

AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.



2014 11 13 0039 \$143.00
Skagit County Auditor
11/13/2014 Page 1 of 2 2:10:57AM

NOTES:

- INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED AZIMUTH 21591.
- INDICATES EXISTING PIPE OR REBAR FOUND.
- SURVEY DESCRIPTION, EXCEPTIONS, REFERENCE INSTRUMENTS AND MAPS ARE FROM THE RECORDS OF SKAGIT COUNTY, WASHINGTON, AND FROM CHICAGO TITLE COMPANY OF WASHINGTON, ORDER NO. 620021454, DATED MAY 9, 2014.
- BASIS OF BEARINGS: EXISTING SECTION CORNER MONUMENTS AT THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. BEARING = NORTH 0 DEGREES 03'26" EAST AS SHOWN HEREON. ROTATE BEARINGS ON THIS MAP 0°56'15" COUNTER-CLOCKWISE TO OBTAIN BEARINGS OF SHORT PLAT BU-1-97.
- ALL DISTANCES ARE SHOWN IN FEET.
- ELEVATION BENCHMARK: TOP OF NORTH EDGE OF SANITARY SEWER PUMP STATION MANHOLE AT NORTH END OF BURLINGTON RY PARK, ELEV. = 29.71' (NAVD 88)
- THIS BINDING SITE PLAN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND OTHER INSTRUMENTS LISTED AND DESCRIBED ELSEWHERE ON THIS BINDING SITE PLAN MAP.
- ANY LOT WITHIN THIS SUBDIVISION WILL BECOME SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- INSTRUMENTATION: THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS PREPARED AT THE REQUEST OF NAGATANI BROTHERS, A WASHINGTON GENERAL PARTNERSHIP.
- THE LOCATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, SURVEYOR OR THEIR REPRESENTATIVE. (SEE UTILITY NOTE.)
- THIS PROPERTY IS ZONED HC-1 (HEAVY COMMERCIAL AND INDUSTRIAL).
- THIS PROPERTY IS LOCATED IN FLOOD ZONE A7 SKAGIT COUNTY WASHINGTON COMMUNITY - PANEL NUMBER 530151 0250 C, EFFECTIVE DATE: JANUARY 3, 1985.
- ANY DEVELOPMENT OF LOTS 1 THROUGH 5 SHALL BE IN CONFORMANCE WITH THIS BINDING SITE PLAN.

APPROVALS

EXAMINED AND APPROVED THIS 17th DAY OF November, 2014

DIRECTOR OF PUBLIC WORKS

ATTEST: 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 2014.

COUNTY, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2014.

THIS 13th DAY OF November, 2014

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 FOR OTHER PUBLIC USE, ARE PAID IN FULL THIS 10th DAY OF November, 2014

CITY TREASURER

ACKNOWLEDGMENTS

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT OF NAGATANI BROTHERS, A WASHINGTON GENERAL PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: NOV - 10 - 2014

SIGNATURE: notary public

TITLE: notary public

MY APPOINTMENT EXPIRES: FEB - 19 - 2017

STATE OF

COUNTY OF LOS ANGELES

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT OF NAGATANI BROTHERS, A WASHINGTON GENERAL PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: NOV - 10 - 2014

SIGNATURE: notary public

TITLE: notary public

MY APPOINTMENT EXPIRES: AUG 23 2018

LEGAL DESCRIPTION

PARCEL A:

LOT 2, BURLINGTON SHORT PLAT NO. BU-1-97, APPROVED MAY 20, 1997, RECORDED JUNE 17, 1997, IN VOLUME 13 OF SHORT PLATS, PAGES 10, 11 AND 12, UNDER AUDITOR'S FILE NO. 9706170016, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE SOUTH 16.5 FEET OF THE EAST 3/4THS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THE SOUTH 16.5 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

AND EXCEPT RAILROAD RIGHT-OF-WAY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS PER TITLE REPORT

- STATE OF WASHINGTON DEPARTMENT OF GAME FOR SPORT FISHERMEN ACCESS, A.F. NO. 549567.
- ORDINANCE NO. 940, A.F. NO. 7912280019.
- COVENANTS, CONDITIONS, RESTRICTIONS, ETC. AS SET FORTH ON CITY OF BURLINGTON SHORT PLAT NO. BU-1-97, A.F. NO. 9706170016.
- ANY RIGHTS, INTERESTS OR CLAIMS OF POSSIBLE ENCROACHMENTS, A.F. NO. 9706170016.
- ANY RIGHTS, INTERESTS OR CLAIMS OF POSSIBLE ENCROACHMENTS, A.F. NO. 9708260030.
- ENCROACHMENT OF A BUILDING AND EAVES ONTO APPURTENANT PROPERTY BEING LOT 4 OF SHORT PLAT NO. SS-3-22 BY APPROXIMATELY 0.9 FEET, A.F. NO. 20031310164.

