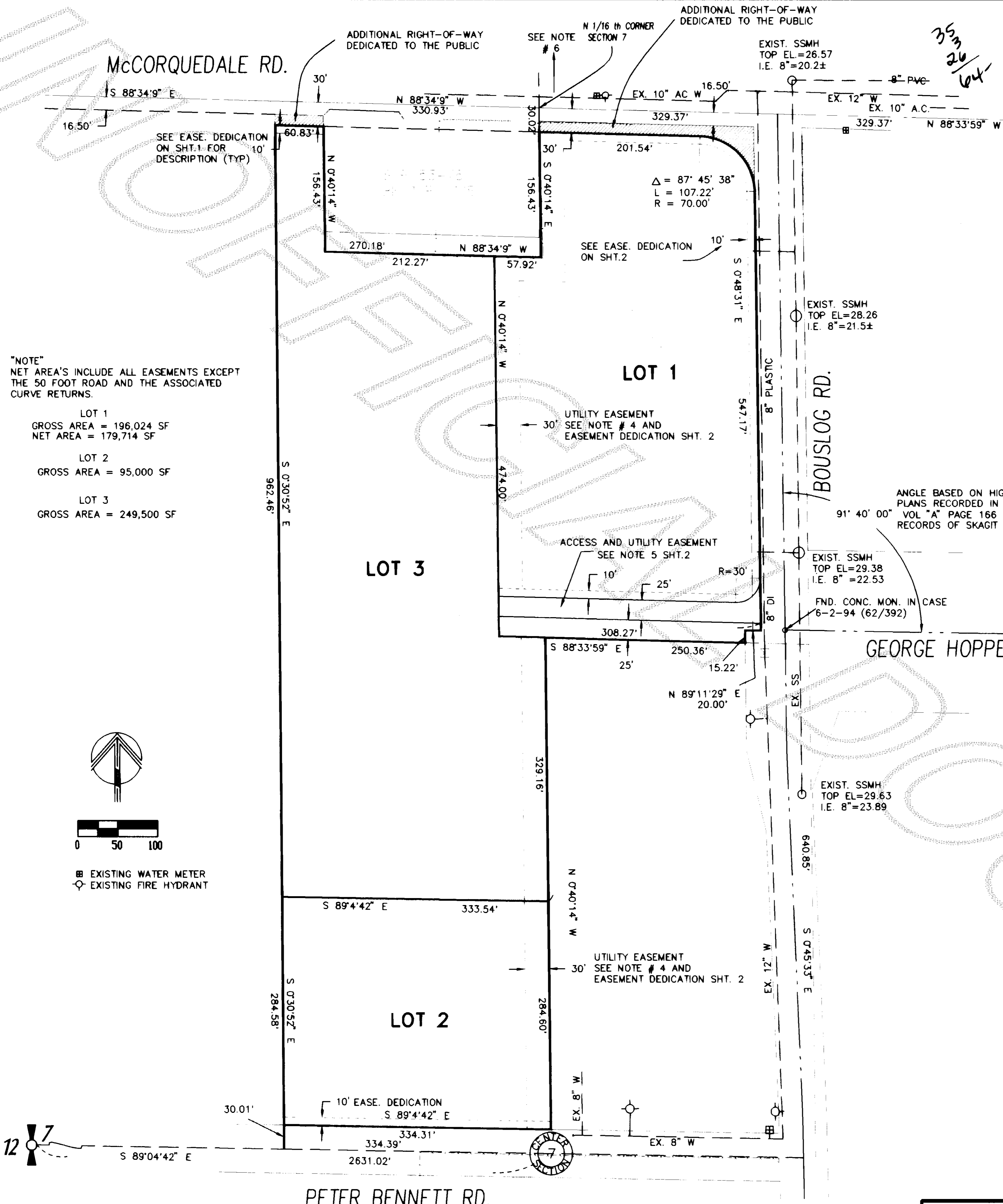
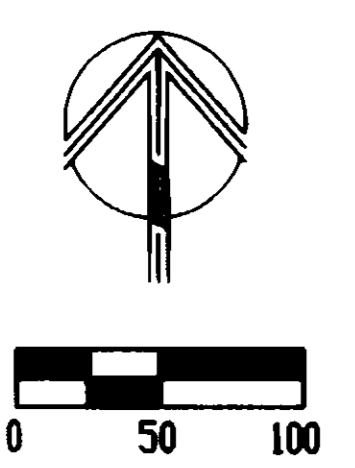


MCCORQUEDALE RD.



