

**AUDITOR'S CERTIFICATE**

Files for the record at the request of Legro & Associates.

201404100001 \$145.00  
 Skagit County Auditor 1 of 2 8:35AM  
 4/10/2014 Page

*Thomas G. Carlson*  
 Skagit County Auditor  
 Deputy  
*James R. ...*

**LEGAL DESCRIPTION**

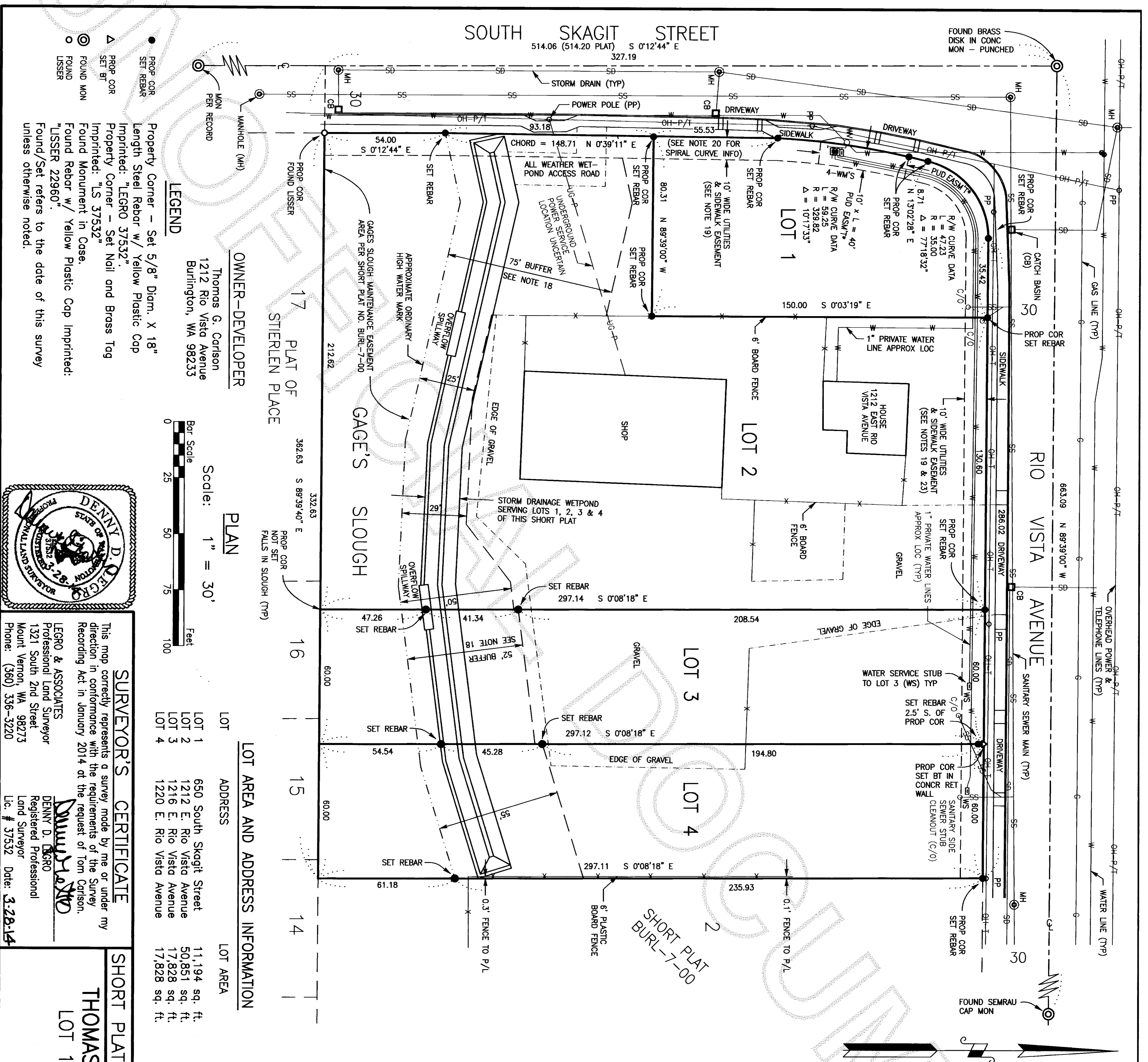
Lot 1 of Burlington Short Plat No. 7-00, recorded January 16, 2001 under Auditor's File No. 200101160084, records of Skagit County, Washington, and being a portion of Tract 59, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per Plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**NOTES**

