



200802010073
Skagit County Auditor
2/1/2008 Page 1 of 3 1:29PM
J. Youngquist
Skagit County Auditor
Deputy

APPROVALS
EXAMINED AND APPROVED THIS 31st DAY OF January, 2008
[Signature]
DIRECTOR OF PUBLIC WORKS

NOTES
1. ZONING C1 GENERAL COMMERCIAL

- SEWAGE DISPOSAL - CITY OF BURLINGTON
WATER - SKAGIT COUNTY PUD
POWER - PUGET SOUND ENERGY
TELEPHONE - VERIZON
GAS - CASCADE NATURAL GAS
CABLE - AT&T CABLE
STORM - CITY OF BURLINGTON
- 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.
- 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.
- BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE NECESSARY FOR THE FIRST FLOOR OF CONSTRUCTION, CONTACT THE CITY OF BURLINGTON BUILDING DEPARTMENT FOR FINISHED FLOOR ELEVATIONS.
- SITE ADDRESS: 6661 WEST STEVENS ROAD
BURLINGTON WA.
- TAX PARCEL NO. 340406-4-006-0006, P23882
- SUBJECT TO ACCESS AND UTILITIES EASEMENT AGREEMENT AS RECORDED UNDER AFN WHICH ESTABLISHES MAINTENANCE RESPONSIBILITIES FOR EASEMENTS AND OTHER COMMUNITY RESPONSIBILITIES AS SHOWN HEREON.
- THE VARIOUS DRAINAGE, WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED AND CONVERTED TO THE LOTS BENEFITING FROM THE EASEMENTS. IT IS CONTINGENT UPON THE LOTS BENEFITING FROM THE EASEMENTS THAT AFTER THE INSTALLATION OF THE EASEMENTS WOULD FOLLOW ALONG THE INSTALLED UTILITY. IT IS FURTHER CONTINGENT THAT WHERE APPLICABLE EASEMENTS WILL BE GRANTED TO THE CITY OF BURLINGTON FOR THE SEWER LINES AND TO SKAGIT COUNTY PUD NO. 1 FOR THE WATER LINES.
- ANY DEVELOPMENT OF THE SUBJECT PROPERTY WILL BE IN CONFORMANCE WITH THE BINDING SITE PLAN.
- A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS, IS HEREBY RESERVED FOR THE FUTURE EXTENSION OF BOULOG ROAD FROM THE SOUTHERLY LINE OF FISHER COMMERCIAL PARK TO THE NORTH MARGIN OF WEST STEVENS ROAD AS SHOWN ON SHEET 3 OF 3.

SKAGIT CROSSINGS BINDING SITE PLAN BURL BSP 1-07
A PORTION OF THE SE 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, T.M.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT SKAGIT CROSSINGS, LLC, STANLEY JOHN WALDERHAUG AND ZIONS FIRST NATIONAL BANK, OWNERS IN FEE SIMPLE OR 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.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 31 DAY OF January, 2008.

SKAGIT CROSSINGS LLC
BY: JAMES B. PORTER
MANAGER
ZIONS FIRST NATIONAL BANK
BY: RUTH WICKER
LOAN OFFICER

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Porter IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE manager OF SKAGIT CROSSINGS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1/31/2008

[Signature]
NOTARY PUBLIC
Joyce L. Mellem
(NOTARY NAME TO BE PRINTED)

RESIDING AT Burlington
MY APPOINTMENT EXPIRES 3/1/2010

ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ruth Wicker IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE loan officer OF ZIONS FIRST NATIONAL BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1/31/2008

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Joyce L. Mellem
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Burlington
MY APPOINTMENT EXPIRES 3/1/2010

RESEARCH

SHORT PLAT NO. 4-81 VOL. 5 PG. 133, RECORDED UNDER FN 8110160008
PLAT OF FISHER COMMERCIAL PARK DIV. NO. 2 VOL. 14 PG. 53, RECORDED UNDER AFN 8809260036
PLAT OF FISHER COMMERCIAL PARK DIV. NO. 1 VOL. 13 PG. 82, RECORDED UNDER AFN 8211090025

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A LEICA TCR4 1105" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

