

**SURVEY DESCRIPTION**

**PARCEL A:**

ALL THAT PORTION OF THE WEST HALF OF THE WEST HALF OF GOVERNMENT LOT 9, OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST OF THE WEST LINE OF THE CERTAIN RANGE EAST OF THE WILLAMETTE MERIDIAN, LYING WEST OF THE WEST LINE OF THE CERTAIN RANGE EAST OF THE WILLAMETTE MERIDIAN, BOUND BY THE EAST LINE OF THE WILLAMETTE MERIDIAN, 1974, IN SKAGIT COUNTY SUPERIOR COURT DEEDS, AND LYING ENTERED JANUARY 1974, IN PARADEL WITH AND 7 FEET DISTANT FROM THE EAST LINE WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF PENMAN STREET, SUPERIOR COURT, CAUSE NO. FEEDONIA TO JUNCTION U.S. 99 AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT, CAUSE NO. 24797 AND LYING SOUTH OF THE NORTH 30 FEET OF SAID GOVERNMENT LOT 9, AS CONDEMNED IN SAID SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 24797, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**EXCEPT** THE NORTH 598.80 FEET THEREOF (AS MEASURED PERPENDICULAR FROM THE SOUTH RIGHT-OF-WAY MARGIN OF THE PETER BENNETT ROAD).

SITUATED IN SKAGIT COUNTY, WASHINGTON

**PARCEL B:**

THE EAST 4.5 ACRES OF GOVERNMENT LOT 10, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AS CONVEYED TO WILLIAM JEWETT BY DEED RECORDED IN VOLUME 176 OF DEEDS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**EXCEPT** THE NORTH 30 FEET THEREOF AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 24797.

**AND EXCEPT** THAT PORTION THEREOF LYING SOUTHERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET DISTANT NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF PRIMARY STATE HIGHWAY NO. 1, FREDONIA TO JUNCTION U.S. 99, AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 24797, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**AND ALSO EXCEPT** THE NORTH 598.80 FEET THEREOF (AS MEASURED PERPENDICULAR FROM THE SOUTH RIGHT-OF-WAY MARGIN OF THE PETER BENNETT ROAD).

SITUATED IN SKAGIT COUNTY, WASHINGTON

**APPROVALS**

EXAMINED AND APPROVED THIS 15th DAY OF August, 2008.

DIRECTOR OF PUBLIC WORKS

*Wynne Stuck*  
PLANNING DIRECTOR

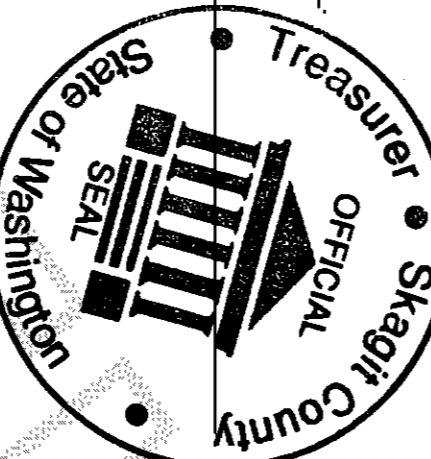
**TREASURER'S CERTIFICATE**

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 14th DAY OF August, 2008

*Paula Quigley*  
SKAGIT COUNTY TREASURER DEPUTY



**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 USES ARE PAID IN FULL. THIS 15 DAY OF August, 2008.

*Wynne Stuck*  
CITY TREASURER

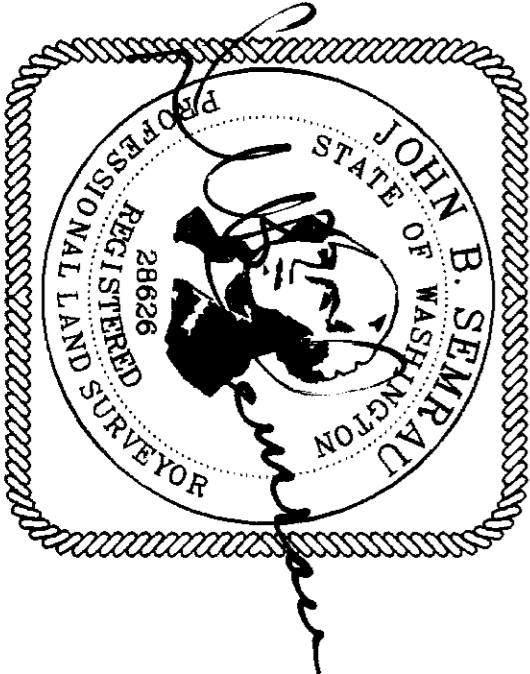
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE "ROCK ISLAND BINDING SITE PLAN" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., 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 PLANNING REGULATIONS.

