

UTILITIES NOTE

The utility locations shown hereon are from field observations where possible and from available utility records of the Cascade Natural Gas Corporation and Public Utility District No. 1 of Skagit County (Water).

LEGAL DESCRIPTION

The North 392.97 feet of the West Three Fourths (W 3/4) of the West Half (W 1/2) of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, EXCEPT the North 75 feet of the West 180 feet thereof, AND EXCEPT the following described tracts:

- 1. Beginning at a point on the West line of Tract 73 that is 123 feet South of the Northwest corner thereof; thence East, parallel to the North line of Tract 73, a distance of 112 feet; thence South, parallel with the West line of Tract 73, a distance of 270 feet; thence West 112 feet, more or less, to a point on the West line of Tract 73 which is 270 feet South of the point of beginning; Thence North along said West line to the point of beginning.
2. Beginning at the Northwest corner of Tract 73; thence South 0°24' East along the West line of said Tract 73, a distance of 75 feet to the Southwest corner of a tract conveyed by instrument recorded under Auditor's File No. 700837, said point being the true point of beginning; thence South 89°40'30" East along the South line of said tract, 86 feet; thence South 0°24' East 6 feet; thence North 89°40'30" West 86 feet to said West line of Tract 73; thence North 0°24' West along said West line, 6 feet to the true point of beginning.

LEGEND

- (S 0°24' E) Bearing in Legal Description
Prop. Cor. Property Corner
o Sel Rebar Sel 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted "LEGRO 3475"
Delta Set B.T. Sel Brass Tack and Tag Imprinted: "LS-3475" in Lead Plug in Large Granite Rock.
Conc. Mon. Concrete Monument
PP Power Pole
SP Utility Service Pole
TP Telephone Pedestal (Underground Telephone)
Overhead Power & Telephone
4" 4" Diam. Water Main
G 2" 2" Diam. Gas Pipe
x Fence Line
+25.94 Existing Ground Elevation = 25.94 Ft. M.S.L. - USGS Datum

