

## NOTES:

1. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. SURVEY DESCRIPTIONS FOR PARCELS "A", "B", "C", AND "D" WERE OBTAINED FROM LAND TITLE SUBDIVISION GUARANTEE ORDER NUMBER 153521-0 DATED OCTOBER 19, 2015.
3. THE DEVELOPMENT OF THESE LOTS ARE SUBJECT TO THE CONDITIONS OF THE MITIGATED DETERMINATION OF NON-SIGNIFICANCE, MDNS, ISSUED BY THE CITY OF BURLINGTON DATED JANUARY 28, 2009, AS ASSOCIATED WITH PRELIMINARY BINDING SITE PLAN NUMBER BURL 4-08, FOR THE COMPLETE AND INDIVIDUAL DEVELOPMENT OF EACH LOT. NOTWITHSTANDING THE MDNS CONDITION AS TO ACCESS ALONG THE WEST PROPERTY LINE IS HEREBY DELETED AS A RESULT OF THE LACK OF REQUIREMENT IN THE CITY'S TRANSPORTATION FACILITIES PLAN AND THE ACKNOWLEDGMENT THEREOF BY THE CITY ENGINEER BY COMMUNICATION DATED SEPTEMBER 15, 2015.
4. ALL MAINTENANCE AND REPAIR OF THE PUBLIC ROADS TOGETHER WITH THE CITY'S DRAINAGE, FIBER OPTIC CABLE, STREET LIGHTING AND SANITARY SEWER FACILITIES WITHIN THE BOUNDARIES OF THE PUBLIC ROAD AND RIGHT OF WAY ARE THE RESPONSIBILITIES OF THE CITY OF BURLINGTON.
5. UTILITIES:  
SEWAGE DISPOSAL - CITY OF BURLINGTON  
WATER - SKAGIT COUNTY PUD #1  
POWER - PUGET SOUND ENERGY  
TELEPHONE - FRONTIER  
NATURAL GAS - CASCADE NATURAL GAS  
TV CABLE - AT&T CABLE  
FIBER OPTIC - BLACK ROCK CABLE AND CITY OF BURLINGTON
6. ZONING: C-1 GENERAL COMMERCIAL **SKAGIT CO. TAX PARCELS P23746 & P23875**
7. THIS PROPERTY IS LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE A7 PER FLOOD INSURANCE RATE MAP (FIRM) 530153 0001 B HAVING AN EFFECTIVE DATE OF JANUARY 3, 1985.
8. POST-CONSTRUCTION CIVIL PLANS, AS APPROVED BY THE CITY OF BURLINGTON, PREPARED BY RAVNIK & ASSOCIATES, JOB NO. 06003, FOR PHASE 1 OF THE ROAD WIDENING AND UTILITY SERVICE IMPROVEMENTS WITHIN THE GOLDENROD RIGHT OF WAY (AKA PHASE 1 IMPROVEMENTS) ARE ON RECORD AT THE BURLINGTON ENGINEERING DEPARTMENT.
9. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS, AND ROADS AS ADMINISTERED BY THE CITY OF BURLINGTON, TO BE PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
10. THE CITY OF BURLINGTON HAS DETERMINED THAT GAGES SLOUGH IS CAPABLE OF RECEIVING ALL UNDETAINED RUNOFF WATERS FROM THE LOTS AND PUBLIC ROAD WITHIN THIS BINDING SITE PLAN. NO STORM WATER DETENTION IS REQUIRED FOR ANY LOT DEVELOPMENT WITHIN THIS BINDING SITE PLAN UNLESS THE CITY'S ALLOWANCE OF UNDETAINED DEVELOPED RUNOFF WATERS ENTERING GAGES SLOUGH IS ALTERED BY THE THEN CURRENT CITY CODE. EACH INDIVIDUAL LOT DEVELOPMENT WITHIN THIS BINDING SITE PLAN SHALL DESIGN, INSTALL, AND MAINTAIN ITS OWN RUNOFF TREATMENT FACILITY IN CONFORMANCE WITH THE THEN CURRENT REQUIREMENTS FROM THE DEPARTMENT OF ECOLOGY AND THE CITY OF BURLINGTON.
11. PER THE BURLINGTON CITY ENGINEER, THE CITY DOES NOT HAVE ANY REQUIREMENT FOR ANY FUTURE PUBLIC ROADWAYS THROUGH THE PROPERTY WITHIN THIS BINDING SITE PLAN.
