

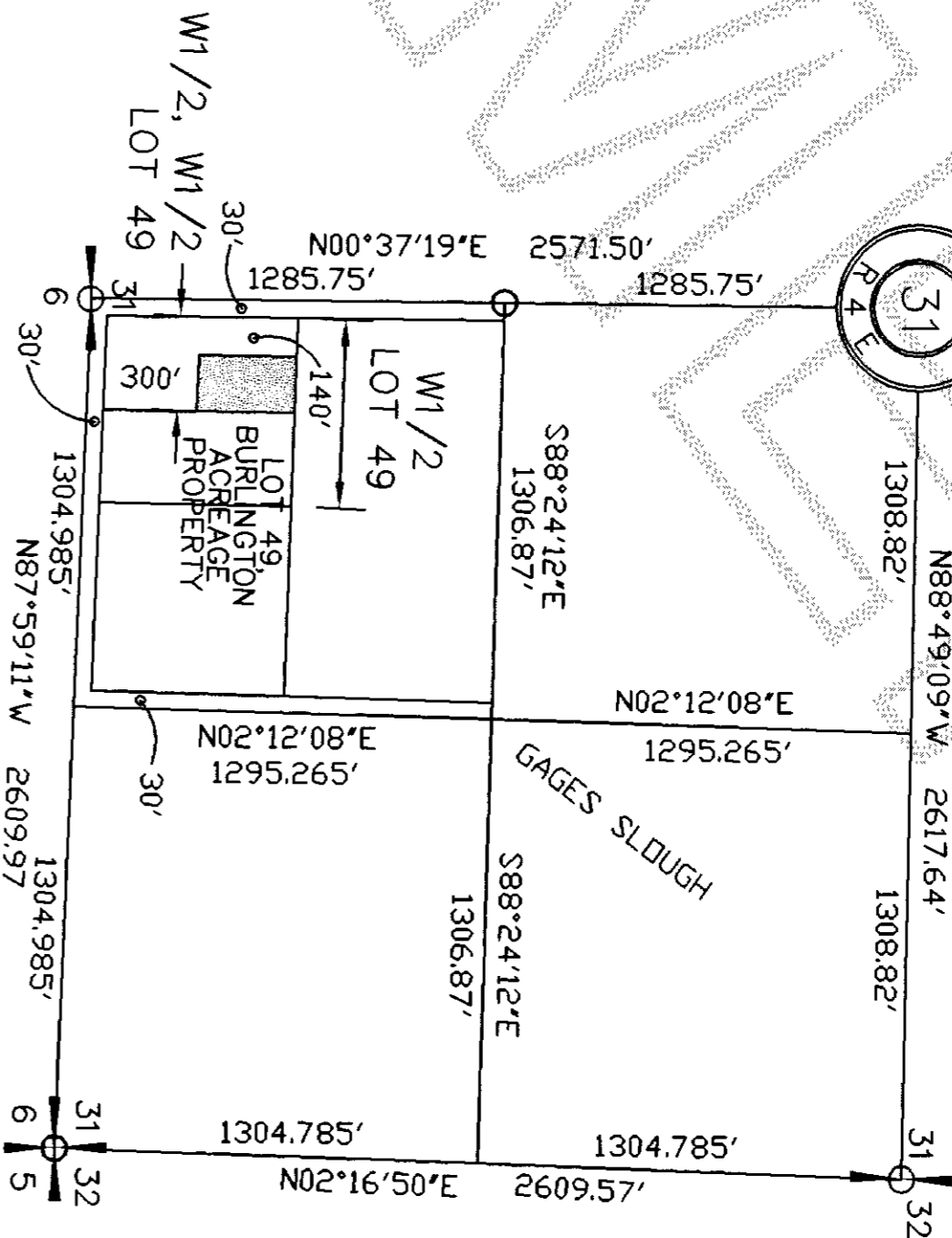
PLAT OF HARVEST EDGE  
SEC 31, TWP 35N, RGE 4E, W.M.  
BURLINGTON, SKAGIT COUNTY, WASHINGTON

3/17/2006 Page 1 of 2 2:11:41AM



COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

DUPITY



SEC. 31, TWP. 35N, RNG. 4E W.M.

ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF Skagit

I, ST Blair, 2006, BEFORE

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAS PERSONALLY APPEARED DIANE D. YOUNGER OF HARVEST EDGE LLC, A WASHINGTON 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 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.

Diane Younger  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
RESIDING AT 1111 1st Avenue



ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THE 1ST DAY OF March, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAS PERSONALLY APPEARED

Harvest Edge LLC 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 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.

John Brown  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
RESIDING AT 1111 1st Avenue

SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT OF HARVEST EDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 31, TOWNSHIP 35, RANGE 4 E., W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF BURLINGTON.

Young-Soo Kim  
YOUNG-SOO KIM, P.L.S. #32169

LEGAL DESCRIPTION

(SOURCE: STATUTORY WARRANTY DEED, AF#200308080156)

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

THE WEST HALF OF THE WEST HALF OF TRACT #49 OF THE PLAT OF THE "BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, EXCEPT THE SOUTH 300 FEET THEREOF, AND EXCEPT THE WEST 140 FEET THEREOF.

NOTES

NOTE 1:  
BUYER SHOULD BE AWARE THAT THIS PLAT IS LOCATED WITHIN THE FLOODPLAIN ZONE "B" OF THE SKAGIT RIVER, INDICATING AN AREA BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD. OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

NOTE 2:  
FOR ADDITIONAL SUPPORTING SURVEY INFORMATION SEE R.O.S. RECORDED UNDER AUDITOR'S FILE NUMBER 200207090071, RECORDS OF SKAGIT COUNTY WASHINGTON.

NOTE 3:  
VERTICAL DATUM IS NGVD-29, BENCHMARK "M.C. 319", A "PK" NAIL AND SHINER, LOCATED 265 FEET NORTH OF THE INTERSECTION OF PETERSON ROAD AND WOOLLEN ROAD, PER PLAT OF FARMINGTON SQUARE CONDOMINIUM, AUDITOR'S FILE NUMBER 200401280084, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTE 4:  
THE LEGAL DESCRIPTION PER AUDITOR'S FILE NUMBER 200308080156.

5. LOT OWNERSHIPS SHALL HAVE AN UNDIVIDED INTEREST IN TRACTS IN ACCORDANCE WITH THE DECLARATION AND DEDICATION DESCRIBED ABOVE. TRACT A SHALL BE FOR THE PURPOSES OF PROVIDING ACCESS AND UTILITIES TO THE PLAT. TRACT "A" SHALL REMAIN THE UNDIVIDED INTEREST OF ALL LOT OWNERSHIPS. PURPOSES.

6. TRACT "B" SHALL REMAIN AS A PRIVATE ACCESS TO ALL LOTS OF THIS PLAT AND SHALL BE RESTRICTED FROM PARKING OF ANY VEHICLE, TRAILER, OR OTHER PHYSICAL OBJECT RESTRICTING ACCESS FOR EMERGENCY VEHICLES. TRACT "B", TRACT "B" SHALL ALSO BE THE LOCATION OF THE REFUSE AND RECYCLE CONTAINERS USED BY ALL LOT OWNERS AND BY THE REFUSE AND RECYCLE COLLECTION VEHICLES.

7. THE PRIVATE PLAY AREA, TRACT "C", IS TO REMAIN AS A PARKING AREA FOR THE LOT OWNERS AND THEIR GUESTS USING THE PLAY AREA OF TRACT "D" AND AS TEMPORARY OVERFLOW PARKING.

8. TRACT "D" IS TO REMAIN AS A RECREATION AREA FOR THE LOT OWNERS AND THEIR GUESTS.

9. TRACTS "E", "F", "G", AND "H" ARE FOR USE AS OPEN SPACE FOR PEDESTRIAN ACCESS BY THE LOT OWNERSHIP AND THEIR GUESTS. TRACT "E" SHALL ALSO ACCOMMODATE THE MAILBOX CLUSTER UNIT(S), AS APPROVED BY THE POSTMASTER.

