

HOPPER ROAD BUSINESS PARK
REVISED BINDING SITE PLAN
NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 5

SURVEY DESCRIPTION

LOTS 1 THROUGH 23, INCLUSIVE, **HOPPER ROAD BUSINESS PARK BINDING SITE PLAN**, AS RECORDED FEBRUARY 23, 2000 UNDER AUDITOR'S FILE NUMBER 200002230067 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 2003.

I, Patricia Pungworth, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT THE PROPORTION HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2003.

THIS 22nd DAY OF January, 2003
Patricia Pungworth Deputy
SKAGIT COUNTY TREASURER

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 TO STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 22nd DAY OF January, 2003.

CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 29 DAY OF January, 2003.

CITY ENGINEER David O. Marshall

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON, THIS 29 DAY OF January, 2003.

ATTEST: CITY COMPTROLLER Margaret J. Fleck

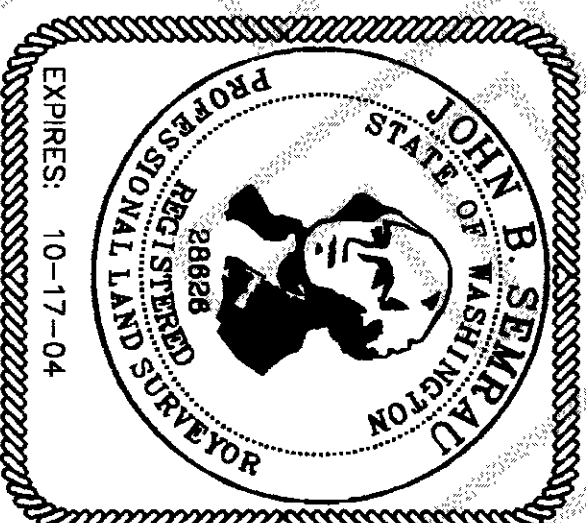
ATTEST: PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "HOPPER ROAD BUSINESS PARK REVISED 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 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.

John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE, SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

DATE 1.9.03



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NOTES

- -INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED SEMRAU 9622
■ -INDICATES CONCRETE MONUMENT SET WITH YELLOW CAP INSCRIBED SEMRAU 9622
○ -SEMRAU 28626
⊗ -INDICATES EXISTING PIPE OR REBAR FOUND.
⊗ -INDICATES TACK IN LEAD SET.
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM STEWART TITLE GUARANTY COMPANY, ORDER NO. S-91808, DATED JULY 26, 2002.
- FOR ADDITIONAL MERIDIAN, SUBDIVISION AND SURVEY INFORMATION SEE RECORD OF SURVEY MAP RECORDED IN VOLUME 18 OF SURVEYS, PAGES 114-116 RECORDS OF SKAGIT COUNTY, WASHINGTON.
- MERIDIAN: ASSUMED
- BASE OF BEARING: EXISTING SURVEY MONUMENTS FOUND ALONG THE CENTRELINE OF PEARCE ROAD PER PREVIOUS SURVEY
BEARING = SOUTH 89°01'59" EAST
DISTANCE = 1105.70 FEET
- INSTRUMENTATION: LEICA TOA 1105 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE. ALL DISTANCES SHOWN ARE IN FEET.
- DATUM: NGVD 29.
- THIS REVISED 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 SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9502010086, 9612180067, 9906170089, VOLUME 143 DEEDS, PAGE 265, VOLUME 155 DEEDS, PAGE 160, 463356, 740925, 752348, 775650, 775651, 775767, 8811160042, 9011260057, 9208140092, 9501060061, 9501160131, 9501200046, 9612040091, 9612040092, 9705120070, 9906250015, 200005100049, 200005100050, 200202260120, 200202260119, 200206040067, 200001200030, 200012050027, 9607010033, 200002230067 AND 9004050044.
- 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 FLOODPLAIN OF THE SKAGIT 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 SKAGIT COUNTY, PUGET SOUND ENERGY, CTE, 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 PLAT IN WHICH TO INSTALL, BUILD, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTIES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AND UTILITIES 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.

STORM WATER QUALITY AND DETENTION

- STORM WATER FROM LOTS 1, 18, 19, 20 AND 21 DOES NOT FLOW THROUGH THE REGIONAL WATER QUALITY 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 SKAGIT COUNTY OR ANY SUCCESSOR IN OWNERSHIP OF THIS LOT 23.