ZONING

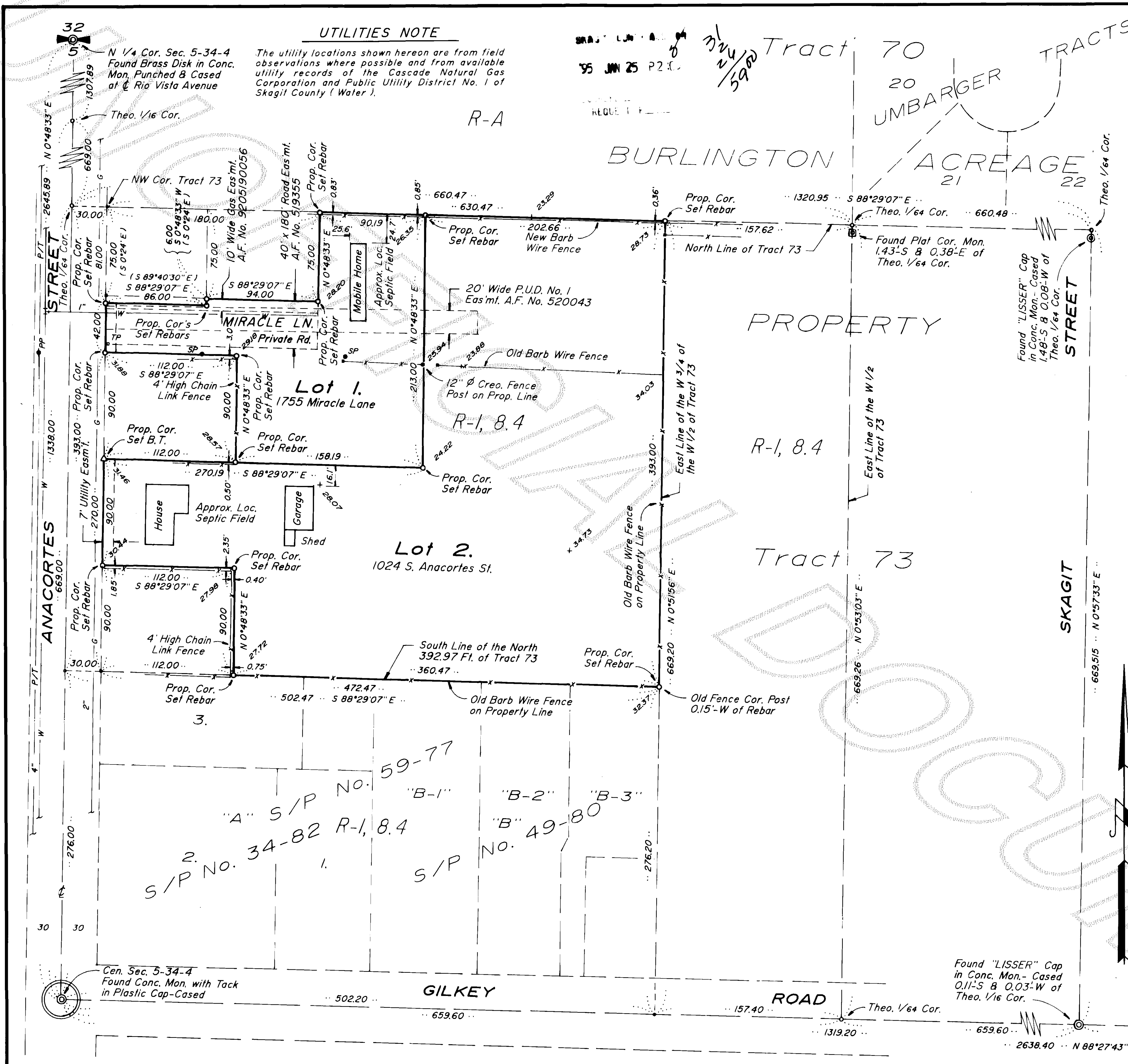
R-1, 8.4: Single Family Residential, Min. Lot Size 8400 Sq. Ft.

LOT AREAS

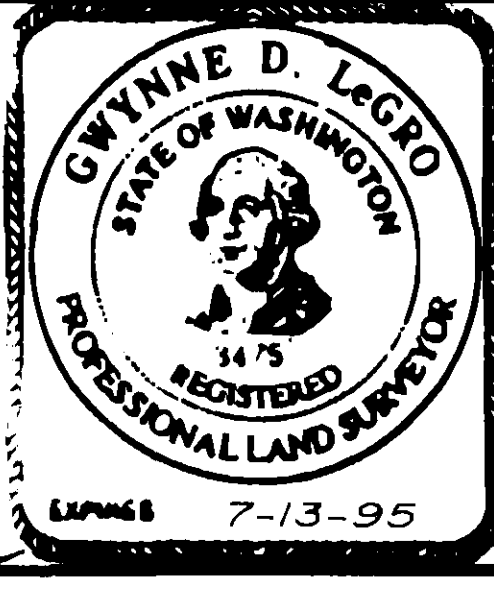
Lot 1. = 33,452.55 Sq. Ft. = 0.768 Acres
Lot 2. = 118,115.39 Sq. Ft. = 2.712 Acres

PLAN

Scale: 1" = 60'



AUDITOR'S CERTIFICATE
Filed for the record this 25 day of Jan, 1995, at 9 minutes past 2 o'clock P.M., in Volume 11 of Short Plats at pages 172 and 174 and recorded under Auditor's File Number 9501250055, at the request of Denny LeGro.
Kathy Hill Auditor, Skagit County



