GUFFIE AND VAN ZANDT
BINDING SITE PLAN
SECTION 32, T. 35 N., R. 04 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 3

SURVEY DESCRIPTION

PARCEL "A":

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 32, 409.54 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0°39'30" WEST ALONG SAID SECTION LINE 245.72 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 61-88 PRODUCED;
THENCE NORTH 89°10' EAST ALONG THE NORTH LINE OF SAID SHORT PLAT NO. 61-88 AND SAID NORTH LINE PRODUCED A DISTANCE OF 642.84 FEET (9.74 CHAINS);
THENCE NORTH 0°39'30" EAST, 246.44 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 89°06'30" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 89°10' WEST, 642.84 FEET (9.74 CHAINS) TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY DEED RECORDED SEPTEMBER 5, 1958 UNDER AUDITOR'S FILE NO. 570009;

AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE STATE HIGHWAY RIGHT-OF-WAY RUNNING ALONG THE WEST SIDE THEREOF;

AND EXCEPT THAT PORTION LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4 THAT IS 640.860 FEET (9.71 CHAINS) EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 THAT IS 642.84 FEET (9.74 CHAINS) EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4;

AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE EAST 1/2 OF THE WEST 1/2 OF SAID NORTHWEST 1/4;

AND EXCEPT DITCH RIGHT-OF-WAY;

AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32;
THENCE SOUTH 0°39'30" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 409.54 FEET;
THENCE NORTH 89°06'30" EAST, A DISTANCE OF 86.40 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF OLD HIGHWAY 99 RIGHT-OF-WAY AND THE SOUTHERLY LINE OF A PARCEL OWNED BY SKAGIT COUNTY;
THENCE SOUTH 6°14'19" EAST, ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 78.49 FEET;
THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS NORTH 83°45'41" EAST, A DISTANCE OF 66.00 FEET THROUGH A CENTRAL ANGLE OF 92°30'00" AN ARC DISTANCE OF 106.55 FEET;
THENCE NORTH 44°33'15" EAST, A DISTANCE OF 8.67 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF THE SKAGIT COUNTY PARCEL;
THENCE SOUTH 89°06'30" WEST, ALONG SAID LINE A DISTANCE OF 75.93 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

AN EASEMENT FOR TWO DRIVEWAYS ONTO SKAGIT COUNTY ACCESS ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, WHICH IS 368.59 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0°39'30" WEST, ALONG SAID WEST LINE, 40.95 FEET;
THENCE NORTH 89°06'30" EAST, 642.84 FEET (9.74 CHAINS);
THENCE NORTH 0°39'30" EAST, 41.07 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 89°06'30" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 89°06'30" WEST, 642.84 FEET (9.74 CHAINS) TO THE POINT OF BEGINNING.

EXCEPT RIGHT-OF-WAY OF OLD HIGHWAY 99, ALONG THE WEST LINE THEREOF, AS IT EXISTED ON MARCH 31, 1953.

EXCEPT THAT PORTION OF SAID PROPERTY, IF ANY, LYING WITHIN THE RIGHT-OF-WAY OF THE PUGET SOUND POWER AND LIGHT COMPANY.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED ON SEPTEMBER 5, 1958, UNDER AUDITOR'S FILE NO. 570005, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EAST 100' OF THE ABOVE DESCRIBED PARCEL AND THE WEST 100' MEASURED EAST OF THE EAST RIGHT-OF-WAY LINE OF OLD HIGHWAY 99 OF THE ABOVE DESCRIBED PARCEL.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

APPROVALS

EXAMINED AND APPROVED THIS 1 DAY OF JULY, 2004.

Rod Garrett
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON, THIS 13 DAY OF MAY, 2004.

ATTEST: CITY COMPTROLLER Mari Lambert

ATTEST: PLANNING DIRECTOR Margaret Lee Fleet

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 1ST DAY OF July, 2004.

