

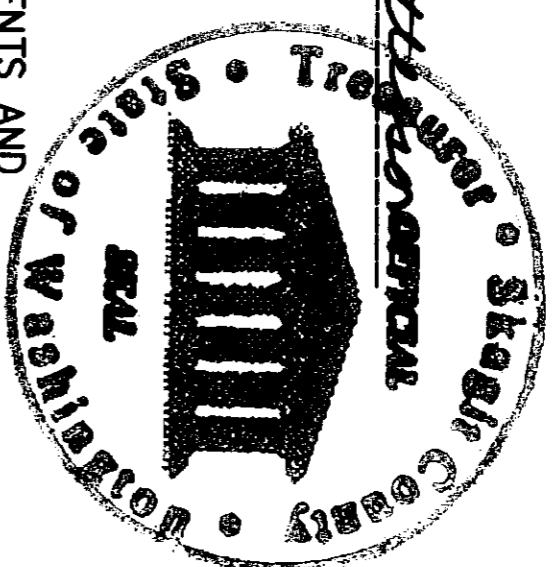
# WERSEN BINDING SITE PLAN

## TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2004.

I, Larry A. Wersen, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 2004-2005

THIS 16<sup>th</sup> DAY OF December, 2004.  
Katie Jungquist by Deirdre Patten  
 SKAGIT COUNTY TREASURER 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, INCLUDING THE YEAR OF 2004.

THIS 16<sup>th</sup> DAY OF December, 2004.  
R. P. Attkin  
 CITY TREASURER

## APPROVALS

EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF December, 2004.

Paul D. Stanoff  
 CITY ENGINEER  
Margaret Fleck  
 PLANNING DIRECTOR

## DEDICATION

THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER ALSO DEDICATE, IN FEE TRACTS "A" AND "B" TO THE CITY OF BURLINGTON, THE CITY OF BURLINGTON SHALL HEREAFTER BE RESPONSIBLE FOR MAINTNANCE, PRESERVATION, AND COSTS ASSOCIATED THEREWITH FOR SAID TRACTS "A" AND "B".

IN WITNESS WHEREOF, WE HAVE HEREON TO SET OUR HANDS AND SEALS THIS 16<sup>th</sup> DAY OF December, 2004.

Larry A. Wersen  
 LARRY A. WERSEN  
Maxine D. Wersen  
 MARILYN L. WERSEN

## SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION OCT. 2004.

## OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS BEEN 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.

## LEGAL DESCRIPTION

THE SOUTH 1/2 ARCE OF THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LING WEST OF THE NORTH COAST TRANSPORTATION COMPANY RIGHT OF WAY, EXCEPT ROADS, AND EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY, BY DEED DATED FEBRUARY 8TH, 1970, AND RECORDED FEBRUARY 10TH, 1970 UNDER AUDITOR'S FILE NO. 735797 AND BY DEED DATED SEPTEMBER 18TH, 1973 UNDER AUDITOR'S FILE NO. 794129.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

## NOTES

NOTE 1  
 BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND THE MODERATE ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR 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 715.

NOTE 3  
 VERTICAL DATUM IS USCG&S 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 4  
 THE LEGAL DESCRIPTION PER AFN. 8607170022

## UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON; PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND AT&T CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE 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 TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

