



WILSON

ENGINEERING

PLAT OF MAIBEN GLEN DIVISION 3

CITY OF BURLINGTON LAND USE NO.

WITHIN THE NW 1/4, NE 1/4, SEC 5, TWP 34 N., RGE 4 E. W.M.

FOR GRANDVIEW HOMES LLC, 129 W. OLIMPIC AVE., BURLINGTON, WA 98622

OWNER	DATE	JOB NO.	SHEET #	OF
AKM	7/8/2019	2018-144A	1	4
CHK BY				
DATE				

PARCEL A

THOSE PORTIONS OF LOTS 7 AND 8, BLOCK 125, PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 125, PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO. WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY WASHINGTON;

THENCE NORTH 07° 12' 44" WEST ALONG THE WEST LINE OF SAID LOT 6, ALSO BEING THE EASTERLY RIGHT-OF-WAY MARION OF REGENT STREET FOR A DISTANCE OF 40.00 FEET; MORE OR LESS, TO THE NORTH LINE OF THE SOUTH LOTS OF SAID TRACT, 7.97 FEET; THEN SOUTHWEST ALONG THE NORTH LINE OF THE SOUTH LOTS OF SAID TRACT, 8.00 FEET; THEN SOUTHEAST ALONG THE SOUTH LINE OF LOT 6, OR SAID LINE EXTENDED INTO LOTS 7 AND 8 OF SAID BLOCK 125 FOR A DISTANCE OF 246.89 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 07° 13' 43" EAST FOR A DISTANCE OF 147.25 FEET TO A POINT THAT WILL BE ON THE SOUTHERN BOUNDARY OF A FUTURE ROAD, THE CITY OF BURLINGTON PER THE HELESON 321 LOT PLAN, N-107; THENCE ALONG SAID PROPOSED ROAD MARION AS FOLLOWS:

NORTH 89° 31' 33" WEST FOR A DISTANCE OF 51.00 FEET TO A POINT OF CUMULATION, THEN ALONG THE ARC OF A RADIUS OF 19.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" ARC DISTANCE OF 29.88 FEET TO A POINT OF AGENCY, THENCE SOUTH 0° 19' 13" WEST FOR A DISTANCE OF 0.902 FEET TO A POINT OF CUMULATION, THEN ALONG THE ARC OF A RADIUS OF 19.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" ARC DISTANCE OF 29.84 FEET, MORE OR LESS, TO A POINT OF AGENCY ON SAID NORTH LINE OF THE 89° 31' 33" WEST, 51.00 FEET, LINE OF BEGINNING, THENCE SOUTH 89° 47' EAST, LONG SAID NORTH LINE FOR A DISTANCE OF 51.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL A-1

A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR ingress, egress and utilities to be future road right-of-way to the city of BURLINGTON DEDICATED ON THE FUTURE HELGESSON 32.100 AC. PLAT NO. 1-07 OVER, UNDER AND ACROSS PORTIONS OF LOTS 6, 7 and 8, BLOCK 125, PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIN CO. WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 1, RECORDS OF SKAGIN COUNTY, WASHINGTON, SAID EASEMENT AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 0° 12' 44" WEST ALONG THE WEST LINE OF SAID LOT 8, ALSO BEING THE EASTERN, RIGHT-OF-WAY MARGIN OF REGENT STREET, FOR A DISTANCE OF 74.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH COURSE OF SAID LOT 8, BEING THE EASTERN, RIGHT-OF-WAY MARGIN OF THE SOUTH 4.00 FEET OF LOT 8, OR, LINE EXTENDED INTO LOT 7, SAID BLOCK 425, FOR A DISTANCE OF 107.65 FEET TO A POINT OF CURVATURE ON THE WESTERLY MARGIN OF A CURVE ROAD TO THE CITY OF BURLINGTON PER THE HELGSON 23 LOT LONG PLAT NO. 107 - AND BEING THE TRUE POINT OF BEGINNING, THENCE ALONG SAID PROPOSED ROAD MARGIN AS FOLLOWS:

