SURVEY **DESCRIPTION**

NORTI

SE

PARCEL "A"

LOTS 6, 7, 8, 10, 14, 15, 17, 18, 19, 20, AND 22, "HOPPER ROAD BUSINESS PARK REVISED BINDING SIT LOTS 6, 7, 8, 10, 14, 15, 17, 18, 19, 20, AND 22, "HOPPER ROAD BUSINESS PARK REVISED BINDING SIT LOTS 6, 7, 8, 10, 14, 15, 17, 18, 19, 20, AND LOTS FILE NUMBER 200301300162, RECORDS OF PLAN", RECORDED JANUARY 30, 2003, UNDER AUDITOR'S FILE NO. 200401070085.

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 THAT PORTION OF LOT 21, "I JANUARY 30, 2003, UNDER / WASHINGTON, DESCRIBED AS "HOPPER ROAD BUSINESS PARK REVISED BINDING AUDITOR'S FILE NO. 200301300162, RECORDS OF S FOLLOWS: SITE PLAN", RECORDED SKAGIT COUNTY,

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 SOUTHEAS 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 262.85 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 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, AND ALONG SAID WEST LINE OF LOT 21 A DISTANCE OF 55.49 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

C.

PARCEL "C"

LOT 23, "HOPPER ROAD BUSINESS PARK REVISED BINDING

UNDER AUDITOR'S FILE NO. 200301300162, RECORDS OF S SKAGIT COUNTY, WASHING WASHINGTON, **JANUARY** 30, 2003

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 NORTH 41'18'33" EAST 77.50 FEET;
THENCE NORTH 07'31'59" EAST 49.65 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 470.00 FEET, THE CENTER OF WHICH IS NORTH 80'13'58" WEST FROM SAID INITIAL POINT, TH CENTRAL ANGLE OF 07'20'48", AN ARC DISTANCE OF 60.26 FEET TO THE NORTHEAST CORNE LOT 23:

470.00 FEET, THE CENTER OF WHICH IS NORTH 80'13'58" WEST FROM SAID INITIAL PUINT, CENTRAL ANGLE OF 07'20'48", AN ARC DISTANCE OF 60.26 FEET TO THE NORTHEAST CORPLOT 23;
THENCE NORTH 88'50'04" WEST 232.74 FEET ALONG THE NORTH LINE OF SAID LOT 23 TO NORTHWEST CORNER OF SAID LOT 23;
THENCE SOUTH 00'09'29" EAST 601.52 FEET TO THE POINT OF BEGINNING. NORTHEAST CORNER THROUGH RNER OF S RADIUS

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 RECORDED JANUARY 30, 2003, UNDER AUDITOR'S FILE NO. 200301300162, RECORDS OF SKAGIT WASHINGTON, AS VACATED UNDER CITY OF BURLINGTON ORDINANCE NO. 1562, DATED OCTOBER AND EFFECTIVE OCTOBER 25, 2004, 0 AGIT COUNTY,
BER 14, 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 DEPICTING 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 LOTS 5, 6, 9 AND 10.

3. RECORDS OF SKAGIT COUNTY, WASHINGTON, AFFECTING LOT 23.

4. VACATION OF GEORGE HOPPER PLACE.

5. DELETE LOT 19 AND A PORTION OF LOT 21.

6. REVISE LOTS 20 AND 22.

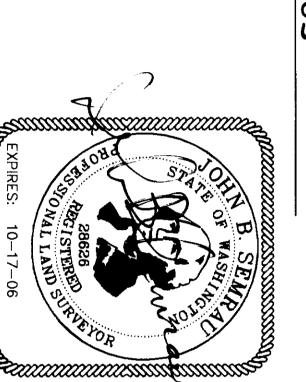
7. DELETE SIGN EASEMENT ON LOT 17, SEE AUDITOR'S FILE NO. 200311210122.

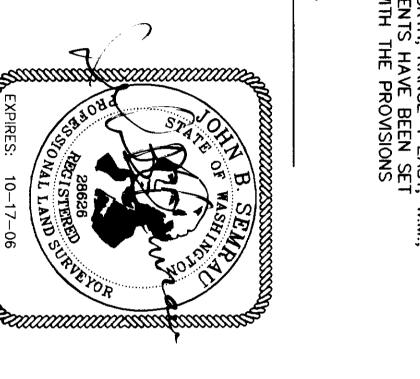
SURVEYOR'S CERTIFICATE

UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, 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. BASED

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

SEMRAU ENGINEERING & SURVE CIVIL ENGINEERING • LAND SURVEYING 2118 RIVERSIDE DRIVE — SUITE MOUNT VERNON, WA 98273 2005 SURVEYING, PLLC





ER INGTON, ZE

NOTES

- AT CORNER AND WITH YELLOW
- RETE MONUMENT SET WITH YELLOW CAP INSCRIBED SEMRAU 9622
- EXISTING PIPE OR REBAR FOUND.