12. PHASED INFRASTRUCTURE CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
  - A. BEFORE THIS BINDING SITE PLAN WAS SIGNED BY THE CITY AND RECORDED, THE UNDERLYING BSP DEVELOPER HAD CIVIL PLANS REVIEWED AND APPROVED BY THE CITY OF BURLINGTON ENGINEERING DEPARTMENT, SEWER DEPARTMENT, AND BURLINGTON FIRE MARSHALL, INCORPORATING FUTURE PHASED CONSTRUCTION OF THE ENTIRE PUBLIC ROAD, SUBJECT TO PHASED DEDICATIONS, AND ALL UNDERLYING UTILITY INFRASTRUCTURE WITHIN THE DESIGNATED RIGHTS OF WAY, AS NECESSARY TO PROVIDE UTILITY SERVICES TO THE LOTS HEREIN, INCLUDING STREET LIGHTING. THE APPROVAL OF THESE CIVIL PLANS CONSTITUTES AN AGREEMENT BETWEEN THE CITY OF BURLINGTON AND THE UNDERLYING BSP DEVELOPER THAT THE IMPROVEMENTS REPRESENTED ON THESE CIVIL PLANS ARE SUFFICIENT TO SERVE THE ENTIRE BSP, AND SHALL REMAIN IN EFFECT UNTIL ALL PHASES OF THE PUBLIC ROAD AND UNDERLYING INFRASTRUCTURE, INCLUDING STREET LIGHTING, ARE CONSTRUCTED IN SUCH A MANNER AS NECESSARY TO SERVE THE LOTS IF, AS AND WHEN DEVELOPED.
  - IN ORDER TO CLOSE A LOT SALE, IF THE CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS HAS NOT BEEN COMPLETED, THE UNDERLYING BINDING SITE PLAN DEVELOPER AND THE CITY MAY NEGOTIATE FOR A POSTED BOND.
  - B. WITH RESPECT TO LOTS C1 & C4, STORM DRAINAGE, SANITARY SEWER, GAS SERVICE, AND SITE ACCESS ARE PROVIDED ALONG THEIR RESPECTIVE EAST SIDES. AN EXISTING 12 INCH DUCTILE IRON WATERLINE IS AVAILABLE ALONG THE EAST SIDE OF THESE LOTS FOR EACH LOT'S CONNECTION TO DOMESTIC WATER SERVICE AND FIRE PROTECTION, SUBJECT TO THE QUANTITY OF FIRE SUPPRESSION FLOW AVAILABLE.
  - OVERHEAD WIRE UTILITIES FOR POWER AND TELEPHONE EXIST ALONG THE WEST SIDE OF GOLDENROD ROAD.
  - THE INDIVIDUAL SALE AND/OR DEVELOPMENT UPON LOTS C1 AND / OR C4 IS ALLOWED WITHOUT ANY RESPONSIBILITY TO MAKE ANY FURTHER IMPROVEMENTS TO THE PUBLIC ROAD AND ITS UNDERLYING INFRASTRUCTURE WITHIN THE DEVELOPMENT PROJECT..
  - C. PRIOR TO THE SALE OF LOT C2 AND / OR C3, THE UNDERLYING BINDING SITE PLAN DEVELOPER IS REQUIRED TO HAVE THE PLANNED, PHASED PORTION OF THE PUBLIC ROAD AND ITS UNDERLYING UTILITY INFRASTRUCTURE CONSTRUCTED AND DEDICATED AS A PUBLIC ROAD. THE EXTENT OF THIS PUBLIC ROAD AND UTILITY CONSTRUCTION WITHIN THE PROJECT DEVELOPMENT COMPRISE PHASE 2 IMPROVEMENTS AS NOTED ON THE CIVIL PLANS APPROVED BY THE CITY OF BURLINGTON. THE EXTENT OF PUBLIC ROAD AND UTILITIES TO BE CONSTRUCTED EXTENDS FROM PHASE 1 TO THE WEST PROPERTY LINE OF LOT C2 AND C3.
  - THE UNDERLING BINDING SITE PLAN DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THIS PHASE 2 CONSTRUCTION.
  - THE TERMINUS END OF ALL PUBLIC ROAD CONSTRUCTION SHALL INCLUDE ADEQUATE PROVISION FOR THE BURLINGTON FIRE DEPARTMENT TO TURN AROUND EMERGENCY VEHICLES.

