

HOPPER ROAD BUSINESS PARK
BINDING SITE PLAN
NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 6

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 2000.

THIS 23 DAY OF February, 2000.

Deborah M. Mendenhall
Skiagit County Treasurer

CITY TREASURER'S CERTIFICATE

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 17th DAY OF February, 2000.

Deborah M. Mendenhall
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 17 DAY OF FEBRUARY, 2000.

Robert Smith
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON, THIS 17 DAY OF FEBRUARY, 2000.

ATTEST CITY COMPTROLLER *Shirley L. Hinkle*

ATTEST PLANNING DIRECTOR *Wayne J. Clark*

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23 DAY OF Feb 2000 AT 3:01 P.M. UNDER AUDITOR'S FILE NO. 00000230001 AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING, PLLC.

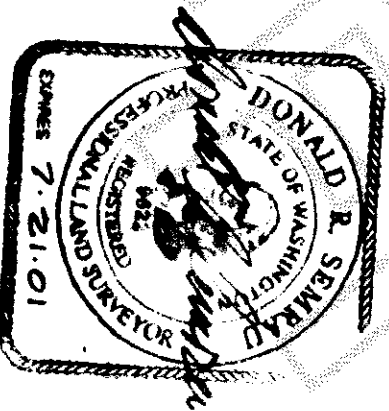
Kathy Hill
Skiagit County Auditor

Charles J. Davis
DEPUTY

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE "HOPPER ROAD BUSINESS PARK BINDING SITE PLAN" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Donald R. Semrau
DONALD R. SEMRAU, PLS. CERTIFICATE NO. 9622
SEMRAU ENGINEERING & SURVEYING, PLLC
2118 RIVERSIDE DRIVE, SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566



NOTES

- INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED SEMRAU 9622
- INDICATES CONCRETE MONUMENT SET WITH YELLOW CAP INSCRIBED SEMRAU 9622
- INDICATES EXISTING PIPE OR REBAR FOUND
- INDICATES TACK IN LEAD SET
- DESCRIPTION AND EXCEPTION INFORMATION IS STEWART TITLE GUARANTY, ORDER NO. S-91808, DATED NOVEMBER 24, 1999
- FOR ADDITIONAL MERIDIAN, SUBDIVISION AND SURVEY INFORMATION SEE RECORD OF SURVEY MAP RECORDED IN VOLUME 18 OF SURVEYS, PAGES 114-116 RECORDS OF SKIAGIT COUNTY, WASHINGTON
- MERIDIAN: ASSUMED
- BASES OF BEARING: EXISTING SURVEY MONUMENTS FOUND ALONG THE CENTERLINE OF PEASE ROAD PER PREVIOUS SURVEY
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER
- DATUM: NGVD '29
- THIS BINDING SITE PLAN IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS MENTIONED IN TITLE REPORT REFERENCED IN NOTE 2 ABOVE AND BEING RECORDED UNDER SKIAGIT COUNTY AUDITOR'S FILE NUMBERS 817989, 9501060013, 9501060012, 9502010066, 9512180067, 9601230057, 9502010067, 9512200102, 9702270051, 9906170089, VOLUME 143 DEEDS, PAGE 285, VOLUME 155 DEEDS, PAGE 160, 463556, 740925, 752348, 775650, 775651, 775657, 8811160042, 9011260057, 9208140092, 9411160131, 9501060061, 9501200046, 9612040091, 9612040092, 9705120070, AND 9906250015.
- ANY LOT WITHIN THIS SUBDIVISION WILL BECOME SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT
- BUYER SHOULD BE AWARE THIS BINDING SITE PLAN IS LOCATED IN THE FLOORPLAN OF THE SKIAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION

EASEMENTS

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKIAGIT COUNTY, PUGET SOUND ENERGY, GTE, CASCADE NATURAL GAS CORP., AND TO CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON, AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAN IN WHICH TO INSTALL ANY CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, EXCHANGERS AND APPLIANCES ATTACHED, CONNECTED TO THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND THEIR PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED WITHIN THE UNDERSTANDING THAT ANY GRANTOR 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

