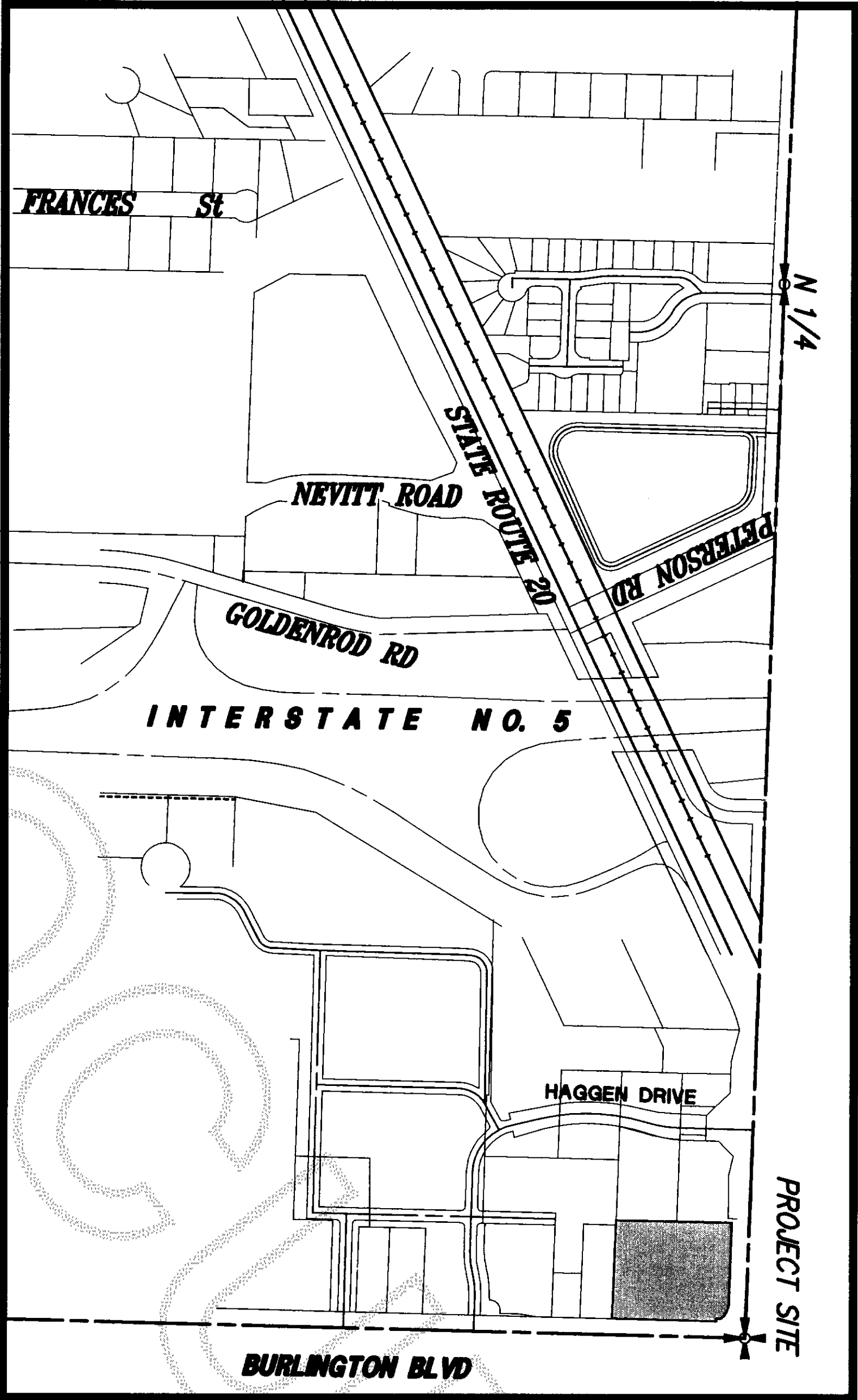
J. Youngquist
SKAGIT COUNTY AUDITOR

M. J. J. J.
DEPUTY

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT GULL INDUSTRIES, INC. OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC. HOWEVER, THE STREETS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HERETO SUBSCRIBED AND AFFIXED THIS DAY OF April, 2012.