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: 8-19-08

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



**ROCK ISLAND  
BINDING SITE PLAN**

SECTION 7, T. 34 N., R. 4 E., W.M.  
BURLINGTON, WASHINGTON  
SHT 1 OF 2

**BSP 3-08**

**NOTES:**

1. SURVEY DESCRIPTION, EXCEPTIONS, REFERENCE INSTRUMENTS AND MAPS ARE FROM THE RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SUBDIVISION GUARANTEE, CHICAGO TITLE COMPANY - ISLAND DIVISION, ORDER NO. IC045966 DATED JUNE 10, 2008.

2. BASIS OF BEARING: MONUMENTS FOUND ON CENTERLINE OF BOUSLOG ROAD AS SHOWN, BEARING = N 00°48'29" W.

3. ALL DISTANCES ARE SHOWN IN FEET.

4. ELEVATION BENCH MARK IS FROM CITY OF BURLINGTON VERTICAL CONTROL, MAP CODE 353, GAUGING STATION SOUTH OF WHIMBUSH ROAD, ELEVATION IS 40.58 FEET NAVD 29. POINT DESCRIPTION: 3" BRASS DISK - DEPT OF INTERIOR SET ON TOP OF SW CORNER OF CONCRETE SLAB AT GAUGING STATION, GAUGING STATION IS AT NORTH BANK SKAGIT RIVER 100 ± WEST OF RIVERSIDE BRIDGE.

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 THE REPORT REFERENCED IN NOTE 1 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200107230013, 9503210046, 9707080019, 9707010065, 200111260253, 200309290322, 45188, 61251 AND 730637.

6. ANY LOT WITHIN THIS SUBDIVISION WILL BECOME SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.

7. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, TRIMBLE D1 IN DIGITAL LEVEL.

8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

9. THIS BINDING SITE PLAN WAS PREPARED AT THE REQUEST OF MARK KOMEN.

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 C-2, HEAVY COMMERCIAL DISTRICT, CITY OF BURLINGTON ZONING CODE, CHAPTER 17.39. MINIMUM FRONT YARD, SIDE YARD AND REAR YARD SETBACK IS NONE OR ZERO. SEE CITY OF BURLINGTON ZONING CODE, CHAPTER 17.39, 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 530151 0250 G, EFFECTIVE DATE: JANUARY 3, 1985.

13. SEE NOTES AND OTHER INFORMATION SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200107230113.

**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 HERETOFORE 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**

NO STORM WATER DETENTION IS REQUIRED AS PART OF THIS BINDING SITE PLAN. STORM WATER DETENTION WILL BE ADDRESSED AS A PART OF THE DEVELOPMENT REVIEW.

**STORM WATER QUALITY**

STORM WATER QUALITY AND TREATMENT IS THE RESPONSIBILITY OF LOTS IN THIS BINDING SITE PLAN 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.

**AUDITOR'S CERTIFICATE**

200808260062  
Skagit County Auditor  
8/26/2008 Page 1 of 2 2:10:53AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC.

*J. Youngquist*  
SKAGIT COUNTY AUDITOR

*Shaunna Mendenhall*  
DEPUTY

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT 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 THE 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.

ROCK ISLAND PARTNERS LLC

BY: *Mark R. Komen*

BY: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK R. KOMEN

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) ( WAS/WERE) AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CUSTOMER

