

SURVEY DESCRIPTION

That portion of the following described tract lying Westerly of the Burlington Northern Railroad right of way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

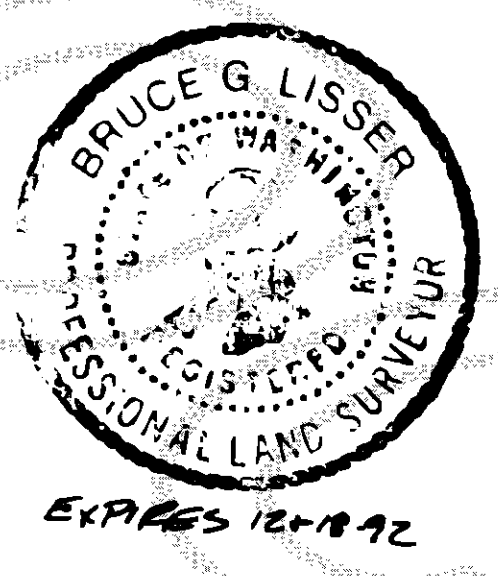
Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1, as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the Point of Beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railway Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the Place of Beginning.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.
Situate in the County of Skagit, State of Washington.

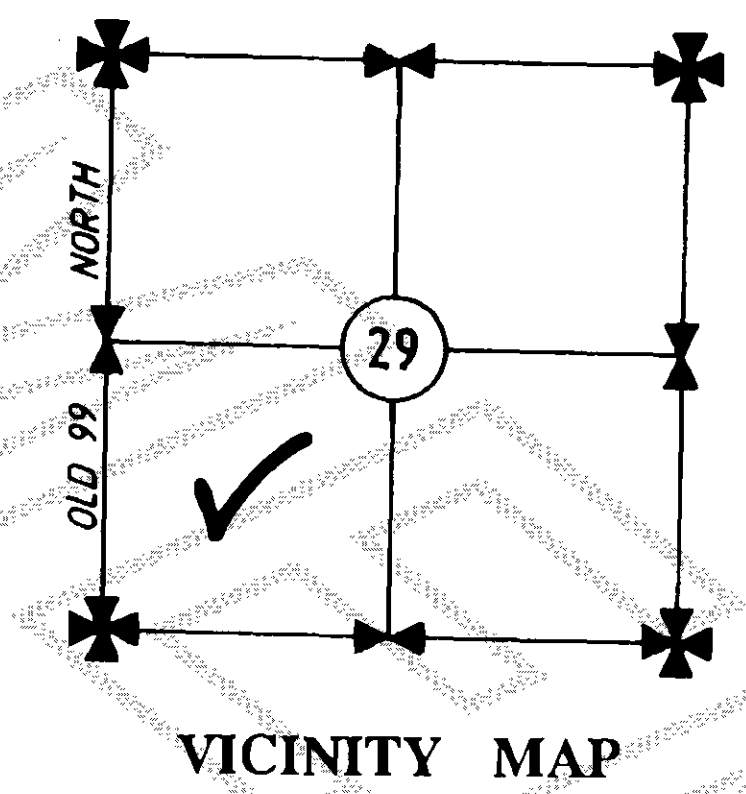
SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.



Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273

Date: 12-16-91



AUDITOR'S CERTIFICATE

Filed for record this 9th day of January, 1992 at 11:43 A.M. in Book 10 of SHORT PLATS, on pages 44-45 at the request of SEMRAU & LISSER. Auditor's File No. 9201090037

Jerry McIntyre
Skagit County Auditor

Cheryl Jansquist
Deputy

SHORT PLAT NO. BURL. 5-91		DATE JANUARY 1992
SURVEY IN A PORTION OF THE SW 1/4 OF SECTION 29, T. 35 N., R. 4 E., W.M. BURLINGTON, WA		
FOR: WALTON AND PEGRAM		
FB 67 PG 9	SEMRAU & LISSER SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 100' JOB NO. 91-042