STORM WATER QUALITY AND DETENTION

- STORM WATER FROM LOTS 1, 18, 19, 20 AND 21 DOES NOT FLOW THROUGH THE REGIONAL WATER FACILITIES. THESE LOTS WILL BE REQUIRED TO PROVIDE THEIR OWN WATER QUALITY FACILITIES. ALL OTHER LOTS HAVE WATER QUALITY FACILITIES PROVIDED.
- STORM WATER DETENTION IS PROVIDED FOR ALL LOTS.
- LOT 23 CONTAINS A STORM WATER CONTROL FACILITY. MAINTENANCE OF THIS FACILITY AND ANY OTHER IMPROVEMENTS INSTALLED ON THIS LOT WILL BE PROVIDED BY THE PORT OF SKIAGIT COUNTY OR ANY SUCCESSOR IN OWNERSHIP OF THIS LOT 23

LOT AREA AND ADDRESS INFORMATION

| | | | | |
|--------|-----------------|------------|------|-----------------------|
| LOT 1 | 37,107 SQ. FT. | 0.85 ACRES | 344 | E. GEORGE HOPPER ROAD |
| LOT 2 | 43,735 SQ. FT. | 1.00 ACRES | 444 | E. GEORGE HOPPER ROAD |
| LOT 3 | 48,937 SQ. FT. | 1.12 ACRES | 500 | E. GEORGE HOPPER ROAD |
| LOT 4 | 58,390 SQ. FT. | 1.34 ACRES | 325 | E. GEORGE HOPPER ROAD |
| LOT 5 | 48,531 SQ. FT. | 1.11 ACRES | 435 | E. GEORGE HOPPER ROAD |
| LOT 6 | 83,328 SQ. FT. | 1.91 ACRES | 1740 | COTTONWOOD STREET |
| LOT 7 | 79,071 SQ. FT. | 1.81 ACRES | 1700 | COTTONWOOD STREET |
| LOT 8 | 76,628 SQ. FT. | 1.76 ACRES | 1660 | COTTONWOOD STREET |
| LOT 9 | 78,547 SQ. FT. | 1.80 ACRES | 477 | E. GEORGE HOPPER ROAD |
| LOT 10 | 78,668 SQ. FT. | 1.81 ACRES | 450 | E. GEORGE HOPPER ROAD |
| LOT 11 | 55,949 SQ. FT. | 1.28 ACRES | 535 | E. GEORGE HOPPER ROAD |
| LOT 12 | 59,550 SQ. FT. | 1.37 ACRES | 1771 | E. GEORGE HOPPER ROAD |
| LOT 13 | 63,372 SQ. FT. | 1.45 ACRES | 311 | E. GEORGE HOPPER ROAD |
| LOT 14 | 70,002 SQ. FT. | 1.61 ACRES | 429 | E. GEORGE HOPPER ROAD |
| LOT 15 | 82,815 SQ. FT. | 1.90 ACRES | 487 | E. GEORGE HOPPER ROAD |
| LOT 16 | 68,538 SQ. FT. | 1.60 ACRES | 543 | E. GEORGE HOPPER ROAD |
| LOT 17 | 63,391 SQ. FT. | 1.46 ACRES | 1641 | E. GEORGE HOPPER ROAD |
| LOT 18 | 104,409 SQ. FT. | 2.40 ACRES | 550 | E. GEORGE HOPPER ROAD |
| LOT 19 | 103,088 SQ. FT. | 2.37 ACRES | 1770 | E. GEORGE HOPPER ROAD |
| LOT 20 | 139,975 SQ. FT. | 3.21 ACRES | 1730 | E. GEORGE HOPPER ROAD |
| LOT 21 | 122,538 SQ. FT. | 2.81 ACRES | 1600 | E. GEORGE HOPPER ROAD |
| LOT 22 | 218,905 SQ. FT. | 5.03 ACRES | 1650 | E. GEORGE HOPPER ROAD |
| LOT 23 | 109,968 SQ. FT. | 2.52 ACRES | 1751 | E. GEORGE HOPPER ROAD |

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE PORT OF SKIAGIT COUNTY, A MUNICIPAL CORPORATION, OWNERS IN THE FEE SIMPLE, OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER OF THE LAND HEREBY PLATTED DO HEREBY DECLARE THIS PLAN AND DEDICATES TO THE USE OF PUBLIC FOREVER, ALL ROADS AND WAYS EXCEPT PRIVATE AND CORPORATE ROADS, 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, AND THE RIGHT TO CONTINUE TO DRAIN SAND ROAD AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS, AND DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE, ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR RENOUGHING SHALL BE DONE BY AND AT THE EXPENSE OF THE OWNER.

