

# TRANSCOLD BURLINGTON HILL

## BINDING SITE PLAN

(A DIVISION OF LOT 3 OF BURLINGTON HILL BUSINESS PARK  
BINDING SITE PLAN, AF NO. 9409080052)

SITUATE IN A PORTION OF THE SW 1/4 OF SECTION 29, TOWNSHIP 35 NORTH,  
RANGE 4 EAST, W.M., CITY OF BURLINGTON, WASHINGTON

### BINDING SITE PLAN NOTES

- 1) 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.
- 2) DECLARANT AND ANY FUTURE BUYER/USER 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.
- 3) ALL LOTS IN THIS BINDING SITE PLAN ARE SUBJECT TO AND TOGETHER WITH COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS AS OUTLINED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 20101260090.
- 4) ALL CONSTRUCTION, DEVELOPMENT ACTIVITIES, AND LAND USES SHALL BE CONSISTENT WITH THE NOTES, RESTRICTIONS, AND LIMITATIONS SHOWN ON THIS BINDING SITE PLAN.
- 5) ALL CONSTRUCTION, DEVELOPMENT ACTIVITIES, AND LAND USES SHALL BE CONSISTENT WITH THE NOTES, RESTRICTIONS, AND LIMITATIONS SHOWN ON THE BURLINGTON COMPREHENSIVE PLAN.
- 6) 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.
- 7) 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.
- 8) REGULATED WETLAND AREAS MAY ADJOIN THIS PROPERTY TO THE NORTH AND EAST. WETLAND ANALYSIS, BUFFERS, AND DEVELOPMENT RESTRICTIONS MAY APPLY TO ANY FUTURE DEVELOPMENT OR REDEVELOPMENT OF THIS PROPERTY.
- 9) ROAD, ACCESS, UTILITY, AND SIDEWALK IMPROVEMENTS MAY BE REQUIRED AS A CONDITION OF ANY FUTURE DEVELOPMENT OR REDEVELOPMENT.
- 10) THIS PROPERTY IS LOCATED IN FLOOD ZONE A7, CITY OF BURLINGTON, WASHINGTON. SKAGIT COUNTY COMMUNITY PANEL 530153 0001 B, EFFECTIVE DATE JANUARY 3, 1985. THE BASE FLOOD ELEVATION FOR THE LOTS WITHIN THIS BINDING SITE PLAN IS 30.1 FEET AS PROVIDED BY THE CITY OF BURLINGTON. PLEASE NOTE THAT THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE WITH FUTURE FEMA REVISIONS AND AMENDMENTS.

### SURVEY NOTES:

- 1) DATA FOR THIS SURVEY WAS VERIFIED AND OR GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN OCTOBER OF 2017.
- 2) EQUIPMENT USED: THEOMAT 00101.5" EDM: ± 2 PPM, ± 3 MM
- 3) HORIZONTAL DATUM: ASSUMED / LOCAL
- 4) BASIS OF BEARINGS: BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN PER AF NO. 9409080052.
- 5) OCCUPATIONAL INDICATOR NOTE  
IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-120, THIS RECORD OF SURVEY MAY DEPICT OCCUPATIONAL INDICATORS AND ENCROACHMENTS. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
- 6) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY CHICAGO TITLE ORDER NUMBER 620022919. PACIFIC SURVEYING AND ENGINEERING ASSUMES NO LIABILITY FOR ANY CONDITIONS OR RESTRICTIONS THAT MAY EXIST AND/OR THAT ARE NOT NOTED THEREIN.
- 7) FIELD SURVEY CLOSURES EXCEED PRECISION CLASS URBAN AND INDUSTRIAL STANDARDS FOR RELATIVE ACCURACY FOUND IN WAC 332-130-090 (1:10,000).

