

AMENDED STEEN BINDING SITE PLAN

PREVIOUS RECORDING NUMBER 201101260089, BEING IN A PORTION OF
GOVERNMENT LOT 2 (NW 1/4 OF NE 1/4) OF SECTION 6, T.34 N., R.4 E. WM.

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC.

201709250149

Skagit County Auditor
9/25/2017 Page 1 of 4 3:08 PM

- AMENDMENTS
1. CHANGE OF LOT 2 AND LOT 3 BOUNDARY LINES
 2. ADD LOT 5
 3. CHANGE AND ADD LOT SQUARE FEET TO LOTS 2, 3 AND 5
 4. MORE NOTES ADDED

DEDICATION - RELINQUISHMENT OF EASEMENTS
KNOW ALL MEN BY THESE PRESENTS THAT WENATCHEE EQUITY INVESTORS, LLC, GARY A. STEEN, DANE M. STEEN, STANDARD SERVICES AND DISTRIBUTION, INC AND JABAG W&P&R, LLC, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LEN HOLDERS OF THE LAND HEREBY PLATED, 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.
THE BELOW FURTHER RELINQUISH THE 40 AND 50 FOOT INGRESS-EGRESS AND UTILITY EASEMENT ALONG THE WEST AND SOUTH LINES OF LOT 7A AS SHOWN ON RECORDED BURLINGTON SHORT PLAT 2-88, RECORDED IN VOLUME 8 OF SHORT PLATS AT PAGE 53, UNDER AUDITORS FILE NUMBER 8807280031 AS WELL AS THE 10 FOOT SEWER EASEMENT ALONG THE EAST LINE OF LOT 7A AS SHOWN ON SMO SHORT PLAT.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND ATTESTED THIS 25 DAY OF Sept 2017.

Wenatchee Equity Investors LLC
BY: Dane M. Steen

GARY A. STEEN
Gary A. Steen

DANE M. STEEN

STANDARD SERVICES AND DISTRIBUTION, INC.
BY: William K. Allen

JABAG W&P&R, LLC
BY: Dane M. Steen

WILLIAMS ENTERPRISES, LLC
BY: Dane M. Steen

SKAGIT COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE DUE 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 2017.
THIS 9 DAY OF 15 2017.

Skagit County Treasurer
Danette J. Jorgensen

DEPUTY
Official Seal
Skagit County

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 29 DAY OF August 2017

CITY TREASURER
Eric G. Steen

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTENSION TO FEET OF ALL LOTS AND TRACTS ADJOINING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, MAINTAIN, REPAIR, REPLACE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITTINGS AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, 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.

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONNECTING 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 COST THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF ALL LOT OWNERS AND THEIR HEIRS, OWNERS, REPRESENTATIVES AND ASSIGNS.
THE CITY OF BURLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

