

SURVEY IN THE NW 1/4 OF THE SE 1/4 SEC. 5, TWP. 34 N., RNG. 4 EAST W.M.

KREIDER SHORT PLAT

BURLINGTON, WASHINGTON

200504280059
Skagit County Auditor
4/28/2006 Page 1 of 2 2:10:07AM

Notes:

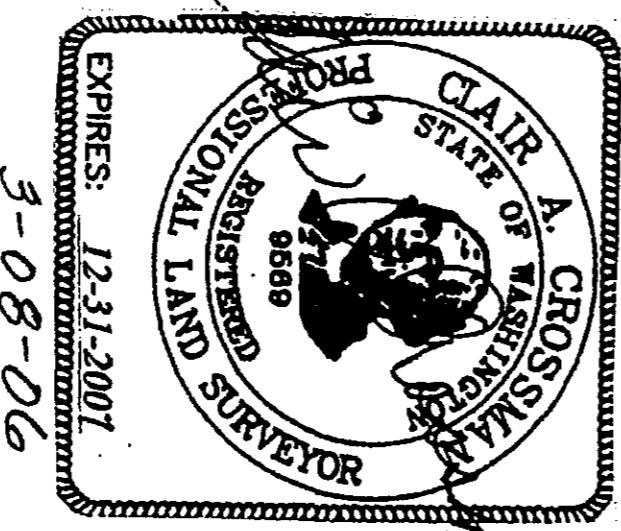
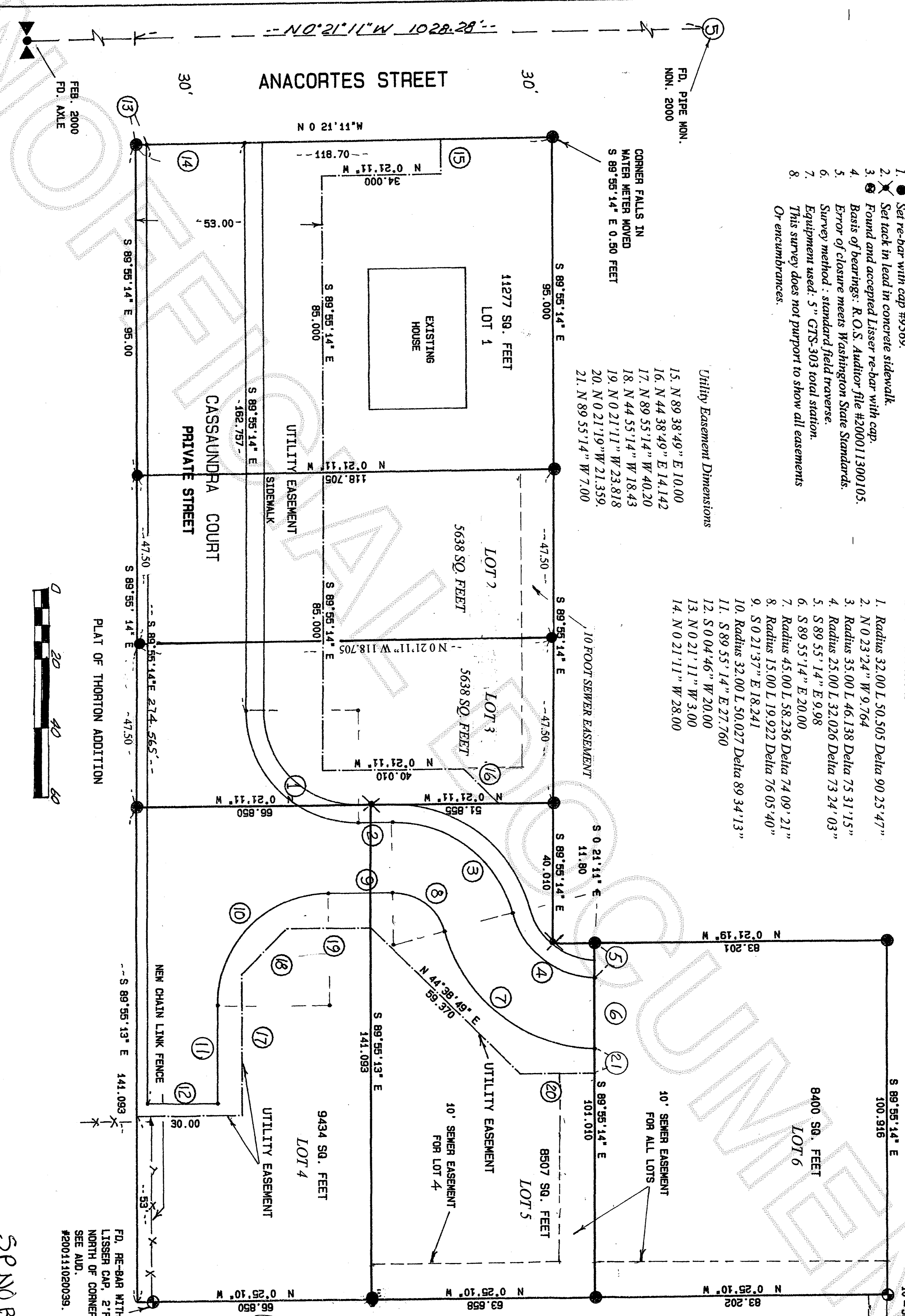
1. Set re-bar with cap #9569.
2. Set tack in lead in concrete sidewalk.
3. Found and accepted Lisser re-bar with cap.
4. Basis of bearings: R.O.S. Auditor file #200011300105.
5. Error of closure meets Washington State Standards.
6. Survey method: standard field traverse.
7. Equipment used: 5" GTS-303 total station.
8. This survey does not purport to show all easements or encumbrances.

