

YOUTH DYNAMICS BINDING SITE PLAN SECTION 6, T. 34 N., R. 04 E., W.M. BURLINGTON, WASHINGTON SHEET 1 OF 3

SURVEY DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;
 THENCE NORTH 89°07'54" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 40.00 FEET TO
 THE PRESENT WEST LINE OF SOUTH BURLINGTON BOULEVARD AS CONVEYED TO THE CITY OF
 BURLINGTON BY DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 8707280007 AND
 8707280008;
 THENCE CONTINUING NORTH 89°07'54" WEST ALONG SAID SOUTH LINE A DISTANCE OF 667.43 FEET
 TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 00°23'13" EAST A DISTANCE OF 161.80 FEET;
 THENCE NORTH 89°42'18" WEST A DISTANCE OF 209.00 FEET;
 THENCE SOUTH 00°24'50" WEST A DISTANCE OF 44.78 FEET TO THE POINT OF CURVATURE OF A
 TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 94.93 FEET;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE WHICH IS TO THE RIGHT, THROUGH A
 CENTRAL ANGLE OF 63°04'24" A DISTANCE OF 104.50 FEET;
 THENCE SOUTH 64°39'13" WEST A DISTANCE OF 57.39 FEET TO A NON-TANGENT CURVE CONCAVE
 TO THE SOUTHWEST HAVING A RADIUS OF 70.07 FEET THE CENTERPOINT OF WHICH BEARS SOUTH
 32°28'54" EAST;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE WHICH IS TO THE LEFT THROUGH A
 CENTRAL ANGLE OF 04°33'33" A DISTANCE OF 5.58 FEET TO THE END OF SAID CURVE; SAID
 CENTERPOINT OF WHICH BEARS SOUTH 37°02'27" EAST;
 THENCE SOUTH 00°17'42" WEST A DISTANCE OF 2.31 FEET TO SAID SOUTH LINE OF GOVERNMENT
 LOT 1;
 THENCE SOUTH 89°07'54" EAST ALONG SAID SOUTH LINE A DISTANCE OF 318.93 FEET TO THE POINT
 OF BEGINNING;

ALSO KNOWN AS LOT B OF BOUNDARY LINE SURVEY RECORDED JANUARY 7, 2000, UNDER
 AUDITOR'S FILE NO. 200001070083, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF
 SKAGIT COUNTY, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND COMCAST
 CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND
 UPON THE EXTERIOR FRONT BOUNDARY AND LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND
 OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY,
 CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND
 APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES 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 FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER
 IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

ADDRESSES

LOT 1 - 850 HAGGEN DR.
 BURLINGTON, WA 98233
 LOT 2 - 878 HAGGEN DR.
 BURLINGTON, WA 98233

APPROVALS

EXAMINED AND APPROVED THIS 18 DAY OF OCT, 2005.
Mark A. Bennett
 DIRECTOR OF PUBLIC WORKS
 APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON, THIS 18th DAY OF
October, 2005.
 ATTEST: CITY COMPTROLLER Mark Bennett
 ATTEST: PLANNING DIRECTOR Magaret Hale

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 18th DAY OF October, 2005.
Magaret Hale
 CITY TREASURER

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 SEMRAU ENGINEERING & SURVEYING, PLLC
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING
 2118 RIVERSIDE DRIVE - SUITE 208
 MOUNT VERNON, WA 98273
 360-424-9566

NOTES

- INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED SEMRAU 28626
 ○ INDICATES EXISTING PIPE OR REBAR FOUND.
- DESCRIPTION AND EXCEPTION INFORMATION IS FROM STEWART TITLE GUARANTY COMPANY SUBDIVISION
 GUARANTEE, POLICY NO. 61978-43761, DATED MAY 17, 2005, ORDER NO. 116586-S.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTS FOUND IN THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6-34-4
 BEARING = N. 00°17'42" E.
- INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE. ALL DISTANCES SHOWN ARE IN FEET.
- THIS 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 861734, 200001210081, 200001210082, 200001210084,
 200202530007, 200206170117, 200001070083, 200007280054, 200001210083, 8707280007 AND
 8707280008.
- 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.
- THIS SURVEY WAS REQUESTED BY PAUL EVANS, YOUTH DYNAMICS.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF
 OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY
 SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD,
 NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT
 TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS,
 BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER
 LAND-USE REGULATIONS AND ANY OTHER FACTS.