"NOTE"  
NET AREA'S INCLUDE ALL EASEMENTS EXCEPT THE 50 FOOT ROAD AND THE ASSOCIATED CURVE RETURNS.

- LOT 1  
GROSS AREA = 196,024 SF  
NET AREA = 179,714 SF
- LOT 2  
GROSS AREA = 95,000 SF
- LOT 3  
GROSS AREA = 249,500 SF



■ EXISTING WATER METER  
⊕ EXISTING FIRE HYDRANT

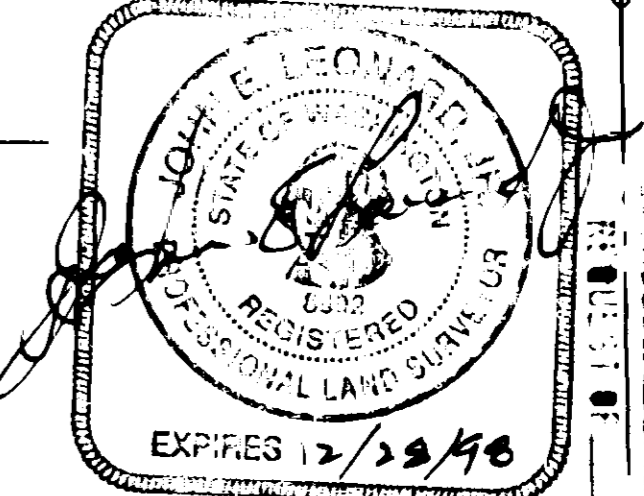
12 7

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE BURLINGTON BINDING SITE PLAN ORDINANCE.

FND. CONC. MON. IN CASE 6-2-94 (62/392)  
HWY. MON. LM 265+85.24

JOHN E. LEONARD, P.L.S.  
CERTIFICATE NO. 8982  
DATE 3/17/97



97 MAR 13 9 09  
SKAGIT COUNTY

**APPROVALS**

EXAMINED AND APPROVED THIS 12 DAY OF MARCH, 19 97

*Rod A. Bennett*  
CITY ENGINEER

ANGLE BASED ON HIGHWAY PLANS RECORDED IN VOL "A" PAGE 166 RECORDS OF SKAGIT COUNTY.

