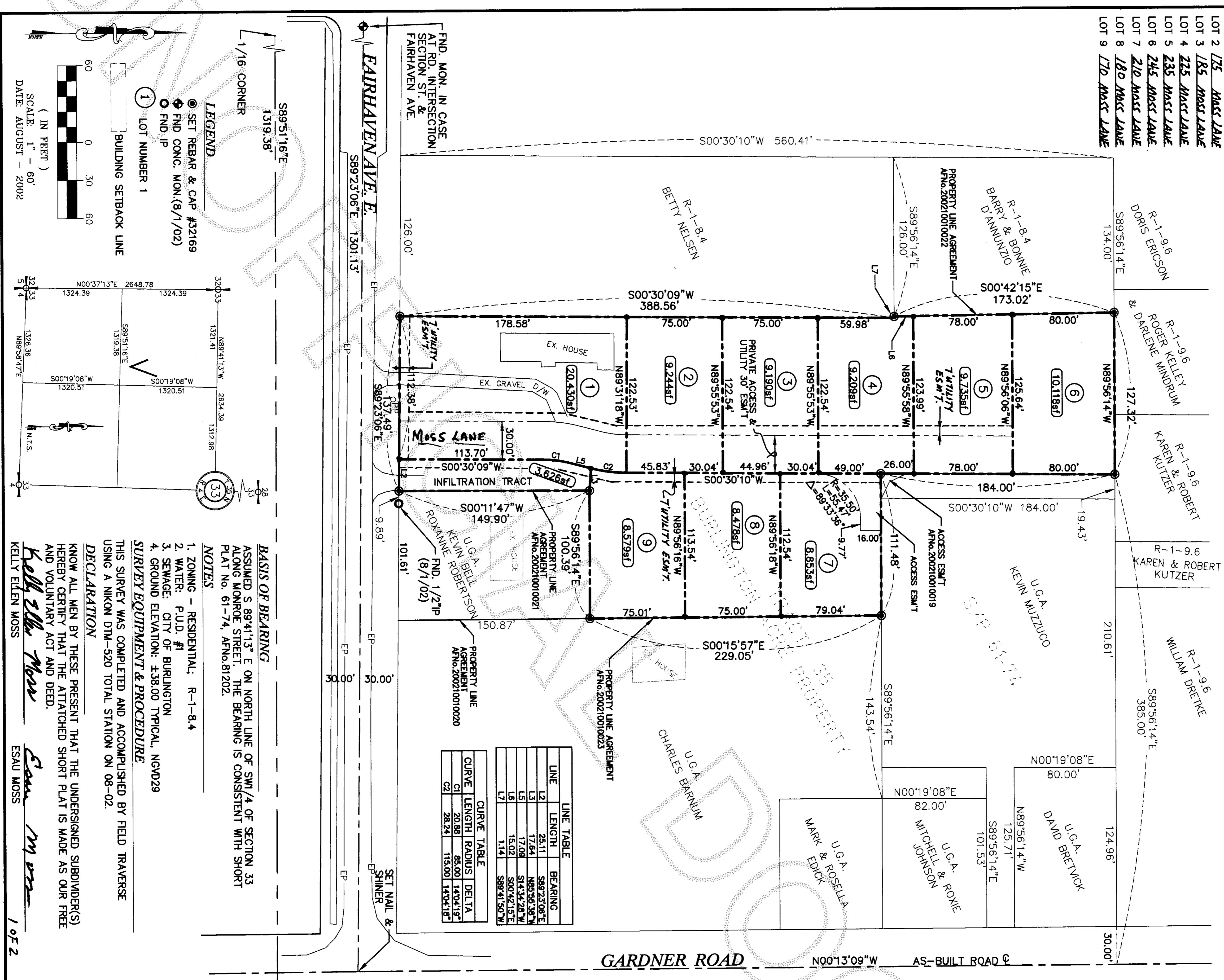


# SURVEY IN NW1/4 OF THE SW1/4 OF SEC. 33, TWP. 35 N, RNG. 4 E, W.M. SKAGIT COUNTY, WASHINGTON

ADDRESSES:  
 LOT 1 1255 E. FAIRHAVEN  
 LOT 2 125 MASS LANE  
 LOT 3 185 MASS LANE  
 LOT 4 225 MASS LANE  
 LOT 5 235 MASS LANE  
 LOT 6 245 MASS LANE  
 LOT 7 210 MASS LANE  
 LOT 8 180 MASS LANE  
 LOT 9 170 MASS LANE

1/16 CORNER  
 FND. 1"IP  
 (8/1/02)



LINE	LENGTH	BEARING
L1	25.11	S89°23'06"E
L2	17.64	N89°56'16"W
L3	17.08	S14°34'28"W
L4	15.02	S00°42'15"E
L5	11.4	S89°41'50"W