LANDSCAPE MAINTENANCE

THE "COMMON MAINTENANCE AREAS" SHALL BE MAINTAINED BY THE OWNERS ASSOCIATION AS DEFINED IN THE "REVISION OF PROTECTIVE COVENANTS AND DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR HOPPER ROAD BUSINESS PARK" RECORDED UNDER AUDITOR'S FILE NO. 200301300163, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LOT AREA AND ADDRESS INFORMATION

LOT 1	37,107 SQ. FT.	0.85 ACRES	340	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	WALNUT STREET
LOT 7	79,071 SQ. FT.	1.81 ACRES	1700	WALNUT STREET
LOT 8	76,628 SQ. FT.	1.76 ACRES	1680	WALNUT STREET
LOT 9	78,547 SQ. FT.	1.80 ACRES	477	E. MCCORQUIDALE ROAD
LOT 10	78,686 SQ. FT.	1.81 ACRES	450	E. MCCORQUIDALE ROAD
LOT 11	55,949 SQ. FT.	1.28 ACRES	555	E. GEORGE HOPPER ROAD
LOT 12	59,550 SQ. FT.	1.37 ACRES	530	E. MCCORQUIDALE ROAD
LOT 13	63,372 SQ. FT.	1.45 ACRES	1711	PORT DRIVE
LOT 14	70,002 SQ. FT.	1.61 ACRES	429	E. MCCORQUIDALE ROAD
LOT 15	82,815 SQ. FT.	1.90 ACRES	487	E. MCCORQUIDALE ROAD
LOT 16	69,538 SQ. FT.	1.60 ACRES	543	E. MCCORQUIDALE ROAD
LOT 17	63,391 SQ. FT.	1.46 ACRES	1641	PORT DRIVE
LOT 18	104,409 SQ. FT.	2.40 ACRES	550	E. GEORGE HOPPER ROAD
LOT 19	103,088 SQ. FT.	2.37 ACRES	1777	GEORGE HOPPER PLACE
LOT 20	139,975 SQ. FT.	3.21 ACRES	1730	GEORGE HOPPER PLACE
LOT 21	122,538 SQ. FT.	2.81 ACRES	1600	PORT DRIVE
LOT 22	218,905 SQ. FT.	5.03 ACRES	1650	PORT DRIVE
LOT 23	109,968 SQ. FT.	2.52 ACRES	1751	WALNUT STREET

AUDITOR'S CERTIFICATE

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Skagit County Auditor

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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

Norma Burnmuth
SKAGIT COUNTY AUDITOR
Muddy Durossett
DEPUTY

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE PORT OF SKAGIT COUNTY, A WASHINGTON 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 PLAT 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 SAID 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 ANDWAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO 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 IDHAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND/AT THE EXPENSE OF THE OWNER.

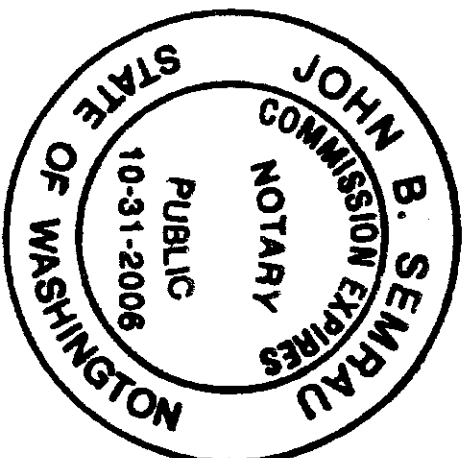
Jerrold W. Heller
THE PORT OF SKAGIT COUNTY, A WASHINGTON MUNICIPAL CORPORATION
JERROLD W. HELLER, EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