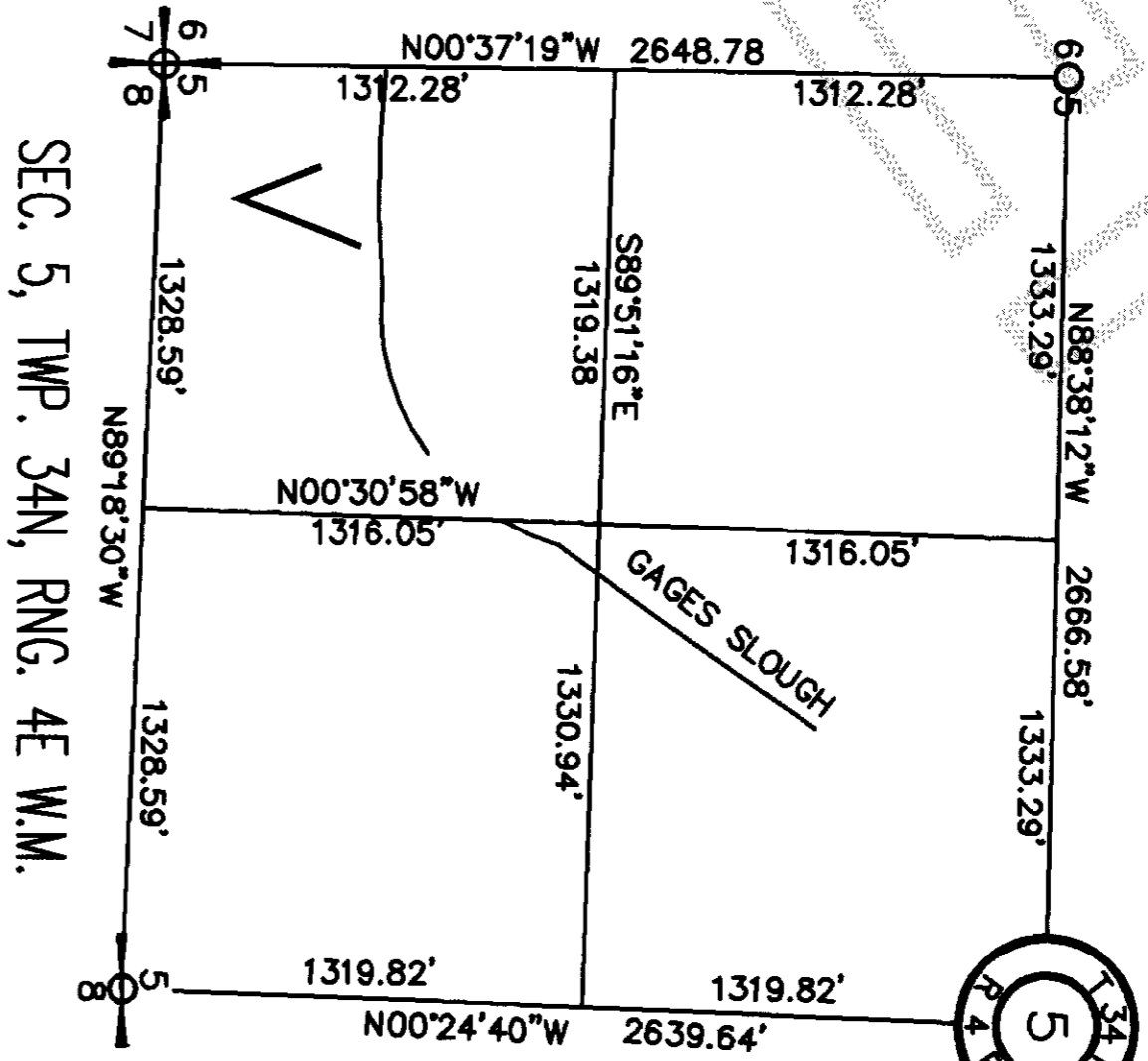
## DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED DEVELOPER(S) HEREBY CERTIFY THAT THE ATTACHED BINDING SITE PLAN IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Larry A. Wersen  
 LARRY A. WERSEN  
Maxine D. Wersen  
 MARILYN L. WERSEN

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Ann Brummett  
 COUNTY AUDITOR  
 SKAGIT COUNTY, WASHINGTON  
Deirdre Patten  
 DEPUTY

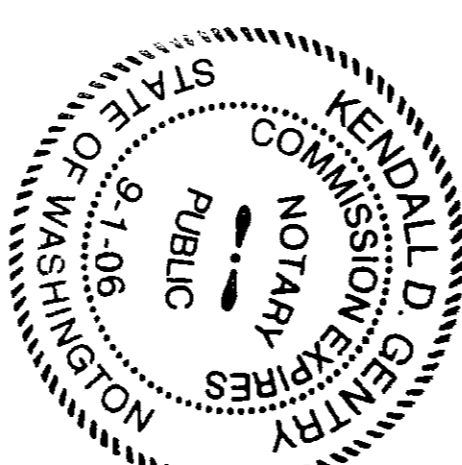


## ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF Skagit  
 ON THIS 16<sup>th</sup> DAY OF December, 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED LARRY A. WERSEN AND MARILYN L. WERSEN TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE



## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAS PERSONALLY APPEARED \_\_\_\_\_

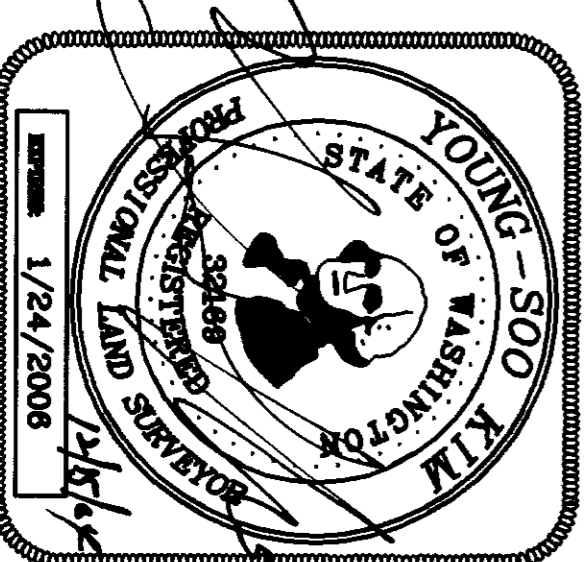
OF \_\_\_\_\_ CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS THE INDIVIDUAL AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 34, RANGE 4 E, W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE BURLINGTON BINDING SITE PLAN ORDANCE.