APPROVALS
EXAMINED AND APPROVED THIS 29 DAY OF August 2017

CITY ENGINEER
Jeffrey G. Gault

ATTEST, CITY COMPTROLLER
Eric G. Steen

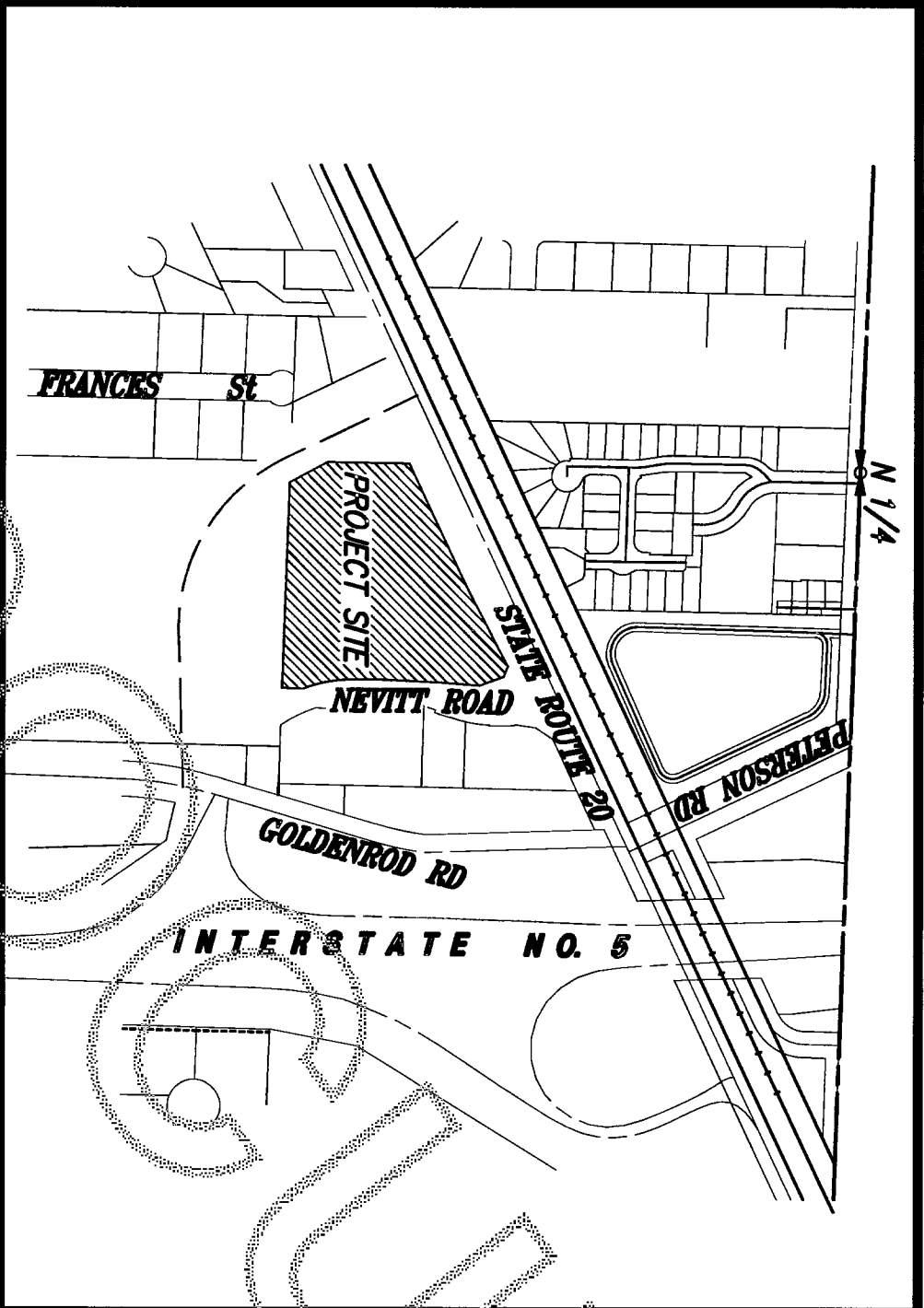
ATTEST, PLANNING DIRECTOR
Eric G. Steen

SURVEYORS CERTIFICATE

HEREBY CERTIFY THAT THE "STEEN BINDING SITE PLAN" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, 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.

Myles J. Standish
ATTEST, J. STANDISH PLS

8-28-2017
DATE



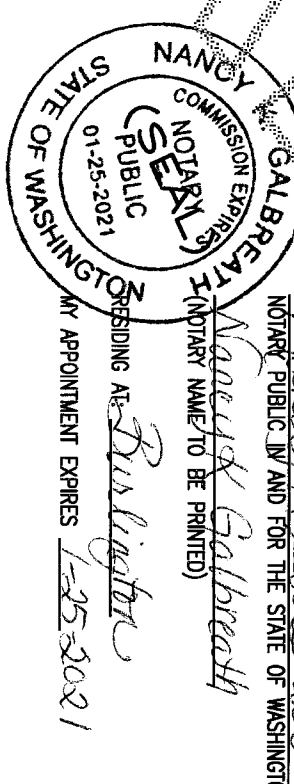
VICINITY MAP

NOT TO SCALE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Burlington)
I, Dane M. Steen,)
DO hereby certify that I know or have satisfactory evidence that DANE M. STEEN IS THE PERSON WHO APPEARED)
BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER)
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: Sept 25 2017.

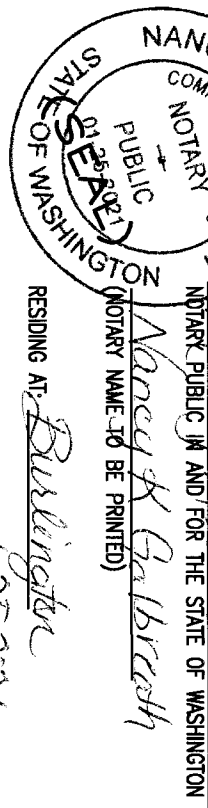
Nancy K. Galtbreath
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Burlington)
I, Dane M. Steen,)
DO hereby certify that I know or have satisfactory evidence that GARY A. STEEN IS THE PERSON WHO APPEARED)
BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER)
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: Sept 25 2017.

