

8608250002

## SKAGIT REGIONAL AIRPORT BINDING SITE PLAN

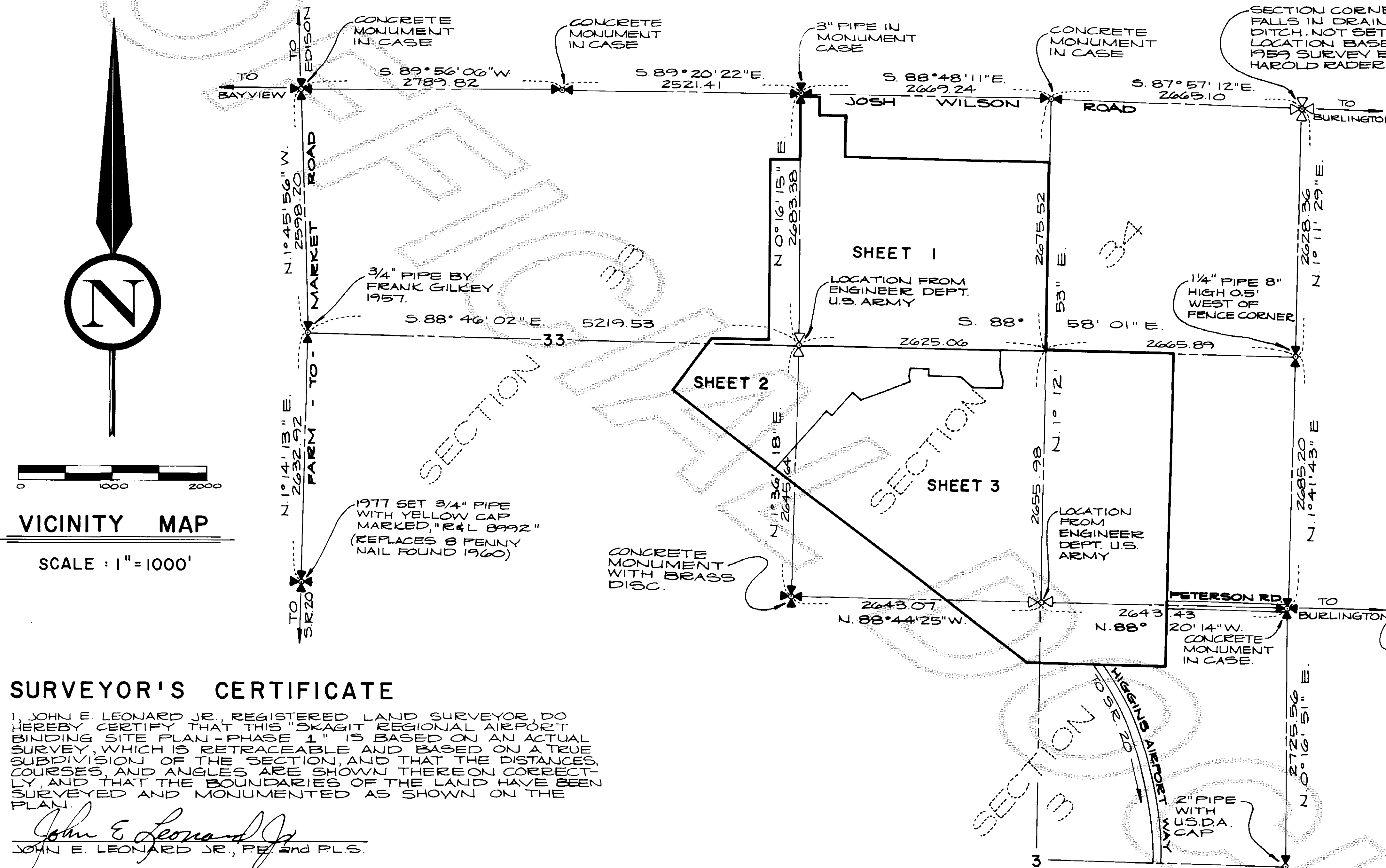
## PHASE 1

## PORT OF SKAGIT COUNTY

SEC. 33 AND 34, TWP. 35 N., R. 3 E., W.M. &amp; SEC. 3, TWP. 34 N., R. 3 E., W.M.

JERRY MCINTURFF  
SKAGIT COUNTY AUDITOR

86 AUG 25 09:18

RECORDED FILED  
REQUEST OF

VICINITY MAP

SCALE: 1" = 1000'

## SURVEYOR'S CERTIFICATE

I, JOHN E. LEONARD JR., REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN - PHASE 1" IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED AND MONUMENTED AS SHOWN ON THE PLAN.

*John E. Leonard Jr.*  
JOHN E. LEONARD JR., REG. LAND S. & P.L.S.

## LEGAL DESCRIPTION

THAT PORTION OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., AND THAT PORTION OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., AND ALSO THAT PORTION OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, BEING ALSO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 0° 16' 15" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 48' 11" EAST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 208.03 FEET; THENCE SOUTH 0° 16' 15" WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 340.66 FEET; THENCE SOUTH 88° 50' 37" EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 231.04 FEET; THENCE SOUTH 0° 16' 15" WEST, A DISTANCE OF 300.04 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 88° 50' 37" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 2,159.13 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 1° 12' 53" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 2006.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 88° 50' 01" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1332.95 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 34; THENCE SOUTH 1° 27' 23" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 2,670.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST

QUARTER OF SAID SECTION 34, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH 0° 11' 40" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 640.21 FEET; THENCE NORTH 88° 20' 14" WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 783.63 FEET; THENCE SOUTH 88° 20' 52" WEST, A DISTANCE OF 621.13 FEET TO A POINT THAT IS 40.00 FEET AS MEASURED AT RIGHT ANGLES, IN A NORTHEASTERLY DIRECTION FROM THE CENTERLINE OF THE TAXIWAY FOR RUNWAY NO. 10/28; THENCE NORTH 52° 21' 58" WEST, PARALLEL WITH THE CENTERLINE OF SAID TAXIWAY, A DISTANCE OF 144.58 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, BEING ALSO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE CONTINUE NORTH 52° 21' 58" WEST, A DISTANCE OF 1959.80 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33; THENCE CONTINUE NORTH 52° 21' 58" WEST, A DISTANCE OF 1554.88 FEET; THENCE NORTH 37° 38' 02" EAST, A DISTANCE OF 634.10 FEET; THENCE SOUTH 89° 33' 47" EAST, A DISTANCE OF 549.14 FEET; THENCE NORTH 0° 16' 15" EAST, A DISTANCE OF 2004.61 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 89° 31' 36" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 300.02 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33; THENCE NORTH 0° 16' 15" EAST ALONG THE EAST LINE OF SECTION 33, A DISTANCE OF 640.84 FEET TO THE TRUE POINT OF BEGINNING.

## CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN - PHASE 1" IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

*Michael J. Rasmussen* Vice Pres.  
*John E. Leonard Jr.* Secretary

## ACKNOWLEDGMENTS

STATE OF WASHINGTON 3 SS  
COUNTY OF SKAGIT  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1986 BEFORE ME,  
THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR  
THE STATE OF WASHINGTON, DULY COMMISSIONED  
AND SWORN, PERSONALLY APPEARED

FRED E. MILLER

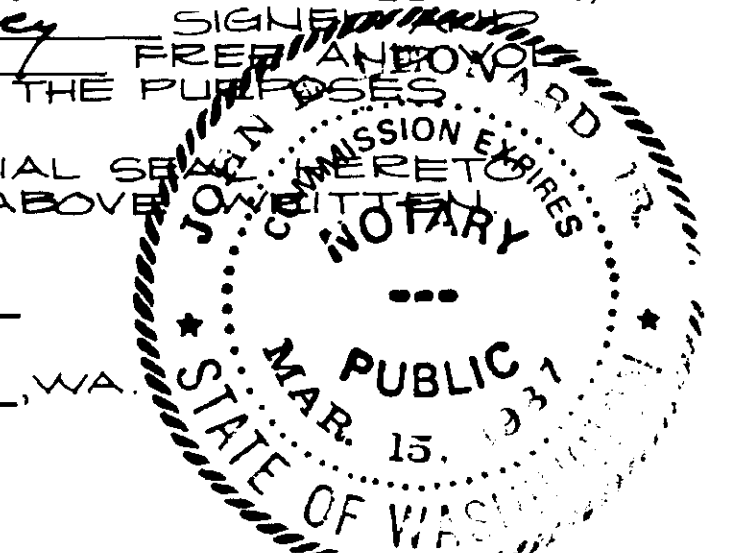
JOHN FERLIN

MIKE CRAWFORD

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED  
IN AND WHO EXECUTED THE WITHIN INSTRUMENT,  
AND ACKNOWLEDGED THAT THEY SIGNERED ON A  
UNITARY ACT AND DEED, FOR THE PURPOSES  
THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL, AND I HAVE  
AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

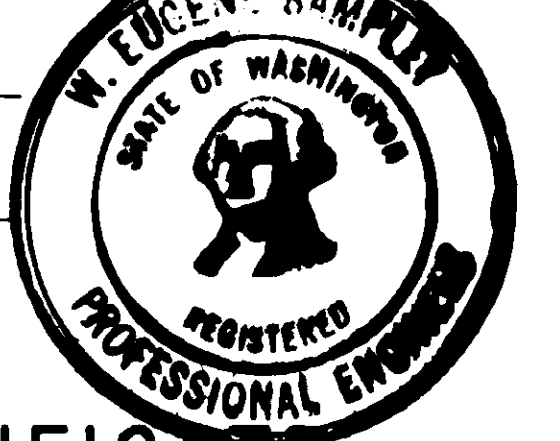
*John E. Leonard Jr.*  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_, WA.



## APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 22ND DAY OF August, 1986.

*Robert S. Shofield*  
SHORT PLAT ADMINISTRATOR  
*W. Eugene Sampson*  
COUNTY ENGINEER



## 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 1986.

*Ruth C. Culp*  
SKAGIT COUNTY TREASURER

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF Aug. 1986 AT 9:18 AM IN BOOK 7 OF SHORT PLATS AT PAGE 111-120, AT THE REQUEST OF LEONARD & BOUDINOT, INC.

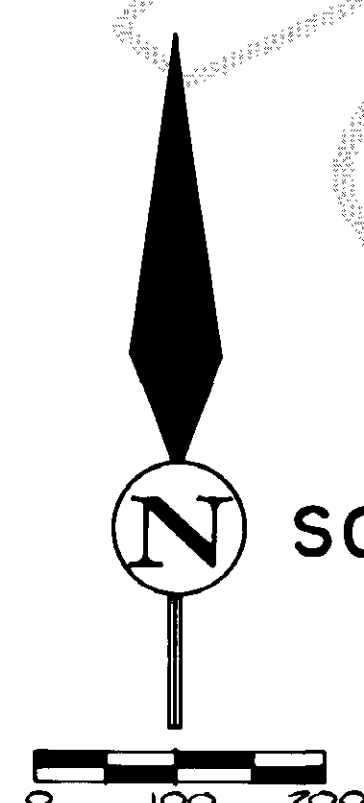
*Jerry McInturff*  
SKAGIT COUNTY AUDITOR  
BY: *Andrew G. Gargu*  
DEPUTY

7 SP 111

SHEET 1 OF 10 86002



# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 1



SCALE: 1" = 200'

## NOTE:

LOT CORNERS NOT SET THIS SURVEY.

## CURVE TABLE

|                                                                      |                                                                      |
|----------------------------------------------------------------------|----------------------------------------------------------------------|
| <p>②<br/>R = 50.00<br/>Δ = 90°09'58"<br/>L = 78.68<br/>T = 50.14</p> | <p>③<br/>R = 50.00<br/>Δ = 89°50'02"<br/>L = 78.40<br/>T = 49.86</p> |
| <p>④<br/>R = 50.00<br/>Δ = 90°45'44"<br/>L = 79.20<br/>T = 50.67</p> | <p>⑤<br/>R = 50.00<br/>Δ = 89°13'20"<br/>L = 77.86<br/>T = 49.33</p> |
| <p>⑥<br/>R = 50.00<br/>Δ = 90°10'54"<br/>L = 78.70<br/>T = 50.16</p> | <p>⑦<br/>R = 50.00<br/>Δ = 89°14'16"<br/>L = 77.88<br/>T = 49.34</p> |

