

**CONSENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT ME, THE UNDERSIGNED OWNERS, IN THE FREE AND SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS SHORT PLAT AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE MATTERS IN CULTIVETS OR DRAINING OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IT WITNESSES WHEREOF WE HAVE HEREUNTO SET OUT HANDS AND SEALS THIS 1st DAY OF October 2012.

CAMMOCK, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: 

PRINT NAME: Craig Cammack

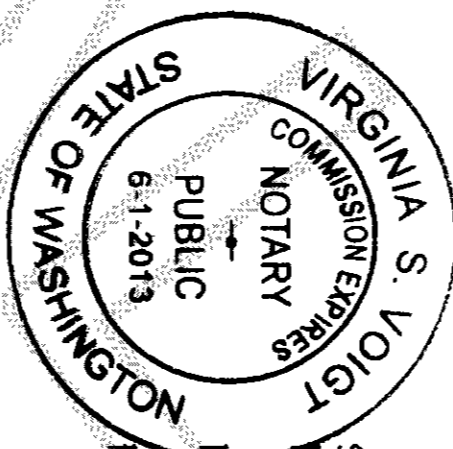
TITLE: Manager

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Craig Cammack SIGNED THIS INSTRUMENT, ON OATH AND ACKNOWLEDGE IT AS THE Manager OF CAMMOCK, LLC, A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

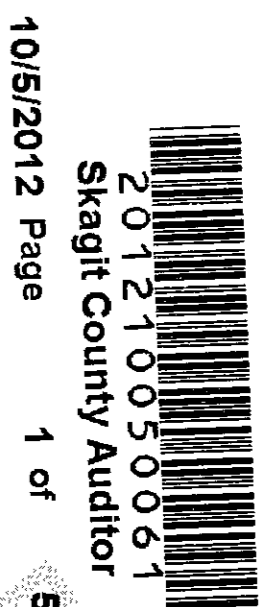
DATED 10/11/2012



SIGNATURE Virginia S. Vogt  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 6/1/13  
RESIDING AT Mount Vernon, Wa.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



2012100500641  
Skagit County Auditor  
10/5/2012 Page 1 of 5 10:54AM

SKAGIT COUNTY AUDITOR Jenny Gust DEPUTY Janet P. Swala

**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220 ON THIS 2nd DAY OF October, 2012.

CITY OF BURLINGTON

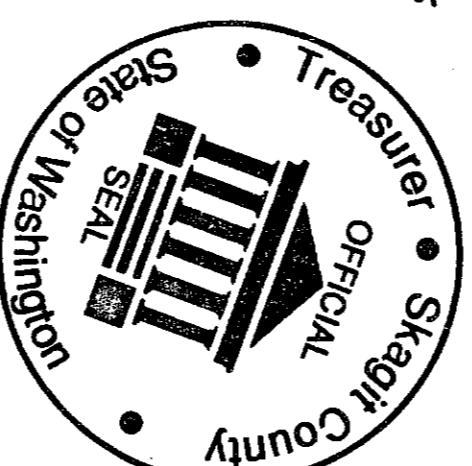
BY: Ben Duff PLANNING DIRECTOR Wendell J. Lick

**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 2012.

THIS 4th DAY OF October, 2012.

