

97 OCT 29 10:51

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 1997

I, Judyann Menick, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1998

THIS 17 DAY OF October, 1997.

Judyann Menick Linda Patterson
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 OF OTHER PUBLIC USE, ARE PAID IN FULL THIS 15th DAY OF October, 1997

Robert R. Hatten
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 15 DAY OF OCT., 1997.

Rob A. Sarnett
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON, THIS 13th DAY OF October, 1997.

ATTEST: CITY COMPTROLLER

ATTEST: PLANNING DIRECTOR W. Marjorie J. Cook

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF Oct, 1997 AT 10:51 A.M. IN VOLUME 13 OF RECORDS ON PAGES 53-56 AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC. THE AUDITOR'S FILE NO. 9710290033

Kathy Hill Cheryl Jorgensen
SKAGIT COUNTY AUDITOR DEPUTY

ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Skagit

ON THIS 21st DAY OF Oct, 1997, BEFORE ME, JERRY H. WALTON, UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JERRY H. WALTON, MICHAEL PEGRAM, FISHER & SONS, INC.; MARLEN KNUTSON; ALLEN BROWN; PORT GAROMER TIMBER CO., INC.; ANTHONY PICKERING; BRIEN STAFFORD; G & D WALLACE, INC.; COULLEE INVESTMENTS, INC.; AND DANIEL MADLUNG, AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE PARTNERS OR DESIGNATED AGENTS OF THE PARTNERSHIP THAT EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE PARTNERSHIP, BY AUTHORITY OF STATUTE OR ITS PARTNERSHIP AGREEMENT, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS DEED OF TRUST AND IN FACT EXECUTED THE DEED OF TRUST ON BEHALF OF THE PARTNERSHIP.

BY Celine Landauer Allen RESIDING AT Mount Vernon

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
MY COMMISSION EXPIRES: 11-25-99

ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____ 199__

BY _____ RESIDING AT _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
MY COMMISSION EXPIRES: _____

DEDICATION AND CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT BURLINGTON HILL PROPERTIES, A WASHINGTON GENERAL PARTNERSHIP, OWNERS OF THE LAND HEREBY PLATED, DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF, TOGETHER WITH THE RIGHT TO MAKE ALL THE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS SHOWN HEREON AND ALSO DEDICATE TO THE USE OF THE PUBLIC FOREVER THOSE TRACTS DESIGNATED "C", "E" AND "F" FOR UTILITY PURPOSES, AND THAT TRACT DESIGNATED "B" FOR OPEN SPACE PURPOSES.

IN WITNESS WHEREOF, THIS 21st DAY OF Oct, 1997

Jerry H. Walton GENERAL PARTNER
Michael Pegram GENERAL PARTNER
Fisher & Sons, Inc. GENERAL PARTNER
Marlen Knutson GENERAL PARTNER
Allen Brown GENERAL PARTNER
Port Garomer Timber Co., Inc. GENERAL PARTNER
Anthony Pickering GENERAL PARTNER
Brien Stafford GENERAL PARTNER
G & D Wallace, Inc. GENERAL PARTNER
Coulee Investments, Inc. GENERAL PARTNER
Daniel Madlung GENERAL PARTNER
Skagit State Bank

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE BURLINGTON BINDING SITE PLAN ORDINANCE.

JEFFREY A. SKODJE PLS. Jeffrey A Skodje
CERTIFICATE NO. 19645
DATE 10/9/97

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT, G.T.E., CASCADE NATURAL GAS CORP., AND TO CABLEVISION OF WASHINGTON INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE BINDING SITE PLAN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINE, 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.

WATER PIPELINE EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES, OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

