

9712180060

## BURLINGTON BINDING SITE PLAN 2-97

## TREASURER'S CERTIFICATE

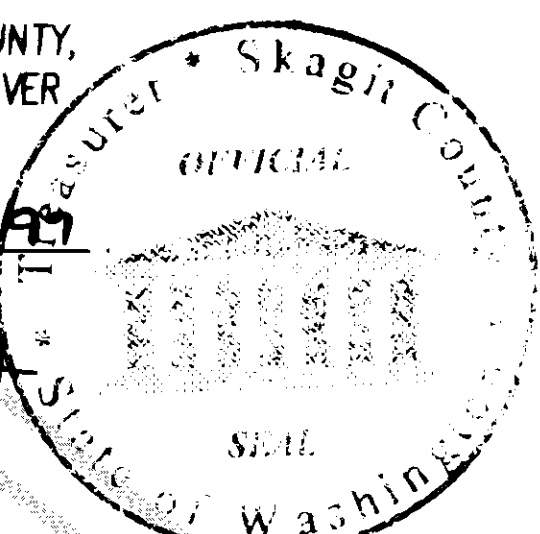
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AN INCLUDING THE YEAR OF 1997.

I, Judyann Menish, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AN INCLUDING THE YEAR 19 98.

THIS 18<sup>th</sup> DAY OF December, 19 97.

Judyann Menish  
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 OF OTHER PUBLIC USE, ARE PAID IN FULL. THIS 15<sup>th</sup> DAY OF July, 19 97.

Ra Petuk  
CITY TREASURER

## APPROVALS

EXAMINED AND APPROVED THIS 14 DAY OF JULY, 19 97.

Rob D. Samuels  
CITY ENGINEER

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF Dec, 19 97, AT 2:18 PM.  
IN VOLUME 13 OF PLATS ON PAGES 67-68 AT THE  
REQUEST OF LEONARD, BOUDINOT & SKODJE.  
AUDITOR'S FILE NO. 9712180060

Kathy Kline  
SKAGIT COUNTY AUDITOR

Samuel J. Frange  
DEPUTY

## EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT No. 1, PUGET SOUND POWER AND LIGHT, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLEVISION 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.

## LEGAL DESCRIPTION

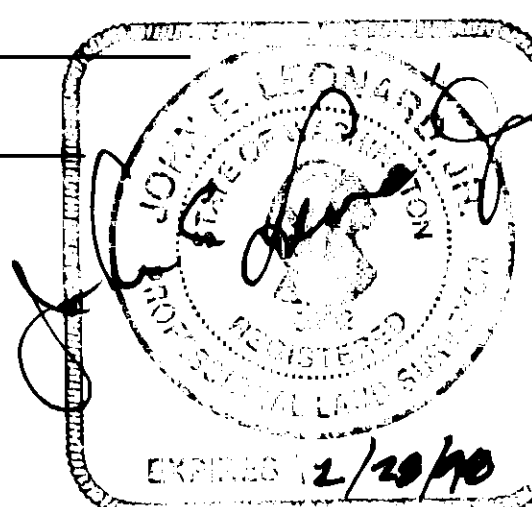
THE NORTH 300 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WEST OF THE WEST LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE BELLINGHAM & SKAGIT RAILWAY COMPANY, BY DEED RECORDED DECEMBER 27, 1911, UNDER AUDITOR'S FILE NO. 88245, IN VOLUME 87 OF DEEDS, PAGE 533, RECORDS OF SKAGIT COUNTY, EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THAT CERTAIN 60 FOOT WIDE STRIP OF LAND CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES BY DEED RECORDED FEBRUARY 21, 1927, UNDER AUDITOR'S FILE NO. 201385, IN VOLUME 142 OF DEEDS, PAGE 429, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.  
LEGAL PROVIDED BY LAND TITLE, POLICY # T-80292

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION 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.

JOHN E. LEONARD, P.L.S. John E. Leonard  
CERTIFICATE NO. 8992  
DATE June 10, 1997



## NOTES:

## NOTE 1

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. CONTACT THE CITY OF BURLINGTON FOR FURTHER INFORMATION.

## NOTE 2

FOR ADDITIONAL SUPPORTING SURVEY INFORMATION SEE S/P 4-91, BK 10, PAGES 42-43 AND SURVEY RECORDED IN BOOK 5 PAGE 115.

