

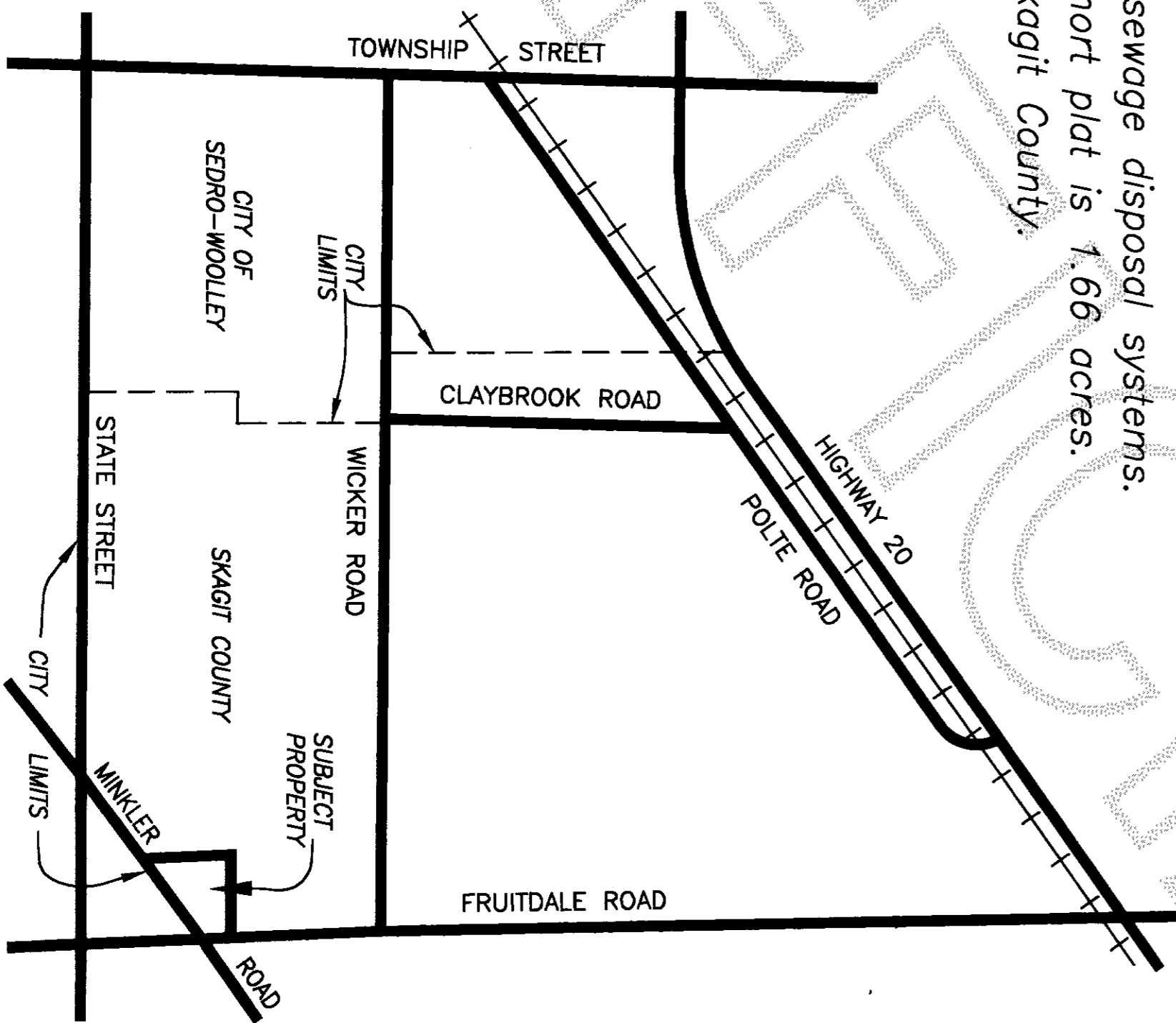
Legal Description

Lot 5, "DENTER'S ACRES, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, EXCEPT the West 288 feet thereof. Situate in the County of Skagit, State of Washington.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed N02°43'07"W on the west line of the southeast quarter of section 19.
3. Zoning - SF2 / Comprehensive Plan Designation - Sedro-Woolley Urban Growth Area
4. This survey was accomplished by field traverse using: 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
5. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
6. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
7. Subject property may be encumbered by easement contained in document filed in A.F.#446236. The easement to Puget Power in A.F.#446236 contains ambiguity, the location for said easement shown on sheet 2 is approximate only. The extent of said easement is assumed as A.F.#446236 does not recite easement limits.
8. A variance, (PL01-0903), from the requirement that lots be connected to the City of Sedro-Woolley sewer system was approved on April 2, 2002, and filed under A.F.#200204030001.
9. A variance, (PL03-0858), from the requirements for half street improvements was approved on April 13, 2004.
9. Drainfield easements for Lots 1, 2, and 3 will each automatically be extinguished at such time as the respective lot served by said easement is connected to the public sewer system.
10. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