Deborah M. Mendenhall
PORT OF SKIAGIT COUNTY, A MUNICIPAL CORPORATION
Executive Director

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKIAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Deborah M. Mendenhall*

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Executive Director*

OF THE PORT OF SKIAGIT COUNTY, A MUNICIPAL CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED *February 18, 2000*

SIGNATURE *Deborah M. Mendenhall*

MY APPOINTMENT EXPIRES *November 1, 2001*

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKIAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____

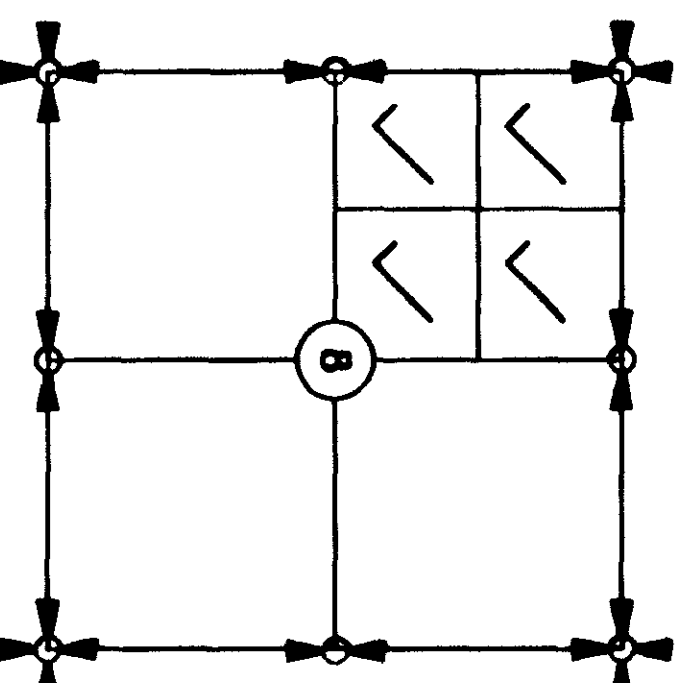
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____

OF THE PORT OF SKIAGIT COUNTY, A MUNICIPAL CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE _____

MY APPOINTMENT EXPIRES _____



VICINITY MAP
N.T.S.

HOPPER ROAD BUSINESS PARK
BINDING SITE PLAN
NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 2 OF 6

200002230067
Kathy Hill, Skagit County Auditor
2/23/2000 Page 2 of 6 3:01:09PM

SURVEY DESCRIPTION

PARCEL "A".

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE PEASE ROAD, 328.13 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE SOUTH 1/4;
THENCE SOUTH 1/4 TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, THAT IS NORTH 88°03'41" WEST 331.32 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 (SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4);
THENCE SOUTH 88°03'41" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 331.32 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE NORTH 02°11'37" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 1,264.26 FEET TO THE SOUTH LINE OF THE PEASE ROAD;
THENCE WEST ALONG THE SOUTH LINE OF THE PEASE ROAD, A DISTANCE OF 328.13 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B".

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 30 FEET FOR ROAD AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE PEASE ROAD, 328.13 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE SOUTH 1/4 TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, THAT IS NORTH 88°03'41" WEST 331.32 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 (SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4);
THENCE SOUTH 88°03'41" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 331.32 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE NORTH 02°11'37" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 1,264.27 FEET TO THE SOUTH LINE OF THE PEASE ROAD;
THENCE WEST ALONG THE SOUTH LINE OF THE PEASE ROAD A DISTANCE OF 328.13 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C".