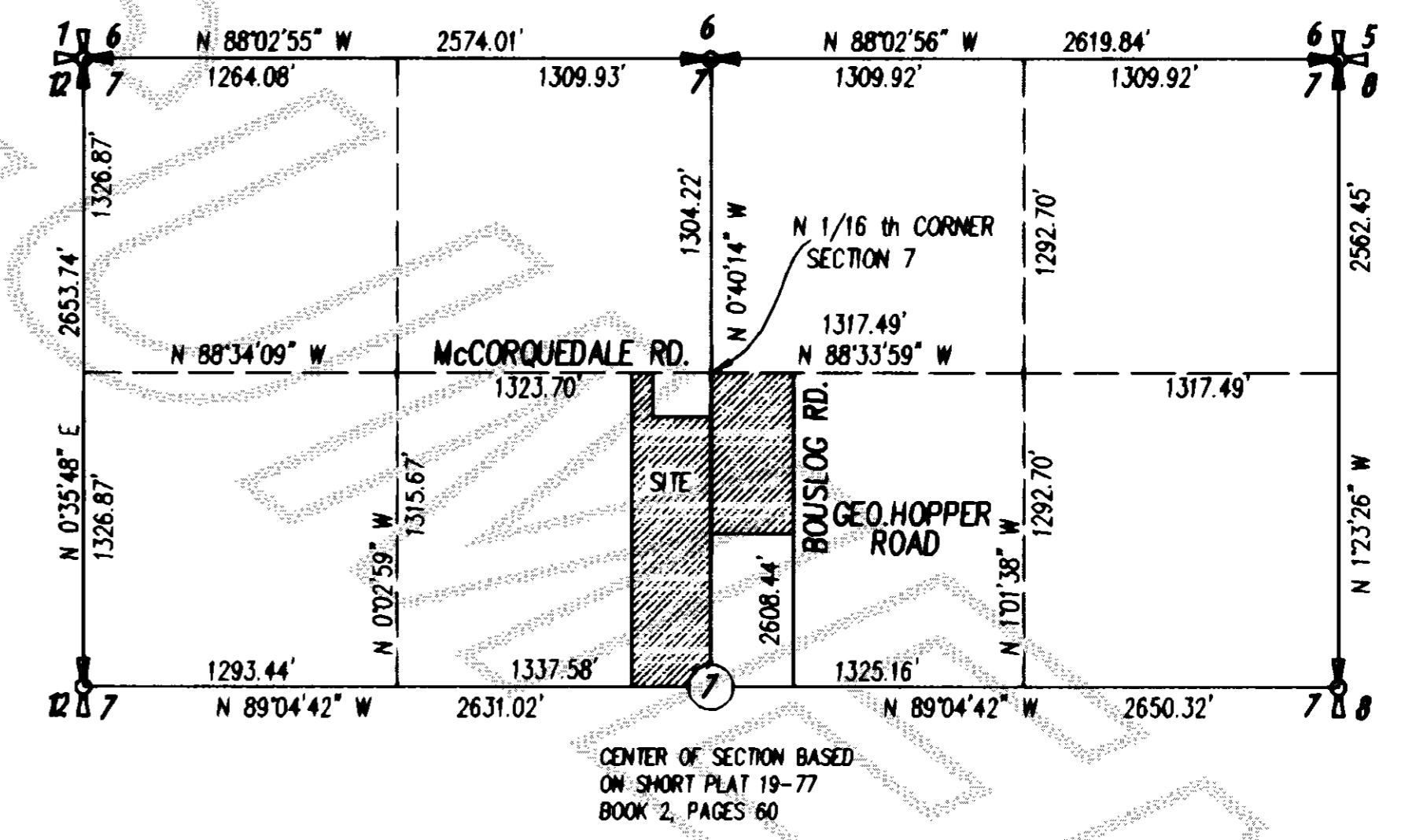
GEORGE HOPPER RD.

**BASIS OF BEARING**

S 89°04'42" E BETWEEN THE EAST QUARTER CORNER OF SECTION 7 AND THE CENTER OF SECTION 7 AS SHOWN ON SKAGIT COUNTY SHORT PLAT 19-77 RECORDED IN BOOK 2 OF SHORT PLATS AT PAGE 60.

**VICINITY MAP/SECTION SUBDIVISION**

SURVEY IN SECTION 7, T. 34 N., R. 4 E., W.M.



PETER BENNETT RD.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 13 DAY OF March 1997 AT 10:01 A.M.  
IN VOLUME 127 PLATS ON PAGES 188-189 AT THE  
REQUEST OF LEONARD, BOUDINOT & SKODJE  
AUDITOR'S FILE NO. 970313001D

*Kathryn Hill* SKAGIT COUNTY AUDITOR  
*Chungquod* DEPUTY

**OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE**

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

**BINDING SITE PLAN  
FOR  
JOHN BOUSLOG**

NW 1/4 AND NE 1/4 SECTION 7, TWP. 34 N., RGE 4 E., W.M. CITY OF BURLINGTON, SKAGIT COUNTY

|             |           |   |                  |
|-------------|-----------|---|------------------|
| DWN BY: PLS | FEB. 1997 | LEONARD, BOUDINOT and SKODJE, INC.<br>CIVIL ENGINEERS AND LAND SURVEYORS<br>603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751 | SCALE: 1" = 100' |
| FIELD BOOK: | F.B. UNK  |   | JOB NO: 96079    |