## NOTE 3

VERTICAL DATUM IS USC&GS BENCHMARK "E-13" AT THE INTERSECTION OF FAIRHAVEN AND PINE AT THE OLD BANK BUILDING BURLINGTON, WASHINGTON ELEV.=33.72. PAGE/FIELD BOOK = 1/348, 76/517

## NOTE 5

THERE SHALL EXIST FOR THE BENEFIT OF THE RESPECTIVE PARCELS, THEIR OWNERS, SUCCESSORS IN INTEREST AND ASSIGNEES SHOWN HEREON THE RIGHT OF INGRESS AND EGRESS OVER FUTURE PARKING LOTS TO BE DEVELOPED AND/OR PLACED ON PARCELS 1 THRU 5. THE FUTURE DEVELOPMENT OF THE RESPECTIVE PARCELS SHALL BE SUCH THAT THERE SHALL BE NO PREVENTION OF REASONABLE ACCESS TO THE DEDICATED ROAD RIGHT-OF-WAY ALONG THE SOUTHERLY LINE OF THE BINDING SITE PLAN.

## NOTE 6

THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4-A ELECTRONIC TOTAL STATION.

## NOTE 7

30 FOOT EASEMENT FOR INGRESS-EGRESS AND UTILITIES OVER UNDER AND ACROSS AS WELL AS SIGNAGE FOR THE EQUAL BENEFIT OF LOTS 1, 2 AND 3.

## NOTE 8

HATCHED AREA IS A COMMON UTILITY EASEMENT AREA FOR THE BENEFIT OF LOTS 4 AND 5.

## NOTE 9

UTILITY EASEMENT ONLY, FOR THE BENEFIT OF LOTS 1, 2 AND 3.

## NOTE 10

COMMON MULTI-TENANT SIGN EASEMENT AREA FOR THE EQUAL BENEFIT OF LOTS 3, 4 & 5. TOTAL SIGN FACE AREA SHOULD NOT EXCEED 140 SQ. FT. PER SIGN FACE AS DEFINED BY CITY OF BURLINGTON MUNICIPAL CODE.

## NOTE 11

APPROVAL OF ACCESS TO BURLINGTON BLVD. WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.

## ACKNOWLEDGEMENT FOR MORTGAGEE

STATE OF WASHINGTON }  
COUNTY OF King

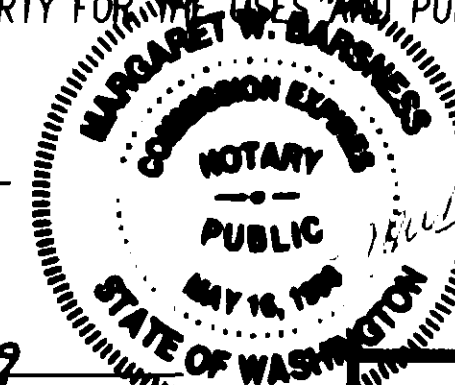
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jeffrey Dean Rasar / Jon Kevin Rasar THE PERSON(S) WHO APPEARS BEFORE ME, Jeffrey Dean Rasar / Jon Kevin Rasar AND SAID PERSON ACKNOWLEDGED THAT They SIGNED THIS INSTRUMENT

ON OATH STATED THAT She WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Notary OF King COUNTY, WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR the purposes PURPOSES MENTIONED IN THE INSTRUMENT.

Margaret W. Bassett  
DATED 6/12/97, 1997

NOTARY PUBLIC

RESIDING AT Hamsville, WA



## DEDICATION AND CONSENT

"KNOW ALL MEN BY THESE PRESENTS THAT JEFFREY DEAN RASAR, JON KEVIN RASAR AND WEST ONE BANK OWNERS OF THE LAND HEREBY PLATTED, DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE CITY OF BURLINGTON A 10 FOOT UTILITY EASEMENT ADJOINING THE EAST RIGHT-OF-WAY OF BURLINGTON BLVD. AND A 10 FOOT FOOT EASEMENT ADJOINING THE NORTHERLY RIGHT-OF-WAY OF CASCADE PLACE, BOTH AS SHOWN ON SHT.2 OF 2 AND AS OUTLINED UNDER EASEMENTS ON THIS SHEET.