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONVEYING TO THE NORTHWEST, HAVING A RADIUS OF 19.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 29.84 FEET, TO A POINT OF TANGENCY, THENCE NORTH 0° 19' 13" EAST FOR A DISTANCE OF 108.27 FEET, TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONVEYING TO THE SOUTHEAST, HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 110.90 FEET, TO A POINT OF TANGENCY, THENCE SOUTH 89° 45' 55" EAST FOR A DISTANCE OF 61.00 FEET, THENCE SOUTH 8° 20' 07" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT THAT WILL BE ON THE SOUTHERN, RIGHT-OF-WAY MARGIN OF A CURVE ROAD TO THE CITY OF BURLINGTON PER THE HELGSON 23 LOT LONG PLAT NO. 107, THENCE ALONG SAID PROPOSED MARGIN AS FOLLOWS:

NORTH 89° 39' 53" WEST FOR A DISTANCE OF 51.00 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 19.00 FEET, THROUGH A POINT OF TANGENCY, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT OF TANGENCY, THENCE SOUTH OF 19° 43' WEST FOR A DISTANCE OF 108.21 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 19.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 00' 00" AN ARC DISTANCE OF 29.84 FEET, MORE OR LESS, TO A POINT OF TANGENCY ON THE NORTH LINE OF THE SOUTH PLAT OF RECORD; THENCE ALONG THE NORTH LINE OF SAID SOUTH PLAT BLOCK 125, AT A POINT BEARING SOUTH 89° 40' 47" EAST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 89° 40' 47" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 88.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL B

THAT PORTION OF LOTS 6, 7, 8, 9 AND 10, BLOCK 125, PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO. WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 125, SAID PLAT OF FIRST ADDITION TO BURLINGTON, SAGGIO CO., WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF THE SAGGIO COUNTY, WASHINGTON; THENCE NORTH OF 12.44 FEET ALONG THE WEST LINE OF SAID LOT 6, ALSO BEING THE EASTERLY RIGHT-OF-WAY MARGIN OF REGENT STREET, FOR A DISTANCE OF 4.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 4.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID LOT 6 AND BEING THE TRUE POINT OF BEGINNING.

THESE NOTED OF 12' 44" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 05' 52" EAST ALONG THE WEST LINE OF LOTS 8, 7, 6 AND 10 BLOCK 125 FOR A DISTANCE OF 555.64 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH OF 12' 44" EAST ALONG THE SOUTHERLY SIDE OF SAID LOT 10 FOR A DISTANCE OF 110.00 FEET TO THE MARGIN OF SKAGI STREET, FOR A DISTANCE OF 61.00 FEET TO A POINT BEARING NORTH 0° 12' 49" WEST A DISTANCE OF 61.00 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 10; THENCE NORTH 89° 04' WEST TOWARD THE INTERSECTION OF SAID LOT 10 WITH THE CITY OF BURLINGTON PER THE MARGIN OF A FUTURE ROAD TO THE CITY OF BURLINGTON PER THE HILGESON ZONING MAP PLAT NO. -107; THENCE ALONG SAID PROPOSED ROAD 12' 44" WEST TO THE POINT OF BEGINNING.

ROAD 12' 44" WEST

SOUTH 0° 19' WEST FOR A DISTANCE OF 56.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF 56.00 FEET TO THE LEFT OF THE POINT OF CURVATURE TO A POINT OF TANGENCY; THENCE ALONG A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 38.84 FEET, MORE OR LESS, TO A POINT OF TANGENCY ON THE NORTH LINE OF THE SOUTH 4.00 FEET 1/4S MEASURED PERPENDICULAR TO THE SOUTH LINE OF LOT 3, SAID BLOCK 26; THENCE NORTH 88° 40' 47" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 10.00 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT BEARING OF SOUTH 89° 00' 47" EAST A RADIUS OF 19.00 FEET, THOUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 26.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89° 00' 47" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT BEARING OF SOUTH 89° 00' 47" EAST FOR A DISTANCE OF 73.69 FEET TO A POINT THAT WILL BE ON THE SOUTHEASTLY CORNER OF A PLATTE ROAD TO THE CITY OF BURLINGTON PER THE HILGESSON 321 LOT LONG PLAT NO. 1-07; THENCE ALONG SAID PROPOSED MARGIN AS FOLLOWS:

