

9409080052

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# BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN SW 1/4 OF SECTION 29, T. 35 N., R. 4 E., W.M. CITY OF BURLINGTON, WASHINGTON JULY 1994

## 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 1994.

I, Judyann Marshall Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1995.

This 19 day of July, 1994.

Judyann Marshall Skagit County Treasurer  
Kathie Jungquist 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 for other public use, are paid in full. This 20<sup>th</sup> day of July, 1994.

Debbie for Rick Patrick  
City Treasurer

## APPROVALS

Examined and approved this 7 day of SEPT., 1994.

Paul D. Slavett  
City Engineer

Approved by the Council of the City of Burlington, Washington, this 7 day of SEPT., 1994.

ATTEST: City Comptroller Bill Mason City Administrator

ATTEST: Planning Director Margaret Fleck

## AUDITOR'S CERTIFICATE

Filed for record this 8<sup>th</sup> day of September, 1994 at 1:18p M.  
in Volume 11 of Plats on pages 109-112 at the  
request of SEMRAU & LISSER

Auditor's File No. 9409080052

Jerry McInturff Skagit County Auditor  
Judy J Zavala Deputy

## SURVEYOR'S CERTIFICATE

I hereby certify that the BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN is based upon an actual survey and subdivision of Section 29, 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.

BRUCE G. LISSER, P.L.S.  
Certificate No. 22960  
Date 8-23-94

## DESCRIPTION

Lots 1 and 3 of Burlington Short Plat BURL 5-91, approved January 6, 1992, and recorded January 9, 1992, under Auditor's File No. 9201090037 in Volume 10 of Short Plats, Pages 44 and 45, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.  
Situate in the County of Skagit, State of Washington.

## NOTES

1. ■ - indicates concrete monument set in monument case.  
● - indicates rebar set with yellow cap inscribed LISSER 22960.  
○ - indicates existing rebar with yellow cap inscribed LISSER 22960.
2. Description and exception information is from First American Title Insurance Company of Skagit County, Certificate for Long Plat, Order No. 42950, dated April 28, 1994.
3. For additional subdivision and meridian information see Burlington Short Plat Burl-5-91 recorded in Volume 10 of Short Plats, pages 44-45, records of Skagit County, Washington.
4. Meridian: Assumed.
5. Basis of Bearing: West line of the SW 1/4 of Section 29, T. 35 N., R. 4 E., W.M.  
Bearing = North 1° 31' 11" East.
6. Instrumentation: Leitz Set 4A Theodolite Distance Meter.
7. Survey Procedure: Field traverse.
8. 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 floor of construction.
9. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in First American Title Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Numbers 9103150085, 83397, 8912210037, 9201090037, 9112190028, 9204150080, 523071, 8104170038, 8912210037, 8907130033, 9103150085, 9204150080 and 3741.
10. Tract "Y" shown hereon is to be boundary line adjusted to Lot 2 of Short Plat Burl 5-91 and is not for building purposes.
11. VEGETATION MAINTENANCE WITHIN THE Dike AND DRAINAGE EASEMENT AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING LAND OWNERS.

## EASEMENTS

An easement is hereby reserved for and granted to CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT COMPANY, G. T. E., CASCADE NATURAL GAS CORP., AND TCI CABLE VISION OF WASHINGTON, INC. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements 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.

## DEDICATION

"Know All Men by these Presents that the JERRY WALTON AND FLORENCE WALTON, husband and wife, GEAR ROAD INVESTORS, A Washington General Partnership and SKAGIT STATE BANK, 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, the streets and avenues shown hereon 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 and also dedicated to the use of the public forever those tracts designated X and Z for utility purposes.

IN WITNESS WHEREOF, the said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this 19<sup>th</sup> day of June, 1994.