IN WITNESS WHEREOF,  
THIS 12<sup>th</sup> DAY OF JUNE, 19 97.

Jeffrey D. Rasar  
JEFFREY DEAN RASAR

Jon Kevin Rasar  
JON KEVIN RASAR

West One Bank  
WEST ONE BANK  
SUCCESSOR TO WEST ONE BANK

## ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS.

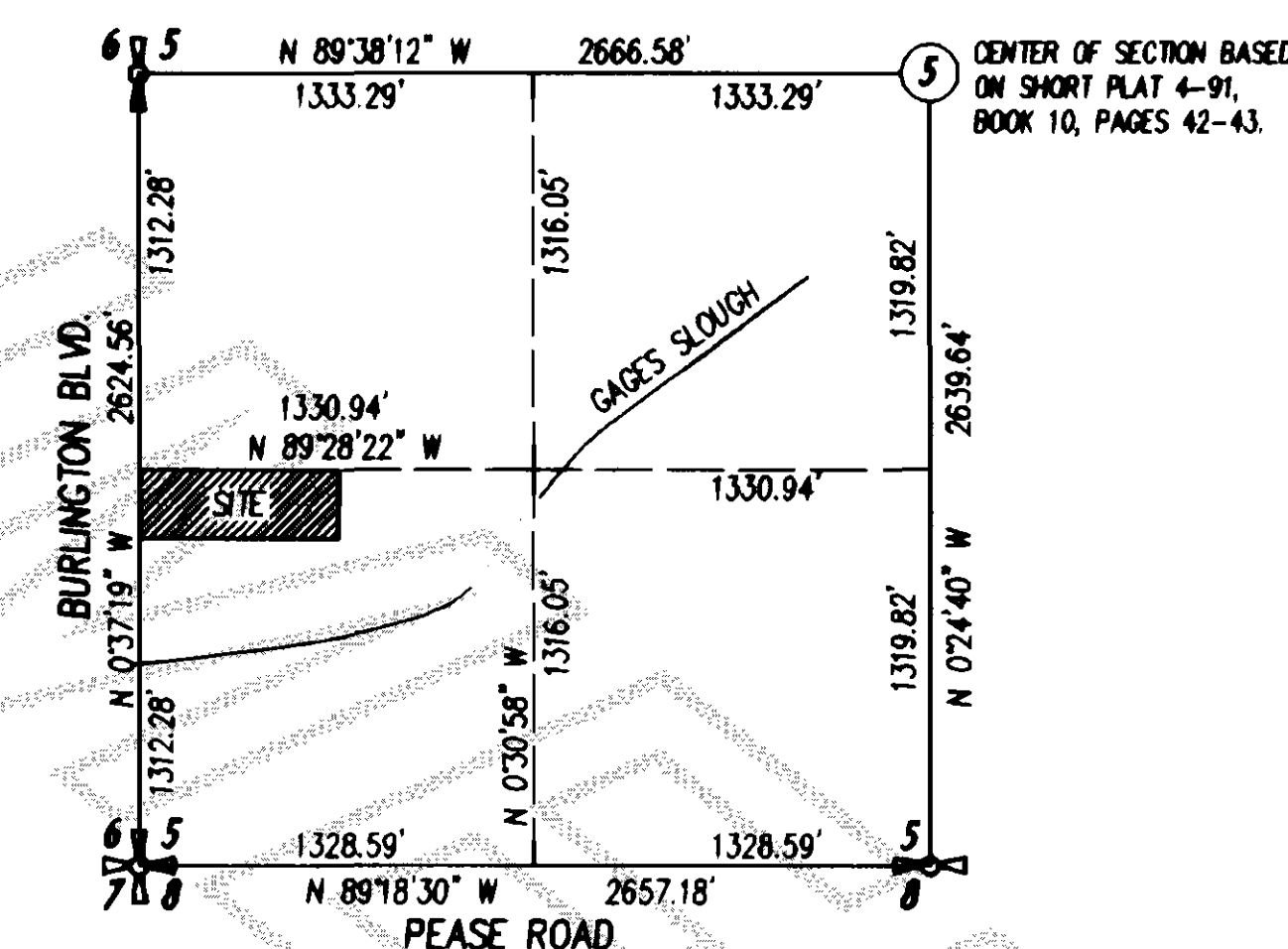
ON THIS 12<sup>th</sup> DAY OF JUNE, 19 97, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JEFFREY DEAN RASAR AND JON KEVIN RASAR TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND 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.

