

BINDING SITE PLAN BURL 1-99

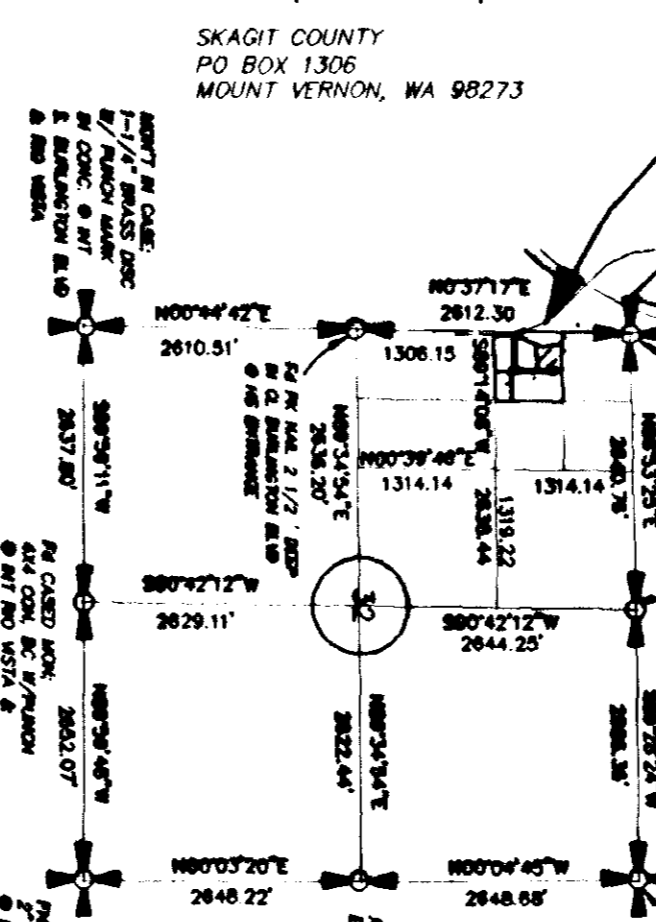
GRAPHIC SCALE



LEGEND

- Existing Section Corner Mon in Case
- Existing Quarter Corner Mon in Case
- Center of Section B
- Existing 1/2" Rebar w/ Yellow Cap
- Set 5/8" Rebar w/ Yellow Cap
- Marked DESLS 28023
- Existing Tack in Lead
- Easement Line
- Property Line
- Existing Fence
- Existing Power
- Existing Water
- Existing San Sewer

SITE



VICINITY MAP

SECTION 32, TOWNSHIP 35 N., RANGE 4 E., W.M.
SCALE: 1" = 2000'