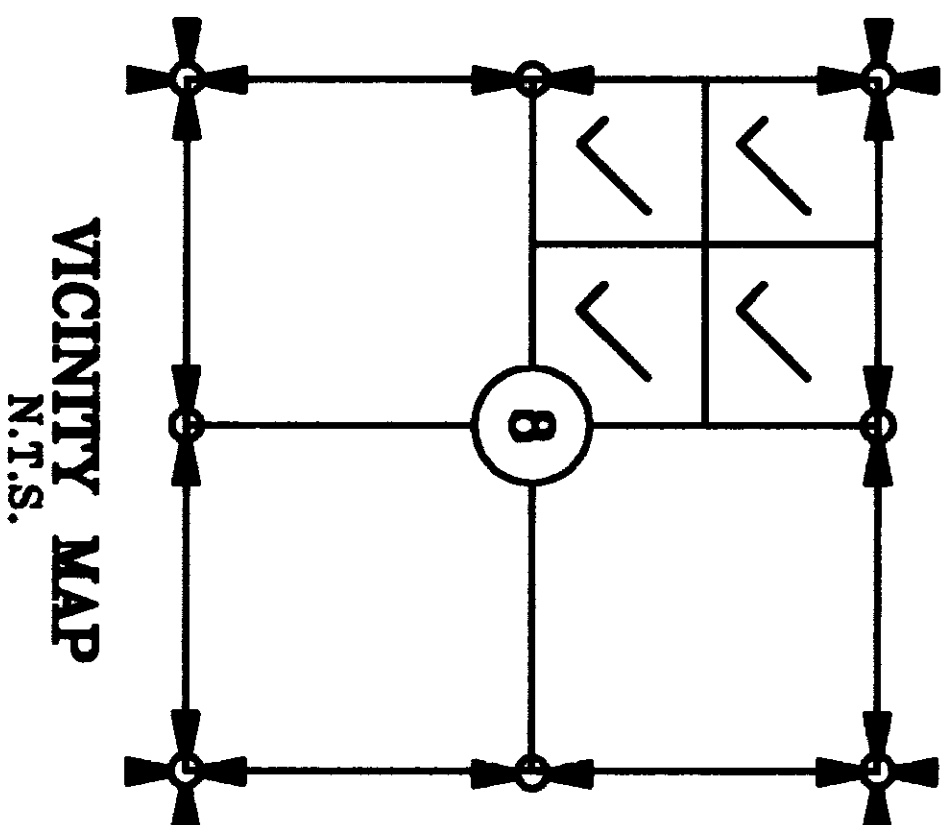
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERROLD W. HELLER SIGNED THIS INSTRUMENT ON DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE EXECUTIVE DIRECTOR OF THE PORT OF SKAGIT COUNTY, A WASHINGTON MUNICIPAL CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1.9.03
SIGNATURE John B. Semrau
TITLE NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10.31.06



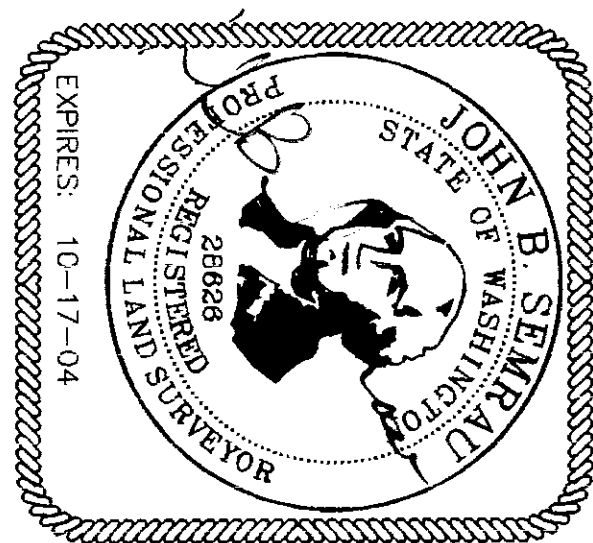
DECLARATION REFERENCE

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOTS WITHIN THIS HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN, TO WHICH THIS SURVEY REFERS, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON January 30, 2003 UNDER AUDITOR'S FILE NO. 200301300163, RECORDS OF SKAGIT COUNTY, WASHINGTON.