D. PRIOR TO THE SALE OF ANY ONE OR MORE OF LOTS C5, C6, C7, C8, C9, OR C10, THE UNDERLYING BINDING SITE PLAN DEVELOPER IS REQUIRED TO HAVE THE ENTIRE REMAINING PORTIONS OF THE PHASED PUBLIC ROAD WITHIN DEVELOPMENT PROJECT AND ITS UNDERLYING UTILITY INFRASTRUCTURE CONSTRUCTED AND DEDICATED AS A PUBLIC ROAD. THE EXTENT OF PUBLIC ROAD AND UTILITY CONSTRUCTION PURSUANT TO THIS CONDITION COMPRISES PHASE 3 IMPROVEMENTS AS NOTED ON THE CIVIL PLANS APPROVED BY THE CITY OF BURLINGTON, IN SUCH A MANNER AS NECESSARY TO SERVE THESE LOTS IF, AS AND WHEN DEVELOPED.

THE UNDERLING BINDING SITE PLAN DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THIS PHASE 3 CONSTRUCTION.

THE TERMINUS END OF ALL PUBLIC ROAD CONSTRUCTION SHALL INCLUDE ADEQUATE PROVISION FOR THE BURLINGTON FIRE DEPARTMENT TO TURN AROUND EMERGENCY VEHICLES.

## OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT, I-5 BURLINGTON LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNERS OF THE LAND HEREBY PLATTED, DECLARE THAT THIS BINDING SITE PLAN IS MADE AS A FREE AND VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE ROAD RIGHT OF WAY, AS SHOWN HEREON, TO THE CITY OF BURLINGTON FOR ROAD AND UTILITY PURPOSES. IN WITNESS WHEREOF WE HAVE SIGNED AND ACKNOWLEDGED BELOW.

IT IS UNDERSTOOD THAT ANY DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THIS BINDING SITE PLAN UNLESS OTHERWISE APPROVED BY THE CITY OF BURLINGTON.

I-5 BURLINGTON LLC

BY: Miles S. Schlossberg DATE 2/4/2016

## ACKNOWLEDGMENTS

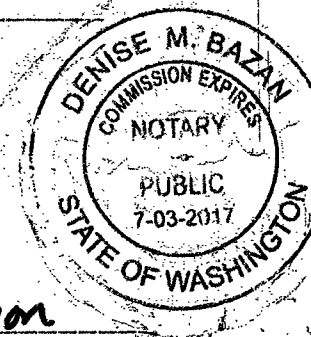
STATE OF Washington  
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Miles Schlossberg IS THE PERSON WHO 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 AND ACKNOWLEDGED IT AS THE Manager OF I-5 BURLINGTON 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: 2-4-16  
SIGNATURE: Denise Bagan

WITNESS MY HAND AND OFFICIAL SEAL.

PRINTED NAME Denise Bagan  
NOTARY PUBLIC IN AND FOR THE STATE OF WA  
RESIDING AT Hunt Vernon  
MY COMMISSION EXPIRES: 7-03-2007



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, 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.

Stuart B. VanBuren, Jr. 2/3/2016  
STUART B. VANBUREN, JR., PLS CERTIFICATE# 21591



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

## AUDITOR'S CERTIFICATE

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



201602110068  
Skagit County Auditor 1 of 3 2:06PM  
2/11/2016 Page

Jeanne Longmire  
SKAGIT COUNTY AUDITOR

Julia  
DEPUTY

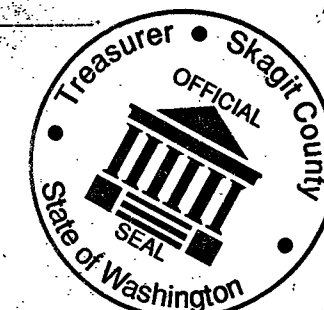
## APPROVALS

EXAMINED AND APPROVED THIS 8th DAY OF February, 2016  
M. R. Smith  
DIRECTOR OF PUBLIC WORKS  
ATTEST: Booth  
COMMUNITY DEVELOPMENT 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 2016

THIS 11th DAY OF February, 2016  
Denise Bagan  
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 FOR OTHER PUBLIC USE, ARE PAID IN FULL THIS 9 DAY OF February, 2016

Cynthia Woodridge  
CITY TREASURER

BINDING SITE PLAN NO. 4-08  
SOUTHEAST 1/4 AND SOUTHWEST 1/4  
SECTION 6, T.34N., R4E., W.M.  
CITY OF BURLINGTON, WASHINGTON  
FOR  
I-5 BURLINGTON L.L.C.