TREASURER'S CERTIFICATE

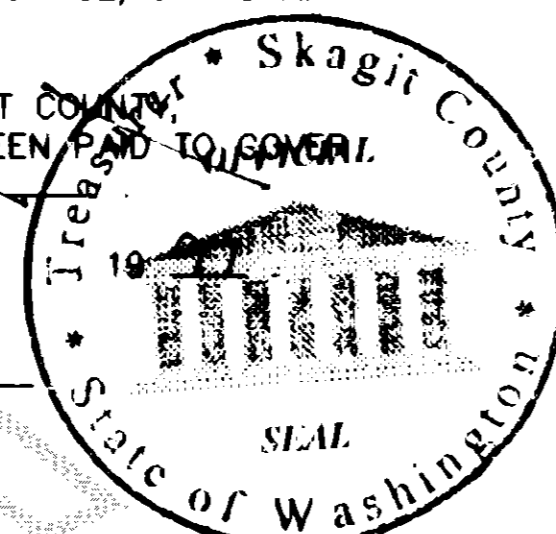
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AN INCLUDING THE YEAR OF 1997.

WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AN INCLUDING THE YEAR 1997.

THIS 12 DAY OF March

Wendyann W. Wuerbel SKAGIT COUNTY TREASURER

DEPUTY



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OF OTHER PUBLIC USE, ARE PAID IN FULL. THIS 12th DAY OF March 1997.

Paula M. Kidder, Asst. City Clerk CITY TREASURER

NOTES

NOTE 1

BUYERS SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOD OF CONSTRUCTION. CONTACT THE CITY OF BURLINGTON FOR FURTHER INFORMATION. 100 YEAR FLOOD ELEVATION IS APPROX 26 FEET. PER INFORMATION PROVIDED BY THE CITY OF BURLINGTON, FIRST OCCURRED FLOOD IS REQUIRED TO BE ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

NOTE 2

THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4-A ELECTRONIC TOTAL STATION.

NOTE 3

DUE TO THE ELEVATION DIFFERENCE BETWEEN THE EXISTING GROUND ELEVATION AND THE PROPOSED SANITARY SEWER LINES, LOT 2 SHALL HAVE TO PUMP TO THE GRAVITY SEWER OR INSTALL A SEPTIC TANK AND DRAIN FIELD.

NOTE 4

LOTS 1 THRU 3 INCLUSIVE ARE SUBJECT TO AND TOGETHER WITH ALL UTILITY EASEMENTS AS SHOWN ON THE FACE OF THE BINDING SITE PLAN (SHEET 1) FOR THE EQUAL BENEFIT OF LOTS 1 THRU 3 INCLUSIVE.

NOTE 5 SUBJECT TO AN EASEMENT FOR INGRESS/EGRESS AND UTILITIES AS SHOWN, OVER AND ACROSS FOR THE BENEFIT OF LOTS 1, 2, AND 3 AND THE FUTURE SUBDIVISION OF LOTS 1, 2, AND 3.

NOTE 6

LOTS 1 THRU 3, THE CITY OF BURLINGTON AND OTHERS WILL SHARE IN A 20 FOOT DRAINAGE EASEMENT AND DETENTION POND LOCATED ON ADJOINING PROPERTY TO THE NORTH OF MCCORQUEDALE ROAD. ALL ON SITE STORM WATER SHALL EXIT THE SITE AT THIS POINT. THE CITY ALSO RESERVES THE RIGHT OF ACCESS ALONG SAID EASEMENT AND DETENTION POND. THE MAINTENANCE OF SAID FACILITY SHALL BE BORNE EQUALLY BY THE USERS. SAID EASEMENT IS DESCRIBED BELOW AS "DRAINAGE AND DETENTION POND EASEMENT".

