

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

AUDITOR'S CERTIFICATE



200506280192
Skaigt County Auditor

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

Norma Barnett
Skaigt County Auditor

Joseph E. Zwick
Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE PORT OF SKAGIT COUNTY, A WASHINGTON MUNICIPAL CORPORATION, OWNERS IN THE FEES SIMPLE, OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATTED DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, ALL ROADS AND WAYS EXCEPT PRIVATE AND CORPORATE ROADS, SHOW 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 AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HERON, 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 TO HAMPER ROAD DRAINAGE, ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REPORTING SHALL BE DONE BY AND AT THE EXPENSE OF THE OWNER.

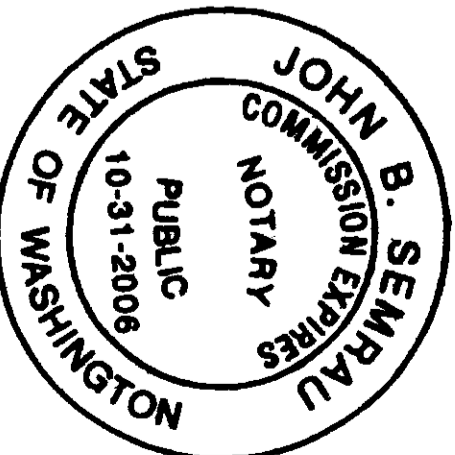
THE PORT OF SKAGIT COUNTY, A WASHINGTON MUNICIPAL CORPORATION
Jerold W. Heller
Jerold W. Heller, EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **JEROLD W. HELLER** SIGNED THIS INSTRUMENT ON 04TH DAY OF JUNE 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 6/22/05
SIGNATURE *John B. Semrau*



TITLE Attorney DATE 10/31/06

MY APPOINTMENT EXPIRES

DECLARATION REFERENCE

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOTS WITHIN THIS HOPPER ROAD BUSINESS PARK SECOND 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, AND AS AMENDED BY THE "SECOND AMENDMENT TO PROTECTIVE COVENANTS" RECORDED UNDER AUDITOR'S FILE NO. 200506210192, RECORDS OF SKAGIT COUNTY, WASHINGTON.

APPROVALS

EXAMINED AND APPROVED THIS 23 DAY OF JUNE, 2005.

CITY ENGINEER *Neil A. Stanoff*
PLANNING DIRECTOR *Margaret A. Clark*

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 FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 15th DAY OF JUNE, 2005.

Richard A. Patek
CITY TREASURER

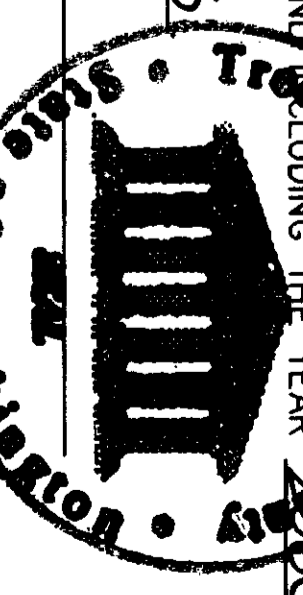
TREASURER'S CERTIFICATE

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

I, Patric Jungquist, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2006.

THIS 24th DAY OF June, 2005

Patric Jungquist
SKAGIT COUNTY TREASURER



SURVEY DESCRIPTION

PARCEL "A"
LOTS 6, 7, 8, 10, 14, 15, 17, 18, 19, 20, AND 22. "HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN", RECORDED JANUARY 30, 2003, UNDER AUDITOR'S FILE NUMBER 200301300162, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS AMENDED BY CITY OF BURLINGTON BOUNDARY LINE ADJUSTMENT, BURL BLA 7-03, RECORDED JANUARY 7, 2004, UNDER AUDITOR'S FILE NO. 200401070085.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"
THAT PORTION OF LOT 21, "HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN", RECORDED JANUARY 30, 2003, UNDER AUDITOR'S FILE NO. 200301300162, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21;
THENCE SOUTH 88°50'04" EAST 554.98 FEET ALONG THE SOUTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 07°50'01" WEST 141.39 FEET ALONG THE EASTERLY LINE OF SAID LOT 21 TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 88°50'04" WEST 282.85 FEET ALONG THE LINE OF SAID LOT 21 TO A CORNER THEREOF;
THENCE SOUTH 01°02'43" EAST 85.71 FEET;
THENCE NORTH 88°50'04" WEST 260.68 FEET PARALLEL WITH SAID SOUTH LINE OF LOT 21 TO THE WEST LINE OF SAID LOT 21 AT A POINT ON A CURVE;
THENCE SOUTH 88°50'04" WEST 260.68 FEET PARALLEL WITH SAID SOUTH LINE OF LOT 21 TO THE WEST LINE OF SAID LOT 21 A DISTANCE OF 55.49 FEET TO THE POINT OF BEGINNING.