HOPPER ROAD BUSINESS PARK
REVISED BINDING SITE PLAN
NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 2 OF 5

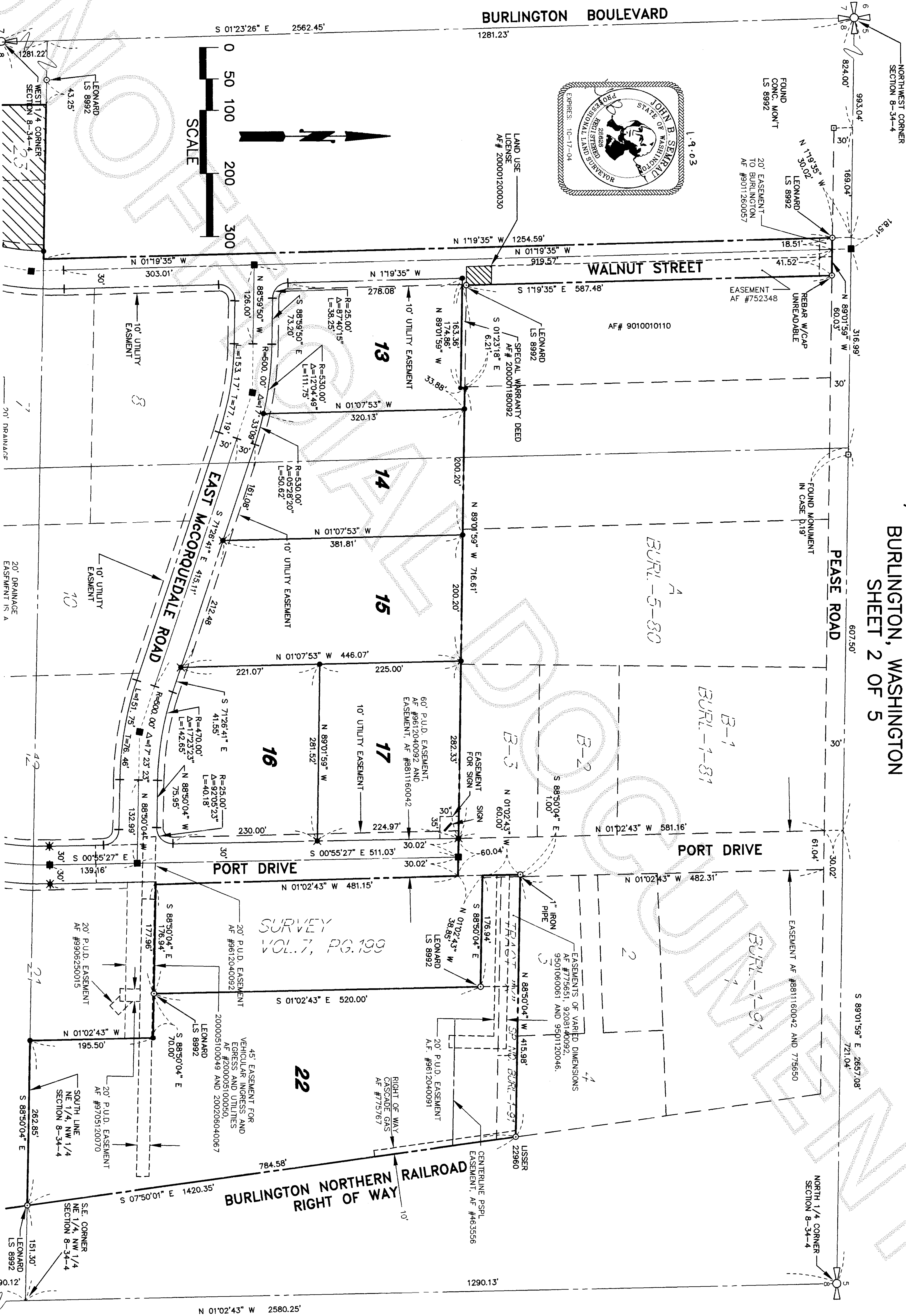
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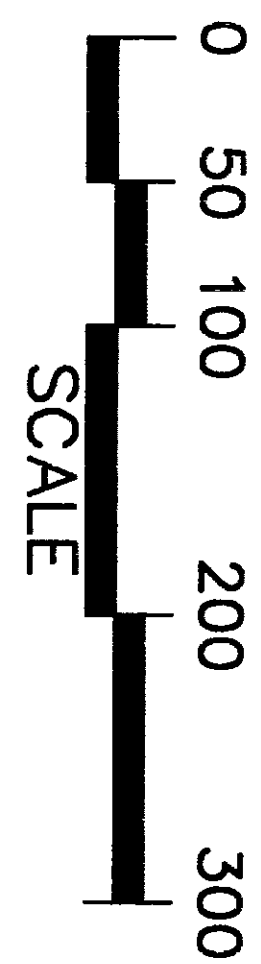
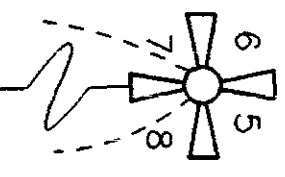