Street Dimensions

1. Radius 32.00 L 50.505 Delta 90 25'47"
2. N 0 23'24" W 9.764
3. Radius 35.00 L 46.138 Delta 75 31'15"
4. Radius 25.00 L 32.026 Delta 73 24'03"
5. S 89 55' 14" E 9.98
6. S 89 55'14" E 20.00
7. Radius 45.00 L 58.236 Delta 74 09' 21"
8. Radius 15.00 L 19.922 Delta 76 05'40"
9. S 0 21'37" E 18.241
10. Radius 32.00 L 50.027 Delta 89 34'13"
11. S 89 55' 14" E 27.760
12. S 0 04'46" W 20.00
13. N 0 21' 11" W 3.00
14. N 0 21'11" W 28.00

Utility Easement Dimensions

15. N 89 38'49" E 10.00
16. N 44 38'49" E 14.142
17. N 89 55'14" W 40.20
18. N 44 55'14" W 18.43
19. N 0 21'11" W 23.818
20. N 0 21'19" W 21.359.
21. N 89 55'14" W 7.00



S. P. BUR. 06-00

SP NO BURL 55 2-04

SHORT PLAT FOR GREG KREIDER

SURVEYORS CERTIFICATE

This map correct~~s~~ represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: GREG KREIDER in 2005

Greg Kreider
Certificate No: 9869

RECORDER'S CERTIFICATE

Filed for record this 28 day of April A.D. 2005 at 10:07 AM In book 200504280059 at page 1 of 2 at the request of:

Clair A. Crossman
Surveyor's Name
RECORDS OF SKAGIT CO. AUD.
Wynne Baumer
DEP. AUD.

CROSSMAN & ASSOC.
LAND SURVEYORS
16146 MCLEAN RD. MT. VERNON, WA.
PHONE (360) 424-7359

DRAWN BY SAW SCALE 1"=20' 3-08-06 SHEET 0 F 2

**SURVEY IN THE NW 1/4 OF THE SE 1/4 SEC. 5, TWP. 34 N., RNG. 4 EAST W.M.
KREIDER SHORT PLAT
BURLINGTON, WASHINGTON**

DESCRIPTION:

The South 7 acres of the following described tract:
The West 1/4 of Tract 81 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,
EXCEPT the East 31.1 feet thereof;
EXCEPTING from the said South 7 acres above described, that portion lying within the following description:
Beginning at the Southwest corner of said Tract 81;
thence North along the West line of said tract, 291.55 feet;
thence South 89°28' East 331.17 feet parallel with the South line of said Tract;
thence North 0°04' West 213.45 feet parallel to the East line of said Tract;
thence South 89°28' East 272.30 feet;
thence South 0°04' East 505 feet to the South line of said Tract;
thence North 89°28' West 603.81 feet to the point of beginning;
AND ALSO EXCEPT the North 95 feet of the West 230 feet thereof.
Situate in the County of Skagit, State of Washington.

