

**GENERAL INFORMATION**

- Assessor's Account Nos. 4076-024-013-0206, P134601.
- Description and exception information is from the Subdivision Guarantee Order No: 01-172506-F, dated September 24, 2019 SUBJECT TO and TOGETHER WITH the Subdivision Guarantee Order No: 01-172506-F, dated September 24, 2019. The Subdivision Guarantee instruments referred to in the Subdivision Guarantee referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AP 201903210073 (Quit Claim Deed for Boundary Line Adjustment), 201903210082 (Quit Claim Deed for Boundary Line Adjustment), and AP 201903210077 (10 foot wide easement over facilities as constructed).
- MR-NB Medium Density Residential & Neighborhood Business.
- Water Supply: PUD #1 of Skagit County
- Water Disposal: City of Burlington
- Sewer System: City of Burlington

**NOTES**

- Subject to Declaration of Covenants, Conditions, Restrictions (CC&R's), recorded under:  
 AFN \_\_\_\_\_
- Street addresses:  
 Lot 1 301 - 303 N OAK STREET  
 Lot 2 285 - 287 N OAK STREET  
 Lot 3 281 - 283 N OAK STREET
- Water, Sewer and stormwater connections will be brought to each lot prior to the final approval of the first house construction.
- The lots in this plat are located in a floodplain and a flood elevation certificate for each lot may be required. The lots may be subject to additional regulations, including ground floor elevation requirements. Please contact the City of Burlington Community Development department for more information on floodplain risks and development regulations.
- Prior to the approval of official occupancy inspections for the buildings in this plat, the landscaping shown on the approved landscaping plan shall be installed. Street trees shall include root barriers and shall be installed in accordance with any specifications prescribed by the City Engineer.
- All driveways and parking areas shall be shall be constructed in accordance with applicable Burlington Municipal Code requirements.
- The first floor elevation of all finished buildings within this plat shall be at least one foot above the base flood equipped with flood vents to prevent the displacement of flood-waters. Fill may not be used to raise the ground elevation without a floodplain hazard assessment. Compensatory flood storage may be required for any fill.
- Base Flood Elevation (BFE) is 30.75 feet NGVD 28 (Datum) plus one foot freeboard. Flood height minimum of 31.75 feet for all three lots of the short plat.
- Prior to building occupancy approval, landscaping and low impact development improvements shall be installed consistent with the City approved Final Plan dated 9-18-19 and Ordinance 19-19.

**SURVEYORS CERTIFICATE**

I hereby certify that the N OAK STREET Short Plat is based upon an actual survey and subdivision performed by me, or under my supervision of Section 32, Township 35 North, Range 4 East, W.M.; the plat is a true and correct representation of the land actually surveyed; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the laws of the State of Washington that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S.  
 Certificate No. 27807  
 Date December 19, 2019

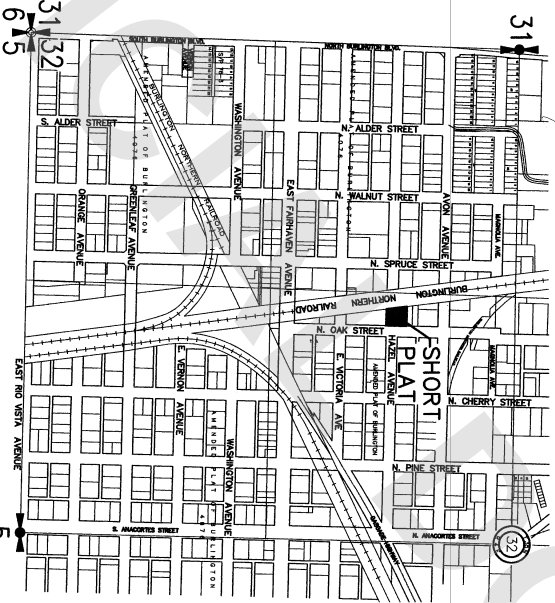


**N OAK STREET SHORT PLAT  
 SP 1-19**

CITY OF BURLINGTON TREASURER'S CERTIFICATE

This is to certify that there are no delinquent special assessments and that all streets, alleys, or for other public use, are paid in full.