NOTE 7

EACH BUYER SHALL SIGN AN AGREEMENT TO PERFORM AT A LATER DATE TO PAY THEIR FAIR SHARE OF THE COST OF A NEW TRAFFIC SIGNAL AT SUCH TIME AS IT IS WARRANTED FOR THIS INTERSECTION, (GEORGE MORRIS ROAD AND BOUSLOG ROAD) BASED ON TRAFFIC GENERATED BY EACH USER.

NOTE 8

NO ADDITIONAL LOTS MAY BE CREATED WITHIN THIS BINDING SITE PLAN UNTIL THE SITE INFRASTRUCTURE IS IN PLACE AND OPERATIONAL.

NOTE 9

BUILDING PERMITS WILL BE ISSUED FOR LOTS 1, 2, AND 3 WHEN "SITE" INFRASTRUCTURE IS IN PLACE AND OPERATIONAL.

DRAINAGE AND DETENTION POND EASEMENT

(SEE NOTE # 6 ABOVE)

THAT PORTION OF TRACT 1 OF REVISED SHORT PLAT NO. 48-76, APPROVED DECEMBER 28, 1976, AND RECORDED DECEMBER 29, 1976, UNDER AUDITOR'S FILE NO. 848370 IN VOLUME 2 OF SHORT PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 88° 02' 56" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 360.00 FEET; THENCE SOUTH 0° 40' 14" EAST PARALLEL WITH THE NORTH/SOUTH CENTERLINE OF SAID SECTION 7, A DISTANCE OF 125.13 FEET TO THE NORTH LINE OF PARCEL "E" AS DESCRIBED UNDER DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 940301045; THENCE NORTH 88° 02' 56" WEST ALONG THE NORTH LINE OF SAID PARCEL "E" TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0° 43' 00" EAST ALONG THE WEST LINE OF SAID PARCEL "E" A DISTANCE OF 70.00 FEET; THENCE SOUTH 64° 14' 02" WEST A DISTANCE OF 158.70 FEET TO A POINT WHICH LIES 20 FEET, WHEN MEASURED AT A RIGHT ANGLE THEREFROM, THE WEST LINE OF THE AFOREMENTIONED TRACT 1; THENCE SOUTH 0° 40' 14" EAST, PARALLEL TO THE WEST LINE THEREOF, A DISTANCE OF 1005.00 FEET TO THE SOUTH LINE OF SAID TRACT 1, ALSO BEING THE NORTH LINE OF THE RIGHT-OF-WAY OF MCCORQUEDALE ROAD; THENCE NORTH 88° 33' 59" WEST ALONG THE NORTH RIGHT-OF-WAY LINE THEREOF, A DISTANCE OF 20.01 FEET TO THE WEST LINE OF THE AFOREMENTIONED TRACT 1; THENCE NORTH 0° 40' 14" WEST ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 1274.20 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION

PARCEL "A":

THE NORTH 660 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT MCCORQUEDALE ROAD, AND EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST 315 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST 14 FEET; THENCE SOUTH 660 FEET; THENCE EAST 14 FEET; THENCE NORTH 660 FEET TO THE TRUE POINT OF BEGINNING.

ALSO, EXCEPT THAT PORTION CONDEMNED AND TAKEN BY THE STATE OF WASHINGTON FOR ROAD PURPOSES, FILED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33544 ON FEBRUARY 4, 1974.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 270 FEET OF THE NORTH 161.32 FEET THEREOF, EXCEPT MCCORQUEDALE ROAD, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR PETER BENNETT ROAD EXTENSION BY DEED DATED SEPTEMBER 23, 1957, RECORDED OCTOBER 17, 1957, UNDER AUDITOR'S FILE NO. 557368, AND EXCEPT A 25-FOOT STRIP OF LAND AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SHORT PLAT NO. 53-76, APPROVED SEPTEMBER 29, 1976, RECORDED UNDER AUDITOR'S FILE NO. 843444, AND LYING BETWEEN THE EAST AND WEST LINES OF SAID SHORT PLAT PROJECTED SOUTH.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL BASED ON LAND TITLE POLICY # T-79842

ACKNOWLEDGMENTS

STATE OF Washington COUNTY OF Skagit ) ) SS.

ON THIS 21 DAY OF February 1997, BEFORE ME, PERSONALLY APPEARED Barbara Bazant

ATTORNEY IN FACT FOR JUNE A. BOUSLOG AND KARLA DHRT AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID PRINCIPALS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPALS ARE NOW LIVING AND ARE NOT INSANE. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITEN.

Patricia Ann Rogers Washington NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Mt. Vernon

ACKNOWLEDGMENTS

STATE OF WASHINGTON ) ) SS. COUNTY OF Skagit

ON THIS 21 DAY OF Feb. 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN L. BOUSLOG

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC Mt. Vernon RESIDING AT:

ACKNOWLEDGMENTS

STATE OF Washington COUNTY OF Skagit ) ) SS.

ON THIS 21 DAY OF Feb. 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Barbara Bazant

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC Mt. Vernon RESIDING AT:

DEDICATION AND CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATTED DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ADDITIONAL RIGHT-OF-WAY ALONG MCCORQUEDALE AND BOUSLOG ROADS AS WELL AS DEDICATING TO THE CITY OF BURLINGTON UTILITY EASEMENTS AS SHOWN ON SHEET 2 AND AS OUTLINED ON SHEET 1 UNDER EASEMENTS.

John L. Bouslog JOHN L. BOUSLOG

Melvin Bouslog MELVIN BOUSLOG

Sue Ellen Tate SUE ELLEN TATE (FORMERLY SUE ELLEN MOORE)

Karla Ohrt KARLA OHRT

Barbara Bazant BARBARA BAZANT (FORMERLY BARBARA LEHNHERR)

June A. Bouslog JUNE A. BOUSLOG

ACKNOWLEDGMENTS

STATE OF Washington COUNTY OF Skagit ) ) SS.

ON THIS 21 DAY OF Feb. 1997, BEFORE ME, PERSONALLY APPEARED John L. Bouslog

ATTORNEY IN FACT FOR MELVIN BOUSLOG AND SUE ELLEN TATE, FORMALLY SUE ELLEN MOORE AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID PRINCIPALS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPALS ARE NOW LIVING AND ARE NOT INSANE. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Patricia Ann Rogers Washington NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Mt. Vernon

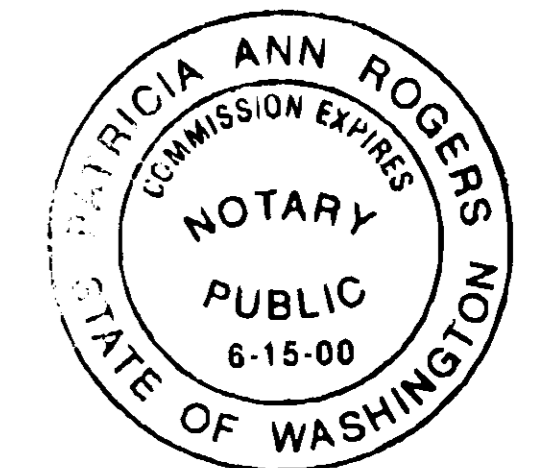
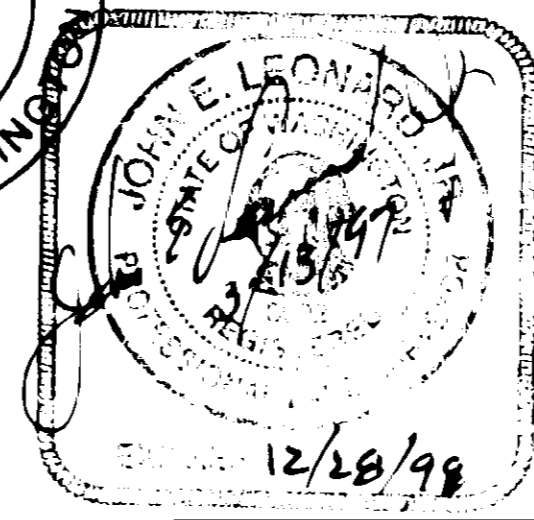
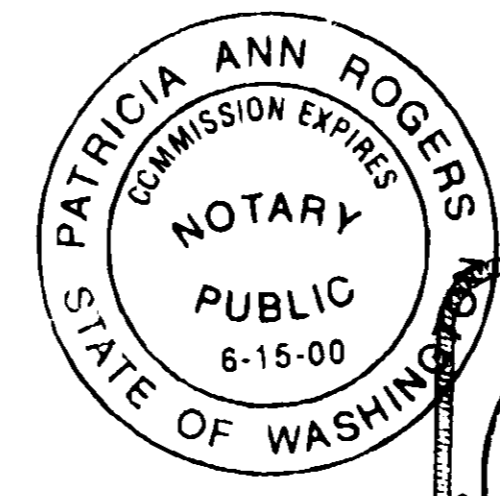
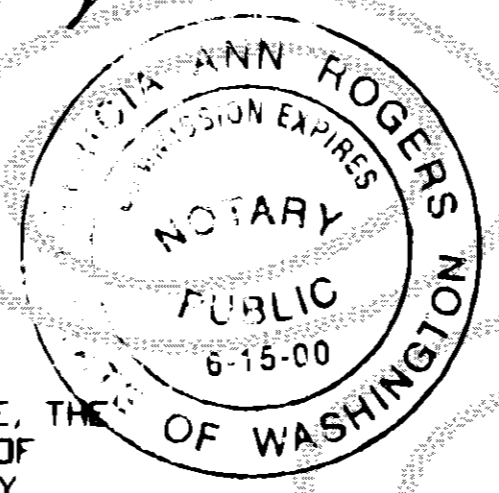
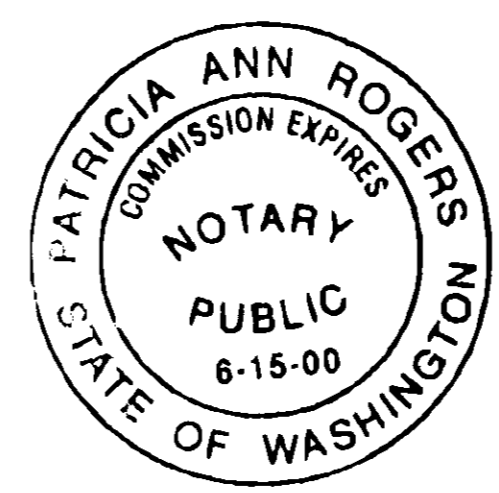
EASEMENT DEDICATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLEVISION OF WASHINGTON INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE TEN (10) FEET AS SHOWN ALONG THE EXTERIOR OF ALL LOTS AND ADJOINING THE ROAD ACCESS AND UTILITY EASE. AS SHOWN ON THE FACE OF THE BINDING SITE PLAN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES, 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 UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PUD WATER PIPELINE 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 PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES, OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, 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 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 DISTRICT'S USE OF THE EASEMENT.



**BINDING SITE PLAN**  
FOR  
**JOHN BOUSLOG**

NW 1/4 AND NE 1/4 SECTION 7, TWP. 34 N., RGE 4 E., W.M. CITY OF BURLINGTON, SKAGIT COUNTY

|                             |  |               |
|-----------------------------|--|---------------|
| OWN BY: PLS DATE: FEB. 1997 | LEONARD, BOUDINOT and SKODJE, INC.<br>CIVIL ENGINEERS AND LAND SURVEYORS | SCALE: N/A    |
| FIELD BOOK: F.B. UNK        | 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751                | JOB NO: 96079 |

1-12 Sh - Plat pg 189