

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON; EXCEPT STATE HIGHWAY RIGHT OF WAY ALONG THE WEST LINE THEREOF, ALSO KNOWN AS BURLINGTON BOULEVARD; EXCEPT THE SOUTH 60.0 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES; EXCEPT THE EAST 30.0 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER CONVEYED TO THE CITY OF BURLINGTON FOR STREET PURPOSES; ALSO EXCEPT THAT PORTION THEREOF ALONG THE WEST LINE AND ACROSS THE NORTHWEST CORNER THEREOF AS CONVEYED TO THE CITY OF BURLINGTON BY DEED RECORDED MAY 28, 1987 UNDER AUDITOR'S FILE No. 8705280036.

BASIS OF BEARING

APPROVALS

Margaret S. Eliek
PLANNING DIRECTOR

12-29-93
DATE

Paul D. Harvett
CITY ENGINEER

12-29-93
DATE

James H. Sheppard
BUILDING OFFICIAL

12-29-93
DATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, THE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREIN, STATES THAT THE DECISION TO FINALIZE THIS BINDING SITE PLAN IS ITS FREE ACT AND DEED, AND THAT A BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS FOR THIS PROPERTY.

THIS 3rd DAY OF December, 1993

Scott H. Wispel
ROUNDUP Co., INC.

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } S.S.

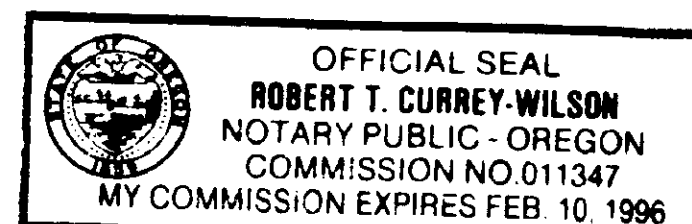
THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF December, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

TO ME KNOWN TO BE THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
THE DAY AND YEAR ABOVE WRITTEN

Paul C. Cline
NOTARY PUBLIC
RESIDING AT

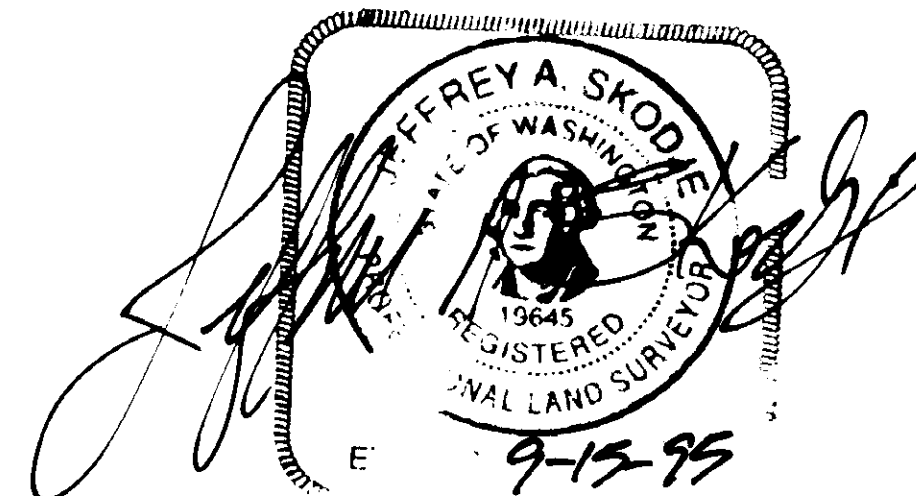
Portland Comm exp 2/10/96



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF ROUNDUP Co., INC.

JEFFREY A. SKODJE, P.L.S.
CERTIFICATE No. 19645
DATE 12-29-93



AUDITOR'S CERTIFICATE

FILED FOR RECORD, AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC., THIS 10 DAY OF JAN, 1994, AND RECORDED IN IN BOOK 11 OF SURVEYS, PAGES 41-48, RECORDS OF SKAGIT COUNTY, WASHINGTON. Short Plats

Jeffrey A. Skodje
SKAGIT COUNTY AUDITOR

SKAGIT 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 1993. A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES FOR THE TAX YEAR 1994.

THIS 10 DAY OF January, 1994.

Judyann Menich
SKAGIT COUNTY TREASURER

CITY OF BURLINGTON TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL ASSESSMENTS HERETOFORE LEVIED UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

THIS 27th DAY OF December, 1993

Richard A. Patience
BURLINGTON CITY TREASURER

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS ROUNDUP Co., INC., A WASHINGTON CORPORATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, PARCELS A, B, C, D, AND E AS SHOWN ON SHEET 3 OF 8 OF THIS BINDING SITE PLAN AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

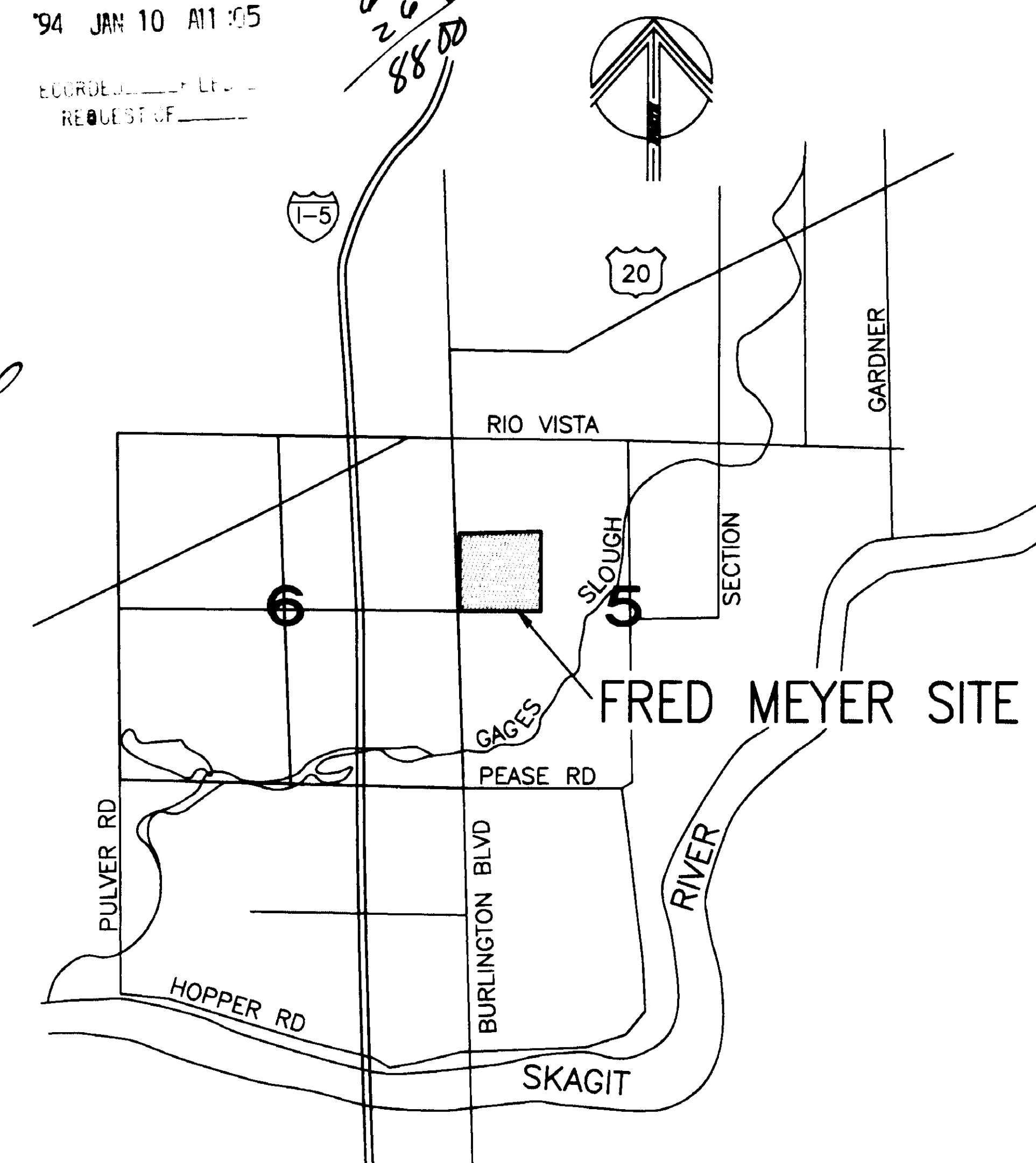
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 3rd DAY OF December, 1993.

Scott H. Wispel
ROUNDUP Co., INC.

JEFFREY A. SKODJE
SKAGIT COUNTY AUDITOR

94 JAN 10 AM 10:05

RECORDED BY LEONARD, BOUDINOT & SKODJE, INC.
REQUEST OF



TWP 34 N, RGE 4 E, W.M.

NO SCALE

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SHEET

FRED MEYER RETAIL STORE

BURLINGTON, WA

BINDING SITE PLAN

LEGAL DESCRIPTION

and

APPROVALS

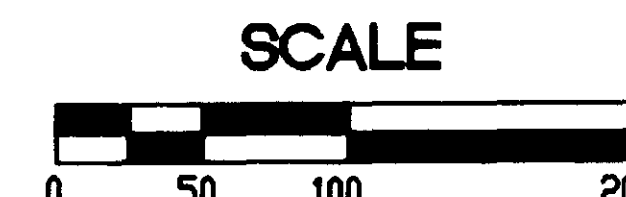
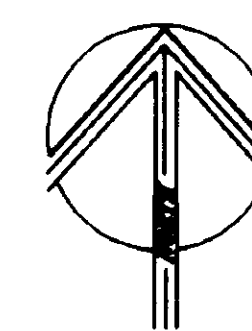
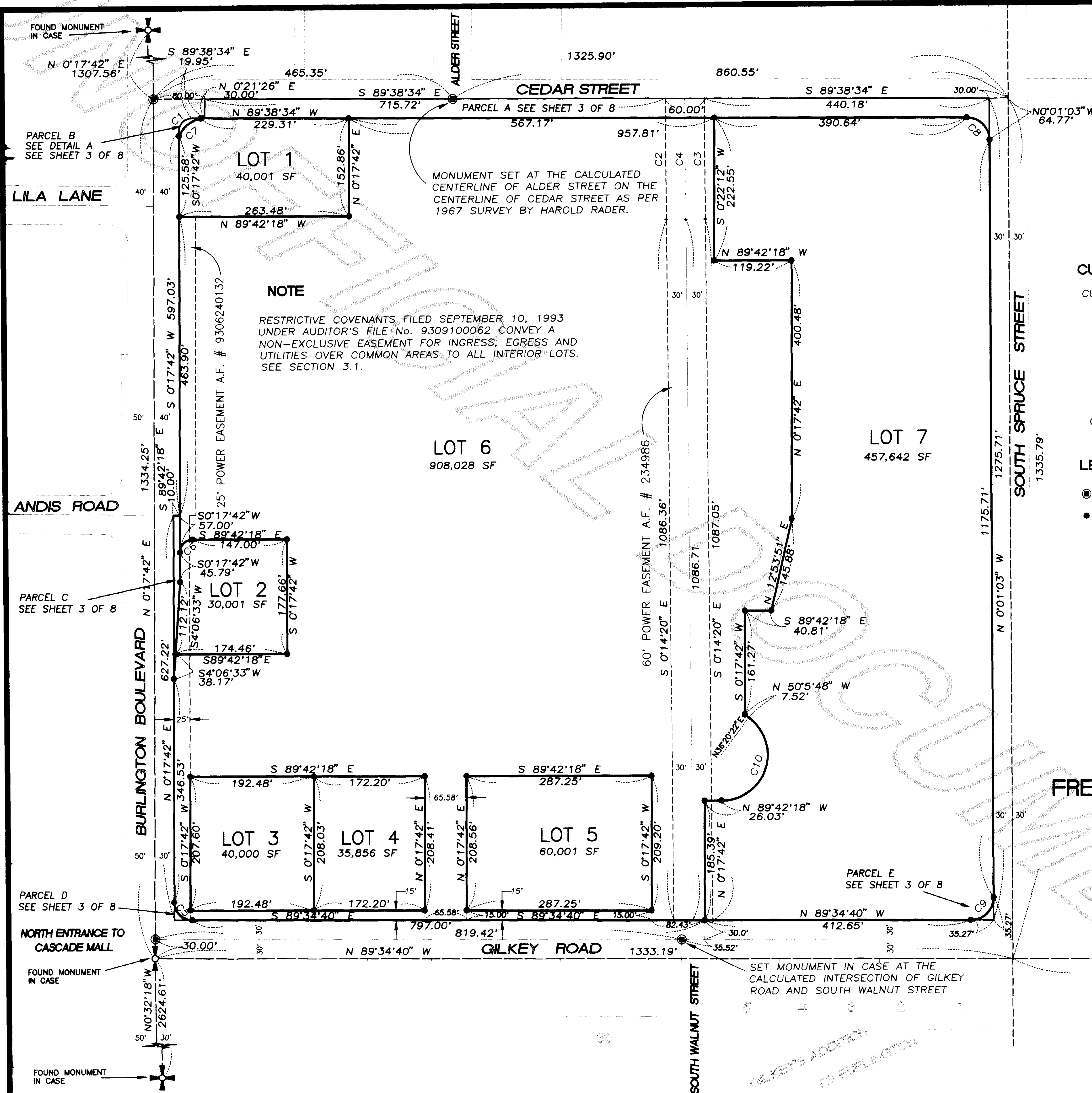


Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS

P.O. Box 1228, Mount Vernon, WA 98273

Vol 11 SP pg 41

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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°03'44"	20.00'	31.44'
C2	0°18'52"	34407.50'	188.86'
C3	0°18'50"	34347.50'	188.24'
C4	0°18'51"	34377.50'	188.56'
C5	89°52'22"	28.00'	43.92'
C6	90°00'00"	20.00'	31.42'
C7	54°24'08"	48.00'	45.58'
C8	89°37'31"	35.00'	54.75'
C9	90°26'23"	35.00'	55.25'
C10	143°57'20"	70.97'	178.30'

LEGEND

- SET MONUMENT IN CASE
- SET REBAR & CAP



FRED MEYER RETAIL STORE
BURLINGTON, WA

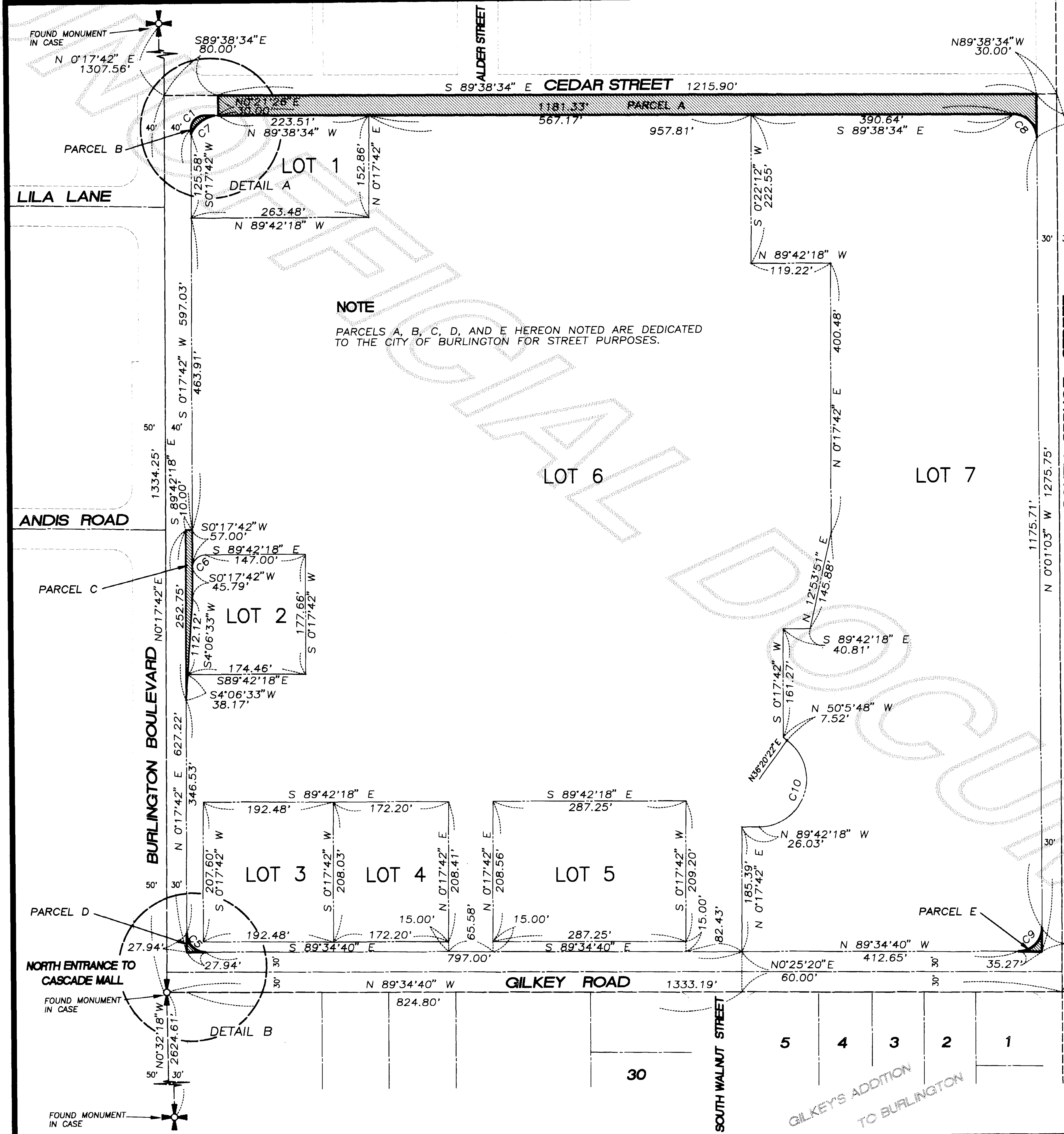
BINDING SITE PLAN
1993 PARCEL LAYOUT



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P.O. Box 1228, Mount Vernon, WA 98273

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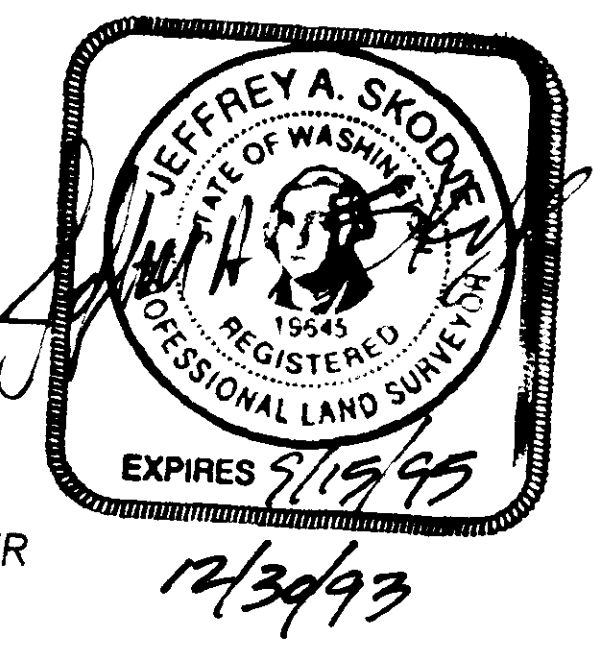
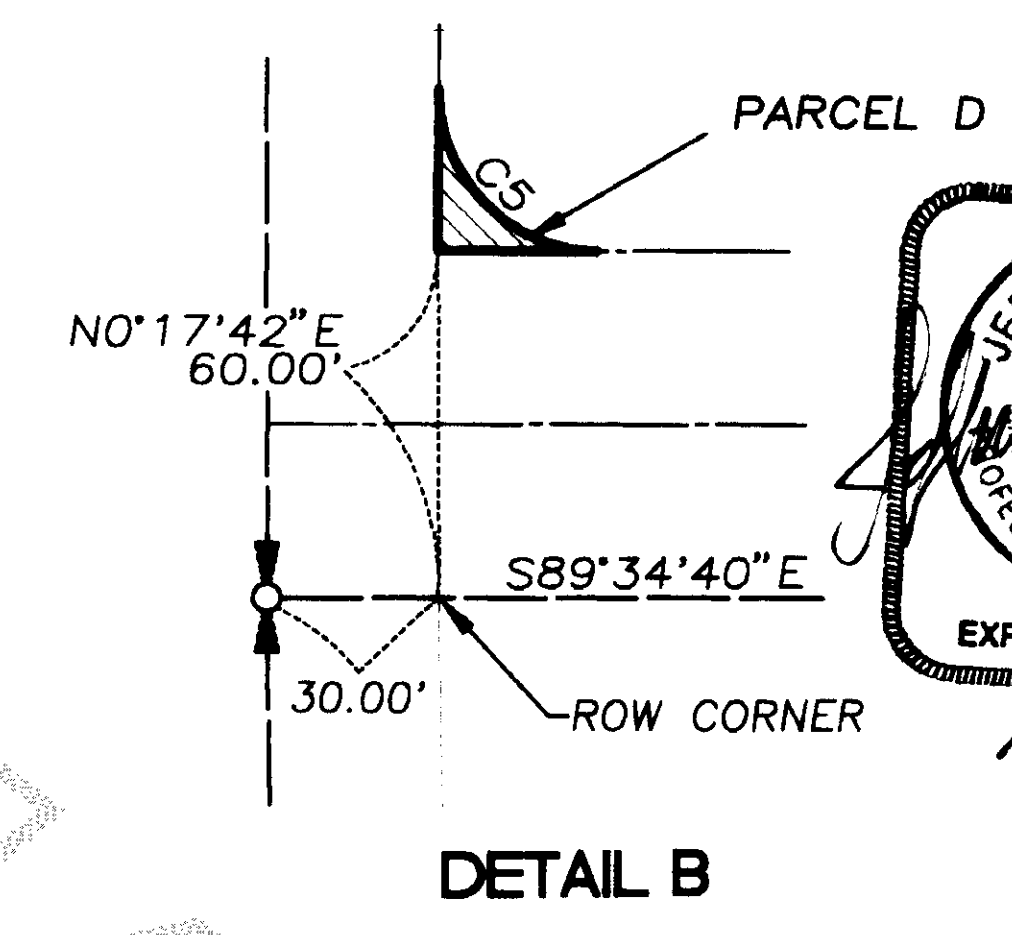
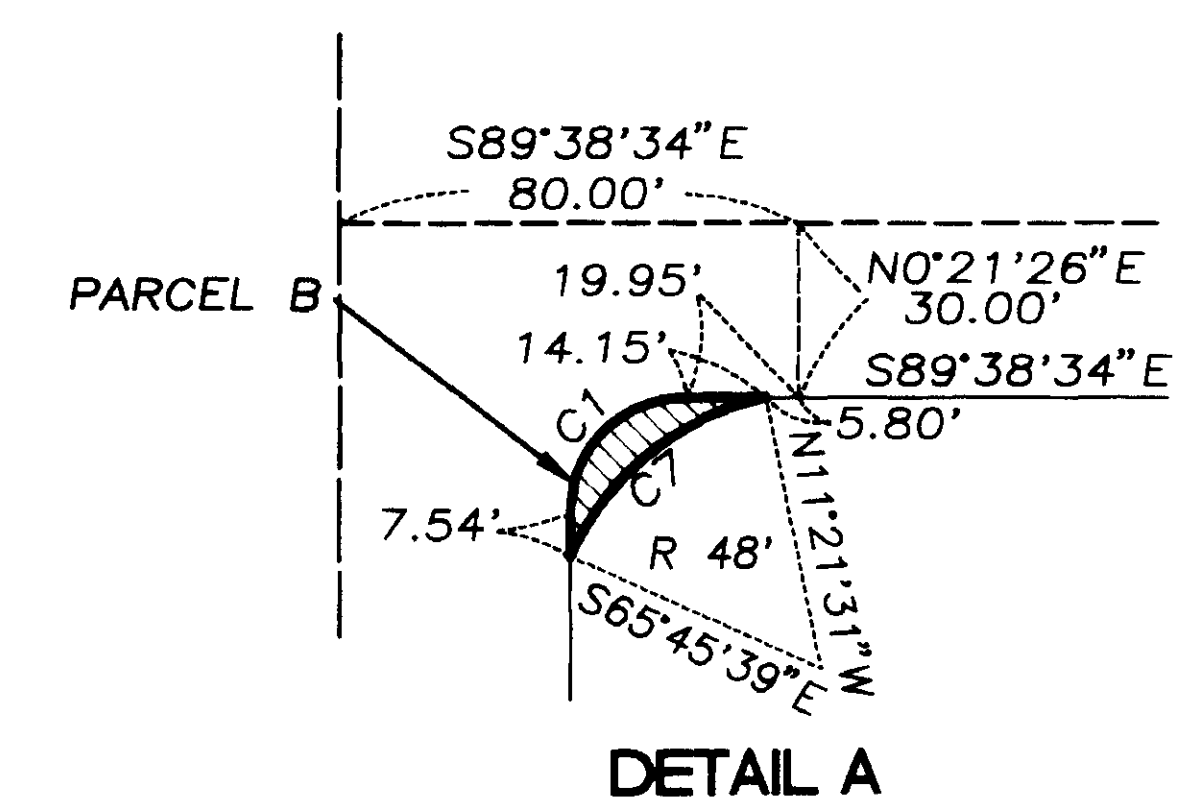
NOTE
PARCELS A, B, C, D, AND E HEREON NOTED ARE DEDICATED TO THE CITY OF BURLINGTON FOR STREET PURPOSES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°03'44"	20.00'	31.44'
C5	89°52'38"	28.00'	43.92'
C6	90°00'00"	20.00'	31.42'
C7	54°24'08"	48.00'	45.58'
C8	89°37'31"	35.00'	54.75'
C9	90°26'25"	35.00'	55.25'
C10	143°57'20"	70.97'	178.30'

LEGEND

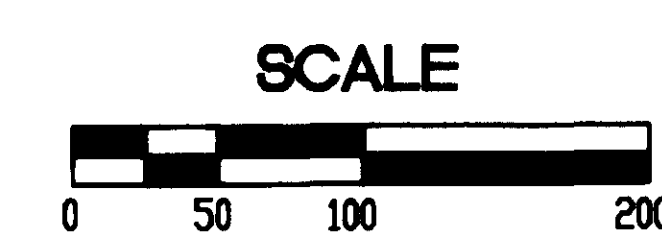
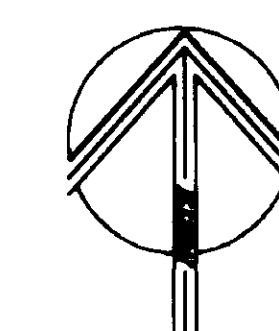
AREAS DEDICATED TO THE CITY OF BURLINGTON FOR RIGHT OF WAY



FRED MEYER RETAIL STORE
BURLINGTON, WA
BINDING SITE PLAN
RIGHT OF WAY DEDICATIONS

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PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. Box 1228, Mount Vernon, WA 98273

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LEGEND

★ FIRE HYDRANT

WATER PIPELINE EASEMENT

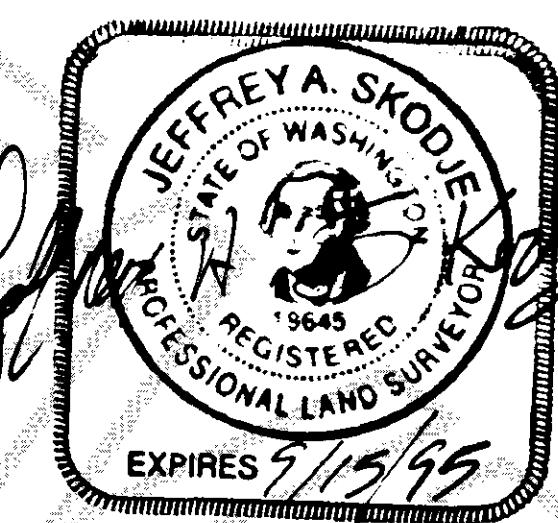
EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT No. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED 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.

FRED MEYER RETAIL STORE
BURLINGTON, WA

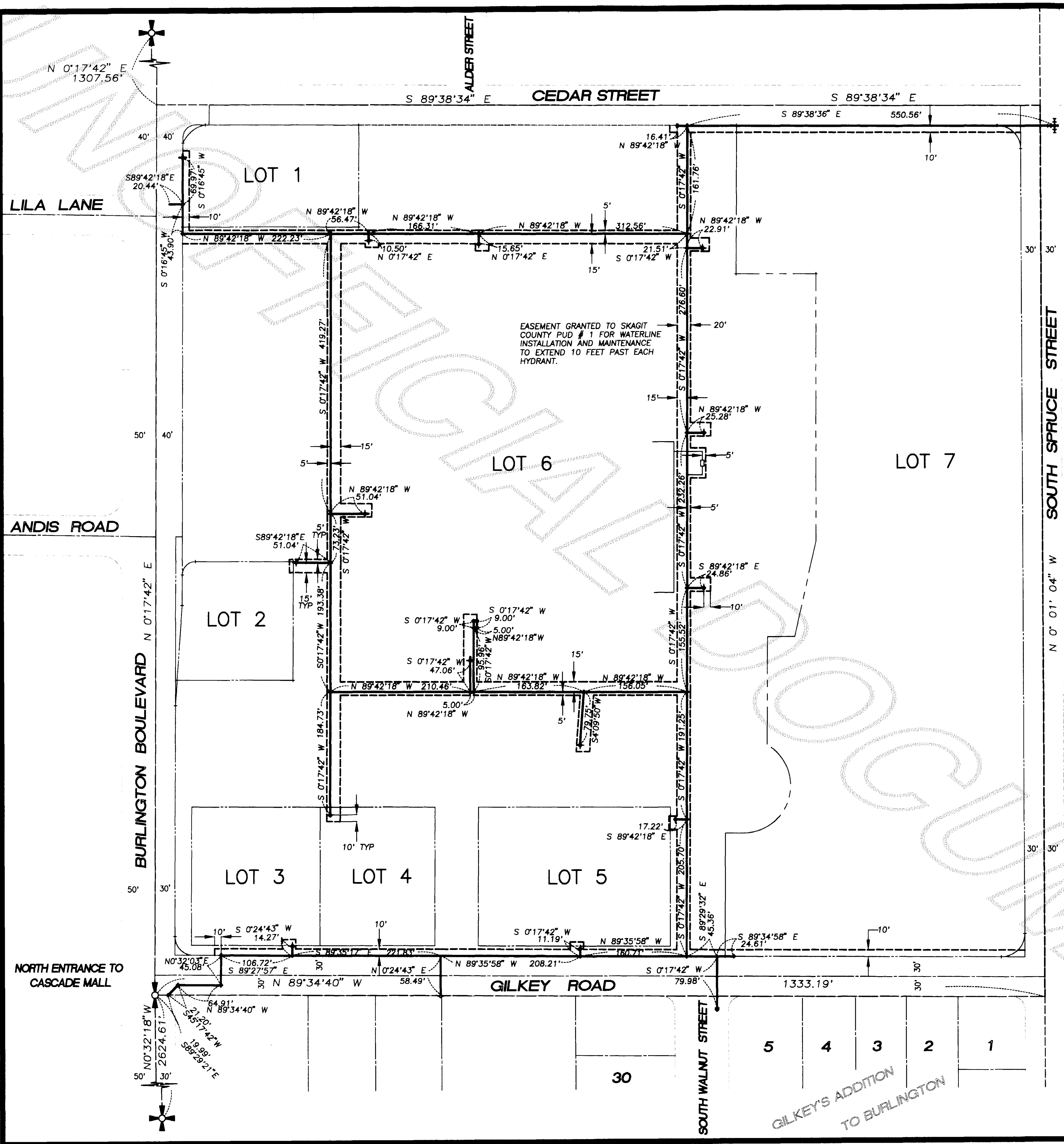
BINDING SITE PLAN

WATER UTILITY EASEMENT

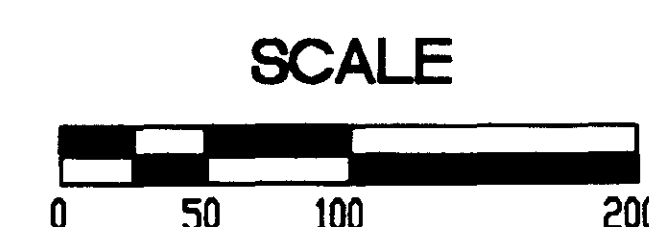


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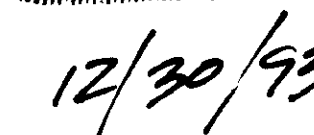
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GILKEY'S ADDITION
TO BURLINGTON



OHP	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER LINE
□	POWER VAULT
⊗	PAD MOUNT TRANSFORMER
○	POWER POLE

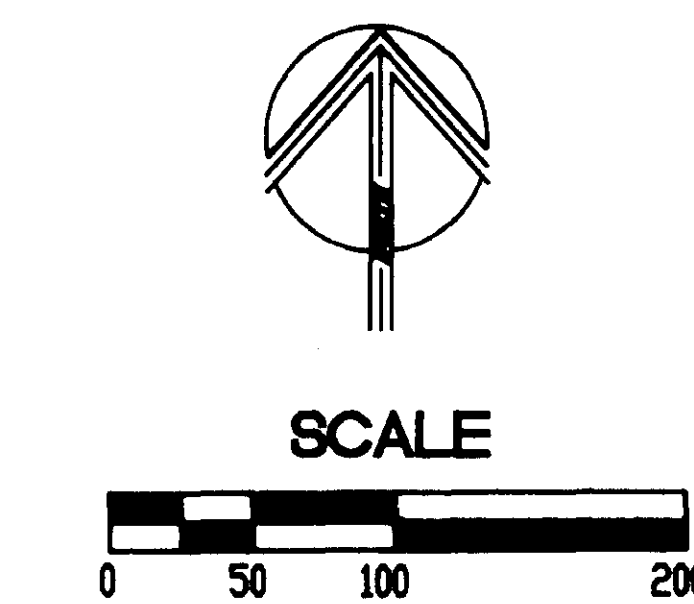
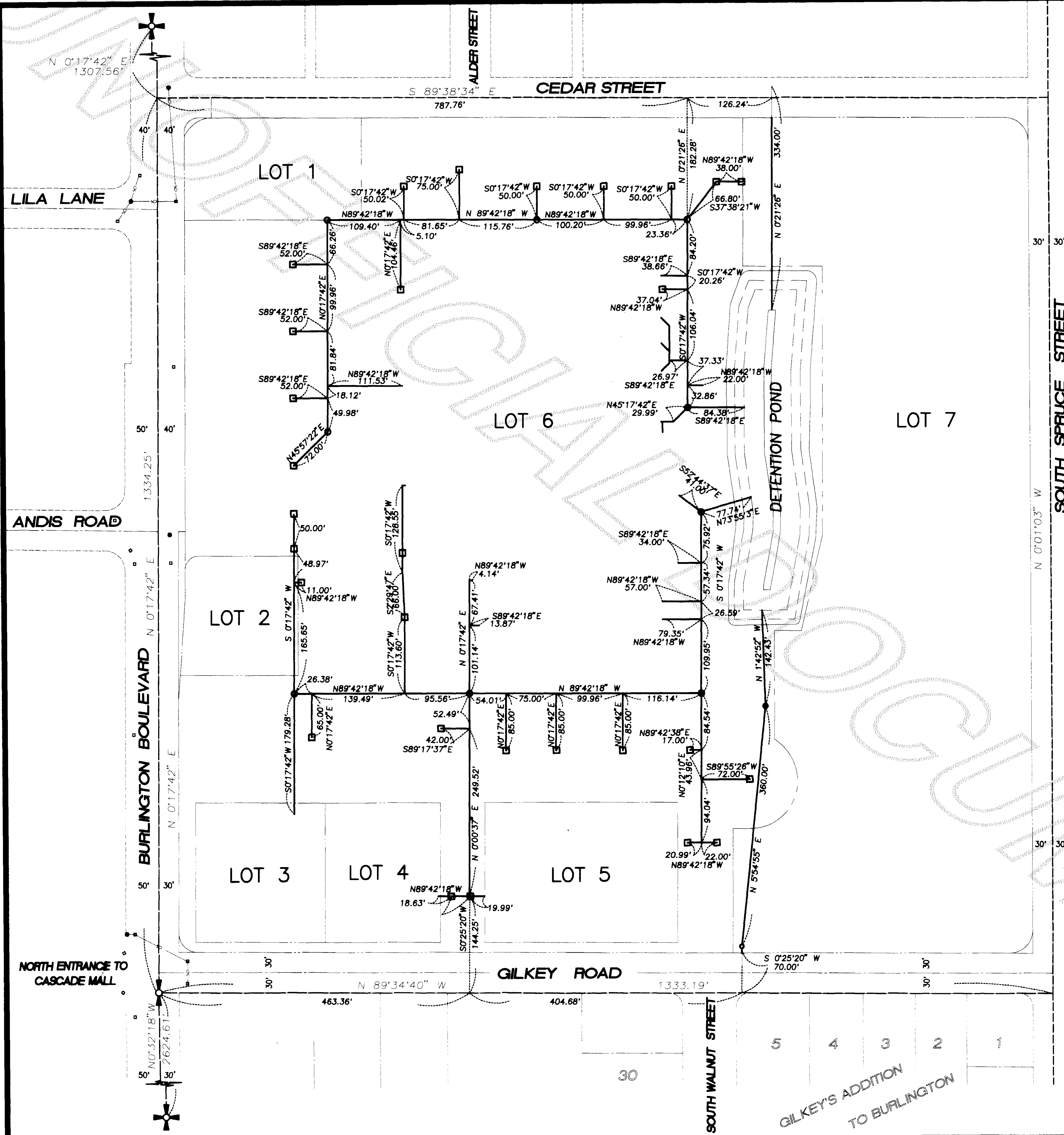


BINDING SITE PLAN

POWER, CABLE, TELEPHONE EASEMENTS



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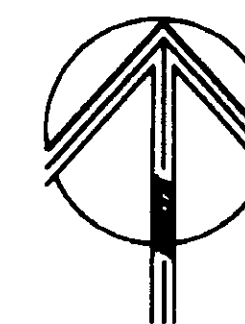
- LEGEND**
- - CATCH BASIN
 - - MANHOLE



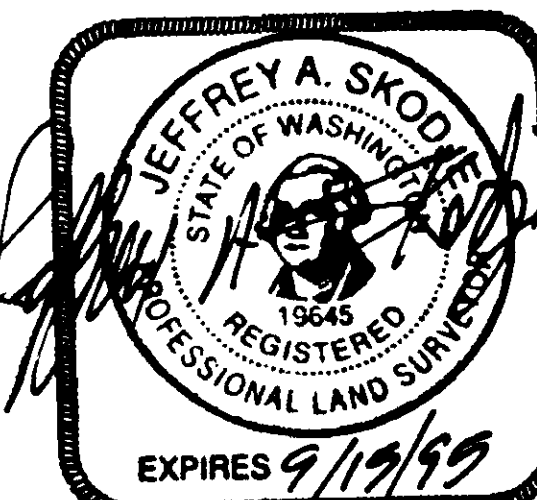
FRED MEYER RETAIL STORE
BURLINGTON, WA
BINDING SITE PLAN
STORM DRAIN

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SCALE



12/30/99

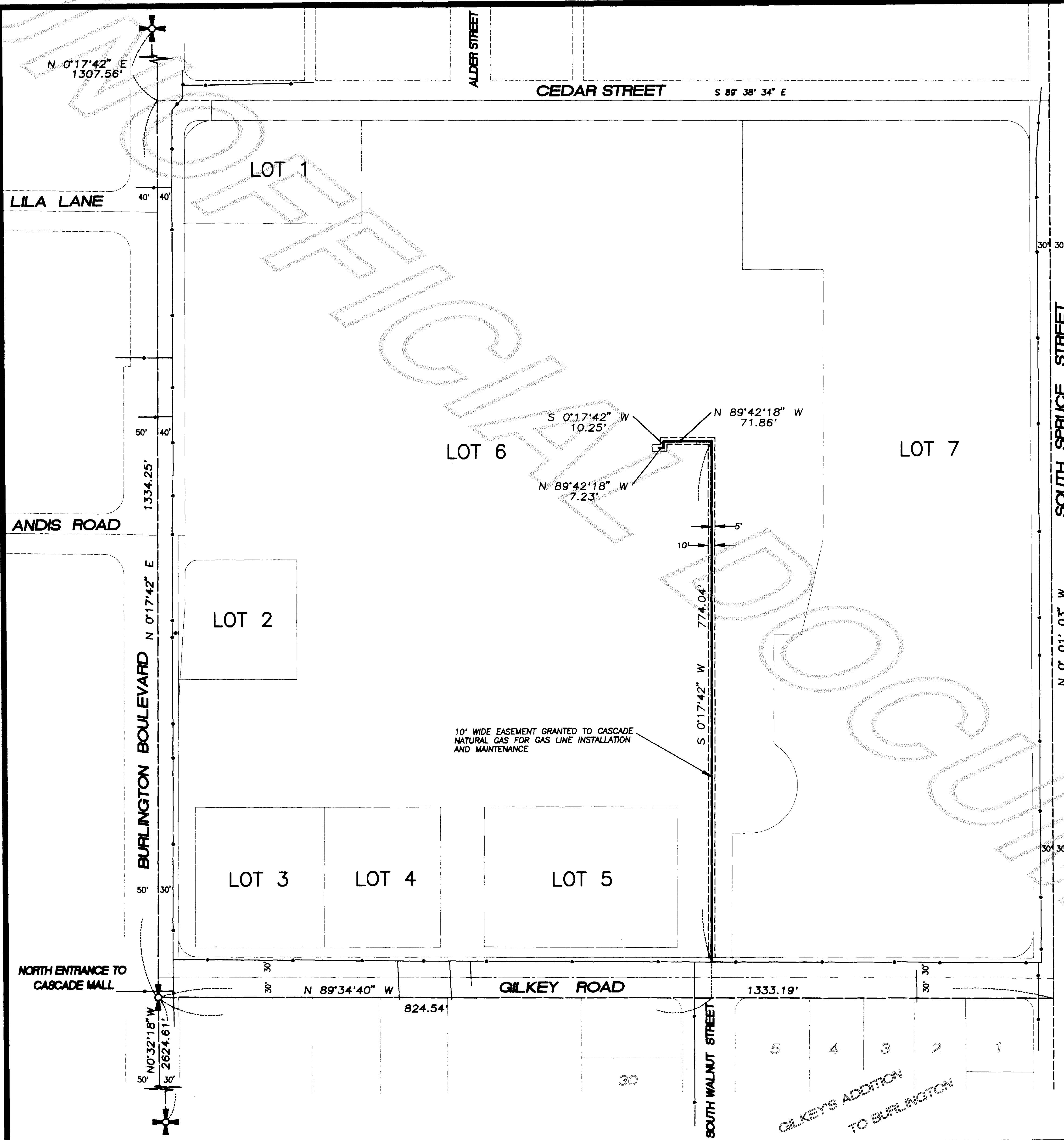
FRED MEYER RETAIL STORE
BURLINGTON, WA

BINDING SITE PLAN
GAS LINE EASEMENT

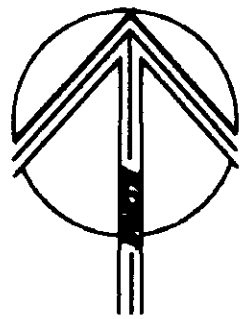


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W. H. SP. 47



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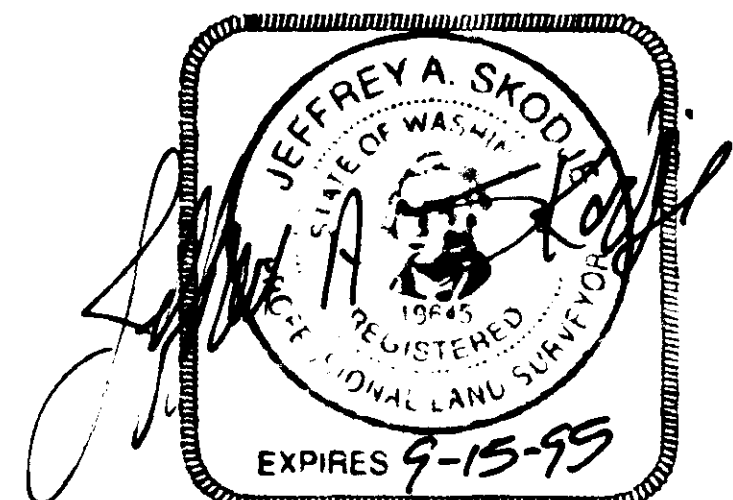


SCALE



LEGEND

- EXISTING MANHOLE
- PROPOSED MANHOLE



12/30/93

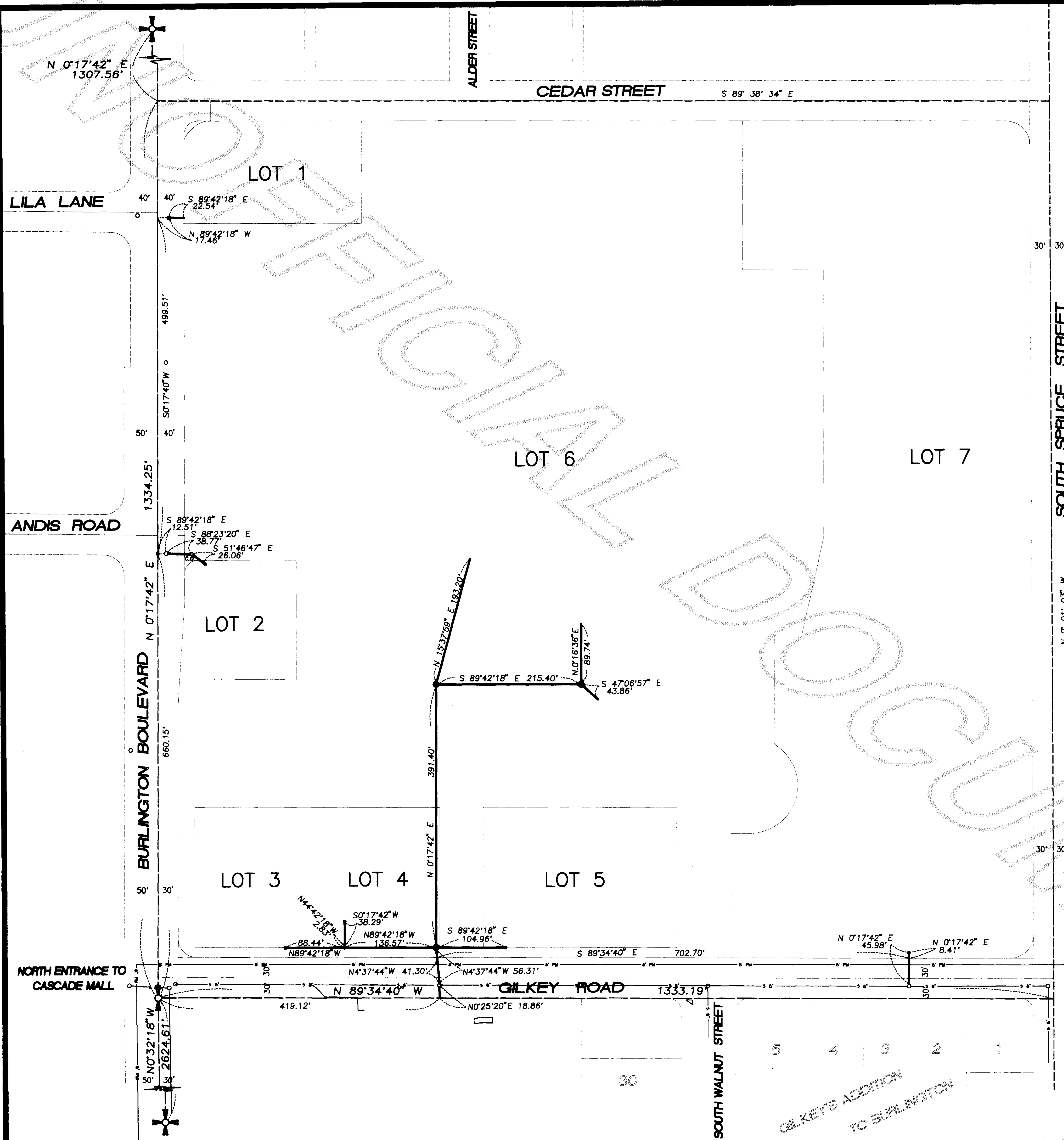
FRED MEYER RETAIL STORE
BURLINGTON, WA

BINDING SITE PLAN

SANITARY SEWER



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GILKEY'S ADDITION
TO BURLINGTON