11. The strip of land lying between the west boundary line of the subject property and the existing fence line is hereby declared to be used only for a vegetative buffer area, except for that portion of said strip occupied by adjoining's existing building. All setbacks shall commence from said existing fence location.
12. A Waiver of Protest for future L.L.D. or U.L.L.D. formation and annexation is filed under A.F.# 200409210132.
13. Sewer - Individual on-site sewage disposal systems.
14. The total acreage of this short plat is 1.66 acres.
15. Water - P.U.D. No. 1 of Skagit County.

Vicinity Sketch



Owner
 Jack Burnham
 7705 223rd SW
 Edmonds, Wa. 98026
 (425) 774-0226

Dedication

Know all persons by these presents that Jack D. Burnham, (Trustee of the Jack D. Burnham Revocable Living Trust), the owner, in fee simple of the land hereby short subdivided under Short Plat number PL02-0691, hereby declares this short plat and dedicates to the public forever an additional 10 feet of right of way along the west line of the existing Fruitdale Road right of way as shown on said short plat.

Consent

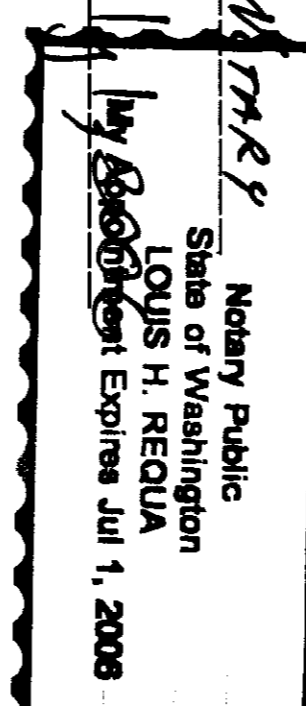
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Jack D. Burnham
 Trustee of the Jack D. Burnham Revocable Living Trust

Acknowledgments

State of Washington, County of SKAGIT
 I certify that I know or have satisfactory evidence that Jack D. Burnham signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Jack D. Burnham Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

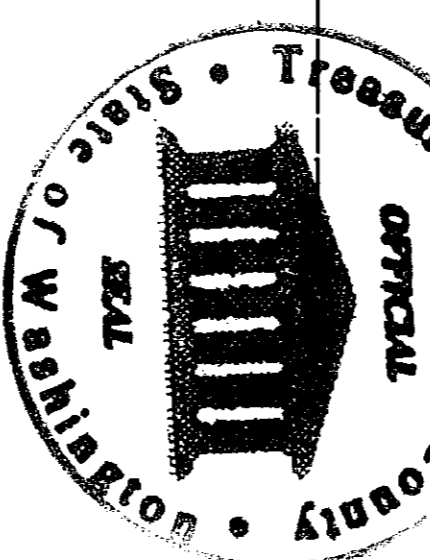
Notary signature Janis H. Reed Title Notary Public
 Date 8/27/04 My appointment expires Jul 1, 2008



Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the 9th day of Sept, 2004.