1. Certificate for Short Plat furnished by First American Title Insurance Company Order No. 99469 dated April 2, 2010 at 8:00 A.M.
2. The Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Survey Method: Field Traverse  
 Instrumentation: TOPCON GTS-2B(20)  
 Theodolite: Min. Horiz. Circle Reading of 20"  
 E.D.M.: Accuracy ± (5mm + 5ppm)
4. For additional subdivision information refer to Short Plat No. BURL-7-00 recorded under Skagit County Auditor's File No. 200101160084.
5. Basis of Bearing - Monumented North line of the Northeast 1/4 of Section 5, Township 34 North, Range 4 East, W.M. as being N 89°39'00" W.
6. Meridian - Assumed.
7. Distances shown are in feet and decimals of a foot.
8. Lots 1, 2, 3 and 4 of this Short Plat are subject to the requirements and conditions stipulated in "Agreement To Maintain Stormwater Facilities By And Between The City Of Burlington and Owner(s)" by that instrument recorded as Auditor's File No. 201404100002.
9. Zoning: R-1, 9.6 Single Family Residential  
 Minimum Lot Area: 9,600 Sq. Ft.  
 Minimum Lot Width at the Building Line: 60 feet.  
 Minimum Setback Requirements: Front Yard: 20 feet; Rear Yard: 20 feet; Side Yard: 5 feet; the total of the two side yards shall be 15 feet as measured from the outer face of any part of the building roof eaves.
10. Sewage Disposal: City of Burlington Public Sewer.
11. Water: Skagit County P.U.D. No. 1.
12. 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 construction of single family residences on Lot 2 shown hereon. Said construction is to be considered as replacement to existing residences and therefore creates no impact.

Sheet 1 of 2 Sheets



**LEGEND**  
 Property Corner - Set 5/8" Diam. X 18"  
 Length Steel Rebar w/ Yellow Plastic Cap  
 Imprinted: "LEGR0 37532"  
 Property Corner - Set Nail and Brass Tog  
 Imprinted: "LS 37532"  
 Found Monument in Case.  
 Found Rebar w/ Yellow Plastic Cap Imprinted:  
 "JSSER 22960".  
 Found/Set refers to the date of this survey  
 unless otherwise noted.

**OWNER-DEVELOPER**  
 Thomas G. Carlson  
 1212 Rio Vista Avenue  
 Burlington, WA 98233

**PLAN**  
 Scale: 1" = 30'  
 Bar Scale  
 0 25 50 75 100  
 Feet

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in January 2014 at the request of Tom Carlson.  
 LEGR0 & ASSOCIATES  
 Professional Land Surveyor  
 1321 South 2nd Street  
 Mount Vernon, WA 98273  
 Phone: (360) 336-3220  
*Tom Carlson*  
 Denny D. Legro  
 Registered Professional  
 Land Surveyor  
 Lic. # 37532 Date: 3-28-14

**LOT AREA AND ADDRESS INFORMATION**

LOT	ADDRESS	LOT AREA
LOT 1	650 South Skagit Street	11,194 sq. ft.
LOT 2	1212 E. Rio Vista Avenue	50,851 sq. ft.
LOT 3	1216 E. Rio Vista Avenue	17,828 sq. ft.
LOT 4	1220 E. Rio Vista Avenue	17,828 sq. ft.

**SHORT PLAT NO. BURL-1-10**  
**THOMAS G. CARLSON PROPERTY SURVEY**  
 LOT 1 OF SHORT PLAT NO. BURL-7-00  
 PTN. NE 1/4 NE 1/4  
 SECTION 5, T. 34 N., R. 4 E., W.M.  
 BURLINGTON, WASHINGTON