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the City of Burlington Short Plat Ordinance No. 1220 in November 1994 at the request of Lorin Brooks.
LEGRO & ASSOCIATES Engineer & Surveyor
815 Cleveland Avenue Mount Vernon, WA 98273 Phone: (206) 336-3220
Gwynne D. Legro Registered Professional Engineer & Land Surveyor Date: 11-30-94 Lic. # 3475

SHORT PLAT NO. BURL 5-94
LORIN W. BROOKS PROPERTY SURVEY
PTN. W 1/2 OF TRACT 73
PLAT OF THE BURLINGTON ACREAGE PROPERTY
PTN. SW 1/4 NE 1/4 SEC. 5, T. 34 N., R. 4 E. W.M.
BURLINGTON, WASHINGTON

LEGAL DESCRIPTION

(Legal Description Continued from Sheet 1 of 2.) TOGETHER WITH that portion of the West Half (W 1/2) of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of said Tract 73, a distance of 213 feet South of the Northwest corner thereof; thence East parallel to the North line of said Tract 73, a distance of 112 feet; thence South parallel to the West line of said Tract 73, a distance of 90 feet; thence West 112 feet, more or less, to a point on the West line of said Tract 73, that is 90 feet South of the point of beginning; thence North along said West line to the point of beginning.

SUBJECT TO an easement for road purposes over and across the South 40 feet of the North 115 feet of the West 180 feet of said West Half (W 1/2) of said Tract 73, including the terms and conditions thereof to Harold A. McBee and Wilma A. McBee, husband and wife, and their respective successors and assigns, by that instrument dated June 13, 1955 and recorded June 14, 1955 under Auditor's File No. 519355, records of Skagit County, Washington.

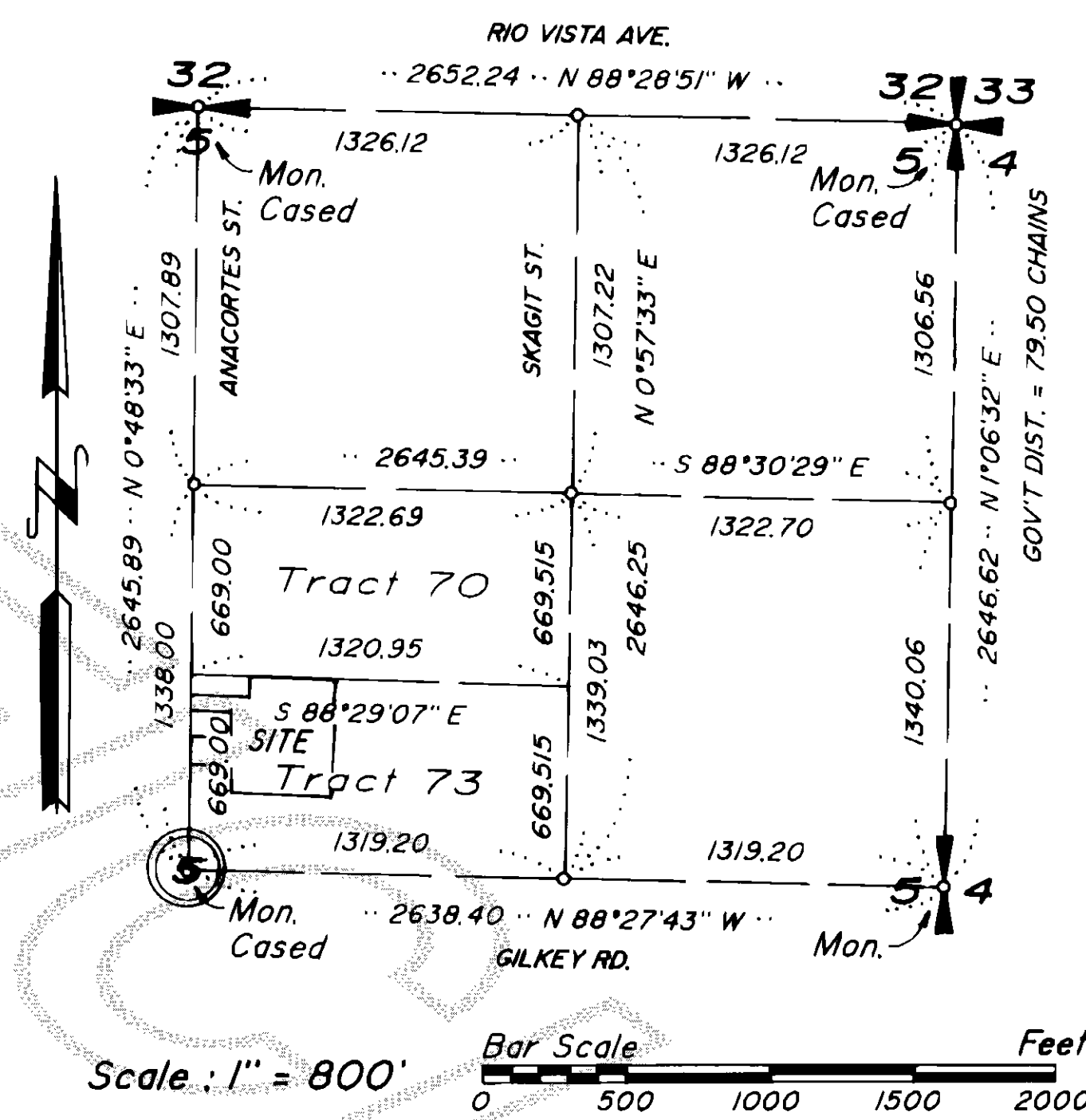
SUBJECT TO AND TOGETHER WITH an easement to the Public Utility District No. 1 of Skagit County, Washington, its successors and assigns, for pipeline purposes with right of ingress and egress to and from same, being 20 feet in width as described by that instrument recorded June 27, 1955 under Auditor's File No. 520043, records of Skagit County, Washington.