Nancy K. Galtbreath
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)



NOTES

1. ZONING - C1 GENERAL COMMERCIAL
2. SEWAGE DISPOSAL - CITY OF BURLINGTON
3. WATER - SKAGIT COUNTY 2017
4. POWER - PUGET SOUND ENERGY
5. TELEPHONE - FRONTIER
6. GAS - CASCADE NATURAL GAS
7. CABLE - WEST COAST
8. STORM - CITY OF BURLINGTON
9. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ROADS, GRANTED UPON ISSUANCE OF BUILDING PERMIT.
10. THE SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPANCY INDICATORS IN ACCORDANCE WITH W.A.C. CH. 132.130. THESE OCCUPANCY 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.
11. BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAIN 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.
12. LOTS 1, 2, 3, 4 AND 5 HEREBY GRANT AND CONVEY TO LOTS 1, 2, 3, 4 AND 5 AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS AS SHOWN ON SHEET 4 OF 4.
13. THE AREA 5, 6, 7, 8, 9 AND 10 HEREBY GRANT AND CONVEY AN EASEMENT FOR UTILITIES, OVER, UNDER AND ACROSS THE AREA AS SHOWN ON SHEET 4 OF 4, SAID EASEMENT IS GRANTED TO THE CITY OF BURLINGTON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, 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.
14. ALL LOTS IN THIS BINDING SITE PLAN ARE SUBJECT TO AND TOGETHER WITH COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS AS OUTLINED IN DOCUMENT RECORDED UNDER AUDITORS FILE NO. 201101260089.
15. ALL UTILITIES SHALL BE INSTALLED BEFORE BUILDING PERMITS WILL BE ISSUED.
16. THE AMOUNT OF IMPERVIOUS AREA GREATER THAN THE ALLOWABLE 80% FOR LOT 3 WILL NEED TO BE RESTRICTED ON THE FUTURE DEVELOPMENT OF LOT 1 AND 2 BY THE COMBINED AMOUNT OF 564 SQUARE- FEET OF IMPERVIOUS AREA.
17. ALL CONSTRUCTION, DEVELOPMENT ACTIVITIES, AND LAND USES SHALL BE CONSISTENT WITH THE NOTES, RESTRICTIONS, AND LIMITATIONS SHOWN ON THIS BINDING SITE PLAN.
18. ALL CONSTRUCTION, DEVELOPMENT ACTIVITIES, AND LAND USES SHALL BE CONSISTENT APPLICABLE BURLINGTON MUNICIPAL CODE REQUIREMENTS AND THE BURLINGTON COMPREHENSIVE PLAN.
19. THE ROADWAYS, UTILITIES, PEDESTRIAN ACCESS, SIDEWALKS, AND SITE INFRASTRUCTURE SHALL BE MAINTAINED AND SHALL NOT BE REMOVED, OBSTRUCTED, OR ALTERED WITHOUT PRIOR APPROVAL FROM THE CITY OF BURLINGTON.
20. DEVELOPMENT OF THE LOTS WITHIN THIS BINDING SITE PLAN MAY REQUIRE LAND USE PERMITS, CONDITIONAL USE PERMITS, BUILDING PERMITS, OR OTHER APPROVALS FROM THE CITY OF BURLINGTON.
21. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS BINDING SITE PLAN UNTIL SEWER AND WATER SERVICE HAS BEEN EXTENDED TO SERVE THE LOT ON WHICH THE BUILDING PERMIT IS REQUESTED.
22. NO FINAL OCCUPANCY OR FINAL INSPECTION APPROVAL SHALL BE ISSUED FOR CONSTRUCTION ON LOT THREE UNTIL A SIDEWALK HAS BEEN CONSTRUCTED ALONG THE EDGE OF THE PRIVATE ROAD WHERE IT ADJUTS LOT THREE.
23. NO FINAL OCCUPANCY OR FINAL INSPECTION APPROVAL SHALL BE ISSUED FOR CONSTRUCTION ON LOT TWO UNTIL A SIDEWALK HAS BEEN CONSTRUCTED ALONG THE EDGES OF THE PRIVATE ROAD WHERE IT ADJUTS LOT TWO.
24. NO FINAL OCCUPANCY OR FINAL INSPECTION APPROVAL SHALL BE ISSUED FOR CONSTRUCTION ON LOT ONE UNTIL A SIDEWALK HAS BEEN CONSTRUCTED ALONG THE EDGES OF THE PRIVATE ROAD WHERE IT ADJUTS LOT ONE.
25. ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CITY OF BURLINGTON STANDARDS AND REQUIREMENTS.