PARCEL "C"
LOT 23, "HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN", RECORDED JANUARY 30, 2003, UNDER AUDITOR'S FILE NO. 200301300162, RECORDS OF SKAGIT COUNTY, WASHINGTON,
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23;
THENCE SOUTH 88°50'04" EAST 73.70 FEET ALONG THE SOUTH LINE OF SAID LOT 23;
THENCE NORTH 00°26'30" WEST 436.53 FEET;
THENCE SOUTH 88°50'04" EAST 77.50 FEET;
THENCE NORTH 41°18'33" EAST 14.30 FEET;
THENCE NORTH 07°31'59" EAST 49.65 FEET;
THENCE NORTH 35°53'09" EAST 54.41 FEET;
THENCE SOUTH 88°50'04" EAST 29.00 FEET TO THE EAST LINE OF SAID LOT 23;
THENCE NORTHERLY ALONG SAID EAST LINE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, THE CENTER OF WHICH IS NORTH 80°13'58" WEST FROM SAID INITIAL POINT, THROUGH A CENTRAL ANGLE OF 07°20'48", AN ARC DISTANCE OF 60.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 23;
THENCE NORTH 88°50'04" WEST 232.74 FEET ALONG THE NORTH LINE OF SAID LOT 23 TO THE NORTHEAST CORNER OF SAID LOT 23;
THENCE SOUTH 00°09'29" EAST 601.52 FEET TO THE POINT OF BEGINNING.

SITUATE IN CITY OF BURLINGTON COUNTY OF SKAGIT STATE OF WASHINGTON.
PARCEL "D"
VACATED GEORGE HOPPER PLACE OF THE "HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN", RECORDED JANUARY 30, 2003, UNDER AUDITOR'S FILE NO. 200301300162, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS VACATED UNDER CITY OF BURLINGTON ORDINANCE NO. 1562, DATED OCTOBER 14, 2004 AND EFFECTIVE OCTOBER 25, 2004.
SITUATE IN CITY OF BURLINGTON COUNTY OF SKAGIT STATE OF WASHINGTON.

SURVEYOR'S NOTE
THIS "HOPPER ROAD BUSINESS PARK SECOND BINDING SITE PLAN" IS FOR THE PURPOSE OF IDENTIFYING THE OWNERSHIP OF THE PORT OF SKAGIT COUNTY IN THE HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN, RECORDED JANUARY 30, 2003, UNDER AUDITOR'S FILE NO. 200301300162, RECORDS OF SKAGIT COUNTY, WASHINGTON, ON THE DATE OF THIS RECORDING. THE REVISIONS INCLUDE THE FOLLOWING:
1. BOUNDARY LINE ADJUSTMENT RECORDED JANUARY 7, 2004 UNDER AUDITOR'S FILE NO. 200401070085, RECORDS OF SKAGIT COUNTY, WASHINGTON, AFFECTING LOTS 5, 6, 9 AND 10.
2. BOUNDARY LINE ADJUSTMENT RECORDED JUNE 21, 2005 UNDER AUDITOR'S FILE NO. 200506210193, RECORDS OF SKAGIT COUNTY, WASHINGTON, AFFECTING LOT 23.
3. REVISION TO LOT 18.
4. VACATION OF GEORGE HOPPER PLACE.
5. DELETE LOT 19 AND A PORTION OF LOT 21.
6. REVERSE LOTS 20 AND 22.
7. DELETE SIGN EASEMENT ON LOT 17. SEE AUDITOR'S FILE NO. 200311210122.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE "HOPPER ROAD BUSINESS PARK SECOND 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 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.