NOTES

- 1. RAILROAD ALIGNMENT SHOWN ON SHEETS 2 AND 4 HEREON SHOWS A TEN MINUTE ANGLE POINT ALONG THE EASTERLY RAILROAD RIGHT-OF-WAY LINE. RAILROAD ALIGNMENT AS SHOWN ON BURLINGTON HILL BUSINESS PARK, BINDING SITE PLAN, FILED IN VOLUME 11 OF PLATS ON PAGES 109-112, RECORDS OF SKAGIT COUNTY RECORDS, WASHINGTON, SHOWS THE WESTERLY RAILROAD RIGHT-OF-WAY AS ONE TANGENT. AS-BUILT LOCATION AND PLANS INFORMATION INDICATE PROBABILITY THAT AN ANGLE POINT EXISTS, ALTHOUGH OTHER RECORD INFORMATION CALLS FOR ONE TANGENT.
- 2. THE EIGHTY FOOT DRAINAGE EASEMENT SHOWN ON SHEETS 2 AND 3 HEREON IS SUBJECT TO THE FOLLOWING:
A) PROPERTY THAT IS LOWER THAN ELEVATION 24.0 FEET SHALL NOT BE FILLED OR DEVELOPED TO AN ELEVATION ABOVE 24.0 FEET.
B) UNDEVELOPED PROPERTY THAT IS HIGHER THAN ELEVATION 24.0 FEET SHALL NOT BE DEVELOPED AT AN ELEVATION HIGHER THAN EXISTING GRADE.
C) PROPERTY AT AND BELOW ELEVATION 24.0 FEET IS POTENTIALLY SUBJECT TO FLOODING DURING THE 100 YEAR STORM RAINFALL EVENT.
- 3. DEVELOPMENT ON ALL LOTS WITHIN PHASE II OF BURLINGTON HILL BUSINESS PARK SHALL BE CONSTRUCTED SO NO TOP OF STORM STRUCTURE IS LOWER THAN ELEVATION 24.0 FEET. STORM SYSTEMS WITHIN THIS PROJECT WILL BE SUBJECTED TO A DETENTION ELEVATION OF 24.0 FEET. ON SITE BIOPFILTRATION SHALL BE PROVIDED WITHIN THE DEVELOPMENT OF LOTS 1, 2, 3, 4, 15, 17, AND 18. BIOPFILTRATION SHALL CONFORM TO D.O.E. REQUIREMENTS AND BE APPROVED BY THE CITY OF BURLINGTON.
- 4. THIS SURVEY WAS PERFORMED IN THE FIELD USING A SET 4A ELECTRONIC DISTANCE MEASURING THEODOLITE.
- 5. THIS SURVEY HAS DEPICTED EXISTING FENCELINES IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BINDING SITE PLAN.
- 6. LESTER H. GEAR ROAD RIGHT-OF-WAY IS SHOWN AS A 30 FOOT STRIP ABUTTING THE EAST-WEST CENTER SECTION LINE, ACCORDING TO SKAGIT COUNTY RECORDS. A PORTION OF THIS STRIP IS OCCUPIED BY THAT CERTAIN TRACT OF LAND CONVEYED TO LESTER H. GEAR BY DEED DATED APRIL 10, 1903 AND RECORDED APRIL 11, 1903 IN VOLUME 49 OF DEEDS, PAGE 569, UNDER AUDITOR'S FILE NO. 3741.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, T. 35 N., R. 4 E., W.M., BEING S 01° 31' 11" W, AS SHOWN ON BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN, FILED IN VOLUME 11 OF PLATS, PAGES 109-112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGEND

- - DENOTES SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "SKODJE 19645"
- ⊙ - DENOTES SET CONCRETE MONUMENT WITH 2" BRASS CAP IN MONUMENT CASE
- - DENOTES SET CONCRETE MONUMENT WITH YELLOW PLASTIC CAP MARKED "SKODJE 19645"
- - DENOTES FOUND PROPERTY CORNER AS NOTED HEREON.



NOTES, CONT.

THE BURLINGTON HILL BUSINESS PARK HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE TWO STORM WATER DETENTION PONDS WITHIN THIS BINDING SITE PLAN. MAINTENANCE INCLUDES MOULDING, CLEANING AND REGULAR INSPECTION OF THE CONTROL STRUCTURES AND CLEANUP OF ANY DEBRIS OR GARBAGE WITHIN THE PONDS.