CITY OF BURLINGTON APPROVALS  
 CITY TREASURER: \_\_\_\_\_ DATE: 12/20/19  
 DIRECTOR OF BUILDING & PLANNING: \_\_\_\_\_ DATE: 12/21/2019  
 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER: \_\_\_\_\_ DATE: 1/2/2019



NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 35N, RANGE 4 EAST, W.M. CITY OF BURLINGTON SCALE: NONE

OWNER/DEVELOPER  
 OAK STREET LOFTS, LLC  
 504 E FAIRHAVEN AVE.  
 BURLINGTON, WA 98235

LAND SURVEYOR  
 DALE HERRIGSTAD P.L.S.  
 4320 WHISTLE LAKE ROAD  
 ANACORTES, WA 98221

**AUDITORS CERTIFICATE**

FILED FOR RECORD THIS 25th DAY OF DECEMBER 2019 AT 10:00 AM UNDER AUDITORS FILE NO. 201912310060 RECORDS OF SKAGIT COUNTY, WASHINGTON

AUDITOR: Janice Reeves  
 DEPUTY AUDITOR: Colly Stille

**CONSENT**

Oak Street Lofts, LLC  
 Greg D. Cooley  
 Kendall Gentry  
 Nancy Gentry

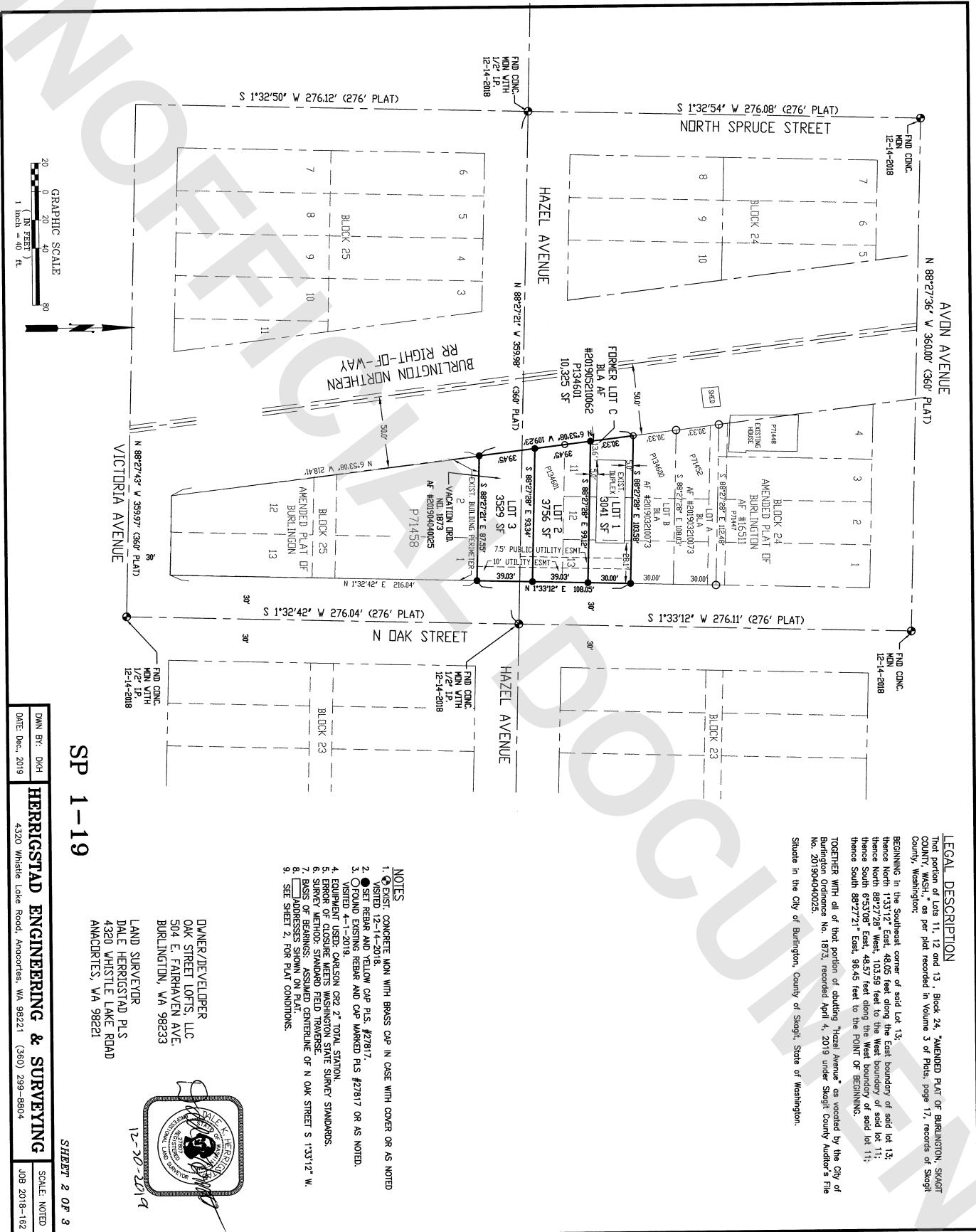
State of Washington  
 County of Skagit  
 I certify that I know of how satisfactory evidence that Greg D. Cooley signed this instrument, on oath stated that (he/she/it) (was/are) authorized to execute the instrument and acknowledged it as the Manager of Oak Street Lofts, LLC for the uses and purposes mentioned in the instrument.  
 Given under my hand and official seal this 18th day of December, 2019  
 Name printed Greg D. Cooley  
 Residing at Row, WA  
 My commissions expires May 15th 2021