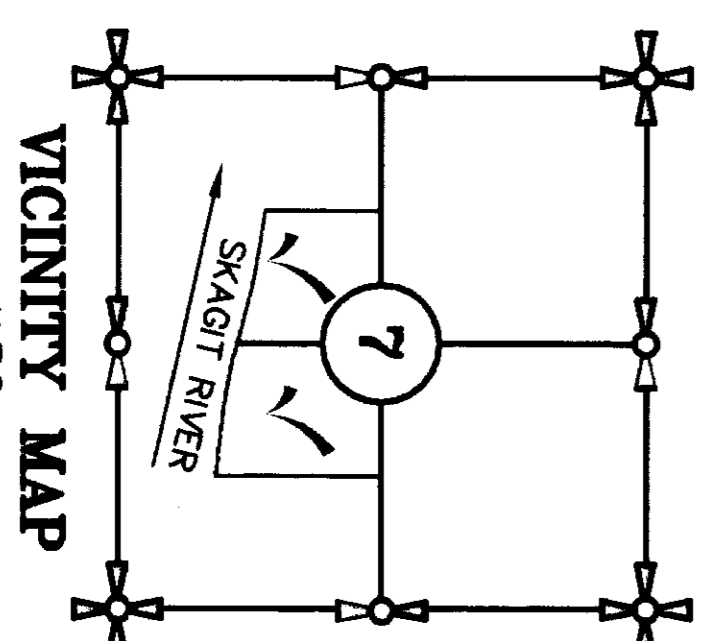
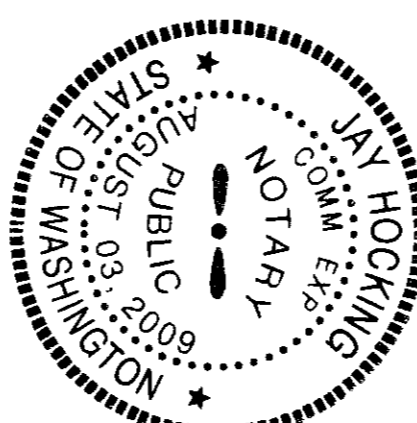
OF **ROCK ISLAND PARTNERS LLC**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 8/11/2008

SIGNATURE Mark R. Komen

TITLE Notary

MY APPOINTMENT EXPIRES August 03, 2009



# ROCK ISLAND BINDING SITE PLAN SECTION 7, T. 34 N., R. 4 E., W.M. BURLINGTON, WASHINGTON SHT 2 OF 2

## LOT AREA

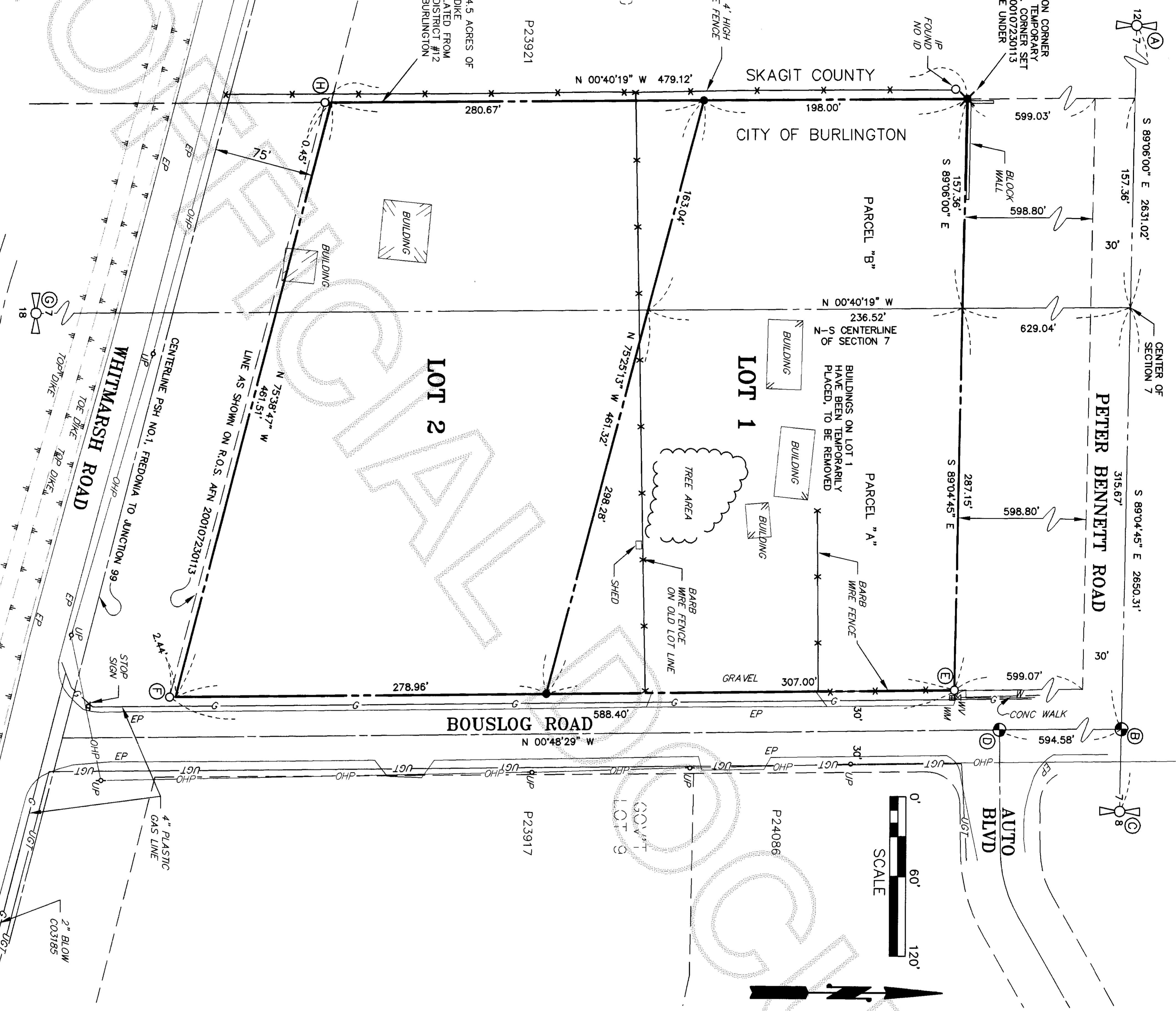
LOT 1 112,263 SQ. FT. 2.58 ACRES  
LOT 2 124,589 SQ. FT. 2.86 ACRES