LEGAL DESCRIPTION

PARCEL "A"
THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AS DESCRIBED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8907130033, RECORDS OF SKAGIT COUNTY, WASHINGTON:
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND DISTANT 30 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST-WEST CENTERLINE OF SAID SECTION 29 AND A LINE DRAWN PARALLEL WITH AND DISTANT 66.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF STATE ROAD NO. 1, AS LOCATED AND CONSTRUCTED ON JULY 13, 1989, THENCE SOUTHERLY PARALLEL WITH SAID CENTERLINE OF STATE ROAD NO. 1, A DISTANCE OF 141.1 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16 FEET; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL WITH AND DISTANT 50.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID STATE ROAD NO. 1 CENTERLINE TO THE SOUTH LINE OF SAID SECTION 29; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 29 TO THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE WESTERLY LINE OF THE MAIN TRACK OF THE BURLINGTON NORTHERN RAILROAD COMPANY; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID MAIN TRACK TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE DISTANT 30.0 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST-WEST CENTERLINE OF SECTION 29; THENCE WESTERLY ALONG SAID LINE DRAWN PARALLEL WITH THE EAST-WEST CENTERLINE TO THE POINT OF BEGINNING, EXCEPT ALL ROAD AND DITCH RIGHTS-OF-WAY; AND ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE BURLINGTON NORTHERN RAILROAD COMPANY'S RAILROAD RIGHT-OF-WAY, AS SAID RIGHT-OF-WAY IS DESCRIBED AND DEFINED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8907130033, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO EXCEPT THAT PORTION CONVEYED TO LESTER H. GEAR BY DEED DATED APRIL 10, 1903, RECORDED APRIL 11, 1903, IN VOLUME 49 OF DEEDS, PAGE 569, UNDER AUDITOR'S FILE NO. 3741, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER WHERE THE SOUTH TRUNK OF A CERTAIN DITCH, AS LOCATED ON SAID APRIL 10, 1903, BETWEEN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SAID SECTION 29, INTERSECTS SAID EAST LINE; RUN THENCE WEST ALONG THE BANK OF SAID DITCH AS THEN LOCATED TO THE WEST LINE OF SAID SECTION 29; THENCE SOUTH 20 FEET; THENCE EAST 20 FEET DISTANT FROM THE SOUTH BANK OF SAID DITCH TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 20 FEET TO THE PLACE OF BEGINNING.

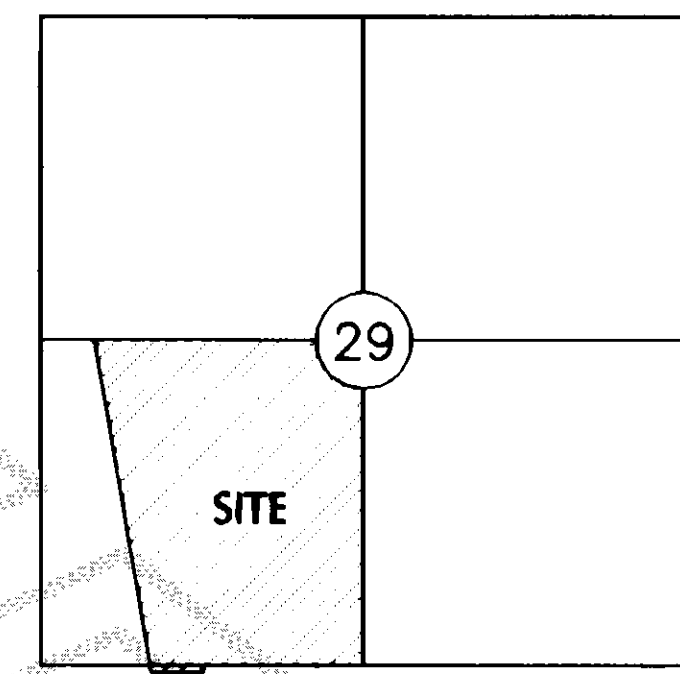
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE BURLINGTON NORTHERN RAILROAD COMPANY'S RAILROAD RIGHT-OF-WAY, AS SAID RIGHT-OF-WAY IS DESCRIBED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8907130033, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND 70 FEET SOUTHERLY OF THE NORTH LINE OF SAID NORTHWEST QUARTER, AS MEASURED AT RIGHT ANGLES THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS TITLE REPORT SUPPLIED BY STEWART TITLE GUARANTY COMPANY, POLICY NO. G 1578-10480.



VICINITY MAP
SEC. 29, T35N, R4E, W.M.

BURLINGTON HILL BUSINESS PARK PHASE II
BINDING SITE PLAN

PORTION OF S 1/2 SECTION 29, T. 35 N., R. 4 E, W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

DWN BY: MCJ DATE: 8 - 96	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 803 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)338-5751	SCALE: 1" = 100'
FIELD BOOK: 528 & 533		JOB NO: 94327B

WEST 1/4 CORNER SEC. 29
FOUND REBAR WITH PLASTIC
CAP MARKED "LEONARD 8992"
9/8/93 (FB 490, PG. 6)