AND FURTHER SUBJECT TO AND TOGETHER WITH an easement to Cascade Natural Gas Corporation, its successors and assigns, for pipeline purposes together with right of ingress and egress, including the terms and conditions thereof, over the North 10 feet of the South 40 feet of the North 115 feet of the West 180 feet of the West Half (W 1/2) of said Tract 73, EXCEPT the North 6 feet of the West 86 feet thereof, by that instrument dated May 4, 1992 and recorded May 19, 1992 under Auditor's File No. 9205190056, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

RESTRICTIONS

- 1. The Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
2. 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 useage of road.
3. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction. In addition, this site is partially situated within Gages Slough and any further development and/or improvements shall be subject to those floodplain and special flood risk zone regulations as established by FEMA and by the City of Burlington Municipal Code Chapter 15.15 entitled "Interim Regulations For Critical Areas".
4. SUBJECT TO AND TOGETHER WITH those terms and conditions of the Brooks Trust as disclosed by Deeds recorded April 12, 1993 under Auditor's File Numbers 9304120073, 9304120074 and 9304120075, records of Skagit County, Washington.

SUBDIVISION: NE 1/4 SEC. 5-34-4



NOTES

- 1. Legal Description furnished by Land Tille Company of Skagit County, Order No. T-75593, dated November 8, 1994 at 8:00 A.M.
2. Survey Method: Field Traverse Instrumentation: TOPCON GTS-2B (20) Theodolite: Min. Horiz. Circle Reading of 20" E.D.M.: Accuracy ± (5mm + 5ppm)
3. The bearing reference for this survey is based upon the centerline (C) of Anacortes Street, the West line of the NE 1/4 of Sec. 5, T. 34 N., R. 4 E.W.M. established by existing monumentation as being N 0°48'33" E.
4. For additional section subdivision information, refer to Skagit County Short Plat No. 1-77 prepared for Marion M. Coleman by Rader and Leonard and Associates, Inc. by that instrument dated January 6, 1977 and recorded January 20, 1977 in Book 2 of Short Plats at page 21, records of Skagit County, Washington.
5. The method of sewage disposal shall be by individual septic drainfield systems currently in operation serving the residences upon both lots in this subdivision.
6. Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to the lots in this subdivision from the Skagit County Public Utility District No. 1, 4" water main located in Anacortes Street fronting this Short Plat.
7. Recorded surveys in this relative vicinity have apparently based their location of the North line of Tract 73 of the Plat of The Burlington Acreage Property as being the Westerly projection of the South line of the Plat of Umbarger Tracts as monumented. We believe that the South line of the Plat of Umbarger Tracts encroaches into Tract 73 and thereby affects only those tracts adjacent to and Southerly thereof; and further that the division line between Tracts 70 and 73 is otherwise unaffected thereby and is therefor apportioned according to the original plat map of The Burlington Acreage Property.
8. Meridian - Assumed.

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 8TH day of December, 1994.

Signatures of Lorin W. Brooks and Clara M. Brooks.

INTERWEST SAVINGS BANK:

Signature and Print Name fields for the bank representative.

OWNER - DEVELOPER

Lorin W. Brooks, 1024 S. Anacortes Street, Burlington, WA. 98233

EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to Puget Sound Power and Light Company, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) ft. parallel and adjacent to the street frontage on Anacortes Street, as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance No. 1220 this 20th day of January, 1995.

Signature of Margaret J. Fleck, Planning Director.

ACKNOWLEDGEMENT

State of Washington } S.S. County of SKAGIT

On this day personally appeared before me LORIN W. BROOKS and CLARA M. BROOKS, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 30TH day of NOVEMBER, 1994.

Signature and Name of Notary Public, Mount Vernon.

ACKNOWLEDGEMENT

State of Washington } S.S. County of Island

This is to certify that on this 8th day of December, 1994, before me, the undersigned, a Notary Public, personally appeared Sharon A. Exley and to me known to be the Vice President and respectively, of the INTERWEST SAVINGS BANK, a Washington Corporation, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Notary Seal for Glenda Jackson, State of Washington, Commission Expires 1-07-97.

Signature and Name of Notary Public, Island County.

TREASURER'S APPROVAL

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 1995.

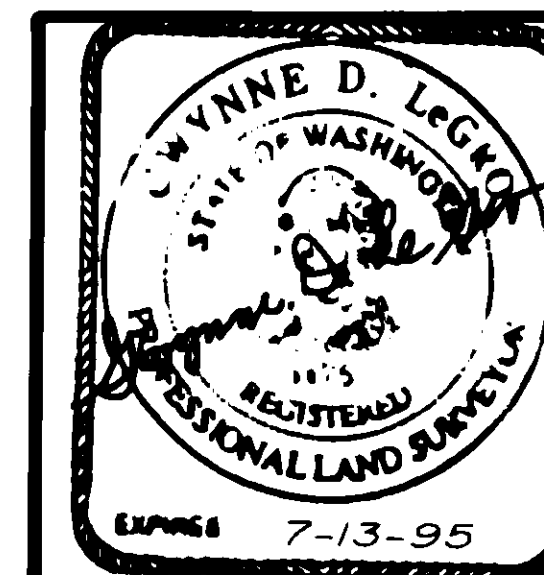
This 25 day of January, 1995.

Signature and Name of Skagit County Treasurer, Chuz Deputy.

APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance No. 1220 this 20 day of JAN, 1995.

Signature and Name of Director of Public Works.



SHORT PLAT NO. BURL 5-94

LORIN W. BROOKS PROPERTY SURVEY PTN. W 1/2 OF TRACT 73 PLAT OF THE BURLINGTON ACREAGE PROPERTY PTN. SW 1/4 NE 1/4 SEC. 5, T. 34 N., R. 4 E.W.M. BURLINGTON, WASHINGTON