

**DESCRIPTION**

THAT PORTION OF THE SOUTH 1/2 OF THE WEST 1/2 OF LOT 19, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY, EXCEPT THE SOUTH 100 FEET OF THE WEST 100 FEET THEREOF, AND EXCEPT THE NORTH 60 FEET OF THE WEST 100 FEET LYING EAST OF SPRUCE STREET.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

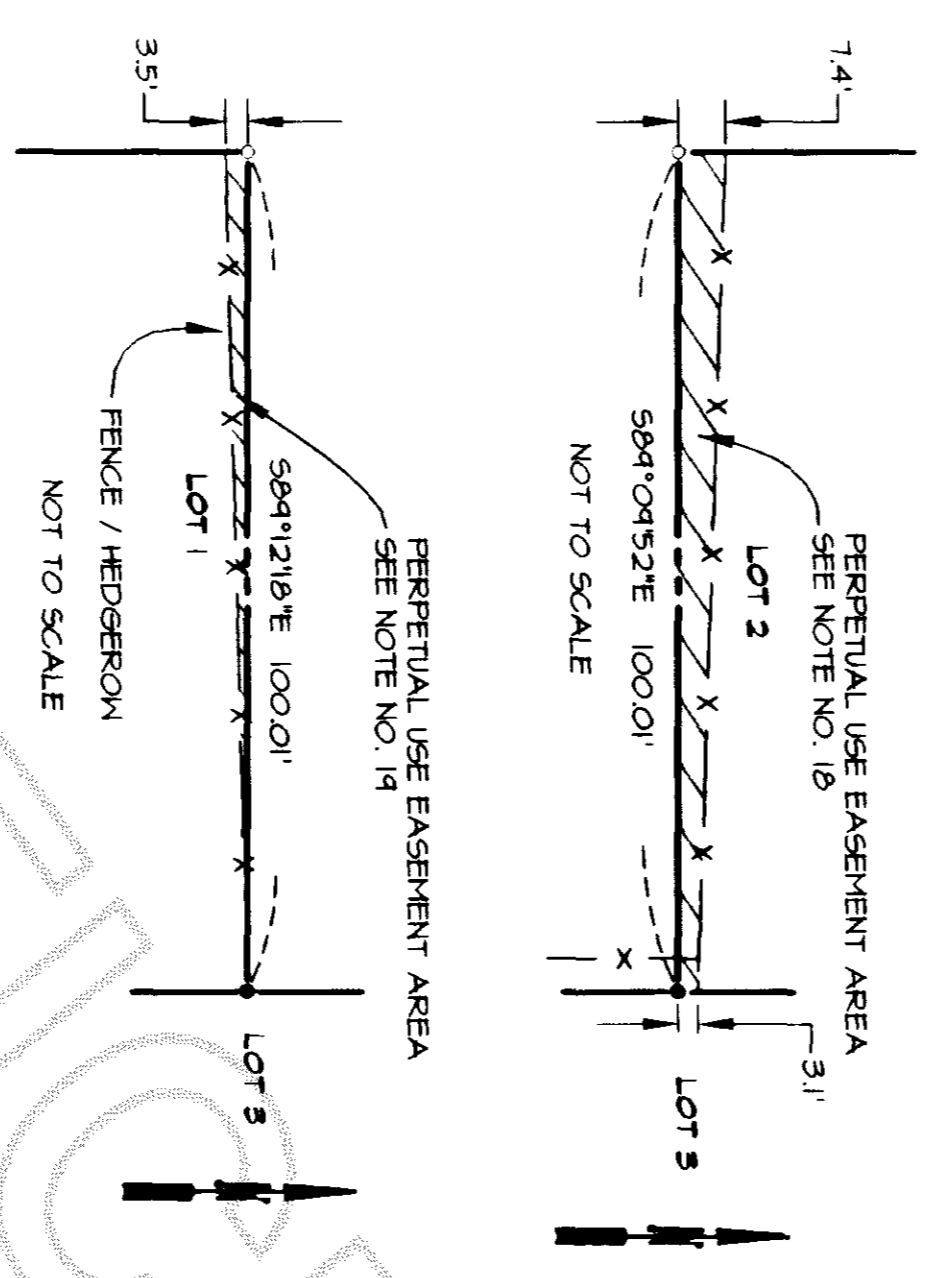
**EASEMENTS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, S.T.E., AND CASCADE NATURAL GAS CO. AND TCI CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 (TEN) FEET OF ALL LOTS ADJOINING SOUTH SPRUCE STREET AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND 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 PRIVILEGE HEREIN GRANTED.

