

SURVEY DESCRIPTION

THE NORTH 1/2 OF LOT 15, AND ALL OF LOT 16, BLOCK 1, "KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, 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.

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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING: R-2
MINIMUM LOT SIZE FOR SINGLE FAMILY RESIDENCE IS 6,000 SQ. FT.
MINIMUM LOT SIZE FOR TWO-FAMILY RESIDENCE IS 7,600 SQ. FT.
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD MINIMUM MEAN DEPTH: 20 FEET
SIDE YARD MINIMUM MEAN WIDTH: 5 FEET
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.
REAR YARD MINIMUM MEAN DEPTH: 20 FEET
4. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM.
WATER, PID NO. 1
POWER, PISET SOUND ENERGY
TELEPHONE: VERIZON
TV: COMCAST
DRAINAGE: CITY OF BURLINGTON STORM DRAINAGE SYSTEM
5. NO STREET IMPROVEMENTS ARE REQUIRED AT THIS TIME.
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSEB 22460
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
□ - INDICATES EXISTING MONUMENT IN CASE
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED CENTERLINE OF ALDER STREET BETWEEN RIO VISTA AVENUE AND SHARON STREET
BEARING = NORTH 0°00'00" EAST PER SHORT PLAT BU-01-01
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 113911-5, DATED SEPTEMBER 27, 2004.
10. INSTRUMENTATION: LEICA TCR705A THEODOLITE DISTANCE METER
11. SURVEY PROCEDURE: FIELD TRAVERSE
12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON, RECORDED IN VOLUME 3 OF PLATS, PAGE 80 AND SHORT PLAT NO. BU-01-01, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200310070025, ALL IN RECORDS OF SKAGIT COUNTY WASHINGTON.
13. 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 RESIDENTIAL CONSTRUCTION.
14. THE PROPERTY IS SHOWN ON FIRE FLOOD INSURANCE RATE MAP NO. 530153/0001/03 DATED JANUARY 3, 1985 AS BEING WITHIN FLOOD ZONE AT WITH A MINIMUM FIRST FLOOR LIVING ELEVATION OF 30.5 (NGVD'29). THE CITY OF BURLINGTON REQUIRES AN ADDITIONAL 1.0 FEET ABOVE THE MINIMUM REQUIRED. THEREFORE, THE MINIMUM ELEVATION IS 31.5 (NGVD'29) UNLESS OTHERWISE REQUIRED BY THE CITY OF BURLINGTON.
15. BENCHMARK: BURLINGTON BENCHMARK NO. 230, TOP MONUMENT IN CASE AT INTERSECTION OF BURLINGTON BOULEVARD AND SHARON STREET ELEVATION - 31.50 NGVD'29
16. NO CERTIFICATE OF OCCUPANCY WILL BE GIVEN FOR ANY NEW CONSTRUCTION UNTIL ALL REQUIRED UTILITIES AND ACCESS ARE APPROVED AND INSTALLED TO THE SATISFACTION OF THE CITY OF BURLINGTON PUBLIC WORKS DEPARTMENT.
17. 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 NUMBER 200408230124.

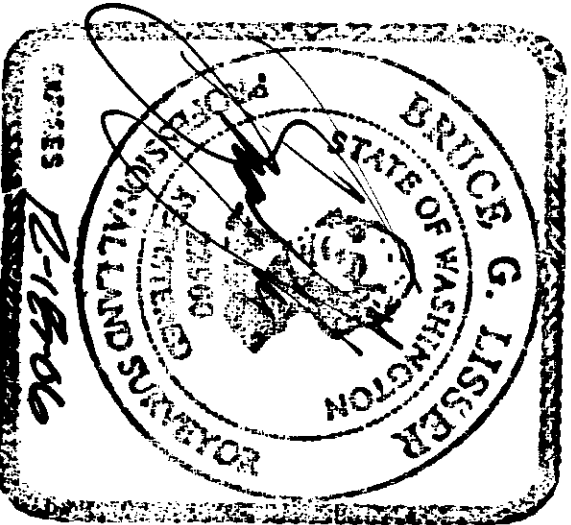
(CONTINUED)

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

BRUCE G. LISSEB, P.L.S. CERTIFICATE NO. 22460
LISSEB AND ASSOCIATES, PLLC
300 MILWAUKEE STREET
PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL: BRUCE@LISSEB.COM