EASEMENTS

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUEBT SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP. AND COMCAST CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND UPON THE EXTERIOR BOUNDARY LINES OF LOTS 1 THROUGH 5 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.

EXISTING RECORDED EASEMENTS PER TITLE REPORT

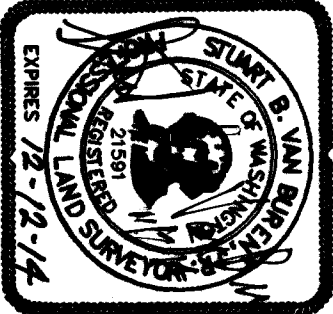
- PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR ONE ANCHOR AND APPURTENANCES RECORDED IN VOLUME 143 OF DEEDS, PAGE 285.
- CASCADE NATURAL GAS FOR A PORTION OF PARCEL A, A.F. NO. 208505120132

STORM WATER DETENTION AND WATER QUALITY

DEVELOPMENT ON THE PROPOSED LOTS HEREIN IS SUBJECT TO STORM RUNOFF REGULATIONS ADOPTED BY THE CITY OF BURLINGTON. STORM WATER DETENTION HAS BEEN PROVIDED BY THE CITY'S ADJACENT REGIONAL DETENTION SYSTEM, HOWEVER, THE PERFORMANCE OF THIS SYSTEM IS LIMITED TO EACH LOT NOT HAVING MORE THAN A FORTY TWO PERCENT (42%) IMPERVIOUS COVER UNLESS ADDITIONAL DETENTION AND/OR OTHER STORM RUNOFF MANAGEMENT FACILITIES ARE INCORPORATED INTO THE INDIVIDUAL LOTS DEVELOPMENT. DEVELOPMENT UPON EACH LOT IS REQUIRED TO PROVIDE ITS OWN STORM RUNOFF TREATMENT AS REQUIRED BY THE CITY OF BURLINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 8, 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 BURLINGTON BINDING SITE PLAN ORDINANCE.



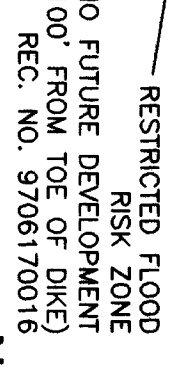
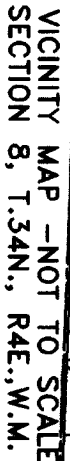
AZIMUTH
NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA, 98232
[360] 724-7326

BINDING SITE PLAN NO. 1-14


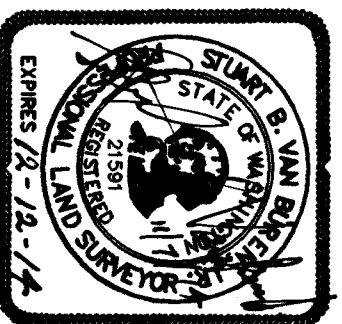
SURVEY IN PORTIONS OF
GOV. LOT 6,11,12, AND NORTHWEST QUARTER
SECTION 8, T.34N., R.4E., W.M.

CITY OF BURLINGTON, WASHINGTON
FOR
NAGATANI BROTHERS, WASHINGTON GENERAL PARTNERSHIP

DRWG: 1166-BSP.dwg DATE: NOV., 2014 JOB# 14.1166
CHECKED: SVB SCALE: 1"=200' SHEET 1 of 2



LINE TABLE		
L1	N88°40'44"W	180.83'
L2	S00°04'55"W	1.98'
L3	N89°16'26"W	161.35'
L4	N00°14'03"W	51.83'
L5	N02°33'10"E	98.79'



**AZIMUTH
ORTHWEST, INC.**
17963 WOOD ROAD
BOW, WA, 98232
[360] 724-7326

BINDING SITE PLAN NO. <i>1-14</i>		
SURVEY IN PORTIONS OF GOV. LOT 6,11,12, AND NORTHWEST QUARTER SECTION 8, T.34N., R4E., W.M. CITY OF BURLINGTON, WASHINGTON FOR NAGATANI BROTHERS, WASHINGTON GENERAL PARTNERSHIP		
DRWG: 1166-BSP.dwg	DATE: NOV., 2014	JOB# 14.1166
CHECKED: SVB	SCALE: 1"=200'	SHEET 2 of 2