**LOT AREA AND ADDRESS INFORMATION**

LOT 1 1172 SOUTH SPRUCE STREET 6453 SQ. FT.  
 LOT 2 1180 SOUTH SPRUCE STREET 6453 SQ. FT.  
 LOT 3 1184 SOUTH SPRUCE STREET 17643 SQ. FT.  
 AREA BETWEEN EAST LINE OF WEST 1/2 OF LOT 19 AND ENRR = 23190 SQ. FT.

**PERPETUAL EASEMENT DETAILS**



**SURVEYOR'S NOTE**

THE LEGAL DESCRIPTION FOR THIS PROPERTY REFERENCES THE OWNERSHIP AS BEING THE SOUTH 1/2 OF THE WEST 1/2 OF LOT 19, PLAT OF THE BURLINGTON ACREAGE PROPERTY AND FURTHER REFERENCES THE PROPERTY AS LYING WESTERLY OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY. THIS SURVEY HOLDS THE EAST LINE OF THE FEE OWNERSHIP AS BEING THE EAST LINE OF SAID WEST 1/2 OF LOT 19, THE AREA BETWEEN SAID EAST LINE AND THE WEST RIGHT OF WAY MARGIN OF THE BURLINGTON RAILROAD RIGHT OF WAY (GNRR) CONSTITUTES AN AREA OF DISPUTE THAT MAY REQUIRE LITIGATION (QUIET TITLE) TO CLEAR OR VEST TITLE TO THE OWNERS OF THIS SHORT PLAT.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

BRUCE G. LISSER, P.L.S. CERTIFICATE NO. 22960  
 BRUCE G. LISSER & ASSOCIATES, PLLC  
 2124 RIVERSIDE DRIVE, SUITE 107  
 MOUNT VERNON, WA 98273  
 PHONE: (360) 424-5517  
 FAX: (360) 424-6614  
 e-mail: bruce@lissers.com