Kate Duggan by Linda Peterson Date 9-13-04
 Skagit County Treasurer



Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance this 27th day of August, 2004.

Jack Burnham City Pldher
Jack Burnham County Short Plat Administrator
Steve Vitale City Engineer
Steve Vitale County Engineer

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Code Title 12.05 (On-site Sewage) and 12.48 (Water) this 9 day of Sept, 2004.
Heather Davis
 Skagit County Health Officer

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			201042	strm	jld	26SEP02	N/A	1 OF 2

Short Plat for Jack Burnham

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
 COPYRIGHT 2004 SKAGIT SURVEYORS, INC.

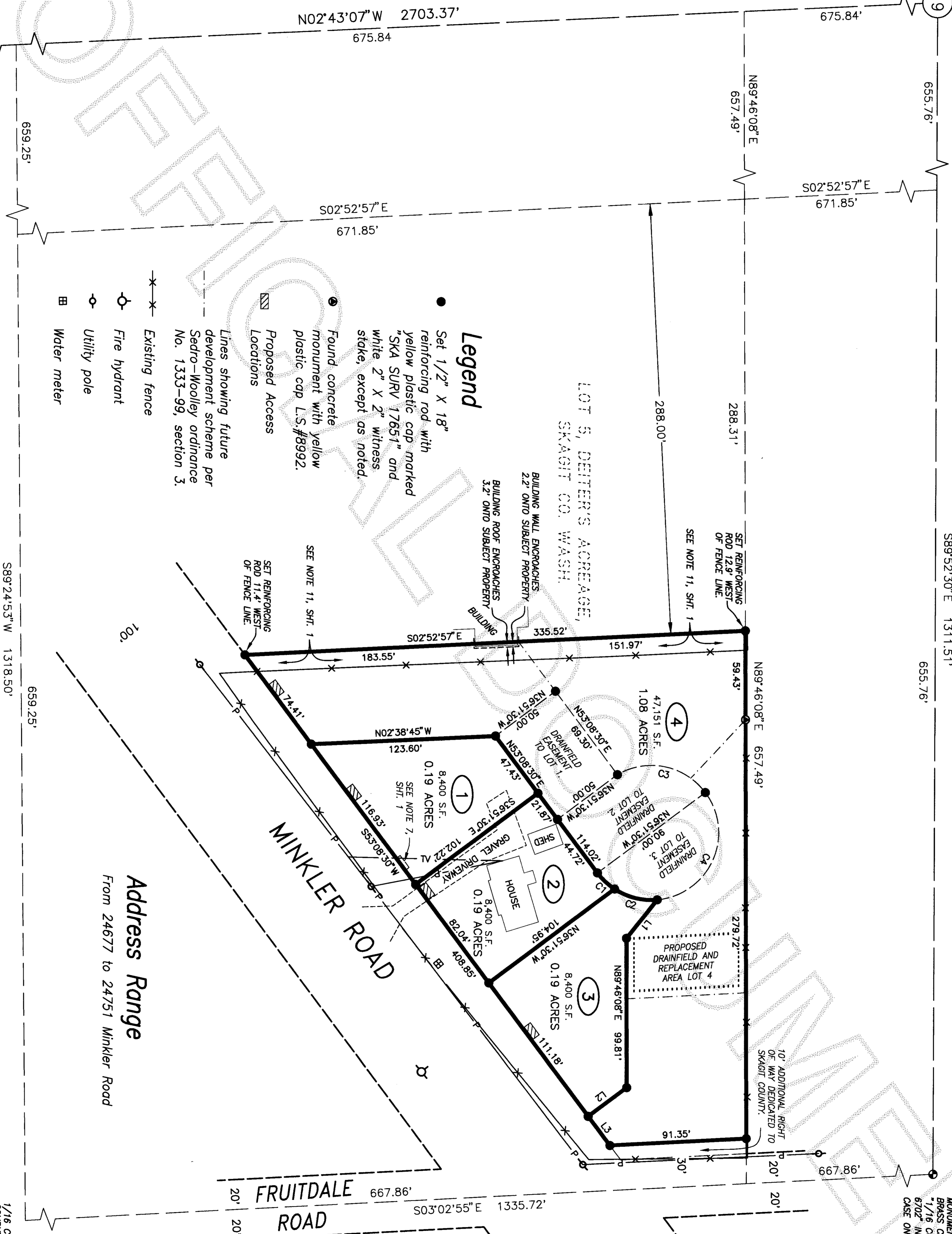
John L. Abenroth
 REGISTERED PROFESSIONAL LAND SURVEYOR
 EXPIRES 6/26/2005