Jerry Walton Jerry Walton (husband)  
Florence Walton Florence Walton (wife)

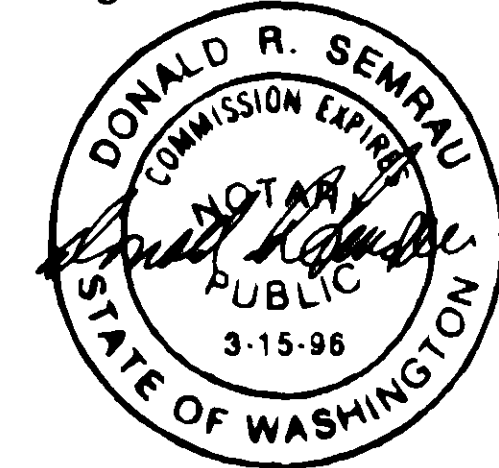
By Jerry Walton By Michael E. Bishop  
By Florence Walton By Florence Walton  
GEAR ROAD INVESTORS, a Washington General Partnership

By James S. Bishop & Co.  
SKAGIT STATE BANK, a Washington Corporation,

## ACKNOWLEDGMENTS

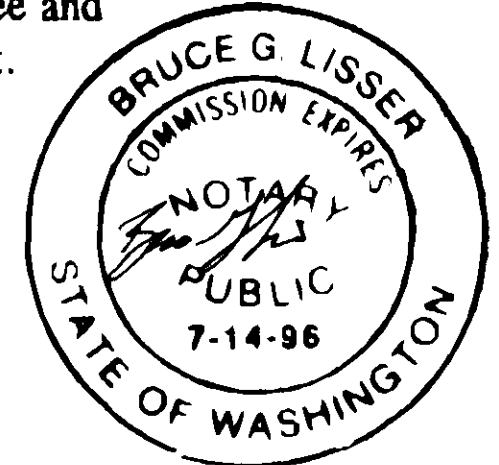
State of Washington  
County of Skagit  
I certify that I know or have satisfactory evidence JERRY WALTON AND FLORENCE WALTON, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument and in the Washington Condominium Act.

Dated July 9, 1994  
Signature Donald R. Semrau  
Title Notary Public  
My appointment expires 3-15-96



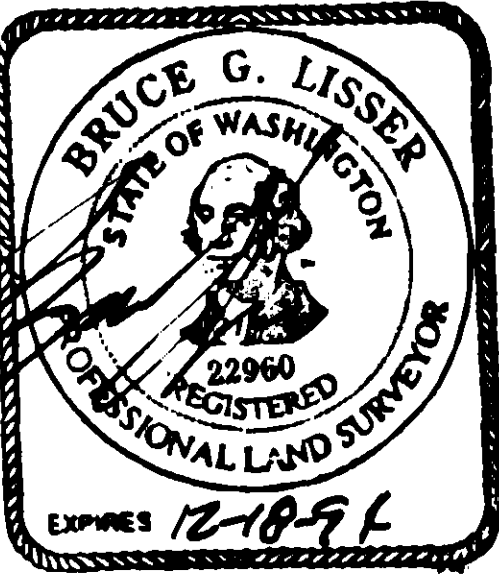
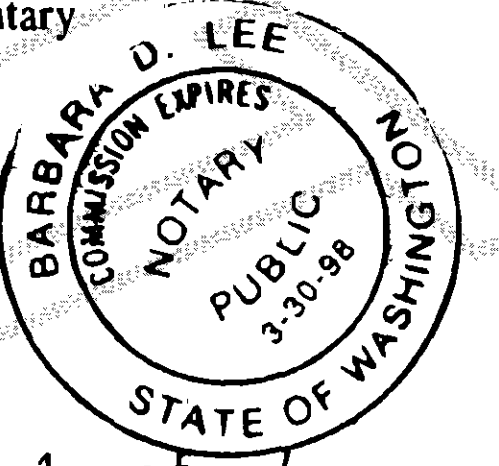
State of Washington  
County of Skagit  
I certify that I know or have satisfactory evidence that  
JERRY WALTON AND MICHAEL BISHOP AND FLORENCE WALTON  
signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the Partners  
of GEAR ROAD INVESTORS, a Washington General Partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated JUNE 30, 1994  
Signature James S. Bishop  
Title Notary  
My appointment expires 7-16-96