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;
THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 335.5 FEET; THENCE SOUTH 02°17'10" EAST TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;
THENCE EAST ALONG SAID SOUTH LINE 333.1 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING, EXCEPT THE NORTH 30 FEET FOR ROAD,
EXCEPT FROM PARCELS "A", "B" AND "C", THE FOLLOWING DESCRIBED TRACTS:

1. BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,
THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 112.76 FEET;
THENCE SOUTH 22°10'07" EAST A DISTANCE OF 611.32 FEET;
THENCE EAST A DISTANCE OF 225 FEET;
THENCE NORTH 22°10'07" WEST A DISTANCE OF 611.32 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4;
THENCE WEST A DISTANCE OF 112.24 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 30 FEET THEREOF, BEING THAT COUNTY ROAD KNOWN AS THE PEASE ROAD

2. THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 112.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 192.72 FEET;
THENCE SOUTH 21°17'57" EAST A DISTANCE OF 611.31 FEET;
THENCE EAST A DISTANCE OF 193.38 FEET;
THENCE NORTH 22°10'07" WEST A DISTANCE OF 611.32 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE NORTH 30 FEET THEREOF, BEING THAT COUNTY ROAD KNOWN AS THE PEASE ROAD, AND EXCEPT THE WEST 30 FEET THEREOF

3. THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 5 AND 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
THENCE WEST ALONG CENTERLINE OF PEASE ROAD 721.04 FEET;
THENCE SOUTH 20°30'07" EAST 30.02 FEET TO THE INTERSECTION OF THE SOUTH EDGE OF PEASE ROAD AND THE WEST EDGE OF EAST ROAD, WHICH IS THE POINT OF BEGINNING;
THENCE SOUTH 20°30'07" EAST 581.16 FEET;
THENCE WEST 491.66 FEET;
THENCE NORTH 22°10'07" WEST 581.29 FEET;
THENCE EAST 495.13 FEET TO THE POINT OF BEGINNING

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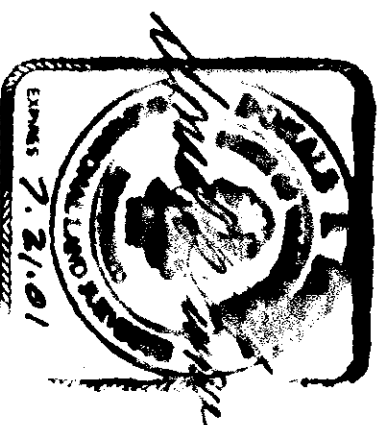
SKAGIT ENGINEERING & SURVEYING, PLLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

2118 RIVERSIDE DRIVE - SUITE 104

MOUNT VERNON, WA 98273

360-424-9566



4. THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED SUBDIVISION;
THENCE NORTH 89°48'02" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 660.09 FEET;
THENCE NORTH 20°30'07" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 677 FEET, MORE OR LESS, TO A POINT WHICH BEARS EAST FROM THE SOUTHEAST CORNER OF TRACT B-3, BURLINGTON SHORT PLAT NO. 1-91, APPROVED APRIL 21, 1981 AND RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 68, UNDER AUDITOR'S FILE NO. 8105070017;
THENCE WEST 1 FOOT TO A POINT ON THE EAST LINE OF THAT CERTAIN NONEXCLUSIVE ROAD AND UTILITY EASEMENT AS SET FORTH IN AUDITOR'S FILE NO. 775650 SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING WEST TO THE SOUTHEAST CORNER OF SAID TRACT B-3 OF BURLINGTON SHORT PLAT NO. 1-91;
THENCE NORTH 20°30'07" WEST, ALONG THE EAST LINE OF SAID BURLINGTON SHORT PLAT NO. 1-91, A DISTANCE OF 581.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF PEASE ROAD;
THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PEASE ROAD 61.04 FEET TO THE NORTHEAST CORNER OF LOT 1, BURLINGTON SHORT PLAT NO. BURL-1-91, APPROVED JUNE 1991 AND RECORDED JUNE 7, 1991 IN BOOK 9 OF SHORT PLATS, PAGES 371 AND 372, UNDER AUDITOR'S FILE NO. 8106070011;
THENCE SOUTH 27°00'07" EAST ALONG THE WEST LINE OF SAID SHORT PLAT TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BURLINGTON SHORT PLAT BURL-1-91; THENCE NORTH 89°48'02" WEST 1.00 FOOT TO THE EAST LINE OF NONEXCLUSIVE ROAD AND UTILITY EASEMENT;
THENCE SOUTH 20°30'07" EAST ALONG SAID EAST LINE 99 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

5. THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200001180922, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL "D".