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2004 at the request of Jack Burnham.
 John L. Abenroth CERT#17651
 Date 6/7/04

AUDITOR'S CERTIFICATE
 200409210133
 Skagit County Auditor
 9/21/2004 Page 1 of 2 2:56PM
Norma Brunnet
 County Auditor or Deputy Auditor

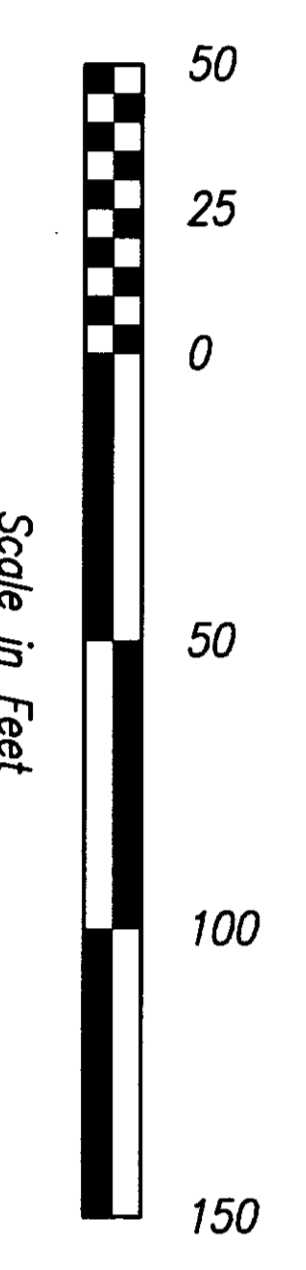
FOUND CONCRETE MONUMENT WITH BRASS CAP STAGED COUNTY REFERENCE MARK IN MONUMENT CASE AND COVER ON 5/01/01.

FOUND CONCRETE MONUMENT WITH 2" BRASS CAP MARKED 1/16 CORNER REL. 6702' IN MONUMENT CASE ON 5/01/01.



Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Found concrete monument with yellow plastic cap L.S.#8992.
- ▭ Proposed Access Locations
- - - Lines showing future development scheme per Sedro-Woolley ordinance No. 1333-99, section 3.
- ⊗ Existing fence
- ⊕ Fire hydrant
- ⊙ Utility pole
- ⊞ Water meter



CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	45.00'	207°04'46"	15.77'
C2	45.00'	38°11'50"	30.00'
C3	45.00'	83°37'14"	65.68'
C4	45.00'	121°43'24"	93.60'

LINE TABLE			
#	BEARING	DISTANCE	
L1	S51°20'28"E	32.99'	
L2	S36°51'30"E	32.06'	
L3	S53°08'30"W	24.29'	
L4	S89°46'08"W	28.86'	

Address Range
From 24677 to 24751 Minkler Road

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			201042	strm	jio	28SEP02	1" = 50'	2 OF 2

Short Plat for Jack Burnham

Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2004 at the request of Jack Burnham.
John L. Abenroth CERT#17651
Date **8/24/04**

AUDITOR'S CERTIFICATE
200409210133
Skagit County Auditor
9/21/2004 Page 2 of 2 2:56PM
County Auditor or Deputy Auditor