PRIVATE DRAINAGE AND SEWER EASEMENTS

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

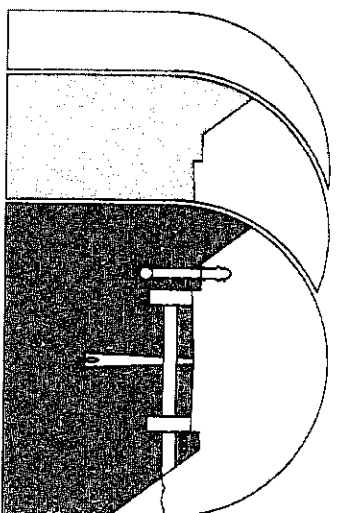
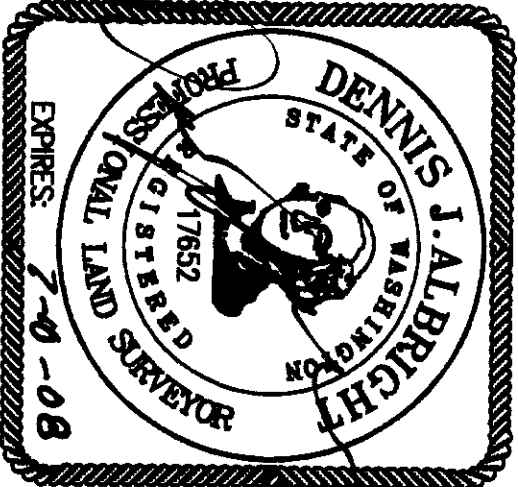
THE CITY OF BURLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SKAGIT CROSSINGS BINDING SITE PLAN* IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, T.M., AND 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 THE CITY OF BURLINGTON.

[Signature]
DENNIS J. ALBRIGHT

1-30-08
DATE

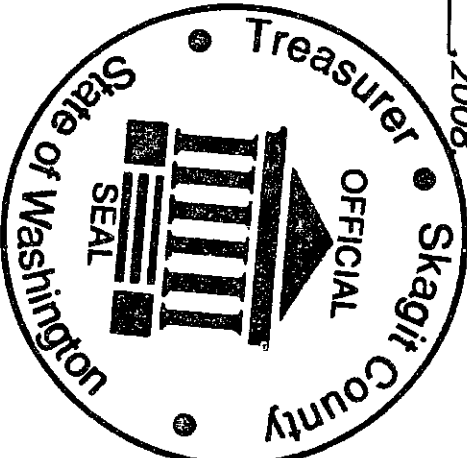


Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SKAGIT COUNTY TREASURER'S CERTIFICATE

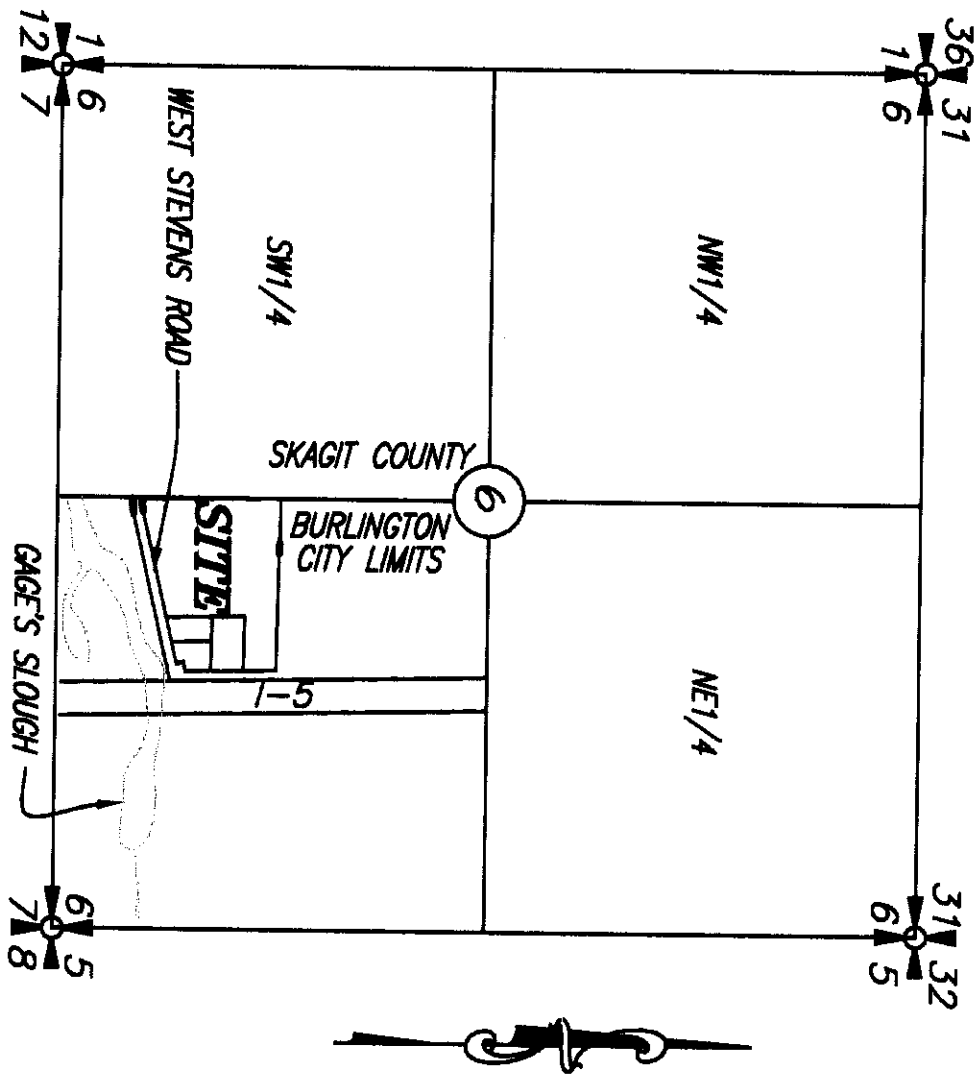
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2007