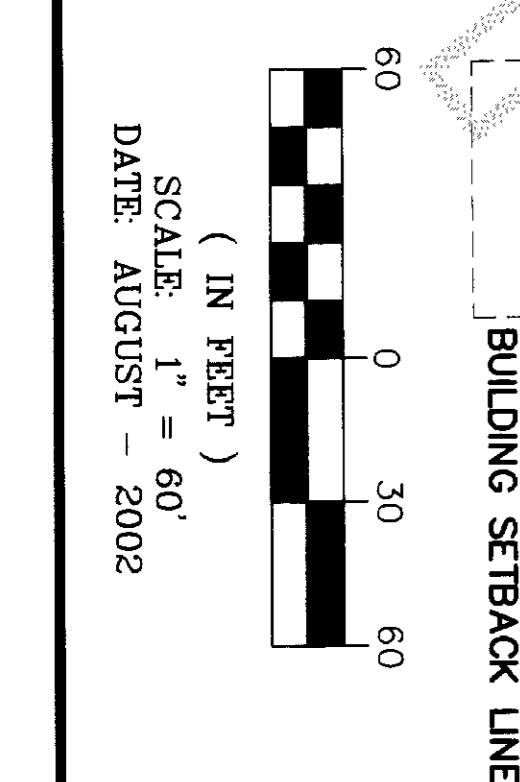
  

CURVE	LENGTH	RADIUS	DELTA
G1	20.98	95.00	140°41'19"
G2	28.24	115.00	143°41'18"

**NOTES**  
 1. ZONING - RESIDENTIAL: R-1-8.4  
 2. WATER: P.U.D. #1  
 3. SEWAGE: CITY OF BURLINGTON  
 4. GROUND ELEVATION: ±38.00 TYPICAL, NGVD29

**SURVEY EQUIPMENT & PROCEDURE**  
 THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 08-02.

**DECLARATION**  
 KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED SUBVIDER(S) HEREBY CERTIFY THAT THE ATTACHED SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.



**LEGEND**  
 ● SET REBAR & CAP #321689  
 ○ FND CONC. MON.(8/1/02)  
 ○ FND IP  
 ① LOT NUMBER 1  
 [---] BUILDING SETBACK LINE

**Short Plat No. BU 2-02**  
 Amendment to App. 200210280240

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

LANDED GENTRY DEVELOPMENT, INC.  
 504 E. FAIRHAVEN AVE.  
 BURLINGTON, WA 98233

COUNTY AUDITOR  
 SKAGIT COUNTY, WASHINGTON  
 Norma Brummett  
 DUTY

**LEGAL DESCRIPTION**

PARCEL "A"  
 THAT PORTION OF THE EAST 1/2 OF TRACT 35, "PLAT OF THE BURLINGTON AGEAGE 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 NORTH LINE OF FAIRHAVEN AVENUE, 134 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF TRACT 35; THENCE NORTH TO THE NORTH LINE OF FAIRHAVEN AVENUE, 140 FEET; THENCE NORTH 150 FEET; THENCE EAST 100 FEET; THENCE SOUTH TO A POINT 184 FEET SOUTH OF THE NORTH LINE OF TRACT 35; THENCE WEST 120 FEET; THENCE NORTH 184 FEET OF THE NORTH LINE OF TRACT 35; THENCE WEST 120 FEET, MORE OR LESS, TO A POINT 134 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 35; THENCE SOUTH TO THE POINT OF BEGINNING.  
 EXCEPT THAT PORTION THEREOF LYING IN THE WEST 25 FEET OF THE NORTH 184 FEET OF SAID TRACT 35, AS CONVEYED TO RICHARD A. CUPERUS BY DEED RECORDED MAY 3, 1976, UNDER AUDITOR'S FILE NO. 8344279, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**UTILITY EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERZON, AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE 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 GRANTTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

**NOTES**

1. MAINTENANCE, UPKEEP AND REPAIR OF THE ACCESS & UTILITY EASEMENT AREA, AND THE INFILTRATION TRACT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.  
 2. No building permits will be issued until building permits are complete.

**TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND NOT PAID HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED, WHICH HAVE BEEN PAID UP TO AND DISCHARGED ACCORDING TO THE RECORDS OF THE OFFICE OF THE COUNTY CLERK, INCLUDING THE YEAR 2002.

**ACKNOWLEDGEMENT**

STATE OF Washington  
 COUNTY OF Skagit  
 ON THIS 2nd DAY OF October, 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED  
 E. SAU HODS  
 TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.  
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.

Doreen K. Nystrom  
 NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
 RESIDING AT Mount Vernon

STATE OF Washington  
 COUNTY OF Skagit  
 ON THIS 2nd DAY OF October, 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED  
 Kelly E. Lehtola  
 TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.  
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Doreen K. Nystrom  
 NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
 RESIDING AT Mount Vernon