PUD UTILITY EASEMENT

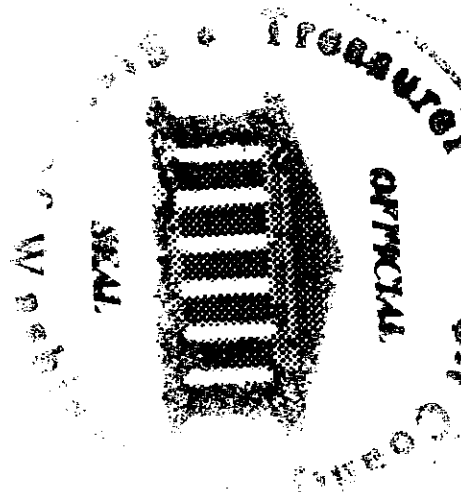
EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL
 CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE
 DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER,
 SEWER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT,
 OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND
 LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY
 APPURTENANCES FOR THE TRANSPORTATION OF WATER, SEWER, AND COMMUNICATION LINES OR OTHER SIMILAR
 PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH
 THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANITOR, ALSO,
 THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF
 THE GRANITOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S)
 OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANITOR AGREES THAT TITLE
 TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT
 TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANITOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT
 TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE
 GENERAL MANAGER OF THE DISTRICT. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON
 GRANITOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY
 IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER THE MAINTAINED UPON THE EASEMENT OR IN ANY
 WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

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

THIS 18th DAY OF October, 2005.
Paul Bennett
 SKAGIT COUNTY TREASURER DEPUTY



AUDITOR'S CERTIFICATE

10/24/2005 Page 1 of 3 3:11:24AM
 AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
N. Bennett by Quam Eggen
 SKAGIT COUNTY AUDITOR DEPUTY

DEDICATION

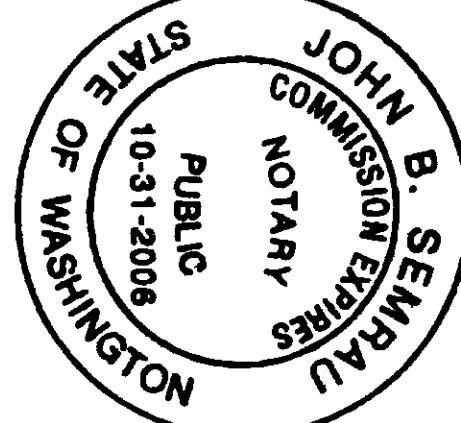
KNOW ALL MEN BY THESE PRESENTS THAT SHEPHERD'S STAFF, A WASHINGTON NON-PROFIT CORPORATION,
 OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER OF
 THE LAND HEREBY PLATTED DO HEREBY DECLARE THIS PLAT AND DEDICATES TO THE USE OF PUBLIC
 FOREVER, ALL ROADS AND WAYS, EXCEPT 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 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 REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF
 THE OWNER.

SHEPHERD'S STAFF, A WASHINGTON NON-PROFIT CORPORATION
Mark Foran President

ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK EVANS
 SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED
 TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT

DATED 10-18-05
 SIGNATURE Mark Evans
 TITLE President
 MY APPOINTMENT EXPIRES 10-31-06