THE NORTH 14 ACRES OF THE FOLLOWING DESCRIBED LANDS:
THE WEST 20 ROADS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING EAST OF THE RIGHT OF WAY OF THE PACIFIC NORTHWEST COMPANY, ALL IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL "E".

THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION WITH THE WESTERLY LINE OF GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY;
THENCE WEST 838 FEET, MORE OR LESS, TO A POINT 330 FEET EAST OF THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 64°5 FEET;
THENCE EAST ON A LINE PARALLEL WITH AND 16.5 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY;
THENCE NORTHERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL "F".

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, WHICH POINT BEARS NORTH 89°48'02" WEST A DISTANCE OF 660 FEET (40 FEET) FROM THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8;
THENCE NORTH 20°30'07" WEST A DISTANCE OF 549.86 FEET;
THENCE SOUTH 89°48'02" EAST A DISTANCE OF 442.80 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF THE SEATTLE AND MONTANA RAILWAY COMPANY;
THENCE SOUTH 84°17'30" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 536.29 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8;
THENCE NORTH 89°48'02" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 508.55 FEET TO THE POINT OF BEGINNING

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL "G".

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8;
THENCE NORTH 89°48'02" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 660.09 FEET (40 FEET);
THENCE NORTH 20°30'07" WEST A DISTANCE OF 549.86 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 20°30'07" WEST, A DISTANCE OF 225.64 FEET TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF THE SEATTLE AND MONTANA RAILWAY COMPANY;
THENCE SOUTH 84°17'30" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 228.28 FEET;
THENCE NORTH 89°48'02" WEST A DISTANCE OF 442.80 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FROM PARCELS "F" AND "G", THE FOLLOWING DESCRIBED TRACTS:

1. THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°48'02" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 660.09 FEET;
THENCE NORTH 20°30'07" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 505.50 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 89°48'02" WEST A DISTANCE OF 1.00 FEET;
THENCE NORTH 20°30'07" WEST A DISTANCE OF 210 FEET;
THENCE SOUTH 89°48'02" EAST A DISTANCE OF 176.94 FEET;
THENCE SOUTH 20°30'07" EAST A DISTANCE OF 210 FEET;
THENCE NORTH 89°48'02" WEST A DISTANCE OF 175.94 FEET TO THE TRUE POINT OF BEGINNING.

2. THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°48'02" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 660.09 FEET;
THENCE NORTH 20°30'07" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 505.50 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;
THENCE SOUTH 89°48'02" EAST, A DISTANCE OF 175.94 FEET;
THENCE SOUTH 20°30'07" EAST, A DISTANCE OF 310.00 FEET;
THENCE NORTH 89°48'02" WEST, A DISTANCE OF 176.94 FEET;
THENCE NORTH 20°30'07" WEST, A DISTANCE OF 310.00 FEET;
THENCE SOUTH 89°48'02" EAST, A DISTANCE OF 1.00 FOOT TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "H".

TRACT "X" OF BURLINGTON SHORT PLAT NO. 1-91, RECORDED JUNE 7, 1991, IN BOOK 9 OF SHORT PLATS, PAGES 371 AND 372, UNDER AUDITOR'S FILE NO. 8106070011, AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "I".

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WITHIN 50 FEET OF THE WESTERLY SIDE AND WITHIN 70 FEET OF THE EASTERLY SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, 769 FEET EAST OF THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 02°14'44" WEST TO A POINT 642 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION WHICH IS THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;
THENCE NORTH 02°14'44" WEST A DISTANCE OF 642 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE TERMINAL POINT (BEING A PORTION OF THE ABANDONED RIGHT OF WAY OF THE PUGET SOUND & CASCADE RAILWAY COMPANY).