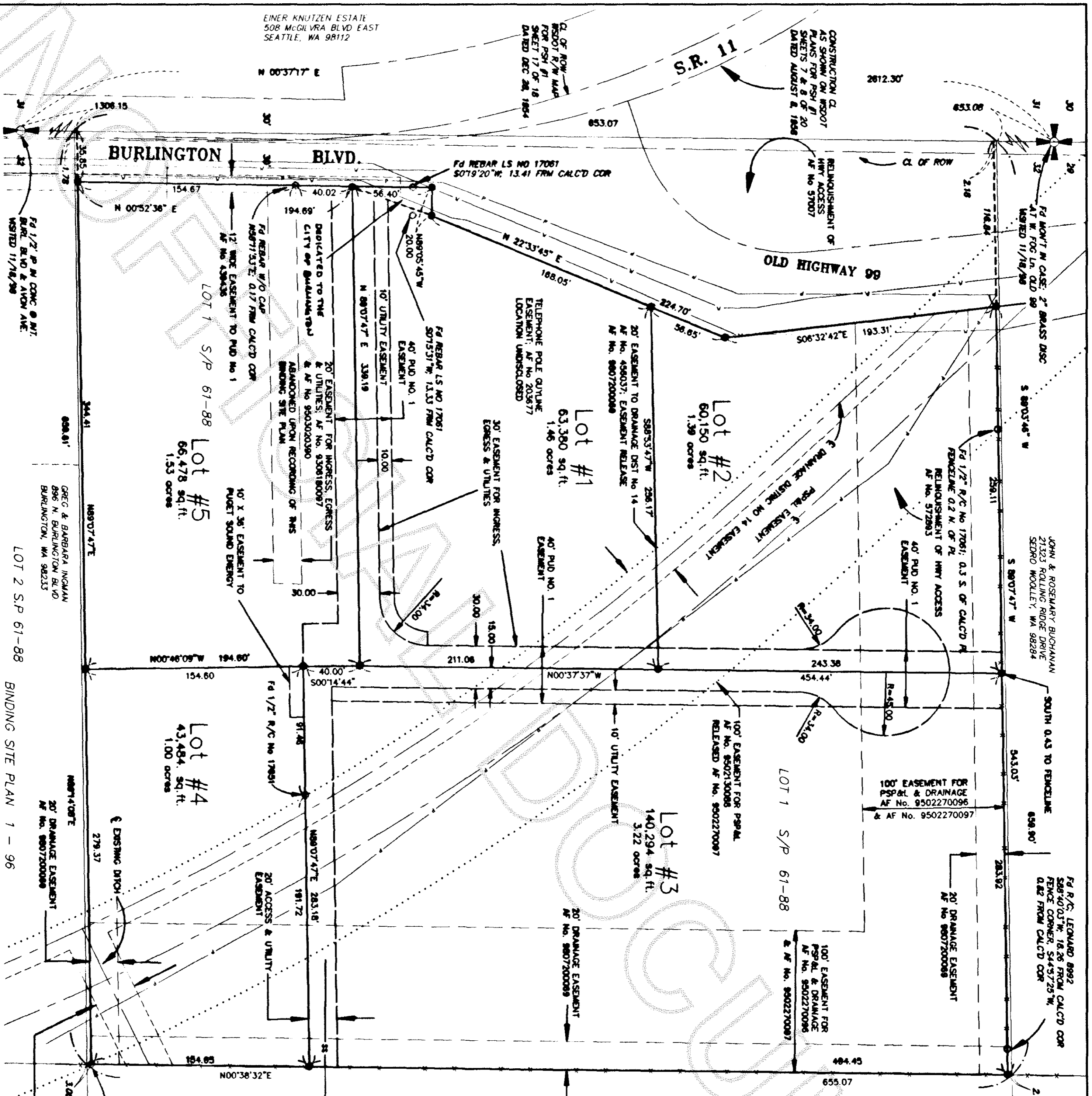
BASIS OF BEARING
West line of the NW 1/4 of Section 32, T. 35 N., R. 4 E., W.M., as recorded in Sp 61-88 Under A.F. No. 8902100012, records of Skagit County, Washington

SURVEYOR'S CERTIFICATE
I hereby certify that the Binding Site Plan is based upon an actual survey and subdivision of Section 32, Township 35 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.

Douglas E. Schwind, P.L.S. Certificate No. 28023
Date 4/27/00



99039rev.dwg 4-27-00 8:41:43 am EST



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021



Date 4/27/00
Scale 1" = 50'
Drawn By SMF
Checked By DES

BINDING SITE PLAN
for: **ROBERT EGERER**
SECTION 32, TOWNSHIP 35 N., RANGE 4 E., W.M.

PROJECT: 98094
DRAWING NAME: 99039REV.DWG
BSP BURL 1-99
SHEET NO. 1 OF 7

AUDITOR'S CERTIFICATE
Filed for Record this 5 day of May 2000 in Volume 1 of 1 pages of 1 of the request of Northwest Datum & Design, under Auditor's file no. 200005230225.
Kathy Hill Skagit County Auditor
Cheryl Swaine Deputy County Auditor

200005050015
Kathy Hill, Skagit County Auditor
1 of 7 9:47:09AM

200005050015

LEGAL DESCRIPTION

SCHEDULE "C"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel "A":

That portion of Lot 1, of Short Plat No. 61-88, approved December 7, 1988, and recorded February 10, 1989, in Volume 8 of Short Plats, page 107, under Auditor's File No. 8902100012, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., lying Easterly of the Easterly line of the Puget Sound Power and Light Company right-of-way as delineated on said Short Plat No. 61-88.