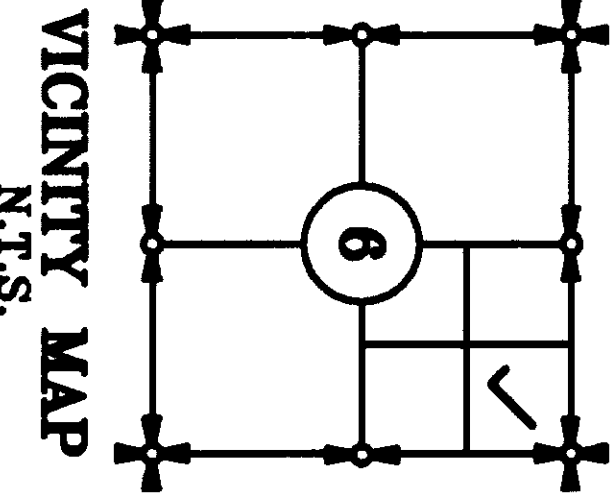
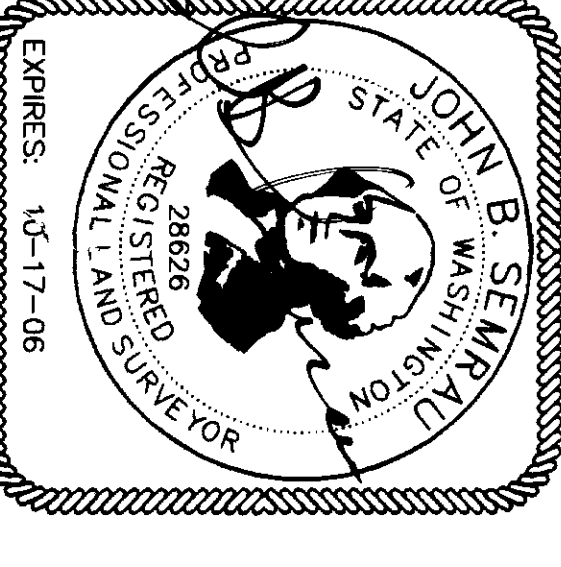


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "YOUTH DYNAMICS BINDING SITE PLAN" IS BASED UPON AN ACTUAL
 SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., THAT THE
 CORNERS AND DISTANCES ARE SHOWN CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND LOT
 STATUSES AND PLATTING REGULATIONS.

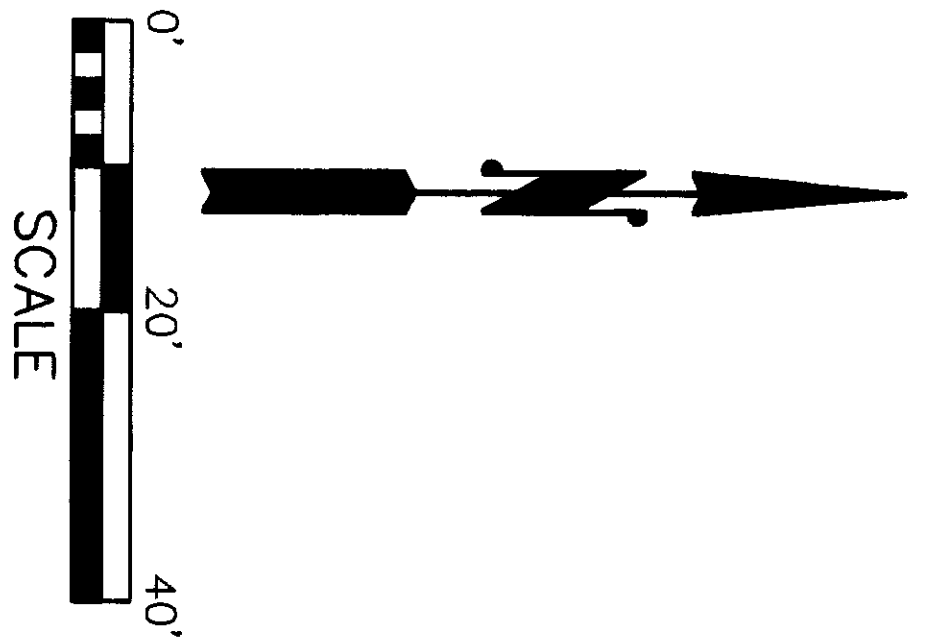
John B. Semrau
 JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
 SEMRAU ENGINEERING & SURVEYING, PLLC.
 2118 RIVERSIDE DRIVE, SUITE 208
 MOUNT VERNON, WA 98273
 PHONE (360) 424-9566

DATE: 10-18-05



YOUTH DYNAMICS BINDING SITE PLAN

SECTION 6, T. 34 N., R. 04 E., W.M.
BURLINGTON, WASHINGTON
SHEET 2 OF 3



NOTE: EASEMENT FOR INSTALLATION, MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF A SIDEWALK AND LIGHT FIXTURE, ALONG THE WEST LINE OF LOT B, BLA 1-2000, AF NO. 200205230007

NOTE: RECIPROCAL EASEMENT AGREEMENT, AF NO. 200001210084, INCLUDES A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND NON-EXCLUSIVE UTILITY EASEMENTS AND OTHER CONDITIONS.