State of Washington  
 County of Skagit  
 I certify that I know of how satisfactory evidence that Nancy Gentry, a married woman, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.  
 Given under my hand and official seal this 19th day of December, 2019  
 Name printed Nancy Gentry  
 Residing at Row, WA  
 My commissions expires May 15th 2021

State of Washington  
 County of Skagit  
 I certify that I know of how satisfactory evidence that Kendall Gentry and Nancy Gentry, husband and wife, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.  
 Given under my hand and official seal this 18th day of December, 2019  
 Name printed Kendall Gentry and Nancy Gentry  
 Residing at Row, WA  
 My commissions expires May 15th 2021

SKAGIT COUNTY TREASURER'S CERTIFICATE  
 I certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and including the year of 2019 records of my office, up to and including this 21st day of November, 2019.





**LEGAL DESCRIPTION**  
That portion of Lots 11, 12 and 13, Block 24, "AMENDED PLAT OF BURLINGTON, SNOHOMISH COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

BEGINNING in the Southeast corner of said Lot 13; thence North 1°33'12" East, 276.11 feet to the East boundary of said lot 13; thence North 88°27'28" East, 303.59 feet to the West boundary of said lot 11; thence South 6°53'08" East, 48.57 feet along the West boundary of said lot 11; thence South 88°27'21" East, 96.45 feet to the POINT OF BEGINNING.

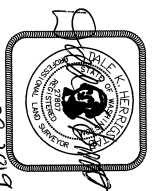
TOGETHER WITH all of that portion of doubling "Hazel Avenue" as vacated by the City of Burlington Ordinance No. 1873, recorded April 4, 2019 under Skagit County Auditor's File No. 201904040025.

Situate in the City of Burlington, County of Skagit, State of Washington.

- NOTES**
1. CONCRETE MON WITH BRASS CAP IN CASE WITH COVER OR AS NOTED VISITED 12-14-2018.
  2. SET REBAR AND YELLOW CAP PLS. #27817.
  3. FOUND EXISTING REBAR AND CAP MARKED PLS #27817 OR AS NOTED VISITED 4-1-2019.
  4. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
  5. ERROR OF CLOSURE METERS WASHINGTON STATE SURVEY STANDARDS.
  6. SURVEY METHOD: SIMONS WELD TRANSFER OF N OAK STREET S 1°33'12" W.
  7. PASS OVER EXISTING MON AND TRANSFER TO N OAK STREET.
  8. MON TO BE SET SHOWN ON PLAT.
  9. SEE SHEET 2, FOR PLAT CONDITIONS.