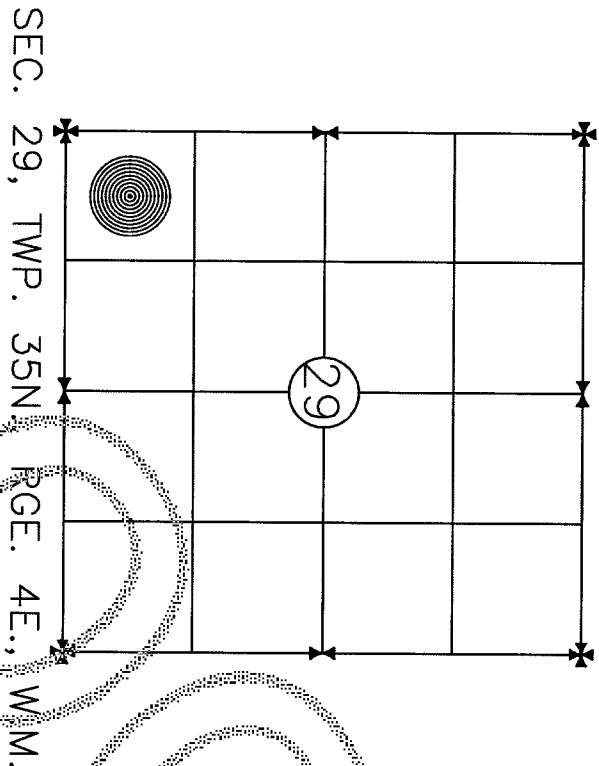
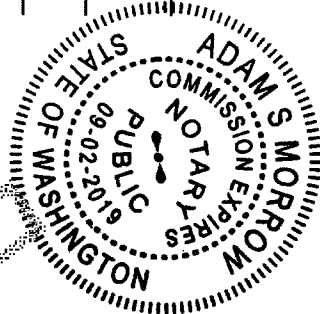
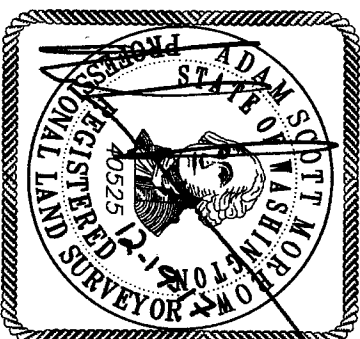
### LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS "TRANSCOLD BURLINGTON HILL BINDING SITE PLAN" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.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.

12-19-17

DATE

ADAM SCOTT MORROW, PLS NO. 40525  
SHEET NO. 1 OF 2 DWG. NO. 2017281\_svk\_BSP.dwg



SEC. 29, TWP. 35N. RGE. 4E., W.M.

**DECLARATION**  
THE UNDERSIGNED HEREBY DEDICATES THIS BINDING SITE PLAN AND DECLARES THAT IT IS MADE FREELY AND IN ACCORDANCE WITH THE WISHES OF THE OWNER OF THE LANDS ENCOMPASSED HEREON.

John Coughlan  
JOHN COUGHLAN, PRESIDENT, COUGHLAN ENTERPRISES INC., A WASHINGTON CORPORATION

### ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF WHATCOM } SS

ON THIS 20<sup>th</sup> DAY OF DECEMBER, 2017,  
THE UNDERSIGNED, PERSONALLY APPEARED

John Coughlan OF COUGHLAN ENTERPRISES, INC.,  
A WASHINGTON CORPORATION, DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION  
TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET  
AND YEAR LAST MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham, WA

MY APPOINTMENT EXPIRES 9-2-19

### LEGAL DESCRIPTION

(CHICAGO TITLE GUARANTEE/CERTIFICATE NO. 620022919)

PARCEL A:  
LOT 3 OF BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN, APPROVED  
SEPTEMBER 7, 1994, RECORDED SEPTEMBER 8, 1994, IN VOLUME 11 OF SHORT  
PLATS, PAGES 109 THROUGH 112, INCLUSIVE, UNDER AUDITOR'S FILE NO.  
9409080052, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF  
THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST,  
W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:  
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES (BUT NOT  
PARKING OR OTHER OBSTACLES TO TRAFFIC FLOW) AS CONVEYED UNDER  
AUDITOR'S FILE NO. 200207050133, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
SITUATE IN SKAGIT COUNTY, WASHINGTON.

### APPROVALS

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF DECEMBER, 2017

CITY ENGINEER

ATTEST: CITY COMPTROLLER

ATTEST: PLANNING DIRECTOR

### AUDITOR'S CERTIFICATE

I filed this record this 28 day of Dec, 2017 at 3:39PM  
at the request of PACIFIC SURVEYING AND ENGINEERING SERVICES, INC.  
Auditor's File No. 201712280065

County Auditor

Deputy

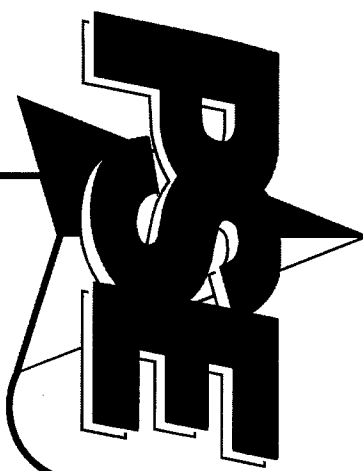
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CHECKED BY: ASM