30 29

S 89° 08' 19" E

ASPHALT PAVEMENT

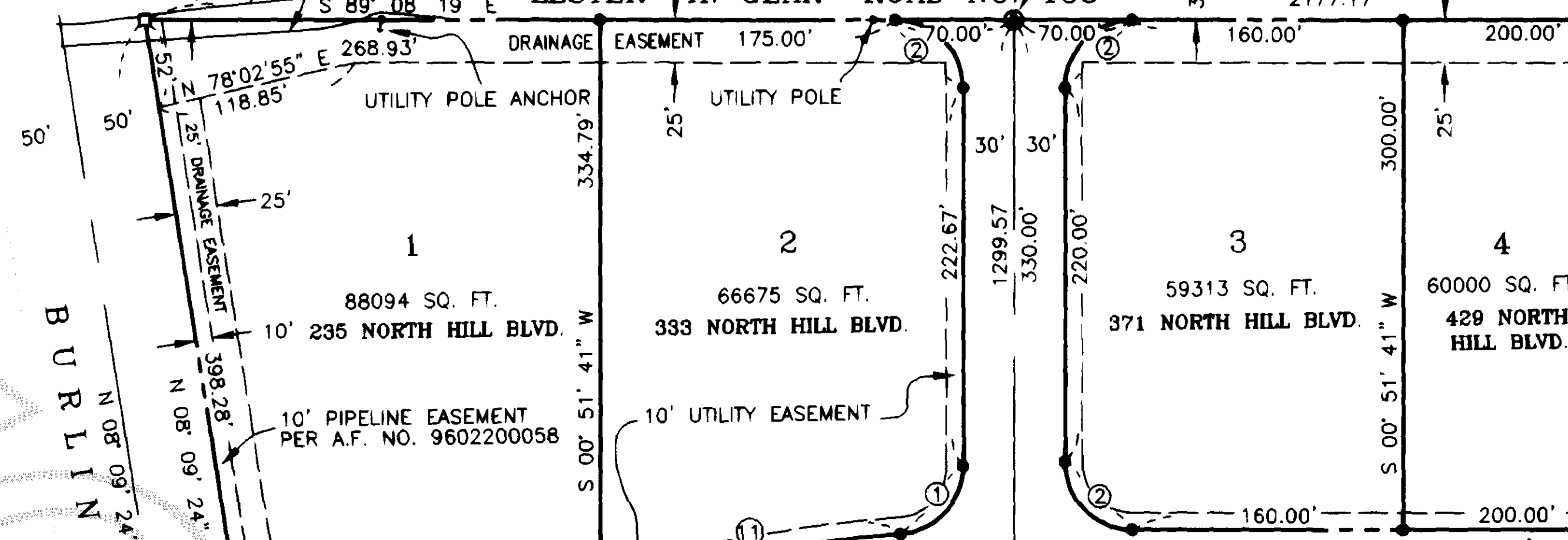
EAST-WEST CENTER
LINE SECTION 29

ELEV.=25.28'

2618.66'

LESTER H. GEAR ROAD NO. 158

2177.17'