**NOTES**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING: R-1-B-4 SINGLE FAMILY RESIDENTIAL
4. MINIMUM SETBACK REQUIREMENTS:  
 FRONT YARD MINIMUM MEAN WIDTH: 5 FEET  
 SIDE YARD MINIMUM MEAN WIDTH: 20 FEET  
 REAR YARD MINIMUM MEAN DEPTH: 20 FEET  
 MEANS THE OUTER FACE OF ANY PART OF THE BUILDING ROOF EAVES.
5. SEWAGE DISPOSAL: CITY OF BURLINGTON PUBLIC SEWER
6. WATER: PUD NO. 1
7. - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
8. - INDICATES EXISTING REBAR OR IRON ROD FOUND
9. MERIDIAN: ASSUMED
10. BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
11. BEARING = NORTH 0°10'10" WEST
12. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BURLINGTON ACREAGE PROPERTY RECORDED IN VOLUME 1 OF PLATS, PAGE 49 AND RECORD OF SURVEY MAPS RECORDED IN VOLUME 5 OF SURVEYS, PAGE 115 AND VOLUME 22 OF SURVEYS, PAGE 110, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
13. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY, TITLE POLICY OPERATOR NO. P-1049-E, DATED AUGUST 26, 1994.
14. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
15. SURVEY PROCEDURE: FIELD TRAVERSE
16. OWNER/DEVELOPER: RAYMOND AND BEVERLY WAITE
17. BURLINGTON, WA 98233  
 PHONE: (360) 751-6214
18. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT. NO FEES WILL BE REQUIRED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES ON ANY LOT SHOWN HEREON. SAID CONSTRUCTION IS TO BE CONSIDERED AS REPLACEMENT TO EXISTING RESIDENCES AND THEREFORE CREATES NO IMPACT.
19. METLAND BOUNDARY LINE IS PER DELINEATION BY GRAHAM-BUNTING & ASSOCIATES METLAND EVALUATION REPORT DATED NOVEMBER AND MAPPING BY LEGRO & ASSOCIATES, A/TACSM SURVEY DATED NOVEMBER, 1994.
20. 30-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES (CENTERED ALONG THE LINE COMMON TO LOTS 1 AND 2) IS FOR THE BENEFIT OF LOT 3. SAID 30-FOOT EASEMENT SHALL BECOME NULL AND VOID AT SUCH TIME AS LOT 3 IS AGGREGATED OR CONSOLIDATED WITH CONTIGUOUS PROPERTY TO THE NORTH.
21. IMPROVEMENTS TO SOUTH SPRUCE STREET ARE NOT REQUIRED FOR THIS SHORT PLAT. SAID IMPROVEMENTS WILL BE INCLUDED AS A CONDITION FOR DEVELOPMENT CONTIGUOUS TO THE NORTH OF LOT 3 OF THIS SHORT PLAT.
22. A PERPETUAL USE EASEMENT IS HEREBY CONVERTED TO THE OWNER OF THE PROPERTY CONTIGUOUS TO THE SOUTH OF LOT 2 OF THIS SHORT PLAT FOR THE AREA SOUTH OF THE FENCE. SEE DETAIL, BEING A TRIANGULAR PARCEL AS SHOWN. IF AT SUCH TIME THE FENCE IS REMOVED AND RELOCATED ALONG THE DEED LINE THE USE SHALL TERMINATE. THIS EASEMENT IS INTENDED TO BE GRANTED IN PERPETUITY AND SHALL RUN WITH THE LAND.
23. A PERPETUAL USE EASEMENT IS HEREBY CONVERTED TO THE OWNER OF THE PROPERTY CONTIGUOUS TO THE NORTH OF LOT 1 OF THIS SHORT PLAT FOR THE AREA NORTH OF THE FENCE AND HEDGEROW, SEE DETAIL, BEING A TRIANGULAR PARCEL AS SHOWN. IF AT SUCH TIME THE FENCE OR HEDGEROW IS REMOVED AND RELOCATED ALONG THE DEED LINE THE USE SHALL TERMINATE. THIS EASEMENT IS INTENDED TO BE GRANTED IN PERPETUITY AND SHALL RUN WITH THE LAND.
24. BUYERS SHOULD BE AWARE THAT PORTIONS OF THIS PLAT ARE LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION.
25. CONTACT CITY OF BURLINGTON BUILDING DEPARTMENT FOR DETAILS.
26. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINES) AS PER WAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 23 DAY OF June 2007 AT  
 THE REQUEST OF LISSER & ASSOCIATES, PLLC  
 AUDITOR'S FILE NO. 2000005230084  
 Kathy Hill, Skagit County Auditor  
 8/23/2000 Page 1 of 2 1:59:51PM

*Kathy Hill*  
 SKAGIT COUNTY AUDITOR

**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE THIS  
22 DAY OF June 2000.

*Margaret A. Fleck*  
 SKAGIT PLAT ADMINISTRATOR

**TREASURER'S 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 2000.

THIS 22 DAY OF June 2000

*Margaret A. Fleck*  
 SKAGIT COUNTY TREASURER

**OWNERS' CERTIFICATE AND DEDICATION**

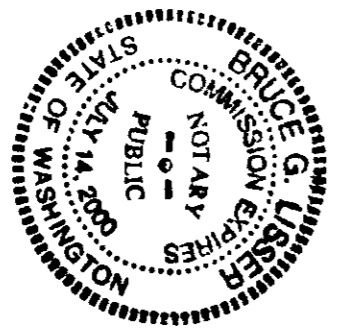
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, AS WELL AS THE CONVEYANCE OF PERPETUAL USE EASEMENTS AS REFERENCED UNDER NOTES 18 AND 19 IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 22 DAY OF JUNE, 2000.

*Raymond M. Waite*  
 RAYMOND M. WAITE

*Beverly Waite*  
 BEVERLY WAITE

**ACKNOWLEDGMENTS**  
 STATE OF WASHINGTON )  
 COUNTY OF SKAGIT )  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RAYMOND M. WAITE AND BEVERLY WAITE, 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: June 22, 2000

*Bruce G. Lissers*  
 BRUCE G. LISSER  
 SURVEYOR  
 MY APPOINTMENT EXPIRES 2-14-08

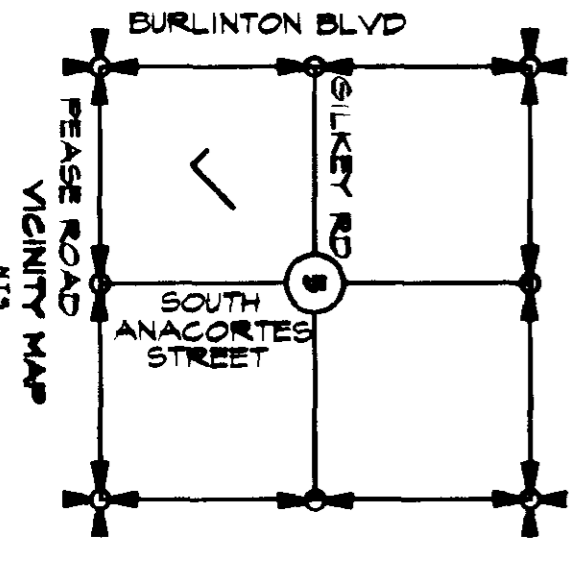
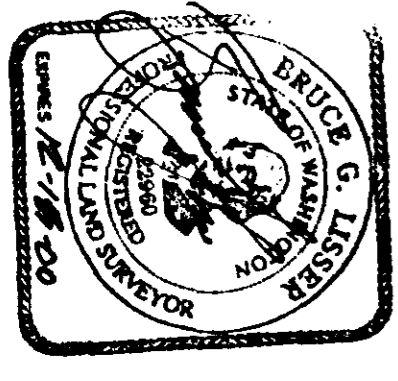


