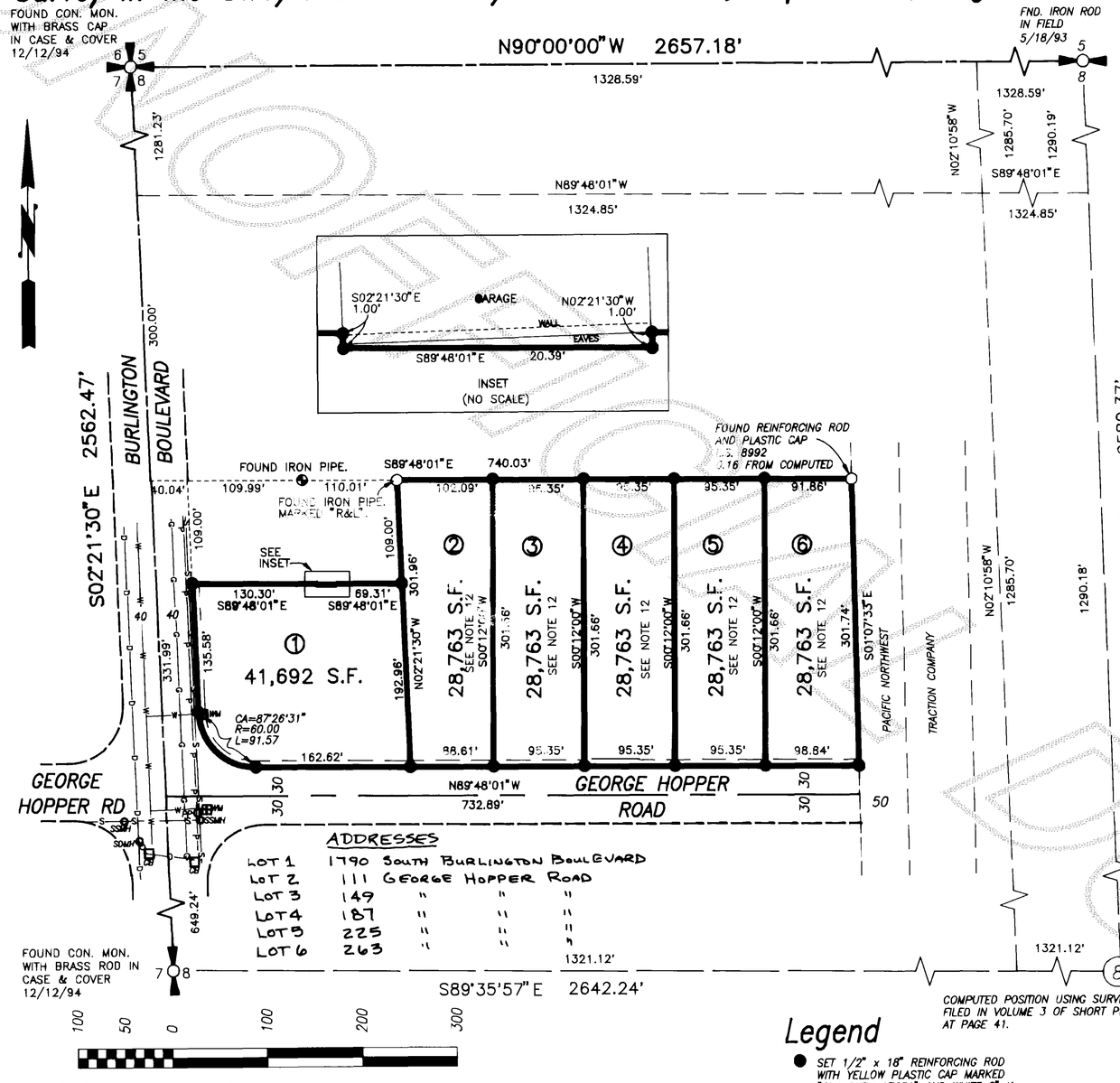
9508070045

Survey in the SW1/4 of the NW1/4 of Section 8, Twp. 34 N., Rng. 4 E., W.M.

Binding Site Plan No. BS 1-95

8/22/95



ADDRESSES

LOT 1	1790 South Burlington Boulevard
LOT 2	111 George Hopper Road
LOT 3	149 " " "
LOT 4	187 " " "
LOT 5	225 " " "
LOT 6	263 " " "

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

MICHAEL V. FOHN — MAUREEN FOHN

JAY S. HIESTER, TRUSTEE OF THE ESTATE OF JAMES H. HIESTER — MARY ELLEN HIESTER, TRUSTEE OF THE ESTATE OF JAMES H. HIESTER

Acknowledgements

STATE OF WASHINGTON, COUNTY OF Skagit I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael V. Fohn, Maureen Fohn, and Mary Ellen Hiester, trustee of the Estate SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Kasey Shea TITLE Notary

DATE 7/20/95 MY APPOINTMENT EXPIRES 10/9/98

STATE OF WASHINGTON, COUNTY OF Snohomish I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jay S. Hiester SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE trustee of the estate OF James H. Hiester TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Nicole Kusch

TITLE Notary DATE July 20, 1995

MY APPOINTMENT EXPIRES 12-29-98

Utility Easement

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO THE PUGET SOUND POWER AND LIGHT COMPANY, PUBLIC UTILITY DISTRICT NO. 1, GENERAL TELEPHONE COMPANIES, TCI CABLEVISION COMPANY, CASCADE NATURAL GAS COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER, AND CABLEVISION SERVICE, 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.