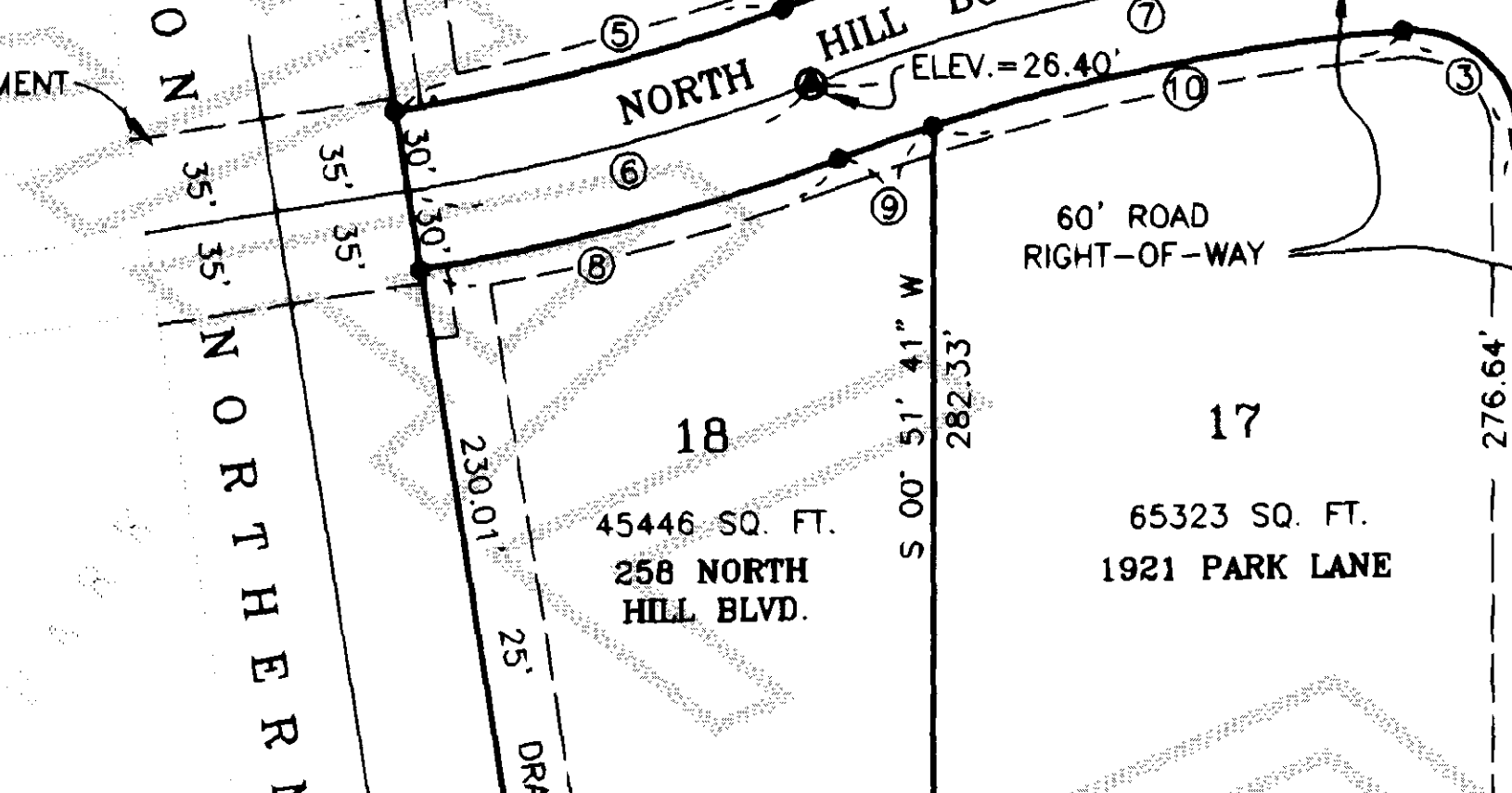


CITY OF BURLINGTON BENCH MARK
TOP OF MONUMENT INSIDE STEEL CASE
ELEVATION=26.80'(CITY OF BURLINGTON DATUM)

70' PUBLIC GRADE CROSSING EASEMENT
PER A.F. NO. 9612110035

NORTH HILL BOULEVARD

ELEV.=26.40'



WEST LINE OF
SECTION 29

S 01° 31' 11" W

BURLINGTON
NORTHERN
RAILROAD

PARK LANE

POND
NO. 2
TRACT "C"
32118 SQ. FT.

MATCH LINE SEE SHEET 4



SCALE 1" = 100'
0 50 100

CURVE TABLE

①	Δ = 85° 38' 11"	R = 40.00'	L = 59.79'
②	Δ = 90° 00' 00"	R = 40.00'	L = 62.83'
③	Δ = 95° 08' 56"	R = 40.00'	L = 66.43'
④	Δ = 04° 12' 38"	R = 880.00'	L = 64.67'
⑤	Δ = 11° 11' 04"	R = 770.00'	L = 150.31'
⑥	Δ = 11° 11' 28"	R = 800.00'	L = 156.26'
⑦	Δ = 20° 22' 33"	R = 850.00'	L = 302.28'
⑧	Δ = 11° 11' 49"	R = 830.00'	L = 162.20'
⑨	Δ = 02° 59' 29"	R = 820.00'	L = 42.81'
⑩	Δ = 12° 14' 08"	R = 820.00'	L = 175.11'
⑪	Δ = 11° 48' 06"	R = 880.00'	L = 181.26'
⑫	Δ = 30° 05' 00"	R = 200.00'	L = 105.01'

NOTE: ALL ELEVATIONS SHOWN ARE AT TOPS OF CONCRETE
MONUMENTS INSIDE STEEL CASES. DATUM IS CITY
OF BURLINGTON, BASED ON BENCH MARK SHOWN
ON THIS SHEET.