DATE: Feb 25, 2005



19. OWNER/DEVELOPER: ROBERT AND KARLA SHEPHERD
21264 SUNRISE PLACE
MOUNT VERNON WA 98273
PHONE: (360) 428-3633
19. THE EXISTING SANITARY SIDE SEWER TO HOUSE ON LOT 1 SHALL BE ABANDONED AND RELOCATED WITHIN THE 10-FOOT SEWER EASEMENT ALONG THE SOUTH SIDE OF LOT 2. THE SEWER IS TO BE A SHARED SIDE SEWER WITH ANY ROUTINE MAINTENANCE TO BE SHARED EQUALLY BY THE OWNERS OF BOTH LOT 1 AND 2.
20. LOT 2 WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
21. CONSTRUCTION OF ANY IMPROVEMENTS REQUIRED BY THE CITY ENGINEER.
22. IF THE SHORT PLAT IS RECORDED PRIOR TO PUBLIC IMPROVEMENTS BEING CONSTRUCTED, APPLICANT SHALL PROVIDE A BOND AND NO PERMITS WILL BE ISSUED UNTIL IMPROVEMENTS ARE COMPLETED.

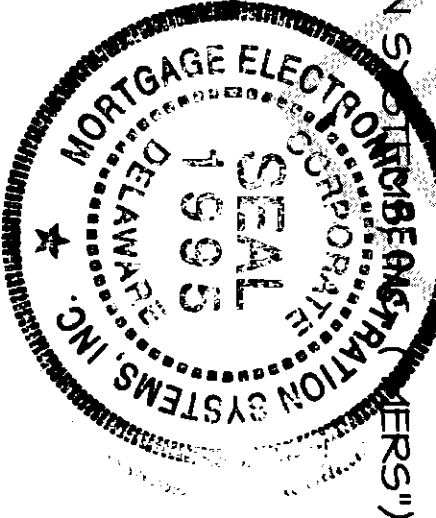
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED DO HEREBY DECLARE THIS 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 ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE MATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE MATERS IN CULVERTS OR DRAINS 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 25th DAY OF February 2005.

Robert Shepherd, HUSBAND
KARLA SHEPHERD, WIFE

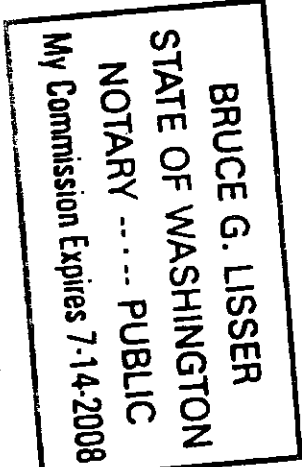
BY: Karla Shepherd
TITLE: Vice President
ACKNOWLEDGMENTS
STATE OF WASHINGTON
COUNTY OF SKAGIT)



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT SHEPHERD AND KARLA SHEPHERD, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Feb 25, 2005

SIGNATURE
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-14-08
RESIDING IN Mount Vernon, WA

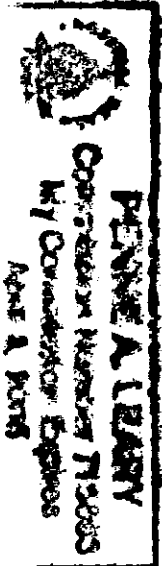


STATE OF Washington)
COUNTY OF Fork)

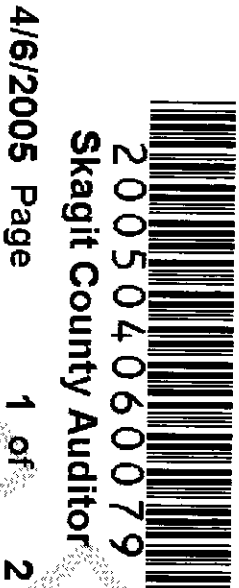
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/IT/ THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT/ THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 24, 2005

Signature of Bruce G. Lisseb
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-05
RESIDING IN Fork, WA



AUDITOR'S CERTIFICATE



200504060079
Skagit County Auditor
4/6/2005 Page 1 of 2 1:16PM

N. Brummitt
SKAGIT COUNTY AUDITOR
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON SHORT PLAT ORDINANCE #1220 ON THIS 5 DAY OF April 2005.

CITY OF BURLINGTON

BY: Noel B. Mawhood
DIRECTOR OF PUBLIC WORKS
BY: Margaret J. Jell
PLANNING DIRECTOR

TREASURERS 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 2005.