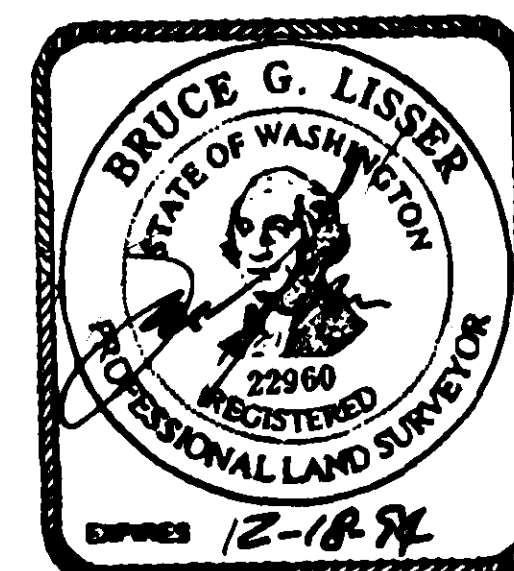
State of Washington  
County of Skagit  
I certify that I know or have satisfactory evidence that  
James E. Bishop  
signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the President & Co-CEO  
of SKAGIT STATE BANK, a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated July 14, 1994  
Signature Barbara D. Lee  
Title Secretary  
My appointment expires March 30, 1998



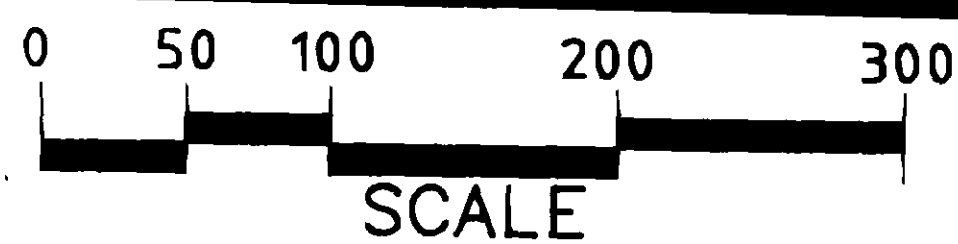


CURVE TABLE			
No.	Radius	Delta	Length
1	410.00'	17° 10' 44"	122.93
2	410.00'	19° 33' 16"	139.93
3	410.00'	10° 32' 41"	75.46
4	440.00'	10° 32' 41"	80.98
5	380.00'	10° 32' 41"	69.93
6	25.00'	87° 24' 55"	38.14
7	830.00'	12° 05' 04"	175.06
8	800.00'	12° 17' 36"	171.65
9	770.00'	12° 09' 36"	163.42
10	25.00'	83° 20' 26"	36.36
11	440.00'	10° 23' 09"	79.76
12	50.00'	90° 00' 00"	78.54
13	50.00'	90° 00' 00"	78.54
14	380.00'	19° 33' 17"	129.69
15	1030.00'	2° 23' 51"	43.10
16	1030.00'	2° 29' 17"	44.73
17	1000.00'	4° 53' 08"	85.27
18	970.00'	4° 53' 08"	82.71
19	230.00'	49° 53' 35"	200.28
20	200.00'	90° 00' 00"	314.16
21	170.00'	90° 00' 00"	267.04
22	230.00'	9° 11' 27"	36.89
23	230.00'	30° 54' 58"	124.10
24	50.00'	90° 00' 00"	78.54
25	50.00'	90° 00' 00"	78.54



