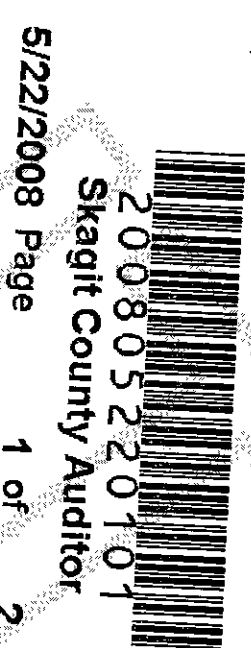


EINER KNUTZEN TRUST
TRACT F BINDING SITE PLAN
SECTION 31, T. 35 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 2

AUDITOR'S CERTIFICATE



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

J. Youngquist
SKAGIT COUNTY AUDITOR
Mary Johnson
DEPUTY

SURVEY DESCRIPTION

"TRACT F" AS DELINEATED ON RECORD OF BOUNDARY LINE ADJUSTMENT SURVEY MAP APPROVED BY THE CITY OF BURLINGTON AND RECORDED JANUARY 4, 2007 UNDER AUDITOR'S FILE NO. 2007040097, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 31 TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

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

TOGETHER WITH AN EASEMENT FOR ACCESS ROADWAY AND UTILITIES OVER, UNDER AND UPON THE EAST 250 FEET OF TRACT "X" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 2007040097, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. SAID EASEMENT IS AS DESCRIBED IN AUDITOR'S FILE NO. 200704050003 AND AMENDED BY AUDITOR'S FILE NO. 200706120023, RECORDS OF SKAGIT COUNTY, WASHINGTON.

APPROVALS

EXAMINED AND APPROVED THIS 10th DAY OF March, 2008.
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON, THIS DAY OF N/A

ATTEST: CITY CLERK Mary Johnson

ATTEST: PLANNING DIRECTOR Michael Velle

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 2008.

HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 2008.

THIS 21st DAY OF May, 2008
OFFICIAL
Treasurer
City of Burlington
Seal

ATTEST: CITY CLERK Mary Johnson

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 HAVE PAID IN FULL THIS 1st DAY OF March, 2008.

CITY TREASURER

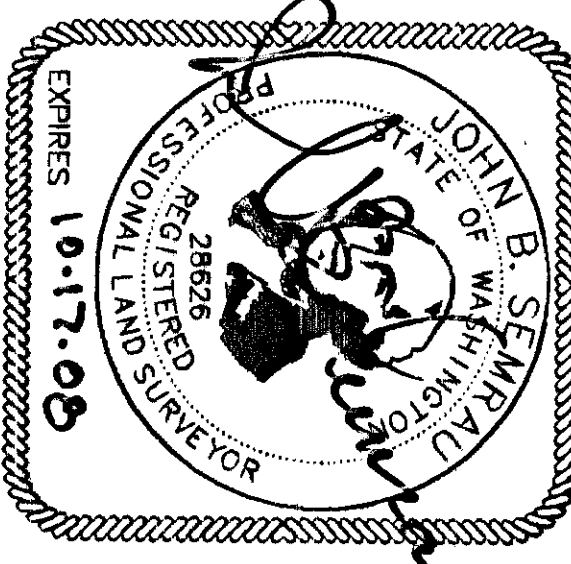
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "TRACT F BINDING SITE PLAN" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., THAT THE CORNERS 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 PLATING REGULATIONS.

John B. Semrau
DATE: 1-29-08

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

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2118 RIVERSIDE DRIVE - SUITE 208
MOUNT VERNON, WA 98273
360-424-9566



NOTES:

1. SURVEY DESCRIPTION, EXCEPTIONS, REFERENCE INSTRUMENTS AND MAPS ARE FROM THE RECORDS OF SKAGIT COUNTY, WASHINGTON, AND FROM SUBDIVISION GUARANTEE BY STEWART TITLE GUARANTY COMPANY PREPARED BY LAND TITLE COMPANY, ORDER NO. 128180-S, DATED NOVEMBER 26, 2007, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BASIS OF BEARINGS: EAST LINE OF N.E. 1/4 OF SECTION 31-35-4, BEARING = N 02°06'59" E
3. ALL DISTANCES ARE SHOWN IN FEET.
4. ELEVATION BENCH MARKS ARE FROM CITY OF BURLINGTON VERTICAL CONTROL, MAP CODE 270, MONUMENT IN C&G CORNER OF SECTIONS 29, 30, 31 AND 32, ELEVATION IS 24.62 FEET, NGVD29, AND MAP CODE 349, NORTH RAIL MONUMENT C&G. ELEVATION IS 29.00 FEET, NGVD29.
5. THIS BINDING SITE PLAN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS MENTIONED IN TITLE REPORT REFERENCED IN NOTE 1 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 199200, 323906, 324815, 827933, 200401050117, 200312180048, 200401070083, 200508250052, 200701040097, 200412030009, 200412030010, 200412030011, 200604180076, 200508250052, 200701040098, 200704050003, 200706120023 AND 200707250055.
6. ANY LOT WITHIN THIS SUBDIVISION WILL BECOME SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
7. INSTRUMENTATION: LEICA TOA 1105 THEODOLITE DISTANCE METER, TRIMBLE DI IN DIGITAL LEVEL.
8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
9. THIS BINDING SITE PLAN WAS PREPARED AT THE REQUEST OF EINER C. KNUTZEN TESTAMENTARY TRUST. THE PURPOSE OF THIS BINDING SITE PLAN IS TO CREATE LOT 2 TO BE CONVEYED TO THE CITY OF BURLINGTON WHEN THE SEWER LIFT STATION IMPROVEMENTS ARE COMPLETED.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130, LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC 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.
11. THIS PROPERTY IS ZONED G-1 GENERAL COMMERCIAL DISTRICT CITY OF BURLINGTON ZONING CODE, CHAPTER 17.36, MINIMUM FRONT YARD SIDE YARD AND REAR YARD SETBACK IS NONE OR ZERO. SEE CITY OF BURLINGTON ZONING CODE, CHAPTER 17.36, FOR ADDITIONAL DEVELOPMENT STANDARDS.
12. THIS PROPERTY IS LOCATED IN FLOOD ZONE A7 OF THE FLOOD INSURANCE RATE MAP FOR SKAGIT COUNTY, WASHINGTON, COMMUNITY-PANEL NUMBER 50031 0235 D, EFFECTIVE DATE: SEPTEMBER 29, 1989.

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 LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND TRACTS OF OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, MAINTAIN, OPERATE, AND REMOVE UTILITY SYSTEMS, LINES, FITTINGS, AND APPURTENANCES ATTACHED HERETO, 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 TOGETHER 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.

UTILITY NOTE

ALL OF THE UNDERGROUND UTILITY COMPANIES HAVE PROVIDED UTILITY INFORMATION IF AVAILABLE. NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS FREE OF ERRORS AND / OR OMISSIONS. THEREFORE WE MUST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTORS OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN. ANY NOTED DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION TO ALL INTERESTED PARTIES.

STORM WATER DETENTION

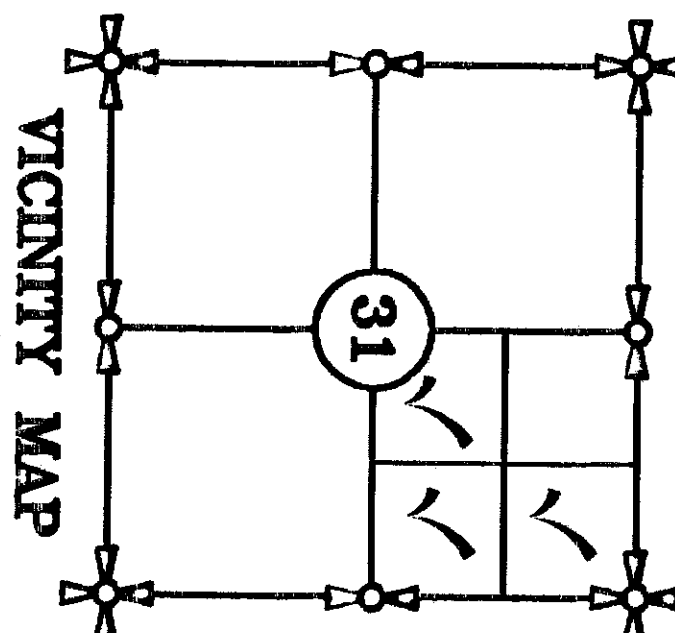
STORM WATER DETENTION IS PROVIDED OFF-SITE TO THE EAST IN THE NORTH BURLINGTON AREA REGIONAL DETENTION POND AND PUMP STATION OUTFALL.

STORM WATER QUALITY

STORM WATER QUALITY AND TREATMENT FOR LOT 1 IS THE RESPONSIBILITY OF LOT 1 AND TO CURRENT CITY OF BURLINGTON REQUIREMENTS AT THE TIME OF DEVELOPMENT.