THIS 1st DAY OF February, 2008
[Signature]
SKAGIT COUNTY TREASURER



BASIS OF BEARING

N 88° 32' 19" W ALONG THE NORTH LINE OF THE BINDING SITE PLAN AS SHOWN ON SURVEY RECORDED UNDER AFN. 200806272024.



NOT TO SCALE
SITE LOCATION: SEC. 6, TWP. 34N, RGE 4 E., T.M.
CITY OF BURLINGTON, WASHINGTON

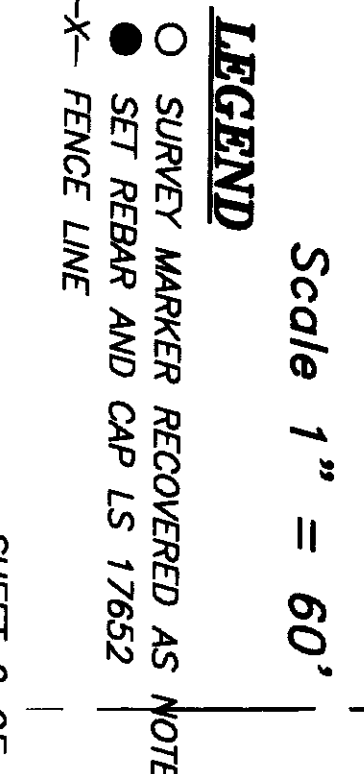
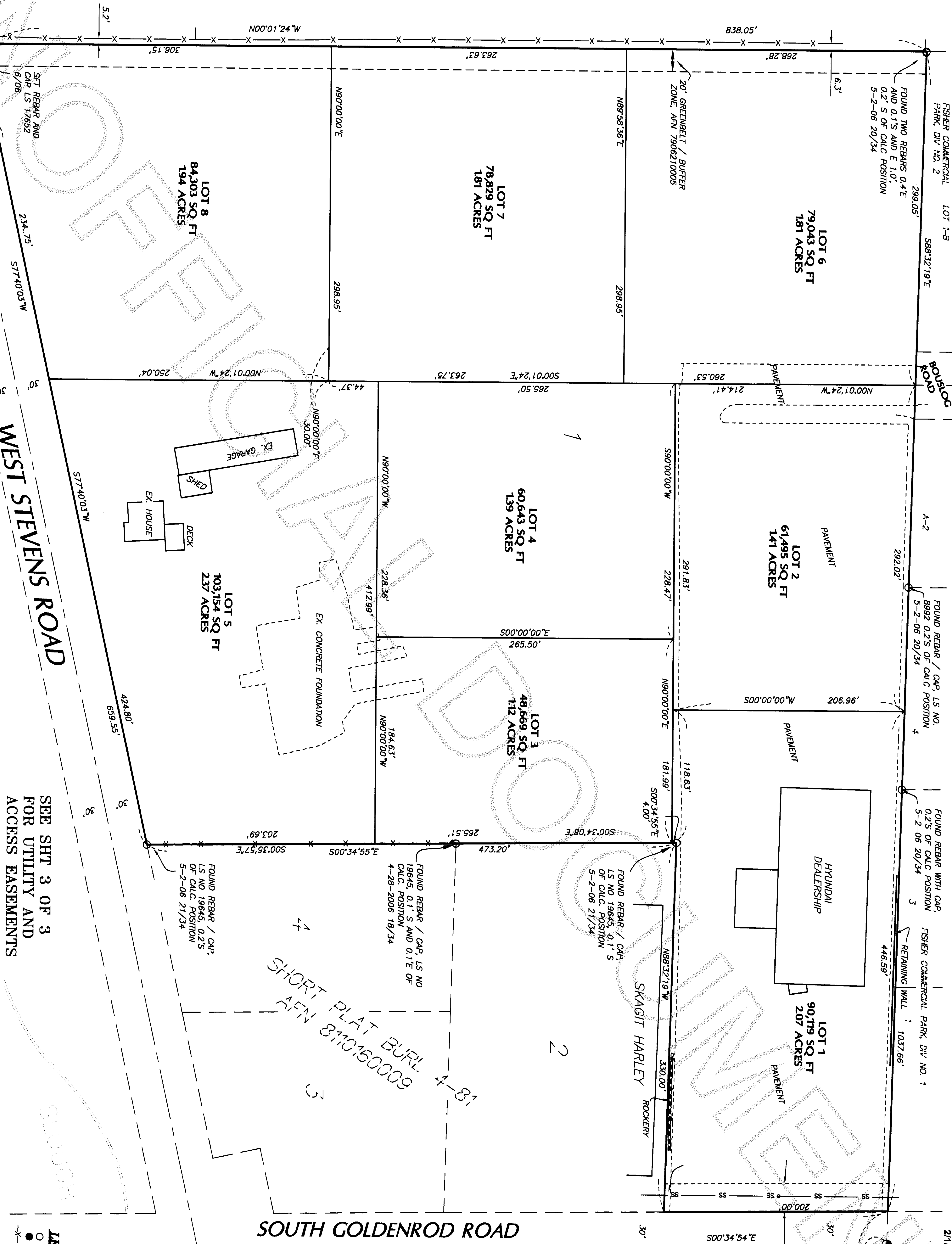
BINDING SITE PLAN BURL 1-07