10. ALL TRACTS SHOWN ON THIS PLAT ARE PRIVATE, ALONG WITH THE ROADS THEREIN. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING SAID ROADWAYS IN GOOD OPERATING AND AESTHETIC CONDITION INCLUDING THE ROAD AND SIDEWALK WITHIN THE 30-FOOT WIDE ACCESS & UTILITY EASEMENT BETWEEN THE PLAT OF WESTVIEW EAST, ADJACENT AND TO THE NORTH OF HARVEST EDGE. THE CITY OF BURLINGTON AND P.U.D. #1 HAVE EASEMENTS OVER AND UNDER THE VARIOUS LOTS AND TRACTS AS SHOWN ON THE PLAN HEREIN, FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF THE FACILITIES OWNED BY SAID CITY & P.U.D. #1.

11. AS PART OF THE CONDITIONS OF THIS PLAT, A 6-FOOT HIGH PERIMETER SCREEN FENCE SHALL BE CONSTRUCTED AROUND THE ENTIRE BOUNDARY OF THE DEVELOPMENT. FENCE MATERIAL MAY BE CHAIN LINK WITH SOLD SLATS OR SOLD CEDAR WOOD FENCING AT OWNERS DISCRETION. IN ADDITION TO THE PERIMETER FENCING, A 4 FOOT HIGH FENCE SHALL BE CONSTRUCTED ALONG THE ACCESS STREET, FROM THE NORTH PROJECT PROPERTY BOUNDARY TO THE SOUTH RIGHT-OF-WAY OF HAWLIN PLACE, AND SHALL BE PLACED IMMEDIATELY ADJACENT TO THE BACK OF CURB ALONG THE EAST SIDE OF THE ACCESS ROAD AND IMMEDIATELY ADJACENT TO THE BACK OF SIDEWALK ALONG THE WEST SIDE OF THE ACCESS ROAD.

COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS

FILED UNDER AF# 20000317D13D

DEDICATION

THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER ALSO DEDICATE AN EASEMENT OVER, UNDER, AND UPON TRACTS "A" AND "B" TO THE CITY OF BURLINGTON, FOR THE PURPOSES OF INGRESS AND EGRESS, AND ALSO THE INSTALLATION, MAINTENANCE, USE, AND REMOVAL OF PUBLIC UTILITIES OWNED BY THE CITY OF BURLINGTON. THE CITY OF BURLINGTON SHALL HEREAFTER BE RESPONSIBLE FOR MAINTENANCE AND COSTS ASSOCIATED THEREWITH FOR SAID UTILITIES WITHIN SAID TRACTS "A" AND "B", AND ALSO HEREBY CONVEY FOREVER TO LOTS 1-16 AN UNDIVIDED INTEREST IN TRACTS A, B, C, D, E, F, G, AND H, AS SHOWN ON THIS PLAN, AS DEFINED HEREON.

IN WITNESS THEREOF, WE HAVE HEREON TO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

Harvest Edge LLC  
HARVEST EDGE LLC

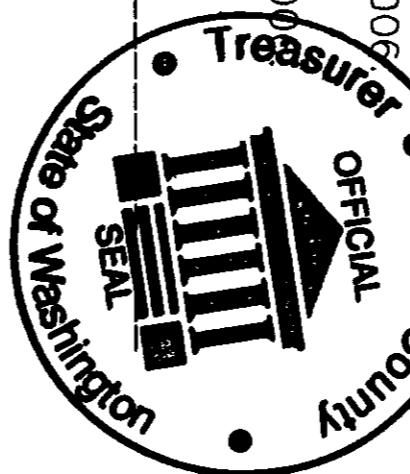
Blair Skagit  
BUSINESS BANK OF SKAGIT

SKAGIT COUNTY 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 SKAGIT COUNTY OFFICE UP TO AND INCLUDING THE YEAR 2006.

THIS 6<sup>th</sup> DAY OF March, 2006.

John Skagit  
SKAGIT COUNTY TREASURER



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 2006.

THIS 16 DAY OF MARCH, 2006.

Richard Skagit  
CITY TREASURER

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) FEET OF ALL LOTS AND TRACTS ABUTTING PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APURTENANCES 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.

APPROVALS

EXAMINED AND APPROVED THIS 8 DAY OF MARCH, 2006.

Paul R. Skagit  
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON  
THIS 8th DAY OF MARCH, 2006.