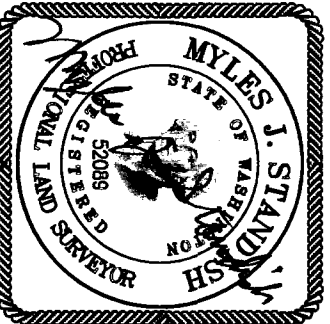
Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON WA, 98273
Tel: 360-404-2010 Fax: 360-404-2013

STEEN BINDING SITE PLAN

IN A PORTION OF GOVERNMENT LOT 2
SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON
OWNERS
WENATCHEE EQUITY INVESTORS LLC
10776 MARY LN, BURLINGTON WA, 98233

DATE: 8-8-2017 BY: MJS SCALE:
PROJECT NO. 17028 17028 STEEN BSP AMD.DWG FB



8-28-2017

AMENDED STEEN BINDING SITE PLAN

PREVIOUS RECORDING NUMBER 201101260089, BEING IN A PORTION OF
GOVERNMENT LOT 2 (NW 1/4 OF NE 1/4) OF SECTION 6, T.34 N., R.4 E. WM.

201709250149
\$178.00
Skiagit County Auditor
9/25/2017 4:09 PM 2 of 4 3:08PM

LEGAL DESCRIPTION

PARCEL "A"
TRACT "A" OF REISED SHORT PLAT NO. BURL 2-88, APPROVED APRIL 18, 1989, RECORDED JULY 25, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 53, UNDER AUDITORS FILE NO. 8807250031, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 2, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

EXCEPT FROM ALL THE ABOVE THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 789 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 03' 45" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 2 A DISTANCE OF 274.25 FEET; THENCE NORTH 0° 03' 45" EAST 329.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 20; THENCE SOUTH 63° 32' 15" WEST, ALONG SAID HIGHWAY RIGHT OF WAY LINE, 228.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 03' 45" WEST 224.32 FEET; THENCE WESTERLY 30 FEET, PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 2; THENCE NORTH 0° 03' 45" EAST TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE EASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED OCTOBER 1, 2007 IN SKAGIT COUNTY CAUSE NO. 07-2-00935-4.

PARCEL "B"

TRACT "B" OF REISED SHORT PLAT NO. BURL 2-88, APPROVED APRIL 18, 1989, RECORDED JULY 25, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 53, UNDER AUDITORS FILE NO. 8807250031, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INTEREST, EGRESS, UTILITIES, MAINTENANCE AND STORM DRAINAGE OVER AND ACROSS THE WEST 40 FEET AND THE SOUTH 50 FEET OF TRACT "A" AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 0° 05' 30" WEST, ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 222.48 FEET; MORE OR LESS, TO A POINT 110 FEET SOUTH OF THE INTERSECTION OF SAID LOT LINE WITH THE SOUTH LINE OF THE HIGHWAY LYING SOUTHERLY OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE SOUTH 63° 33' WEST, PARALLEL TO SAID HIGHWAY, 95 FEET TO A POINT THAT IS THE MOST SOUTHERLY CORNER OF A TRACT SAID COOK TRACT, 98.56 FEET, MORE OR LESS, TO THE SAID HIGHWAY; THENCE SOUTH 63° 33' WEST, ALONG SAID HIGHWAY, 122.27 FEET; MORE OR LESS, TO THE INTERSECTION WITH A LINE EXTENDED NORTH 28° 27' WEST FROM A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3 WHICH IS 133.46 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3, AS MEASURED ALONG THE SOUTH LINE THEREOF; THENCE SOUTH 28° 27' EAST 235.90 FEET; MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 3; THENCE EAST ALONG SAID LINE 133.46 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED MARCH 21, 2008 IN SKAGIT COUNTY CAUSE NO. 07-2-00935-4.

PARCEL "C"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 789 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 03' 45" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 2 A DISTANCE OF 274.25 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0° 03' 45" EAST 329.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 63° 32' 15" WEST, ALONG SAID HIGHWAY RIGHT OF WAY LINE, 228.53 FEET; THENCE SOUTH 0° 03' 45" WEST 224.32 FEET; THENCE SOUTH 89° 02' 30" EAST, PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 2 A DISTANCE OF 204.5 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 15 FEET THEREOF;

AND EXCEPT THE SOUTH 125 FEET THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BE DEED RECORDED NOVEMBER 14, 1986, UNDER AUDITORS FILE NO. 544074;

TOGETHER WITH THAT PORTION OF SAID GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. CONVEYED TO STANDARD SERVICES AND DISTRIBUTION, INC. BY THAT QUIT CLAIM DEED RECORDED AUGUST 6, 1990 UNDER SKAGIT COUNTY AUDITORS FILE NO. 9008080012 AND AS DELINEATED AS A PORTION OF BOTH PARCEL "A" AND "B" AND "APPARENT GAP IN TITLE LINES" ON THE FACE OF BURLINGTON SHORT PLAT NO. 2-88 (REVISED), RECORDED JULY 25, 1989 UNDER SKAGIT COUNTY AUDITORS FILE NO. 8807250031.