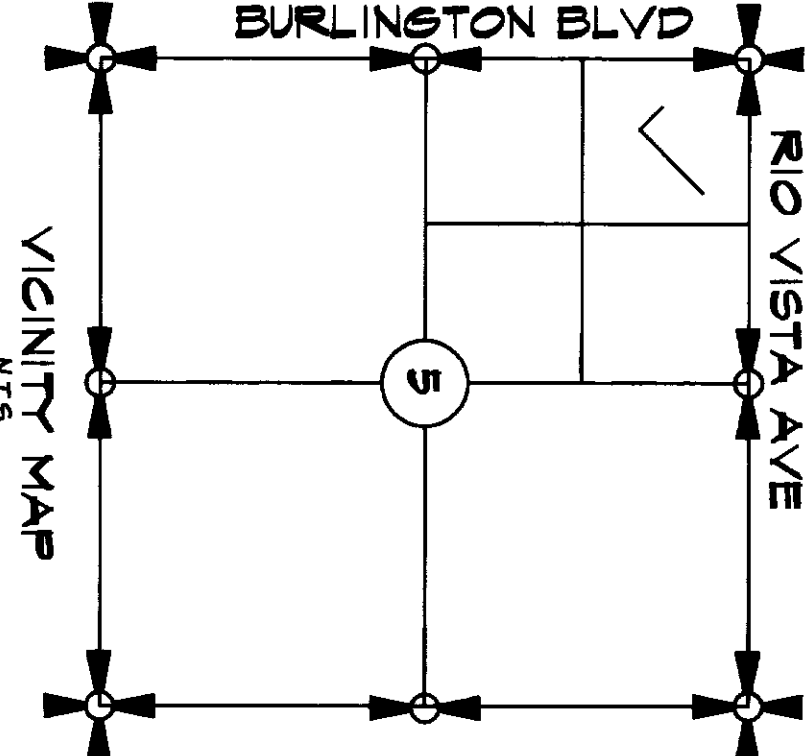
THIS 4th DAY OF April 2005.

Deirdre Patterson
SKAGIT COUNTY TREASURER



UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PISET SOUND ENERGY, G.T.E. CASCADE NATURAL GAS CORP. AND COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THE PLAT AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES, 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 NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.



SHEET 1 OF 2

DATE: 2/25/05

SHORT PLAT NO. BU-4-04

SURVEY IN A PORTION OF
GOVERNMENT LOT 4
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
CITY OF BURLINGTON, WASHINGTON

FOR: ROBERT AND KARLA SHEPHERD

FB 258	Pg 52	LISSEB & ASSOCIATES, PLLC	SCALE: N/A
SURVEYING & LAND-USE CONSULTATION		MOUNT VERNON, WA 98273	DRAWING: 04-080
MERIDIAN: ASSUMED			

INTERSECTION CALCULATED
PER SHORT PLAT BU-07-01

RIO VISTA AVE

BRASS CAPPED
MOUNT IN CASE
(2004)

N84°57'10"W

468.29'

CALC=192.54'
PLAT=192.83'

CALC=194.64'
PLAT=200'

BLOCK 1

ALDER STREET

669.79'
(MEAS=669.79')

KNUTZEN'S ADD. TO BURLINGTON

(ZONING = R-2)

BURLINGTON BLVD

670.42' (CALCULATED)

PLAT=600' CALC=600.38'

APPROXIMATE LOCATION OF
EXISTING SANITARY SEWER
SERVICE; SEE NOTE NO.14

NOTE
NORTH 1/2 OF LOT 15 WAS DETERMINED
BY SPLIT OF WEST LINE AND EAST LINE,
NOT BY AREA.

(ZONING = C-1)

(ZONING = R-2)
(ZONING = R-3)

30' INGRESS, EGRESS AND
UTILITIES EASEMENT

10' SEWER EASEMENT
(PRIVATE)
SEE NOTE NO.14

PLAT=50'
PROP=50.01'

PLAT=191.61' CALC=191.48'

PLAT=200' CALC=194.87'

SHARON STREET

N84°58'14"E

467.31'

INTERSECTION CALCULATED PER
SHORT PLAT BU-07-01
BENCH MARK, SEE NOTE NO. 15

BRASS CAPPED
MOUNT IN CASE
(2004)