Alana Wright for Kelli Spurgins  
SKAGIT COUNTY TREASURER



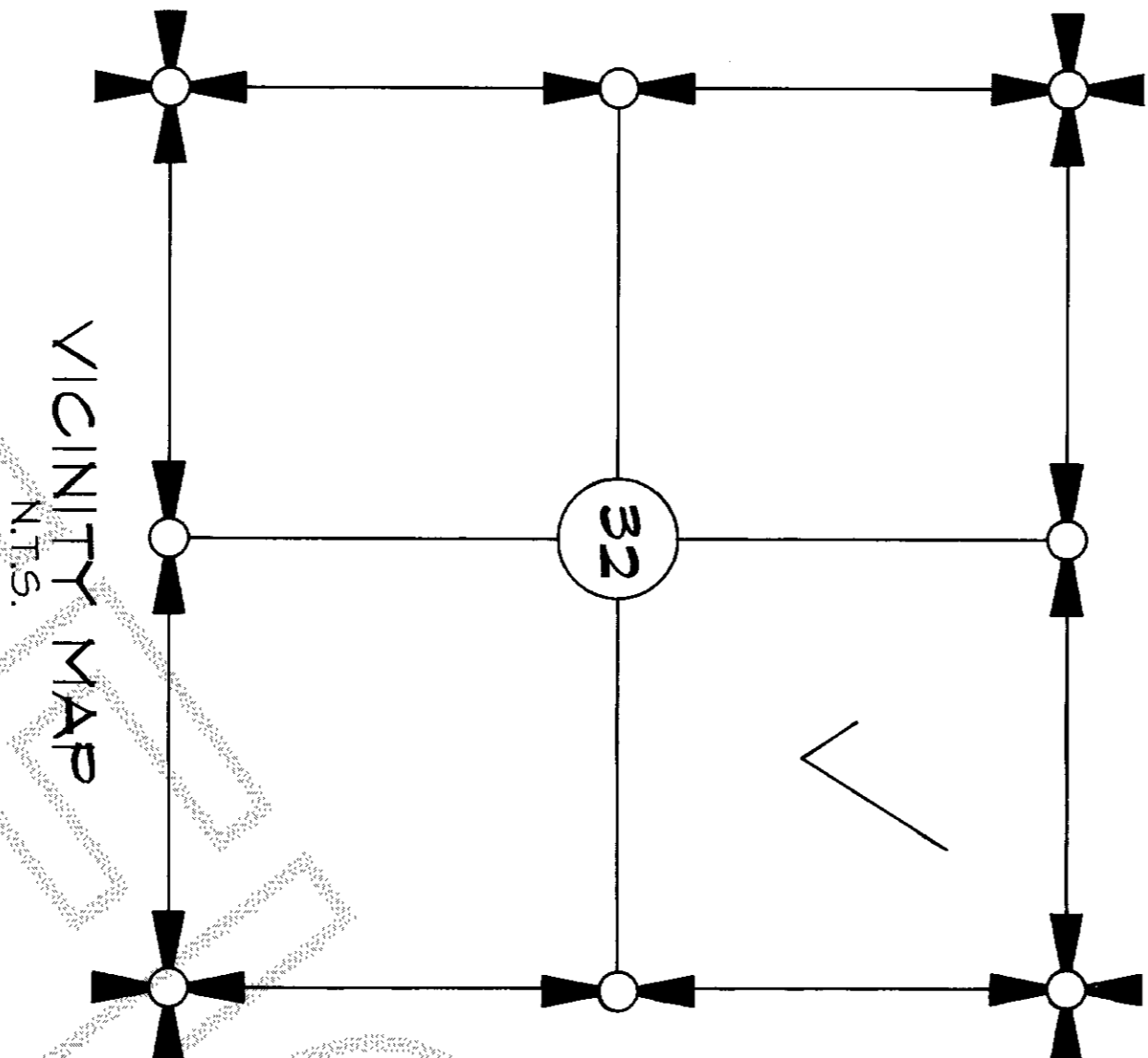
**CITY TREASURER'S CERTIFICATE**

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 2012.

THIS 2nd DAY OF October, 2012.

Curtis O. Robinson  
CITY TREASURER

VICINITY MAP  
N.T.S.



**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 THAT THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

DATE: Oct. 1, 2012

BRUCE H. LISSER, PLS, CERTIFICATE NO. 22960  
LISSER & ASSOCIATES, PLLC  
328 MILWAUKEE STREET  
PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE: (360) 419-7442  
FAX: (360) 419-0581  
E-MAIL BRUCE@LISSER.COM



SHEET 1 OF 5

DATE: 09/17/12

BURLINGTON SHORT PLAT NO. 55-3-07

SURVEY IN A PORTION OF TRACTS 1B AND 21 PLAT OF BURLINGTON ACREAGE PROPERTY IN THE NORTHEAST 1/4 OF SECTION 32, T. 35 N., R. 4 E., M.M. CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON FOR: CAMMOCK, LLC

FB 241 PG 22 LISSER & ASSOCIATES, PLLC SCALE: N/A  
SURVEYING & LAND-USE CONSULTATION DRAWING: 06-0325C  
MOUNT VERNON, WA 98273 360-419-7442

**SURVEY DESCRIPTION**

THAT PORTION OF TRACTS 1B AND 21, "PLAT OF THE BURLINGTON ACRESAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 3, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0°02'25" EAST ALONG THE EAST LINE OF HOLLY STREET IF EXTENDED NORTHERLY, A DISTANCE OF 564.50 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT ACQUIRED BY PUBLIC UTILITY DISTRICT NO. 1 BY ORDER OF CONDEMNATION UNDER SKAGIT COUNTY SUPERIOR COURT CASE NO. 16285 AND DATED NOVEMBER 3, 1934; THENCE NORTH 84°58'05" WEST ALONG THE NORTH LINE OF SAID P.U.D. TRACT A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID P.U.D. TRACT AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 84°58'05" EAST ALONG SAID NORTH LINE OF SAID P.U.D. TRACT, A DISTANCE OF 148.58 FEET;  
THENCE NORTH 6°36'55" EAST A DISTANCE OF 238.27 FEET;  
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 144.16 FEET, AN ARC DISTANCE OF 72.46 FEET;  
THENCE NORTH 22°11'05" WEST, A DISTANCE OF 271.76 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A PROPOSED 60 FOOT ROAD, AND WHICH POINT IS ON A CURVE, THE TANGENT TO WHICH BEARS SOUTH 65°43'42" WEST AT SAID POINT;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 166.42 FEET, AN ARC DISTANCE OF 65.10 FEET;  
THENCE CONTINUING SOUTH 88°08'25" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID PROPOSED 60 FOOT ROAD, A DISTANCE OF 88.47 FEET TO A POINT 30.00 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 32;  
THENCE SOUTH 0°43'30" WEST ALONG A LINE WHICH IS PARALLEL TO AND 30.00 FEET EAST OF SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 32, A DISTANCE OF 260.13 FEET;