 TACK IN LEAD SET.

 TACK IN LEAD SET.

 ND EXCEPTION INFORMATION IS FROM STEWART TITLE GOVERND JUNE 7, 2005.

 AL MERIDIAN, SUBDIVISION AND SURVEY INFORMATION SEJME 18 OF SURVEYS, PAGES 114—116 RECORDS OF SKAJME 18 OF SURVEYS, PAGES PARK REVISED BINDING SITE AUDITOR'S FILE NO. 200301300162.

 SSUMED N SEE RECORD OF SURN SKAGIT COUNTY, WASHII SITE PLAN", RECORDED

KNOW CORPORTION

DED

CATION

- INSTRUMENTATION LEIC SURVEY PROCEDURE: 9 IXISTING SURVEY MONUMENTS FOUND ALONG OF PEASE ROAD PER PREVIOUS SURVEY BEARING =SOUTH 89'01'59" EAST. CA TCA 1105 THEODOLITE DISTANCE METER. STANDARD FIELD TRAVERSE. ALL DISTANCES NAOHS ARE
- REVISED BINDING SITE PLAN IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, COVENANTS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING TO THOSE DOCUMENTS MENTIONED IN TITLE REPORT REFERENCED IN NOTE 2 ABOVE RDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9612040092, 9705120070, 005100049, 200005100050, 9906170089, 200301300163, 200301300162, 200407060241, 200407060242, 200311210122, 200404130100, 200404130101, ND 200506210193.

 THIN THIS SUBDIVISION WILL BECOME SUBJECT TO IMPACT FEES PAYABLE UPON BUILDING PERMIT.

 JLD BE AWARE THIS BINDING SITE PLAN IS LOCATED IN THE FLOODPLAIN OF THE JLD BE AWARE THIS BINDING SITE PLAN IS LOCATED IN THE FLOODPLAIN OF CONSTRUCTION.

N EASEMENT IS HEREBY
SKAGIT COUNTY, PUGET
WASHINGTON, INC. AND
RONT BOUNDARY LINES OF
HOWN ON THE FACE OF
ND REMOVE UTILITY SYST
JRPOSE OF PROVIDING UTILITY OWN
NDERSTANDING THAT ANY
NDERSTANDING THAT ANY
ANY REAL PROPERTY OWN ENT IS HEREBY GRANTED TO THE CITY OF BUCOUNTY, PUGET SOUND ENERGY, GT.E. CASCALGTON, INC. AND THEIR RESPECTIVE SUCCESSIONDARY LINES OF ALL LOTS AND TRACTS AS THE FACE OF THE PLAT, IN WHICH TO INSTACE UTILITY SYSTEMS, LINES, FIXTURES, AND AS OF PROVIDING UTILITY SERVICES TO THE SUBLITO ENTER UPON THE LOTS AND TRACTS AT UDING THAT ANY GRANTEE SHALL BE RESPONDED TO THE SUBDIVISION BY TH TY OF BURLINGTON, PUBLIC UTE, CASCADE NATURAL GAS CORP SUCCESSORS AND ASSIGNS UNACTS AS SHOWN HEREON AND THE EXTERIOR
ASEMENTS
E, MAINTAIN

STORM WATER QUALITY AND DETENTION

- STORM WATER FROM LOTS 18 AND 20 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.

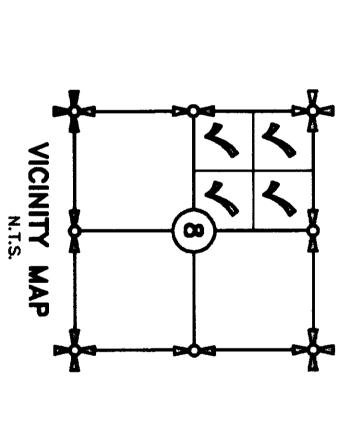
 STORM WATER DETENTION IS PROVIDED FOR ALL LOTS.

 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.