Mari Lambert for Richard A. Patrick
CITY TREASURER

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CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2118 RIVERSIDE DRIVE – SUITE 208
MOUNT VERNON, WA 98273
360-424-9566

NOTES

1. ● –INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED SEMRAU 28626
   ○ –INDICATES EXISTING PIPE OR REBAR FOUND.
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE, POLICY NO. G1578-43711, DATED JANUARY 13, 2004.
3. MERIDIAN: ASSUMED
4. BASIS OF BEARING: WEST LINE OF NW 1/4 OF SECTION 32-35-4. BEARING = N. 00°39'30" E.
5. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE. ALL DISTANCES SHOWN ARE IN FEET.
7. DATUM: NGVD' 29. SITE T.B.M. IS SHOWN ON SHEET 3 OF 3.
8. THIS BINDING SITE PLAN IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS MENTIONED IN TITLE REPORT REFERENCED IN NOTE 2 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 570005, 570009, 203677, SHORT PLAT NO. 61-88, 9001040096, 9001040097, 200311130102 AND 200311130103.
9. ANY LOT WITHIN THIS SUBDIVISION WILL BECOME SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
10. BUYER SHOULD BE AWARE THIS BINDING SITE PLAN IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION.
11. THIS SURVEY WAS REQUESTED BY DOYLE GUFFIE AND GREG VAN ZANDT
12. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY 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.
13. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
14. DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THIS GUFFIE AND VAN ZANDT BINDING SITE PLAN.

EASEMENTS

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

PUD UTILITY EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, IT'S SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, AND COMMUNICATION 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, SEWER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES 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, 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(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, IT'S 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 THE MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

STORM WATER QUALITY AND DETENTION

A PRIVATE DRAINAGE EASEMENT IS SHOWN HEREON FOR THE PURPOSE TO LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN A PRIVATE DETENTION AND WATER QUALITY TREATMENT SYSTEM TO SERVE LOT 1 AND LOT 2 OF THIS BINDING SITE PLAN. COST TO OPERATE, MAINTAIN UPGRADE AND REPLACE SHALL BE SHARED BY BOTH LOTS. CITY OF BURLINGTON SHALL HAVE THE RIGHT TO OBSERVE AND MAINTAIN THE SYSTEM AND CHARGE ALL COST TO OWNERS OF LOT 1 AND LOT 2.

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 2005

I, Katie Jungquist, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 2005

THIS 7th DAY OF July, 2004.

Katie Jungquist
SKAGIT COUNTY TREASURER

DEPUTY

SEAL

AUDITOR'S CERTIFICATE

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Skagit County Auditor
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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C..

N. Bummett
SKAGIT COUNTY AUDITOR

Jane Fraser
DEPUTY

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT **GREG VAN ZANDT, DOYLE S. GUFFIE** AND **MARY S. GUFFIE** OWNERS IN THE FEE 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 ROADS AND WAYS HEREON, 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.

Doyle S. Guffie
DOYLE S. GUFFIE

Mary S. Guffie
MARY S. GUFFIE

GREG VAN ZANDT

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **DOYLE S. GUFFIE** AND **MARY S. GUFFIE**, HUSBAND AND WIFE, APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED July 1, 2004
SIGNATURE Mark Semrau
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 10/31/2006

MARK L. SEMRAU COMMISSION EXPIRES NOTARY PUBLIC 10-31-2006 STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **GREG VAN ZANDT**, AN UNMARRIED MAN, APPEARED BEFORE ME, AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED July 1, 2004
SIGNATURE Mark Semrau
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 10/31/2006

MARK L. SEMRAU COMMISSION EXPIRES NOTARY PUBLIC 10-31-2006 STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE

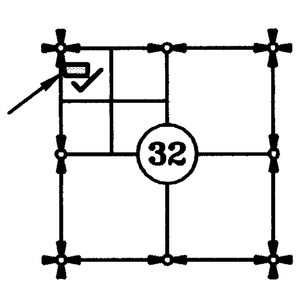
I HEREBY CERTIFY THAT THE **"GUFFIE AND VAN ZANDT BINDING SITE PLAN"** IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

7-1-04
DATE:

JOHN B. SEMRAU STATE OF WASHINGTON 28626 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 10-17-04

SITE



VICINITY MAP
N.T.S.