THENCE SOUTH 24°54'55" EAST, A DISTANCE OF 110.75 FEET;  
THENCE SOUTH 44°24'10" EAST, A DISTANCE OF 200.02 FEET;  
THENCE SOUTH 16°21'25" WEST, A DISTANCE OF 133.03 FEET;  
THENCE SOUTH 55°53'35" EAST, A DISTANCE OF 75.22 FEET TO A POINT ON THE WEST LINE OF SAID P.U.D. TRACT;  
THENCE NORTH 0°02'25" EAST ALONG THE WEST LINE OF SAID P.U.D. TRACT, A DISTANCE OF 144.38 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT 1B, "PLAT OF THE BURLINGTON ACRESAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF LOT 54, "PLAT OF TINAS COMA," AS PER PLAT RECORDED ON AUGUST 11, 2000 UNDER AUDITORS' FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE SOUTH 60°22'50" EAST (CALLED SOUTH 60°27'05" EAST IN PREVIOUS DESCRIPTIONS) ALONG THE SOUTHWESTERLY LINE OF SAID LOT 54, FOR A DISTANCE OF 138.11 FEET;  
THENCE SOUTH 32°37'04" WEST FOR A DISTANCE OF 45.00 FEET;  
THENCE NORTH 60°22'50" WEST FOR A DISTANCE OF 137.18 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 31°25'11" WEST FROM THE POINT OF BEGINNING;  
THENCE NORTH 31°25'11" EAST FOR A DISTANCE OF 44.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 54, "PLAT OF TINAS COMA," AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITORS' FILE NO. 200008110004, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 54, "PLAT OF TINAS COMA,"  
THENCE SOUTH 60°22'50" EAST (CALLED SOUTH 60°27'05" EAST IN PREVIOUS DESCRIPTIONS) ALONG THE SOUTHWESTERLY LINE OF SAID LOT 54 FOR A DISTANCE OF 138.11 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 60°22'50" EAST ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT 54, BEING A CORNER COMMON TO LOT 76 OF SAID "PLAT OF TINAS COMA,"  
THENCE NORTH 77°18'04" EAST ALONG THE LINE COMMON TO SAID LOTS 54 AND 76 FOR A DISTANCE OF 20.92 FEET TO AN ANGLE POINT THEREOF;  
THENCE NORTH 1°57'17" EAST ALONG THE LINE COMMON TO SAID LOTS 54 AND 76 FOR A DISTANCE OF 63.74 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTH, HAVING AN INITIAL TANGENT BEARING OF SOUTH 81°56'44" WEST, A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 52°38'30" AN ARC DISTANCE OF 50.53 FEET, MORE OR LESS, TO A POINT BEARING NORTH 1°57'17" EAST FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 1°57'17" WEST FOR A DISTANCE OF 68.80 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

- CONTINUED -

**CONTINUED SURVEY DESCRIPTION**

EXCEPT THAT PORTION OF THE BELOW DESCRIBED TRACT A LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 3, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0°06'40" EAST (CALLED NORTH 0°02'25" EAST ON PREVIOUS DESCRIPTIONS) ALONG THE EAST LINE OF HOLLY STREET IF EXTENDED NORTHERLY FOR A DISTANCE OF 564.50 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT ACQUIRED BY PUBLIC UTILITY DISTRICT NO. 1 BY ORDER OF CONDEMNATION UNDER SKAGIT COUNTY SUPERIOR COURT CASE NO. 16285 AND DATED NOVEMBER 3, 1934;

THENCE NORTH 84°53'50" WEST (CALLED NORTH 84°58'05" WEST ON PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID P.U.D. TRACT;  
THENCE SOUTH 0°06'40" WEST (CALLED SOUTH 0°02'25" WEST ON PREVIOUS DESCRIPTIONS) ALONG THE WEST LINE OF SAID P.U.D. TRACT FOR A DISTANCE OF 144.38 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;

THENCE NORTH 0°06'40" WEST FOR A DISTANCE OF 144.38 FEET;  
THENCE NORTH 3°12'04" WEST FOR A DISTANCE OF 85.14 FEET TO A POINT ON A NON-TANGENT CURVATURE;  
THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING AN INITIAL TANGENT BEARING OF NORTH 111°28" EAST, A RADIUS OF 505.00 FEET, THROUGH A CENTRAL ANGLE OF 9°11'12", AN ARC DISTANCE OF 80.97 FEET;  
THENCE NORTH 54°05'04" WEST FOR A DISTANCE OF 144.48 FEET;  
THENCE NORTH 31°25'11" EAST FOR A DISTANCE OF 240.74 FEET, MORE OR LESS, TO THE SOUTHERLY CORNER COMMON TO LOTS 5B AND 54, "PLAT OF TINAS COMA," AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITORS' FILE NO. 200008110004, AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

**TRACT A**

THAT PORTION OF TRACTS 1B AND 21, "PLAT OF THE BURLINGTON ACRESAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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THENCE NORTH 84°58'05" WEST ALONG THE NORTH LINE OF SAID P.U.D. TRACT A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID P.U.D. TRACT AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 84°58'05" EAST ALONG SAID NORTH LINE OF SAID P.U.D. TRACT, A DISTANCE OF 148.58 FEET;  
THENCE NORTH 6°36'55" EAST A DISTANCE OF 238.27 FEET;  
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 144.16 FEET, AN ARC DISTANCE OF 72.46 FEET;  
THENCE NORTH 22°11'05" WEST, A DISTANCE OF 105.11 FEET;  
THENCE NORTH 60°27'05" WEST, A DISTANCE OF 271.76 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A PROPOSED 60 FOOT ROAD, AND WHICH POINT IS ON A CURVE, THE TANGENT TO WHICH BEARS SOUTH 65°43'42" WEST AT SAID POINT;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 166.42 FEET, AN ARC DISTANCE OF 65.10 FEET;  
THENCE CONTINUING SOUTH 88°08'25" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID PROPOSED 60 FOOT ROAD, A DISTANCE OF 88.47 FEET TO A POINT 30.00 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 32;  
THENCE SOUTH 0°43'30" WEST ALONG A LINE WHICH IS PARALLEL TO AND 30.00 FEET EAST OF SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 32, A DISTANCE OF 260.13 FEET;

THENCE SOUTH 24°54'55" EAST, A DISTANCE OF 110.75 FEET;  
THENCE SOUTH 44°24'10" EAST, A DISTANCE OF 200.02 FEET;  
THENCE SOUTH 16°21'25" WEST, A DISTANCE OF 133.03 FEET;  
THENCE SOUTH 55°53'35" EAST, A DISTANCE OF 75.22 FEET TO A POINT ON THE WEST LINE OF SAID P.U.D. TRACT;  
THENCE NORTH 0°02'25" EAST ALONG THE WEST LINE OF SAID P.U.D. TRACT, A DISTANCE OF 144.38 FEET TO THE TRUE POINT OF BEGINNING.

