

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. BURL-186, APPROVED DECEMBER 16, 1986, RECORDED DECEMBER 24, 1986 IN BOOK 7 OF SHORT PLATS, PAGE 151, UNDER AUDITORS' FILE NO. 8612240005, BEING A PORTION OF THE WEST 1/2 OF TRACT 48, "PLAT OF THE BURLINGTON AGREEMENT PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 144, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT CERTAIN 20 FOOT ACCESS EASEMENT OVER TRACT 2 OF SAID SHORT PLAT AS SHOWN ON THE FACE THEREOF.

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

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDESIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS SHORT PLAT AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL ROADS 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.

IT WILLNESS WHEREOF WE HAVE HEREUNTO SET OUT HANDS AND SEALS THIS
28th DAY OF February 2013.

Michele Marie Power
MICHELE MARIE POWER, WIFE

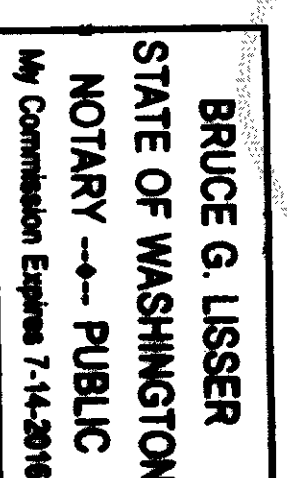
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, DON EDGAR POWER AND MICHELE MARIE POWER, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 2-26-13

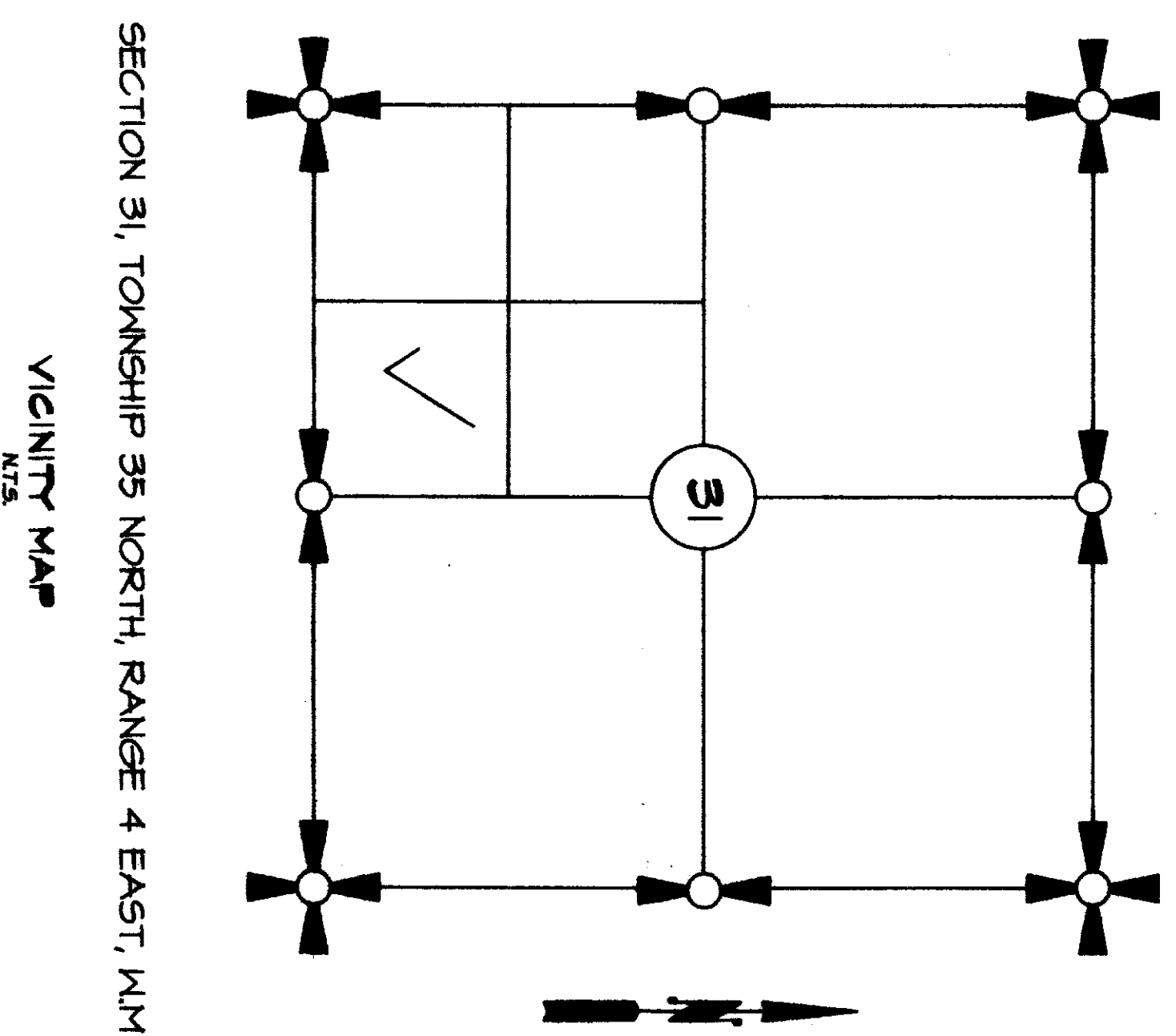
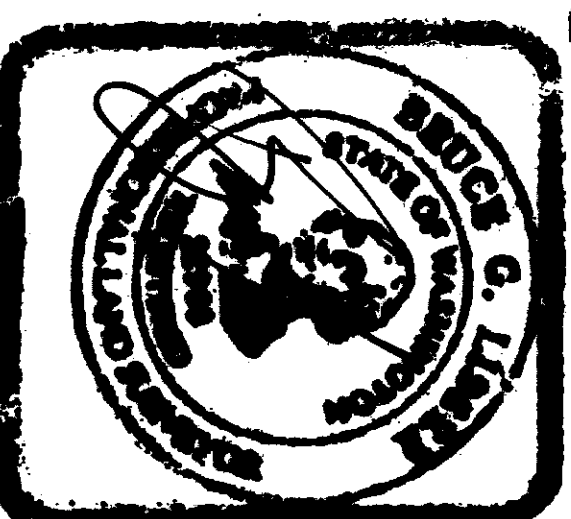
13

SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-1-14
RESIDING AT 14005 Wagon



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 25, 2013
 MADE G. LISSER, PLS. CERTIFICATE NO. 22460
 322 MILWAUKEE STREET
 PO BOX 1104
 MOUNT VERNON WA 98273
 PHONE: (360) 419-7442
 FAX: (360) 419-0581
 E-MAIL BRUCE@LISSER.COM



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



201303010090
Skagit County Auditor

3/1/2013 Page 1 of 3 12:33PM

SKAGIT COUNTY AUDITOR

Andy Zimela
DEPUTY

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220 ON THIS ~~29th~~ DAY OF ~~February~~, 2013.

CITY OF BURLINGTON

BY: Ben Day DIRECTOR OF PUBLIC WORKS
BY: Margaret Clark PLANNING DIRECTOR

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.

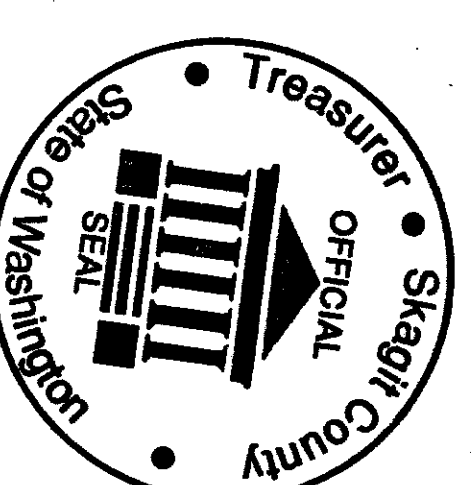
THIS 28 DAY OF February, 2013.

Crista Robin
CITY TREASURER

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 2013.

THIS 5th DAY OF March, 2013

John J. [Signature]
SKAGIT COUNTY TREASURER



UNIT - ONE

DATE: 02/22/13

BURLINGTON SHORT PLAT NO. 55-1-2013

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF
SECTION 31, T. 35 N., R. 4 E., N.M.
CITY OF EURLINGTON
SKAGIT COUNTY, WASHINGTON
FOR: DON AND MICHELLE POWER

FB:	PG:	LISSEY & ASSOCIATES, PLLC	SCALE:
		SURVEYING & LAND-USE CONSULTATION	
MERIDIAN: ASSUMED		MOUNT VERNON, WA 98273	13-002 SP.DWG
		360-414-1442	

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. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING: R-1-q,6
4. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER WATER, PUD NO. 1
POWER: PUGET SOUND ENERGY
TELEPHONE: FRONTIER COMMUNICATION
TV: COMCAST
GAS: CASCADE NATURAL GAS
DRAINAGE: CITY OF BURLINGTON STORM DRAINAGE SYSTEM
5. ● - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSER 22960 OR PK NAIL WITH WASHER MARKED LISSER 22960
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4M. (PER SHORT PLAT NO. BURL-1-86)
BEARING = SOUTH 87°33'26" EAST
8. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 145231-5, DATED JANUARY 11, 2013 AND DATE DOWN NO. 1 DATED JANUARY 11, 2013.
9. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
10. SURVEY PROCEDURE: FIELD TRAVERSE
11. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. BURL-1-86 RECORDED UNDER AUDITOR'S FILE NO. 861224005, SHORT PLAT BU-1-40 RECORDED UNDER AUDITOR'S FILE NO. 9005020001, SHORT PLAT NO. BU-2-43 RECORDED UNDER AUDITOR'S FILE NO. 4304010033, SHORT PLAT NO. BU-5-01 RECORDED UNDER AUDITOR'S FILE NO. 200107200121, SHORT PLAT NO. BU-6-01 RECORDED UNDER AUDITOR'S FILE NO. 200107200120, AND PLAT OF WESTVIEW RECORDED UNDER AUDITOR'S FILE NO. 200306040117 AND FARMINGTON SQUARE CONDOMINIUM RECORDED UNDER AUDITOR'S FILE NO. 200401260084, ALL IN RECORDS OF SKAGIT COUNTY WASHINGTON.
12. 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 8 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9106250135.
13. OWNER/DEVELOPER: DON E. POMER
841 PETERSON ROAD
BURLINGTON WA 98233
PHONE: (360) 751-0722
14. LOT 2 OF THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER, IDENTIFIED AS BEING IN ZONE B, ON FIRM MAP NO. 530153-0001-B DATED JANUARY 3, 1985. CONTACT CITY OF BURLINGTON FOR SPECIFIC BUILDING REQUIREMENTS RELATED TO FLOODPLAIN CONSTRUCTION.
16. BENCHMARK: TOP RAILROAD SPIKE IN SOUTH FACE UTILITY POLE AT SOUTHWEST CORNER OF LOT 2
ELEVATION = 28.28 NGVD24
17. SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-62615

