

**LEGAL DESCRIPTION**  
 FOR APN/PARCEL ID(S): P62475 / 3867-000-035-0203

THAT PORTION OF THE WEST 134 FEET OF THE EAST HALF OF TRACT 35, OF PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN BLOCK 3 OF KLOKES ADDITION TO BURLINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, AND LYING NORTH OF THE NORTH LINE OF FAIRHAVEN AVENUE, AS ESTABLISHED.

EXCEPT THE EAST 8 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) THEREOF AS CONVEYED TO HELEN AAMOT BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8110120022.

ALSO EXCEPT THE WEST 8.5 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE SOUTH 210 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THAT PORTION OF THE EAST HALF OF TRACT 35, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTH OF FAIRHAVEN AVENUE, AS ESTABLISHED.

TOGETHER WITH A STRIP OF LAND DESCRIBED IN SKAGIT COUNTY SUPERIOR COURT JUDGMENT NO. 40937, DATED OCTOBER 5, 1981, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND LOCATED ALONG THE WEST LINE OF A TRACT OF LAND AS DESCRIBED UNDER AUDITOR'S FILE NO. 679226 AS THAT PORTION OF THE WEST 134 FEET OF THE EAST HALF OF TRACT 35, OF PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN BLOCK 3 OF KLOKES ADDITION TO BURLINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, AND LYING NORTH OF THE NORTH LINE OF FAIRHAVEN AVENUE, AS ESTABLISHED. SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT:  
 THENCE SOUTH 85 DEGREES 26'48" WEST A DISTANCE OF 10.41 FEET;  
 THENCE SOUTH 0 DEGREES 01'54" WEST A DISTANCE OF 146.75 FEET;  
 THENCE NORTH 86 DEGREES 55'48" WEST A DISTANCE OF 0.50 FEET;  
 THENCE SOUTH 0 DEGREES 31'51" WEST A DISTANCE OF 32.43 FEET;  
 THENCE NORTH 89 DEGREES 26'57" EAST A DISTANCE OF 11.55 FEET;  
 THENCE NORTH 0 DEGREES 05'29" WEST A DISTANCE OF 179.86 FEET TO THE POINT OF BEGINNING.  
 EXCEPT ANY PORTION THEREOF THAT FALLS WITHIN SAID LOT 8, BLOCK 3, PLAT OF KLOKES ADDITION TO BURLINGTON.

ALL TOGETHER WITH THE EAST 7.00 FEET OF THE FOLLOWING DESCRIBED TRACT: THE EAST 120.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE SOUTH 210.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF SAID TRACT 35, PLAT OF BURLINGTON ACREAGE PROPERTY, LYING NORTH OF FAIRHAVEN AVENUE, AS ESTABLISHED. TOGETHER WITH THE WEST 8.50 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE SOUTH 210.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THAT PORTION OF THE EAST 1/2 OF SAID TRACT 35, LYING NORTH OF FAIRHAVEN AVENUE, AS ESTABLISHED.

SITUATE IN SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILAMETTE MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON, ALL CONTAINING 50,500 S.F. MORE OR LESS.

(LEGAL DESCRIPTION PER CHICAGO TITLE SUBDIVISION GUARANTEE NO. 30384, DATED MARCH 16, 2017.)

**EASEMENTS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON AND ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 7 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREBY STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF BURLINGTON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

THOMAS E. BARRY, P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE: 6-7-17

**OWNERS CERTIFICATE AND DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THE UNDERSIGNED OWNERS 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 DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

TITLE GRANDVIEW'S  
 GRANDVIEW, INC., A WASHINGTON LIMITED LIABILITY COMPANY

COASTAL COMMUNITY BANK  
 TITLE Vice President

**ACKNOWLEDGEMENT**  
 STATE OF WASHINGTON )  
 COUNTY OF SKAGIT )

DO NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT N. KENDALL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH, AND VOLUNTARILY ACTED AS THE GRANTEE OF THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GRANTEE OF THE INSTRUMENT OF GRANDVIEW, INC., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED June 8 2017

MEGAN L. KENDALL  
 COMMISSION EXPIRES 02-19-2020  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 My Appointment Expires 2-19-2020

**ACKNOWLEDGEMENT**  
 STATE OF WASHINGTON )  
 COUNTY OF SKAGIT )

DO NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVEN KILBES IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH, AND VOLUNTARILY ACTED AS THE GRANTEE OF THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GRANTEE OF THE INSTRUMENT OF COASTAL COMMUNITY BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED June 8 2017.