Legend

● SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.

Notes

1. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
3. ZONING - COMMERCIAL (C1)
4. WATER - SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO.1.
5. SEWER - CITY OF BURLINGTON SANITARY SEWER SYSTEM.
6. BASIS-OF-BEARINGS - ASSUMED N02°21'30"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
8. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS RECORDED IN INSTRUMENTS LISTED AS FOLLOWS: AF#9504100047; AF#9111220025.
9. LOT 1 - NO BUILDING PERMIT SHALL BE ISSUED ON LOT 1 UNTIL A PERFORMANCE BOND IS ESTABLISHED TO COVER THE CONSTRUCTION OF THE FOURTH LEG OF A SIGNAL AND 3/4 STREET IMPROVEMENTS TO THE EASTERLY PROPERTY LINE. SUCH IMPROVEMENTS SHALL BE COMPLETED PRIOR TO OCCUPANCY OF THE BUILDING.
10. LOT 2 - NO BUILDING PERMITS SHALL BE ISSUED ON LOT 2 UNTIL CONSTRUCTION OF STREET IMPROVEMENTS IS COMPLETED.
11. UTILITY LINES SHOWN ARE SCALED FROM UTILITY DEPARTMENT DRAWINGS, THEY WERE NOT SURVEYED.
12. **NO BUILDING PERMITS SHALL BE ISSUED ON LOTS 2 THROUGH 6 UNTIL ALL IMPROVEMENTS HAVE BEEN COMPLETED AND APPROVED BY THE CITY OF BURLINGTON ON THE HOPPER ROAD EXTENSION.**

Legal Description

PARCEL A
TRACT "B" OF SHORT PLAT NO. 97-78, APPROVED NOVEMBER 14, 1978, AND RECORDED NOVEMBER 14, 1978, UNDER AUDITOR'S FILE NO. 891248 IN BOOK 3 OF SHORT PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

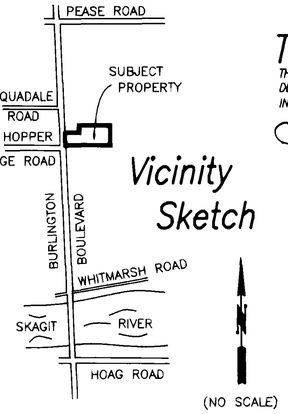
EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF BURLINGTON BY DEEDS RECORDED AUGUST 6, 1985 AND NOVEMBER 16, 1994, UNDER AUDITOR'S FILE NOS. 8508060019 AND 9411160129, RESPECTIVELY,
AND EXCEPT THAT PORTION WHICH LIES NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 6 FEET OF TRACT "A" OF SAID SHORT PLAT NO. 97-78; THENCE S88°49'40"E PARALLEL WITH THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 10.01 FEET; THENCE N01°23'26"W PARALLEL WITH THE EAST LINE OF SAID TRACT A, A DISTANCE OF 109.00 FEET TO THE NORTH LINE OF TRACT "B" OF SAID SHORT PLAT NO. 97-78 AND THE TERMINUS OF THIS LINE DESCRIPTION.

PARCEL B
THE SOUTH 6.0 FEET OF TRACT "A" OF SAID SHORT PLAT NO. 97-78, APPROVED NOVEMBER 14, 1978 AND RECORDED NOVEMBER 14, 1978, UNDER AUDITOR'S FILE NO. 891248, BOOK 3 OF SHORT PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THE NORTH 1 FOOT OF THE WEST 20.37 FEET OF THE EAST 79.60 FEET OF SAID SOUTH 6 FEET.

AND EXCEPT ANY PORTION LYING WITHIN THE WEST 40 FEET OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4.

Vicinity Sketch



Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR ~~1995~~ 1996

SKAGIT COUNTY TREASURER — DATE 7/28/95

I, Judy Ann Monnich, Treasurer of Skagit County, WASH, Hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1996

7/28/95 Kalie Jungquist Chief Deputy

Approvals

APPROVED BY THE DIRECTOR OF PUBLIC WORKS THIS 4 DAY OF AUGUST 1995.

Rod A. Nanette
DIRECTOR OF PUBLIC WORKS

Auditor's Certificate

Filed for record this 7 day of Aug 1995 at 20 minutes past 10 o'clock; A.m., and recorded in Volume 12 of Short Plats at page 15, records of Skagit County, Wa.

Jan Hayes
County Auditor By Deputy Auditor

A.F.# 9508070045

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 1995 at the request of Mike Fohn

John L. Abenroth CERT#17651

Date 6/13/95

JOHN L. ABENROTH — REGISTERED LAND SURVEYOR — 17651 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 6/25/97

Binding Site Plan for Mike Fohn

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1649-95	FM	JLA	05APR95	1" = 100'	1 OF 1

Skagit Surveyors INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658

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