E. Dijkstra ERIC DYKSTRA  
NOTARY PUBLIC  
RESIDING AT: BURLINGTON

## VICINITY MAP/SECTION SUBDIVISION

SURVEY IN SECTION 5, T. 34 N., R. 4 E., W.M.



SHEET 1 OF 2

# BINDING SITE PLAN FOR DAN RASAR

BURL. BSP 2-97

SW 1/4, SW 1/4 SECTION 5, TWP. 34 N., RGE 4 E., W.M.

CITY OF BURLINGTON, SKAGIT COUNTY

DWN BY: PLS DATE: OCT, 1996

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS

SCALE: N/A

FIELD BOOK: 76/537

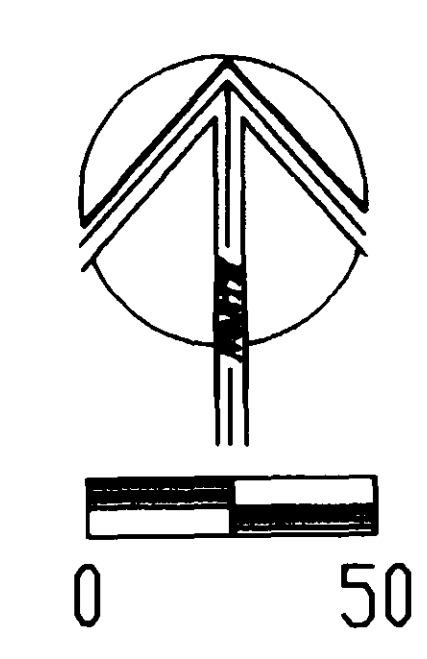
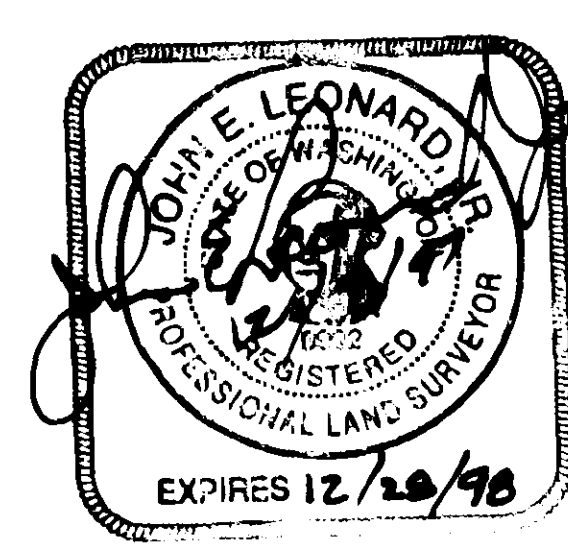
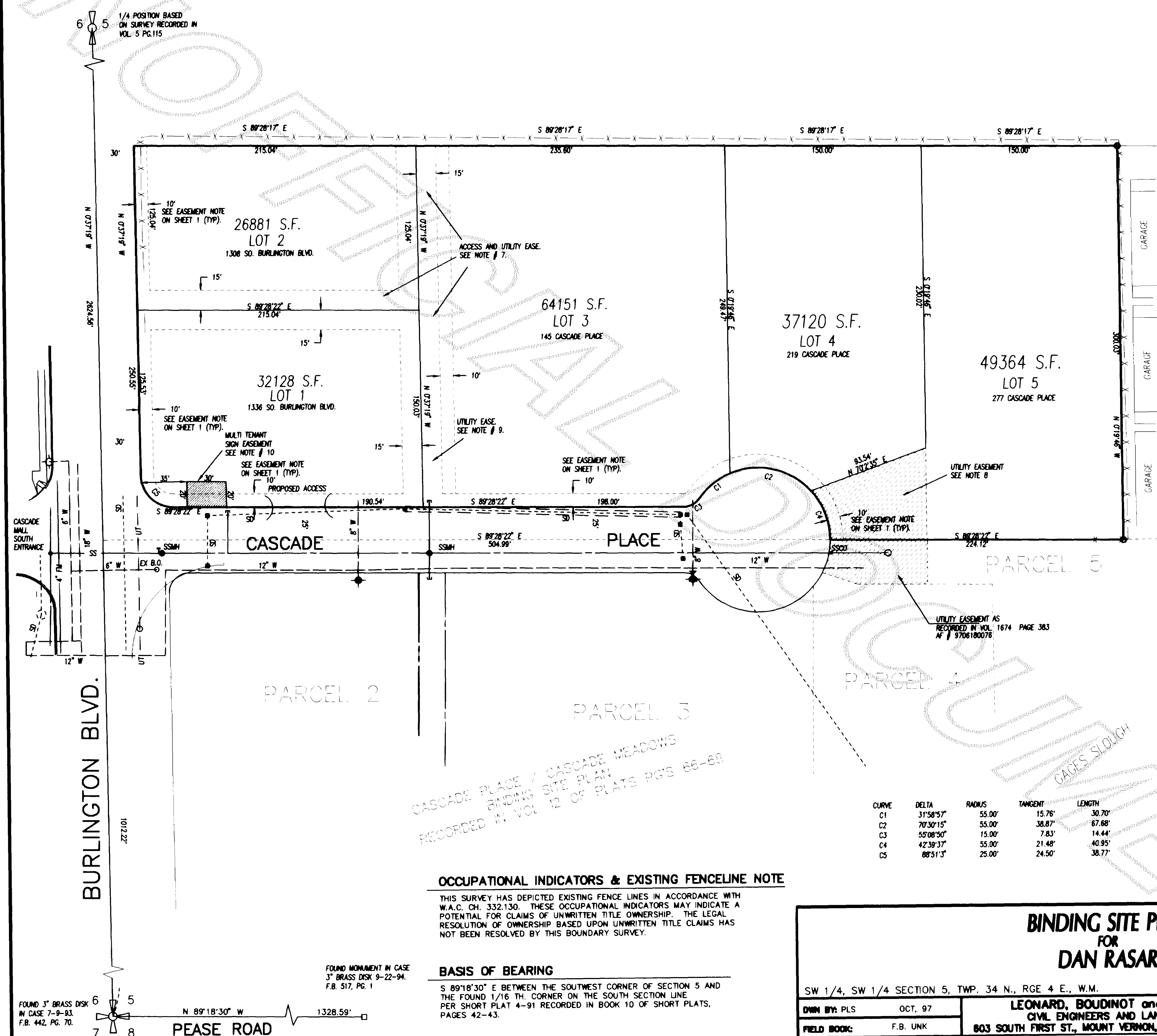
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