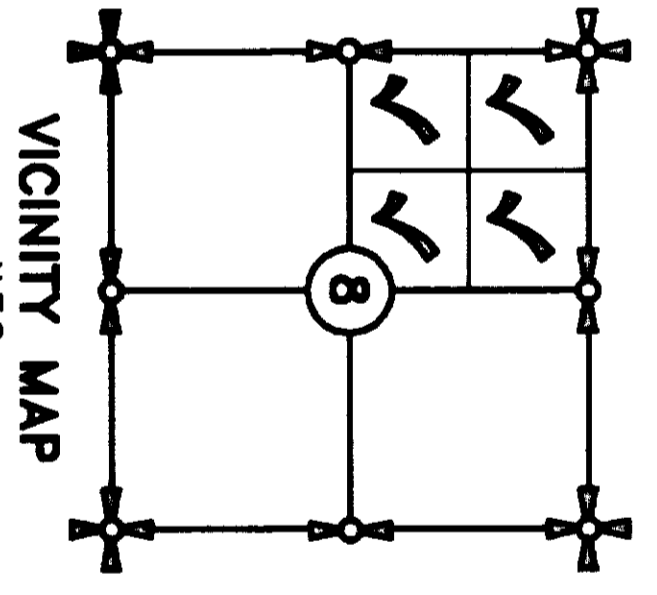
John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

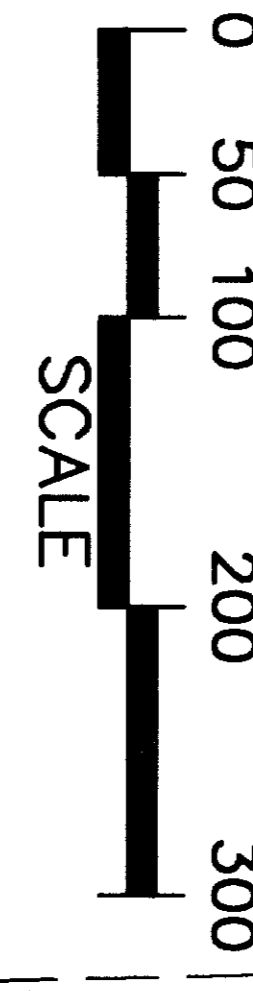
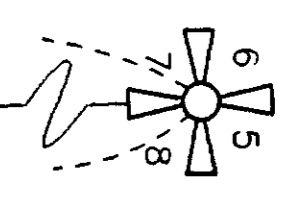
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SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
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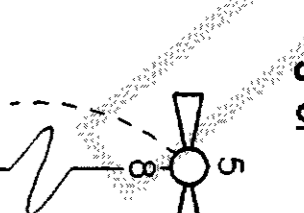
LOT AREA AND ADDRESS INFORMATION	LOT AREA AND ADDRESS INFORMATION
LOT 6 71,313 SQ. FT.	1.64 ACRES
LOT 7 79,071 SQ. FT.	1.81 ACRES
LOT 8 76,828 SQ. FT.	1.76 ACRES
LOT 10 90,702 SQ. FT.	2.08 ACRES
LOT 14 70,002 SQ. FT.	1.61 ACRES
LOT 15 82,815 SQ. FT.	1.90 ACRES
LOT 17 63,391 SQ. FT.	1.46 ACRES
LOT 18 104,134 SQ. FT.	2.39 ACRES
LOT 20 407,742 SQ. FT.	9.36 ACRES
LOT 22 126,679 SQ. FT.	2.91 ACRES
LOT 23 46,703 SQ. FT.	1.07 ACRES





WALNUT STREET

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



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BURLINGTON BOULEVARD

S 01°23'26" E 2562.45'

1281.22'

1281.23'

STORM WATER CONTROL FACILITY (SEE NOTE C ON SHEET 1)

BURLINGTON BOUNDARY LINE ADJUSTMENT AF NO. 200506210193

EASEMENT FOR ROAD AF #9411160131

WEST 1/4 CORNER SECTION 8-34-4

LEONARD LS 8992

R=20.00' Δ=05°01'27" L=1.75'

LS 17851' S 88°50'04" E

N 01°09'56" E 135.05'

S 88°50'04" E 100.00'

R=600.00' Δ=17°24'18" L=51.89'

S 88°50'04" E 466.07'

S 73°45'57" W 466.07'

S 10°13'02" E 151.61'

LEONARD LS 8992

R=500.00' Δ=40°31'51" L=353.70'

S 88°44'05" E 916.64'

N 88°14'05" W 315.05'

S 82°08'59" W 82.00'

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