GULL INDUSTRIES, INC.
BY: William Lam



VICINITY MAP

NOT TO SCALE

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM LAM IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SR. VP. REAL ESTATE OF GULL INDUSTRIES, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 2, 2012.



Gregory J. Thamer
NOTARY PUBLIC
GREGORY J. THAMER
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Burlington WA
MY APPOINTMENT EXPIRES 03/01/2014

APPROVALS

EXAMINED AND APPROVED THIS 2nd DAY OF April, 2012.
CITY ENGINEER

ATTEST: CITY COMPTROLLER
ATTEST: PLANNING DIRECTOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE "GULL SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY, AND SUBDIVISION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN SET AS SHOWN, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF BURLINGTON.

DENNIS J. ALBRIGHT PLS

DATE 5-30-12

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0° 00' 04" EAST, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 326.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE NORTH 89° 25' 07" WEST, ALONG THE SOUTH LINE THEREOF, 40.00 FEET TO THE WEST LINE OF THE EAST 40.00 FEET OF SAID SECTION 6 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 00' 04" WEST, ALONG SAID LINE, 255.39 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL, AS CONVERTED TO THE CITY OF BURLINGTON BY DEED RECORDED UNDER AUDITORS FILE NO. 8810100024, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE NORTH 89° 24' 58" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, 7.00 FEET TO AN ANGLE POINT IN SAID PARCEL; THENCE CONTINUE ALONG SAID PARCEL, THE FOLLOWING COURSES, NORTH 0° 00' 04" WEST 11.82 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 50° 51' 12" WEST A DISTANCE OF 49.00 FEET THROUGH A CENTRAL ANGLE OF 50° 15' 59" AN ARC DISTANCE OF 42.99 FEET; THENCE NORTH 88° 24' 58" WEST ALONG THE SOUTH LINE OF SAID PARCEL, RECORDED UNDER APN 8810100024 A DISTANCE OF 200.50 FEET TO THE WEST LINE OF SAID CERTAIN PARCEL AS DESCRIBED UNDER DOCUMENT RECORDED UNDER AUDITORS FILE NO. 8604010050; THENCE SOUTH 0° 00' 04" EAST, ALONG THE WEST LINE OF SAID PARCEL, AND SAID PARCEL, EXTENDED, 284.90 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE SOUTH 89° 25' 07" EAST, ALONG SAID LINE, 245.00 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL "A" AFTER ADJUSTMENT, CITY OF BURLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 201012070029 CONTAINING 69,387 SQUARE FEET, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON
(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM CHICAGO TITLE, ORDER NUMBER 620014268, DATED NOVEMBER 3, 2011)

NOTES

1. ZONING - C1 GENERAL COMMERCIAL
 2. SEWAGE DISPOSAL - CITY OF BURLINGTON
 3. WATER - SKAGIT COUNTY PUD
 4. POWER - PUGET SOUND ENERGY
 5. TELEPHONE - FRONTIER
 6. GAS - CASCADE NATURAL GAS
 7. CABLE - AT&T CABLE
 8. STORM - CITY OF BURLINGTON
3. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
4. BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE NECESSARY FOR THE FIRST FLOOR OF CONSTRUCTION, CONDUCT THE CITY OF BURLINGTON BUILDING DEPARTMENT FOR FINISHED FLOOR ELEVATIONS. FEMA CERTIFICATES WERE DONE ON BOTH BUILDINGS ON 1-22-11 AND THE FINISHED FLOOR OF BOTH BUILDINGS WAS FOUND TO BE ABOVE THE BASE FLOOD ELEVATION.
5. ALL LOTS IN THIS SHORT PLAT ARE SUBJECT TO AND TOGETHER WITH COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS AS OUTLINED IN DOCUMENT RECORDED UNDER AUDITORS FILE NO. _____
6. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
7. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS.