## KEY

- - INDICATES REBAR SET AT CORNER WITH YELLOW CAP INSCRIBED SEMRAU 28626
- - INDICATE NAIL WITH SHINER SET
- ✕ - INDICATES EXISTING PIPE OR REBAR FOUND.
- ⊕ - INDICATES MONUMENT FOUND.
- Ⓐ - WEST 1/4 COR: IRON PIPE IN CASE
- Ⓑ - MON'T IN CASE
- Ⓒ - EAST 1/4 COR: MON'T IN CASE (2001)
- Ⓓ - MON'T IN CASE
- Ⓔ - REBAR USSER 22960 ON FENCE LINE
- Ⓕ - REBAR USSER 22960
- Ⓖ - SOUTH 1/4 CORNER SEE ROS AFN 200107230113, 9311050091 AND 9407260097
- Ⓗ - REBAR USSER 22960
- — — — — WATER LINE
- — — — — UNDERGROUND TELEPHONE
- — — — — GAS LINE
- — — — — OVERHEAD POWER
- — — — — UTILITY POLE
- — — — — WATER VALVE
- — — — — WATER METER
- — — — — EDGE OF PAVEMENT

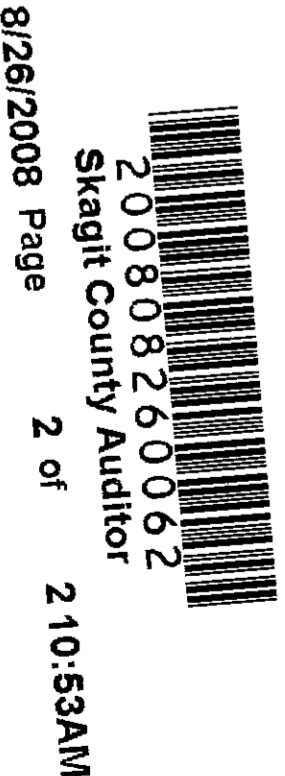
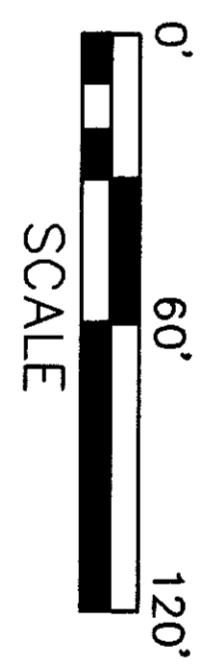


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WEST LINE OF THE EAST 4.5 ACRES OF GOV'T LOT 10 NORTH OF DIKE RIGHT-OF-WAY IS CALCULATED FROM INFORMATION ON DIKE DISTRICT #12 MAPS AVAILABLE IN THE BURLINGTON OFFICE.

LOOSE STUMP ON CORNER LOCATION, SET TEMPORARY NAIL IN STUMP. CORNER SET BY ROS AFN 200107230113 APPEARS TO BE UNDER STUMP.



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Skagit County Auditor  
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