10-17-97

SHEET 2 OF 4

BURLINGTON HILL BUSINESS PARK PHASE II
BINDING SITE PLAN

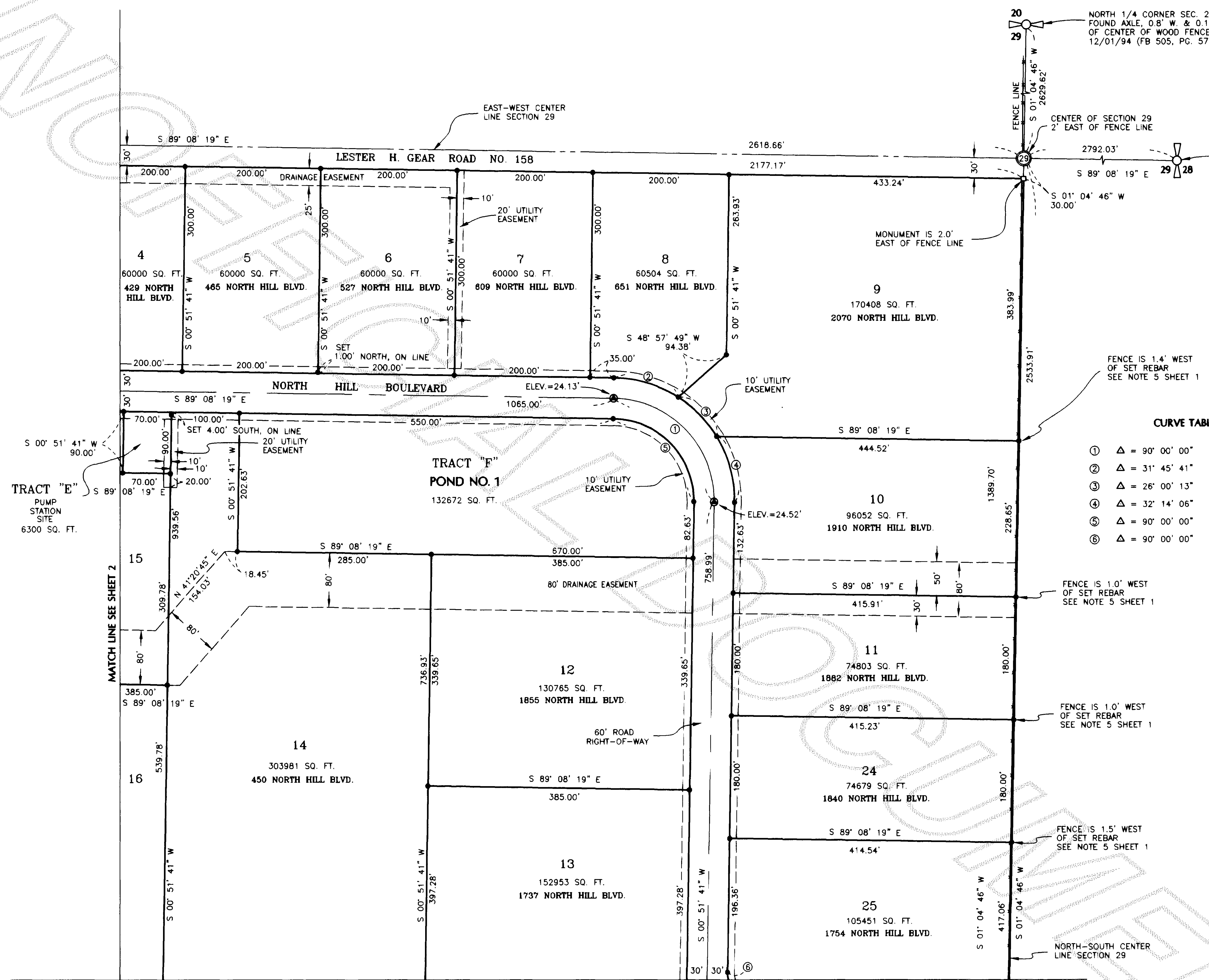
PORTION OF S 1/2 SECTION 29, T. 35 N., R. 4 E., W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

DWN BY: MCJ DATE: 8 - 96
FIELD BOOK:

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 100'
JOB NO: 94327B

U-13 Sh-Plot Pg 54



NORTH 1/4 CORNER SEC. 29
 FOUND AXLE, 0.8' W. & 0.1' S.
 OF CENTER OF WOOD FENCE POST
 12/01/94 (FB 505, PG. 57)

