

9601120032

BINDING SITE PLAN No. BSP 1-96  
BURLINGTON, WA.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	69°57'09"	23.00'	28.08'
C2	14°41'39"	75.00'	19.24'
C3	36°27'38"	75.00'	47.73'
C4	90°35'42"	23.00'	36.37'
C5	6°36'08"	1860.08'	214.34'
C5PLAT	6°36'25"	1860.08'	214.49'
C6	2°34'57"	1860.08'	83.84'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°04'33" E	16.42'
L2	S88°31'42" E	12.36'
L3	N83°52'45" E	50.83'
L4	S54°22'54" E	1.66'
L5	N89°09'28" E	106.00'

LOT ADDRESSES	
LOT 1	NON-RESIDENCE
LOT 2	870 BURLINGTON BLVD., BURLINGTON
LOT 3	896 BURLINGTON BLVD., BURLINGTON

KATHY HILL  
PLAT

25  
3  
26  
54

LEGAL DESCRIPTION

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 61-88, APPROVED FEBRUARY 7, 1989 AND RECORDED FEBRUARY 10, 1989, IN VOLUME 8 OF SHORT PLATS, AT PAGE 107, UNDER AUDITOR'S FILE NO. 8902100012, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

AND TOGETHER WITH 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 2, AND NORTH OF THE SOUTH LINE OF SAID TRACT 2, AS SAID LINES ARE 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 WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., TOGETHER WITH THAT PORTION OF SAID 100 FOOT WIDE RIGHT-OF-WAY LYING SOUTH OF THE SOUTH LINE OF SAID TRACT 2, PRODUCED EAST AND LYING SOUTH OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, EXCEPT FROM ALL THE ABOVE, THAT PORTION LYING EASTERLY OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JUNE 7, 1989, UNDER AUDITOR'S FILE NO. 8906070035.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

*Greg Ingman*  
GREG INGMAN  
*Barbara A. Ingman*  
BARBARA A. INGMAN

ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS:

ON THIS 16 DAY OF May, 1996 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GREG INGMAN AND BARBARA A. INGMAN, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR 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.

*Colleen Van Buren*  
COLLEEN VAN BUREN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
OCTOBER 9, 1998