TOGETHER WITH the following described Parcel:

That portion of the West 1/2 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., located Northerly of the Northerly line of the Puget Sound Power and Light Company right-of-way as delineated on Skagit County Short Plat No. 61-88, recorded in Volume 8 of Short Plats, page 107, under Auditor's File No. 8902100012, records of Skagit County, described as follows:

Beginning at the Northeast corner of Lot 1, of said Short Plat; thence East, 19.1 feet; thence South to the North line of said Puget Sound Power and Light Company right-of-way; thence northerly along the North line of said right-of-way to a point where said North line intersects the East line of said Lot 1; thence North along said East line to the point of beginning;

Parcel "B":

That portion of the Puget Sound Power and Light Company's 100-foot-wide right-of-way, formerly known as the Pacific Northwest Traction Company (PNT) right-of-way, as originally conveyed to the Bellingham and Skagit Railway Company by Deed dated November 29, 1911, and recorded November 29, 1911, under Auditor's File No. 87794, in Volume 87 of Deeds, Page 453, records of Skagit County, Washington, and lying South of the North line of Tract 1, and North of the North line of Tract 2, as said lines produced East of Skagit County Short Plat No. 61-88, approved February 7, 1989, and recorded February 10, 1989, under Auditor's File No. 8902100012, in Volume 8 of Short Plats, page 107, records of Skagit County, Washington, and being located in the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., EXCEPT therefrom all that portion thereof lying Westerly of the Westerly line of Tract 1 of said Short Plat No. 61-88.

Parcel "C":

Lot 1 of Short Plat No. 61-88, approved December 7, 1988, and recorded February 10, 1989, in Volume 8 of Short Plats, page 107, under Auditor's File No. 8902100012, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., excepting therefrom: That portion of Lot 1, of said Short Plat No. 61-88, lying Easterly of the Westerly line of the Puget Sound Power and Light Company right-of-way as delineated on said Short Plat No. 61-88.

ALSO EXCEPTING therefrom:

That portion of said Lot 1 lying Southerly of a line described as follows:

Beginning at the Southwest corner of said Lot 1; thence along the West line thereof North 0 degrees 52' 36" East, a distance of 154.67 feet to the true point of beginning of said line; thence parallel to the South line of said Lot 1, South 89 degrees 07' 47" East to the West line of said Puget Sound Power and Light Company right-of-way and the terminus of said line.

Parcel "D":

That portion of Tract 1, of Skagit County Short Plat No. 61-88, as recorded in Volume 8 of Short Plats, page 107, under Auditor's File No. 8902100012, being also a portion of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Tract 1; thence North 89 degrees 07' 47" East along the South line thereof, a distance of 281.77 feet; thence North 00 degrees 52' 36" East, a distance of 154.67 feet; thence South 89 degrees 07' 47" West, a distance of 281.77 feet to the West line of said Tract 1; thence South 00 degrees 52' 36" West along said West line, a distance of 154.67 feet to the point of beginning.

Parcel "E":

That portion of Tract 1 of Skagit County Short Plat No. 61-88, recorded February 10, 1989, in Volume 8 of Short Plats, page 107, under Auditor's File No. 8902100012, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Northwest 1/4, Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Parcel "E", Continued

Beginning at the Southwest corner of said Tract 1; thence North 89 degrees 07' 47" East along the South line thereof, a distance of 281.77 feet to the true point of beginning; thence North 00 degrees 52' 36" East, a distance of 154.67 feet; thence North 89 degrees 07' 47" East to the Westerly line of the Puget Sound Power and Light Company property as delineated on said Short Plat Map; thence Southeasterly along said Westerly line to the South line of said Tract 1; thence South 89 degrees 07' 47" West along said South line to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and signage over, under and across the North 20 feet of the following described tract:

Beginning at the Southwest corner of said Tract 1; thence North 89 degrees 07' 47" East along the South line thereof, a distance of 281.77 feet; thence North 00 degrees 52' 36" East, a distance of 154.67 feet; thence South 89 degrees 07' 47" West, a distance of 281.77 feet to the West line of said Tract 1; thence South 00 degrees 52' 36" West along said West line, a distance of 154.67 feet to the point of beginning.

NOTE

Buyers should be aware that this Binding Site Plan is located within the floodplain of the Skagit River and significant elevation may be required for the first floor of construction. Contact the City of Burlington for further information. (100 year Flood Elevation is approximately 30 feet, per information provided by the City of Burlington.)

OCCUPATIONAL INDICATORS and EXISTING FENCELINE NOTES

This survey has depicted 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.