MEGAN L. KENDALL  
 COMMISSION EXPIRES 02-19-2020  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

My Appointment Expires 2-19-2020

**NOTES**

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. THE DRAINAGE/FILTRATION SYSTEM SERVING THE PRIVATE ROADWAY IS ALSO PRIVATE AND THE RESPONSIBILITY AND COST OF MAINTENANCE AND OPERATION ARE THE LOT OWNERS. AN EASEMENT AND PERMISSION IS GRANTED TO THE CITY OF BURLINGTON TO ACCESS, INSPECT, MAINTAIN AND OPERATE OF THE ROADS AND STORM DRAINAGE SYSTEM.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - R-1-S-4 SINGLE FAMILY RESIDENTIAL MINIMUM SETBACK REQUIREMENTS: FRONT YARD MINIMUM MEAN DEPTH 20 FEET - 17 FEET SIDE YARD MINIMUM MEAN WIDTH 5 FEET.
4. THE TOTAL OF THE TWO SIDE YARDS SHALL BE 15 FEET. SIDE OF BUILDING MEANS THE OUTER FACE OF ANY PART OF THE BUILDING ROOF EAVES.
5. REAR YARD MINIMUM MEAN DEPTH: 20 FEET
6. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
8. BUYER SHOULD BE AWARE THAT A PORTION OF THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530153 0001 B, EFFECTIVE DATE, JANUARY 3, 1985.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF GRANDVIEW, INC.

201706210035  
 Skagit County Auditor  
 6/21/2017 Page 1 of 2 12:37PM  
 \$163.00

APPROVALS  
 THE WITHIN AND FORGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BURLINGTON SHORT PLAT ORDINANCE NO. 1220.

HEREBY APPROVED THIS 19th DAY OF JUNE 2017

Director Public Works  
 Short Plat Administrator  
 Brandon Souders, Senior Planner

**TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING SD2 TAXES.

6-13-17  
 Treasurer, Skagit County

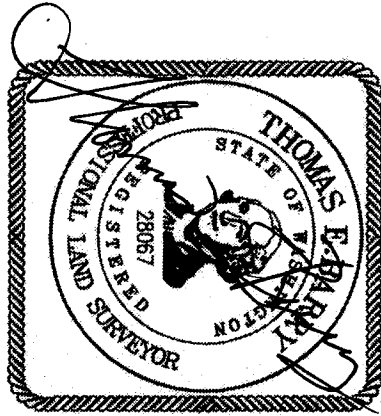
BY: Deputy County Treasurer

**CITY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING TAXES.

CITY TREASURER

REV 02 VSW 3/20/17



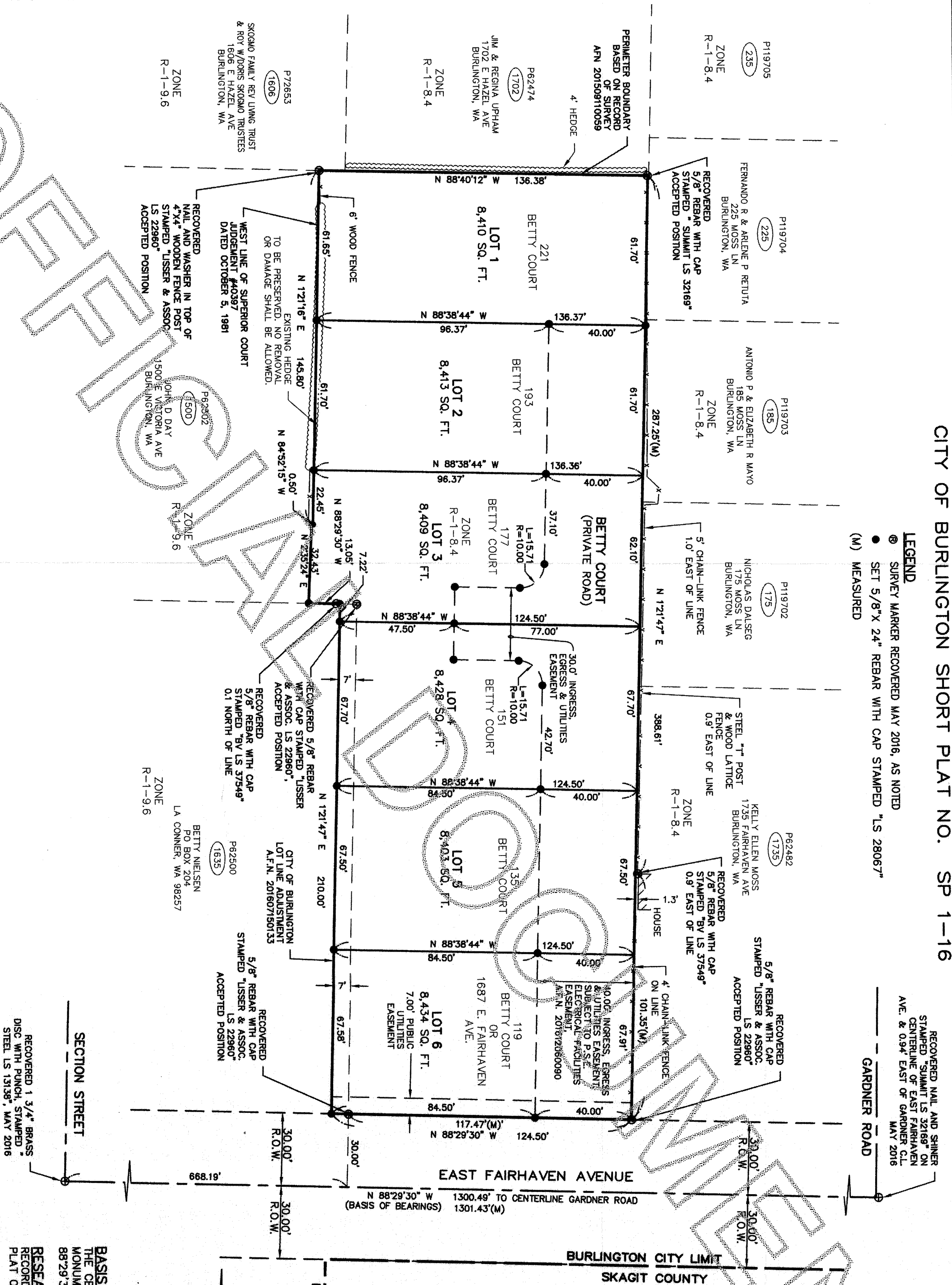
**METTRON**  
 and ASSOCIATES INC.  
 LAND SURVEYS, MAPS, AND LAND USE PLANNING  
 307 N. OLYMPIC, SUITE 205  
 ARLINGTON, WASHINGTON 98223  
 (360) 435-3777 FAX (360) 435-4822  
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**FAIRHAVEN COURT**  
 6 LOT SHORT PLAT  
 FOR  
**GRANDVIEW, INC.**  
 A PORTION OF THE NW 1/4 SW 1/4 SECTION 33,  
 TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,  
 CITY OF BURLINGTON,  
 WASHINGTON