NORTH 89° 35' WEST FOR A DISTANCE OF 50.00 FEET TO AN ARCHED CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT OF THE POINT OF BEGINNING THROUGH AN ARC DISTANCE OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 90° 05' NAR DISTANCE OF 29.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0° 19' 13" WEST FOR A DISTANCE OF 10.927 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT OF THE POINT OF BEGINNING HAVING A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90° 04' 00" NAR DISTANCE OF 29.86 FEET TO AN ARCHED CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT OF THE POINT OF BEGINNING THROUGH AN ARC DISTANCE OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 90° 05' NAR DISTANCE OF 29.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 89° 40' 47" EAST FROM THE TRUE POINT OF BEGINNING; A BEARING SOUTH 89° 40' 47" WEST FROM SAID NORTH LINE FOR A DISTANCE OF 196.86 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LOTS 6, 7, 8, 9 AND 10, BLOCK 125, PLAT OF FIRST ADDITION TO BURLINGTON, SKEGITT CO. WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKEGITT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 125, PLAT OF FIRST ADDITION TO BURLINGTON, SKAIGT CO. WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAIGT COUNTY, WASHINGTON;

THESE SOUTH 0 DEGREES 12'44" EAST ALONG THE EAST LINE OF SAID LOT 10,
ALSO BEING THE WESTERLY RIGHT-OF-WAY MARGIN OF SKAGIT STREET, FOR
A DISTANCE OF 25.39 FEET;

THENCE NORTH 89 DEGREES 39'53"
WEST PARALLEL, WITH THE NORTH
LINE OF SAID LOTS 6, 7, 8, 9 AND 10,
BLOCK 125, PLAT OF FIRST ADDITION
TO BURLINGTON, SAGITT CO., WASH.,
FOR A DISTANCE OF 272.33 FEET;
THENCE NORTH 0 DEGREES 12'24"
WEST FOR A DISTANCE OF 10.00 FEET;
THENCE NORTH 89 DEGREES 39'53"
WEST FOR A DISTANCE OF 159.33 FEET



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BELLINGHAM, WA 98222
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PLAT OF MAIBEN GLEN DIVISION 3
 CITY OF BURLINGTON LAND USE NO.
 WITHIN THE NW 1/4, NE 1/4, SEC. 5, TWP. 34 N., RGE. 4 E., WM.
 FOR GRANVIEW HOMES LLC, 129 N. ALPINE AVE., BURLINGTON, WA 98222

DRAW BY	AKM	DATE	JOB NO.
CHK BY	PJD	SCALE	N/A
		SHEET	2 OF 5

OR LESS.

THESE NORTH 0 DEGREES, 20'06" EAST FOR A DISTANCE OF 15.39 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 6, BLOCK 125, PLAT OF FIRST ADDITION TO BURLINGTON, SAGAIT CO., WASH., AT A POINT BEARING NORTH 89 DEGREES, 39'53" WEST FROM THE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 39.63" EAST ALONG SAID NORTH LINE OF LOTS 6, 7, 8, 9 AND 10, BLOCK 125, PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., FOR A DISTANCE OF 431.51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF LOTS 8 AND 9, BLOCK 125, PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO. WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 125, PLAT 6 FIRST ADDITION TO BUILDING, SAGAMI CO. WATER, A RECORD PLAT RECORDED IN THE PUBLIC RECORDS OF SAGAMI COUNTY, MISSOURI, AND THENCE NORTH 81 DEGREES, 12'44" WEST ALONG THE WEST LINE OF LOT 8, ALSO BEING THE EASTERN RIGHT-OF-WAY MARGIN OF RECENT STREET FOR A DISTANCE OF 4.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 4.00 FEET BEING MEASURED THEREFROM, EAST ALONG SAID NORTH LINE OF THE SOUTH 4.00 FEET FOR A DISTANCE OF 1.00 FEET TO SAID LOT 7, AND 8 OF SAID BLOCK 125 FOR A DISTANCE OF 34.85 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL, CALLED REVENUE LOT 7, AND DESCRIBED ON EXHIBIT "C" OF THAT CERTAIN SULLY ORDER BEING RECORDED IN THE PUBLIC RECORDS OF SAGAMI COUNTY, MISSOURI, UNDER RECORDED CASE NO. 2009042200696, THENCE NORTH 0 DEGREES, 19'13"24" EAST ALONG THE WEST LINE OF SAID REVENUE LOT 8 FOR A DISTANCE OF 73.83 FEET TO THE NORTHWEST CORNER THEREOF AND BEING THE TRUE POINT OF BEGINNING;

THENCE S01°08'00" DEGREES E04° EAST ALONG THE NORTH LINE OF SAID TRACTED LOT 18 FOR A DISTANCE OF 111.58 FEET TO A POINT ON THE LINE OF BURLINGTON PARK, THE NORTH LINE OF SAID TRACTED LOT 18, BEING THE NORTH-EAST CORNER OF SAID REVENUE LOT 8; THENCE ALONG SAID PROPOSED MARGIN NORTH 0° DEGREES 19'13" EAST FOR A DISTANCE OF 30.00 FEET; THENCE ALONG SAID PROPOSED MARGIN NORTH 0° DEGREES 19'13" EAST FOR A DISTANCE OF 30.00 FEET; THENCE ALONG SAID PROPOSED MARGIN NORTH 89 DEGREES 40'47" WEST FOR A DISTANCE OF 111.58 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PLOT, CALLED REVENUE LOT 7, AND DESCRIBED ON EXHIBIT "C" OF THAT CERTAIN QUOT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) TO ROGER W. HELGSON, RECORDED UNDER SWAGT COUNTY AUDITOR'S FILE NO. 200904220066, THAT BEARS NORTH 0° DEGREES 19'13" EAST FROM THE TRUE POINT OF BEGINNING;

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

PARCEL B-1
THE FOLLOWING

THE FOLLOWING TWO NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENTS FOR INGRESS, EGRESS AND UTILITIES (TO BE FUTURE ROAD RIGHTS-OF-WAY TO THE CITY OF BURLINGTON DEDICATED ON THE FUTURE HELGESON 32 LOT LONG PLAT NO. 1,071 OVER, UNDER AND ACROSS PORTIONS OF LOTS 6, 8, 9 AND 10, BLOCK 125, PLAT # FIRST) ADDITION TO BURLINGTON, SKAIGT CO, WASH., AS PER PLAT FIRST RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAIGT COUNTY, WASHINGTON, SAID EASEMENTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT NO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 125; THENCE NORTH 0° 12' 44" WEST ALONG THE WEST LINE OF SAID LOT 6, ALSO BEING THE EASTERLY RIGHT-OF-WAY MARGIN OF RECENT STREET, FOR A DISTANCE OF 4.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 4.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID

18144PLAT.DWG

PLAT OF MAIBEN GLEN DIVISION 3

WITHIN THE NW 1/4, NE 1/4, SEC 5, TWP 34 N, RGE 4 E, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON



LEGAL DESCRIPTION CONTD.

THENCE SOUTH 89° 47' 47" EAST ALONG SAID NORTH LINE OF THE SOUTH 4.00 FEET OF LOT 7 OR LINE EXTENDED INTO LOT 7, SAID BLOCK 125, FOR A DISTANCE OF 107.88 FEET TO A POINT OF CURVATURE ON THE WESTERLY MARGIN OF A FUTURE ROAD TO THE CITY OF BURLINGTON PER THE HELGESSON 32 LOT LONG PLAT NO. 1-07, BEING THE TRUE POINT OF BEGINNING, THENCE ALONG SAID PROPOSED ROAD MARGIN AS FOLLOWS:

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 53", AN ARC DISTANCE OF 29.84 FEET, TO A POINT OF TANGENCY, THENCE SOUTH 0° 19' 13" EAST FOR A DISTANCE OF 108.27 FEET, TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 82.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 53", AN ARC DISTANCE OF 29.84 FEET, TO A POINT OF TANGENCY, THENCE SOUTH 89° 47' 47" EAST FOR A DISTANCE OF 51.00 FEET, THENCE SOUTH 0° 20' 07" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT THAT WILL BE ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF A FUTURE ROAD TO THE CITY OF BURLINGTON PER THE HELGESSON 32 LOT LONG PLAT NO. 1-07, THENCE ALONG SAID PROPOSED ROAD MARGIN AS FOLLOWS:

NORTH 89° 39' 43" WEST FOR A DISTANCE OF 41.00 FEET, TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 19.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 53", AN ARC DISTANCE OF 29.85 FEET TO A POINT OF TANGENCY, THENCE SOUTH 0° 19' 13" WEST FOR A DISTANCE OF 108.27 FEET, TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 82.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 53", AN ARC DISTANCE OF 29.84 FEET, MORE OR LESS, TO A POINT OF TANGENCY ON THE NORTH LINE OF THE SOUTH 4.00 FEET AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF LOT 7, SAID BLOCK 125, AT A POINT BEARING SOUTH 89° 40' 47" EAST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 89° 40' 47" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 88.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EASEMENT NO. 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 125, THENCE NORTH 89° 40' 47" WEST ALONG SAID NORTH LINE, 8 AND 1/2 FEET, BEING THE EASTERLY RIGHT-OF-WAY MARGIN OF REGENT STREET, FOR A DISTANCE OF 4.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 4.00 FEET AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 4, THENCE SOUTH 89° 40' 47" EAST ALONG SAID NORTH LINE, OR LINE EXTENDED INTO LOT 7, 8 AND 1/2 FEET, SAID BLOCK 125, FOR A DISTANCE OF 338.38 FEET, TO A POINT OF BEGINNING, THENCE NORTH 89° 40' 47" WEST ALONG SAID NORTH LINE TO THE CITY OF BURLINGTON PER THE HELGESSON 32 LOT LONG PLAT NO. 1-07, AND BEING THE TRUE POINT OF BEGINNING, THENCE ALONG SAID PROPOSED ROAD MARGIN AS FOLLOWS:

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 53", AN ARC DISTANCE OF 29.84 FEET, TO A POINT OF TANGENCY, THENCE SOUTH 0° 19' 13" EAST FOR A DISTANCE OF 108.27 FEET, TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 82.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 53", AN ARC DISTANCE OF 29.84 FEET, MORE OR LESS, TO A POINT OF TANGENCY ON THE NORTH LINE OF THE SOUTH 4.00 FEET AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF LOT 7, SAID BLOCK 125, AT A POINT BEARING SOUTH 89° 40' 47" EAST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 89° 40' 47" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 88.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS AND RESTRICTIONS

SCHEDULE B EXCEPTIONS PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO.820837760, EFFECTIVE DATE APRIL 1, 2015.

1. TERMS AND CONDITIONS OF CITY OF BURLINGTON ORDINANCE NO. 1079

RECORDING DATE: FEBRUARY 7, 1986

RECORDING NO.: 8602070030

2. GRANT OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF

RECORDING DATE: APRIL 22, 2009

RECORDING NO.: 200904220097

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENT THERETO, TOGETHER WITH NECESSARY APPURTENANCES, GRANTED TO:

PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES

RECORDING DATE: JULY 13, 2009

RECORDING NO.: AS DESCRIBED THEREIN

4. TERMS AND CONDITIONS OF QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT

RECORDING DATE: APRIL 22, 2009

RECORDING NO.: 200904220096

5. TERMS AND CONDITIONS OF QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT

RECORDING DATE: MARCH 30, 2010

RECORDING NO.: 201003300016

6. TERMS AND CONDITIONS OF QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT

RECORDING DATE: AUGUST 13, 2010

RECORDING NO.: 201008130064

7. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME, OR OTHER MATTERS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:

RECORDING NO.: 201008180071

8. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME, OR OTHER MATTERS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: JUNE 4, 2013

RECORDING NO.: 201306040050

9. TERMS AND CONDITIONS OF QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT

RECORDING DATE: MAY 1, 2015

RECORDING NO.: 201505070100

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENT THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES

RECORDING DATE: MAY 13, 2017

RECORDING NO.: 201705130044

AMENDED BY: MAY 22, 2017

RECORDING NO.: 201705220102

EASEMENTS AND RESTRICTIONS CONTD.

SCHEDULE B EXCEPTIONS PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO.820837760, EFFECTIVE DATE APRIL 1, 2015.

11. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME, OR OTHER MATTERS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

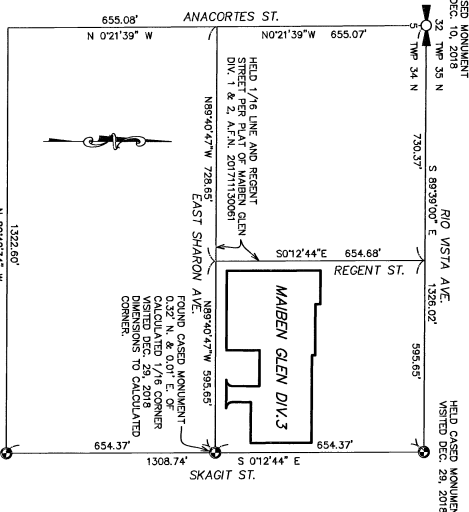
RECORDING DATE: FEBRUARY 8, 2018

RECORDING NO.: 201802080042

12. CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.

13. ASSESSMENTS, IF ANY, LEVIED BY CITY OF BURLINGTON.

14. ASSESSMENTS, IF ANY, LEVIED BY HELGESSON 32 LONG PLAT ASSOCIATION, PURSUANT TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201306040050.