SURVEYING PROCEDURE

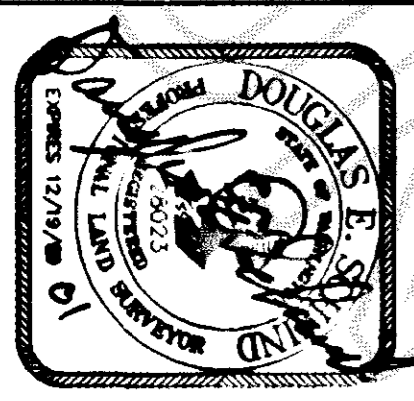
Field Traverse

SURVEY INSTRUMENTATION

Model: Geodimeter 610; Serial 61010236; Sld. Deviation 3". EDM ± (5mm + 5ppm)

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, relocate, 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. 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 on 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.



Aspld

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021



Date	4/27/00
Scale	AS NOTED
Drawn By	SMF
Checked By	DES

BINDING SITE PLAN
for: ROBERT EGERER
SECTION 32, TOWNSHIP 35 N., RANGE 4 E., W.M.

PROJECT: 98094
DRAWING NAME:
9903REV.DWG
BSP BURL 1-99
SHEET NO.
2 OF 7

ACKNOWLEDGMENT
State of Washington
County of Skagit

This is to certify that on this 1st day of May 2002 before me, the undersigned, a Notary Public, personally appeared Robert A. Egerer to me known to be the President & Manager of Starlight Group LLC, a Washington Corporation, which corporation has executed the foregoing instrument and each of the 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 said corporation.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at _____
My commission expires _____

ACKNOWLEDGMENT
State of Washington
County of Skagit

This is to certify that on this 1st day of May 2002 before me, the undersigned, a Notary Public, personally appeared Robert H. Egerer to me known to be the Member of Starlight Group LLC, a Washington Limited Liability Partnership which corporation has executed the foregoing instrument and each of the 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 said corporation.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at _____
My commission expires 2-25-2002

ACKNOWLEDGMENT
State of Washington
County of Skagit

This is to certify that on this 1st day of May 2002 before me, the undersigned, a notary public, personally appeared Robert H. Egerer to me known to be the Member of Starlight Group LLC, a Washington Limited Liability Partnership which corporation has executed the foregoing instrument and each of the 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 said corporation.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at _____
My commission expires 2-25-2002

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, one paid in full, this 1st day of May 2002.

City Treasurer Robert A. Egerer



DEDICATION

Know all men by these presents that Robert A. Egerer and Christina Egerer, husband and wife, do declare this plat and dedicate to 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.

The following original reasonable grading of roads and ways hereon, no drainage waters 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 or drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

The cost of construction and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all the owners of the lots in the plat and/or of any additional plats that may be served by said roads, street, and/or alleys, and that the obligation to maintain shall be concurrently the obligation to any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets, and/or alley of this plat or any additional plats served by these roads, streets, and/or alley shall petition the board of county commissioners to include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the county road standards in all respects prior to acceptance by the county.

Robert A. Egerer
The Starlight Group LLC

Tom EGAN
for Frontier Bank, a Washington Corporation

CITY ENGINEERS APPROVAL

Examined and approved this 1 day of MAY 2002.

City Engineer Paul Starnett

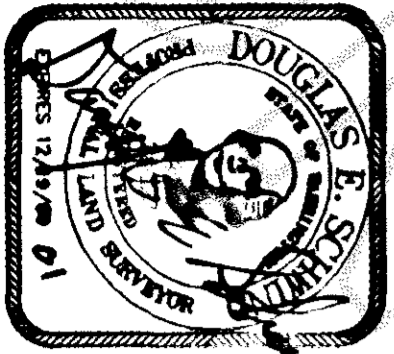
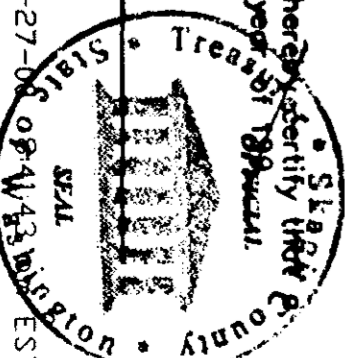
COUNTY TREASURER'S CERTIFICATE

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 2000.