DRWG: 1193-BSP-rev7.dwg	DATE: JAN., 2016	JOB# 15.1193
CHECKED: SVB	SCALE: 1"=100'	SHEET 1 of 3

LEGAL DESCRIPTION

PARCEL "A":

Tract B of Skagit County Short Plat No. 9-76, as approved March 25, 1976 and recorded March 26, 1976 in Volume 1 of Short Plats, page 114, under Auditor's File No. 832380, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southeast Quarter of Section 6, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion of Tract "B" conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 839971,

AND EXCEPT that portion conveyed to Skagit County under Auditor's File No. 833034.

AND ALSO EXCEPT that portion of said Tract "B" of Short Plat No. 9-76, described as follows: Beginning at the Northeast corner of Lot 1-A of Burlington Short Plat No. 3-81, as recorded in Book 5 of Short Plats, page 113, under Auditor's File No. 8108180016; thence North 0 Degrees 34'55" West along the Westerly margin of Goldenrod Road 40.00 feet; thence North 88 Degrees 41'28" West parallel with the North line of said Lot 1-A, a distance of 200.11 feet; thence South 0 Degrees 34'55" East 40.00 feet to the Northwest corner of said Lot A; thence South 88 Degrees 41'28" East along the North line of said Lot 1-A, a distance of 200.00 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

That portion of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the existing fence line 301.02 feet South and 7.15 feet West of the center of said Section 6; thence North 88 Degrees 34'40" West 283.34 feet to a point 40 feet East of the West line of said subdivision; thence South 0 Degrees 09'45" East 100 feet to a point 399.45 feet South and South 88 Degrees 34'40" East 40 feet from the Northwest corner of said subdivision; thence South 88 Degrees 34'40" East 283.34 feet to the existing fence line; thence North 0 Degrees 09'15" West 100 feet to the point of beginning.

EXCEPT the West 140 feet thereof.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C"

That portion of the East Half of the East Half of the Northeast Quarter of the Southwest Quarter of Section 6, Township 34 North, Range 4 East, W.M., lying between Parcels "A" and "B" herein, and described as follows:

Beginning at a point on the existing fence line 301.02 feet South and 7.15 feet West of the center of said Section 6, said point being the Northeast corner of that tract conveyed to Burlington I-5 LLC on December 28, 2005 under Auditor's File No. 200512280246; thence South 0 Degrees 06'55" East along said fence line a distance of 100.00 feet to the Southeast corner of said Burlington I-5 parcel; thence South 89 Degrees 43'37" East along the Easterly projection of the South line of said Burlington I-5 parcel a distance of 7.0 feet more or less, to the North South centerline of said Section 6; thence North 0 Degrees 01'24" West along said centerline of Section 6, a distance of 99.78 feet to the intersection with the Easterly projection of the North line of said Burlington I-5 parcel; thence North 88 Degrees 31'50" West along said projected North line of Burlington I-5 parcel a distance of 7.15 feet, more or less, to the Point of Beginning.

PARCEL "D"

Tracts resulting from Order and Judgement of Quiet Title actions filed in Skagit County Superior Court for the State of Washington in favor of I-5 Burlington LLC, described as follows:

LAHRMANN TRACT (Case No. 09-2-00855-1)

A tract of land in the East half of the East half of the Northeast Quarter of the Southwest Quarter of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South right of way line of the County road 20 feet South and 7.15 feet West of the Center of said Section 6, said point on the North end of an existing North and South fence line; thence South 0 Degrees 01'24" East along said fence line, 181.02 feet to the Southeast corner of that tract of land conveyed to Fred and Beverly Lahrmann on January 23, 1958 under Auditor's File No. 561144; thence South 88 Degrees 29'51" East along the Easterly projection of the South line of said Lahrmann parcel, a distance of 7.15 feet, more or less, to the North South centerline of said Section 6; thence North 0 Degrees 01'24" West along said centerline of Section 6, a distance of 181.06 feet to the South Right of Way line of County road; thence North 88 Degrees 50'40" West along the South line of County road a distance of 7.15 feet to the Point of Beginning.