OWNER/DEVELOPER  
OAK STREET LOFTS, LLC  
504 E. FAIRHAVEN AVE.  
BURLINGTON, WA 98233

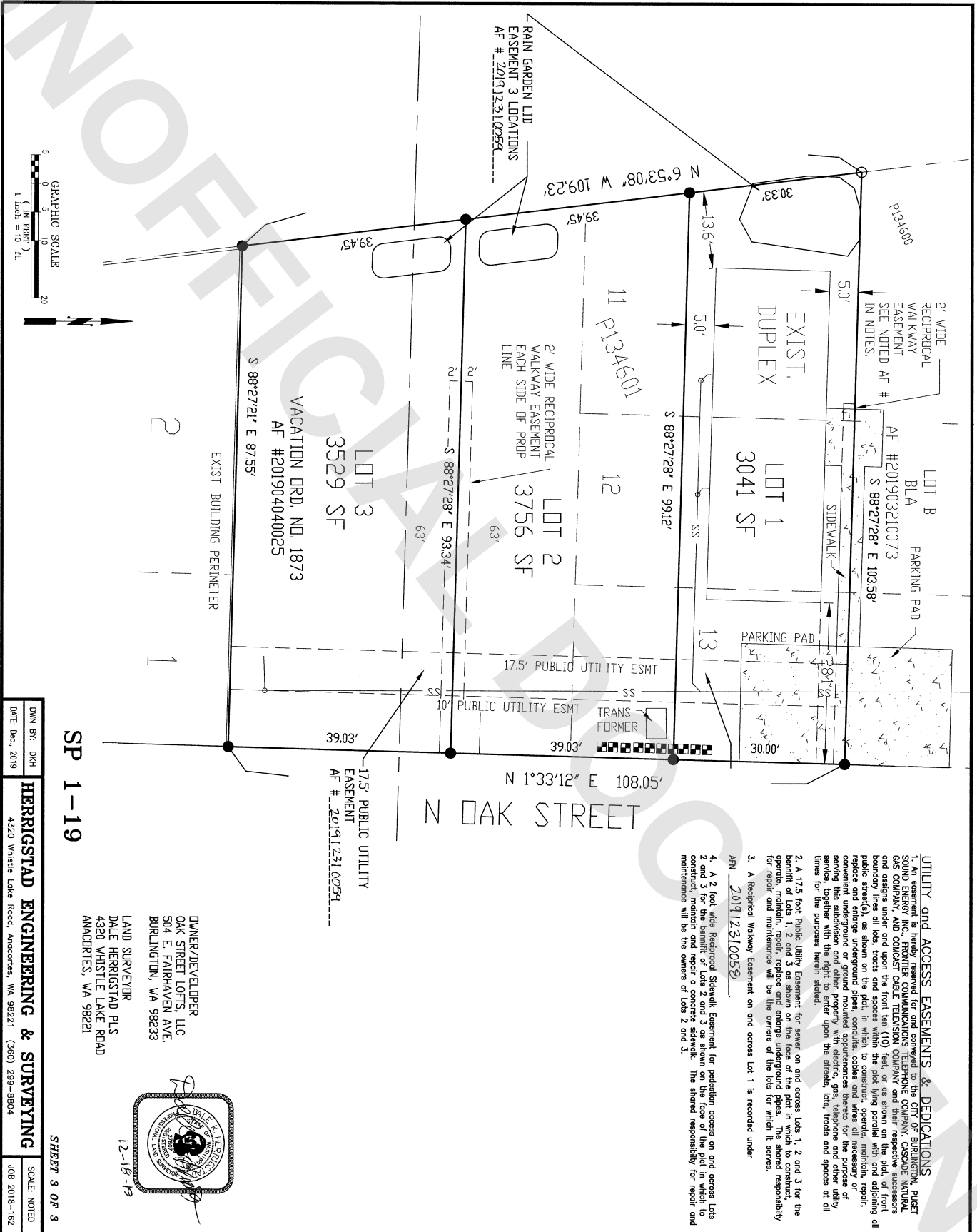
LAND SURVEYOR  
DALE HERRIGSTAD PLS  
4320 WHISTLE LAKE ROAD  
ANAACORTES, WA 98221



DWN BY: DKH	<b>HERRIGSTAD ENGINEERING &amp; SURVEYING</b>	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	SCALE: NOTED
DATE: Dec., 2019			

SP 1-19

SHEET 2 OF 3



**UTILITY and ACCESS EASEMENTS & DEDICATIONS**

1. An easement is hereby reserved for and conveyed to the CITY OF BURLINGTON, FIRST SOUND ENERGY INC., FRONTIER COMMUNICATIONS TELEPHONE COMPANY, COSCOPE NATURAL GAS COMPANY, AND COASTAL CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet, or as shown on the plot, of front boundary lines of lots, tracts and spaces within the plot lying parallel with and adjoining all public street(s), as shown on the plot, in which to construct, operate, maintain, repair, replace, enlarge underground pipes and conduits, cables and wires all necessary or convenient and/or other utility lines and structures, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

2. A 17.5 foot Public Utility Easement for sewer on and across Lots 1, 2 and 3 for the benefit of Lots 1, 2 and 3 as shown on the face of this plan, in which to construct, operate, maintain, repair, replace and enlarge underground pipes. The shared responsibility for repair and maintenance will be the owners of the lots for which it serves.

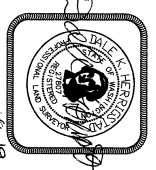
3. A Reciprocal Walkway Easement on and across Lot 1 is recorded under AFN # 201912310059.

4. A 2 foot wide Reciprocal Sidewalk Easement for pedestrian access on and across Lots 2 and 3 for the benefit of Lots 2 and 3 as shown on the face of the plot in which to construct, maintain and repair a concrete sidewalk. The shared responsibility for repair and maintenance will be the owners of Lots 2 and 3.

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OWNER/DEVELOPER  
OAK STREET LOTS, LLC  
504 E. FAIRHAVEN AVE.  
BURLINGTON, VA 98233

LAND SURVEYOR  
DALE HERRIGSTAD PLS  
4320 WHISTLE LAKE ROAD  
ANACOSTIES, VA 98221



DATE: Dec., 2019	DRAWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
4320 Whistle Lake Road, Anacosties, VA 98221 (360) 299-8604			JOB 2019-162
SHEET 3 OF 3			