FOR
SKAGIT CROSSINGS LLC
A PORTION OF THE SW 1/4 SE 1/4, SECTION 6,
TOWNSHIP 34 NORTH, RANGE 4 EAST, T.M.
CITY OF BURLINGTON, STATE OF WASHINGTON

DATE: 1-23-08 BY: DUA SCALE: 1" = 100'
PROJECT NO. 040-06 040BSP-DWG F.B. 34/18

SKAGIT CROSSINGS BINDING SITE PLAN BURL BSP 1-07
A PORTION OF THE SE 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

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WEST STEVENS ROAD

SOUTH GOLDENROD ROAD

INTERSTATE HIGHWAY 5

BINDING SITE PLAN BURL 1-07

FOR

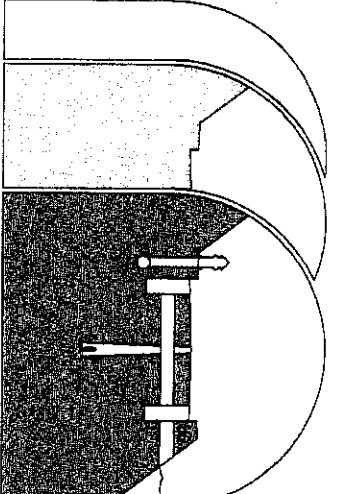
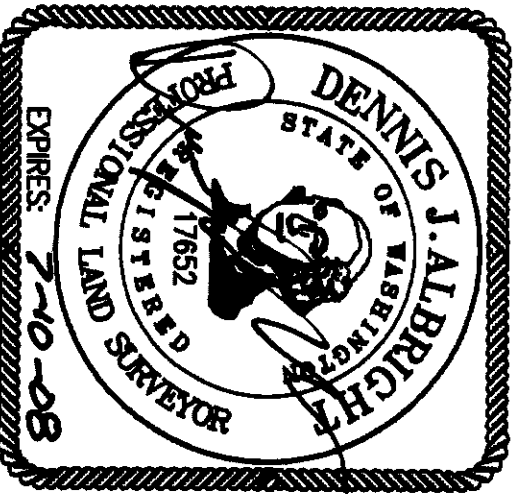
SKAGIT CROSSINGS LLC

A PORTION OF THE SW 1/4 SE 1/4, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. CITY OF BURLINGTON, STATE OF WASHINGTON

SEE SHT 3 OF 3
FOR UTILITY AND
ACCESS EASEMENTS

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013



DATE: 1-23-08
PROJECT NO. 040-06
BY: DJA
SCALE: 1" = 60'
040BSP.DWG F.B. 34/18