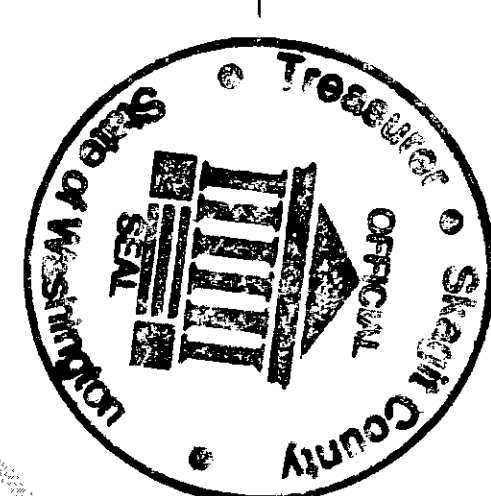
NOTES:

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROAD ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO THE USAGE OF THE ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING R-1 8.4
4. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM
WATER: PUD NO. 1
POWER: PUGET SOUND ENERGY
TELEPHONE: VERIZON
TV: COMCAST
5. DRAINAGE: CITY OF BURLINGTON STORM DRAINAGE SYSTEM
BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF THE RESIDENTIAL CONSTRUCTION.
6. THIS PROPERTY IS SHOWN ON FIRM FLOOD INSURANCE RATE MAP NO. 530153/0001/B DATED JANUARY 3, 1985 AS BEING WITHIN THE FLOOD ZONE A1 WITH A MINIMUM FIRST FLOOR LIVING ELEVATION OF 31.00 FEET (NGVD 29). THE CITY OF BURLINGTON REQUIRES AN ADDITIONAL 1.00 FOOT ABOVE THE MINIMUM ELEVATION REQUIRED. THEREFORE THE MINIMUM ELEVATION IS 32.00 FEET (NGVD 29) UNLESS OTHERWISE REQUIRED BY THE CITY OF BURLINGTON.
7. BENCH MARK: BURLINGTON BENCH MARK ON TOP OF IRON PIPE IN CASE AT THE INTERSECTION OF SOUTH ANACORTES STREET AND GILKEY STREET. ELEVATION: 26.19 (NGVD 29).
8. CONSTRUCTION OF ANY IMPROVEMENTS REQUIRED BY THE CITY ENGINEER.
9. IF THIS SHORT PLAT IS RECORDED PRIOR TO PUBLIC IMPROVEMENTS BEING CONSTRUCTED APPLICANT SHALL PROVIDE A BOND AND NO PERMITS SHALL BE ISSUED UNTIL IMPROVEMENTS ARE COMPLETED.
10. MANUFACTURED HOMES ARE PROHIBITED.
11. LOTS 2 AND 3 CONSTITUTE A DUPEX DEVELOPMENT AS APPROVED BY CONDITIONAL USE PERMIT #3-04. THESE LOTS SHALL BE MAINTAINED IN COMPLIANCE WITH DUPEX DEVELOPMENT STANDARDS IN PERPETUITY.

COUNTY 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 2006.

By: Paul D. ... 4-27-06
TREASURER, SKAGIT COUNTY, WASHINGTON.