TREASURER'S CERTIFICATE

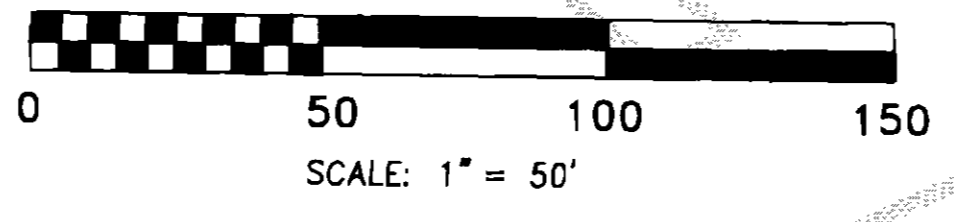
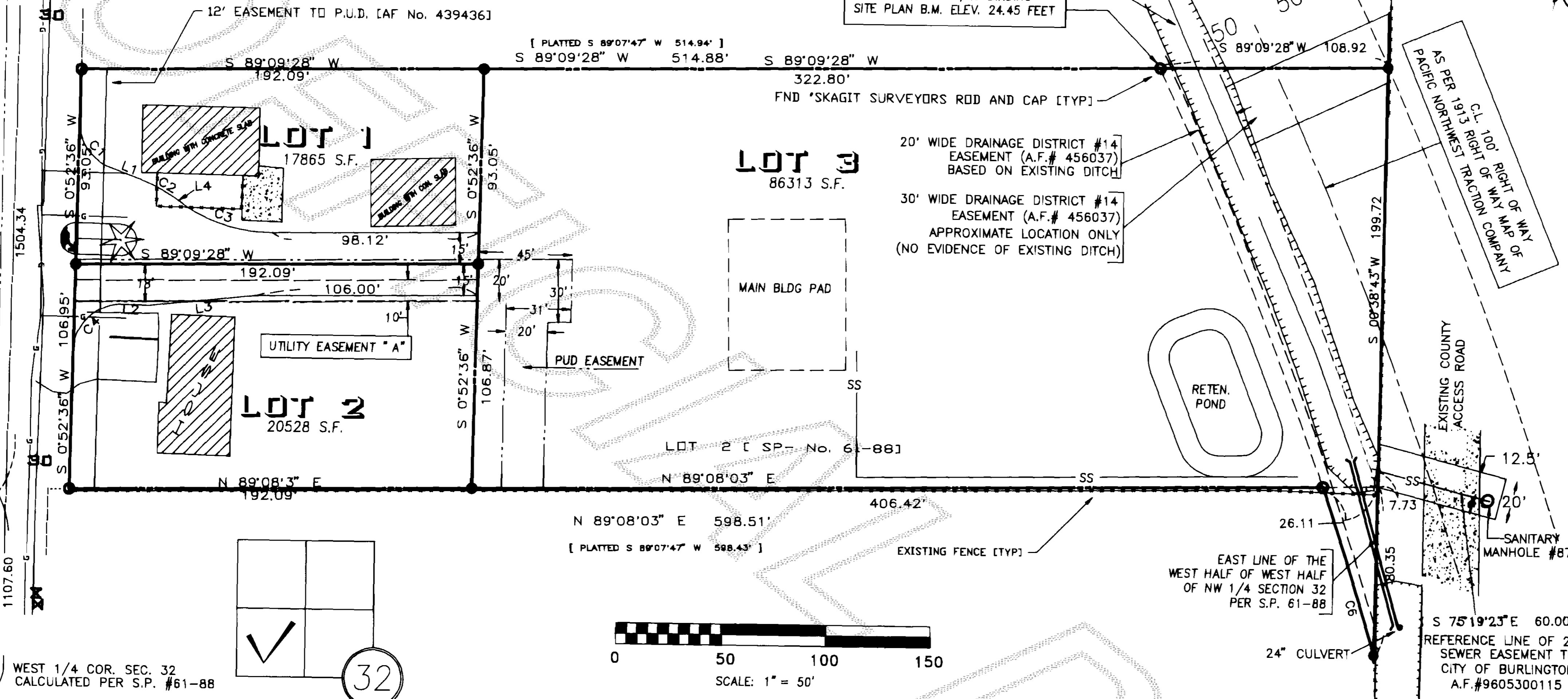
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1996. A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES FOR THE TAX YEAR 1997.

*Judith Menech*  
SKAGIT COUNTY TREASURER

APPROVALS

APPROVED BY THE DIRECTOR OF PUBLIC WORKS THIS 31 DAY OF May, 1996

*Rod Garrett*  
ROD GARRETT  
DIRECTOR OF PUBLIC WORKS



- NOTES:
- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591 SET THIS SURVEY, SECTION 32, T.35 N, R. 4 E, W.M.
  - FOUND 1/2" REINFORCING ROD WITH YELLOW CAP MARKED "SKA-SURV 17651".
  - X— EXISTING FENCE LINE.
  - SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
  - BINDING SITE PLAN NUMBER AND DATES OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
  - WATER: PUBLIC UTILITY DISTRICT NO. 1.
  - SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM.
  - ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
  - ZONING: COMMERCIAL (C1).
  - BASIS OF BEARING: THE MONUMENTED WEST LINE OF SHORT PLAT 61-88 BEARS NORTH 0°52'36" EAST. SECTION SUBDIVISION INFORMATION FROM PARENT SHORT PLAT NO. 61-88 RECORDED UNDER AUDITOR'S FILE NUMBER 8902100012.
  - LEGAL DESCRIPTION, RESERVATIONS, RESTRICTIONS AND EXCEPTIONS FROM CERTIFICATE FOR SHORT PLAT, LAND TITLE COMPANY #T-77859 AND FIRST AMERICAN TITLE COMPANY THIRD SUPPLEMENTAL REPORT TO SECOND REPORT, ORDER #47246.
  - THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS RECORDED IN INSTRUMENTS FILED UNDER AUDITOR'S FILE NOS. 439436 AND 203677, RECORDS OF SKAGIT COUNTY.
  - FLOODPLAIN: BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF COMMERCIAL CONSTRUCTION.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, PUGET SOUND POWER AND LIGHT COMPANY, PUBLIC UTILITY DISTRICT NO. 1, GENERAL TELEPHONE COMPANIES, TCI CABLEVISION COMPANY, CASCADE NATURAL GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE SOUTH 10 FEET OF THE NORTH 17.5 FEET OF LOT 2, AND INDICATED AS EASEMENT "A" ON THIS BINDING SITE PLAN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE GAS, WATER AND CABLEVISION SERVICE 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.