- CONTINUED -

**CONTINUED SURVEY DESCRIPTION**

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT 1B, "PLAT OF THE BURLINGTON ACRESAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

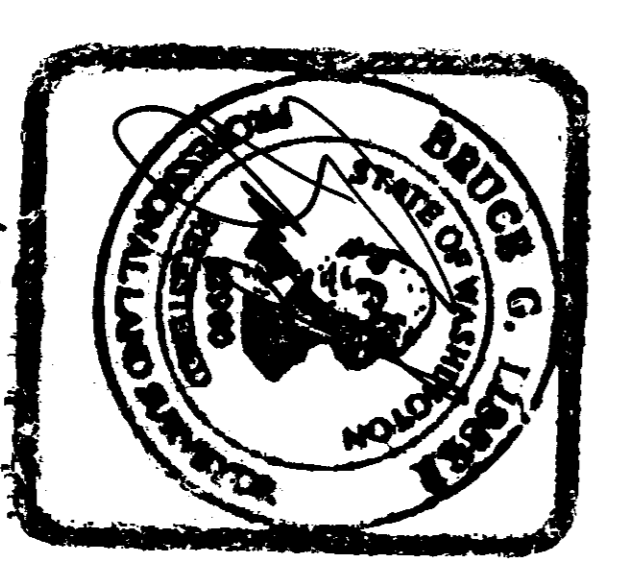
BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF LOT 54, "PLAT OF TINAS COMA," AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITORS' FILE NO. 200008110004;  
THENCE SOUTH 60°22'50" EAST (CALLED SOUTH 60°27'05" EAST IN PREVIOUS DESCRIPTIONS) ALONG THE SOUTHWESTERLY LINE OF SAID LOT 54, FOR A DISTANCE OF 138.11 FEET;  
THENCE SOUTH 32°37'04" WEST FOR A DISTANCE OF 45.00 FEET;  
THENCE NORTH 60°22'50" WEST FOR A DISTANCE OF 137.18 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 31°25'11" WEST FROM THE POINT OF BEGINNING;  
THENCE NORTH 31°25'11" EAST FOR A DISTANCE OF 44.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 54, "PLAT OF TINAS COMA," AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITORS' FILE NO. 200008110004, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 54, "PLAT OF TINAS COMA,"  
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THENCE CONTINUE SOUTH 60°22'50" EAST ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT 54, BEING A CORNER COMMON TO LOT 76 OF SAID "PLAT OF TINAS COMA,"  
THENCE NORTH 77°18'04" EAST ALONG THE LINE COMMON TO SAID LOTS 54 AND 76 FOR A DISTANCE OF 20.92 FEET TO AN ANGLE POINT THEREOF;  
THENCE NORTH 1°57'17" EAST ALONG THE LINE COMMON TO SAID LOTS 54 AND 76 FOR A DISTANCE OF 63.74 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTH HAVING AN INITIAL TANGENT BEARING OF SOUTH 81°56'44" WEST, A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 52°38'30" AN ARC DISTANCE OF 50.53 FEET, MORE OR LESS, TO A POINT BEARING NORTH 1°57'17" EAST FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 1°57'17" WEST FOR A DISTANCE OF 68.80 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES (AND THE INSTALLATION AND MAINTENANCE THEREOF) OVER, UNDER AND ACROSS A PORTION OF TRACT 1B, "PLAT OF BURLINGTON ACRESAGE PROPERTY," AS DESCRIBED IN INSTRUMENT RECORDED JANUARY 30, 2008, UNDER AUDITORS' FILE NO. 200801300136.

AND ALSO TOGETHER WITH A 15.00 FOOT WIDE EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES (AND THE INSTALLATION AND MAINTENANCE THEREOF) OVER, UNDER AND ACROSS A PORTION OF TRACT 1B, "PLAT OF BURLINGTON ACRESAGE PROPERTY," AS DESCRIBED IN INSTRUMENT RECORDED APRIL 24, 2004, UNDER AUDITORS' FILE NO. 200404240104.  
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.  
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.



SHEET 2 OF 5

DATE: 09/20/12

**BURLINGTON SHORT PLAT NO. 55-3-07**

**SURVEY IN A PORTION OF TRACTS 1B AND 21 PLAT OF BURLINGTON ACRESAGE PROPERTY IN THE NORTHEAST 1/4 OF SECTION 32, T. 35 N., R. 4 E., WM. CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON FOR: CAMMOCK, LLC**

FB 291	Pg 22	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION POINT VERNON, WA 98273 360-419-1442	SCALE: N/A
			DRAWING: 06-0329C

**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, SEWER, ELECTRICAL AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED FACILITIES. THIS INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, CHANGE THE SIZE OF, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME PIPE(S), LINE(S) OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND CONTROL OF WATER, SEWER, ELECTRICAL AND ELECTRONIC INFORMATION ON FACILITIES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LANDS OF THE GRANITOR(S).