Treasurer of Skagit County, Washington, hereby certifies that a deposit has been paid to cover anticipated taxes up to and including the year 2002 on this 1st day of May 2002.

Deputy Debra M. Smith
Skagit County Treasurer

99039REV.DWG 4-27-00



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021



Date	4/27/00
Scale	AS NOTED
Drawn By	SMF
Checked By	DES

BINDING SITE PLAN
for: ROBERT EGERER
SECTION 32, TOWNSHIP 35 N., RANGE 4 E., W.M.

PROJECT: 98094
DRAWING NAME:
99039REV.DWG
BSP BURL 1-99
SHEET NO.
3 OF 7

Record Matters:

2. DEED OF TRUST INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantor: Robert A. Egerer and Christina Egerer, husband and wife
 Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation
 Beneficiary: Jack Cavanaugh, a married man, as his separate property
 Amount: \$150,000, plus interest, if any
 Dated: June 29, 1992
 Recorded: November 19, 1992
 Auditor's No.: 921190130
 Affects: Parcel "C"

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9207060144.

PRESENT OWNER OF BENEFICIAL INTEREST IN SAID SECURITY DOCUMENT BY ASSIGNMENT(S) / MERGER / OR NAME CHANGE:

Holder: Skagit State Bank, a Washington Corporation
 Dated: July 7, 1992
 Recorded: July 16, 1992
 Auditor's No.: 9207160090

3. DEED OF TRUST INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantor: Robert Egerer and Christina L. Egerer, husband and wife
 Trustee: Land Title Company of Skagit County
 Beneficiary: Frontier Bank
 Amount: \$202,510.65, plus interest, if any
 Dated: April 27, 1999
 Recorded: May 3, 1999
 Auditor's No.: 9905030009

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantor: The Pacific Telephone and Telegraph Company, its successors and assigns
 Dated: APRIL 7, 1927
 Recorded: MAY 13, 1927
 Auditor's No.: 203677
 Purpose: Right to place one anchor and wires thereon, with right of access for reports
 Area Affected: Northwest 1/4 of the Northwest 1/4
 B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:
 Recorded: SEPTEMBER 5, 1958
 Auditor's No.: 570007

C. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 61-88
 As Follows: 1.) Short Plat 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 the lot owners.
 3.) Water - Public Utility District No. 1 of Skagit County
 4.) Sewer - Individual on-site sewage systems.
 5.) Floodplain - Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

D. Any questions of mislocated fence line along the East line, as shown on the face of the Short Plat No. 61-88.

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantor: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270096
 Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
 Affects: Portion of subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130087.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantor: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270097

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
 Affects: Portion of subject property

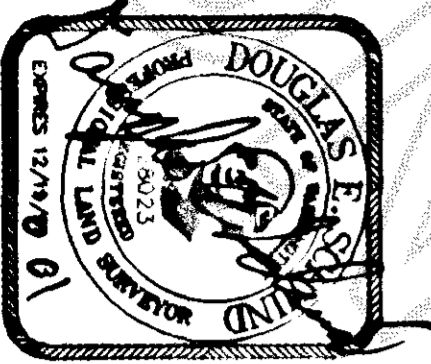
Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130088.

SCHEDULE "B-2" (Affects Parcel "B")

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:
 Recorded: NOVEMBER 14, 1959
 Auditor's No.: 572893

5/3/2000 Page 4 of 7 9:47:09AM
 Kathy Hill, Skagit County Auditor
 200005030013



Handwritten signature/initials

NORTHWEST DATUM & DESIGN
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
 BURLINGTON, WASHINGTON 98223
 Ph: (360) 404-2020 FAX: (360) 404-2021



Date: 4/27/00
 Scale: AS NOTED
 Drawn By: SMF
 Checked By: DES

BINDING SITE PLAN
 for: ROBERT EGGERER
 SECTION 32, TOWNSHIP 35 N., RANGE 4 E., W.M.