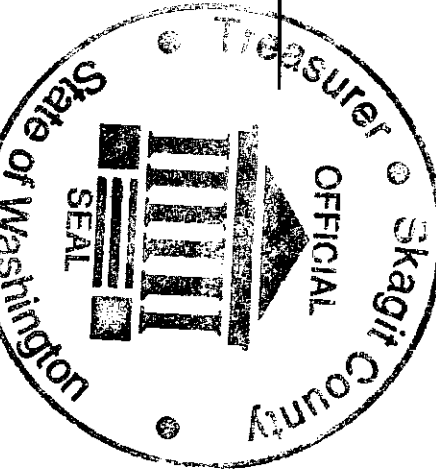
SKAGIT COUNTY TREASURER'S CERTIFICATE

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, 2012.

THIS 3rd DAY OF April, 2012.

FOLEY J. J. J.
SKAGIT COUNTY TREASURER

DEPUTY



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 2nd DAY OF April, 2012.

J. J. J.
CITY TREASURER

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON WA, 98273
Tel: 360-404-2010 Fax: 360-404-2013

SHEET 1 OF 2

GULL SHORT PLAT

IN A PORTION OF NE 1/4 OF NE 1/4, GOV'T LOT 1
SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON

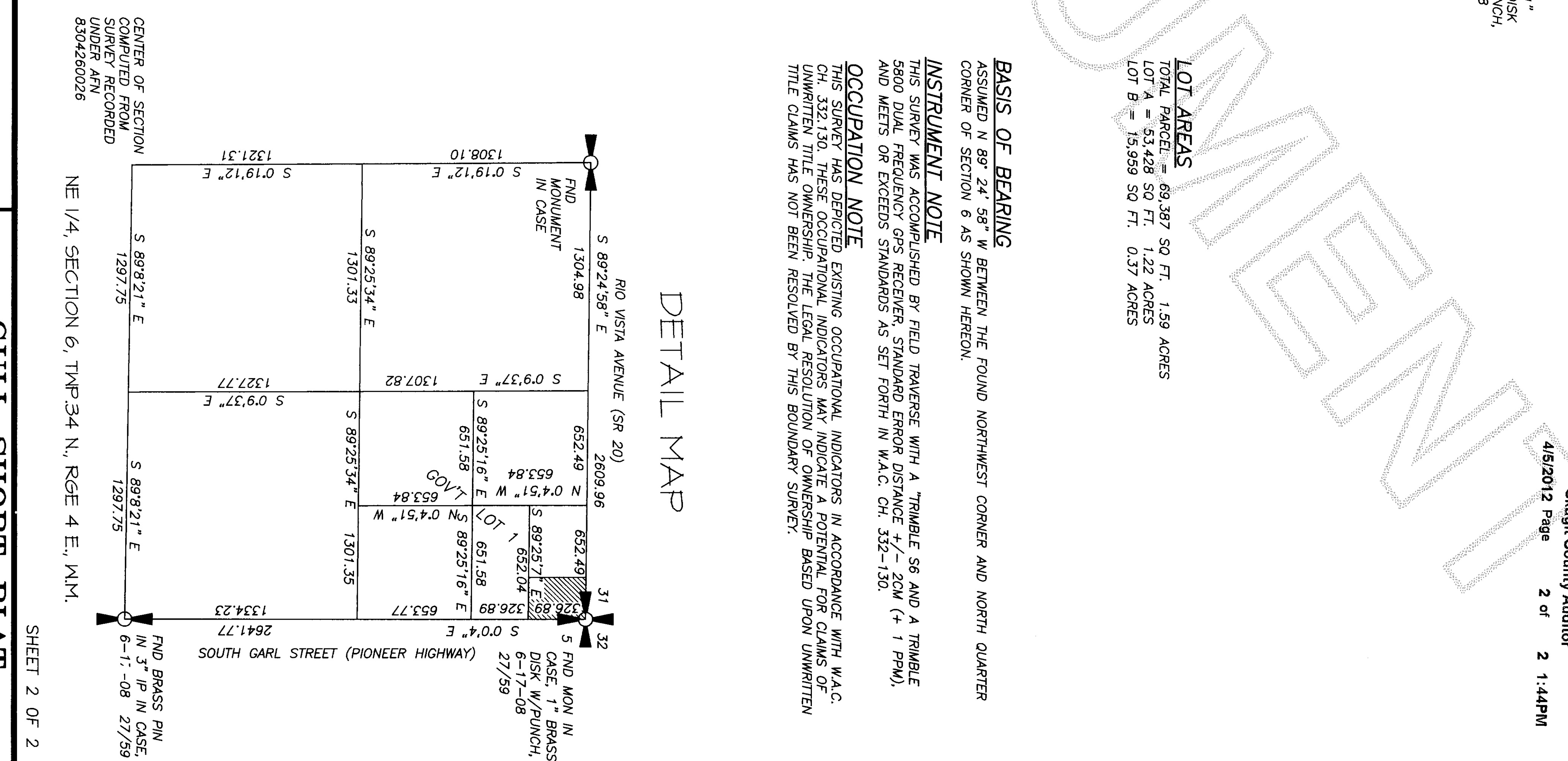
GULL INDUSTRIES INC.
OWNERS
PO BOX 24697, SEATTLE WA, 98124