THE GRANTOR(S) ALSO GIVE THE DISTRICT PERMISSION TO CUT, TRIM AND/OR REMOVE ALL TIMBER, TREES, BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR(S) IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM, AND/OR REMOVE VEGETATION WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID PIPE(S), LINE(S) OR RELATED FACILITIES, AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR(S) AGREES THAT TITLE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR(S), 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(S) 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 DISTRICTS USE OF THE EASEMENT

**PRIVATE ROAD, SIDEWALK AND UTILITIES EASEMENTS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORP., AND CONCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENT AREAS SHOWN ON THE FACE OF THIS PLAT AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, FOR ROADWAY, SIDEWALK AND UTILITY PURPOSES IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING ROAD ACCESS, UTILITY SERVICES AND PEDESTRIAN ACCESS 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 PRIVILEGES HEREIN GRANTED.

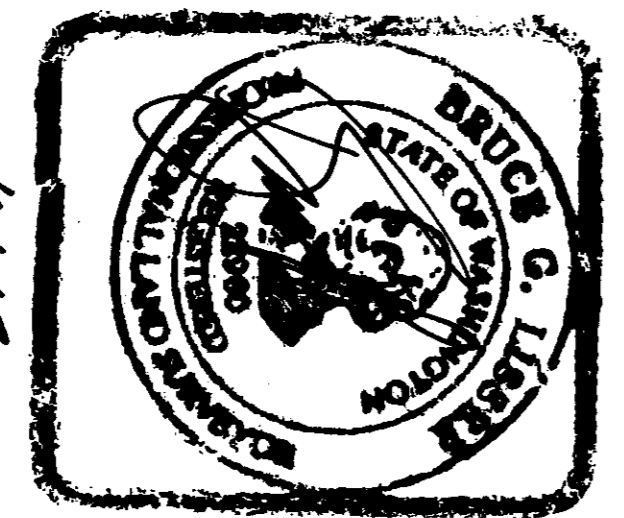
**ADJOINING PROPERTY OWNERS**

- A CITY OF BURLINGTON  
833 S SPRUCE STREET  
BURLINGTON WA 98233
- B PUBLIC UTILITY DISTRICT NO. 1  
PO BOX 1436  
MOUNT VERNON WA 98273
- C VASILY AND GALINA YAROVY  
1331 W BOUNDARY ROAD  
BLAINE WA 98230
- D RALPH AND LINDA LIESER  
750 BURLINGTON HEIGHTS DRIVE  
BURLINGTON WA 98233
- E ANDREY AND NATALIYA MIRZA  
780 BURLINGTON HEIGHTS DRIVE  
BURLINGTON WA 98233
- F INSPIRE NM LLC  
840 GRANDVIEW COURT  
BURLINGTON WA 98233

**NOTES**

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING: R-1-B-4
4. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM.  
WATER: PUD NO. 1  
POWER: PUGET SOUND ENERGY  
TELEPHONE: VERIZON  
TV: COMCAST  
DRAINAGE: CITY OF BURLINGTON STORM DRAINAGE SYSTEM
5. STREET IMPROVEMENTS ARE REQUIRED FOR THIS SHORT PLAT PER THE APPROVED PLAN SET DESIGNED BY SKAGIT VALLEY ENGINEERING.
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSER 22960  
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND  
□ - INDICATES EXISTING MONUMENT IN CASE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED CENTERLINE OF BURLINGTON HEIGHTS DRIVE  
BEARING = NORTH 05°41' EAST, PER PLAT OF TINAS COMA
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY THIRD AMENDED SUBDIVISION GUARANTEE ORDER NO. 127800-P, DATED AUGUST 8, 2012.
10. INSTRUMENTATION: LEICA TCR05A THEODOLITE DISTANCE METER
11. SURVEY PROCEDURE: FIELD TRAVERSE
12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF BURLINGTON ACREAGE PROPERTY RECORDED IN VOLUME 1 OF PLATS, PAGE 49, AND PLAT OF TINAS COMA RECORDED UNDER AUDITOR'S FILE NO. 20000810004, AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200001240109, ALL IN RECORDS OF SKAGIT COUNTY WASHINGTON.
13. NO CERTIFICATE OF OCCUPANCY WILL BE GIVEN FOR ANY NEW CONSTRUCTION UNTIL ANY REQUIRED UTILITIES AND ROADWAY IMPROVEMENTS ARE APPROVED AND INSTALLED TO THE SATISFACTION OF THE CITY OF BURLINGTON PUBLIC WORKS DEPARTMENT.
14. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD MENTIONED IN SAID TITLE REPORT UNDER NOTE 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 674363, 642894, 200008240005, 200904290109, 20000810004 AND ALSO 200801300136.
15. OWNER/DEVELOPER: CAMMOCK, LLC  
P.O. BOX 836  
MOUNT VERNON WA 98273
16. LOTS 1 - 6 (INCLUSIVE) OF THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
17. A ROCK STABILITY ANALYSIS WAS CONDUCTED BY MATERIALS TESTING AND CONSULTING, INC., AND DOCUMENTED IN A LETTER DATED JULY 14, 2008. A COPY OF THIS LETTER IS AVAILABLE FROM THE BURLINGTON ENGINEERING DEPARTMENT. THE LETTER PROVIDES RECOMMENDATIONS FOR DRAINAGE AND VEGETATION.
18. A GEOLOGICALLY HAZARDOUS AREA SITE ASSESSMENT REPORT WAS PREPARED FOR THIS PROJECT BY GEOENGINEERS, DATED AUGUST 4, 2006. THE REPORT CONCLUDES "THAT A SETBACK IS NOT NECESSARY FOR BUILDINGS AT THE SITE BECAUSE THE EXCAVATIONS AND FOUNDATIONS WILL LIKELY BE IN BEDROCK". THE REPORT ALSO RECOMMENDS "THAT STORMWATER FROM ROOF DRAIN DOWNSPOUTS BE CONVERTED TO THE STORM DRAIN SYSTEM". ALL FUTURE CONSTRUCTION ON LOTS 1-6 (INCLUSIVE) OF THIS SUBDIVISION SHALL COMPLY WITH THE RECOMMENDATIONS OF THIS REPORT. THE REPORT IS AVAILABLE FROM THE CITY OF BURLINGTON PLANNING DEPARTMENT.
19. A STORM DRAINAGE REPORT WAS PREPARED FOR THIS PROJECT BY SKAGIT VALLEY ENGINEERING CONSULTANTS, DATED NOVEMBER 15, 2007. A COPY OF THIS REPORT IS AVAILABLE AT THE CITY OF BURLINGTON PLANNING DEPARTMENT. ALL FUTURE CONSTRUCTION ON LOTS 1-6 (INCLUSIVE) OF THIS SUBDIVISION SHALL COMPLY WITH THE RECOMMENDATIONS OF THIS REPORT.
20. PRIOR TO DESIGN OR CONSTRUCTION ON LOTS 5 OR 6 OF THIS SHORT PLAT, A GEOTECHNICAL ANALYSIS SHALL BE REQUIRED TO ENSURE THAT ANY SPECIFIC DESIGN OR CONSTRUCTION CRITERIA ARE INCLUDED WITH THE BUILDING PERMIT APPLICATION.