ANDSCAPE MAINTENANCE

"COMMON MAINTENANCE AREAS"
HE "RESCISSION OF PROTECTIVE
RICTIONS FOR HOPPER ROAD BU

						_					
LOT 6 LOT 8 LOT 10 LOT 14 LOT 15 LOT 17											
AREA A 71,313 79,071 76,628 90,702 70,002 82,815 63,391	79,07	76,62		90,70	70,00	82,81	63,39	104,13	407,7	126,6	46,70
FA AND A 71,313 SQ. FT. 79,071 SQ. FT. 76,628 SQ. FT. 90,702 SQ. FT. 70,002 SQ. FT. 82,815 SQ. FT. 63,391 SQ. FT.	SQ.	SQ.		2 SQ. FT	2 SQ. FT	5 SQ. FT.	1 SQ. FT	34 SQ. F	42 SQ. F	79 SQ. F	3 SQ. FT
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NFORMATION 1740 WALNUT STREET 1700 WALNUT STREET 1660 WALNUT STREET 330 E. McCORQUEDALE ROAD 450 E. McCORQUEDALE ROAD 429 E. McCORQUEDALE ROAD 487 E. McCORQUEDALE ROAD 1641 PORT DRIVE	WALNUT STREET	WALNUT STREET	E. McCORQUEDALE ROAD	E. McCORQUEDALE ROAD	E. McCORQUEDALE ROAD	E. McCORQUEDALE ROAD	PORT DRIVE	E. GEORGE HOPPER ROAD	PORT DRIVE	PORT DRIVE	WALNUT STREET



ITOR'S CERTIFICATE

6/28/2005 Page ယ 3:54PM

REQUEST OF SEMRAU ENGINEERING & SURVEYING

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W ALL MEN BY THESE PRESENTS THAT THE POR RPORATION, OWNERS IN THE FEE SIMPLE, OR CON LIEN HOLDER, OF THE LAND HEREBY PLATTED DO THE USE OF PUBLIC FOREVER, ALL ROADS AND DWN HEREON AND THE USE THEREOF FOR ALL PUBLY PUBLIC HIGHWAY PURPOSES. TOGFTHER WITH THE PUBLIC HIGHWAY PURPOSES. PUBLIC HIGHWAY PURPOSES,
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DS AND WAYS HEREON, NO I
KED FROM THEIR NATURAL C ALL PUBLIC PURPOSI
WITH THE RIGHT T CONTRACT PURCHASER AND/OR MORTGAGE HOLDER RED DO HEREBY DECLARE THIS PLAT AND DEDICATES AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOFITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR A NATURAL COURSE IN THE ORIGINAL REASONABLE REON. FOLLOWING ORIGINAL REASONABLE GRADING OF ERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, ING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR XPENSE OF THE OWNER.

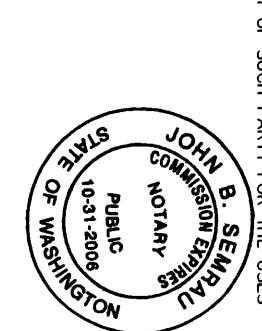
A WASHINGTON MUNICIPAL CORPORATION

NOWLEDGMENT

TY OF SKAGIT

TIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE UMENT, ON OATH STATED THAT HE WAS AUTHORIZED OWLEDGED IT AS THE EXECUTIVE DIRECTOR OF THE PC SPAL CORPORATION, TO BE THE FREE AND VOLUNTARY PURPOSES MENTIONED IN THE INSTRUMENT. Y EVIDENCE THAT JERON OT THE PORT OF SKAN OF THE PORT OF SKAN THE INSTRUMENT AND AGT COUNTY, A WASHINGTON SUCH PARTY FOR THE USES

DATED MY AF TITLE SIGNATURE _ POINTMENT EXPIRES JOT BEI 805 10/31/06



DECLARATION REFERENCE

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOT HOPPER ROAD BUSINESS PARK SECOND REVISED BINDING SITE PLAN, TO WHICH REFERS, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, C 30, 2003 UNDER AUDITOR'S FILE NO. 200301300163 RECORDS OF SKAGIT COUNTY AND AS AMENDED BY THE "SECOND AMENDMENT TO PROTECTIVE COVENANTS" R AUDITOR'S FILE NO. 200506210192, RECORDS OF SKAGIT COUNTY, WASHINGTON. OTS WITHIN THIS
CH THIS SURVEY
CON JANUARY
CONTY, WASHINGTON,
RECORDED UNDER

APPROVALS

EXAMI ENGINEER JNED AND APPROVED Ø Tameth HIS Lock 23 DAY

TREASURER'S CERTIFICATE

PLANNING COIRECTOR

CONTAINED ASSESSMENTS
DEDICATED AS TS AND ALL SPECIAL AS STREETS, ALLEYS, OR FOR

TREASURER Q

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 2005.

Solt HAS BEEN PAID TO JNTY TR 1 TREASURER 유 TREASURER OF COVER ANTICIPATED TAXES June SKAGIT COUN 20 B

SHEET _

W HOPPER ROAD BUSINES FARK 2ND 2ND REV.

DRAWING FILE: 4498BSP.DWG 6/21/05