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 - Rural M-1 Industrial District
4. Sewage and Storm Water Disposal: On site at this time. (See Note 14.)
 Water: P.U.D. No. 1
 Gas: Cascade Natural Gas
 Power: Puget Sound Power and Light Company
 Telephone: G.T.E.
5. ● - Indicates iron rod set with yellow cap, inscribed LISSER 22960.
 ○ - Indicates existing rebar or iron rod found.
6. Description for this survey is from First American Title Company of Skagit County Certificate for Short Plat, order No. 33631, dated October 23, 1991.
7. For additional subdivision and meridian information see Record of Surveys recorded in Volume 9 of Surveys, page 152 and in Volume 2 of Surveys, page 69.
8. Instrumentation: Lietz Set 4A Theodolite Distance Meter and Nikon NTD-3 Theodolite Distance Meter.
9. Survey Procedure: Field traverse
10. Meridian: Assumed
11. Basis of Bearing: West line of the SW 1/4 of Section 29, T. 35 N., R. 4 E., W.M. = North 1° 31' 11" East.
12. Bench Mark: Top of concrete cylinder set at ground level. Elevation = 22.5 M.S.L.
13. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents recorded under Auditor's File Numbers 83397, 523071, 8104170038, 8912210037, 8907130033, 9103150085 and 3741.
14. Temporary drainfield easement area is for the benefit of Lot 2 and is to be abandoned at such time as the buildings for Lot 2 are hooked onto Burlington City Sewer.
15. Notice to Purchaser: No development of Lots 1 or 3 is permitted until water, fire hydrants, sanitary and storm systems and street system are complete.

TREASURERS 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 1991

This 8 day of January, 1992.

Julianne Menick
Skagit County Treasurer

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance No. 815 on this 6th day of January, 1992.

Kelly M. Holgin
Chairman of Planning Commission

CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

Jerry Walton *Florence Walton*
 Jerry Walton, husband Florence Walton, wife

Michael Pegram
 Michael Pegram, a single man

Skagit State Bank, a Washington Corp.

ACKNOWLEDGEMENTS

State of Washington
County of Whatcom

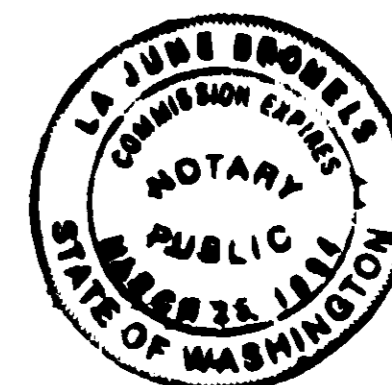
I certify that I know or have satisfactory evidence Jerry Walton and Florence Walton, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated Dec 9, 1991
 Signature *Barbara Wideman*
 Title _____
 My appointment expires Apr 20, 1993

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence Michael Pegram, a single man, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated Dec 9th 1991
 Signature *Debra E. Smith*
 Title _____
 My appointment expires Mar 25th 1994



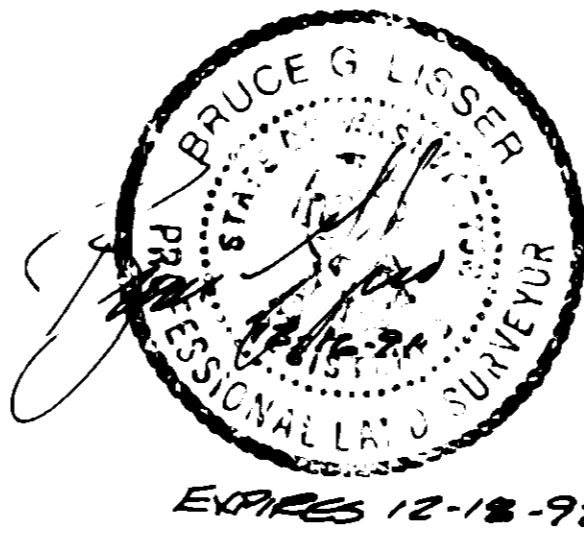
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that _____

J. A. Hodson
signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledge it as the Exec. Pres. Bank

_____ of Skagit State Bank, a Washington Corp., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 12-11-91
 Signature *Juliana Sawyer*
 Title _____
 My appointment expires 7-17-94



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MERIDIAN - ASSUMED		