JOB NO: 96208

see 13 SP pg 67

9712180060

BURLINGTON BINDING SITE PLAN 2-97



- LEGEND
- SD STORM LINE
  - 12" W WATERLINE
  - UT UNDERGROUND PHONE
  - 4" FM FORCE MAIN
  - SS SANITARY SEWER
  - FIRE HYDRANT
  - CATCH BASIN
  - FOUND REBAR/CAP
  - LS # 15042

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	31°58'57"	55.00'	15.76'	30.70'
C2	70°30'15"	55.00'	38.87'	67.68'
C3	55°08'50"	15.00'	7.63'	14.44'
C4	42°39'37"	55.00'	21.48'	40.95'
C5	88°51'3"	25.00'	24.50'	38.77'

OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING 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.

BASIS OF BEARING

S 89°18'30" E BETWEEN THE SOUTHWEST CORNER OF SECTION 5 AND THE FOUND 1/16 TH. CORNER ON THE SOUTH SECTION LINE PER SHORT PLAT 4-91 RECORDED IN BOOK 10 OF SHORT PLATS, PAGES 42-43.

FOUND MONUMENT IN CASE 3" BRASS DISK 9-22-94. F.B. 517, PG. 1

FOUND 3" BRASS DISK IN CASE 7-9-93. F.B. 442, PG. 70.

1012.22'

1328.59'

N 89°18'30" W

PEASE ROAD

SHEET 2 OF 2

BINDING SITE PLAN  
FOR  
DAN RASAR

BURL. BSP 2-97

SW 1/4, SW 1/4 SECTION 5, TWP. 34 N., RGE 4 E., W.M. CITY OF BURLINGTON, SKAGIT COUNTY

DWN BY PLS OCT. 97

FIELD BOOK: F.B. UNK

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 50'

JOB NO: 96208

has 13 SP pg 68