Young-Soo Kim  
 YOUNG-SOO KIM, S.S. #32189



# WERSEN BINDING SITE PLAN

## 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.

AUDITOR'S CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

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Skagit County Auditor

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DUPUY

FOUND 3" BRASS DISK IN CASE (OCT 2004)

AN EXISTING EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY FOR ELECTRIC UTILITIES PER AUDITOR'S FILE NO. 9310210079

THE WEST LINE OF THE FORMER NORTH COAST TRANSPORTATION COMPANY RIGHT OF WAY AS SHOWN ON THE BINDING SITE PLAN OF CASCADE PLACE / CASCADE MEADOWS, REC. UNDER AUDITOR'S FILE NO. 9601180033, AS BSP NO. 2-95

THE SOUTH LINE OF PARCEL 1, PARCEL 3, AND PARCEL 7, AS SHOWN ON THE BINDING SITE PLAN OF CASCADE PLACE / CASCADE MEADOWS, REC. UNDER AUDITOR'S FILE NO. 9601180033, AS BSP NO. 2-95, AND ACCEPTED AS THE NORTH LINE OF THE SOUTH 12 ACRES OF THE SW 1/4, SW 1/4, SEC. 5, T. 34N, R. 4E, W.M., LYING WEST OF THE FORMER NORTH COAST TRANSPORTATION COMPANY RIGHT OF WAY, PER DEED RECORDED UNDER AUDITOR'S FILE NO. 8607170022

1/4 CORNER POSITION BASED ON SURVEY RECORDED IN VOLUME 5, PAGE 115

THE EAST 20.0 FEET OF THE WEST 50.0 FEET OF THE SOUTH 12 ACRES OF THE SW 1/4, SW 1/4, SEC. 5, T. 34N, R. 4E, W.M. PER DEED REC. UNDER AF# 735797

PARCEL 2  
CASCADE PLACE  
BINDING SITE PLAN  
BSP 2-95

PARCEL 1

TRACT "A"  
102,609 SF  
2.36 ACRES

TRACT "B"  
50,889 SF  
1.17 ACRES

PARCEL 2  
192,205 SF  
4.41 ACRES  
199 Phase 2A

PARCEL 1  
158,625 SF  
3.64 ACRES

1480 S. Burlington Blvd

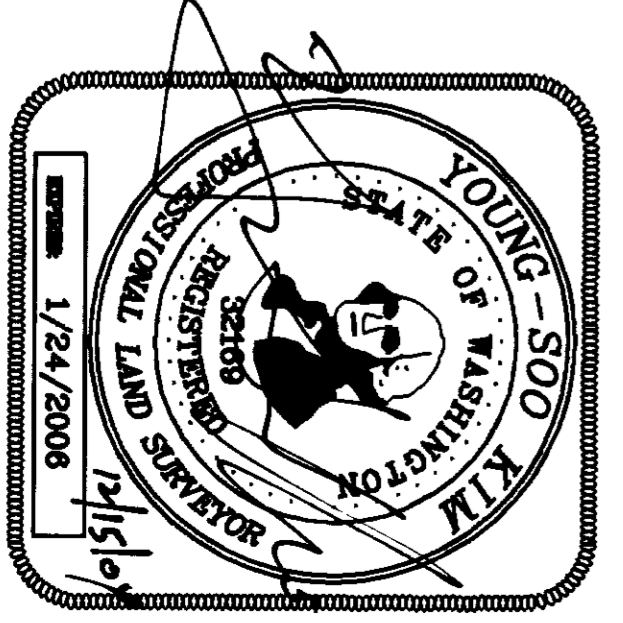
BURLINGTON BOULEVARD

PEASE ROAD



NOTE:  
ALL PARCEL & TRACT CORNERS ESTABLISHED WITH A 1/2" DIA. BY 30" LONG REBAR WITH CAP "SUMMIT 32169".

OWNER  
LARRY WERSEN  
199 PEASE ROAD  
BURLINGTON, WA 98233



SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM



WERSEN BINDING SITE PLAN  
SW 1/4 OF SW 1/4 OF SEC. 5, TWP. 34 N. RNG. 4 E., W.M.  
CITY OF BURLINGTON,  
SKAGIT COUNTY, WASHINGTON

JOB NO. 04213  
DRAWING NO. 04213  
DRAWN BY: mas  
CHECKED BY: ysk  
SHEET 2 OF 2