RUSCHMANN (Case No. 09-2-00851-8)

That portion of the East Half of the East Half of the Northeast Quarter of the Southwest Quarter of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on an existing fence line 201.02 feet South and 7.15 feet West of the center of said Section 6; thence South 0 Degrees 01'22" East along said fence line, a distance of 100.06 feet to the Southeast corner of that tract conveyed to Dennis Ruschmann on May 30, 2007, under Auditor's File No. 200705300038; thence South 88 Degrees 31'50" East along the Easterly projection of the South line of said Ruschmann parcel, a distance of 7.15 feet, more or less, to the North South centerline of said Section 6; thence North 0 Degrees 01'24" West along said centerline of Section 6 a distance of 100.06 feet to a point on the extension of the North line of said Ruschmann parcel produced Easterly; thence North 88 Degrees 29'51" West along said projected property line a distance of 7.15 feet to the Point of Beginning.

(continuation of PARCEL "D")

SORIA TRACT (Case No. 09-2-00854-2)

A tract of land in the East half of the East half of the Northeast quarter of the Southwest quarter of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of that tract conveyed to Sirilo and Kristi Soria on January 28, 2000 under Auditor's File No. 200001280061; thence Southerly along the existing fence, being the East line of said Soria Tract, a distance of 100.00 feet to the Southeast corner of said Soria Tract; thence South 88 Degrees 32'24" East along the Easterly projection of the South line of said Soria Tract a distance of 6.57 feet, more or less, to the North South centerline of said Section 6; thence North 0 Degrees 01'24" West, along said centerline of Section 6, a distance of 100.29 feet to the intersection with the Easterly projection of the North line of said Soria tract; thence North 89 Degrees 43'37" West along said projection of the North line of said Soria tract, a distance of 6.99 feet to the Point of Beginning.

TAYLOR TRACT (Case No. 09-2-00853-4)

A tract of land in the East half of the East half of the Northeast quarter of the Southwest quarter of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 2, Short Plat No. 25-86, approved July 18, 1986, recorded July 24, 1986 in Book 7 of Short Plats, page 99, under Auditor's File No. 8607240001; thence South 0 Degrees 14'25" East along the East line of said Lot 2, a distance of 100.00 feet to the Southeast corner of said Lot 2; thence South 88 Degrees 32'24" East along the Easterly projection of the South line of said Lot 2 a distance of 6.13 feet, more or less, to the North South centerline of said Section 6; thence North 0 Degrees 01'24" West along said centerline of said Section 6 a distance of 99.99 feet to the intersection with the Easterly projection of the Northerly line of said Lot 2; thence North 88 Degrees 32'24" West along the said projected North line of Lot 2 a distance of 6.51 feet to the Point of Beginning.

LOYLAND TRACT (Case No. 09-2-00852-6)

A tract of land in the East half of the East half of the Northeast quarter of the Southwest quarter of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of that Tract conveyed to Gary K. Loyland and Christine C. Ashley on August 28, 2003 under Auditor's File No. 200308280188; thence South 0 Degrees 09'32" West along the East line of said Loyland Tract, a distance of 47.87 feet to the South line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 6; thence South 88 Degrees 41'34" East along said South line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter a distance of 6.28 feet to the Southeast corner of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter; thence North 0 Degrees 01'24" West along the North South centerline of said Section 6 a distance of 47.85 feet to an intersection with the Easterly projection of the North line of said Loyland Tract; thence North 88 Degrees 32'24" West along said Easterly projection of the Loyland Tract a distance of 6.13 feet to the Point of Beginning.

AUDITOR'S CERTIFICATE

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



Skagit County Auditor  
2/11/2016 Page 2 of 3 \$167.00  
2:06PM

*James J. Jorgensen*  
SKAGIT COUNTY AUDITOR

*W. H. B. Jr.*  
DEPUTY

EXCEPTIONS AND EASEMENTS PER SUBDIVISION GUARANTEE ORDER NO. 153521-0

A. CONVEYANCE TO THE STATE OF WASHINGTON DATED MAY 6, 1954, FILED JUNE 18, 1954 UNDER AUDITOR'S FILE NO. 502902 AND RECORDED IN VOLUME 263 OF DEEDS, PAGE 328.

B. NOTES CONTAINED ON THE FACE OF SHORT PLAT NO. 9-76, RECORDED UNDER AUDITOR'S FILE NO. 832380, IN VOLUME 1 OF SHORT PLATS, PAGE 114.

C. EASEMENT TO THE CITY OF BURLINGTON FOR UTILITY PURPOSES, DATED JULY 2, 1992 AND RECORDED ON AUGUST 28, 1992 UNDER AUDITOR'S FILE NO. 9208280009.

I. EASEMENT FOR INGRESS AND EGRESS OVER LOT A, STIPULATION AND SETTLEMENT ORDER FILED MARCH 21, 2008, SKAGIT COUNTY SUPERIOR COURT NO. 07-2-01697-2.