Harvest Edge LLC  
PLANNING DIRECTOR

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



PLAT OF HARVEST EDGE  
SW 1/4 OF SE 1/4 OF SEC. 31, TWP. 35 N. RNG. 4 E., W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

JOB NO. 04006  
DRAWING NO. 04006-BSP  
DRAWN BY: SGB  
CHECKED BY: YSK

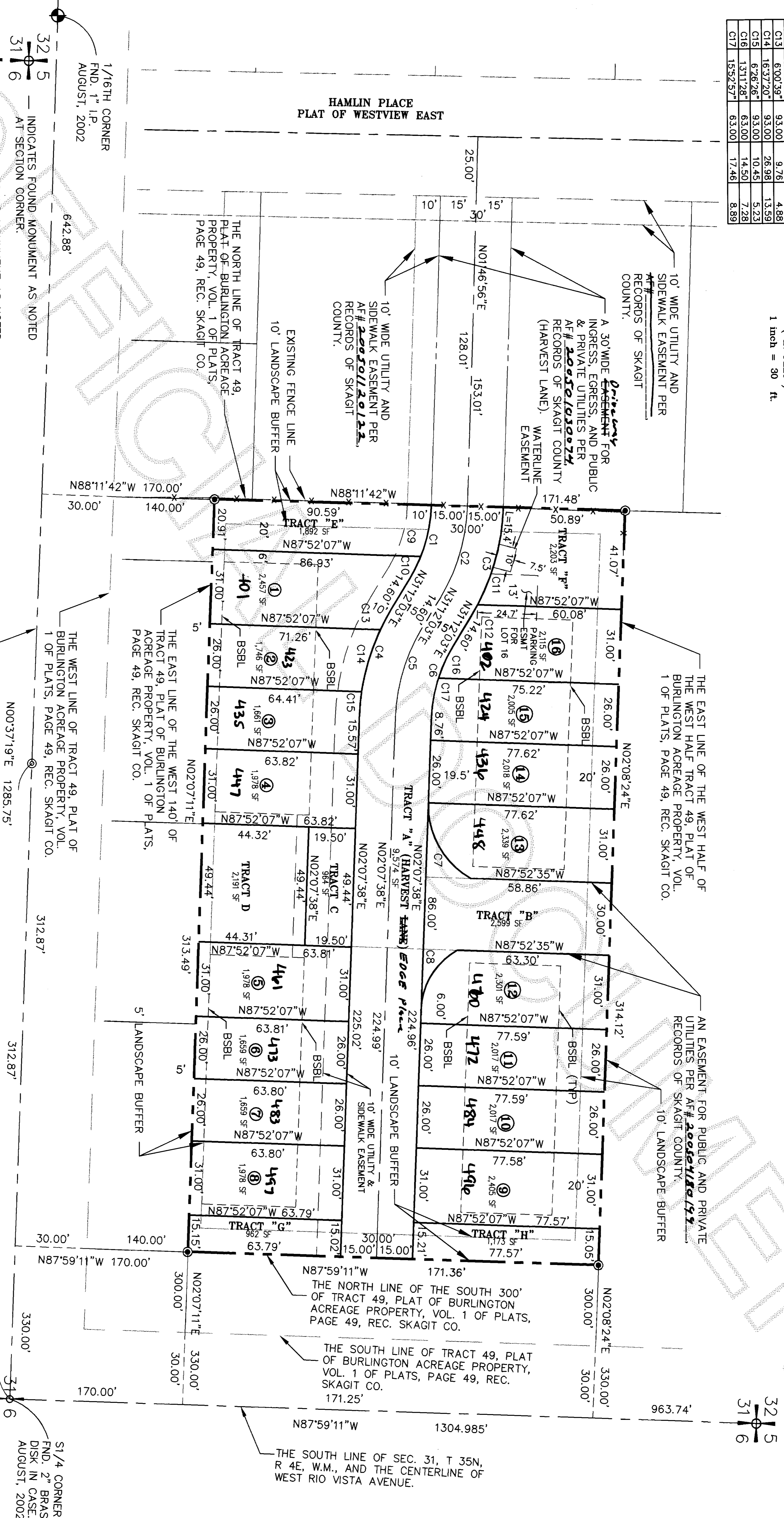
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Skagit County Auditor  
3/17/2006 Page 1 of 2  
2:11:41AM