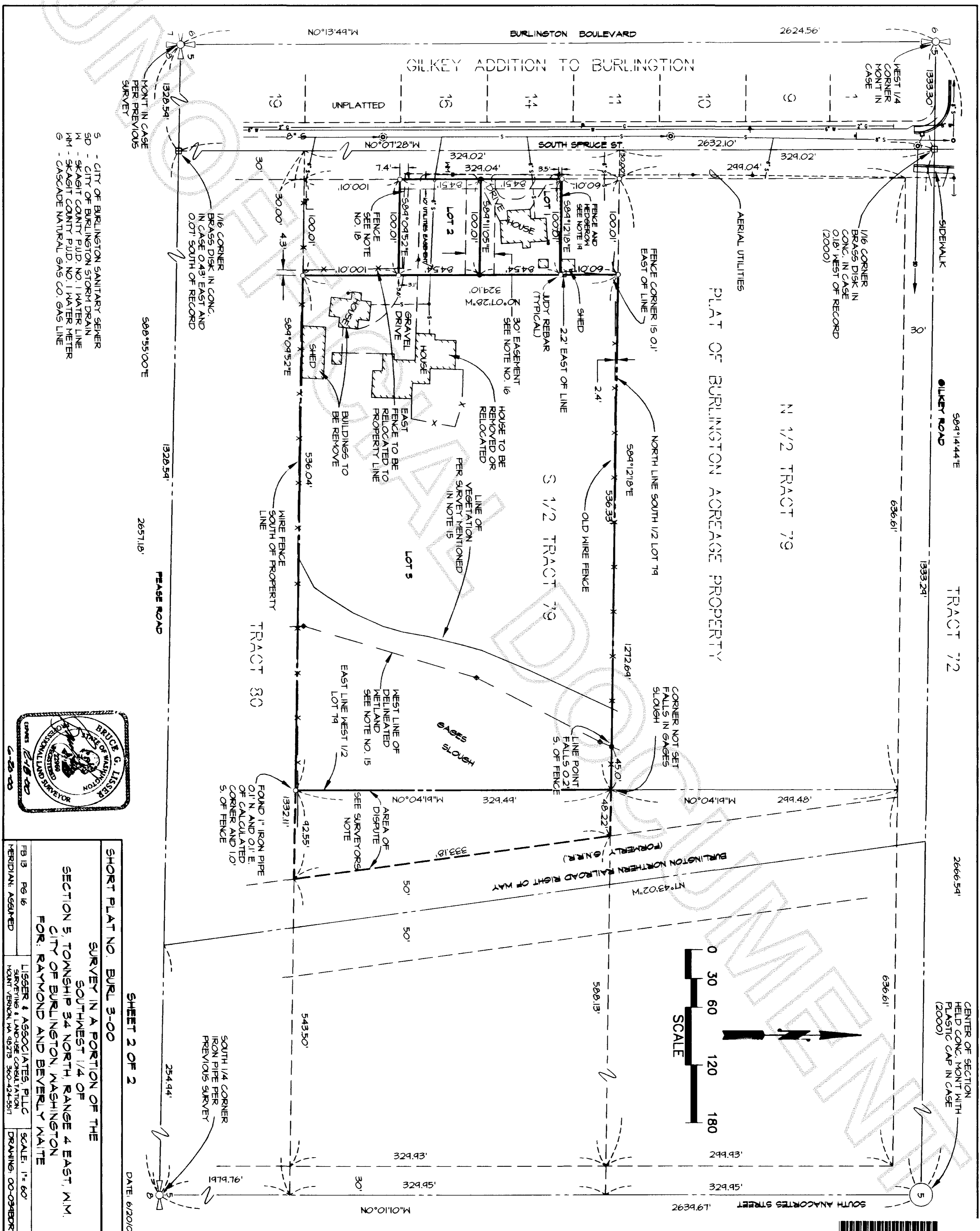
SHEET 1 OF 2 DATE: 6/20/00

SHORT PLAT NO. BURL 3-00

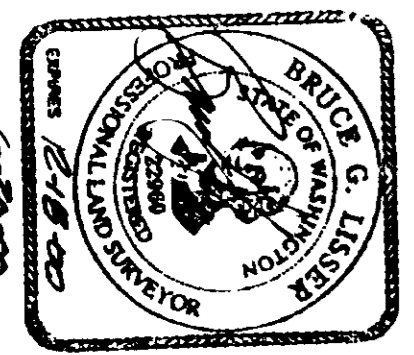
SURVEY IN A PORTION OF THE  
 SOUTHWEST 1/4 OF  
 SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
 CITY OF BURLINGTON, WASHINGTON  
 FOR: RAYMOND AND BEVERLY WAITE

FB 13 PG 46 LISSER & ASSOCIATES, PLLC SCALE: 1" = 60'  
 SURVEYING & LAND-USE CONSULTATION DRAWING: 00-0348BDRY  
 MOUNT VERNON, WA 98273 360-424-5511





- S - CITY OF BURLINGTON SANITARY GENER
- SD - CITY OF BURLINGTON STORM DRAIN
- MM - SKAGIT COUNTY P.U.D. NO. 1 WATER LINE
- MM - SKAGIT COUNTY P.U.D. NO. 1 WATER METER
- G - CASCADE NATURAL GAS CO. GAS LINE



**SHORT PLAT NO. BURL 3-00**  
 SURVEY IN A PORTION OF THE  
 SOUTHWEST 1/4 OF  
 SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,  
 CITY OF BURLINGTON, WASHINGTON  
 FOR: RAYMOND AND BEVERLY WAITE

FB 13 Pg 16  
 LISSNER & ASSOCIATES, PLLC  
 SURVEYING & LANDUSE CONSULTATION  
 MOUNT VERNON, WA 98275 360-424-5371

SCALE: 1" = 60'  
 DRAWING: 00-094BDRY

SHEET 2 OF 2  
 DATE: 6/20/00