NOTES

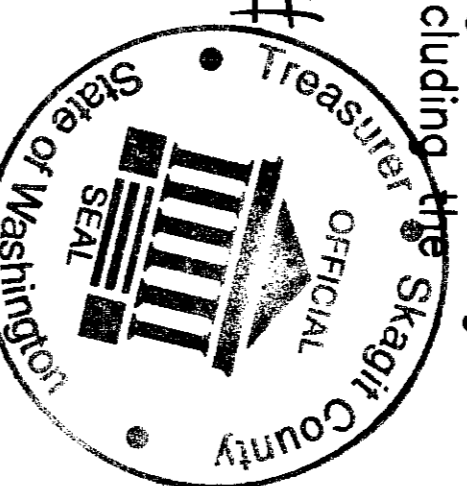
- 13. Buyers should be aware that portions of this plat are located in the flood plain of the Skagit River...
14. Current Flood Zone Designation: A-7 per National Flood Insurance Program Rate Map (FIRM) Community Panel Number 530153 0001 B, Effective date: January 3, 1985.
15. New homes shall be constructed on-site and shall comply with the Special Flood Risk Zone Construction Standards...
16. Bench Mark: Top of Brass Disk to concrete monument, cased, at the intersection of Rio Vista Avenue and South Skagit Street...
17. This property is subject to Easements, Restrictions or other exceptions as disclosed in the Title Report referred to herein above...
18. A variable width vegetated buffer, as depicted upon the face of this Short Plat, as required along Gages Slough...
19. 10 foot wide Easement to City of Burlington, Public Utility District No. 1, Puget Sound Power & Light Co., GTE, Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc. and their respective successors and assigns for the purposes disclosed upon the face of Short Plat No. BURL-7-00.
20. Chord distance of 148.71 (N 0°39'11" E) used for lot area computation. Property line thereto is a 30.00 foot offset spiral curve...
21. Stormwater runoff from Lot 1 of this Short Plat shall have unrestricted overland sheet flow across that portion of Lot 2 lying between South Skagit Street on the west and the southerly extension of the east property line of said Lot 1 along the east to the water quality wet pond serving the lots within this Short Plat as constructed along the north side of Gages Slough.
22. All maintenance and construction of private roads shall be the responsibility of the individual lot owners.
23. 10 foot wide private water service easement to Lots 2, 3 and 4 of this Short Plat from the South line of the 10 foot x 40 foot Easement upon Lot 1 to the east line of Lot 3 hereof.

APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance #1220.
This 8th day of April, 2014.
Director of Public Works: Margaret Spake
Short Plat Administrator

TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore 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 2014.
This 9th day of April, 2014.
Treasurer: Skagit County



GAGES SLOUGH MAINTENANCE EASEMENT

Lots 2, 3, and 4 of this Short Plat (AKA Lot 1 of Short Plat No. BURL-7-00) are subject to an Easement to the City of Burlington over, under, and across those portions of said lots within the banks of Gages Slough for the purpose of maintaining the natural drainage function of Gages Slough, including but not limited to access to and maintenance and/or removal of obstructions within the Gages Slough area, in accordance with the Gages Slough Maintenance Agreement as dedicated upon the face of Short Plat No. BURL-7-00 by that instrument recorded under Auditor's File No. 200101160084, records of Skagit County, Washington.

PUD UTILITY EASEMENT

10 foot x L = 40 feet (R = 329.82 feet) easement as shown on the face of the plat is hereby 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 Grantor(s). The Grantor(s) also gives 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.

OWNERSHIP CERTIFICATE

Know all men by these present that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder 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 in witness whereof we have caused our names to be hereunto subscribed this 4 day of April, 2014.

INDIVIDUALS:

THOMAS G. CARLSON

U.S. BANK:

Comie Shoemaker

Comie Shoemaker

Banker

WHIDBEY ISLAND BANK:

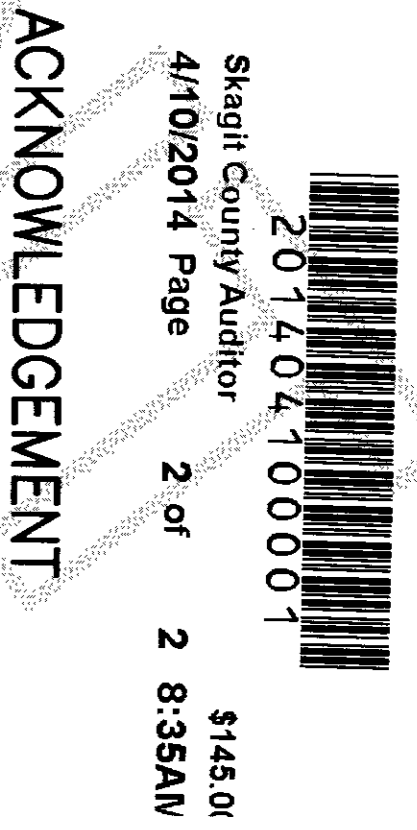
Red Cann

Red Cann

Vice President

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }
This is to Certify that on this 4 day of April, 2014 before me, the undersigned, a Notary Public, personally appeared Comie Shoemaker and to me known to be the respectively, of U.S. BANK which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.



ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }
On this day personally appeared before me THOMAS G. CARLSON, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.
Given, under my hand and official seal this 4 day of April, 2014.

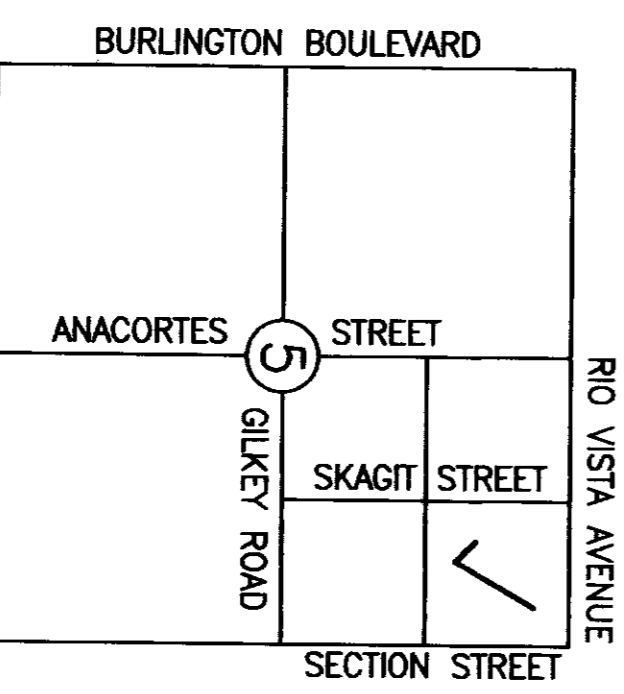
Notary Public in and for the State of Washington
residing at Mount Vernon

ACKNOWLEDGEMENT

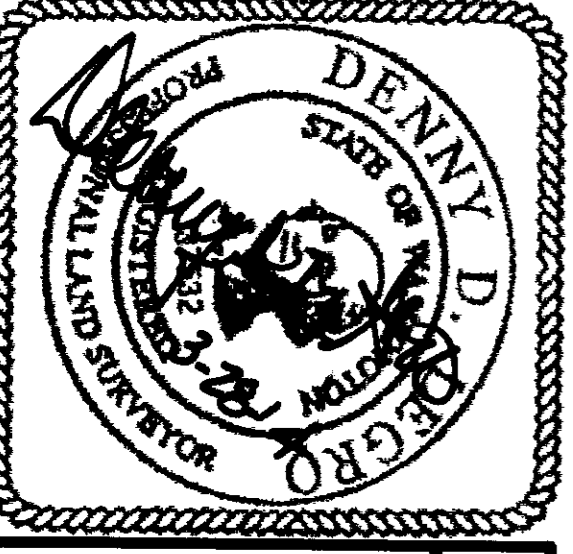
State of Washington } S.S.
County of Skagit }
This is to Certify that on this 4 day of April, 2014, before me, the undersigned, a Notary Public, personally appeared Commercial Loan Officer Vice Pres. to me known to be the WHIDBEY ISLAND BANK which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.
Notary Public in and for the State of Washington,
residing at Mount Vernon

Witness my hand and official seal.
Notary Public in and for the State of Washington
residing at Mount Vernon



VICINITY MAP (Not to Scale)
Sec. 5, T. 34 N., R. 4 E.



SHORT PLAT NO. BURL-1-10

THOMAS G. CARLSON PROPERTY SURVEY

LOT 1 OF SHORT PLAT NO. BURL-7-00

PTN. NE 1/4 NE 1/4
SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON