

LEGAL DESCRIPTION

PARCEL "A": THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M., DESCRIBED AS FOLLOWS: THAT PORTION OF "CASCADE COMMONS, A CONDOMINIUM" ACCORDING TO THE DECLARATION THEREOF RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NUMBER 20061003010 AND AMENDMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200610170075, 200901200024 AND 201409230040, RECORDS OF SKAGIT COUNTY, WASHINGTON AND SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBERS 200610030109, 200810170074 AND 201409230041, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE (WHICH THIRD AMENDMENT ESTABLISHES SAID LINE):

BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND WHICH BEARS S 88°26'07" E A DISTANCE OF 175.32 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S 01°35'03" W, A DISTANCE OF 123.15 FEET; THENCE S 88°24'57" E, A DISTANCE OF 122.84 FEET TO A POINT BEING APPROXIMATELY 1.0 FOOT WESTERLY OF AN EXISTING SIDEWALK; THENCE SOUTHERLY ALONG A LINE BEING APPROXIMATELY PARALLEL WITH AND 1.0 FOOT WESTERLY OF SAID EXISTING SIDEWALK ON THE FOLLOWING COURSES AND DISTANCES: 5.013503" W, A DISTANCE OF 15.63 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 35°57'41"; THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 18.95 FEET TO THE PT OF SAID CURVE; THENCE S 37°32'44" W, A DISTANCE OF 9.37 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 51°48'28"; THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 45.21 FEET TO THE PT OF SAID CURVE; THENCE S 14°15'44" E, A DISTANCE OF 9.50 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET AND A CENTRAL ANGLE OF 15°50'47"; THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.79 FEET TO THE PT OF SAID CURVE; THENCE S 01°35'03" W, A DISTANCE OF 18.42 FEET TO THE TERMINUS OF THAT PORTION OF THIS DESCRIPTION BEING APPROXIMATELY 1.0 FOOT WESTERLY OF AND PARALLEL TO SAID EXISTING SIDEWALK; THENCE CONTINUING S 01°35'03" W, A DISTANCE OF 75.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST GILKEY ROAD AND THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY, WHICH POINT BEARS N 88°24'57" W, A DISTANCE OF 36.76 FEET FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY, AND WHICH POINT IS THE TERMINUS OF THIS LINE DESCRIPTION. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": THAT PORTION OF THE SOUTH 300 FEET OF LOT 72, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 72 AT ITS INTERSECTION WITH THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 72 TO A POINT MIDWAY BETWEEN THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING; THENCE NORTH 150 FEET; THENCE EAST TO THE WEST LINE OF SAID GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE SOUTH ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES, CONTINUED

- 3. SURVEY METHOD: STANDARD FIELD TRAVERSE
4. INSTRUMENTATION: TOPCON PS-103 THEODOLITE; MIN RESOLUTION/ACCURACY 3" EDM; ACCURACY ± (1.55mm + 2PPM)
5. BASIS OF BEARING: ASSUMED-THE CENTERLINE OF E. GILKEY ROAD FROM S. SPRUCE STREET EAST TO THE CENTER OF SECTION 5 BASED UPON EXISTING MONUMENTATION AS BEING S 88°24'57" E.
6. THIS PROPERTY IS LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE B, FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF BURLINGTON, WASHINGTON, SKAGIT COUNTY, COMMUNITY-PANEL NUMBER 530153 0001B, EFFECTIVE DATE: JANUARY 3, 1985. A LETTER OF MAP AMENDMENT (LOMA) WAS APPROVED ON SEPTEMBER 29, 2005 FOR ALL PARCELS A THROUGH D OF CASCADE COMMONS A CONDOMINIUM AS RECORDED UNDER AF NO. 200810030109, RECORDS OF SKAGIT COUNTY, WASHINGTON (SEE THAT PORTION OF LEGAL DESCRIPTION PARCEL "A" OF THIS BINDING SITE PLAN).
7. SHEET 3 OF 3 OF THE SECOND AMENDMENT TO CASCADE COMMONS A CONDOMINIUM DEPICS STREET AND UTILITY IMPROVEMENTS BASED UPON A COMBINATION OF AS-BUILT INFORMATION OBTAINED DURING THE COURSE OF THIS SURVEY, WHERE VISIBLE, AND FROM THE FOLLOWING: REFER TO SHEET 4 OF 4 OF THE FIRST AMENDMENT TO CASCADE COMMONS RECORDED UNDER AF NO. 200610030109 FOR LOCATION OF EXISTING UNDERGROUND UTILITIES SERVING THIS SITE. UTILITY LOCATIONS MAPPED THEREON ARE SUBJECT TO THE "UTILITY NOTE" AND GENERAL "NOTES" 9, AND 13, UPON SHEET 1 OF 4 THEREOF, AND REFER TO "POST-CONSTRUCTION PLANS" OF THE STORM AND SANITARY SEWERS, AND WATER PIPELINE DESIGN PREPARED BY SEMKAY ENGINEERING & SURVEYING, ENGINEERING DEPARTMENT.
8. PROPERTY LINE IS APPROXIMATELY 1.0 FOOT WESTERLY OF AND PARALLEL TO THE EXISTING CONCRETE SIDEWALK.
9. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS CASCADE COMMONS A CONDOMINIUM FOR THE PURPOSE OF CONNECTING TO, INSTALLING, MAINTAINING AND REPAIRING ANY AND ALL UTILITIES FOR WATER, POWER, SANITARY SEWER, STORM WATER, DRAINAGE, CABLE, PHONE, GAS AND ALL OTHER UTILITIES THAT NOW EXIST WITHIN CASCADE COMMONS WAS GRANTED FROM CASCADE COMMONS CONDOMINIUM OWNERS ASSOCIATION TO GILKEY 425, LLC, GRANTEE BY THAT EASEMENT FOR EXISTING UTILITIES RECORDED UNDER AF NO. 201409300057.
10. TRACT X AS DEPICED UPON THE FACE OF THIS BINDING SITE PLAN HAS BEEN ESTABLISHED TO ENCOMPASS EXISTING OR PROPOSED STREETS, SIDEWALKS, UTILITIES AND PARKING AREAS.
11. ELEVATION BENCH MARK (BM-1) IS FROM CITY OF BURLINGTON VERTICAL CONTROL, MAP CODE 204, TOP OF "LESSER 22860" CAP IN MONUMENT CASED AT CENTERLINE OF GILKEY ROAD AND SOUTH SPRUCE STREET ELEVATION = 32.82 FEET NAVD 1929, ESTABLISHED AUGUST 28, 2001.
12. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS OF A FOOT.
13. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO LUMP SUM FEES FOR SCHOOLS, FIRE, PARKS AND ROADS, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
14. SEWAGE DISPOSAL: CITY OF BURLINGTON PUBLIC SEWER
15. WATER: SKAGIT COUNTY P.U.D. NO. 1
16. THERE SHALL EXIST FOR THE BENEFIT OF THE RESPECTIVE LOTS 1 THROUGH 17, INCLUSIVE, THEIR OWNERS SUCCESSORS IN INTEREST AND ASSIGNEES, SHOWN HEREON, THE RIGHT OF INGRESS AND EGRESS OVER, UNDER AND ACROSS THE PRIVATE ROADWAYS, PARKING AREAS AND SIDEWALKS DEPICED AS TRACT X UPON THE BINDING SITE PLAN, COST OF MAINTENANCE OF SAID IMPROVEMENTS SHALL BE AS DESCRIBED AND ASSIGNED IN FUTURE INSTRUMENTS TO BE RECORDED WITH RESPECT TO THIS BINDING SITE PLAN.
17. STORM WATER DETENTION, INFILTRATION AND WATER QUALITY SYSTEM, SANITARY SEWER, STREET IMPROVEMENTS AND UTILITY SERVICES FOR LOTS 9 THROUGH 17 OF THIS BINDING SITE PLAN SHALL BE ADDRESSED AS A PART OF THE DEVELOPMENT REVIEW, NO BUILDING PERMITS FOR SAID LOTS MAY BE ISSUED UNTIL SAID IMPROVEMENTS HAVE BEEN INSTALLED AND APPROVED TO THE SATISFACTION OF THE CITY OF BURLINGTON.
18. THE PROPERTY THAT IS SUBJECT TO THIS BINDING SITE PLAN WAS WITHDRAWN FROM CASCADE COMMONS, A CONDOMINIUM, PURSUANT TO THE THIRD AMENDMENT TO THE DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR CASCADE COMMONS, A CONDOMINIUM, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201409230040.

SURVEYOR'S CERTIFICATE

I HEREBY DECLARE THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY OF SECTION 5, 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.

DENNY D. LEGR0, PLS
CERTIFICATE NO. 373532
LEGR0 & ASSOCIATES
1321 SOUTH 2ND STREET
MOUNT VERNON, WA, 98273
PHONE: (360) 336-3220

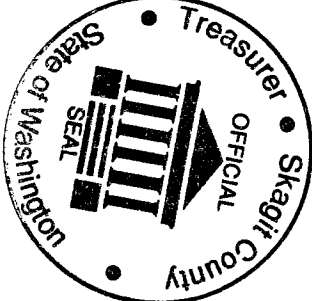
11-12-14



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 2014. THIS 25th DAY OF November, 2014.

Debra Quinn, Skagit County Treasurer



CITY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 24th DAY OF November, 2014.

Kevin E. Ware, City Treasurer

APPROVALS

EXAMINED AND APPROVED THIS 27th DAY OF November, 2014.
Wendy Stead, Planning Director
Mike Smith, Director of Public Works

STORM WATER

SUBJECT TO AND TOGETHER WITH A PRIVATE DRAINAGE EASEMENT TO LAW, INFILTRATION AND WATER QUALITY TREATMENT SYSTEM SERVING THIS SITE IN ACCORDANCE WITH CASCADE COMMONS A CONDOMINIUM AND FIRST AMENDMENT TO CASCADE COMMONS A CONDOMINIUM, ORIGINALLY BY THOSE INSTRUMENTS RECORDED UNDER AF NO'S. 200610030109 AND 200810170074, AS FURTHER STIPULATED IN THE CONDOMINIUM DECLARATION FOR THE SECOND AMENDMENT TO CASCADE COMMONS A CONDOMINIUM AND CURRENTLY BY THAT EASEMENT FOR EXISTING UTILITIES FROM CASCADE COMMONS CONDOMINIUM OWNERS ASSOCIATION, GRANTEE TO GILKEY 425, LLC, GRANTEE BY AF NO. 201409300057.

EASEMENTS

EASEMENTS ARE HEREBY GRANTED FOR THE BENEFIT OF EACH LOT IDENTIFIED IN THIS BINDING SITE PLAN AND THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY FRONTIER COMMUNICATIONS, INC., CASCADE NATURAL GAS CORPORATION, AND COCAST CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND ACROSS TRACT X AND THE EXTERIOR FRONT AND SIDE BOUNDARY LINES OF ALL LOTS AND OTHER UTILITY EASEMENTS AS SHOWN UPON THE FACE OF THIS BINDING SITE PLAN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE LOTS OF THE BINDING SITE PLAN AND OTHER TRACTS AT ALL TIMES FOR THE PURPOSES STATED. ANY GRANTEE EXERCISING RIGHTS UNDER THESE EASEMENTS SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY THE EXERCISE OF THESE EASEMENT RIGHTS.

AUDITOR'S CERTIFICATE

FILED FOR THE RECORD AT THE REQUEST OF LEGR0 & ASSOCIATES.

Skagit County Auditor
2014.11.25.04.2
11/25/2014 Page 1 of 3 3:22PM \$148.00

Debra Quinn, Auditor

CONSENT

I, KEVIN E. WARE, OWNER OF THE LAND HEREBY PLATED, DECLARE THIS BINDING SITE PLAN IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF WE HAVE SIGNED AND ACKNOWLEDGED BELOW.

IT IS UNDERSTOOD THAT ANY DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THIS BINDING SITE PLAN UNLESS OTHERWISE APPROVED BY THE CITY OF BURLINGTON. IN WITNESS WHEREOF, THIS 12th DAY OF November, 2014.

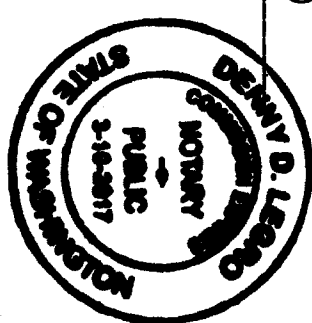
GILKEY 425, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: Kevin E. Ware, ITS GENERAL MANAGER

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEVIN E. WARE IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AS THE GENERAL MANAGER OF GILKEY 425, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: November 12, 2014.
Denny D. Legro, Notary Public

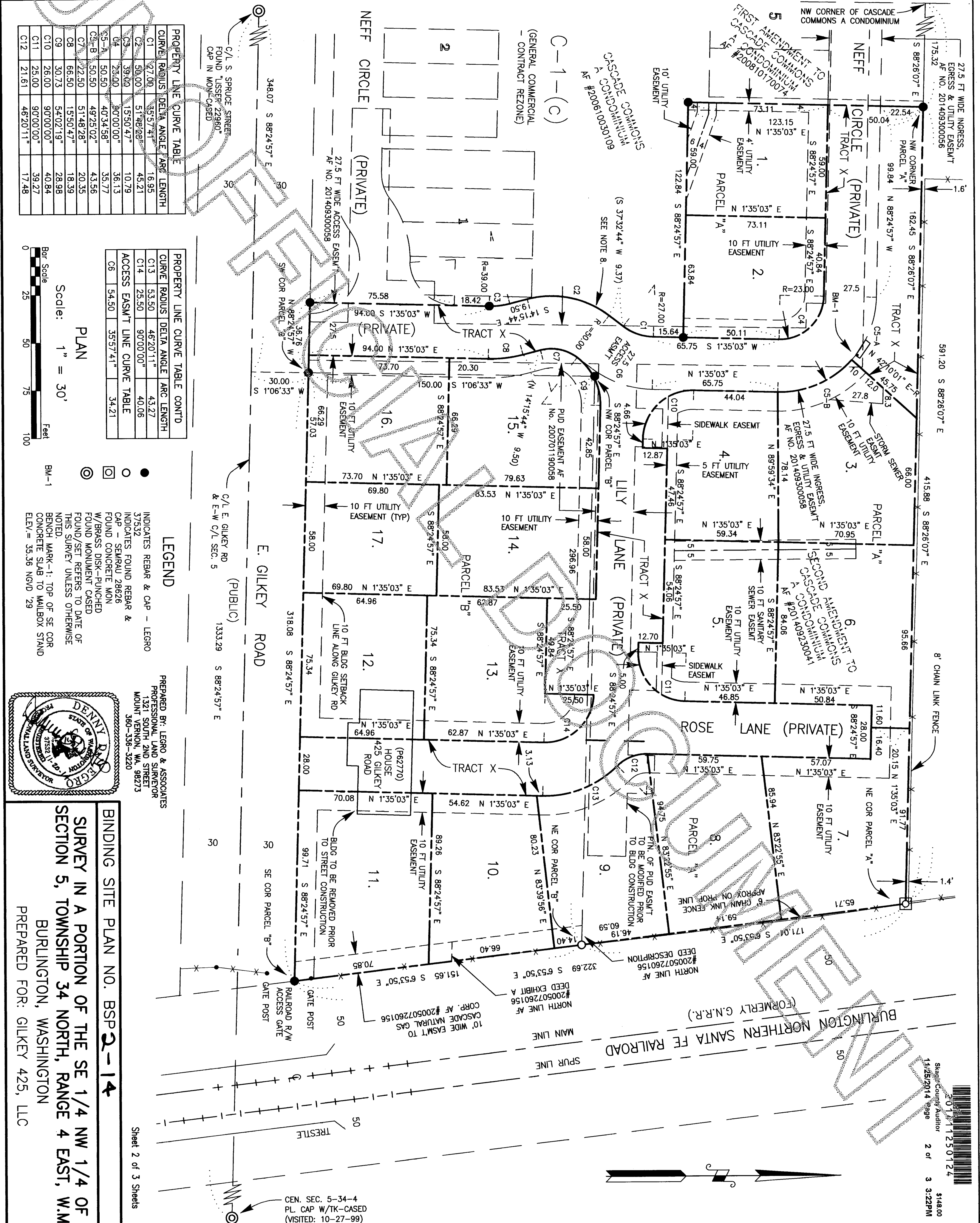


BINDING SITE PLAN NO. BSP 2-14

Sheet 1 of 3 Sheets

SURVEY IN A PORTION OF THE SE 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. BURLINGTON, WASHINGTON
PREPARED FOR: GILKEY 425, LLC