DATE: 12-13-11 BY: DUA SCALE: PROJECT NO. 11084_9044AL1A.DWG FEB.

201204050038
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31 32
6 5
FOUND 1"
BRASS DISK
WITH PUNCH,
6-17-08
8-7-08



DETAIL MAP

BASIS OF BEARING
ASSUMED N 89° 24' 58" W BETWEEN THE FOUND NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 6 AS SHOWN HEREON.

INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S6 AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

OCCUPATION NOTE
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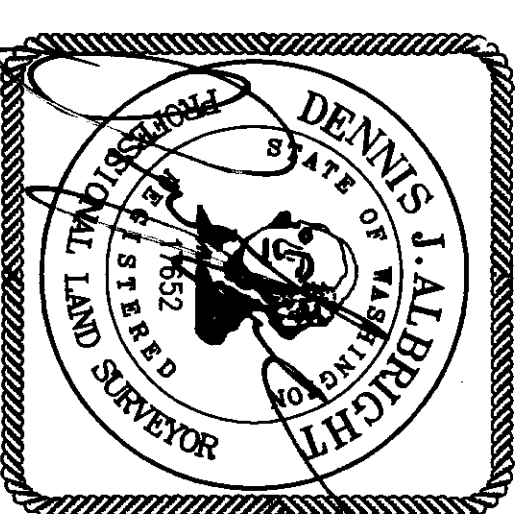
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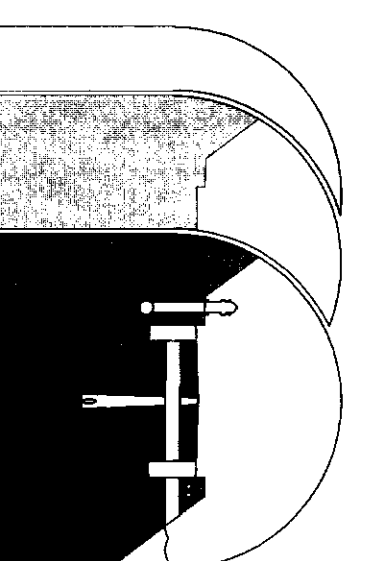
OCCUPATION NOTE
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 33.2.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

SET MAIL, WITH WASHER, LS 17652
 FOUND CORNER AS NOTED
 SET 5/8" REAR WITH CAP STAMPED "LS 17652"
 RECOVERED MONUMENT IN CASE AS NOTED
 FENCE LINE
 —X—
 SS — EXISTING SEWER LINE
 —SD— EXISTING STORM LINE
 —W— EXISTING WATER LINE



3-30-12

Scale 1" = 30'



Sound Development Group
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GULL SHORT PLAT

IN A PORTION OF NE 1/4 OF NE 1/4, GOV'T LOT 1
SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM...

CITY OF BURLINGTON

OWNERS

GULL INDUSTRIES INC.

DATE: 2-20-12	BY: DJA	SCALE: 1" = 30'
PROJECT NO. 11084 9044ALTA.DWG	F.B.	

PROJECT NO.	11084 9044ALTA.DWG	F.B.
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PROJECT NO.	11084 9044ALTA.DWG	F.B.
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