SCALE

0 50 100 200 300

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WALNUT STREET

HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M. BURLINGTON, WASHINGTON SHEET 3 OF 5

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BURLINGTON BOULEVARD

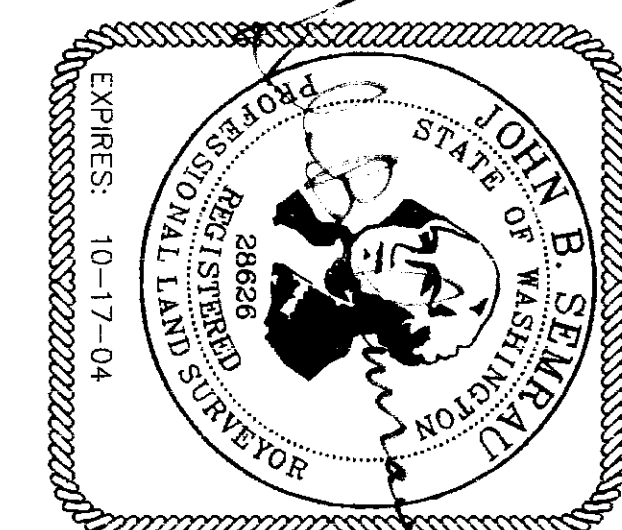
S 01°23'26" E 2562.45'



WEST 1/4 CORNER
SECTION 8-34-4

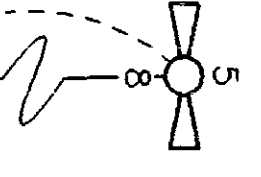
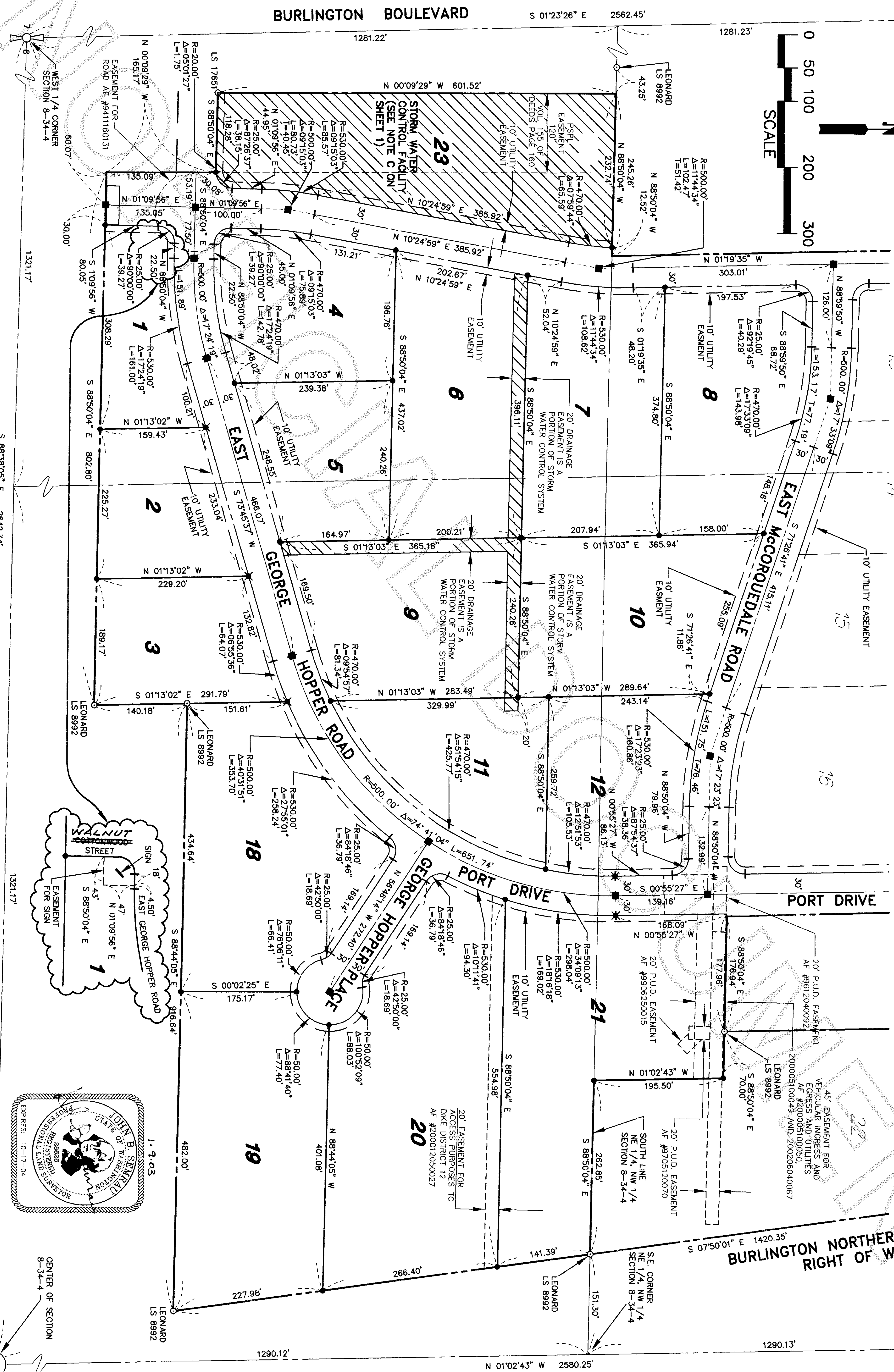
S 88°38'05" E 2642.34'