PROJECT: 98094
 DRAWING NAME: 99039REV.DWG
 BSP BURL 1-99
 SHEET NO. 4 OF 7

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantor: Drainage District No. 14 of Skagit County, Washington, a Municipal Corporation
 Dated: JULY 12, 1950
 Recorded: JANUARY 23, 1951
 Auditor's No.: 456037
 Purpose: Easement in, over, along, across and through the following described property:
 Area Affected:

Tract No. 1: A tract of land 20 feet in width lying in the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., being 10 feet on each side of the following described centerline:

Beginning at the Northwest corner of said Section 32; thence South 1 degree 49' 36" West, 634.51 feet; thence East, 62.2 feet to the East boundary of the state highway, which point is the true point of beginning; thence following on a curve parallel to and at a distance of 10 feet Northeastly from the Southwest boundary of Puget Sound Power and Light Company right-of-way, the centerline having chordal distances and bearing South 41 degrees 57' East for 193.28 feet; thence south 39 degrees 49' East for 199.40 feet; thence South 34 degrees 32' East for 198.66 feet; thence South 28 degrees 17' East for 198.74 feet; thence South 22 degrees 55' East for 198.95 feet; thence South 16 degrees 45' East for 99.67 feet; thence South 10 degrees 45' East for 81.85 feet to the Northeast boundary of a tract owned by Skagit County.

Tract No. 2: A tract 30 feet in width, being 15 feet on each side of a centerline, beginning at a distance of 835 feet Southeastly along the centerline from the initial point of Tract No. 1; thence extending in a direction North 65 degrees East for 90 feet, more or less, to the West boundary of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M.

Said easement and the terms and conditions therein were amended by that instrument recorded July 20, 1998, under Auditor's File No. 9807200069.

C. EASEMENT AND CONDITIONS THEREIN:

Grantor: Puget Sound Power & Light Co.
 Dated: FEBRUARY 7, 1995
 Recorded: FEBRUARY 13, 1995
 Auditor's No.: 9502130087
 Purpose: Right to construct, operate, maintain, repair, replace, and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way.
 Location: As described in said document

D. EASEMENT AND CONDITIONS THEREIN:

Grantor: Puget Sound Power & Light Co.
 Dated: FEBRUARY 7, 1995
 Recorded: FEBRUARY 13, 1995
 Auditor's No.: 9502130088
 Purpose: Right to construct, operate, maintain, repair, replace, and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way.
 Location: As described in said document

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantor: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270096
 Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
 Affects: Portion of subject property
 Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130087.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantor: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270097
 Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees, and landscaping which may constitute a danger to said lines
 Affects: Portion of subject property
 Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130088.

SCHEDULE "B-3"
 (Affects Parcel "C")

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantor: The Pacific Telephone and Telegraph Company, its successors and assigns
 Dated: APRIL 7, 1927
 Recorded: MAY 13, 1927
 Auditor's No.: 203677
 Purpose: Right to place one anchor and wires thereon, with right of access for repairs
 Area Affected: Northwest 1/4 of the Northwest 1/4

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantor: Public Utility District No. 1 of Skagit County, Washington
 Recorded: DECEMBER 15, 1949
 Auditor's No.: 439436
 Purpose: Water pipe lines
 Area Affected: A strip of land 12 feet in width, described as follows:

Beginning at a point 1,075 feet South and 30 feet East of the Northwest corner of Section 32, Township 35 North, Range 4 East W.M.; thence South paralleling the West line of Section 32, a distance of 800 feet; thence East a distance of 12 feet; thence North paralleling the West line of Section 32, a distance of 800 feet; thence West a distance of 12 feet to the point of beginning.

C. A conveyance of all existing, future or potential easements of access, light, view and air and all rights of ingress and egress to, from and between Primary State Highway No. 1, Conroy Jct. to Jct. PSH No. 1 North of Burlington and subject property, as contained in deed from Mildred Conrough to State of Washington, dated August 7, 1958, recorded September 5, 1958 under Auditor's File No. 570007.

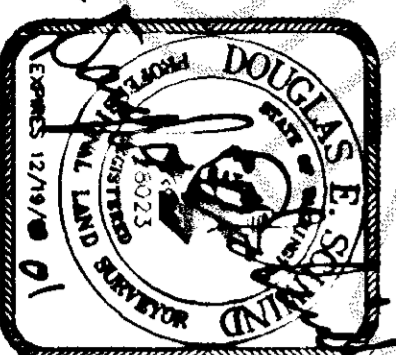
D. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 61-88
 As follows: 1.) Short Plat 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 the lot owners.
 3.) Water - Public Utility District No. 1 of Skagit County.
 4.) Sewer - Individual on-site sewage systems.
 5.) Floodplain - Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor.