ADJOINING PROPERTY OWNERS

NORTH

LOTS A AND B S.P. BU-07-01
HERBERT AND ADELA MILLER
6729 MORLINE ROAD
BON, WA 98232

SOUTH

GREGORY J. ZIMMERMAN
721 S. ALDER STREET
BURLINGTON, WA 98233

LOT ADDRESS AND AREA INFORMATION

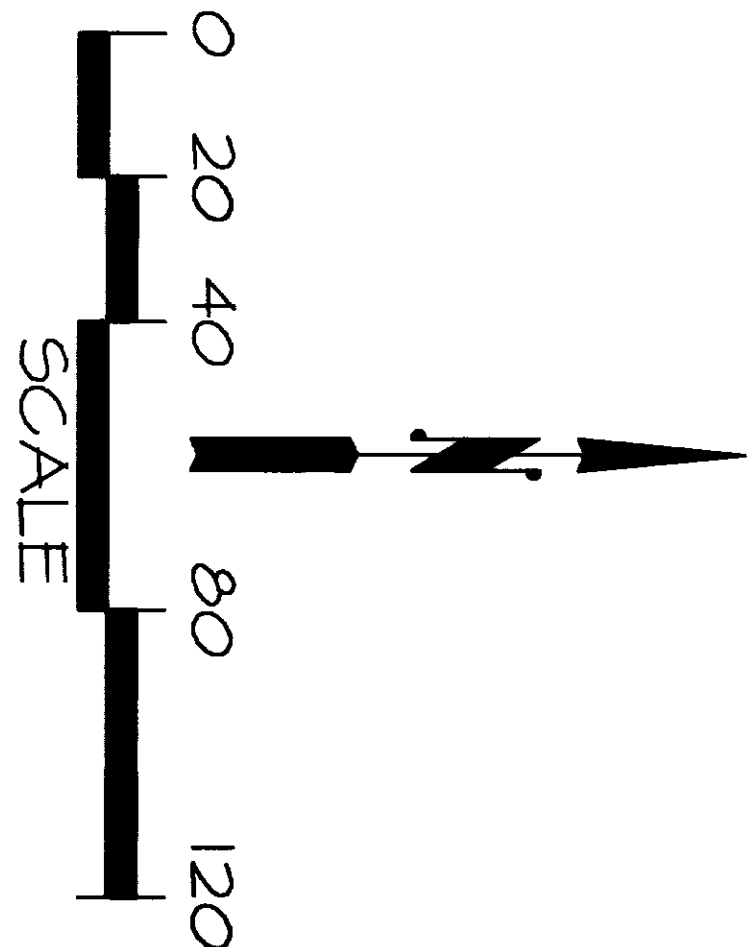
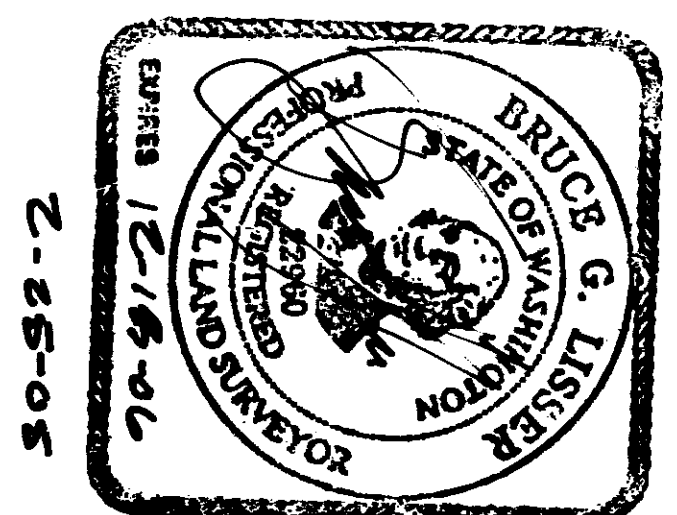
LOT 1 707 SOUTH ALDER STREET 7373 SQ. FT.
LOT 2 703 & 705 SOUTH ALDER STREET 7612 SQ. FT.

SHORT PLAT NO. BU-4-04

SHEET 2 OF 2

DATE: 2/25/05

SURVEY IN A PORTION OF
GOVERNMENT LOT 4
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF BURLINGTON, WASHINGTON
FOR: ROBERT AND KARLA SHEPHERD



FB 258	PG 52	LISSEY & ASSOCIATES, PLLC	SCALE: 1" = 40'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 04-080
		YOUNT VERNON, WA 98273 360-411-1442	