EXCEPT THEREFROM THAT PORTION TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED MARCH 21, 2008 IN SKAGIT COUNTY CAUSE NO. 07-2-00935-4.

PARCEL "D"
THE SOUTH 125 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 789 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 03' 45" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 274.25 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0° 03' 45" EAST 329.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 63° 32' 15" WEST, ALONG SAID HIGHWAY RIGHT OF WAY LINE, 228.53 FEET; THENCE SOUTH 0° 03' 45" WEST 224.32 FEET; THENCE SOUTH 89° 02' 30" EAST, PARALLEL TO THE SOUTH LINE OF LOT 2 A DISTANCE OF 204.5 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 15 FEET THEREOF CONVEYED TO HELENE M. NEVITT AND NEL D. NEVITT, BY DEED DATED NOVEMBER 4, 1946 AND RECORDED NOVEMBER 8, 1946 UNDER AUDITORS FILE NO. 397831.

EXCEPT THEREFROM THAT PORTION TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED MARCH 21, 2008 IN SKAGIT COUNTY CAUSE NO. 07-2-00935-4.

PARCEL "E"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 973.5 FEET WEST AND 106.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 187.75 FEET; THENCE EAST 189.5 FEET; MORE OR LESS, TO THE WEST LINE OF A ROAD RIGHT OF WAY CONNECTED BY DEED DATED NOVEMBER 4, 1946, RECORDED IN VOLUME 214 OF DEEDS AT PAGE 116, UNDER AUDITORS FILE NO. 397831; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD 189.75 FEET; MORE OR LESS, TO A POINT 106.5 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE WEST 189.5 FEET TO THE PLACE OF BEGINNING; EXCEPT THE SOUTH 50 FEET OF SAID PREMISES AS MEASURED ALONG THE WEST LINE THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED OCTOBER 1, 2007 IN SKAGIT COUNTY CAUSE NO. 07-2-00935-4.

PARCEL "F"

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "B" LYING WESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEERS STATION 14+00 ON THE RT LINE SLAVEY OF SR 52, SR 28 INTERCHANGE AND 2.5 FEET WESTERLY THEREOF; THENCE SOUTHERLY PARALLEL WITH SAID LINE SLAVEY TO A POINT OPPOSITE HIGHWAY ENGINEERS STATION 15+78.70; THENCE WESTERLY TO A POINT OPPOSITE SAID HIGHWAY ENGINEERS STATION AND 33 FEET WESTERLY THEREFROM; THENCE SOUTHERLY PARALLEL WITH SAID LINE SLAVEY TO A POINT OPPOSITE HIGHWAY ENGINEERS STATION 16+17.2 AND THE END OF THIS LINE DESCRIPTION.

PARCEL "G"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 973.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 186.5 FEET; THENCE EAST 189.5 FEET; MORE OR LESS, TO THE WEST LINE OF A ROAD RIGHT OF WAY CONNECTED BY DEED DATED NOVEMBER 4, 1946 AND RECORDED IN VOLUME 214 OF DEEDS AT PAGE 116 UNDER AUDITORS FILE NO. 397831; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD 189.5 FEET; MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE WEST 189.5 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION, IF ANY, LYING WITHIN NEVITT ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITORS FILE NO. 544074.

PARCEL "H"

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. LYING SOUTHERLY OF PARCEL "C", AS DESCRIBED ABOVE AND LYING EASTERLY OF PARCELS "A" AND "B" AS DESCRIBED ABOVE.

(DESCRIPTION IS BASED ON TITLE REPORT FROM GUARDIAN TITLE, ORDER NO. 95642, DATED SEPT. 19, 2008)

SCHEDULE B-1. EXCEPTIONS

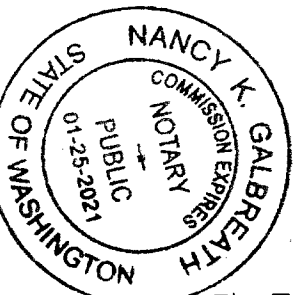
1. EASEMENT FOR EASEMENT, A/RN 8807150028, WEST 5 FEET OF PROPERTY AS SHOWN HEREON.
2. EASEMENTS AS SHOWN ON SHORT PLAT BURL 2-88, A/RN 8807250031, INTEREST-EGRESS AND UTILITY EASEMENT AND 10 FOOT SEWER EASEMENT, THESE EASEMENTS ARE BEING REINDEMNISHED AS PART OF THIS BINDING SITE PLAN, SEE DEDICATION SHEET 1 OF 4.
3. EASEMENT TO PUGET POWER, A/RN 9211160120, AS SHOWN HEREON.
4. PUGET POWER EASEMENT, A/RN 9211030057, AS SHOWN HEREON.
5. PUGET POWER EASEMENT, A/RN 9307250105, DOES NOT AFFECT PARCEL.
6. PUGET POWER EASEMENT, A/RN 414575, DOES NOT AFFECT PARCEL.