E. Any question of mislocated fence line along the East line as shown on the face of the Short Plat No. 61-88.

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantor: County of Skagit, a Municipal Corporation of the State of Washington, its heirs, successors and assigns
 Dated: November 1, 1998
 Recorded: January 7, 1999
 Auditor's No.: 9901070090
 Purpose: A non-exclusive easement for drainage purposes
 Area Affected: Portion of the subject property



NORTHWEST DATUM & DESIGN
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
 BURLINGTON, WASHINGTON 98233
 PH: (360) 404-2020 FAX: (360) 404-2021



Date	4/27/00
Scale	AS NOTED
Drawn By	SMF
Checked By	DES

BINDING SITE PLAN
 for: **ROBERT EGGERER**
 SECTION 32, TOWNSHIP 35 N., RANGE 4 E., W.M.

PROJECT: 98094
 DRAWING NAME: 99039REV.DWG
 BSP BURL 1-99
 SHEET NO. 5 OF 7

99039rev.dwg 4-27-00 8:41:43 am EST

200005050019
 Kathy Hill, Skagit County Auditor
 Page 6 of 7 9:47:09AM

G. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270096
 Purpose: Right to enter said premises to operate maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees, and landscaping which may constitute a danger to

Affects: Portion of subject property
 Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130087.

H. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270097
 Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said

Affects: Portion of subject property
 Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130088.

SCHEDULE "B-4"
 (Affects Parcel "D")

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company, its successors and assigns
 Purpose: Right to place one anchor and wires thereon, with right of access for

Area Affected: Northwest 1/4 of the Northwest 1/4
 Dated: April 7, 1927
 Recorded: May 13, 1927
 Auditor's No.: 203677

B. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Water pipe lines
 Dated: Not Disclosed
 Recorded: December 15, 1949
 Auditor's No.: 439436

Area Affected: A strip of land 12 feet in width, described as follows: Beginning at a point 1,075 feet South and 30 feet East of the Northwest corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South paralleling the West line of Section 32, a distance of 600 feet; thence East a distance of 12 feet; thence North paralleling the West line of Section 32, a distance of 600 feet; thence West a distance of 12 feet to the point of beginning.

C. A conveyance of all existing, future or potential easements of access, light, view and air and all rights of ingress and egress to, from and between Primary State Highway No. 1, Conway Jct. to Jct. PSH No. 1 North of Burlington and subject property, as contained in deed from Mildred Conanough to State of Washington, dated August 7, 1958, recorded September 5, 1958, under Auditor's File No. 570007.

D. Provisions set forth on the face of the Short Plat, as follows:

1. Short Plat Number and date of approval should be included in all deeds and contracts;
2. All maintenance and construction of private roads shall be the responsibility of the lot
3. Zoning - Residential (R);
4. Water - Public Utility District No. 1 of Skagit County;
5. Sewer - Individual on-site sewage systems;
6. Other easements and restrictions - The subject property may be affected by easements or reservations filed in A.F.G.'s 203677 and 439436;
7. Floodplain - buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

E. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: Robert Egerer and Christina Egerer, husband and wife
 Purpose: Ingress, egress and utilities
 Area Affected: The North 20 feet
 Dated: June 10, 1993
 Recorded: June 18, 1993
 Auditor's No.: 9306180097

F. A NON-EXCLUSIVE EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: Jack B. Conanough and Leona M. Conanough, husband and wife
 Purpose: Ingress, egress, utilities and signage
 Area Affected: The North 20 feet of the subject property
 Dated: March 2, 1995
 Recorded: March 2, 1995
 Auditor's No.: 9503020390
 Said easement is for the benefit of Grantees property lying easterly herein as it abuts Grantees above described property.

G. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270096
 Purpose: Right to enter said premises to operate maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees, and landscaping which may constitute a danger to solid lines

Affects: Portion of subject property
 Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130087.

H. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270097
 Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to solid lines

Affects: Portion of subject property
 Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130088.