CITY OF BURLINGTON SHORT PLAT NO. SP 1-16

- LEGEND**
- ⊙ SURVEY MARKER RECOVERED MAY 2016, AS NOTED
  - SET 5/8" X 24" REBAR WITH CAP STAMPED "LS 28067"
  - (M) MEASURED



RECOVERED NAIL AND SHINER STAMPED "SUMMIT LS 32169" ON CENTERLINE OF EAST FAIRHAVEN AVE. & 0.94' EAST OF GARDNER C.L. MAY 2016

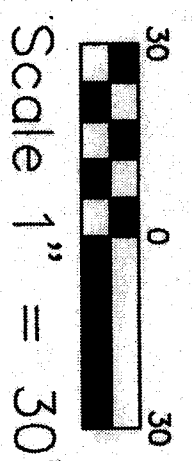
GARDNER ROAD

REVISED 11/06/2017  
 Skagit County Auditor  
 6/21/2017 Page 2 of 2  
 2:12:37PM  
 \$183.00

**BASIS OF BEARING**  
 THE CENTER LINE OF EAST FAIRHAVEN COURT AS MONUMENTED AND SHOWN HEREON BEARS NORTH 88°29'30" WEST

**RESEARCH**  
 RECORD OF SURVEY A.F.N. 201509110059  
 PLAT OF FAIRGARDEN A.F.N. 200507070039

**SURVEY NOTE:**  
 SUBDIVISION AND BOUNDARY SOLUTION PER RECORD OF SURVEY A.F.N. 201509110059



**FIELD PROCEDURES AND INSTRUMENTATION**  
 WAC 332-130-090 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-090.

WAC 332-130-100 EQUIPMENT AND PROCEDURES: THE EQUIPMENT THAT WAS USED TO CONDUCT THIS LAND BOUNDARY SURVEY INCLUDED A COMBINATION OF TOTAL STATION POSITIONING SYSTEM (TSP) AND GLOBAL POSITIONING SYSTEM (GPS), BASED ON MANUFACTURER'S SPECIFICATIONS. THE TSP STANDARD LINEAR ACCURACY IS 2MM+2 PPM AND TSP STANDARD ANGULAR ACCURACY IS 3 SECONDS. BASED ON MANUFACTURER'S SPECIFICATIONS THE STATIC SURVEY ACCURACY OF THE GPS SYSTEM HAS A HORIZONTAL ACCURACY OF 5MM+(1PPM\*BASELINE LENGTH) AND AN AZIMUTH ACCURACY OF 1 ARC SECOND + (5/BASELINE LENGTH IN KM).

PROCEDURES USED TO ACCOMPLISH THIS SURVEY INCLUDED A COMBINATION OF RADIAL MEASUREMENTS, OPEN TRAVERSE AND CLOSED TRAVERSE METHODS.

A.F.N.

**METTRON**  
 and ASSOCIATES INC.  
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**FAIRHAVEN COURT**  
 6 LOT SHORT PLAT

FOR  
**GRANDVIEW, INC.**

A PORTION OF THE NW 1/4 SW 1/4 SECTION 33,  
 TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,  
 CITY OF BURLINGTON,  
 WASHINGTON

REV 02 VSW 03/20/17

DATE: MAY 2016 BY: JSW/CJT SCALE: 1" = 30'  
 PROJECT NO. 16042 F.B. 35-4-2