ACCESS EASEMENT

PARCELS 1 AND 2 OF THIS BINDING SITE PLAN ARE SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS BENEFITTING LOT 3 OF THIS BINDING SITE PLAN. THE MAINTENANCE AND CONSTRUCTION OF SAID ACCESS SHALL BE BORNE BY THE OWNERS OF LOT 3, THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE LOCATION OF SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 15 FEET OF LOT 2, TOGETHER WITH THAT PORTION OF LOT 1 LYING SOUTHERLY OF A LINE INDICATED ON THIS SITE PLAN AS C1, L1, C2, L4 AND C3; AND THAT PORTION OF LOT 2 LYING NORTHERLY OF A LINE INDICATED ON THIS SITE PLAN AS C4, L2 AND L3.

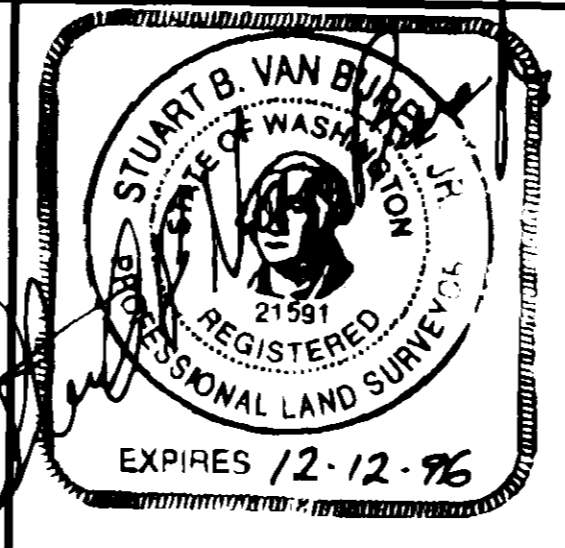
WATER PIPELINE EASEMENT

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, OR 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 BINDING SITE PLAN, 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.

GRANTORS, THEIR HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEY AND AGREE 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. GRANOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANOR'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.

AUDITOR'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ M. in book \_\_\_\_\_ of Short Plats at page \_\_\_\_\_ at the request of AZIMUTH NORTHWEST, INC.  
A.F. NO. \_\_\_\_\_  
SKAGIT COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_

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 \_\_\_\_\_ GREG A. INGMAN, IN \_\_\_\_\_ APRIL \_\_\_\_\_ 1996  
Stuart B. VanBuren, Jr., P.L.S.  
Certificate No. 21591



AZIMUTH NORTHWEST, INC.  
1595 WOOD ROAD  
BOW, WA, 98232  
[360] 724-7326

SURVEY IN THE N.W. QUARTER SECTION 32, T.35N., R.4E., W.M. SKAGIT COUNTY, WASHINGTON FOR GREG A. INGMAN, D.V.M.

DRWG: 0295-BSP	DATE: NOV '95	SHEET 1 OF 1
CHECKED: SVB	SCALE: 1" = 50'	JOB NO. 95.0295

U-12 Sh. Plat pg 119