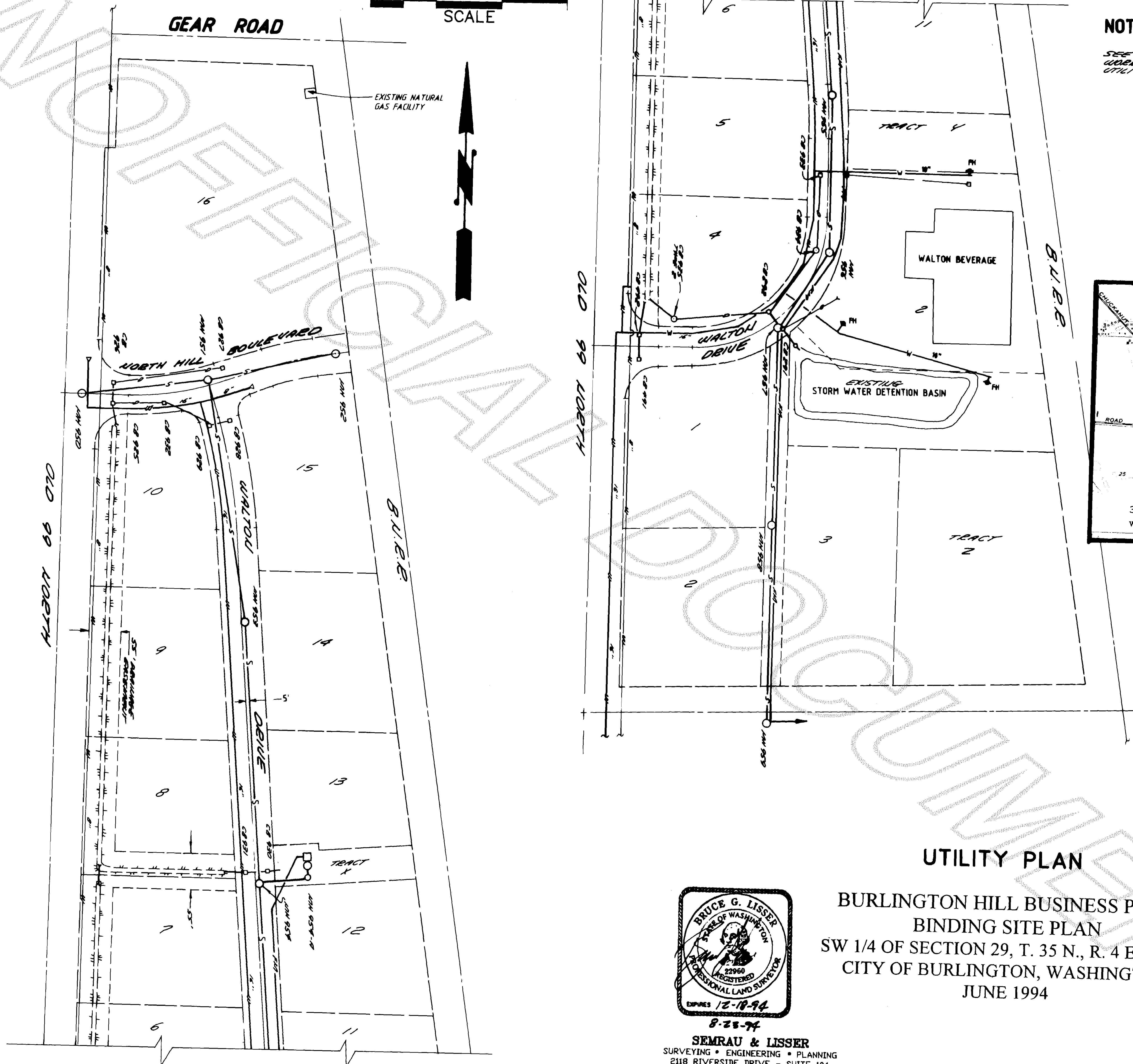
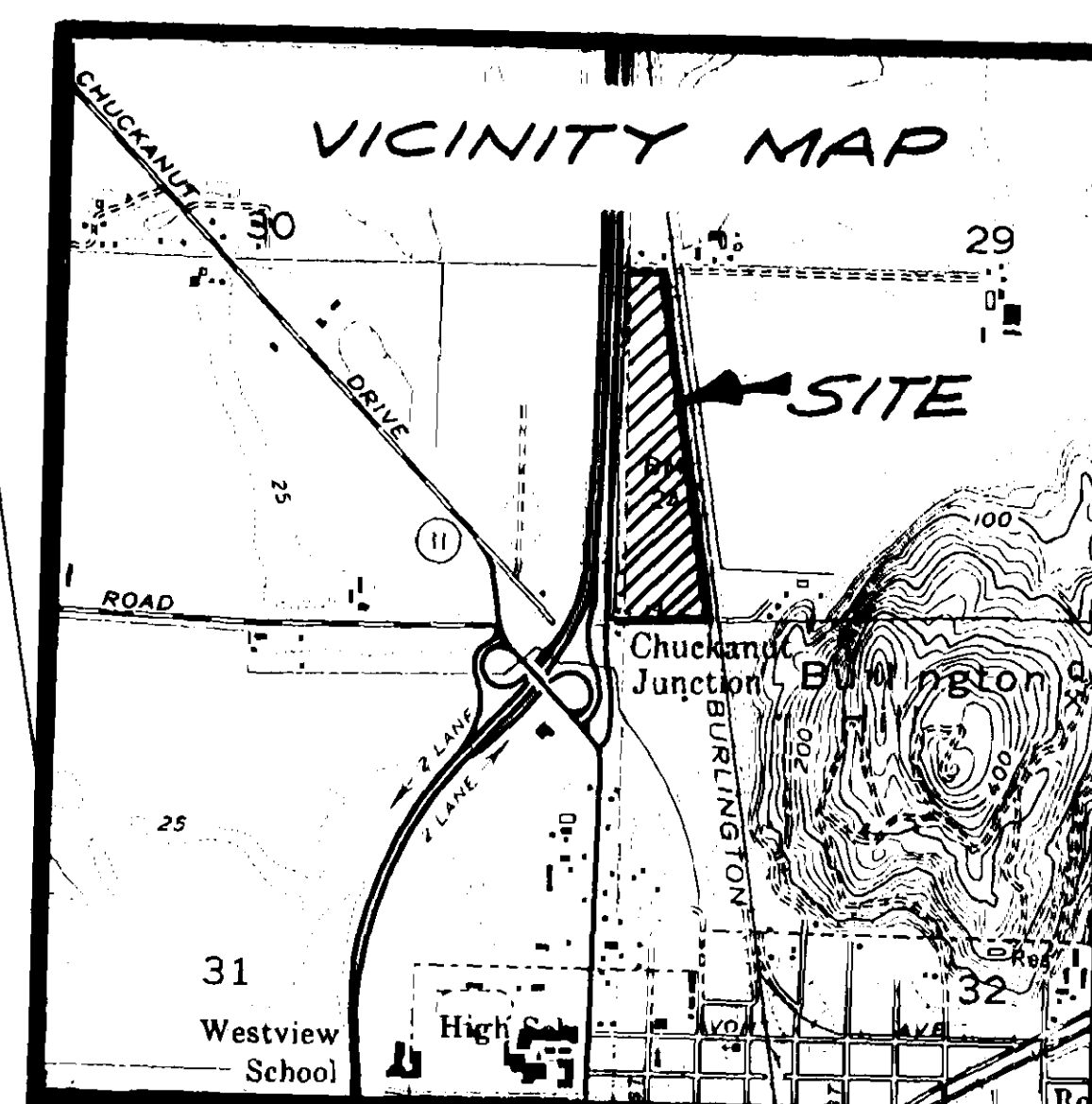
JOB NO. 91-042  
SHEET 2 OF 4