SECTION SUBDIVISION

NORTHWEST 1/4, NORTHEAST 1/4, SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., N.T.S.

18144PLAT.DWG



805 DUPONT STREET
BELLINGHAM, WA 98225
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PLAT OF MAIBEN GLEN DIVISION 3

CITY OF BURLINGTON LAND USE NO.
WITHIN THE NW 1/4, NE 1/4, SEC 5, TWP 34 N, RGE 4 E, W.M.,
FOR GRANDVIEW HOMES LLC, 129 N. OLIVIA AVE., ARLINGTON, WA 98223

DRAWN BY	AKM	DATE	7/8/2019	JOB NO.	2018-144
CHECK BY	PJD	SCALE	N/A	SHEET	3 OF 5

NOTES CONTINUED

21) COVENANTS, CONDITIONS, RESTRICTIONS FOR THIS PLAT HAVE BEEN PREVIOUSLY RECORDED UNDER AUDITOR'S FILE NUMBER _____

24) TRACT "Y" CONTAINS A WETLAND BUFFER AND SHALL BE RESERVED AS A PROTECTED CRITICAL AREA. TRACT "Y" SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE, NO CLEANING, GRADING, VEGETATION REMOVAL, DUMPING, FILLING, BUILDING, OR DEVELOPMENT IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF BURLINGTON.

25) AT LEAST ONE STREET TREE SHALL BE PLANTED NEAR THE FRONT LOT LINE OF EACH LOT. STREET TREES SHALL BE INSTALLED PRIOR TO THE APPROVAL OF FINAL BUILDING PERMIT INSPECTIONS FOR THE HOMES ON EACH LOT.

26) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STREET TREES AND STREET TREES MAY NOT BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF BURLINGTON. DEAD, DYING, OR DISEASED TREES SHALL BE REMOVED AND REPLACED WITH A TREE OF THE SAME SPECIES.

27) LOT 8 ADJOINS A WETLAND BUFFER (TRACT "V"), PRIOR TO THE APPROVAL OF FINAL BUILDING PERMIT INSPECTION OF THE HOME ON LOT 8, PERMANENT EDGE MARKERS SHALL BE INSTALLED BETWEEN LOT 8 AND TRACT "V". A WOODEN FENCE OR OTHER METHOD CONSISTENT WITH MUNICIPAL CODE REQUIREMENTS, MAY BE USED TO MEET THIS REQUIREMENT.

28) THIS PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND THE POTENTIAL FOR FLOODING EXISTS. BUILDING, CONSTRUCTION, AND DEVELOPMENT

29) FLOOD ZONE DESIGNATION: A-7 AS IDENTIFIED ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 530153 0001 B. DATE

30) A FOUR-FOOT WIDE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, AND EXTENSION OF FIBER-OPTIC LINES AND FACILITIES IS HEREBY RESERVED TO THE CITY OF BURLINGTON ALONG THE EAST BOUNDARY OF LOT 12 AS SHOWN HEREON

31) LEGACY EASEMENTS NO. 1 & 2 PER QUIT CLAIM BOUNDARY LINE ADJUSTMENT A.F.N.'S 201505010100, 201008130064, 201003300016, AND 200904200906 HAVE BEEN REMOVED AND EXTINGUISHED BY INSTRUMENT RECORDED UNDER A.F.N. 201905300053.

31) LEGACY EASEMENTS NO. 1 & 2 PER QUIT CLAIM BOUNDARY LINE ADJUSTMENT A.F.N.'S 201505010100, 201008130064, 201003300016, AND 200904220096 HAVE BEEN REMOVED AND EXTINGUISHED BY INSTRUMENT RECORDED UNDER A.F.N. 201905300053.