J. EASEMENT TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON DATED JANUARY 22, 2010, RECORDED FEBRUARY 3, 2010 UNDER AUDITOR'S FILE NO. 2010022030069.

SETBACK REQUIREMENTS per BURLINGTON MUNICIPAL CODE 17.36.040 F and H

F. Minimum yard setbacks:

1. Front: zero feet;
2. Side, interior: none required;
3. Side, street: zero feet;
4. Rear: none required.

H. Maximum Setback Requirement in all Other Locations.

1. Ten feet from the property line on the street side for new construction. If the new construction occurs on a corner lot, the maximum setback shall apply to each boundary line adjacent to a street.
2. Parking shall not be located in the setback in front of the building.
3. Exceptions which may be authorized through the planning commission plan review process include the following list:
  - a. Drive-in businesses shall have the building setback established as part of the conditional use permit for the drive-in use.
  - b. Utility easements.
  - c. When a wider sidewalk or additional landscaping is approved at the building entrance.
  - d. Architectural design features such as a unique building entrance, outside seating area, pocket park or similar element.
  - e. Irregular shaped lots or lots that do not directly abut the right-of-way.
  - f. Site development that incorporates existing buildings, when needed to preserve existing visual and physical access.
  - g. Other exceptions consistent with the intent of providing a well defined street edge and pedestrian-oriented streetscape.



**AZIMUTH  
NORTHWEST, INC.**

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

BINDING SITE PLAN NO. 4-08  
SOUTHEAST 1/4 AND SOUTHWEST 1/4  
SECTION 6, T.34N., R4E., W.M.  
CITY OF BURLINGTON, WASHINGTON  
FOR  
I-5 BURLINGTON L.L.C.

DRWG: 1193-BSP-rev7.dwg

DATE: JAN., 2016

JOB# 15.1193

CHECKED: SVB

SCALE: 1"=100'

SHEET 2 of 3



## AUDITOR'S CERTIFICATE

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



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Skagit County Auditor  
2/11/2016 Page\$167.00  
3 of 3 2:06PMJames J. August  
SKAGIT COUNTY AUDITOR

DEPUTY

EASEMENT A  
10' WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, TELEPHONE, TV CABLE, NATURAL GAS, FIBER OPTIC, AND SPARE CONDUIT

EASEMENT B  
65' WIDE EASEMENT FOR WATERLINE TO SKAGIT PUD, OVER ALL OF TRACT A AND ALSO EXTENDING TO 5' NORTH AND 10' SOUTH AND 60' WEST OF TRACT A.

EASEMENT C  
60.00 x 65.00' INGRESS, EGRESS AND UTILITY EASEMENT OVER LOT C9 AND C10 FOR THE BENEFIT OF LOT C9 AND C10

EASEMENT D  
10'x10' NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, TELEPHONE, TV CABLE, NATURAL GAS, FIBER OPTIC, AND SPARE CONDUIT NEAR THE SOUTHEAST CORNER OF LOT C9, AS SHOWN.

EASEMENT E  
10'x10' NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, TELEPHONE, TV CABLE, NATURAL GAS, FIBER OPTIC, AND SPARE CONDUIT ON EACH THE SOUTHWEST CORNER OF LOT C5 AND THE SOUTHEAST CORNER OF LOT C7.

EASEMENT F  
10'x10' NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, TELEPHONE, TV CABLE, NATURAL GAS, FIBER OPTIC, AND SPARE CONDUIT ON THE SOUTHWEST CORNER OF LOT C2.

EASEMENT G  
95'-FOOT NORTH-SOUTH BY 20'-FOOT EAST-WEST NON-EXCLUSIVE UTILITY EASEMENT AS MEASURED NORTH AND WEST FROM THE SOUTH EAST CORNER OF LOT C3 FOR THE BENEFIT OF LOT C4.

EASEMENT H  
INGRESS/EGRESS EASEMENT OVER LOT C4 FOR THE BENEFIT OF LOT C3

EASEMENT J  
EAST 20' UTILITY EASEMENT TO CITY OF BURLINGTON RECORDED UNDER AF#9208280009

EASEMENT K  
40'-FOOT BY 20'-FOOT NON-EXCLUSIVE UTILITY EASEMENT AS MEASURED NORTH AND WEST FROM THE SOUTH EAST CORNER OF LOT C1 FOR THE BENEFIT OF LOT C2.