ACKNOWLEDGMENT

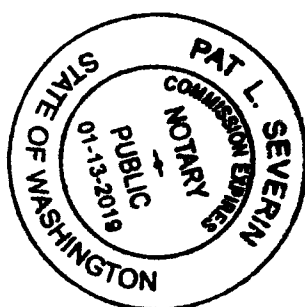
STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Diane M. Steen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DASH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF STANDARD SERVICES AND DISTRIBUTION, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Sept 25, 2017.



NOTARY PUBLIC
Name of Nancy K. Galbraith
(NOTARY NAME TO BE PRINTED)
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 1-25-2021



NOTARY PUBLIC
Name of Pat L. Severin
(NOTARY NAME TO BE PRINTED)
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 1-13-2019

STATE OF: WASHINGTON
COUNTY OF: SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DIANE M. STEEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DASH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF STANDARD SERVICES AND DISTRIBUTION, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: SEPT 25, 2017

NOTARY PUBLIC: Pat L. Severin
NOTARILY SIGNED: Diane M. Steen
BEFORE ME, I, Pat L. Severin, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE SIGNATURE OF SAID PARTY IS THE TRUE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

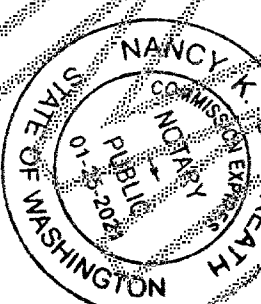
11/9/2019 1/4 CORNERS

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Diane M. Steen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON DASH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF WENATCHEE EQUITY INVESTORS 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 9/25/2017.



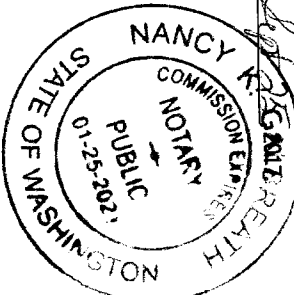
NOTARY PUBLIC
Name of Nancy K. Galbraith
(NOTARY NAME TO BE PRINTED)
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 1-25-2021

ACKNOWLEDGMENT

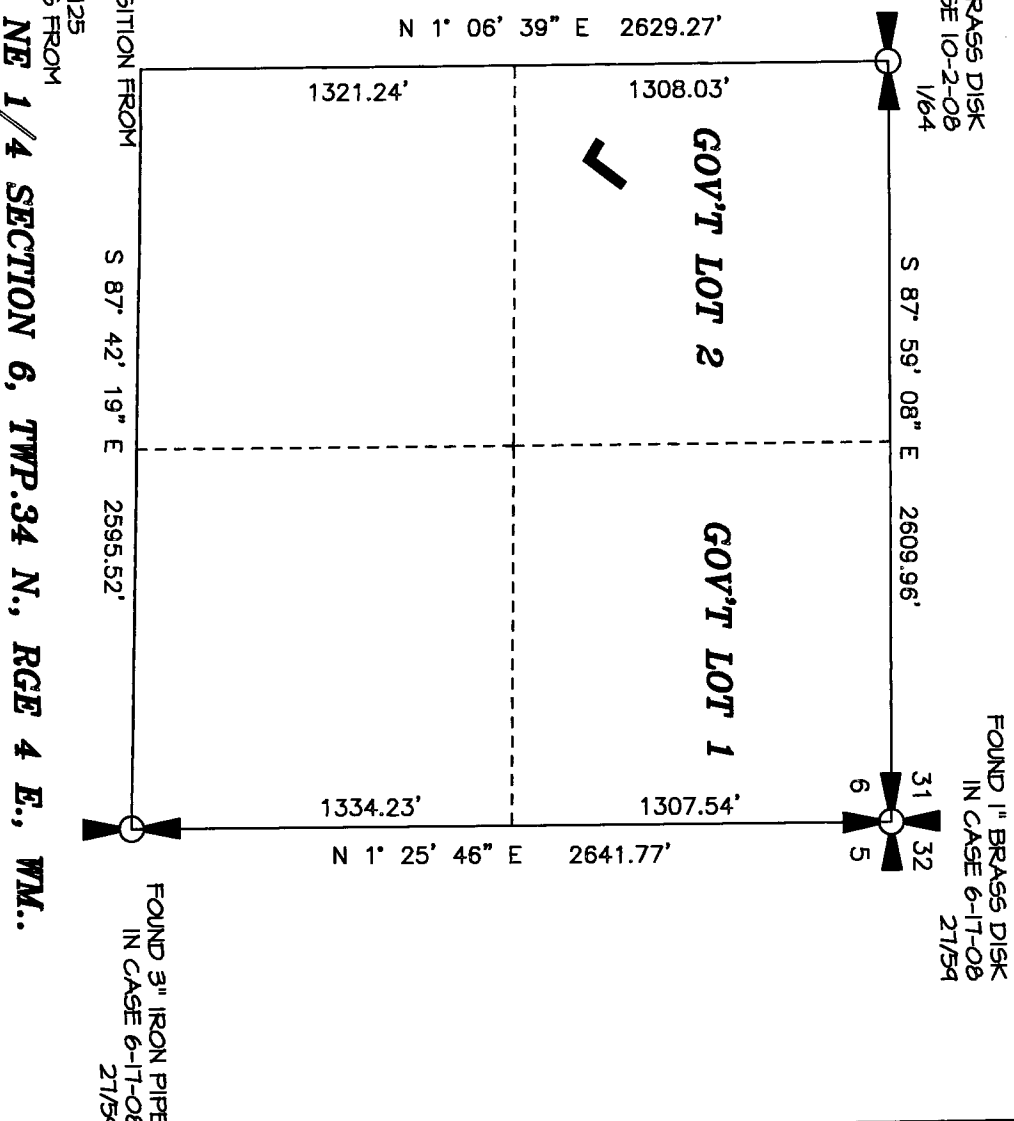
STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Diane M. Steen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON DASH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF WENATCHEE EQUITY INVESTORS 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 9/25/2017.