TEMPORARY CUL DE SAC  
TO BE VACATED UPON  
FUTURE EXTENSION OF  
ROAD

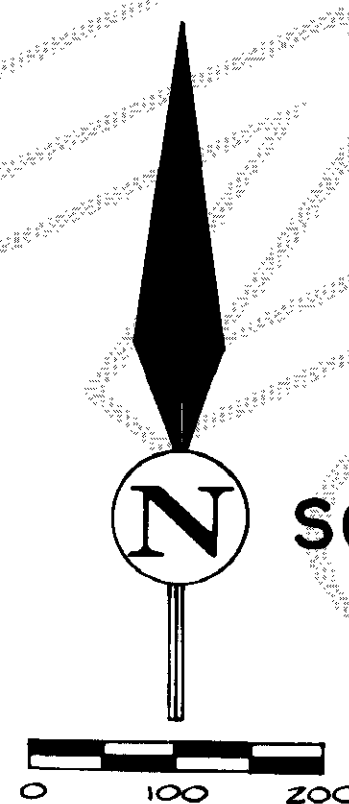


SEE SHEET 2

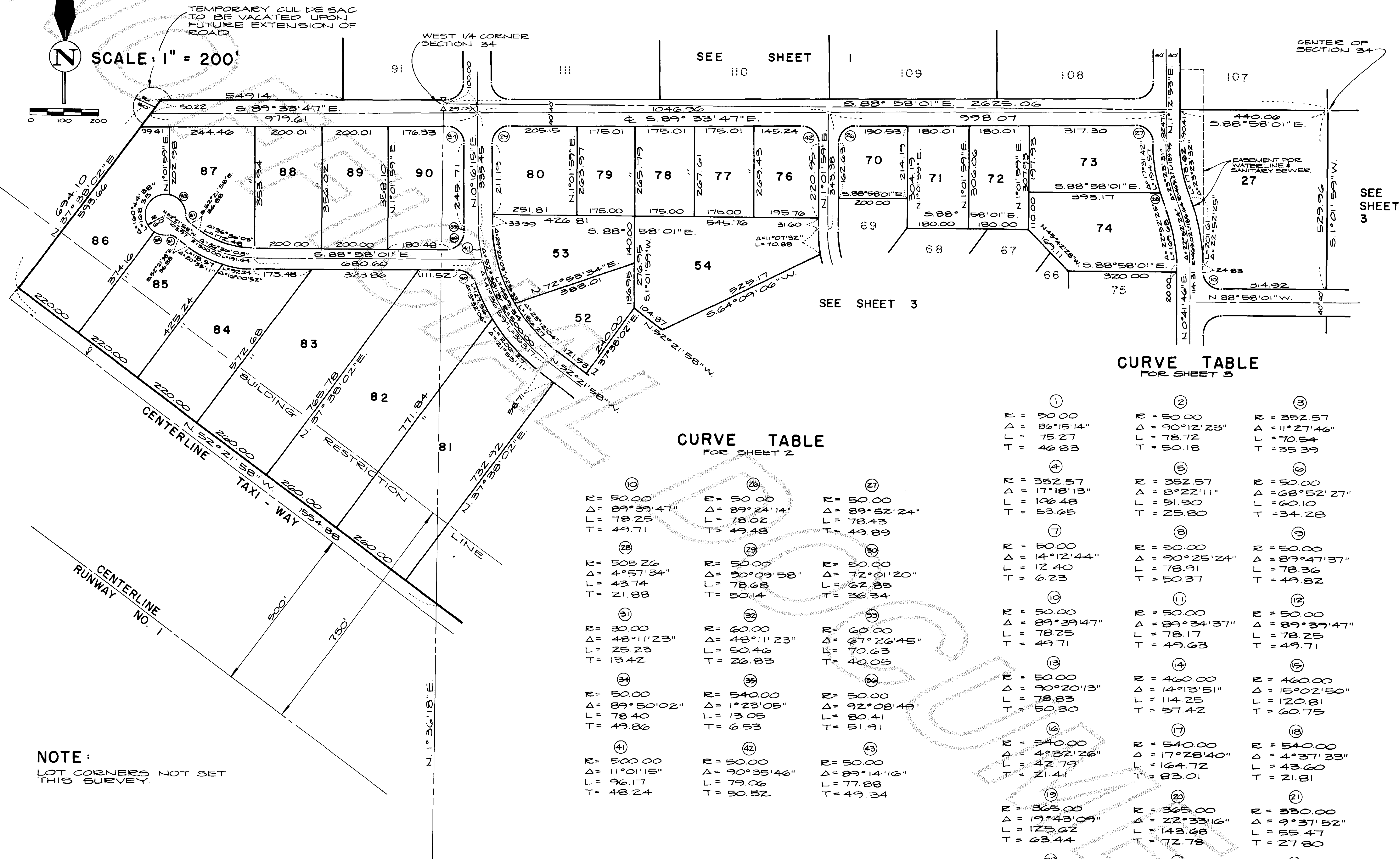
7 SP 112



# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 1



SCALE: 1" = 200'



NOTE:  
LOT CORNERS NOT SET  
THIS SURVEY.

CURVE TABLE  
FOR SHEET 2

|                                                                          |                                                                         |                                                                         |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <p>⑩</p> <p>R = 50.00<br/>Δ = 89°33'47"<br/>L = 78.25<br/>T = 49.71</p>  | <p>⑪</p> <p>R = 50.00<br/>Δ = 89°24'14"<br/>L = 78.02<br/>T = 49.48</p> | <p>⑫</p> <p>R = 50.00<br/>Δ = 89°52'24"<br/>L = 78.43<br/>T = 49.89</p> |
| <p>⑬</p> <p>R = 505.26<br/>Δ = 4°57'34"<br/>L = 43.74<br/>T = 21.88</p>  | <p>⑭</p> <p>R = 50.00<br/>Δ = 90°09'58"<br/>L = 78.68<br/>T = 50.14</p> | <p>⑮</p> <p>R = 50.00<br/>Δ = 72°01'20"<br/>L = 62.85<br/>T = 36.34</p> |
| <p>⑯</p> <p>R = 30.00<br/>Δ = 48°11'23"<br/>L = 25.23<br/>T = 13.42</p>  | <p>⑰</p> <p>R = 60.00<br/>Δ = 48°11'23"<br/>L = 50.46<br/>T = 26.83</p> | <p>⑱</p> <p>R = 60.00<br/>Δ = 67°26'45"<br/>L = 70.63<br/>T = 40.05</p> |
| <p>⑲</p> <p>R = 50.00<br/>Δ = 89°50'02"<br/>L = 78.40<br/>T = 49.86</p>  | <p>⑳</p> <p>R = 540.00<br/>Δ = 1°23'05"<br/>L = 13.05<br/>T = 6.53</p>  | <p>㉑</p> <p>R = 50.00<br/>Δ = 92°08'49"<br/>L = 80.41<br/>T = 51.91</p> |
| <p>㉒</p> <p>R = 500.00<br/>Δ = 11°01'15"<br/>L = 96.17<br/>T = 48.24</p> | <p>㉓</p> <p>R = 50.00<br/>Δ = 90°35'46"<br/>L = 79.06<br/>T = 50.52</p> | <p>㉔</p> <p>R = 50.00<br/>Δ = 89°14'16"<br/>L = 77.88<br/>T = 49.34</p> |