LOT A
BLA NO. 6-00
AF NO. 200007280054

2
20,776 SQ. FT.
0.48 ACRES

LOT B
BLA NO. 1-2000
AF NO. 200001010083

1
16,754 SQ. FT.
0.38 ACRES

SANITARY SEWER EASEMENT TO BRIAR DEVELOPMENT COMPANY
AF NO. 200001210082

20' EASEMENT FOR INSTALLATION MAINTENANCE OPERATION, REPAIR AND REPLACEMENT OF SANITARY SEWER, NATURAL GAS, TELEPHONE AND CABLE TELEVISION FACILITIES, AF NO. 200206170117.

FOUND 1" BRASS CAP IN CASE AT SECTION CORNER MAY 2005

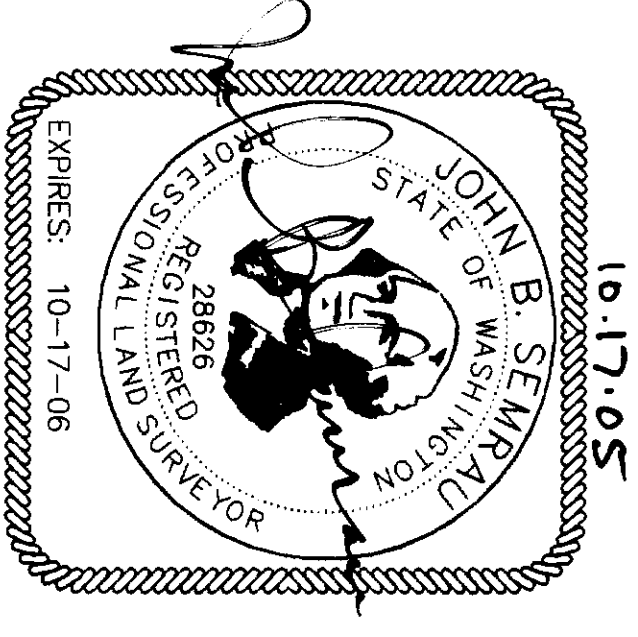