N. Baumer  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
Deputy  
Queen Bailey

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	2919.50°	63.00	32.25	16.49
C2	2925.06°	78.00	40.05	20.48
C3	2921.06°	93.00	47.64	24.36
C4	2904.25°	93.00	47.19	24.12
C5	2904.24°	78.00	39.58	20.23
C6	2904.19°	63.00	31.97	16.34
C7	6270.28°	35.00	38.08	21.17
C8	5832.44°	35.00	30.14	20.02
C9	1931.43°	63.00	21.84	11.03
C10	928.07°	63.00	10.41	10.81
C11	2558.35°	93.00	42.16	21.45
C12	322.27°	93.00	5.48	2.74
C13	600.39°	93.00	9.76	4.88
C14	1637.20°	93.00	26.98	13.59
C15	626.26°	93.00	10.43	5.23
C16	1311.28°	63.00	14.50	7.28
C17	1552.57°	63.00	17.46	8.89



PLAT OF HARVEST EDGE  
SEC 31, TWP 35N, RGE 4E, W.M.  
BURLINGTON, SKAGIT COUNTY, WASHINGTON



- 32 5 — INDICATES FOUND MONUMENT AS NOTED AT SECTION CORNER.
- 31 6 — INDICATES FOUND MONUMENT AS NOTED AT SECTION QUARTER CORNER.
- 31 6 — INDICATES FOUND MONUMENT AS NOTED AT SECTION 1/16 CORNER.
- INDICATES SET REBAR AND CAP AT RIGHT.
- MARKED "SUMMIT 32169", SEE "NOTES" AT RIGHT.
- INDICATES FOUND "PK" NAIL AND SHINER IN ASPHALT, USED AS BENCH MARK.
- ELEVATION: 28.83
- DATUM: NGVD-29

NOTES:

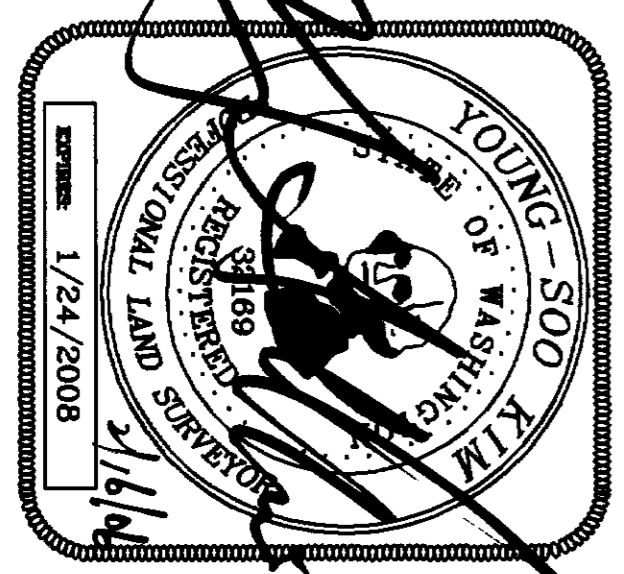
1. ALL PARCEL & TRACT CORNERS ESTABLISHED WITH A 1/2" DIA. BY 30" LONG REBAR WITH CAP "SUMMIT 32169".
2. ALL AF# (AUDITOR'S FILE NUMBERS) REFERENCED ON THIS MAP ARE RECORDS OF SKAGIT COUNTY WASHINGTON.

OWNER

SKAGIT SYNERGY LLC  
16497 DUNBAR ROAD  
MOUNT VERNON, WA  
98233

BASIS OF BEARING

THE BEARING OF NORTH 87°59'11" WEST, BETWEEN THE FOUND SOUTH QUARTER CORNER OF SECTION 31 AND THE FOUND SOUTHEAST SECTION CORNER OF SECTION 31, BOTH IN TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PER RECORD OF SURVEY, RECORDED AUDITOR'S FILE NUMBER 200207090071, RECORDS OF SKAGIT COUNTY, WASHINGTON.



SUMMIT ENGINEERS & SURVEYORS, INC.  
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PLAT OF HARVEST EDGE  
SW 1/4 OF SE 1/4 OF SEC. 31, TWP. 35 N. RNG. 4 E.,  
W.M. CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

JOB NO. 04006  
DRAWING NO. 04006-BSP  
DRAWN BY: SGB  
CHECKED BY: YSK