CURVE TABLE  
FOR SHEET 3

|                                                                           |                                                                           |                                                                           |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <p>①</p> <p>R = 50.00<br/>Δ = 86°15'14"<br/>L = 75.27<br/>T = 46.83</p>   | <p>②</p> <p>R = 50.00<br/>Δ = 90°12'23"<br/>L = 78.72<br/>T = 50.18</p>   | <p>③</p> <p>R = 352.57<br/>Δ = 11°27'46"<br/>L = 70.54<br/>T = 35.39</p>  |
| <p>④</p> <p>R = 352.57<br/>Δ = 17°18'13"<br/>L = 106.48<br/>T = 53.65</p> | <p>⑤</p> <p>R = 352.57<br/>Δ = 8°22'11"<br/>L = 51.50<br/>T = 25.80</p>   | <p>⑥</p> <p>R = 50.00<br/>Δ = 68°52'27"<br/>L = 60.10<br/>T = 34.28</p>   |
| <p>⑦</p> <p>R = 50.00<br/>Δ = 14°12'44"<br/>L = 12.40<br/>T = 6.23</p>    | <p>⑧</p> <p>R = 50.00<br/>Δ = 90°25'24"<br/>L = 78.91<br/>T = 50.37</p>   | <p>⑨</p> <p>R = 50.00<br/>Δ = 89°47'37"<br/>L = 78.36<br/>T = 49.82</p>   |
| <p>⑩</p> <p>R = 50.00<br/>Δ = 89°39'47"<br/>L = 78.25<br/>T = 49.71</p>   | <p>⑪</p> <p>R = 50.00<br/>Δ = 89°34'37"<br/>L = 78.17<br/>T = 49.63</p>   | <p>⑫</p> <p>R = 50.00<br/>Δ = 89°39'47"<br/>L = 78.25<br/>T = 49.71</p>   |
| <p>⑬</p> <p>R = 50.00<br/>Δ = 90°20'13"<br/>L = 78.83<br/>T = 50.30</p>   | <p>⑭</p> <p>R = 460.00<br/>Δ = 14°13'51"<br/>L = 114.25<br/>T = 57.42</p> | <p>⑮</p> <p>R = 460.00<br/>Δ = 15°02'50"<br/>L = 120.81<br/>T = 60.75</p> |
| <p>⑯</p> <p>R = 540.00<br/>Δ = 4°32'26"<br/>L = 42.79<br/>T = 21.41</p>   | <p>⑰</p> <p>R = 540.00<br/>Δ = 17°28'40"<br/>L = 164.72<br/>T = 83.01</p> | <p>⑱</p> <p>R = 540.00<br/>Δ = 4°37'33"<br/>L = 43.60<br/>T = 21.81</p>   |
| <p>⑲</p> <p>R = 365.00<br/>Δ = 19°43'09"<br/>L = 125.62<br/>T = 63.44</p> | <p>㉑</p> <p>R = 365.00<br/>Δ = 22°33'16"<br/>L = 143.68<br/>T = 72.78</p> | <p>㉒</p> <p>R = 330.00<br/>Δ = 9°37'52"<br/>L = 55.47<br/>T = 27.80</p>   |
| <p>㉓</p> <p>R = 50.00<br/>Δ = 89°39'47"<br/>L = 78.25<br/>T = 49.71</p>   | <p>㉔</p> <p>R = 270.00<br/>Δ = 12°57'59"<br/>L = 61.10<br/>T = 30.68</p>  | <p>㉕</p> <p>R = 270.00<br/>Δ = 23°38'04"<br/>L = 111.38<br/>T = 56.49</p> |
| <p>㉖</p> <p>R = 305.00<br/>Δ = 16°13'44"<br/>L = 86.39<br/>T = 43.49</p>  | <p>㉗</p> <p>R = 700.00<br/>Δ = 5°34'49"<br/>L = 68.18<br/>T = 34.12</p>   | <p>㉘</p> <p>R = 50.00<br/>Δ = 124°18'14"<br/>L = 108.48<br/>T = 94.64</p> |
| <p>㉙</p> <p>R = 50.00<br/>Δ = 55°41'46"<br/>L = 48.60<br/>T = 26.42</p>   | <p>㉚</p> <p>R = 40.00<br/>Δ = 90°00'00"<br/>L = 62.83<br/>T = 40.00</p>   | <p>㉛</p> <p>R = 369.55<br/>Δ = 25°00'00"<br/>L = 161.25<br/>T = 81.93</p> |



# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN - PHASE 1

SEE SHEET 2

SEE SHEET 2



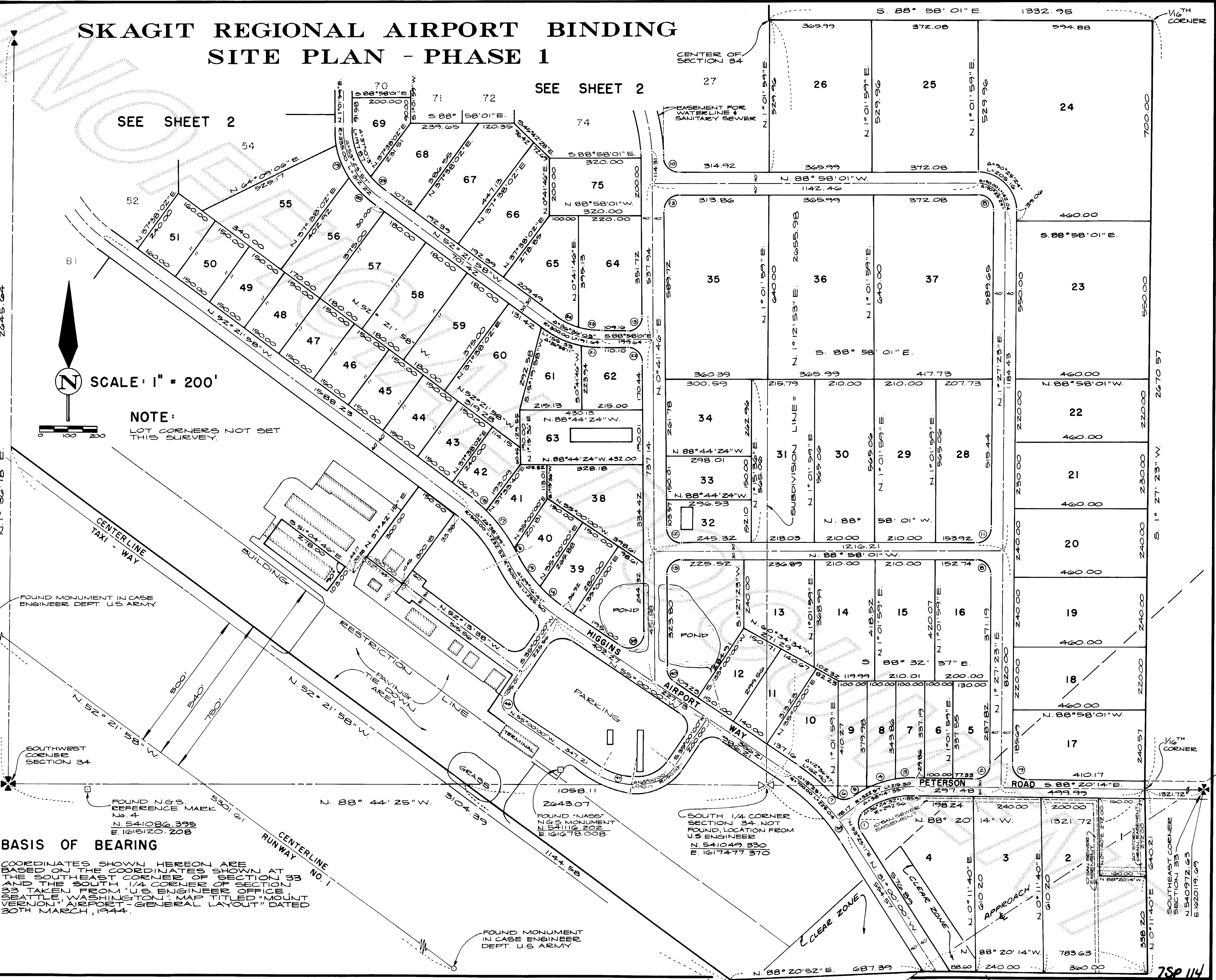
SCALE: 1" = 200'