EXCEPT THAT PORTION OF PARCEL "I" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4;
THENCE SOUTH 88°37'17" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 769.00 FEET TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE PUGET SOUND & CASCADE RAILWAY COMPANY;
THENCE NORTH 0°09'29" WEST ALONG SAID CENTERLINE A DISTANCE OF 640.89 FEET, MORE OR LESS, TO A POINT 642 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°49'40" WEST ALONG THE SOUTH LINE OF THE NORTH 642 FEET OF SAID SUBDIVISION A DISTANCE OF 30.01 FEET TO THE WEST LINE OF SAID ABANDONED RIGHT OF WAY;
THENCE NORTH 0°09'29" WEST ALONG SAID WEST LINE A DISTANCE OF 40.65 FEET;
THENCE SOUTH 88°49'40" EAST A DISTANCE OF 118.28 FEET;
THENCE ALONG A CURVE, TO THE LEFT HAVING A RADIUS OF 20 FEET THROUGH A CENTRAL ANGLE OF 50°27'27" AN ARC DISTANCE OF 17.5 FEET TO THE EAST LINE OF SAID ABANDONED RIGHT OF WAY;
THENCE SOUTH 0°09'29" EAST A DISTANCE OF 40.72 FEET TO A POINT 642 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°49'40" WEST ALONG SAID SOUTH LINE 70.02 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "J".

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT B-3, SHORT PLAT NO. BURL-1-81, APPROVED APRIL 21, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 68, UNDER AUDITOR'S FILE NO. 8105070017

EXCEPT THE EAST 660 FEET THEREOF, AND

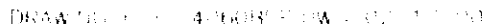
EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°48'02" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 660.09 FEET;
THENCE NORTH 20°30'07" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 195.50 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 89°48'02" EAST A DISTANCE OF 175.94 FEET;
THENCE NORTH 20°30'07" WEST A DISTANCE OF 520.00 FEET;
THENCE NORTH 89°48'02" WEST A DISTANCE OF 176.94 FEET;
THENCE SOUTH 20°30'07" EAST A DISTANCE OF 520.00 FEET;
THENCE SOUTH 89°48'02" EAST A DISTANCE OF 1.00 FEET TO THE TRUE POINT OF BEGINNING

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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Kathy Hill, Skagit County Auditor
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HOPPER ROAD BUSINESS PARK BINDING SITE PLAN NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M. BURLINGTON, WASHINGTON SHEET 5 OF 6

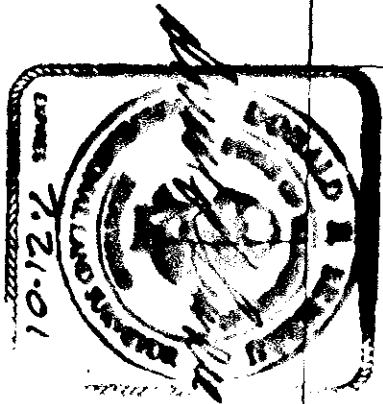
ROAD AND UTILITY PLAN

NOTE: FOR AS-BUILT UTILITY LOCATIONS
 SEE CONSTRUCTION AS-BUILT PLANS AT
 THE CITY OF BURLINGTON PUBLIC WORKS
 DEPARTMENT AND THE OTHER PUBLIC AND
 PRIVATE UTILITY PROVIDERS.

0 50 100 200 300
 SCALE

WEST 1/4 CORNER
 SECTION 8-34-4

SEABAU ENGINEERING & SURVEYING, PLLC
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SHEET 5 OF 6 HOPPER ROAD BUSINESS PARK-BSP

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 2/23/2000 Page 5 of 6 3:01:09PM