CENTER OF SECTION 29
 2' EAST OF FENCE LINE

EAST 1/4 CORNER SEC. 29
 FOUND WOOD FENCE POST
 4/3/95 (FB 516, PG. 73)
 (1" IRON PIPE RECOVERED IN
 1971 HAS BEEN OBLITERATED.
 SEE R.O.S. BK. 12, PG. 105)

FENCE IS 1.4' WEST
 OF SET REBAR
 SEE NOTE 5 SHEET 1

FENCE IS 1.0' WEST
 OF SET REBAR
 SEE NOTE 5 SHEET 1

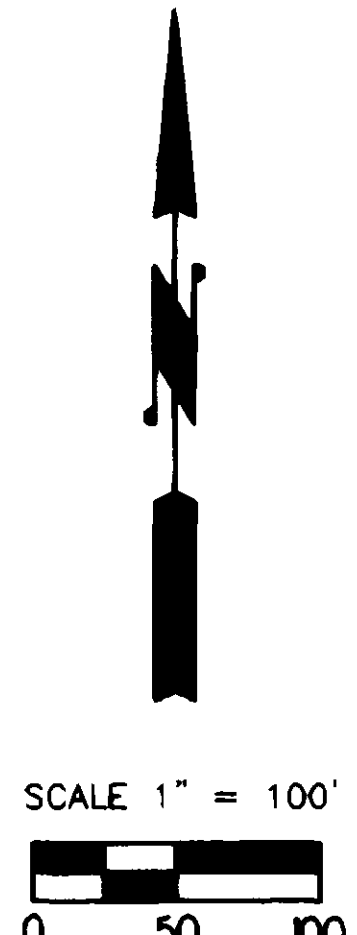
FENCE IS 1.0' WEST
 OF SET REBAR
 SEE NOTE 5 SHEET 1

FENCE IS 1.5' WEST
 OF SET REBAR
 SEE NOTE 5 SHEET 1

NORTH-SOUTH CENTER
 LINE SECTION 29

CURVE TABLE

①	Δ = 90° 00' 00"	R = 150.00'	L = 235.62'
②	Δ = 31° 45' 41"	R = 180.00'	L = 99.78'
③	Δ = 26° 00' 13"	R = 180.00'	L = 81.69'
④	Δ = 32° 14' 06"	R = 180.00'	L = 101.27'
⑤	Δ = 90° 00' 00"	R = 120.00'	L = 188.50'
⑥	Δ = 90° 00' 00"	R = 40.00'	L = 62.83'



TRACT "E"
 PUMP
 STATION
 SITE
 6300 SQ. FT.

TRACT "F"
 POND NO. 1
 132672 SQ. FT.