## NOTE:

LOT CORNERS NOT SET  
THIS SURVEY.

## BASIS OF BEARING

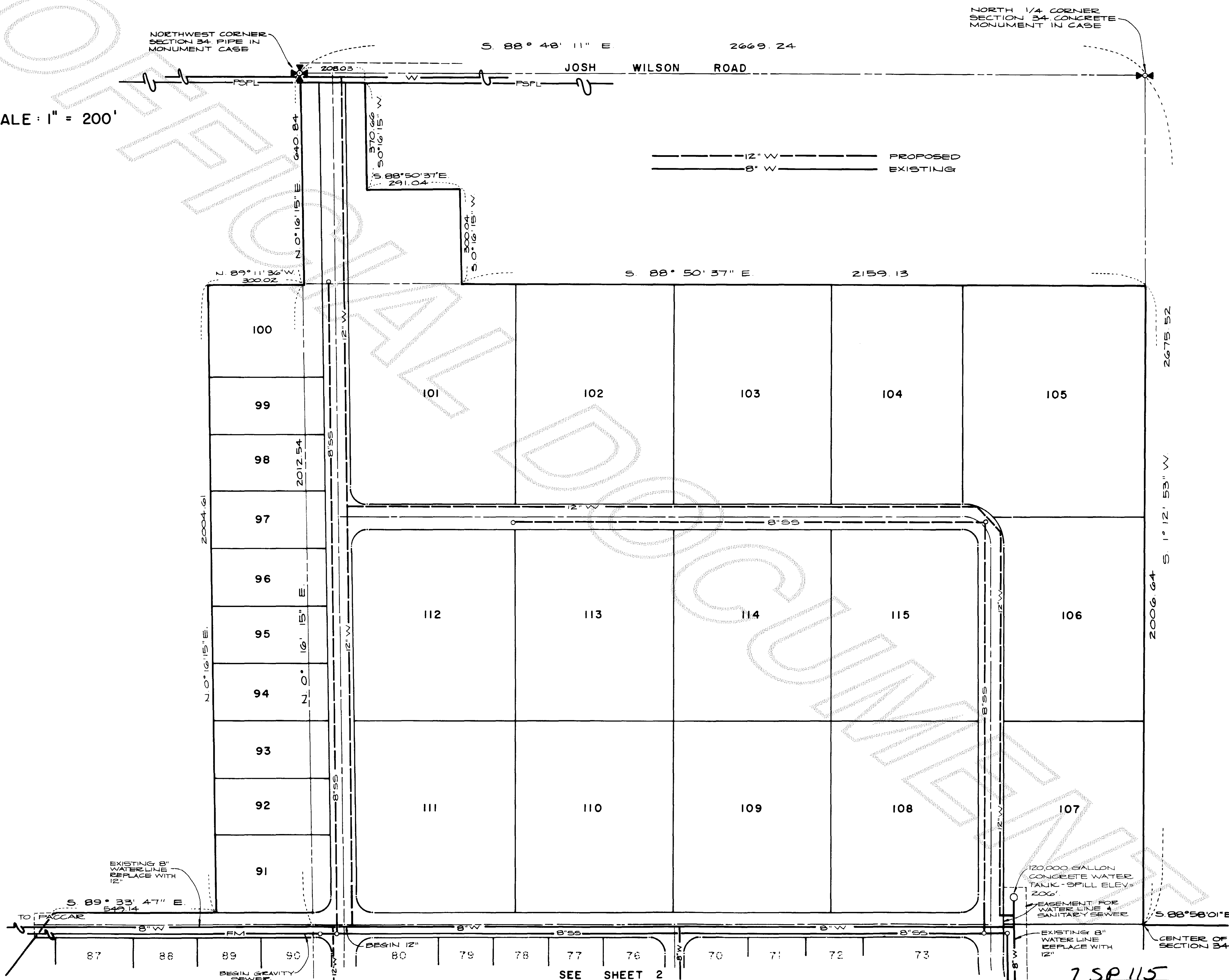
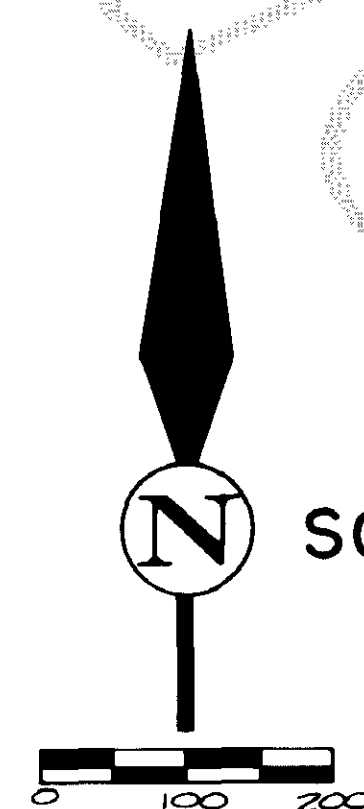
COORDINATES SHOWN HEREON ARE  
BASED ON THE COORDINATES SHOWN AT  
THE SOUTHEAST CORNER OF SECTION 33  
AND THE SOUTH 1/4 CORNER OF SECTION  
33 TAKEN FROM "U.S. ENGINEER OFFICE  
SEATTLE WASHINGTON" MAP TITLED "MOUNT  
VERNON" AIRPORT - GENERAL LAYOUT" DATED  
30TH MARCH, 1944.





# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 1

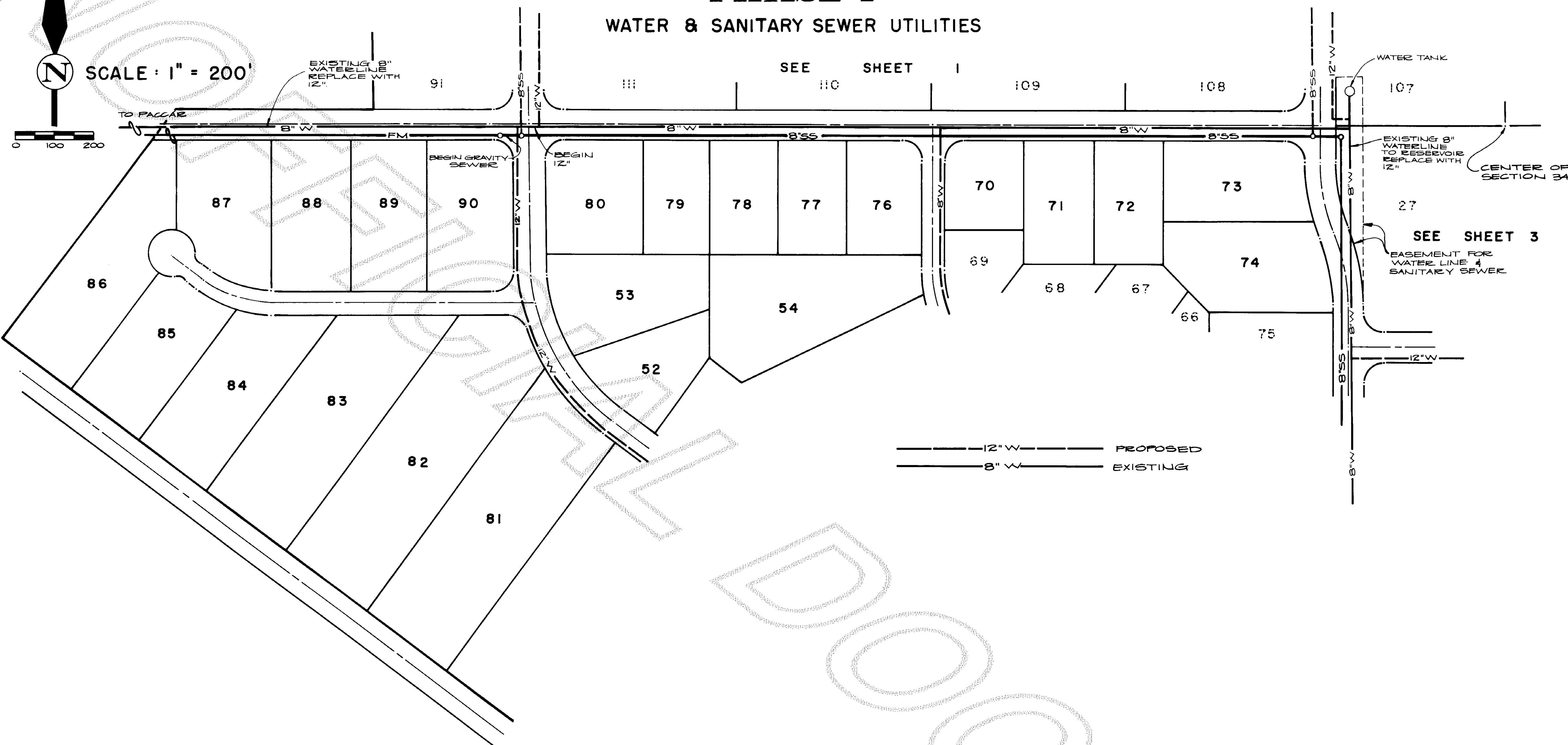
WATER & SANITARY SEWER UTILITIES





# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 1

## WATER & SANITARY SEWER UTILITIES

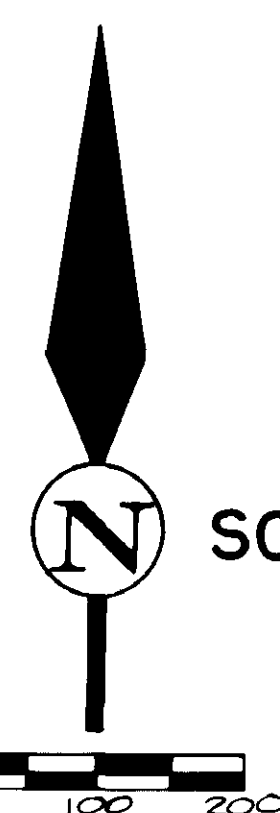




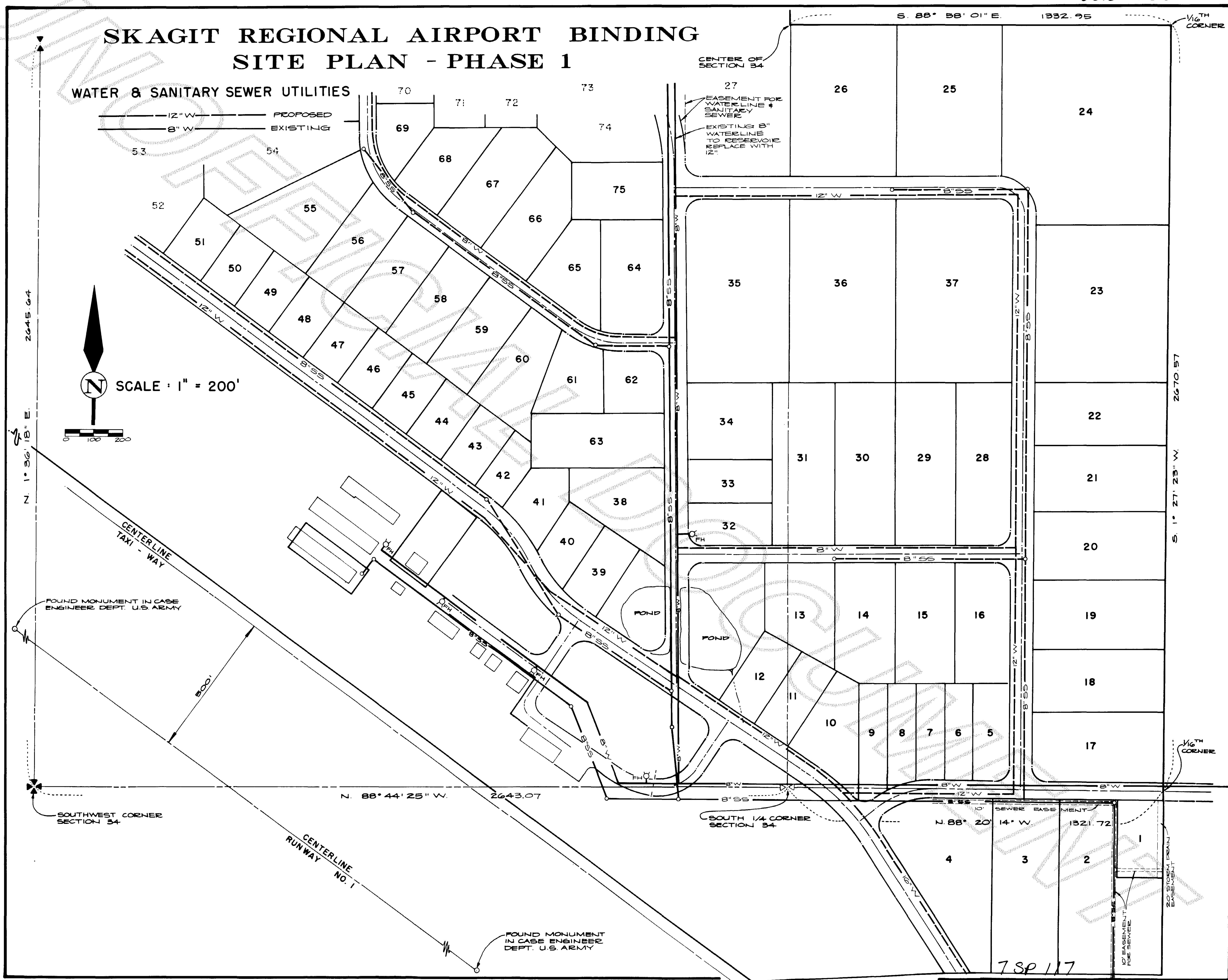
# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN - PHASE 1

WATER & SANITARY SEWER UTILITIES

12" W PROPOSED  
8" W EXISTING



SCALE : 1" = 200'

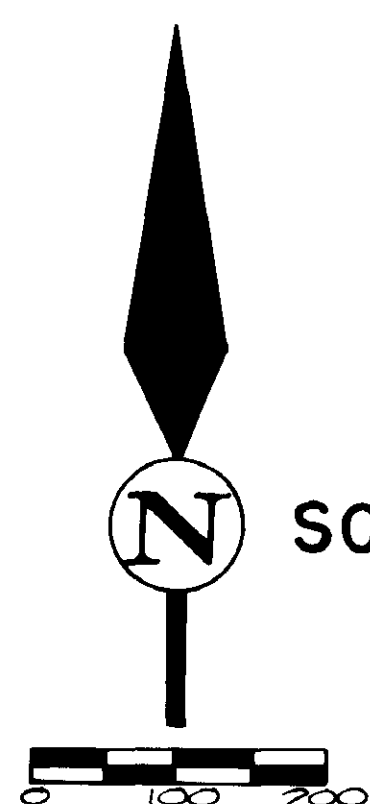




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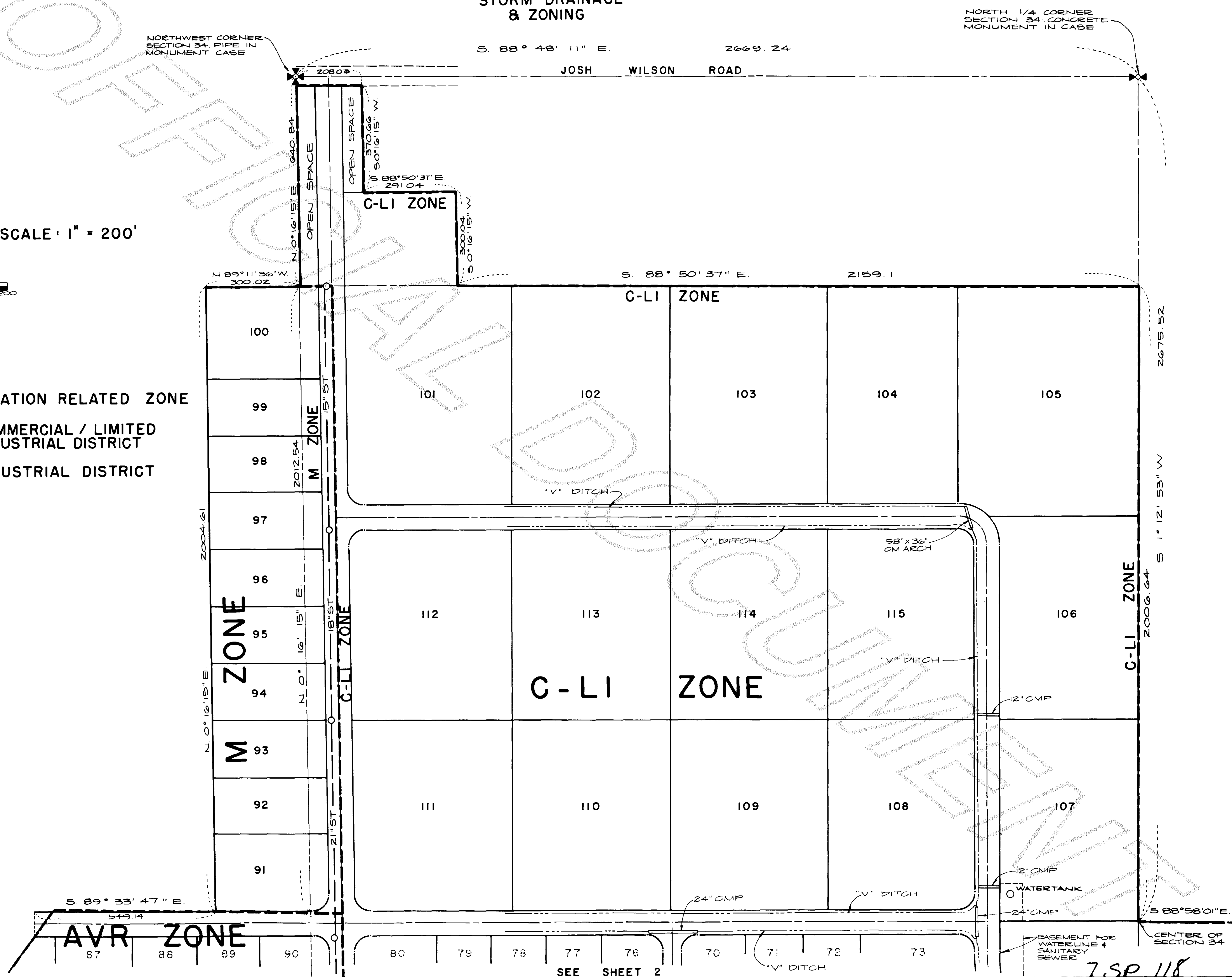
# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 1