LOT B,
BLA 6-00
AF NO. 200007280054

SOUTH BURLINGTON BOULEVARD

NORTHSOUND COMMERCIAL PARK

LILA LANE

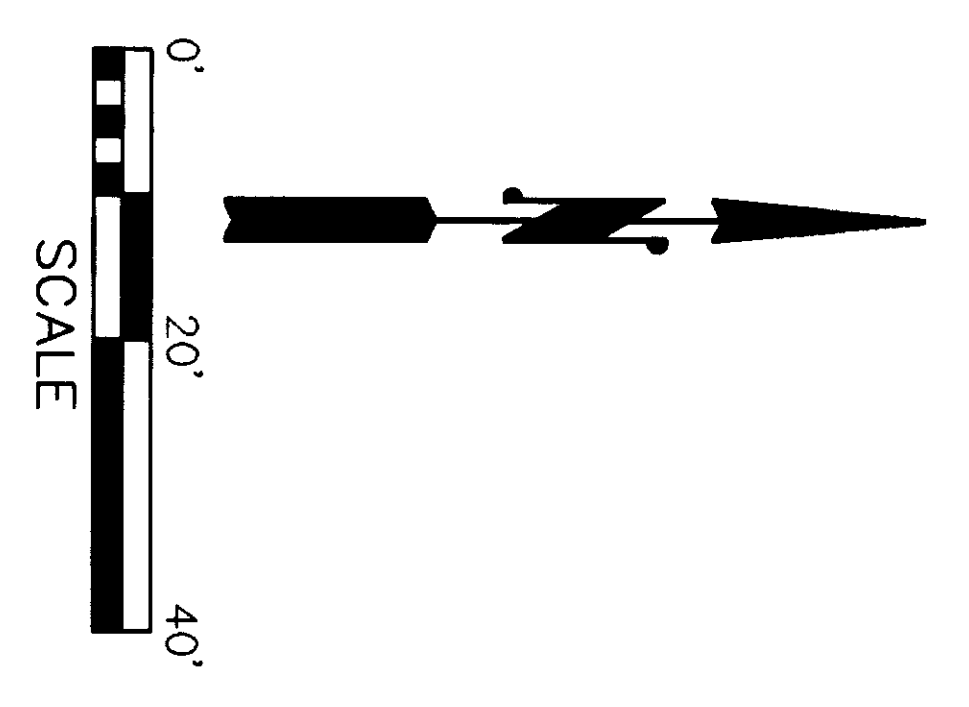
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Skagit County Auditor
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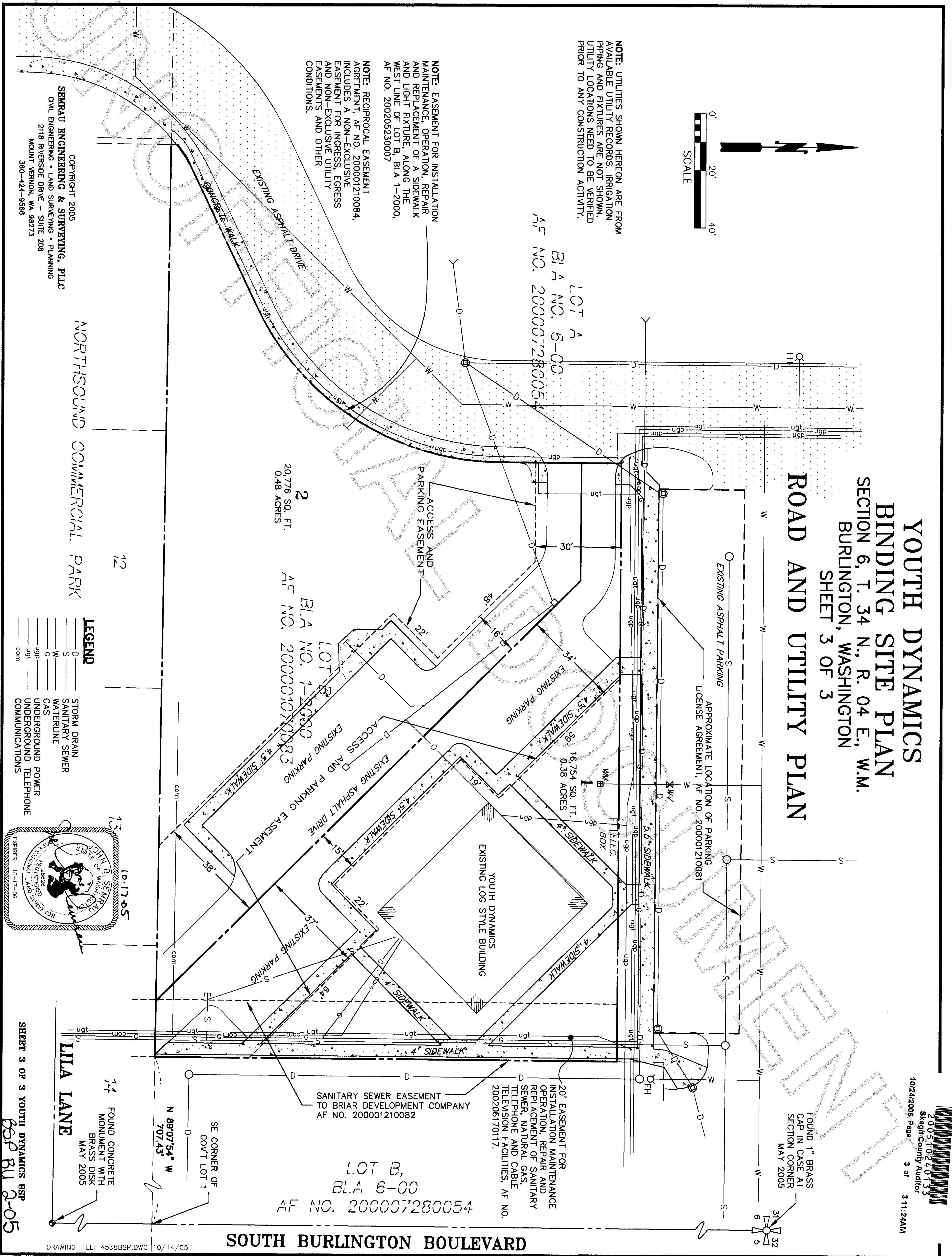
YOUTH DYNAMICS BINDING SITE PLAN SECTION 6, T. 34 N., R. 04 E., W.M. BURLINGTON, WASHINGTON ROAD AND UTILITY PLAN SHEET 3 OF 3