1321.17'



CENTER OF SECTION
8-34-4

8



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HOPPER ROAD BUSINESS PARK
REVISED BINDING SITE PLAN
NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 4 OF 5

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.

BURLINGTON BOULEVARD

WALNUT STREET

PEASE ROAD

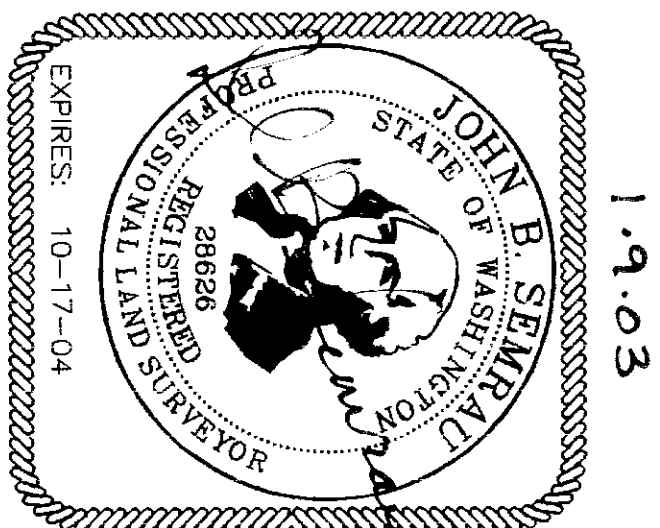
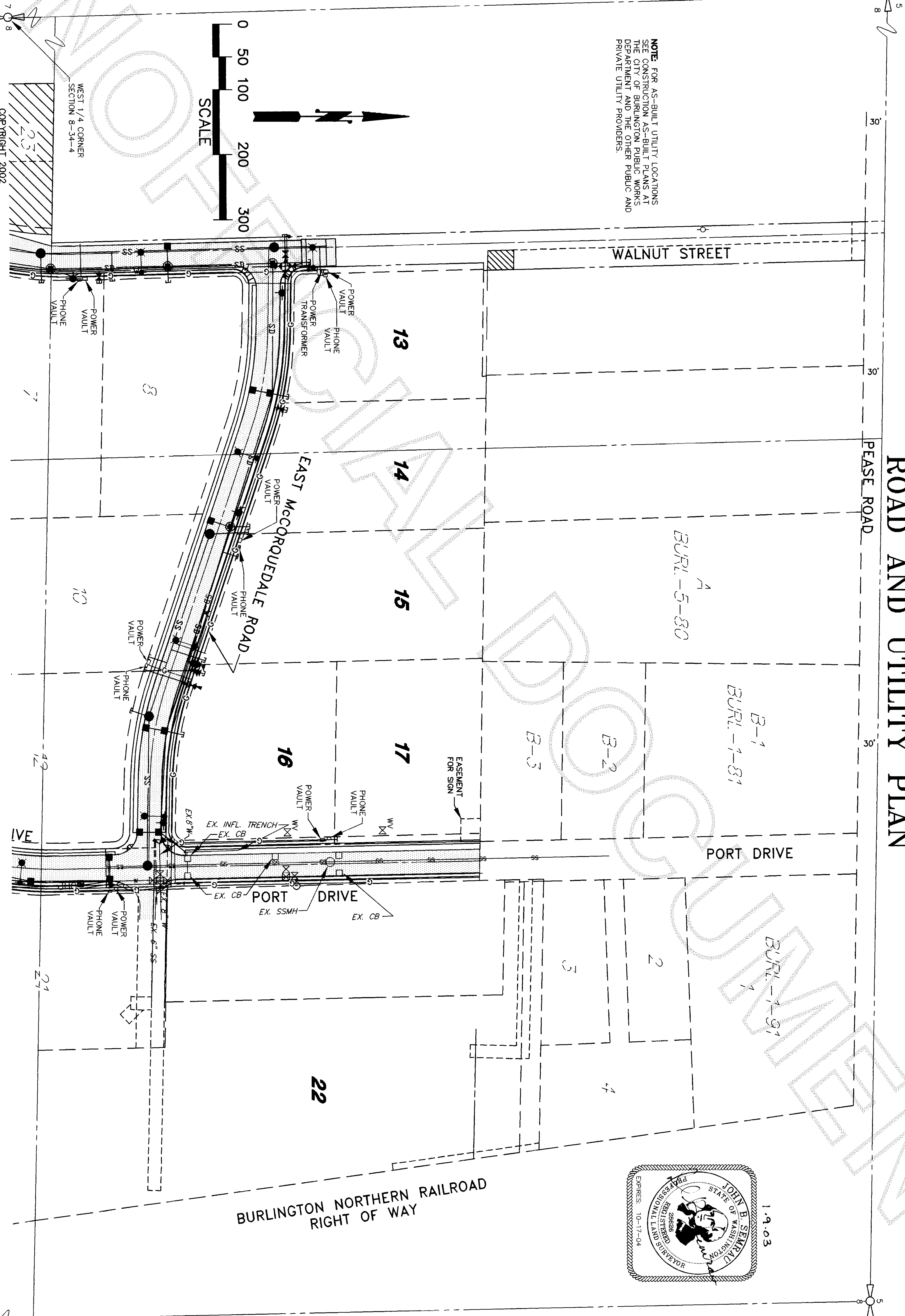
PORT DRIVE