SCHEDULE "B-5"
 (Affects Parcel "E")

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

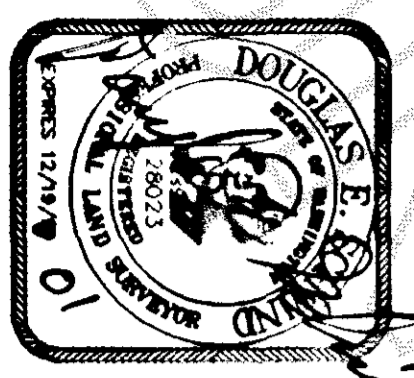
Grantee: The Pacific Telephone and Telegraph Company, its successors and assigns
 Purpose: Right to place one anchor and wires thereon, with right of access for

Area Affected: Northwest 1/4 of the Northwest 1/4
 Dated: April 7, 1927
 Recorded: May 13, 1927
 Auditor's No.: 203677

B. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Water pipe lines
 Dated: Not Disclosed
 Recorded: December 15, 1949
 Auditor's No.: 439436
 Area Affected: A strip of land 12 feet in width, described as follows: Beginning at a point 1,075 feet South and 30 feet East of the Northwest corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South paralleling the West line of Section 32, a distance of 600 feet; thence East a distance of 12 feet; thence North paralleling the West line of Section 32, a distance of 600 feet; thence West a distance of 12 feet to the point of beginning.

200005030015
 Kathy Hill, Skagit County Auditor
 6/3/2000 Page 6 of 7 9:47:09AM



NORTHWEST DATUM & DESIGN
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS
 160 CASCADE PLACE, SUITE 102
 BURLINGTON, WASHINGTON 98233
 PH: (360) 404-2020 FAX: (360) 404-2021



Date	4/27/00
Scale	AS NOTED
Drawn By	SMF
Checked By	DES

BINDING SITE PLAN
 for: **ROBERT EGERER**
 SECTION 32, TOWNSHIP 35 N., RANGE 4 E., W.M.

PROJECT: 98094
 DRAWING NAME: 99039REV.DWG
 BSP BURL 1-99
 SHEET NO. 6 OF 7

EXCEPTIONS, CONTINUED

C. A conveyance of all existing, future or potential easements of access, light, view and air and all rights of ingress and egress to, from and between Primary State Highway No. 1, Conway Jct. to Jct. PSH No. 1 North of Burlington and subject property, as contained in deed from Mildred Covanough to State of Washington, dated August 7, 1958, recorded September 5, 1958, under Auditor's File No. 570007.

D. Provisions set forth on the face of the Short Plat, as follows:

1. Short Plat Number and date of approval should be included in all deeds and contacts;
2. All maintenance and construction of private roads shall be the responsibility of the lot owners;
3. Zoning - Residential (R);
4. Water - Public Utility District No. 1 of Skagit County;
5. Sewer - Individual on-site sewage systems;
6. Other easements and restrictions - The subject property may be affected by easements or reservations filed in A/F's 203677 and 439436;
7. Floodplain - buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270096
 Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
 Affects: Portion of subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130087.

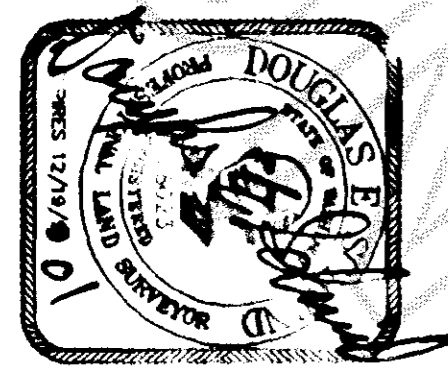
F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: February 8, 1995
 Recorded: February 27, 1995
 Auditor's No.: 9502270097
 Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
 Affects: Portion of subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9502130088.

200005030015
 Kathy Hill, Skagit County Auditor
 5/3/2000 Page 7 of 7 9:47:09AM

590339rev.dwg 4-27-00 8:41:43 am EST



NORTHWEST DATUM & DESIGN
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS
 180 CASCADE PLACE, SUITE 102
 BURLINGTON, WASHINGTON 98233
 PH: (360) 404-2020 FAX: (360) 404-2021



Date	4/27/00
Scale	AS NOTED
Drawn By	SMF
Checked By	DES

BINDING SITE PLAN
 for: ROBERT EGERER
 SECTION 32, TOWNSHIP 35 N., RANGE 4 E., W.M.

PROJECT: 98094
 DRAWING NAME:
 990339REV.DWG
 BSP BURL 1-99
 SHEET NO.
 7 OF 7