NOTARY PUBLIC
Name of Nancy K. Galbraith
(NOTARY NAME TO BE PRINTED)
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 1-25-2021



SHEET 2 OF 4

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON WA, 98273
Tel: 360-404-2010 Fax: 360-404-2013

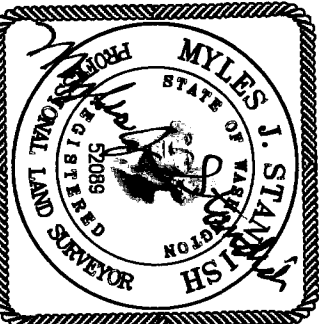
STEEN BINDING SITE PLAN

IN A PORTION OF GOVERNMENT LOT 2
SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON

OWNERS
WENATCHEE EQUITY INVESTORS LLC

10776 MARY LN, BURLINGTON WA, 98233

DATE: 8-8-2017 BY: MJS SCALE:
PROJECT NO. 17028 17028 STEEN BSP AND.DWG FB



8-28-2017

FND MON IN CASE
10-12-08, 1/64

AMENDED STEEN BINDING SITE PLAN

PREVIOUS RECORDING NUMBER 201101260089, BEING IN A PORTION OF

GOVERNMENT LOT 2 (NW 1/4 OF NE 1/4) OF SECTION 6, T.34 N., R.4 E. WM.