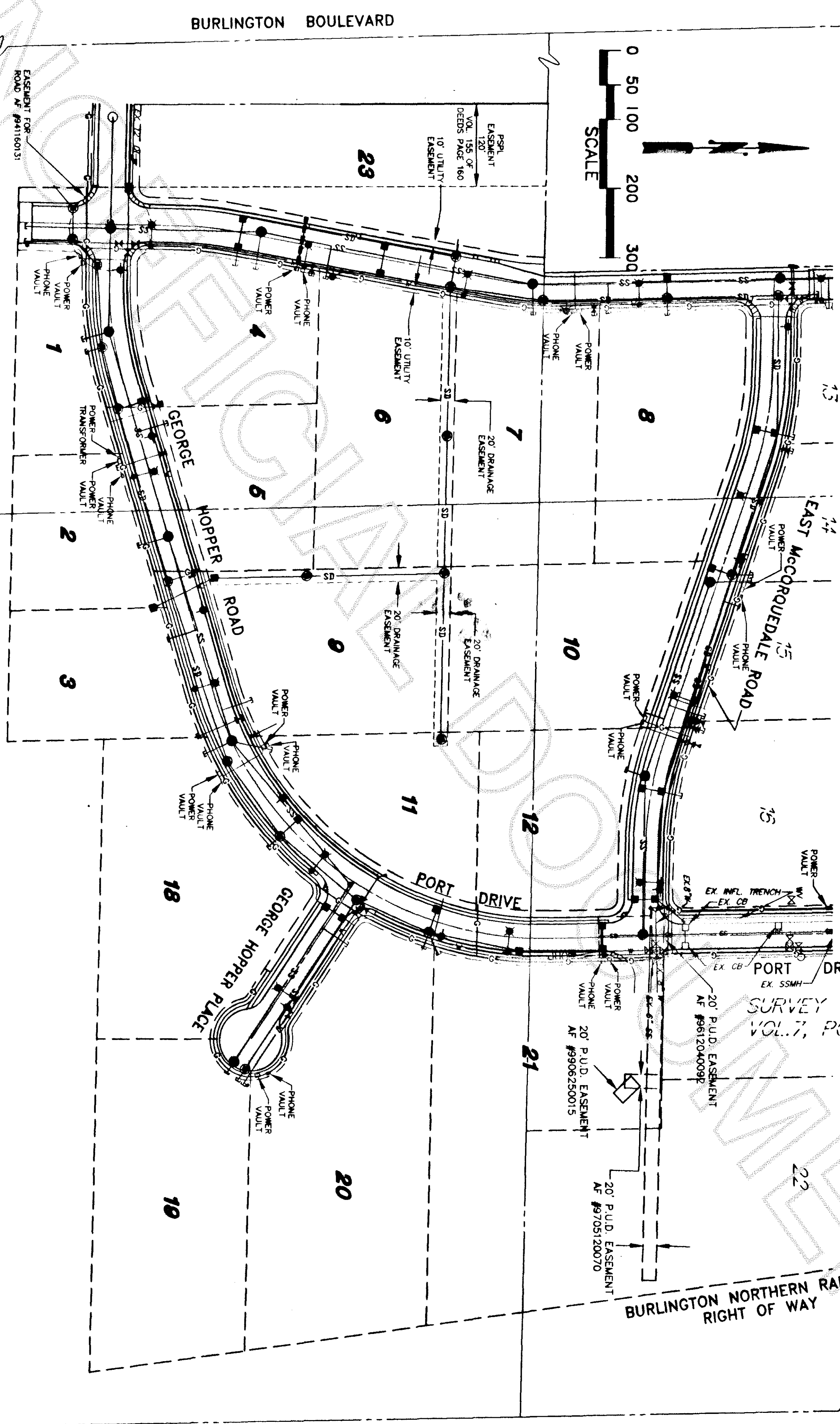
BURLINGTON NORTHERN RAILROAD
 RIGHT OF WAY

CENTER OF SECTION
 8-34-4

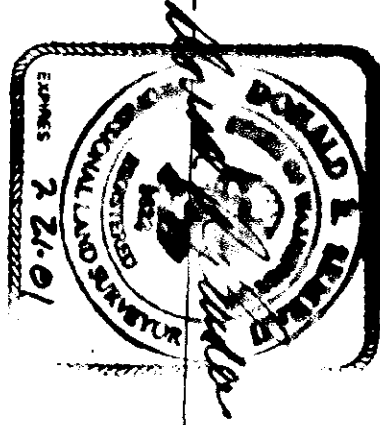
HOPPER ROAD BUSINESS PARK BINDING SITE PLAN

NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 6 OF 6

ROAD AND UTILITY PLAN



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