EASEMENT L  
50' BY 60' INGRESS/EGRESS EASEMENT OVER LOT C1 FOR THE BENEFIT OF LOT C2

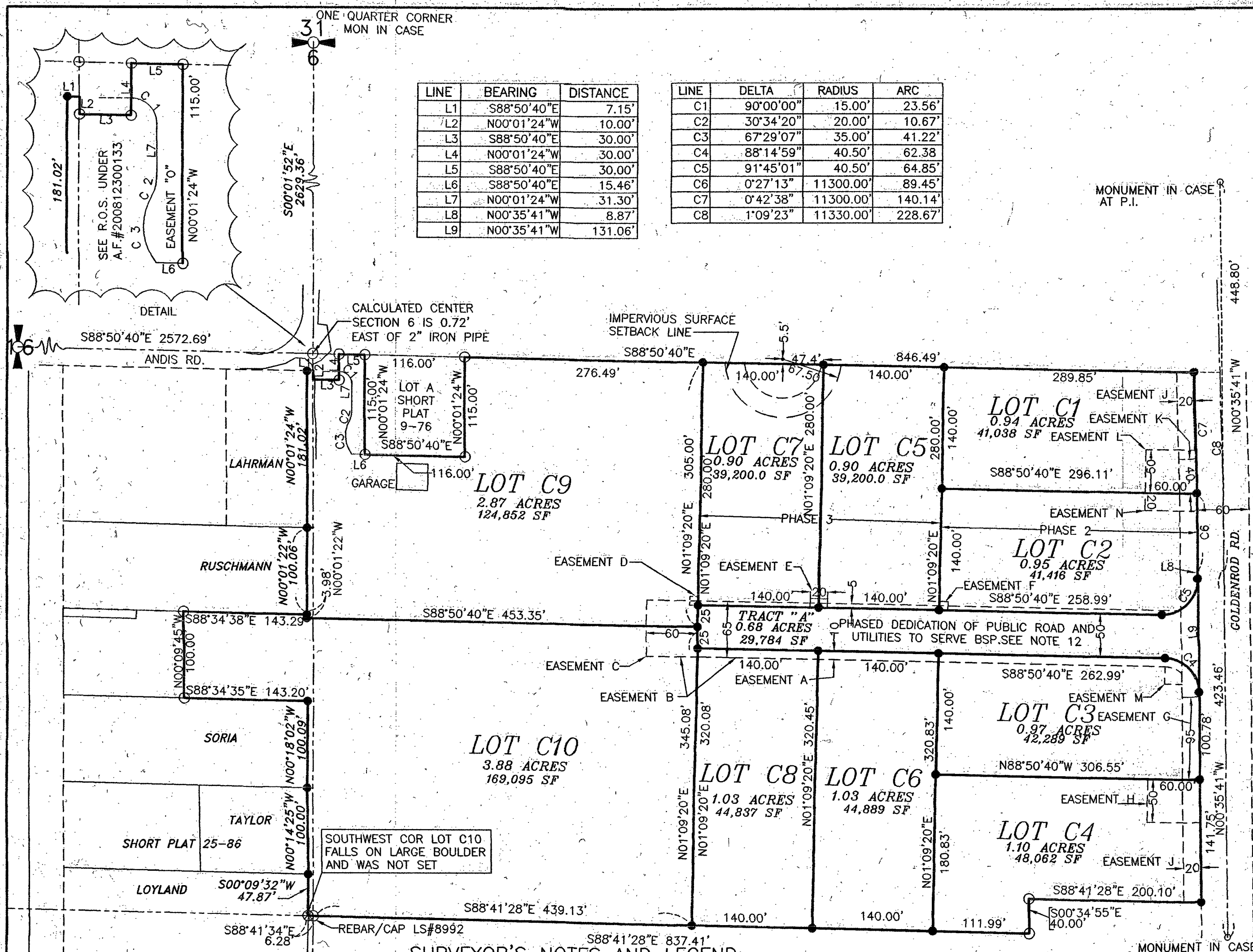
EASEMENT M  
20'x20' SIGN EASEMENT

EASEMENT N  
20' BY 60' INGRESS/EGRESS EASEMENT OVER LOT C2 FOR THE BENEFIT OF LOT C1

EASEMENT O  
PERMANENT EASEMENT GRANTED PER ORDER OF STIPULATION AND SETTLEMENT ORDER NO. 07-201597-2 SUPERIOR COURT OF SKAGIT COUNTY, WASHINGTON- SEE ALSO RECORD OF SURVEY UNDER A.F.# 201312300133