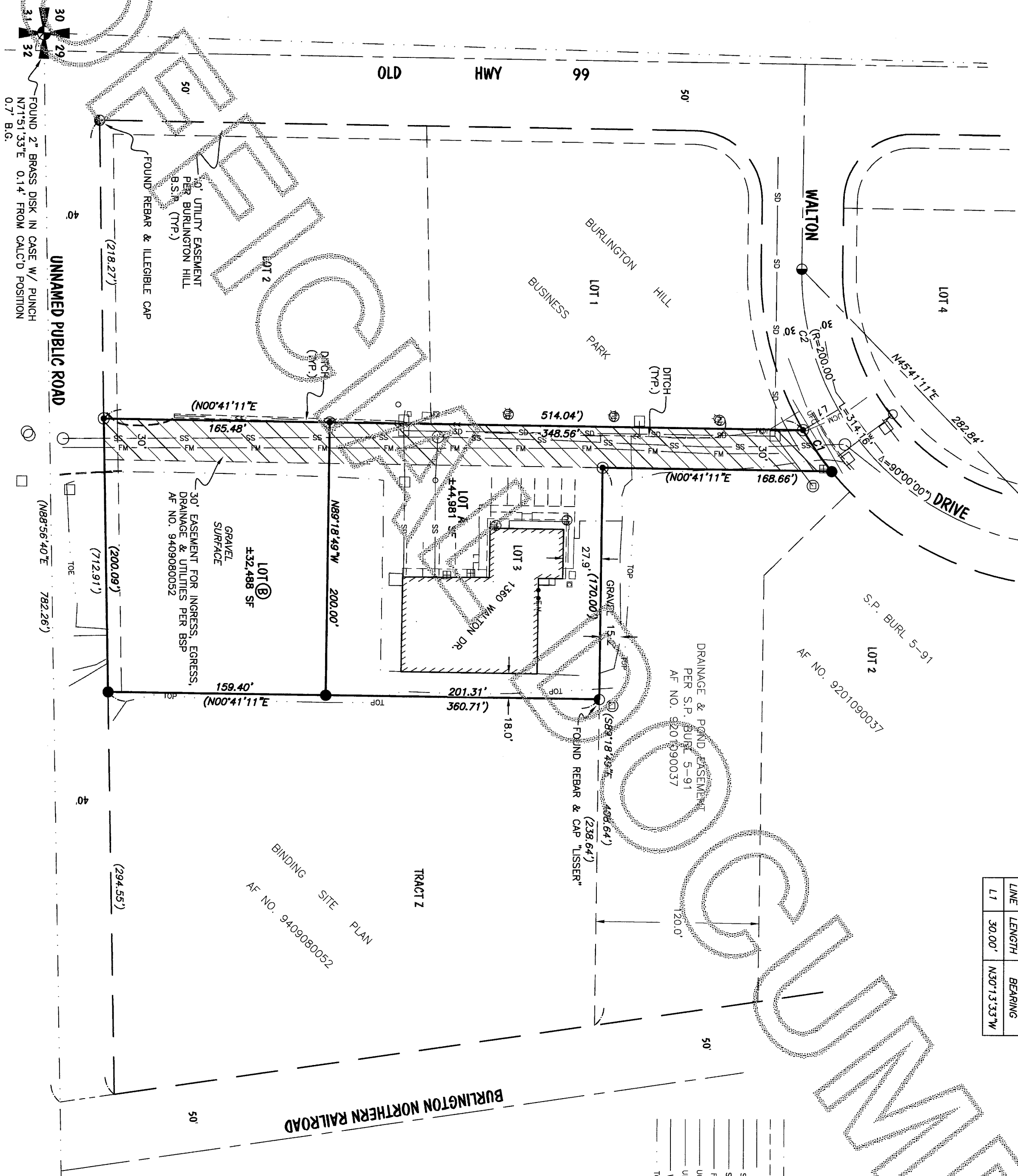
F.B.# 646.01

DATE: 12.19.2017 JOB NO. 2017281

201712280065  
\$163.00  
12/28/2017 Page 1 of 2 3:39PM



# TRANSCOLD BURLINGTON HILL BINDING SITE PLAN



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	230.00'	9°11'27"	36.89'
C2	200.00'	30°54'44"	107.90'

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N50°13'33"W

## EXISTING SYMBOL LEGEND

- = EXISTING MONUMENT AS NOTED
- = EXISTING BASED MON
- = EXISTING REBAR AND CAP AS NOTED
- = SET REBAR AND CAP PL#40525 (2017)
- = SET MAN/FLASHER PL#40525 (2017)
- = EXISTING STORM DRAIN MANHOLE
- = EXISTING CATCH BASIN
- = EXISTING DOWNSPOUT
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER CLEANOUT
- = EXISTING WATER METER
- = EXISTING FIRE HYDRANT
- = EXISTING HOSE BIB
- = EXISTING STREET LIGHT POLE
- = EXISTING FIBER-OPTIC/COMM. PEDESTAL/RISER
- = EXISTING ELECTRIC METER/SWITCH
- ( ) = RECORD DIMENSION

## EXISTING LINE LEGEND

- = EXISTING EDGE OF ASPHALT
- = EXISTING CURB
- = EXISTING EDGE OF GRAVEL ROAD
- = EXISTING STORM DRAIN LINE
- = EXISTING SANITARY SEWER GRAVITY LINE
- = EXISTING SANITARY SEWER FORCEMAIN
- = EXISTING UNDERGROUND COMMUNICATIONS LINE
- = EXISTING UNDERGROUND FIBER OPTIC LINE
- = EXISTING WATER LINE
- = EXISTING TOP OF SLOPE LINE