STATE OF Washington  
 COUNTY OF Skagit  
 ON THIS 2nd DAY OF October, 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED  
 Margaret A. Steele  
 TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.  
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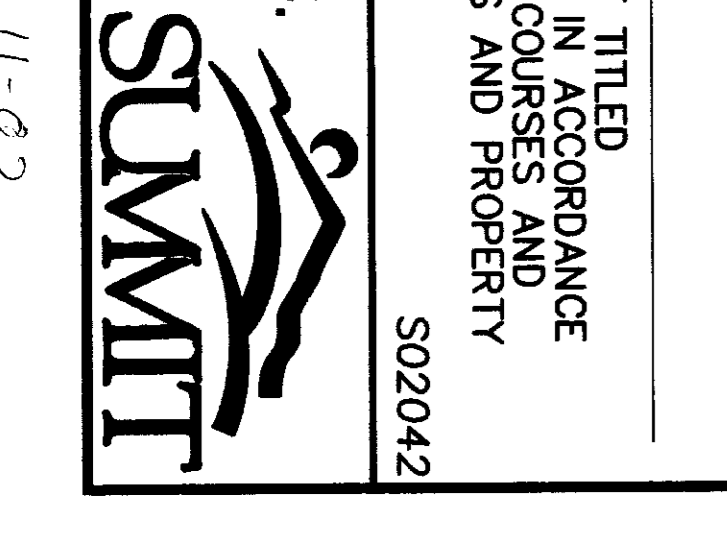
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 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.

**SURVEYORS CERTIFICATE**  
 I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS SHORT PLAT TITLED "MOSS LANE SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW, THAT ALL DISTANCES, COURSES AND ANGLES ARE CORRECTLY SHOWN HEREON, THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND.

**SUMMIT ENGINEERS & SURVEYORS, INC.**  
 22718 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
 PHONE: (360) 416-4999 FAX: (360) 416-4949  
 E-MAIL: YSK@SUMMITES.COM



SURVEY IN NW1/4 OF THE SW1/4 OF SEC. 33, TWP. 35 N, RNG. 4 E, W.M.  
SKAGIT COUNTY, WASHINGTON

Short Plat No. **B42-02**  
AMENDMENT FROM 200/0280240

AUDITORS CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.  
200211040120  
Skagit County Auditor  
11/4/2002 Page 2 of 2 11:22AM

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
DUPUTY

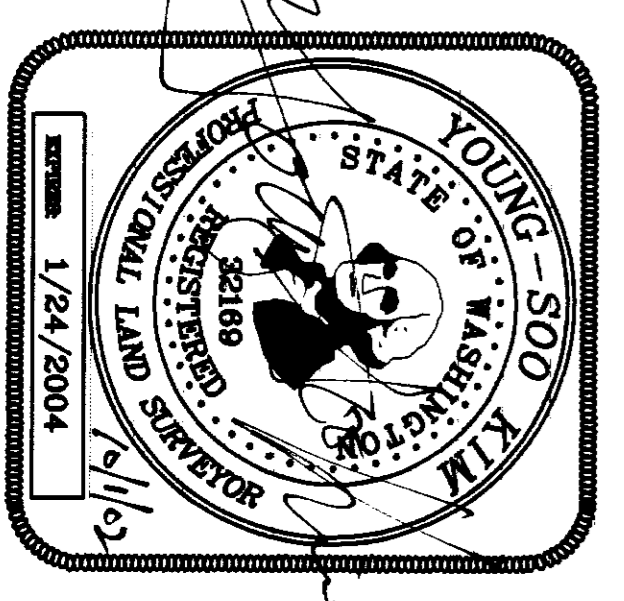
**SHORT PLAT CONDITIONS**

1. Curb and gutter shall be installed across the site along Fairhaven Avenue extending to connect to the existing curb and gutter on Fairhaven Avenue just west of the Nielson property.
2. Sidewalks shall be installed in front of the property on Fairhaven Avenue.
3. A street light is required at Fairhaven Avenue.
4. The existing Moss residence will be allowed to have a separate 10 foot curb cut to accommodate the current driveway on Fairhaven.
5. A stop sign and stop bar is required to be installed at the intersection with the street.
6. Utilities are required to be underground.
7. One fire hydrant is required and the entire private street is required to be signed for no parking, Fire Lane, with signage details to be approved by the Fire Marshal.
8. The private street is required to have concrete vertical curb and gutter on two sides, with a five foot sidewalk on one side.
9. Storm drainage for the private street and the homes will be accomplished on site. Street and utility plans shall be approved by the Engineering Department.
10. A detail of the French drain design for the individual homes is required on the plans and this will be inspected by the Building Department as part of home construction.
11. Manufactured homes are not permitted.
12. Each home will provide one 10 foot and one five foot side yard to accommodate the potential for vehicular access to the rear yard. A minimum of two offstreet parking spaces is required per unit which can be accommodated by providing a minimum of 20 feet in front of each garage from the back of the curb.
13. Plant lawns and at least one tree per lot prior to final inspection.
14. Form a Homeowner's Association with joint maintenance for the road and drainage system.
15. Negotiate property lines prior to approval of Civil Engineering drawings.
16. Coordinate privacy fencing as requested by individual neighbors.

**PUD UTILITY EASEMENT**

Easements are granted to Public Utility District No. 1 of Skagit County Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, and communication line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water, and communication lines or other similar public services over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion, of the District, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.



**SURVEYORS CERTIFICATE**

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