201905300053

LOT 2	1015 UMBARGER COURT	8,401	0.19	34.4'
LOT 3	1013 UMBARGER COURT	8,084	0.19	34.4'

LOT 5	1005 UMBARGER COURT	7,607	0.10	34.1'
LOT 6	1007 UMBARGER COURT	7,645	0.18	34.0'

LOT 8	1003 UMBARGER COURT	9,124.0	0.21	33.0'
LOT 9	1001 UMBARGER COURT	7,799	0.18	33.7'

LOT 12	1004 UMBARGER COURT	9.739	0.22	33.9'
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PUD EASEMENT PROVISIONS

PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT

MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR
ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBILITY

INITIATIVE AND MORE FREQUENTATION OF THE STATION BY THE STATION MAINTENANCE FREQUENCIES AND THRESHOLD PER FACILITY MAINTENANCE STANDARDS CONTAINED IN THE CC&RS CROSS-REFERENCED ON THIS PLAT.

IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

TRACT AREA AND DESCRIPTION			
TRACT NUMBER	DESCRIPTION	SQUARE FOOTAGE	ACREAGE
TRACT X	DRAINAGE	2,896	0.07
TRACT Y	N.G.P.A.	1,869	0.04
TRACT Z	LANDSCAPE	634	0.01

LOT NUMBER	LOT AREA, ADDRESS, AND BASE FLOOD ELEVATION	SQUARE FOOTAGE	APRORATE B.F.E. (NOV202)
LOT 1	1017 UNBARGER COURT	7,697	0.18
LOT 2	1015 UNBARGER COURT	8,401	0.19
LOT 3	1013 UNBARGER COURT	8,040	0.19
LOT 4	1011 UNBARGER COURT	7,606	0.17
LOT 5	1009 UNBARGER COURT	7,637	0.18
LOT 6	1007 UNBARGER COURT	7,645	0.18
LOT 7	1005 UNBARGER COURT	7,675	0.18
LOT 8	1003 UNBARGER COURT	9,246	0.21
LOT 9	1001 UNBARGER COURT	7,789	0.18
LOT 10	1000 UNBARGER COURT	8,321	0.19
LOT 11	1002 UNBARGER COURT	9,731	0.22
LOT 12	1004 UNBARGER COURT	9,739	0.22



805 DUPONT STREET
BELLINGHAM, WA 98222
(360) 733-6100 • FAX (360) 647-906

CITY OF BURLINGTON LAND USE NC

FOR GRANDVIEW HOMES LLC, 129 N. OLYMPIC AVE., ARLINGTON, WA 98222.

DWN BY	AKM	DATE	7/8/2019	JOB NO.	2018-144
CHK BY	PJD	SCALE	N/A	SHEET	4 OF 5

PLAT OF MAIBEN GLEN DIVISION 3

WITHIN THE NW 1/4, NE 1/4, SEC 5, TWP 34 N, RGE 4 E, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

FIELD CASED MONUMENT
VISITED DEC. 10, 2018

N 89°39'00" W 128.62'
RIO VISTA AVENUE

FIELD CASED MONUMENT
VISITED DEC. 28, 2018

ANACORTES ST.

First Addition to Burlington Vol. 3, Pg. 11
Block 125

Line #	Direction	Length
L1	N 01°13'E	4.62'
L2	S 02°07'W	1.98'
L3	S 02°07'W	13.40'
L4	S 89°39'53"E	8.12'
L5	N 52°35'W	26.46'
L6	N 52°35'W	26.75'
L7	S 92°35'E	53.21'
L8	S 89°40'47"E	30.00'
L9	N 89°47'6"E	21.71'
L10	S 89°40'47"E	30.00'
L11	N 01°13'E	1.76'

Curve #	Radius	Length	Delta
C1	75.00'	33.72'	254°36'
C2	75.00'	30.46'	231°10'
C3	75.00'	41.06'	312°15'4"
C4	75.00'	18.40'	140°32'27"
C5	30.00'	14.31'	272°20'10"

- LEGEND
- FOUND BRASS DISC IN CASE
 - SET BRASS DISC IN CASE
 - SET 1/2" REBAR & CAP "DRAINAGE IS 50697"



LOT AND TRACT NOTES
TOTAL UNDEVELOPED TRACT AREA:
TOTAL A.C.P.A. AREA:

634 S.F.
.01 ACRES
TOTAL A.C.P.A. AREA:



WILSON
ENGINEERING

805 DUPONT STREET
BURLINGTON, WA 98223
(509) 755-5100 • FAX (509) 847-9861

PLAT OF MAIBEN GLEN DIVISION 3

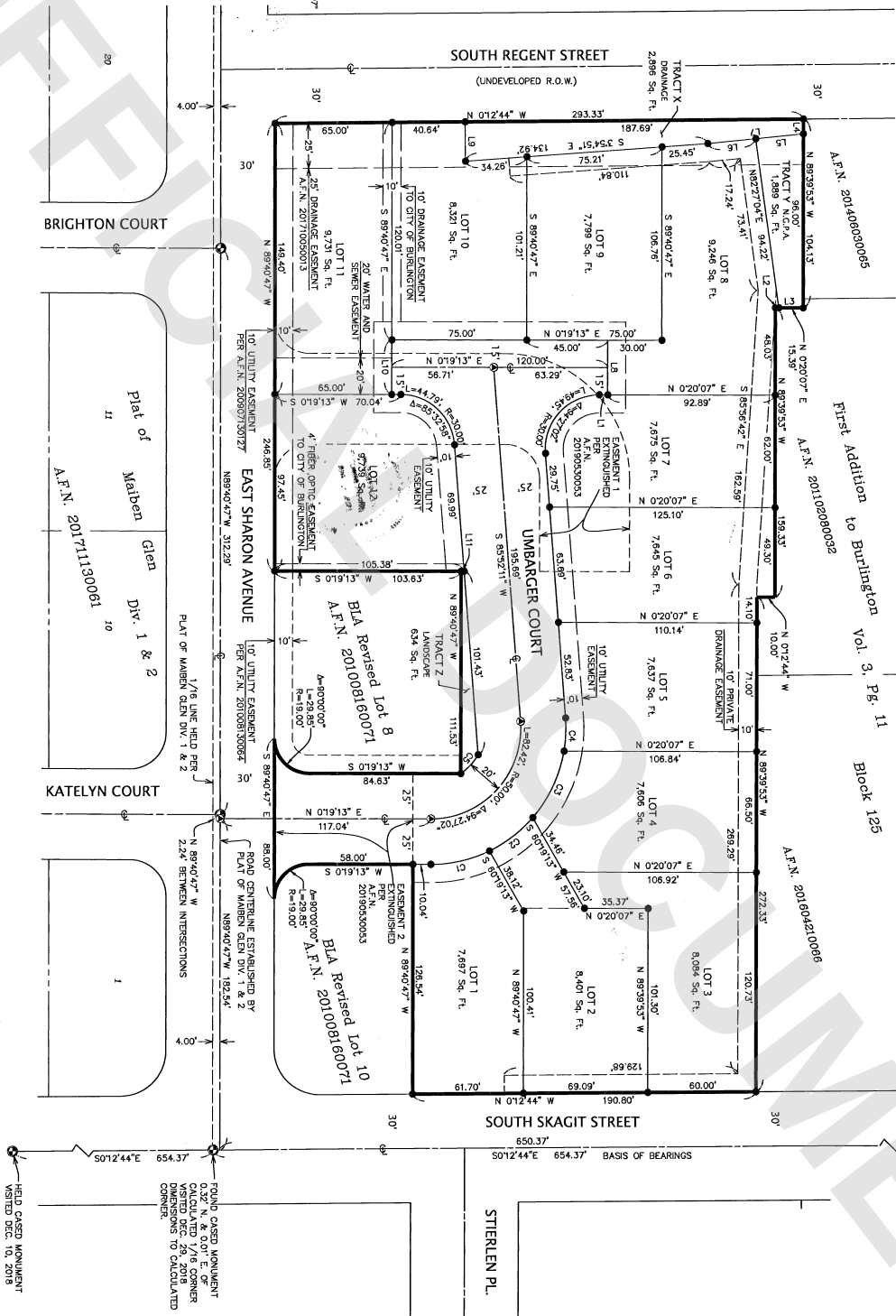
CITY OF BURLINGTON LAND USE NO.

WITHIN THE NW 1/4, NE 1/4, SEC 5, TWP 34 N, RGE 4 E, W.M.

FOR GRANDVIEW HOMES LLC, 129 N. OLIMPIA AVE., ARLINGTON, WA 98223

DRAWN BY: AKM DATE: 7/8/2019 JOB NO.: 2018-144

CHECK BY: PJD SCALE: N/A SHEET: 5 OF 5



FIELD CASED MONUMENT
VISITED DEC. 10, 2018

181144PLAT.DWG