BURLINGTON NORTHERN RAILROAD
RIGHT OF WAY

0 50 100 200 300
SCALE

WEST 1/4 CORNER
SECTION 8-34-4

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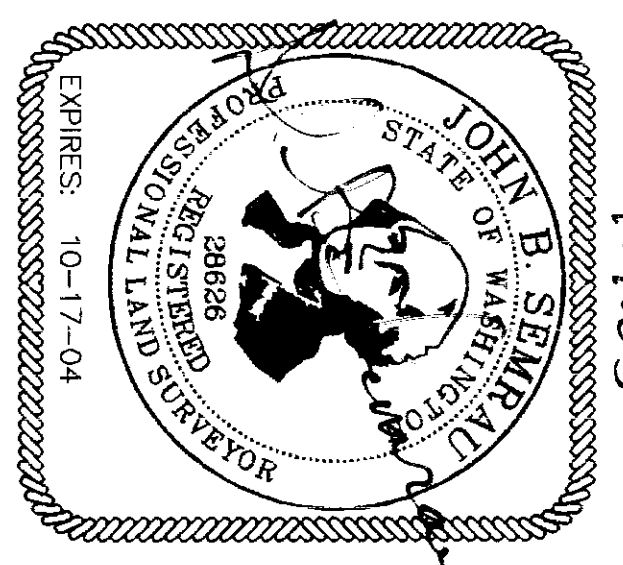
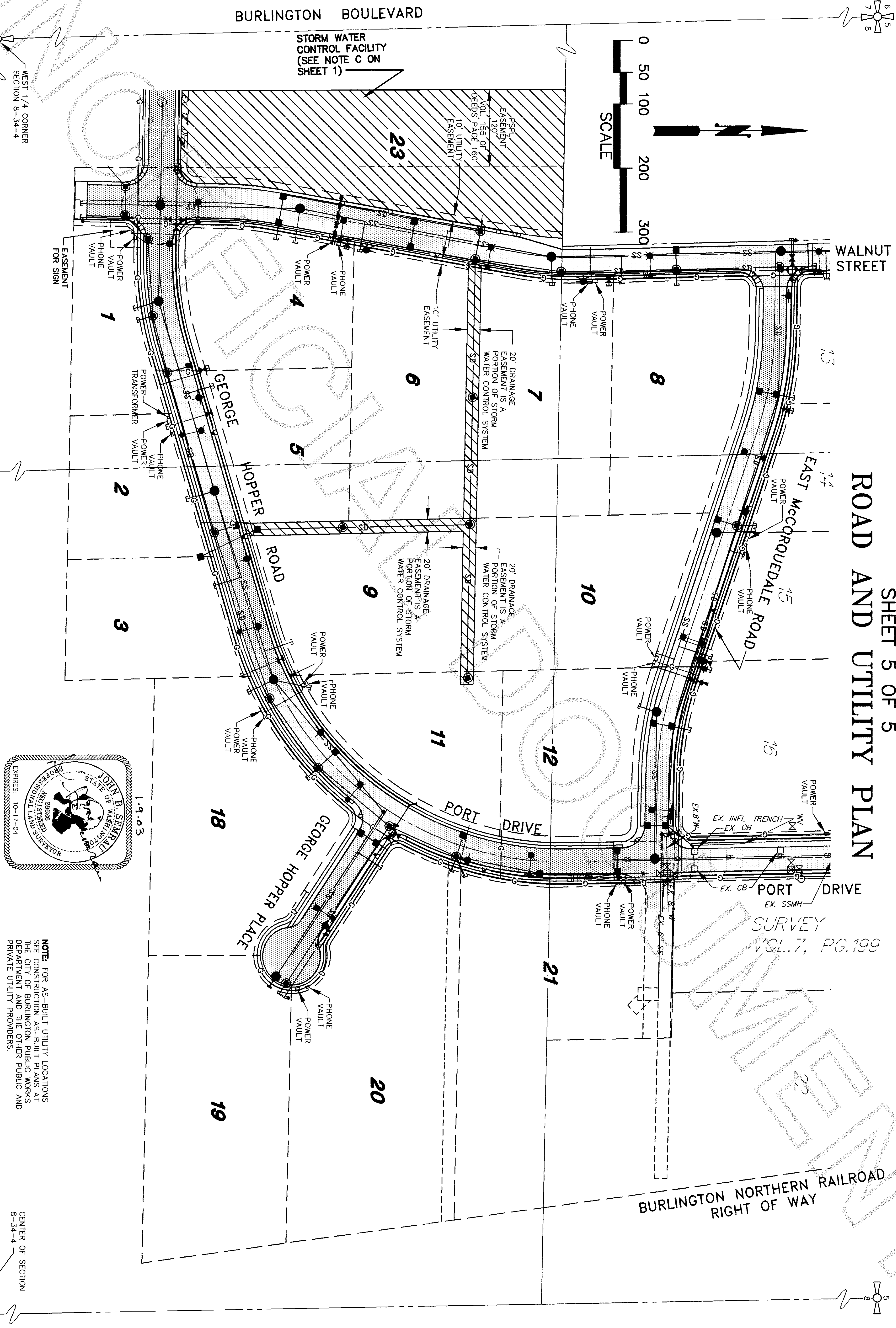
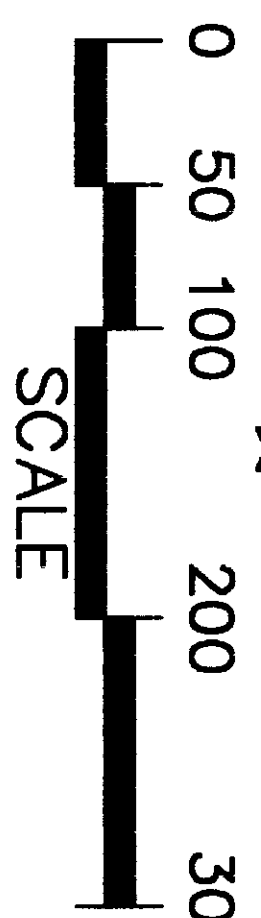


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SHEET 4 OF 5 HOPPER ROAD BUSINESS PARK-REV. BSP

HOPPER ROAD BUSINESS PARK
REVISED BINDING SITE PLAN
NORTHWEST 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 5 OF 5

ROAD AND UTILITY PLAN



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SHEET 5 OF 5 HOPPER ROAD BUSINESS PARK-REV. BSP

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