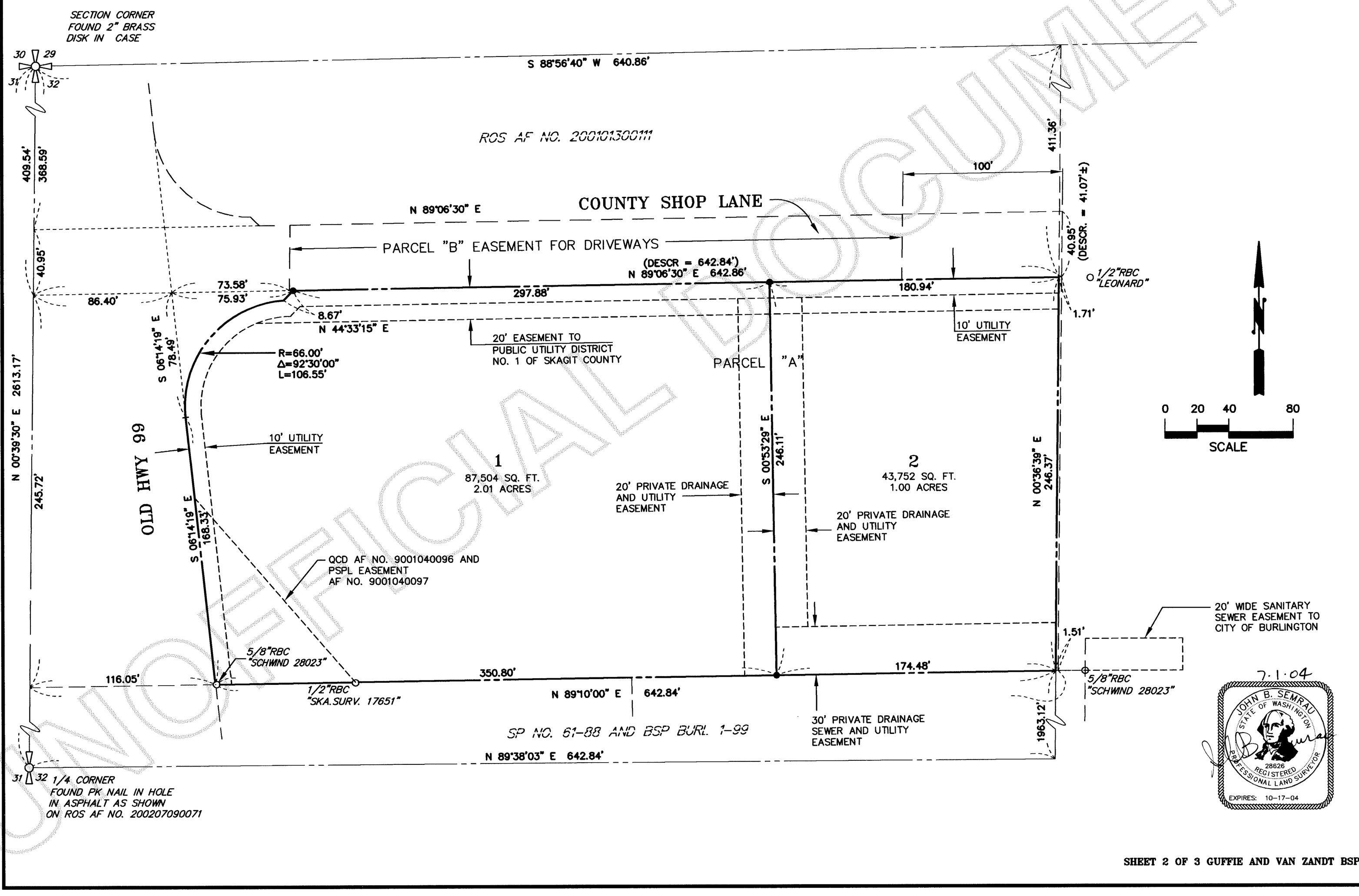
SHEET 1 OF 3 GUFFIE AND VAN ZANDT BSP

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UNOFFICIAL DOCUMENT

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Skagit County Auditor
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GUFFIE AND VAN ZANDT
BINDING SITE PLAN
SECTION 32, T. 35 N., R. 04 E., W.M.
BURLINGTON, WASHINGTON
SHEET 2 OF 3