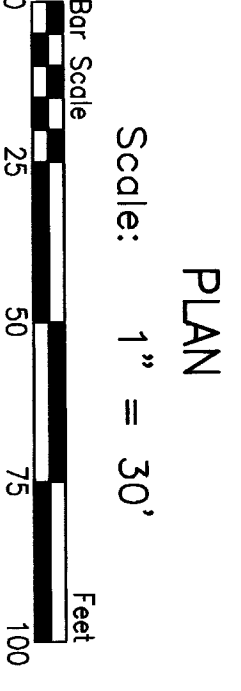
PREPARED BY: LEGR0 & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
1321 SOUTH 2ND STREET
MOUNT VERNON, WA, 98273
360-336-3220



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	27.00	35°57'41"	16.95
C2	50.00	51°48'28"	45.21
C3	39.00	15°50'47"	10.79
C4	25.00	90°00'00"	36.13
C5-A	50.50	40°34'58"	35.77
C5-B	50.50	49°25'02"	43.56
C7	22.50	51°48'28"	20.35
C8	66.50	15°50'47"	18.39
C9	30.73	54°02'19"	28.98
C10	26.00	90°00'00"	40.84
C11	25.00	90°00'00"	39.27
C12	21.61	46°20'11"	17.48

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C13	53.50	46°20'11"	43.27
C14	25.50	90°00'00"	40.06

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C6	54.50	35°57'41"	34.21



LEGEND

- INDICATES REBAR & CAP - LEGRO 37532
- INDICATES FOUND REBAR & CAP - SEMRAU 28626
- FOUND CONCRETE MON
- W/BRASS DISK-PUNCHED FOUND MONUMENT CASHED FOUND/SET REFERS TO DATE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- ⊙ BENCH MARK-1: TOP OF SE COR CONCRETE SLAB TO MAILBOX STAND ELEV. = 35.36 NGVD '29

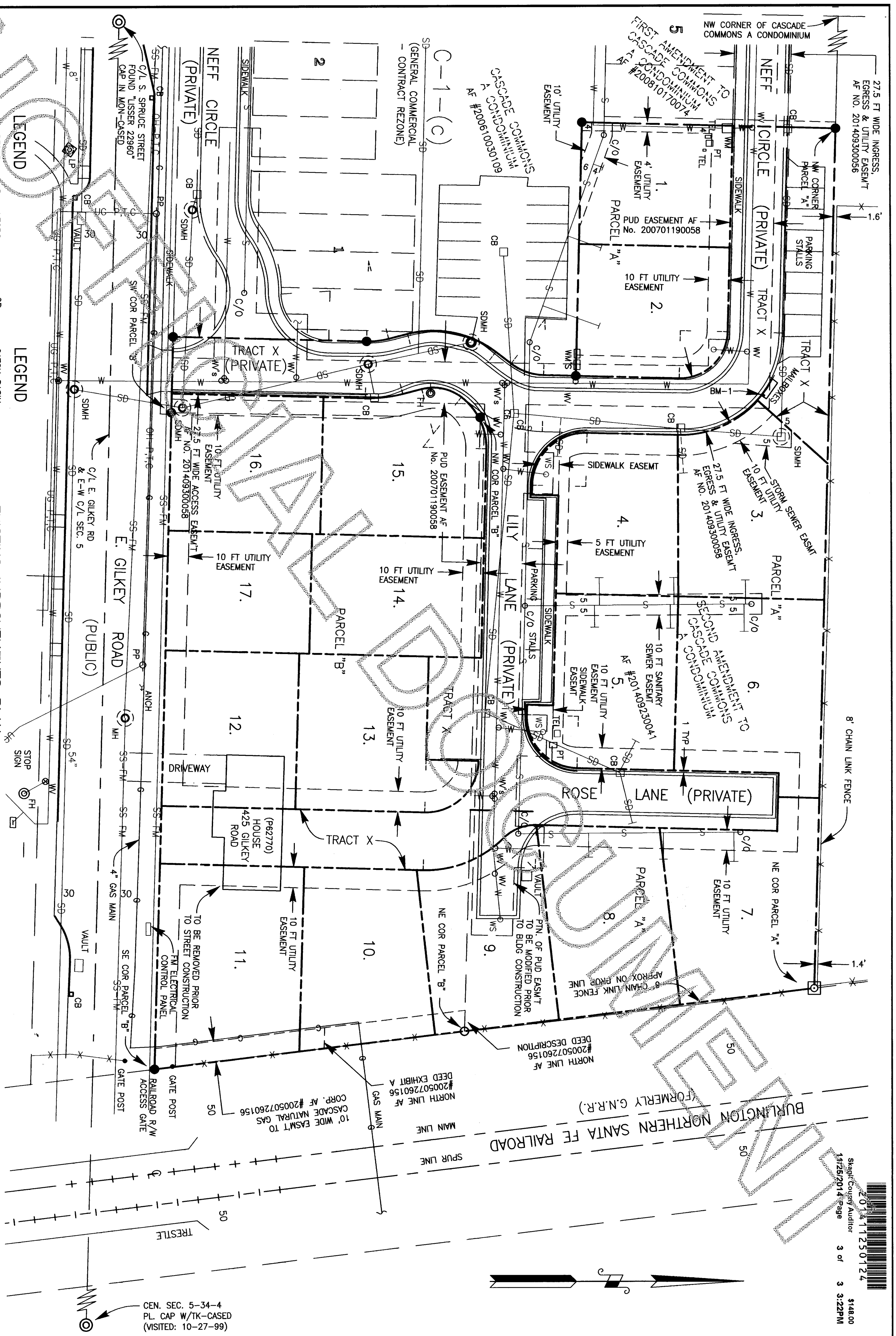
PREPARED BY: LEGRO & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 1321 SOUTH 2ND STREET
 MOUNT VERNON, WA 98273
 360-356-3220

