#### DEDICATION KNOW ALL MEN BY

KNOW ALL MEN BY THESE PRESENTS THAT B-D-M PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND WHIDBEY ISLAND BANK, A WASHINGTON STATE CORPORATION, OWNERS IN FEE SIMPLE OF CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, 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 SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

AND AFFIXED THIS 20 DAY OF 1714Y ..., 2005.

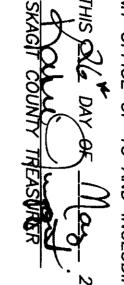
B-D-M PROPERTIES LLC.

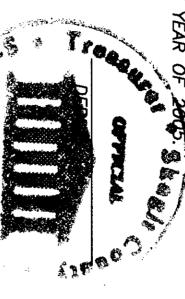
WHIDBEY ISLAND BANK BΕ

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO MY OFFICE UP TO AND INCLUDING THE YEAR OF 2005.

THIS SALE DAY OF 100-2005.

SKAGIT COUNTY TREASURGE.





### 7 2 ...

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
ASSESSMENTS ON ANY OF THE PROPERTY HEREIN COTHER PUBLIC USE ARE PAID IN FULL. ELINQUENT SPECIAL ASSESSMENTS HEREIN CONTAINED, DEDICATED A STREETS, 0R

#### CITY TREASURER THIS 21 DAY OF MAY 2005

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, SKAG PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NAT CORPORATION, AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR 1 PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION. TOGETHER WITH THE RIGHT UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTHAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN HT TO ENTER ERSTANDING TO ANY REAL REIN GRANTED. KAGIT COUNTY
NATURAL GAS
IS UNDER AND
IND RIGHTS OF
ITAIN AND

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF AND SANITARY
ARE HEREBY GRANTED AND CONVEYED IN FAVOR OF ALL LOT OWNERS, OVER UNDER AND A
LOTS SHOWN HEREON. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTE
SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY
PRESENT AND FUTURE OWNERS OF ALL LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL
REPRESENTATIVES AND ASSIGNS.

THE CITY OF BURLINGTON IS HEREBY GRANTED THE RIGHT TO PURPOSES AT ITS OWN DISCRETION. ENTER SAID EASEMENTS FOR EMERGENCY

#### APPROVALS

EXAMINED AND APPROVED THIS DAY OF

V ENGINEER Starrett

ATTEST PLANNING DIRECTOR ATTEST: CITY COMPTROLLER

I HEREBY CERTIFY THAT THE "B-D-M BINDING SITE PLAN" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AN THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON. THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN SET AS SHOWN. AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF

AND

BURENNGTON

10-02

SURVEYORS CERTIFICATE

# WS

**D** 

BINDIN

**PORTION** 

0R

9 THE Z X <del>--</del> QF SECTION  $\hat{\infty}$ T.34

### DESCRIPTION

PARCEL THE NOI LEGAL

NORTH 135.00 FEET

NORTH 167 FEET OF THE SOUTH 334 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, LYING EAST OF STATE HIGHWAY RIGHT OF WAY AND WEST OF THE OLD INTERURBAN RAILWAY RIGHT OF WAY.

PARCEL "B"
THE SOUTH 334 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, LYING EAST OF THE STATE HIGHWAY RIGHT
OF WAY AND WEST OF THE OLD INTERURBAN RAILWAY RIGHT OF WAY.
EXCEPT THE NORTH 135 FEET OF THE WEST 305.36 FEET.

NOTES

1. ZONING
2. SEWAGE

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL IS BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, UNDER POLICY NO. 80277) DATED *30*,

2004,

1. ZONING C1 GENERAL COMMERCIAL
2. SEWAGE DISPOSAL — CITY OF BURLINGTON
WATER — SKAGIT COUNTY PUD
POWER — PUGET SOLIND ENERGY
TELEPHONE — VERIZON
GAS — CASCADE MATURAL GAS
CABLE — AT&I CABLE
STORM — CITY OF BURLINGTON
3. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE,
PARKS AND ROADS, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
4. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS 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.
5. BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOR OF
CONSTRUCTION, CONTACT THE CITY OF BURLINGTON BUILDING DEPARTMENT FOR FINISHED FLOOR
ELEVATIONS.

#### SCHEDULE B-1. EXCEPTIONS

- 1. AFN 203675, EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, LOC. 2. AFN 8203100011, VARIANCE FOR A SCHOOL BUS SHELTER, IT APPARENTLY NOTHE PROPERTY.
  3. AFN 8806200041, PSP&L EASEMENT ACROSS THE SOUTH 22 FEET AS SHOWN F. AFN 200101190085, 12 FOOT EASEMENT TO THE CITY OF BURLINGTON ACROSS AS SHOWN HEREON. TELEPHONE AND TELEGRAPH COMPANY, LOCATION IS SCHOOL BUS SHELTER, IT APPARENTLY NO LONGER UNKNOWN. EXISTS ON
- HEREON. S THE WEST

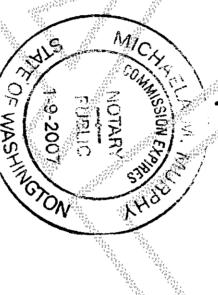
12

### **ACKNOWLEDGMENT**

STATE OF 9 SKagiti

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN MITZEL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAY OF MANY, OF B-D-M PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OF BETHE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 20 2005



MICHAELA M. MUYPHA (NOTARY NAME TO BE PRINTED) Michaela M. M.

## 1-9-2007 S 775 OF WASHING

MY APPOINTMENT EXPIRES 1- 9-207

FOUND 3'
BRASS DISK
MON. CASE
4-25-02, 1'

Ž

7 6 5

774.01

89.

01.

2657.01

2562.38

2566.06

2580.19

### ACKNOWLEDGMENT

STATE OF WASHINGTON )

COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTO
THE PERSON WHO APPEARED BEFORE ME, AND SAID
THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE)
AND ACKNOWLEDGED IT AS THE
CORPORATION, TO BE THE FREE AND VOLUNTARY AC
MENTIONED IN THE INSTRUMENT. SATISFACTORY E, AND SAID P T (HE/SHE) V ACT

DATED: 2005

APPOINTMENT

(NOTARY

### ITE WM.

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST
LLC. 9

SOUND

200505260174 Skagit County Auditor

ω

1:51PM

N. BUMMUL SKAGIT COUNTY AUDITOR

N 1° 23′ 26″ BURLINGTON BLVD 18.98 88 N 0° 09' 29" W 38, 05" LINE OLD R/W, S 87113 AND 2642. CENTER OF SECTION POSITION COMPUTED FROM ROS AFN 9607010033 N 1° 02' 50" W

SECTION 8, TWP. 34 N., RGE4 E., ··NW

FOUND 2" BRASS I IN MON CASE 4-25-02, 14/1

P

U

#### Sound Development 000

ENGINEERING, SURVEYING (1111 CLEVELAND AVE MOUNT VERNON WA. Tel: 360-404-2010 & LAND 9827; Fax: D DEVELOPMENT SUITE 202 S **SERVICES** 

MOUNT V Tel: 360-

SECTION Z CLEVELAND A PORTION OF THE SW 1/4 OF THE NW 1/4
ON 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON
OWNERS D-M E, SUITE PERTIES

D BOX 188, MT VERNON WA. 1/4 **%**M. 98273

DJA