STREET IMPROVEMENTS

NO STREET IMPROVEMENTS ARE REQUIRED AS PART OF THIS BINDING SITE PLAN. REQUIRED STREET IMPROVEMENTS WILL BE ADDRESSED AS A PART OF THE DEVELOPMENT REVIEW FOR LOT 1.



VICINITY MAP
N.T.S.

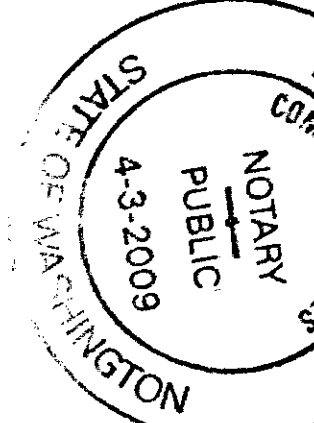
ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RONALD C. KNUTZEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CO-TRUSTEE OF THE EINER KNUTZEN TESTAMENTARY TRUST TO BE IN THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES STATED THEREIN.

DATED: Jan. 30, 2008

NAME: EE BROWN JR.
NOTARY PUBLIC, STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 4-3-2009

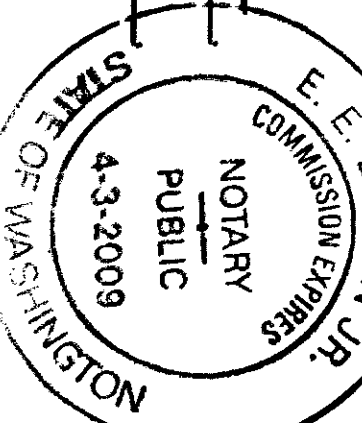


STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CLIFFORD J. SELLS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CO-TRUSTEE OF THE EINER KNUTZEN TESTAMENTARY TRUST TO BE IN THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES STATED THEREIN.

DATED: JAN. 30 2008

NAME: EE BROWN JR.
NOTARY PUBLIC, STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 4-3-2009

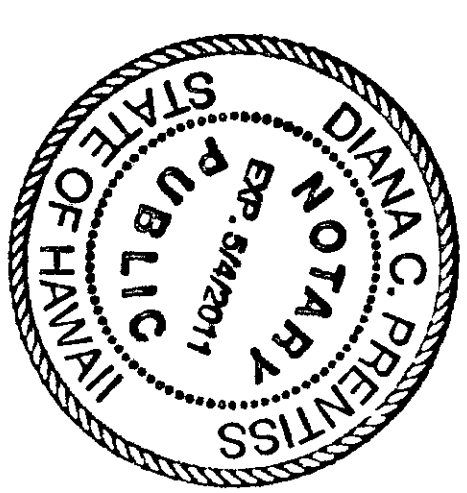


STATE OF ~~WASHINGTON~~ Idaho
COUNTY OF Idaho

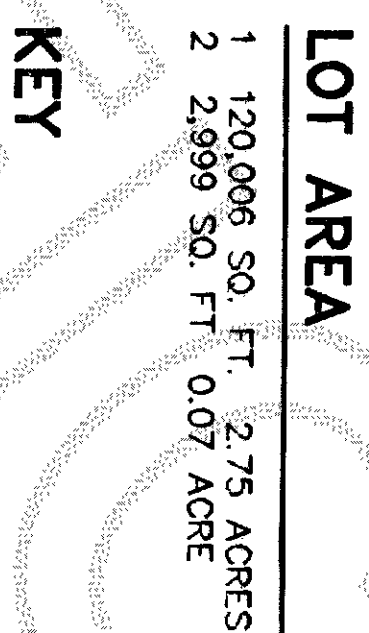
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHARLES K. BARBO IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CO-TRUSTEE OF THE EINER KNUTZEN TESTAMENTARY TRUST TO BE IN THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES STATED THEREIN.

DATED: FEB 13, 2008

NAME: Diana C. Prentiss
NOTARY PUBLIC, STATE OF ~~WASHINGTON~~ Idaho
MY APPOINTMENT EXPIRES 5/2/11



5/22/2008 Page 2 of 2 3:13PM



- - INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED SEMTAU 28628
- - INDICATES EXISTING PIPE OR REBAR FOUND.
- ⊗ - INDICATES NAIL WITH SHINER FOUND.

NOTE: LOT 2 CORNERS WILL BE RE-SET FOLLOWING CONSTRUCTION OF SEWAGE LIFT STATION.