BINDING SITE PLAN NO. BSP 2-14

SURVEY IN A PORTION OF THE SE 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. BURLINGTON, WASHINGTON

PREPARED FOR: GILKEY 425, LLC

CEN. SEC. 5-34-4
 PL. CAP W/TK-CASED
 (VISITED: 10-27-99)

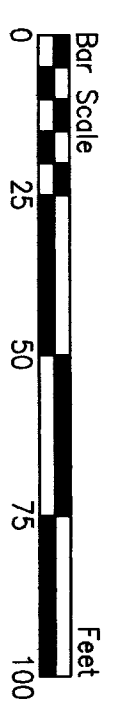


LEGEND

LEGEND

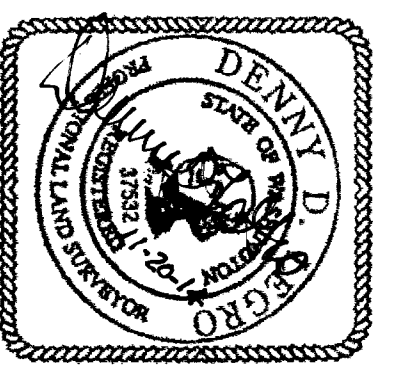
EXISTING IMPROVEMENTS PLAN

Scale: 1" = 30'



INDICATES REBAR & CAP - LEGRO
 17532
 INDICATES FOUND REBAR &
 CAP - LEGRO 28626
 FOUND CONCRETE MON
 W/BRASS DISK-PUNCHED
 FOUND MONUMENT CAGED
 FOUND/SET REFERS TO DATE OF
 THIS SURVEY UNLESS OTHERWISE
 NOTED.
 BENCH MARK-1: TOP OF SE COR
 CONCRETE SLAB TO MAILBOX STAND
 ELEV. = 35.36 NGVD '29

CB CATCH BASIN
 WV WATER VALVE
 FH FIRE HYDRANT
 PP POWER POLE
 MH MANHOLE
 WM WATER METER
 C/O CLEAN OUT
 WS WATER STUB
 PT POWER TRANSFORMER
 SS-FM SANITARY SEWER-FORCE MAIN
 S GAS PIPE
 W WATER LINE
 SD STORM DRAIN



BINDING SITE PLAN NO. BSP 2-14

SURVEY IN A PORTION OF THE SE 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. BURLINGTON, WASHINGTON

PREPARED FOR: GILKEY 425, LLC

Sheet 3 of 3 Sheets

CEN. SEC. 5-34-4
 PL. CAP W/TK-CASED
 (VISITED: 10-27-99)