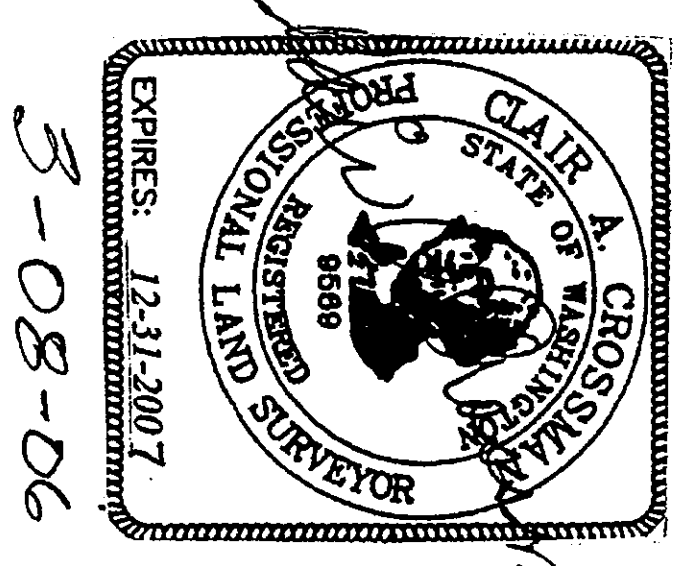
UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E., CASCADIA NATURAL GAS CORP., AND COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENT AS SHOWN ON THE FACE OF THIS PLAT, AND OTHER UTILITY EASEMENTS, IF ANY SHOWN ON THE FACE OF THIS PLAT, 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 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 REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220 ON THIS 24 DAY OF APRIL 2006

BY: Paul D. ... BY: Greg Kreider
DIRECTOR OF PUBLIC WORKS PLANNING DIRECTOR



The lot addresses are as follows:
Lot 1- 807 Cassandra Court.
Lot 2- 811 Cassandra Court.
Lot 3- 815 Cassandra Court.
Lot 4- 822 Cassandra Court.
Lot 5- 818 Cassandra Court.
Lot 6- 814 Cassandra Court.

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, PUBLIC EASEMENTS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

By: Greg Kreider
GREG KREIDER

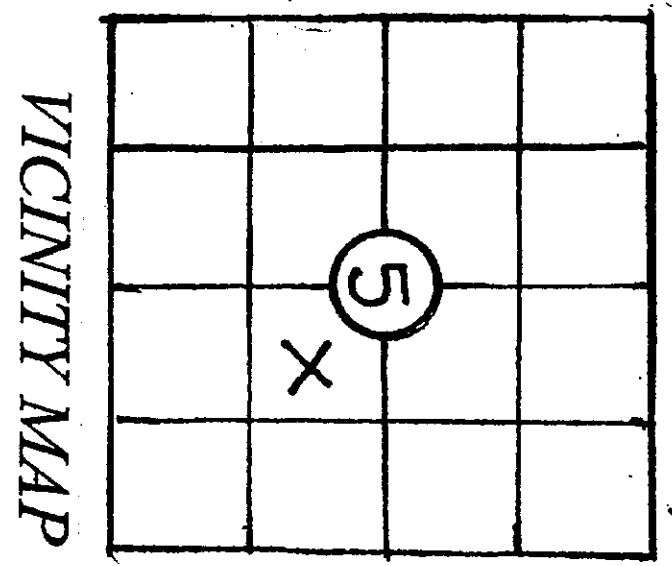
By: Dawnell Kreider
DAWNELL KREIDER

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 24 DAY OF April 2006,
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GREG AND DAWNELL KREIDER ARE THE PERSONS WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATE THAT THEY WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THE INSTRUMENT.

By: Greg Kreider
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Burlington
WA Commission Expires 10-1-09



VICINITY MAP
SEC. 5, TWP. 34N., RNG. 4 EAST, W.M.
NO SCALE

RECORDER'S CERTIFICATE

Filed for record this 28 day of April 2006 at _____ M
In book _____ of _____ at the request of:

Surveyor's Name
David A. Crossman
RECORDS OF SKAGIT CO. AUD.
By: Norma Baumert Deputy Auditor

SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: SEES KREIDER In _____ 2006

By: David A. Crossman
Certificate No. 9569

CROSSMAN & ASSOC.

LAND SURVEYORS
16146 MCLEAN RD. MT. VERNON, WA.
PHONE (360) 424-7359

SHORT PLAT

FOR
GREG KREIDER

SCALE:	DATE:	JOB NO.:
1" = 20'	3-08-06	
DRAWN BY:	CHECK BY:	SHEET: OF:
Sam		2 2