UTILITIES EASEMENT

A TEN-FOOT WIDE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORP., AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENT AREAS SHOWN ON THE FACE OF THIS PLAT AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, FOR ROADWAY, 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 UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

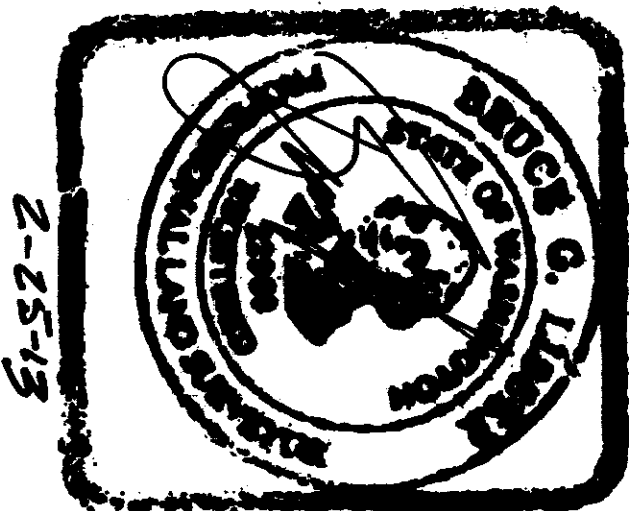
PRIVATE UTILITIES EASEMENT

A 25-FOOT WIDE EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF, SANITARY SEWER AND OTHER UTILITIES IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE UTILITIES EASEMENT. THE MAINTENANCE OF THE PRIVATE EASEMENT ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.

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

ADJOINING PROPERTY OWNERS

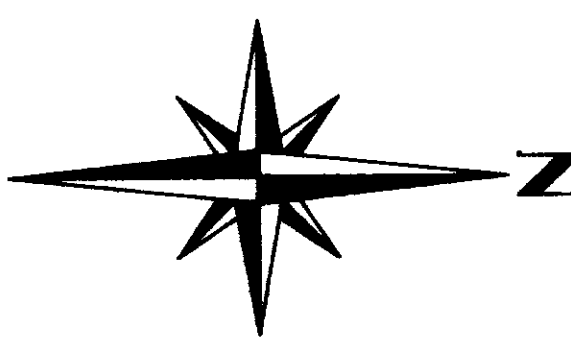
- P-62606
BECKY AND STEVEN STUDEBAKER
877 PETERSON ROAD
BURLINGTON WA 98233
- P-120512
KATIE AND JASON LAMBERT
324 ALDERSON PLACE
BURLINGTON WA 98233
- P-62540
CORP. OF THE CATHOLIC AND ARCHBISHOP OF SEATTLE
C/O COAS PROPERTY AND CONSTRUCTION
710 9TH AVENUE
SEATTLE WA 98104



BURLINGTON SHORT PLAT NO. 55-1-2013

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF
SECTION 31, T. 35 N., R. 4 E., 1/4M.
CITY OF BURLINGTON
SKAGIT COUNTY, WASHINGTON
FOR: DON AND MICHELE POMER

FB:	Pg:	LISSNER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-1442	13-002 SP.DWG



LOT ADDRESS AND AREA INFORMATION	
LOT 1	841 PETERSON ROAD 40,320 SQ. FT. (INCLUSIVE OF EASEMENTS)
LOT 2	883 PETERSON ROAD 19,315 SQ. FT. (INCLUSIVE OF EASEMENTS)



3 OF 3 SHEET

BURLINGTON SHORT PLAT NO. 55-1-2013

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF
SECTION 31, T. 35 N., R. 4 E., N.M.
CITY OF BURLINGTON
SKAGIT COUNTY, WASHINGTON
FOR: DON AND MICHELE POWER

FB: 339 P6: 24	LISER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	SCALE: 1"=100'
MERIDIAN: ASSUMED		13-002 SP DWG

DATE: 02/25/13