201210050061  
Skagit County Auditor  
10/5/2012 Page 3 of 5 10:54AM



SHEET 3 OF 5

DATE: 09/18/12

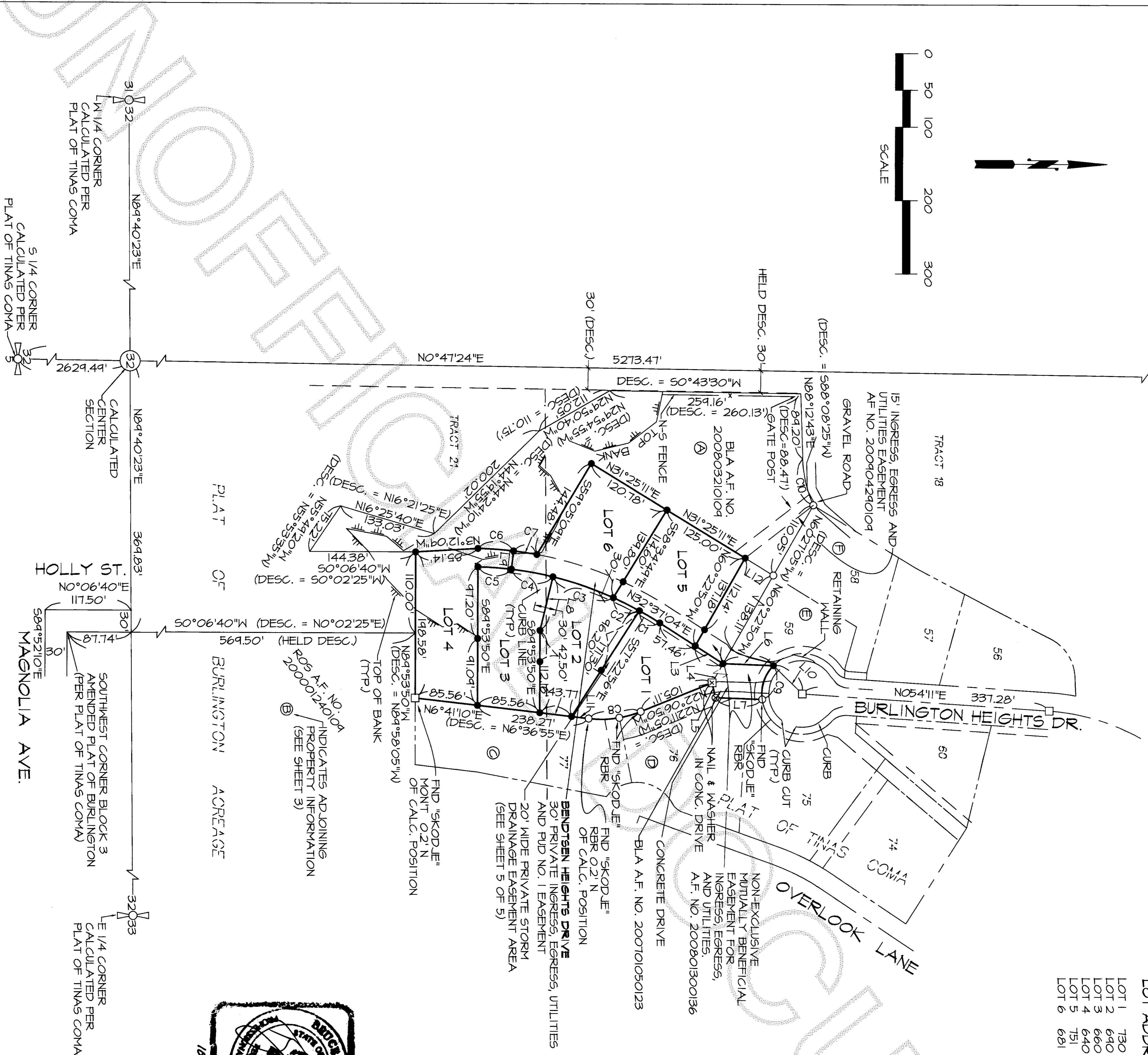
BURLINGTON SHORT PLAT NO. 55-3-07

SURVEY IN A PORTION OF TRACTS 18 AND 21 PLAT OF BURLINGTON ACREAGE PROPERTY IN THE NORTHEAST 1/4 OF SECTION 32, T. 35 N., R. 4 E., N.M.

CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON FOR: CAMMOCK, LLC

FB 241	Pg 22	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-418-1442	SCALE: N/A
MERIDIAN: ASSUMED			DRAWING: 06-0325C

N 1/4 CORNER  
CALCULATED PER  
PLAT OF TINAS COMA



LOT ADDRESS AND AREA INFORMATION

LOT	ADDRESS	AREA	INFORMATION
LOT 1	730	18,845 SQ. FT.	(INCLUSIVE OF EASEMENT)
LOT 2	690	16,021 SQ. FT.	(INCLUSIVE OF EASEMENT)
LOT 3	660	16,804 SQ. FT.	(INCLUSIVE OF EASEMENT)
LOT 4	640	18,687 SQ. FT.	(INCLUSIVE OF EASEMENT)
LOT 5	751	17,387 SQ. FT.	(INCLUSIVE OF EASEMENT)
LOT 6	681	14,020 SQ. FT.	(INCLUSIVE OF EASEMENT)

LINE TABLE

LINE	BEARING	LENGTH
L3	N32°37'04"E	45.00'
L4	N60°22'50"W	30.00'
L5	S77°18'04"W	20.92'
L6	N1°57'17"E	68.80'
L7	N1°57'17"E	63.74'
L8	S76°23'45"E	74.84'
L9	S83°16'31"E	25.00'
L10	S44°35'19"W	55.00'
L11	N6°41'10"E	23.38'
L12	N81°25'11"E	44.96'

CURVE TABLE

DELTA	LENGTH	RADIUS
C1	3°51'51"	480.00'
C2	4°44'02"	480.00'
C3	10°24'54"	480.00'
C4	6°52'47"	480.00'
C5	5°28'36"	480.00'
C6	5°32'01"	48.71'
C7	3°39'11"	32.20'
C8	28°47'54"	12.46'
C9	52°38'24"	50.53'
C10	22°24'46"	65.10'