## STORM DRAINAGE & ZONING



SCALE: 1" = 200'

AVR - AVIATION RELATED ZONE  
C-LI - COMMERCIAL / LIMITED  
INDUSTRIAL DISTRICT  
M - INDUSTRIAL DISTRICT



SEE SHEET 2

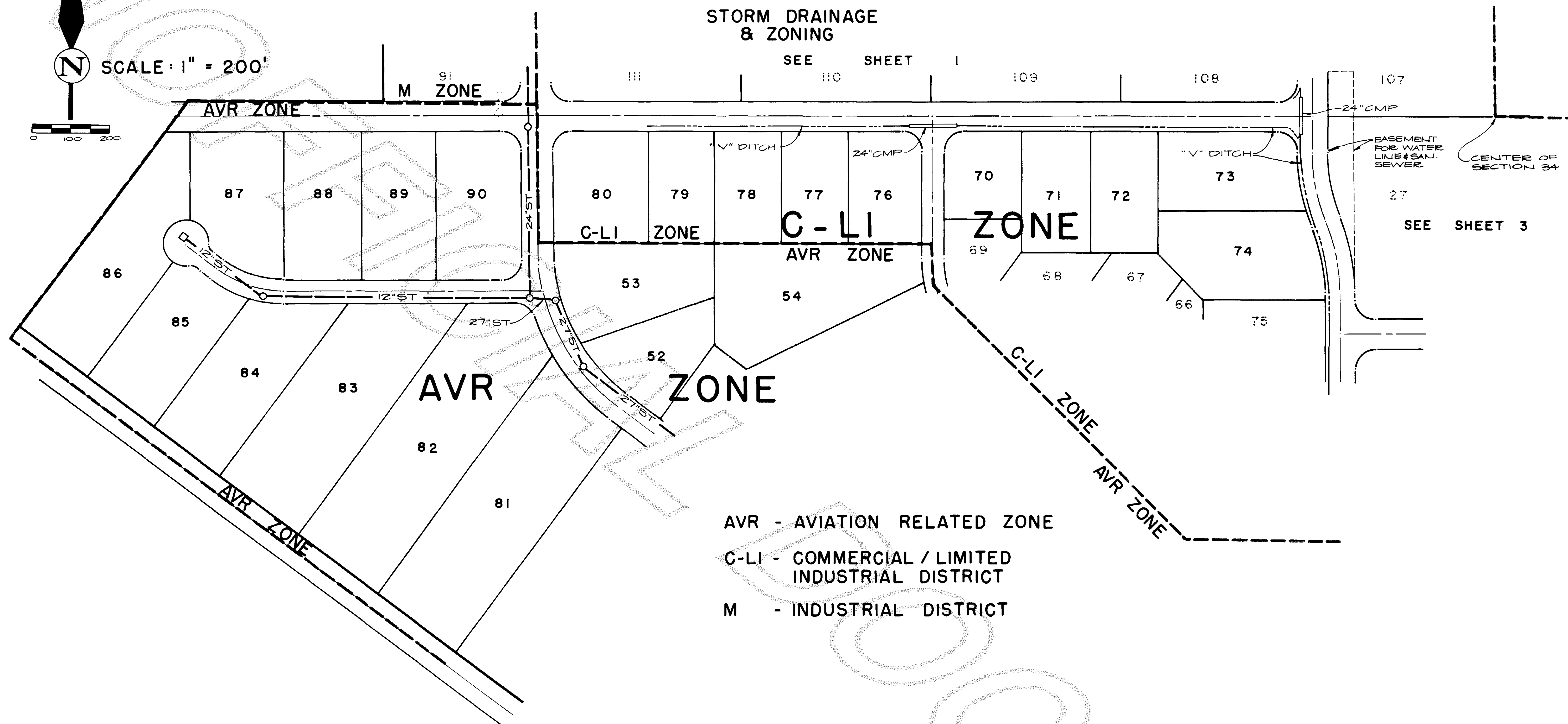


# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 1

## STORM DRAINAGE & ZONING

SEE SHEET

 SCALE: 1" = 200'



AVR - AVIATION RELATED ZONE

C-LI - COMMERCIAL / LIMITED  
INDUSTRIAL DISTRICT

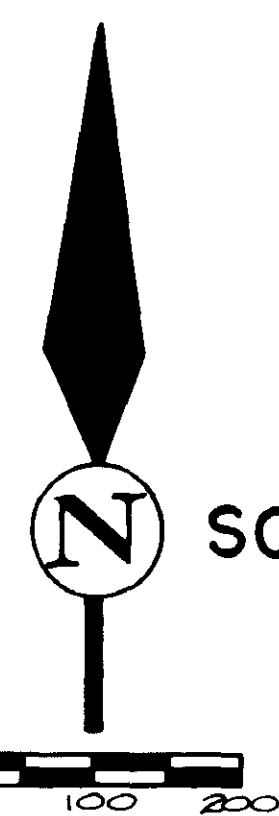
M - INDUSTRIAL DISTRICT



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# SKAGIT REGIONAL AIRPORT BINDING SITE PLAN - PHASE 1

STORM DRAINAGE & ZONING

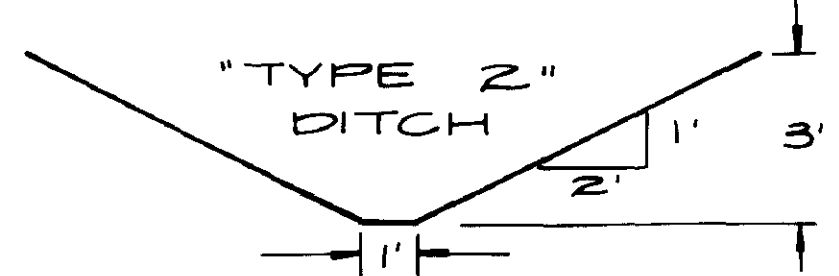


SCALE: 1" = 200'

- AVR - AVIATION  
RELATED ZONE
- C-LI - COMMERCIAL/LIMITED  
INDUSTRIAL DISTRICT
- M - INDUSTRIAL  
DISTRICT

FOUND MONUMENT IN CASE  
ENGINEER, DEPT. U.S. ARMY

DITCH DETAIL  
SCALE: 1" = 5'



FOUND MONUMENT IN CASE  
ENGINEER, DEPT. U.S. ARMY