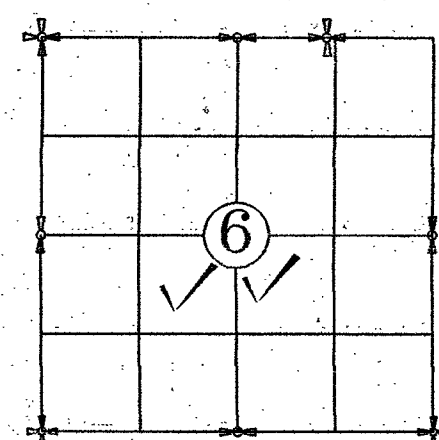
LINE	BEARING	DISTANCE
L1	S88°50'40"E	7.15'
L2	N00°01'24"W	10.00'
L3	S88°50'40"E	30.00'
L4	N00°01'24"W	30.00'
L5	S88°50'40"E	30.00'
L6	S88°50'40"E	15.46'
L7	N00°01'24"W	31.30'
L8	N00°35'41"W	8.87'
L9	N00°35'41"W	131.06'

LINE	DELTA	RADIUS	ARC
C1	90°00'00"	15.00'	23.56'
C2	30°34'20"	20.00'	10.67'
C3	67°29'07"	35.00'	41.22'
C4	88°14'59"	40.50'	62.38'
C5	91°45'01"	40.50'	64.85'
C6	0°27'13"	11300.00'	89.45'
C7	0°42'38"	11300.00'	140.14'
C8	1°09'23"	11330.00'	228.67'

MONUMENT IN CASE  
AT P.I.

## SURVEYOR'S NOTES AND LEGEND:

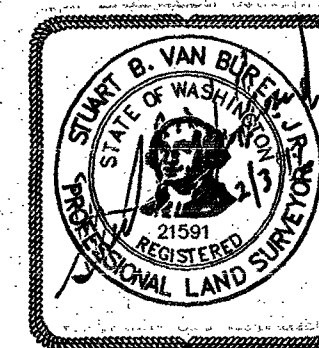
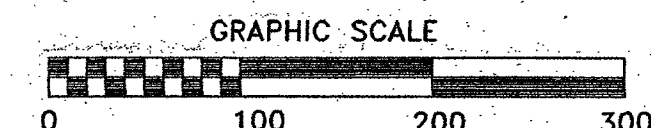
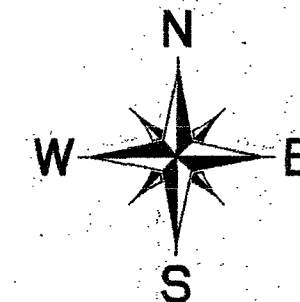
- INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED AZIMUTH 21591. CORNERS SET ON THIS SURVEY OR ON PRIOR SURVEY OF BSP 1-14 (A.F.#201411130039)  
○ INDICATES EXISTING PIPE OR REBAR FOUND.
- BASIS OF BEARINGS: EXISTING MONUMENTS ALONG CENTERLINE OF GOLDENROD RD. AS SHOWN. BEARING = NORTH 0 DEGREES 35'41" WEST AS SHOWN HEREON.
- INSTRUMENTATION: THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.  
SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- ELEVATION BENCHMARK: TOP OF MONUMENT IN CASE, CENTERLINE GOLDENROD RD., ON EASTERLY PROJECTION OF SOUTHERLY PROPERTY LINE. ELEVATION=27.36" (NGVD'29)
- THIS BINDING SITE PLAN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND OTHER INSTRUMENTS LISTED AND DESCRIBED ELSEWHERE ON THIS BINDING SITE PLAN MAP.
- THIS SURVEY WAS PREPARED AT THE REQUEST OF BURLINGTON I-5 LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

VICINITY MAP  
SECTION 6, T.34N., R4E., W.M.

MON IN CASE

CALCULATED BY SINGLE  
PROPORTION

MON IN CASE



BINDING SITE PLAN NO. 4-08  
SOUTHEAST 1/4 AND SOUTHWEST 1/4  
SECTION 6, T.34N., R4E., W.M.  
CITY OF BURLINGTON, WASHINGTON  
FOR  
I-5 BURLINGTON L.L.C.

DRWG: 1193-bsp-rev7.dwg

DATE: JAN., 2016

JOB# 15.1193

CHECKED: SVB

SCALE: 1"=100'

SHEET 3 of 3