10-1-12  
SHEET 4 OF 5

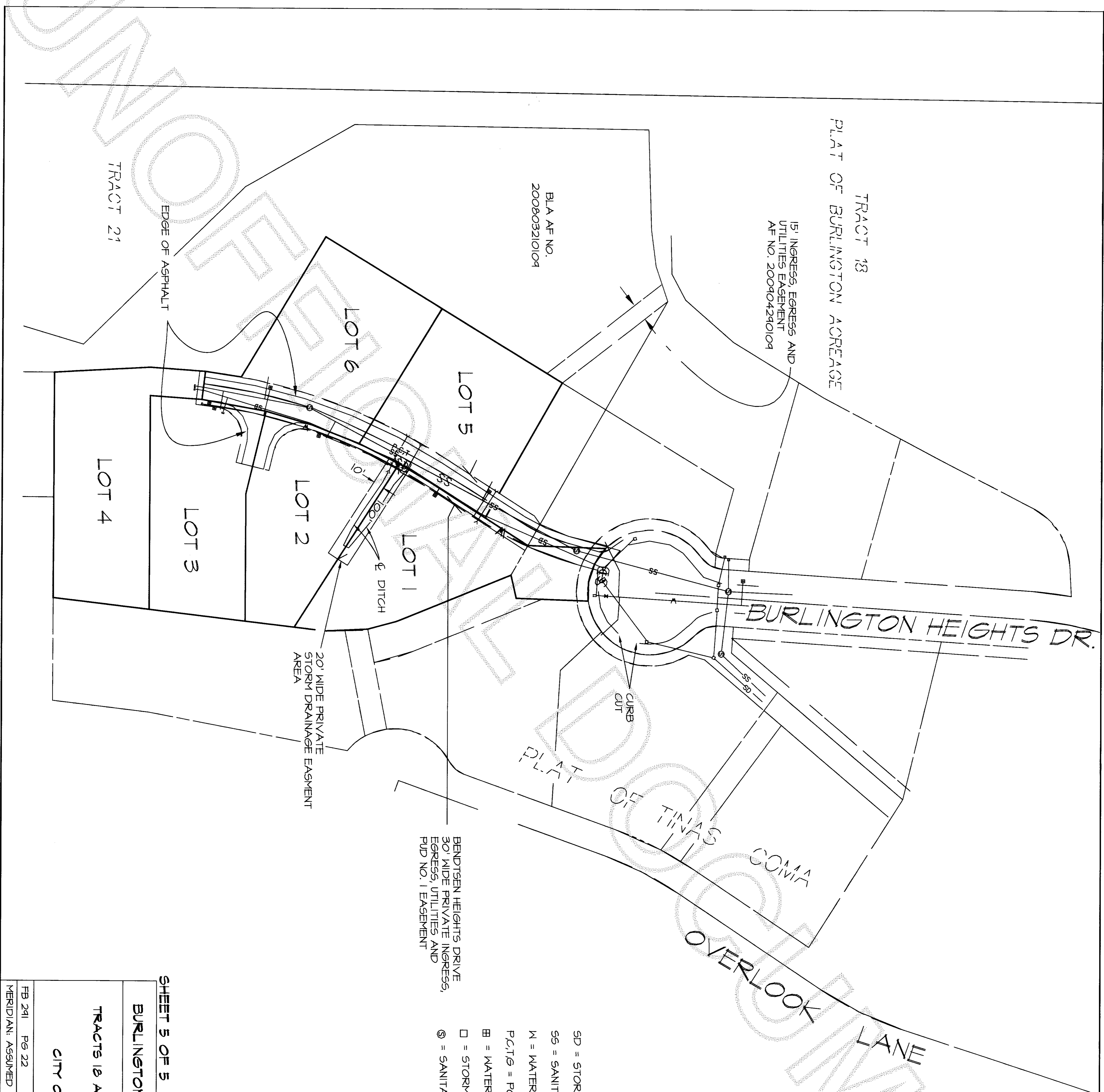
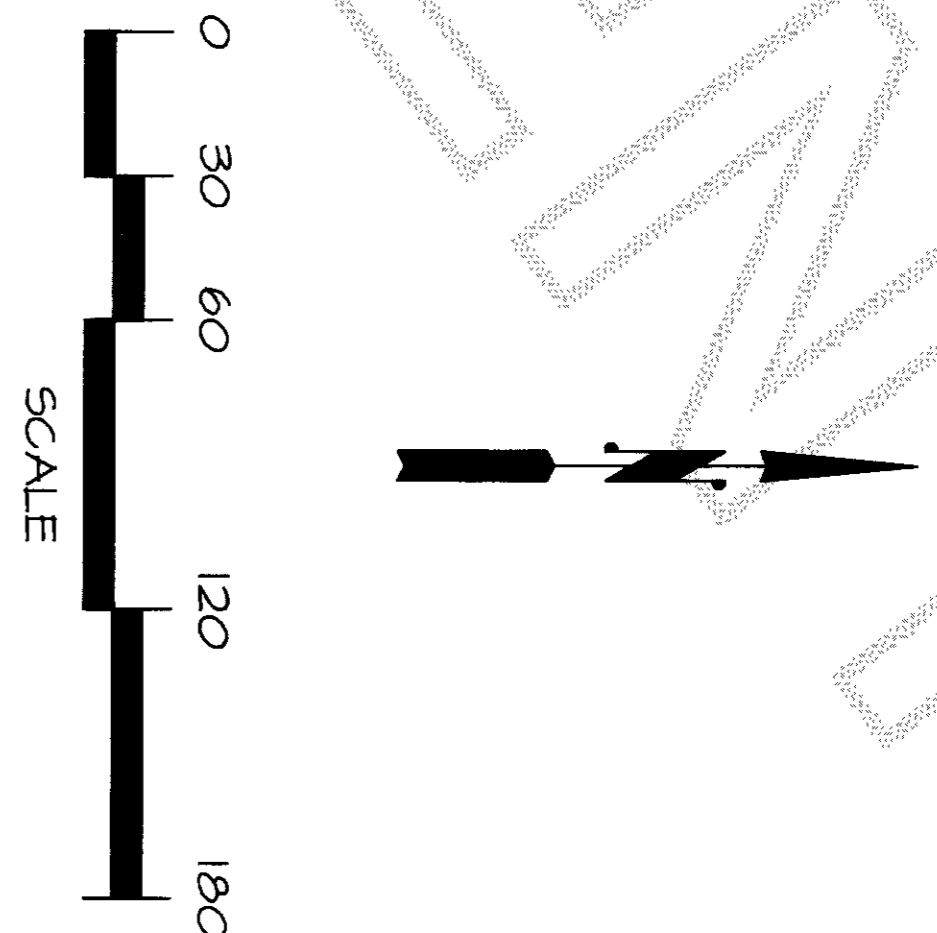
BURLINGTON SHORT PLAT NO. 55-3-07

DATE: 04/18/12

SURVEY IN A PORTION OF TRACTS 18 AND 21 PLAT OF BURLINGTON ACRES PROPERTY IN THE NORTHEAST 1/4 OF SECTION 32, T. 35 N., R. 4 E., W.M.

CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON FOR: CAMMOCK, LLC

FB 248 PG 75  
MERIDIAN: ASSUMED  
LISSE & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-414-7442  
SCALE: 1" = 100'  
DRAWING: 06-0325C



- SD = STORM DRAIN
- SS = SANITARY SEWER
- W = WATER
- P.C.T.Ø = POWER, CABLE, TELEPHONE, AND GAS
- Ø = WATER METER (WM)
- = STORM DRAIN CATCH BASIN
- ⊙ = SANITARY SEWER MANHOLE COVER



12-1-12  
 EXISTING SERVICE UTILITIES

SHEET 5 OF 5  
 DATE: 6/08/04

BURLINGTON SHORT PLAT NO. 55-3-07

SURVEY IN A PORTION OF TRACTS 13 AND 21, PLAT OF BURLINGTON ACREAGE PROPERTY IN THE NORTHEAST 1/4 OF SECTION 32, T. 35 N., R. 4 E., 10M, CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON FOR: CAMMOCK, LLC

FB 241 Pg 22	LISSER & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	DRAWING: 06-0325C
	MOUNT VERNON, WA 98273 360-414-7442	