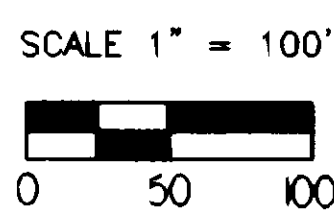
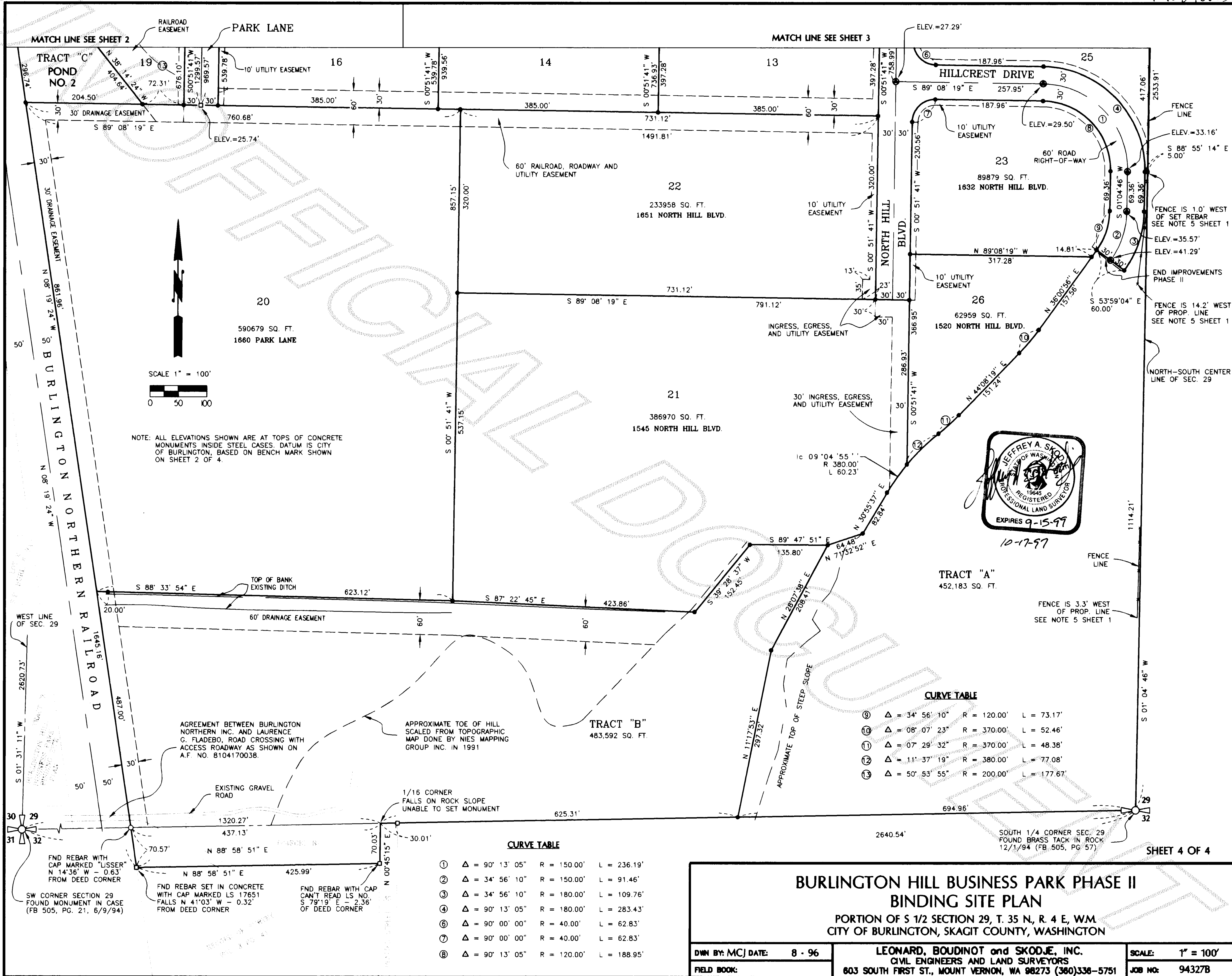
10-17-97

NOTE: ALL ELEVATIONS SHOWN ARE AT TOPS OF CONCRETE
 MONUMENTS INSIDE STEEL CASES. DATUM IS CITY
 OF BURLINGTON, BASED ON BENCH MARK SHOWN
 ON SHEET 2 OF 4.

**BURLINGTON HILL BUSINESS PARK PHASE II
 BINDING SITE PLAN**

PORTION OF S 1/2 SECTION 29, T. 35 N., R. 4 E, WM.
 CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

DWN BY: MCJ DATE: 8 - 96	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 803 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: 1" = 100'
FIELD BOOK:		JOB NO: 94327B



NOTE: ALL ELEVATIONS SHOWN ARE AT TOPS OF CONCRETE MONUMENTS INSIDE STEEL CASES. DATUM IS CITY OF BURLINGTON, BASED ON BENCH MARK SHOWN ON SHEET 2 OF 4.



CURVE TABLE

⑨	Δ = 34° 56' 10"	R = 120.00'	L = 73.17'
⑩	Δ = 08° 07' 23"	R = 370.00'	L = 52.46'
⑪	Δ = 07° 29' 32"	R = 370.00'	L = 48.38'
⑫	Δ = 11° 37' 19"	R = 380.00'	L = 77.08'
⑬	Δ = 50° 53' 55"	R = 200.00'	L = 177.67'

CURVE TABLE

①	Δ = 90° 13' 05"	R = 150.00'	L = 236.19'
②	Δ = 34° 56' 10"	R = 150.00'	L = 91.46'
③	Δ = 34° 56' 10"	R = 180.00'	L = 109.76'
④	Δ = 90° 13' 05"	R = 180.00'	L = 283.43'
⑤	Δ = 90° 00' 00"	R = 40.00'	L = 62.83'
⑦	Δ = 90° 00' 00"	R = 40.00'	L = 62.83'
⑧	Δ = 90° 13' 05"	R = 120.00'	L = 188.95'

**BURLINGTON HILL BUSINESS PARK PHASE II
BINDING SITE PLAN**
PORTION OF S 1/2 SECTION 29, T. 35 N., R. 4 E., W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

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