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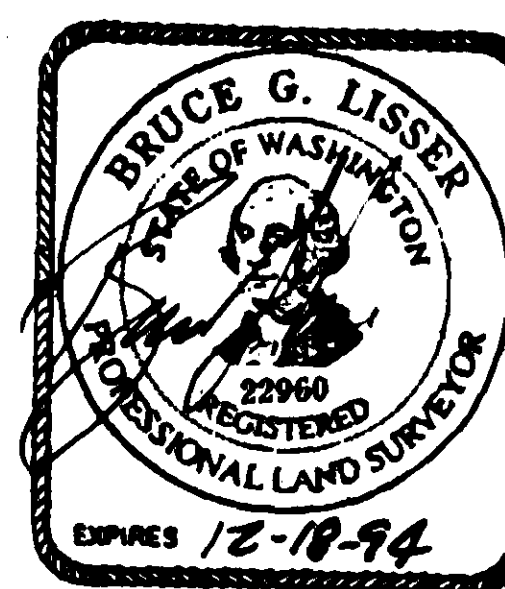
**NOTE:**

SEE CITY OF BURLINGTON PUBLIC  
WORKS DEPARTMENT FOR APPROVED  
UTILITY PLANS.



**UTILITY PLAN**

BURLINGTON HILL BUSINESS PARK  
BINDING SITE PLAN  
SW 1/4 OF SECTION 29, T. 35 N., R. 4 E., W.M.  
CITY OF BURLINGTON, WASHINGTON  
JUNE 1994