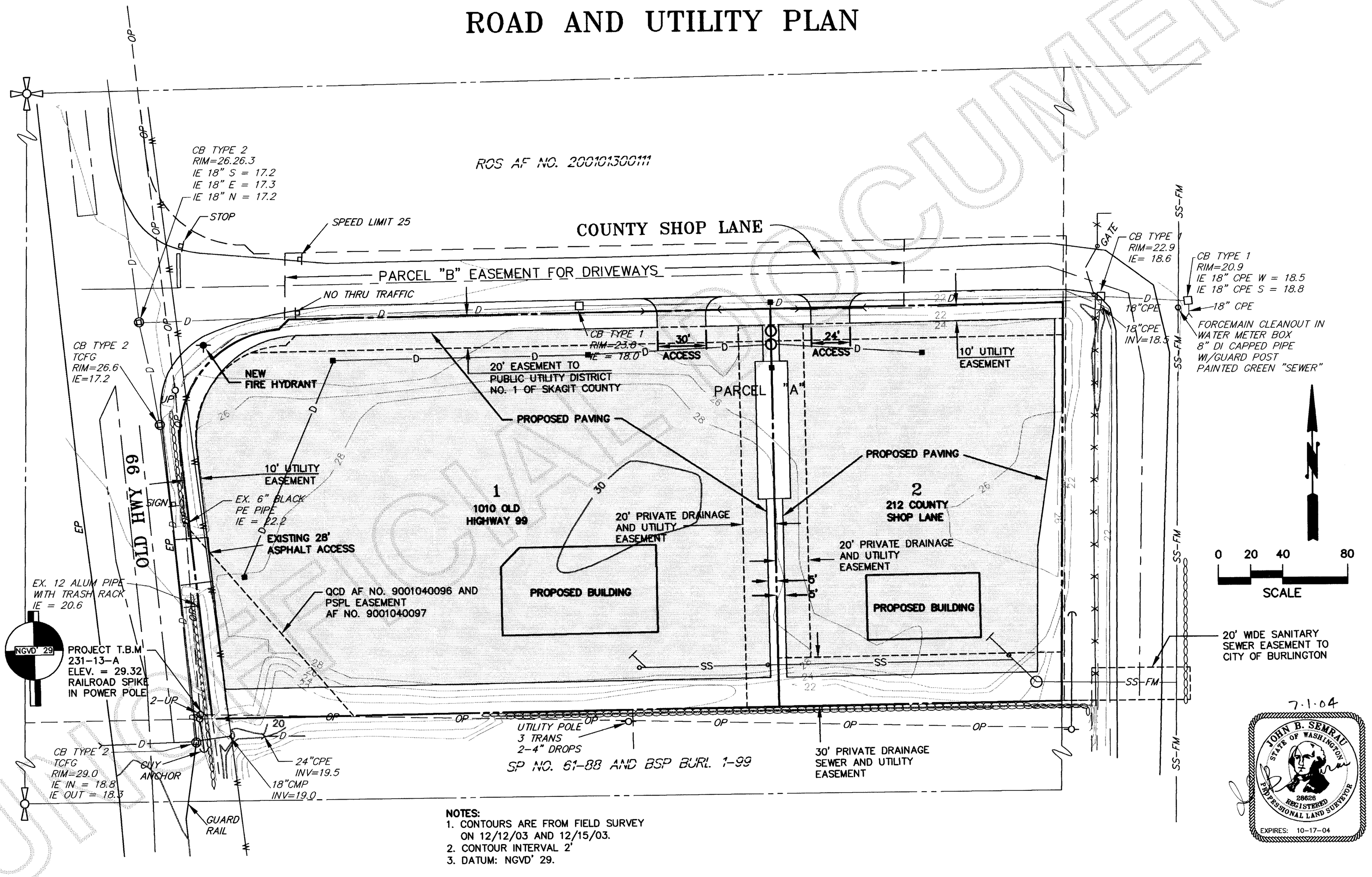
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GUFFIE AND VAN ZANDT
BINDING SITE PLAN
SECTION 32, T. 35 N., R. 04 E., W.M.
BURLINGTON, WASHINGTON
SHEET 3 OF 3

ROAD AND UTILITY PLAN



NOTES:
1. CONTOURS ARE FROM FIELD SURVEY ON 12/12/03 AND 12/15/03.
2. CONTOUR INTERVAL 2'
3. DATUM: NGVD' 29.

7-1-04

JOHN B. SEMRAU
STATE OF WASHINGTON
28626
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10-17-04

DRAWING FILE: 4456BSP.DWG 6/3/04

UNOFFICIAL DOCUMENT