201709250149

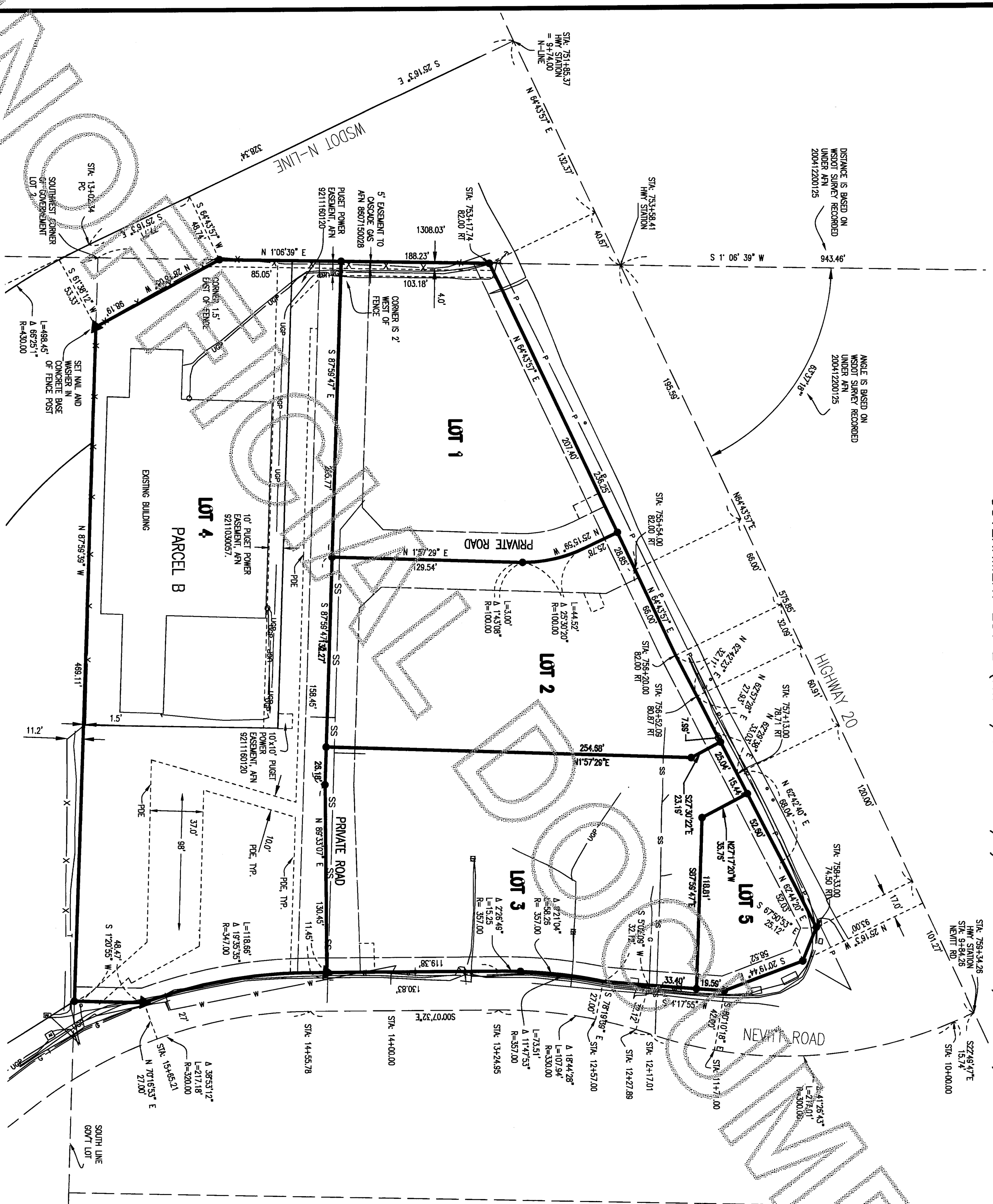
Sheila C. Gentry Auditor
9/25/2017 Page 3 of 4 3:08PM

\$178.00

RESEARCH
SURVEY RECORDED UNDER AYN'S 9106280015, 9107100065,
200412200125 AND 200706050127 AND BURL SHORT PLAT 2-88
REVISED AYN 8807250031 AND GLO PLAT 1

INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPISHED BY FIELD TRAVERSE WITH A "TRIMBLE
SS" LEICHTON 1100 AND A TRIMBLE 5800 DUAL FREQUENCY GPS
RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+1 PPM), AND MEETS
OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 302-150.

BASIS OF BEARING
ASSUMED S 87° 58' 08" E BETWEEN THE NORTH QUARTER AND
NORTHEAST CORNERS OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4
EAST, WM.



SITE INFORMATION

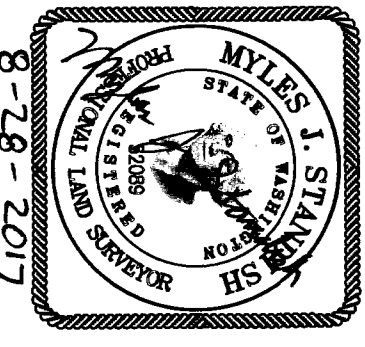
TOTAL PARCEL	198,321 SQ. FT.
LOT 1	51,689 SQ. FT.
LOT 2	32,928 SQ. FT.
LOT 3	41,548 SQ. FT.
LOT 4	84,375 SQ. FT.
LOT 5	7,779 SQ. FT.
	0.17 ACRES

LEGEND

- ▲ SET MAG NAIL AND WASHER, LS 17652
- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REAR WITH CAP STAMPED "LS 17652"
- BB WATER METER
- P OVERHEAD POWER LINE
- X FENCE LINE
- SS SEWER LINE
- W WATER LINE
- PDE PRIVATE DRAINAGE EASEMENT
- ⊕ POWER POLE
- ⊖ FIRE HYDRANT
- ⊞ POWER VAULT
- ⊠ CATCH BASIN
- ⊡ TELEPHONE RISER

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON WA. 98273
Tel: 360-404-2010 Fax: 360-404-2013



STEEN BINDING SITE PLAN

IN A PORTION OF GOVERNMENT LOT 2
SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON
OWNERS
WENATCHEE EQUITY INVESTORS LLC
10776 MARY LN, BURLINGTON WA. 98233

DATE: 5-7-2017 PROJECT NO. 8073 8073-BSP-AMD.DWG BY: MJS SCALE: 1" = 50' FB

CENTER OF SECTION
CALCULATED FROM
SURVEY RECORDED
UNDER AYN
200412200125