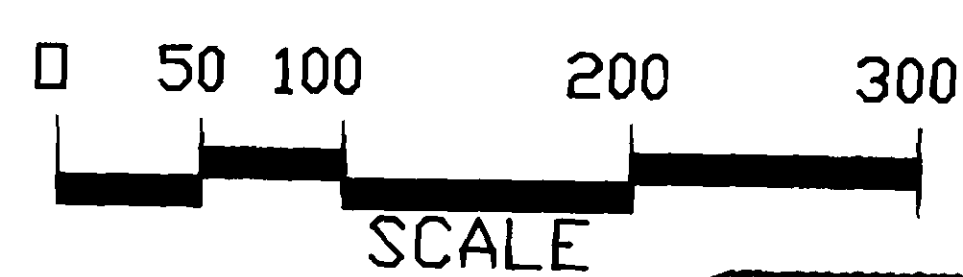
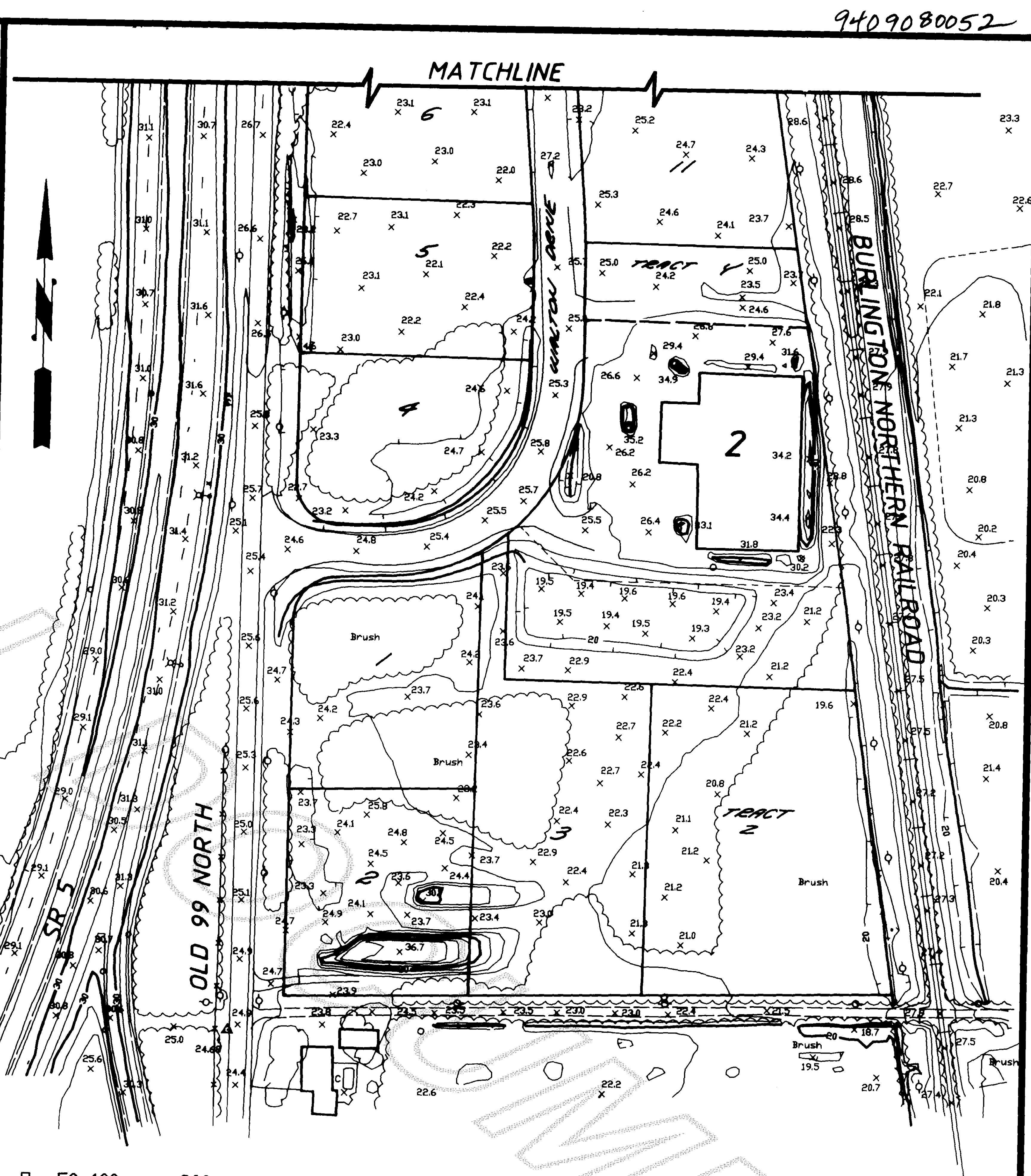
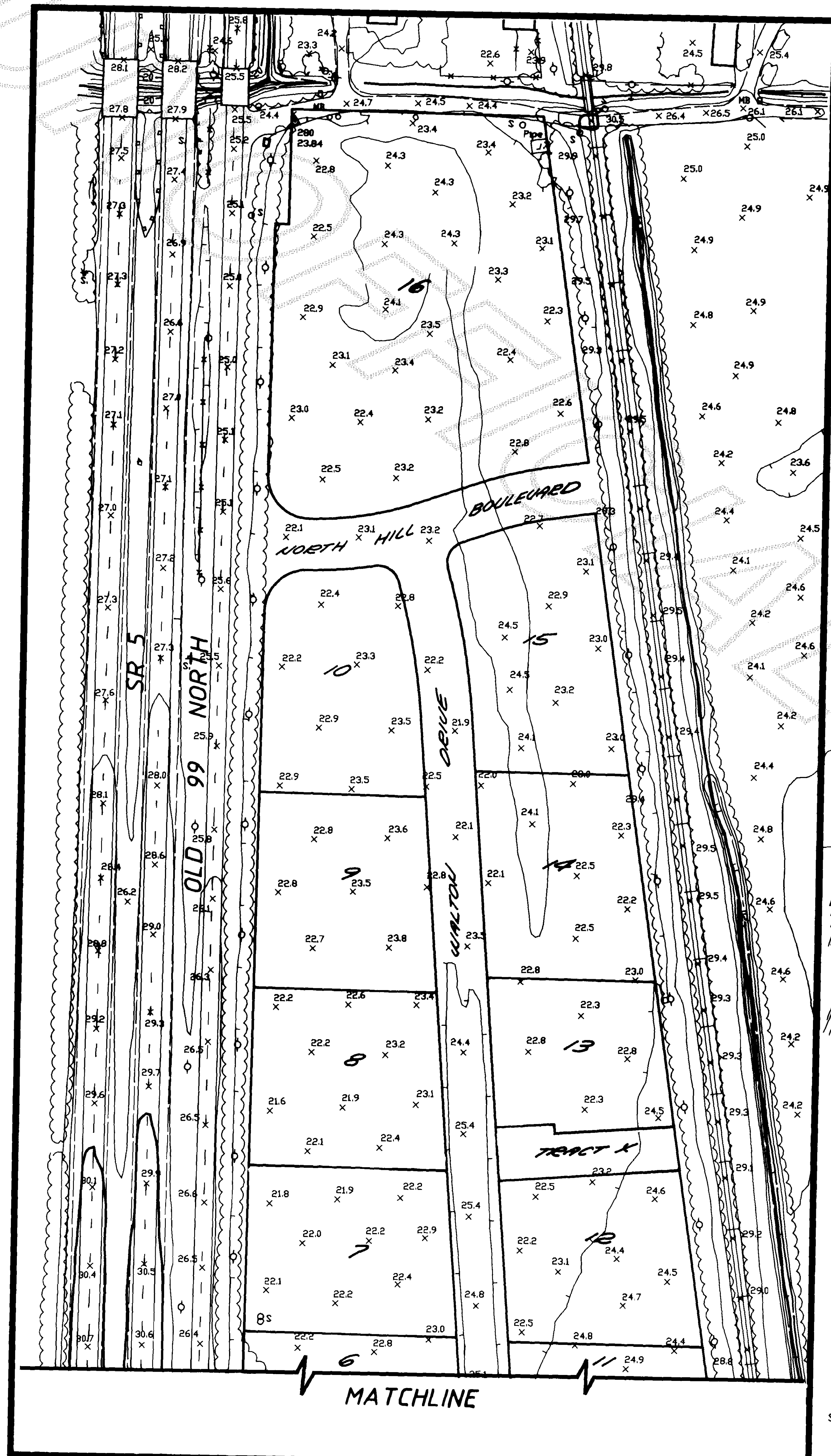
SEMRAU & LISSER  
SURVEYING • ENGINEERING • PLANNING  
2118 RIVERSIDE DRIVE - SUITE 104  
MOUNT VERNON, WA 98273  
206-424-9566

JOB NO. 91-042  
SHEET 3 OF 4

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2118 RIVERSIDE DRIVE - SUITE 104  
MOUNT VERNON, WA 98273  
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**TOPOGRAPHIC SURVEY-OCTOBER 11, 1991**  
**BURLINGTON HILL BUSINESS PARK**  
**BINDING SITE PLAN**  
SW 1/4 OF SECTION 29, T. 35 N., R. 4 E., W.M.  
CITY OF BURLINGTON, WASHINGTON  
JUNE 1994

JOB NO. 91-042  
SHEET 2 OF 2

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