NOTE: UTILITIES SHOWN HEREON ARE FROM AVAILABLE UTILITY RECORDS. IRRIGATION PIPING AND FIXTURES ARE NOT SHOWN. UTILITY LOCATIONS NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.

NOTE: EASEMENT FOR INSTALLATION MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF A SIDEWALK AND LIGHT FIXTURE, ALONG THE WEST LINE OF LOT B, BLA 1-2000, AF NO. 200205230007

NOTE: RECIPROCAL EASEMENT AGREEMENT, AF NO. 200001210084, INCLUDES A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND NON-EXCLUSIVE UTILITY EASEMENTS AND OTHER CONDITIONS.



FOUND 1" BRASS CAP IN CASE AT SECTION CORNER MAY 2005

20' EASEMENT FOR INSTALLATION MAINTENANCE OPERATION, REPAIR AND REPLACEMENT OF SANITARY SEWER, NATURAL GAS, TELEPHONE AND CABLE TELEVISION FACILITIES, AF NO. 200206170117.

SANITARY SEWER EASEMENT TO BRIAR DEVELOPMENT COMPANY AF NO. 200001210082

LOT B,
BLA 6-00
AF NO. 200007280054

SE CORNER OF GOV'T LOT 1
N 89°07'54" W
707.43'

1-4 FOUND CONCRETE MONUMENT WITH BRASS DISK MAY 2005

LILA LANE

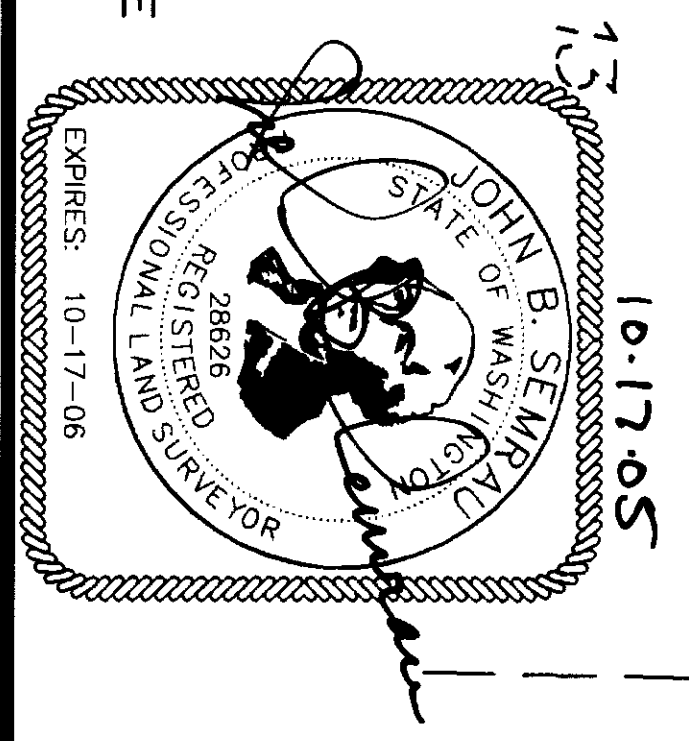
SOUTH BURLINGTON BOULEVARD

NORTHSOUND COMMERCIAL PARK

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LEGEND

D	STORM DRAIN
S	SANITARY SEWER
W	WATERLINE
G	GAS
ugp	UNDERGROUND POWER
ugt	UNDERGROUND TELEPHONE
com	COMMUNICATIONS



SHEET 3 OF 3 YOUTH DYNAMICS BSP
BSP BU 2-05